

PARK COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT STAFF REPORT

Planning Commission Hearing Date: April 14, 2021

To: Planning Commission Members

Date: April 9, 2021

Prepared by: John Deagan, AICP; Planner

Case #: 21PUD-01

Subject: Morning Air Ranch Planned Unit Development Sketch Plan

Request: Approval of a Sketch Plan for a Planned Unit Development with single-family residential, multi-family residential, and commercial components.

Application Summary:

Applicant/Owner:	John and Sheri Bezzant/Salzamar Properties LLC
Location:	Part of Section 30, T07 R72 addressed as 19 County Road 64A, Bailey. A vicinity map is included as Attachment 1.
Current Zone District:	Residential and Commercial
Surrounding Zoning:	Conservation/Recreation, Residential, and Commercial. A zoning map is included as Attachment 2.
Lot Size:	33.5 acres
Existing Use:	Residential
Proposed Use:	Residential and Commercial

Background:

The subject lots are adjacent to the Bailey townsite, south of Highway 285 and west of County Roads 64 and 64A. They are separated by the North Fork of the South Platte River. Parcel A, 30.30 acres, is on the south side of the river and is zoned Residential. Parcel B, 3.25 acres, is on the north side of the river and is zoned Commercial. Parcel B is currently vacant and Parcel A contains a single-family residence.

The proposed Sketch Plan application is the first of three steps in the approval of a Planned Unit Development (PUD). It is intended to allow early review before substantial expenses have occurred. The proposal largely mimics existing zoning and land use. The area zoned Commercial is intended for commercial development. The area zoned Residential is intended for residential development, although with smaller lot sizes than are normally allowed in the Residential zone district and a multi-family residential component. The

existing single-family residence would remain on a six-acre lot, using the existing driveway from C.R. 64A, and the remainder of the residential component (nine single-family residential lots and twelve to eighteen townhomes) would be accessed by a cul-de-sac from C.R. 64. The three commercial lots would be accessed from Hwy. 285. The development would include six acres of open space intended for use by the development's residents. Utilities would be provided by Bailey Water and Sanitation, Colorado Natural Gas, and the Intermountain Rural Electric Association.

The commercial component contains constraints related to the South Platte River. The proposed lots are burdened by an easement owned by Denver Water that requires their approval of any construction within the easement. They also contain a Zone A Special Flood Hazard Area (SFHA). Construction within a SFHA is possible, but requires special engineering. The lot areas not within a SFHA or the Denver Water easement are 0.20 acres (Lot 1), 0.43 acres (Lot 2), and 0.31 acres (Lot 3).

The residential component contains constraints in the form of a SFHA at the proposed entrance and steep slopes (from 25% to 50% in places). Solutions to these problems may be possible and should be addressed at the Preliminary Plan phase.

Land Use Regulations:

The requirements for approval of a PUD Sketch Plan, from Land Use Regulations Section 5-313, are as follows:

PUD Sketch Plan Approval Criteria. PUD Sketch Plans may be approved by the Board of County Commissioners only if they find that all of the following criteria have been met:

- a. The proposed PUD substantially conforms to the goals and policies of the Park County Strategic Master Plan; and**

The following Strategic Master Plan county-wide goal is relevant to this proposal:

Goal 2.1 – Implement and adapt land development code standards that protect the rural and alpine landscape.

Strategy B – Consider and review residential subdivisions with lots smaller than five acres and/or multi-family residential housing where central water and sewer infrastructure are in place to accommodate higher densities.

Strategy E – Implement rural subdivision design strategies, such as avoiding sensitive lands such as...steep slopes...

This proposal is in accordance with Strategy B, but may conflict with Strategy E. Staff and Planning Commission review of the Preliminary Plan approval will be crucial to make sure that both strategies are followed. Given such careful review, staff opinion is that this standard of approval is met.

- b. Facilities and services (including but not limited to sewage and waste disposal, domestic water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development.**

