



# CITY OF RIFLE PLANNING COMMISSION REGULAR MEETING PUBLIC HEARING

November 28, 2017  
Rifle City Hall – Council Chambers

6:00 PM Workshop – Planning Updates

## **Regular Meeting**

7:00 PM Convene Regular Planning Commission Meeting

7:01 PM Roll Call

7:02 PM Approve October 30, 2017 Regular Planning Commission Meeting Minutes

7:05 PM 1011 Munro Avenue Zoning Variance 2017-2 (Public Hearing)  
*Asking to allow a carport structure in the front yard setback*

7:20 PM Zoning Text Amendment 2017-2 (Public Hearing)  
*Discuss multiples changes to the City's zoning standards*

8:05 PM North Pasture Filing 4, Lot 4 Minor 2017-2 (Public Hearing)  
*Asking for a Minor Subdivision to divide one residential lot into two (2) lots*

8:30 PM North Pasture Filing 6 SK-Prelim 2017-1 (Public Hearing)  
*A Major Sketch/ Prelim to create 18 single family lots in North Pastures Filing 6*

8:50 PM Discussion of December meeting schedule\*

9:00 PM Member comments and adjournment

*The order and times of agenda items listed above are approximate and intended as a guideline for the  
Planning Commissioners.*

*Next Regular Planning Commission Meeting: \*to be determined\**



CITY OF RIFLE  
202 RAILROAD AVENUE • P.O. BOX 1908 • RIFLE, CO 81650  
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## REGULAR PLANNING COMMISSION MEETING

Monday October 30, 2017

Prior to Planning Commission Meeting:  
Planning Workshop 6:00 p.m.

Chair Fuller called the Regular Planning Meeting to order at 7:02 p.m.

Chair Fuller led the Planning Commission and audience in the Pledge of Allegiance.

### **MEMBERS PRESENT AT ROLL CALL**

**Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor, Steffen and Roberts**

### **OTHERS PRESENT**

Planning Administrative Assistant Charlotte Squires, City Attorney Jeff Conklin, Ch. 10 Salvador Tovar-Guzman, Duane Stewart, Giovanni Daquin and Siouxsanne Mease.

### **APPROVAL OF MINUTES**

Commissioner Caldwell moved to **APPROVE** minutes from the September 26, 2017 meeting. Commissioner Pettinger seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

### **PUBLIC HEARING OPENED: 7:16 P.M. PARK HILL SUBDIVISION MINOR 2017-1**

Sworn in applicant – Duane Stewart

Confirmed Public Notice was met

### **PURPOSE**

Applicant requests approval of a Minor Subdivision to split one lot into two lots.

### **STAFF REPORT**

*City Attorney Jeff Conklin* explained that originally this parcel of land was two separate lots, and then in 2006, a lot line dissolution was done to create one single parcel with the idea of developing the entire lot. However, only a portion of the lot was developed, and the other portion remained vacant. The applicant has applied to the City, requesting that the historic lot line be re-established as it was before, to create two lots once again. He noted that all criteria was met in regards to the Minor Subdivision request, and that only a few small improvements that will need to be made before it can be reviewed by City Council. One such improvement will be the creation of an easement across Lot 9B for the benefit of Lot 9A to ensure that there will be no access issues to Lot 9A. Staff has reviewed and recommended approval of this Minor Subdivision.

### **APPLICANT PRESENTATION**

*Mr. Stewart* explained that he had bought into the Lots as a partner, with the intention of developing the lots, but when the economy slowed down, they opted not to develop Lot 9A. It was their desire to sell the undeveloped lot, therefore deeming it necessary to restore the historical lot line to make two parcels.

**COMMISSION QUESTIONS AND COMMENTS**

*Commissioner Steffen* asked for clarification on the access easement that would be implemented on the property.

*City Attorney Jeff Conklin* explained that the easement had been added in, as part of the new plat.

*Mr. Stewart* mentioned that the easement is an existing driveway right now.

*Chair Fuller* asked Mr. Stewart if the lot had been sold already.

*Mr. Stewart* explained that yes, it had been sold, but an issue occurred when they attempted to process the paperwork. Unbeknownst to them, the county assessor’s office had been recognizing this parcel as two lots, despite the 2006 lot line dissolution, hence, why they were requesting that the parcel be divided into two lots once again, to correct this problem.

**PUBLIC COMMENT OPENED 7:16 P.M.**

*Siouxanne Mease* expressed concerns of the development of the open space for the easement, citing that wildlife frequent that space.

*Mr. Stewart* responded by saying that while development of that area would require a certain amount of dirt work, due to the hillside soils, that a large open space on the edge of the lot would remain.

*City Attorney Jeff Conklin* stated that the actual development of the lot was not included in this particular discussion.

