

3800 West 64th Avenue Rezoning (RCU2024-00014)

3800 West 64th Avenue

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

January 21, 2025

PRESENTED BY: Lia Campbell, Planner II



ADAMS COUNTY
COLORADO



ADAMS COUNTY
GOVERNMENT CENTER

Request

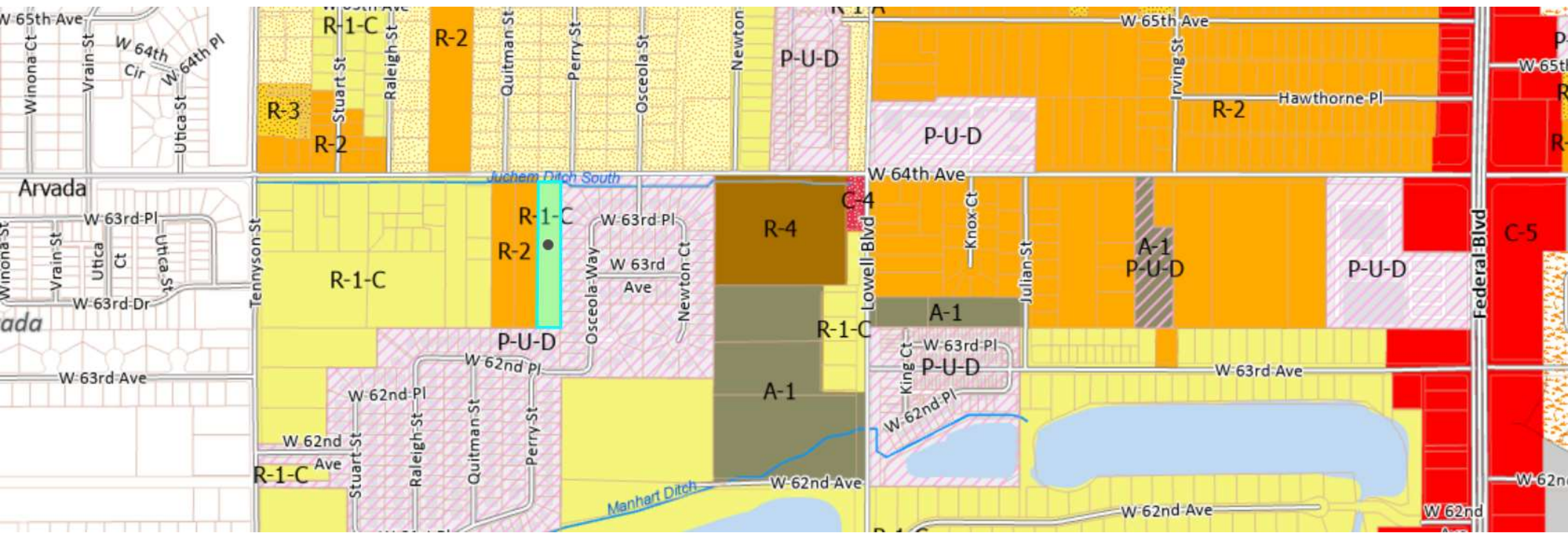
- Zoning Map Amendment (Rezoning)
 - 1.4 acres
 - Current: Residential-1-C (R-1-C)
 - Proposed: Residential-2 (R-2)

Aerial View

N



Current Zoning



Future Land Use



Criteria for Approval

Zoning Map Amendment (Rezoning)

- Consistent with Comprehensive Plan
- Consistent with Development Standards
- Complies to Development Standards
- Harmonious and Compatible to the surrounding area

Future Land Use / Dimensional Standards

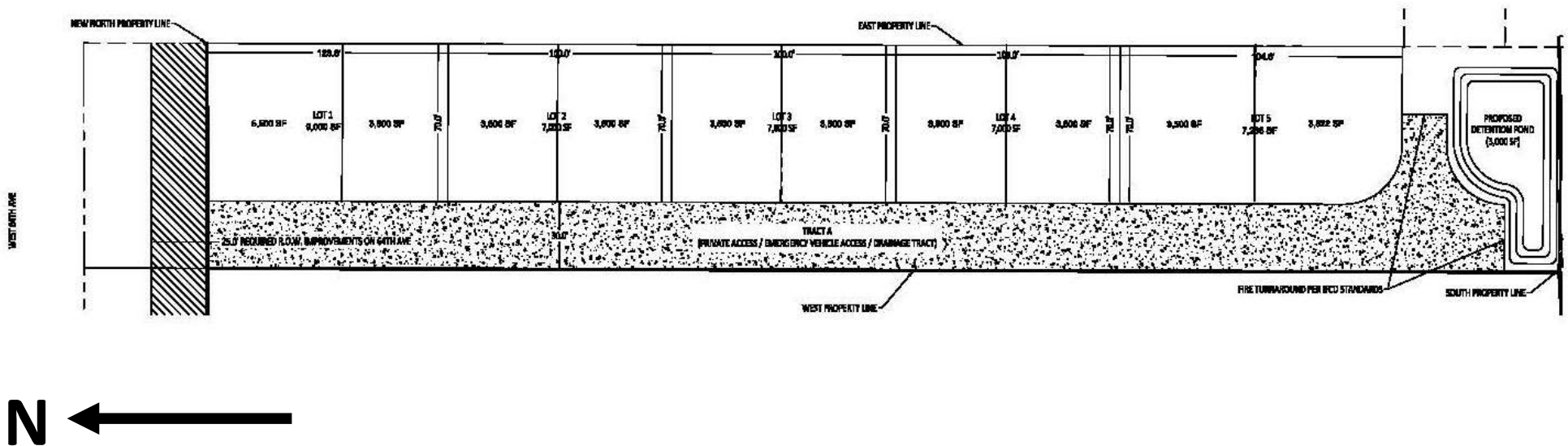
Residential Medium

- Transitional between higher and lower density.
- Lower density multifamily
- Supports R-1-C, R-2, and R-3 zone districts

Residential-2 Standards

- Lot Size
 - Minimum: 5,000 square feet (single-family homes) or 3,500 square feet per unit (two-family homes)
 - Existing: 60,900 square feet
- Lot Width
 - Minimum: 50 feet
 - Existing: 100 feet

Conceptual Site Plan



Site Conditions

North



East



West



South



3800 West 64th Avenue Rezoning

Referral Comments

Notifications Sent*	#Comments Received
403	3
*Property owners and occupants within 1000 feet.	

- Public Comment
 - 1 comment of general support, two comments of opposition
- Referral Agencies response:
 - No comments of concern

Staff Recommendation/PC Update

- Complies with Comprehensive Plan and Development Standards
- Compatible with the surrounding area

Planning Commission Update

- October 24, 2024
- Two public comments in opposition
- No questions for Staff or applicant
- Approval (5-0) with four findings of fact and two notes

Approval of the Rezoning (RCU2024-00014) with four findings of fact and two notes.

Recommended Findings of Fact and Notes

FINDINGS-OF-FACT

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

NOTES TO THE APPLICANT

1. Approval of the rezone request is not an approval of the conceptual site plan.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.