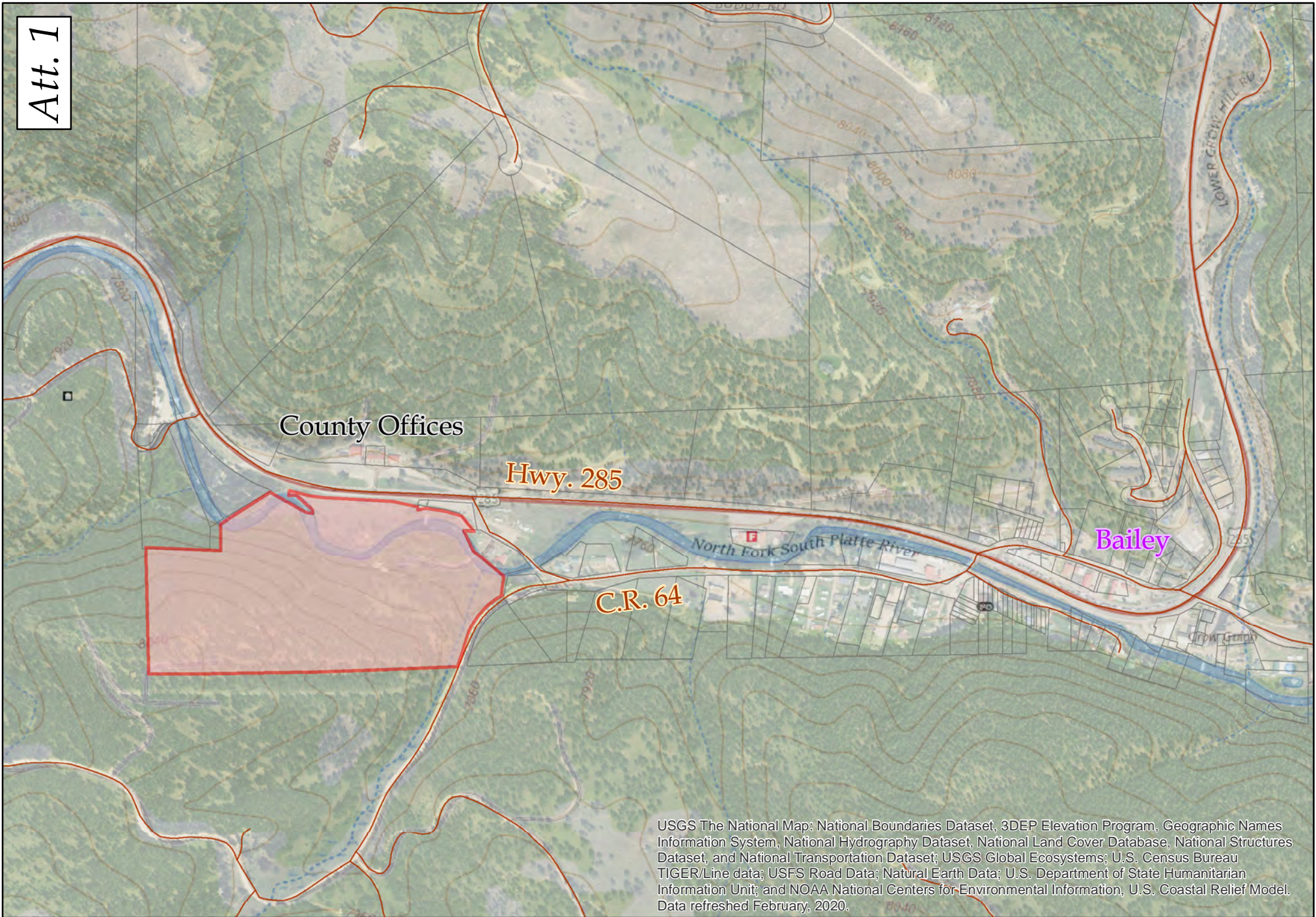
Staff has received verbal assurance from the Bailey Water and Sanitation District that they will be able to provide service. Responses from Colorado Natural Gas and the Intermountain Rural Electric Association have not been received. A condition of approval addresses the provision of wet utilities and electricity to the development. If Colorado Natural Gas is unable to provide service, propane will be an option.

Recommendation:

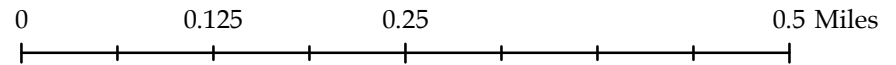
Based on the foregoing, staff suggests that the Planning Commission recommend approval of this application with the following condition:

1. Prior to hearing of this application by the Board of County Commissioners, Bailey water and Sanitation and the Intermountain Rural Electric Association confirm in writing that they will be able to provide service to the development while maintaining adequate levels of service to existing development.

Att. 1



Vicinity Map
Contour Interval is 40 Feet



Park County Planning Department

This map is not a survey.

Att. 2

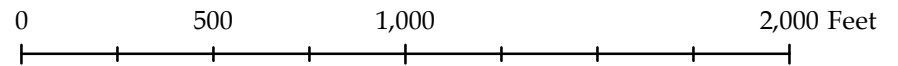
(Glen Isle)

Zone Districts

- Commercial
- Conservation/Recreation
- Planned Unit Development
- Residential



Zoning Map



Park County Planning Department

This map is not a survey.