*Chair Fuller* suggest that Ms. Mease come back to voice her concerns when development has been proposed.

**PUBLIC COMMENT CLOSED**

**PUBLIC HEARING: CLOSED 7:21 P.M.**

Commissioner Pettinger moved to **APPROVE** Park Hill Minor Subdivision Minor 2017-1. Commissioner Caldwell seconded the motion. The motion **CARRIED** with the following vote:

**ROLL CALL: Yes- Fuller, Marantino, Pettinger, Caldwell, Rogers, Villasenor and Steffen**

**ADJOURNMENT**

The meeting was adjourned at 7:25 p.m.

\_\_\_\_\_  
Steve Fuller, Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Charlotte Squires, Planning Administrative Assistant

\_\_\_\_\_  
Date

**DEPARTMENT OF PLANNING & DEVELOPMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



**MEMORANDUM**

**TO:** CITY OF RIFLE BOARD OF ADJUSTMENT  
**FROM:** NATHAN LINDQUIST, PLANNING DIRECTOR  
**DATE:** NOVEMBER 20, 2017  
**SUBJECT:** VARIANCE FOR A CARPORT IN THE FRONT YARD SETBACK  
**ADDRESS:** 1011 MUNRO AVENUE  
**CASE #:** VARIANCE 2017-2  
**APPLICANT:** CINDY KING

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**I. REQUEST**

The applicant requests approval of a variance for a carport that extends into the front yard setback at 1011 Munro Avenue. The code requires a 20-foot front yard setback for carports; the applicant requests a 7-foot setback.

The project is in a Low-Density Residential (LDR) zoning district.

**PROJECT MAP**

The project is located at the corner of 10<sup>th</sup> Street and Munro Avenue



**II. PROJECT VISUAL**



### **III. STAFF COMMENTS**

The applicant seeks relief from Section 16-3-340(f) of code. See highlighted bold text:

(f) Accessory buildings, including garages, sheds, **carports**, and pole barns and similar structures shall be allowed only as provided in this Section.

(1) Conex boxes, shipping containers, and similar structures are not permitted.

(2) Structures less than two hundred (200) square feet:

a. No building permit required.

b. Any facade is permitted.

c. Maximum height — ten (10) feet.

**d. Front yard setback — twenty (20) feet.**

e. Side and rear yard setback — none.

The purpose of the code is to prevent visual impairments near the street. However, in this case the house itself is only about 10 feet off of the front property line. The carport will be constructed of timbers in an architecturally appealing style. Staff believes that the contribution of the carport to the neighborhood would be positive.

### **IV. STAFF RECOMMENDATION**

Staff recommends the Board of Adjustment approve Variance 2017-2 to allow a carport to extend within 7 feet of the front property line on Munro Avenue.

### **V. FINDINGS**

The Board of Adjustment may grant a variance based on the following (***staff comments in bold italics***):

1. Minor additions or structural or cosmetic changes to existing structures, the result of which will be in harmony with the land use and existing structures in the neighborhood; or ***A carport is a minor structural addition. The lack of walls prevent it from having a major visual affect.***
2. A practical difficulty has been demonstrated, based on:
  - a) Size, shape or dimensions of a site;
  - b) **Location of existing structures;**
  - c) Topographic or physical conditions on the site or in the immediate vicinity; or
  - d) Other physical limitations such as street locations or traffic conditions in the immediate vicinity.

***The house is in an older neighborhood that was not planned with today's setback requirements in mind.***

3. Such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Comprehensive Plan or this Chapter.

***The project does not impair the public good or the intent of the Comp Plan.***

4. The granting of the variance will not be detrimental to the public health, safety or welfare.

***Agreed.***

5. The proposed variance will not adversely affect adjacent properties or the surrounding neighborhoods.

***Agreed.***

6. Compatibility with adjacent land development and land uses is assured.

***Agreed.***

## DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

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### MEMORANDUM

**TO:** CITY OF RIFLE PLANNING COMMISSION  
**FROM:** NATHAN LINDQUIST, PLANNING DIRECTOR  
**DATE:** NOVEMBER 20, 2017  
**SUBJECT:** MULTIPLE ZONING CODE AMENDMENTS  
**CASE #:** TEXT AMENDMENT 2017-2  
**APPLICANT:** CITY OF RIFLE

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Staff requests Planning Commission consider several amendments to the Zoning Code. As the public brings up development proposals throughout the year, Staff becomes aware of code changes that would encourage positive development projects and protect the public from harmful activities. The changes follow the direction of the City's Comprehensive Plan update to encourage development on existing infrastructure.

At the August PZ meeting we discussed the code changes broadly and receive input from Planning Commissioners. Staff has developed specific code recommendations based on that input.

#### **Sections of Code Proposed for Changes**

- 1. Allowing re-establishment of residential use in single family homes in the downtown.**  
The current code does not allow residential use to continue in a single-family house in the downtown if that use has been abandoned for over 12 months. The purpose of this code provision was to clean up rundown homes in the downtown by encouraging them to convert to commercial use or to be redeveloped entirely.

This code has not worked as intended, however. There are not enough commercial uses to fill empty downtown homes. Residential use is at a higher demand due to the area's housing shortages. Property owners need the flexibility to rent to commercial or residential uses. The following is the section of code that would be removed:

#### **16-18-1130. Nonconforming Uses; Residential Uses.**

##### ~~(d) Abandonment.~~

~~(1) A nonconforming residential use that has been discontinued or left vacant for a period of twelve (12) months, for whatever reason, shall be considered to be abandoned and shall not be reoccupied or reestablished. Any further use on the property shall be in conformance with all applicable provisions of this Article. Evidence of intent to abandon the nonconforming use is not required.~~

- 2. Preventing heavy industrial operations near residential areas.** Staff recently received interest from an oil and gas-related business looking for a location for fracking chemical storage. Several of the locations were in Light Industrial zoned areas very close to homes. There is currently no buffer in the code to prevent this from occurring.

**Proposed new code language:**

**Sec. 16-3-430. - General requirements for commercial and industrial districts.**

(d) Commercial and industrial facilities adjacent to residential uses. Facilities shall be screened with opaque fencing six (6) feet in height and landscaped per [Section 16-13-80](#). Storage of hazardous chemicals, industrial lay down yards, or other similar heavy industrial activity shall not occur within 700 feet of a residential use or residential zoning district.

- 3. Updating residential zoning standards.** Staff is proposing modification to standards relating to setbacks and lot sizes in Section 16-3-30. Some other standards that are redundant, such as units/acre, are proposed to be removed.

The change with the most noticeable affect is to setbacks in the MDR and MDR-X zoning district. Staff's intent in reducing these setbacks was to mirror development patterns in the historic areas of Rifle. This will allow for development types such as patio homes. The popularity of these housing types are increasing due to smaller family sizes and changing priorities when it comes to the desire for yard space.

The changes to Sections 16-3-340 and 16-3-240 do not have significant affects on development, but are more to clean up outdated code language and reorganize code so that it is easier for staff and the public to use.

The following page shows the specific text changes.

**Section 16-3-330 ZONING REQUIREMENTS**

ZONING REQUIREMENTS	LDR	MDR	MDR-X
<del>Intensity of residential uses</del>	<del>5 dwelling units per acre</del>	<del>12 dwelling units per acre</del>	<del>12 dwelling units per acre</del>
<del>Single family M</del> minimum lot size	6,000 s.f.	<del>6,000</del> <u>3,000</u> s.f.	<del>6,000</del> <u>3,000</u> s.f.
<del>Multi-family units (condominiums, town homes)</del>	<del>3,000 s.f. per dwelling unit n/a</del>	<del>3,000 s.f. per dwelling unit n/a</del>	<del>3,000 s.f. per dwelling unit n/a</del>
Maximum lot coverage	50%	70%	85%
Maximum height of buildings (See <a href="#">Section 16-3-250</a> )	27 feet	35 feet	35 feet
Maximum floor area ratio	1:1	1:1	2:1
Off-street parking spaces	Per Article VII of this Chapter	Per Article VII of this Chapter	Per Article VII of this Chapter
Minimum setbacks:			
<del>1. Front yard:</del>			
<del>a. Interstate 70</del>	<del>No structure shall front on I-70</del>	<del>No structure shall front on I-70</del>	<del>No structure shall front on I-70</del>
<del>b. Arterial highways</del>	<del>100 feet from centerline or 50</del>	<del>100 feet from centerline or 50 feet</del>	<del>100 feet from centerline or 50 feet from R.O.W.</del>

	feet from R.O.W. whichever is greater	from R.O.W. whichever is greater	whichever is greater
c. Local streets* <u>Front Yard</u>	<u>20 feet 15 feet</u>	<u>20 10</u> feet	<u>20 feet 5 feet</u>
2. Rear yard:	20 feet	<u>20 10</u> feet	<u>20 5</u> feet
3. Side yard:	5 feet minimum or 1 foot for every 2 feet of building height, whichever is greater.	5 feet <del>minimum or 1 foot for every 2 feet of building height, whichever is greater.</del>	5 feet <del>minimum or 1 foot for every 2 feet of building height, whichever is greater.</del>
4. Shared driveway:	20 feet from edge of the driveway easement	<del>20 feet from edge of the driveway easement</del>	<del>20 feet from edge of the driveway easement</del>

**16-3-340. Additional requirements for residential districts.**

~~(a) All required yards abutting a street and required open space must be landscaped in accordance with the Public Works Manual.~~

~~(b) If required yards contain driveways, such driveways shall be situated at approximately right angles to the street.~~

~~(c) The setback for Interstate 70 is one hundred (100) feet from the centerline of the nearest traffic lane or fifty (50) feet from the right of way, whichever is greater. The Interstate 70 setback area must be effectively landscaped to screen outside storage areas and present the impression of low intensity land use. The landscaping shall be maintained in a "green and growing" condition and shall be approved as part of the building permit application or subdivision or PUD approvals.~~

~~(d) All structures shall be set back one hundred (100) feet from the centerline or fifty (50) feet from the right of way line of an arterial street, whichever is greater. Arterial streets are: Highway 13, Highway 13 Bypass and Highways 6 and 24.~~

~~g. The maximum density of twelve (12) dwelling units per acre shall apply to all residential land uses, including townhouses and condominiums. In the case of townhouses and condominiums, the overall size of the parcel upon which the condominiums or townhouses are~~

~~to be constructed must contain a minimum area of three thousand (3,000) square feet per dwelling unit.~~

- ~~a) Driveways, if intended as a parking space, shall be at least 20 feet long.~~
- ~~b) Off-street parking or storage of vehicles, travel trailers or motor homes shall not be permitted within any front or street side setback area, provided that off-street parking may be permitted within that portion of any setback used for driveway access to required off-street parking areas for single-family residences and duplex units. Storage of mobile homes is not permitted unless related to an approved mobile home sale facility. (Ord. 11 §2, 2004) .....moved from 16-7-80(b)~~
- ~~c) On a vacant lot bordered on two (2) sides by previously constructed buildings which do not meet the required front yard setback for the district, the required front yard setback for the vacant lot shall be established as the averaged front yard setback of the two (2) adjacent buildings. Where a vacant lot is bordered on only one (1) side by a previously constructed building which does not meet the required front yard setback for the district, the required front yard setback for the vacant lot shall be established as the average front yard setback of the adjacent building and the minimum front yard setback for the district.....moved from 16-3-230(g)~~

**Section 16-3-240. Fences, hedges, and walls.**

- b) The maximum height of a fence ~~in a front yard setback-~~ within 20 feet of a street is four (4) feet. For properties with an elevated front yard that causes a four-foot fence to rise higher than four (4) feet above the elevation of the curb, fences of a non-opaque material such as chain link, wire, or other material that preserves views, shall be installed.

## DEPARTMENT OF PLANNING & DEVELOPMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



### MEMORANDUM

**TO:** CITY OF RIFLE PLANNING COMMISSION  
**FROM:** NATHAN LINDQUIST, PLANNING DIRECTOR  
**DATE:** NOVEMBER 20, 2017  
**SUBJECT:** NORTH PASTURE FILING 4, LOT 4 MINOR SUBDIVISION  
**ADDRESS:** TBD  
**CASE #:** MINOR SUB 2017-2  
**APPLICANT:** SAVAGE LIMITED PARTNERSHIP 1

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#### I. REQUEST AND SUMMARY

The applicant requests approval of a Sketch Plan for a Minor Subdivision (a “minor” subdivision involves the creation of LESS than four lots). The subdivision would create two lots (Lot 4A at 3,200 square feet, and Lot 4B at 6,099 square feet) out of one lot (Lot 4 at 9,299 square feet).

The applicant’s intent is to construct two single family homes. The home on Lot 4A would be a smaller “patio home” product. The home on Lot 4B would be a more typical single-family home.

If Planning Commission approves the Minor Subdivision and all conditions of approval are met, the applicant may proceed to City Council for Final Plat approval.

#### PROJECT MAP

The project is located at the corner of 17<sup>th</sup> Street and Birch Avenue.

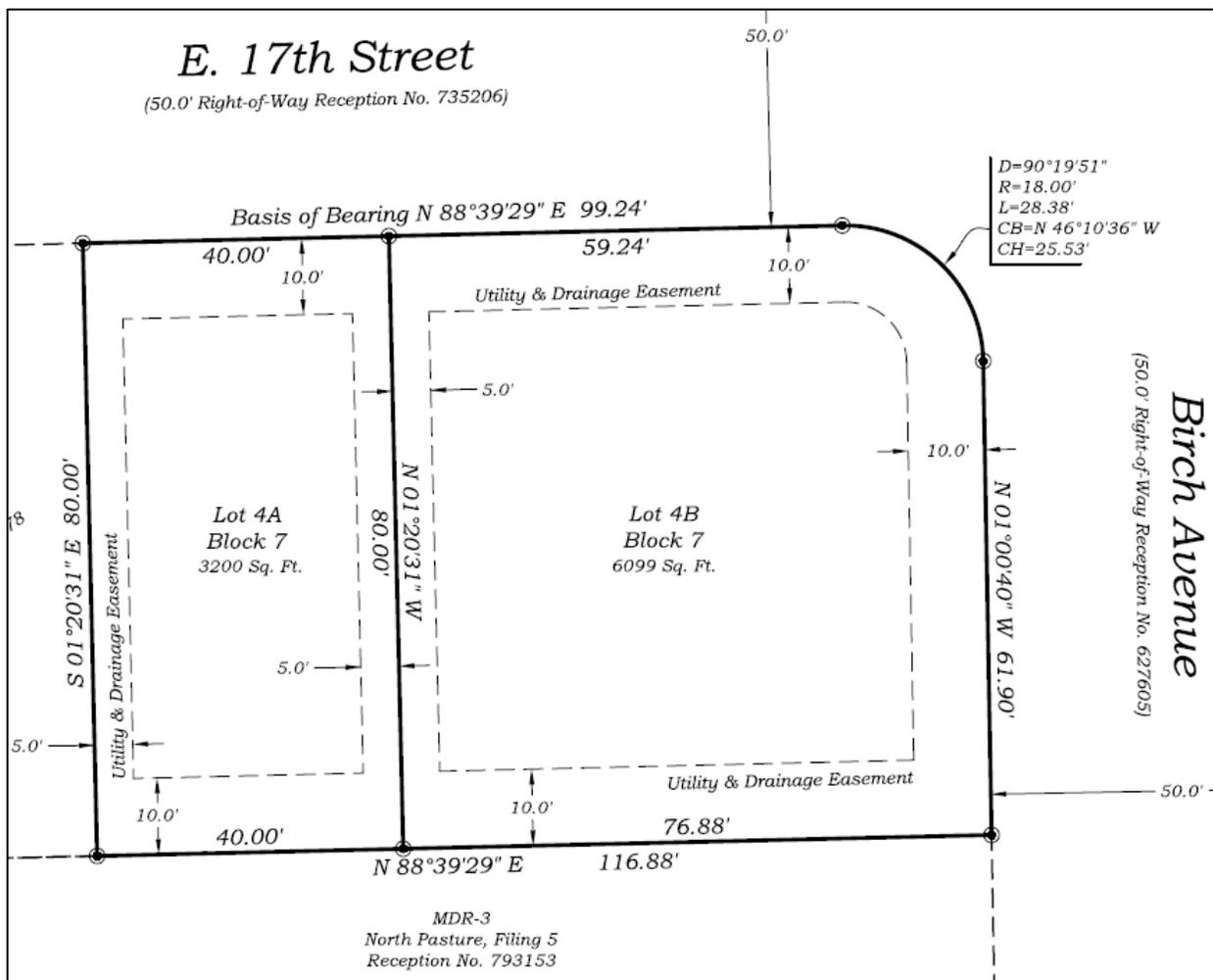


## II. ZONING AND COMPREHENSIVE PLAN

The property is zoned *Medium Density Residential (MDR)*. Single-family homes and patio homes are permitted housing types in this zone district, although the modifications to the zoning standards in Text Amendment 2017-2 are necessary to make patio homes meet the code. Lot sizes less than 6,000 square feet and side yard setbacks of 5 feet for a two-story dwelling are not currently permitted in the zoning standards.

The Comprehensive Plan designation for this area is *Mixed-Use Neighborhood Commercial (MUNC)*. The applicant's proposal for a patio home and a single-family home meets the intent of this designation, as it contributes to a compatible mix of residential and commercial uses in this area. The proposal also matches the patio homes that exist immediately to the east of the project site.

## III. PROPOSED LOT CONFIGURATION



#### **IV. STAFF COMMENTS**

Patio homes are becoming a more popular housing type. A smaller home with a smaller yard that avoids a direct attachment to another housing unit is popular as demographic changes lead to smaller families. These homes are similar to the historic housing pattern in the downtown. The patio homes to the west of this lot appear to have been a beneficial project. These lots were created through an affordable housing program in 2009, and received variances through that process. Staff supports continuing that housing pattern and amending the code to permit it in all MDR and MDR-X zoned areas.

#### **V. STAFF RECOMMENDATION**

Staff recommends that Planning Commission APPROVE Minor Subdivision 2017-2 with the following condition:

1. Text Amendment 2017-2 shall be approved by Planning Commission and City Council before the Final Plat of this subdivision may receive approval.

#### **VI. FINDINGS**

Pursuant to Section 16-5-280, the City shall consider the following criteria before approving a project (*staff comments shown in bold italics*):

1. Conformance of the proposal with the City of Rifle Municipal Code;

***The proposal is following the process as described in the code.***

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

***The proposal continues the existing character of the neighborhood as discussed above.***

3. The desirability for the proposed use in the specific area of the City;

***Single-family and patio home uses are desirable in this area.***

4. The potential for adverse environmental effects that might result from the proposed use;

***None.***

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

***The proposal follows the Comprehensive Plan, which envisions residential development at this location.***

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

*Staff would anticipate replacing a vacant area without aesthetic value with new homes would be an improvement on surrounding property values.*

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to §10.10.110 of these regulations, if applicable.

*Not applicable.*

**DEPARTMENT OF PLANNING & DEVELOPMENT**

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



**MEMORANDUM**

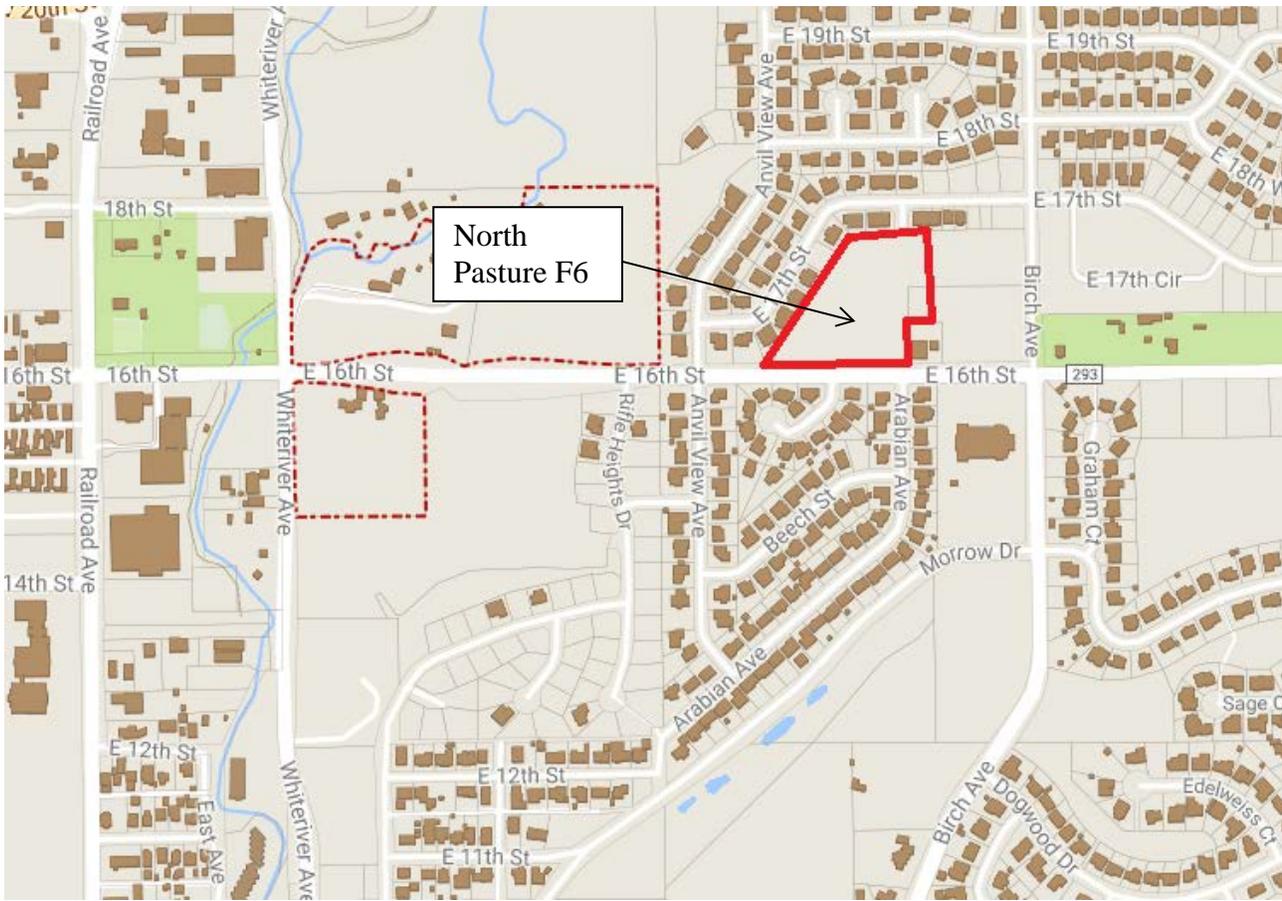
**TO:** CITY OF RIFLE PLANNING COMMISSION  
**FROM:** NATHAN LINDQUIST, PLANNING DIRECTOR  
**DATE:** NOVEMBER 20, 2017  
**SUBJECT:** NORTH PASTURE FILING 6 SUBDIVISION - PRELIMINARY PLAN  
**ADDRESS:** TBD  
**CASE #:** PRELIM SUB 2017-1  
**APPLICANT:** SAVAGE LIMITED PARTNERSHIP

**I. REQUEST AND SUMMARY**

The applicant requests approval of a Sketch/Preliminary Plan for a Major Subdivision (a “major” subdivision involves the creation of more than four lots). The subdivision would create 18 lots with sizes between 6,000 and 9,000 square feet. The applicant’s short-term intent is to construct single-family homes on the lots. However, the applicant may also consider duplexes if homebuyers desire that type of housing.

If Planning Commission and City Council approve the Preliminary Plan, the applicant may proceed to the Final Plat stage which is approved by City Council.

**PROJECT MAP**

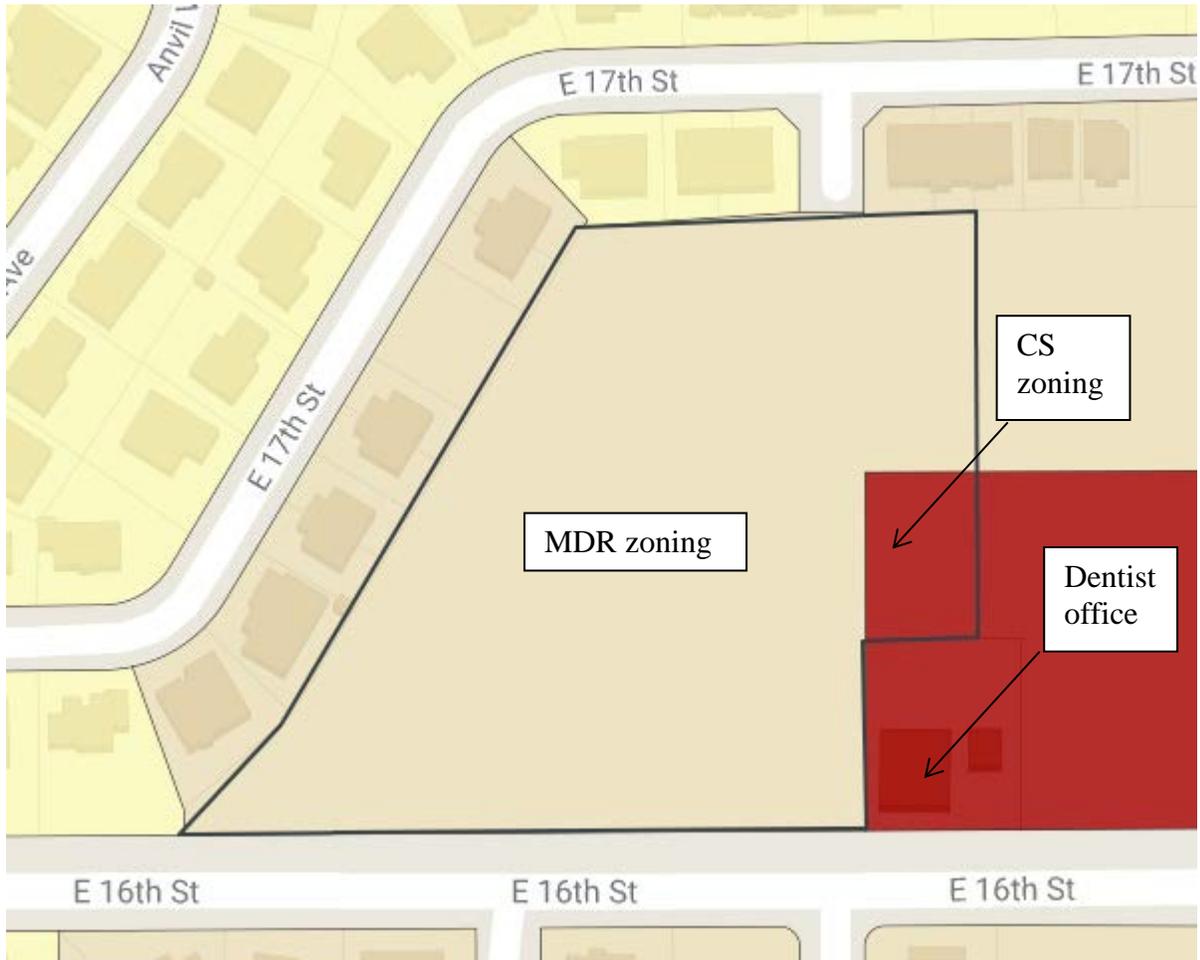


## II. ZONING AND COMPREHENSIVE PLAN

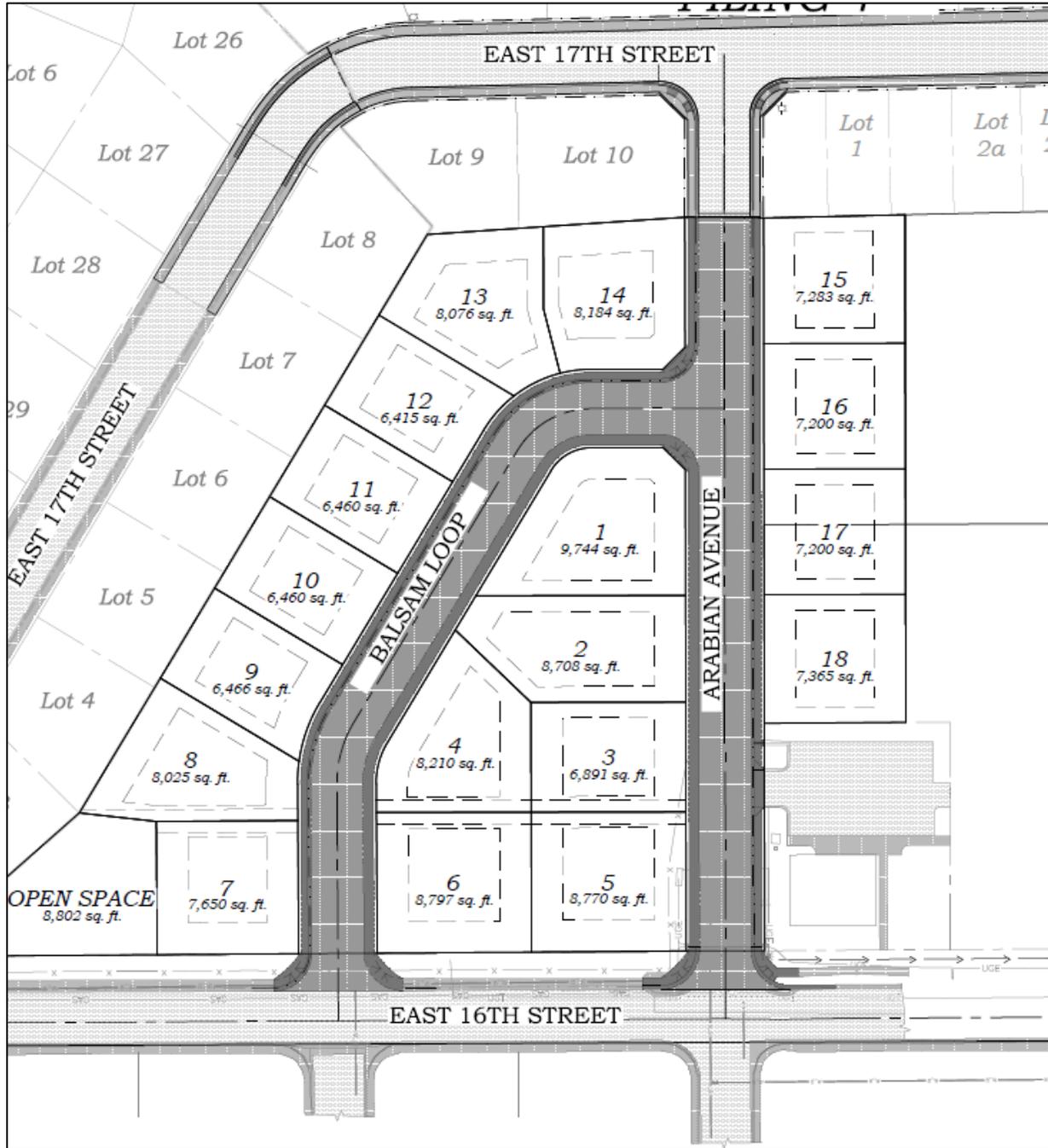
The property is mostly zoned *Medium Density Residential (MDR)*, with a small section that is zoned *Community Service (CS)*, which is the City's standard commercial zoning district. Single-family homes are permitted in both zone districts.

The Comprehensive Plan designation for this area is *MDR*. It is within the Tier 1 development area both in the current Comprehensive Plan and the anticipated update to the Comprehensive Plan. The applicant's proposal for a mix of single-family and duplex homes in North Pasture Filing 6 meets the intent of the Comprehensive Plan, and would match the pattern that exists on adjacent streets, such as 17<sup>th</sup> Street.

If the project reaches the Final Plat stage, staff recommends that the CS portion of the subdivision be rezoned to MDR to ensure that the subdivision maintains its residential character. Future phases of the subdivision may include commercial uses to the west of the dentist office along 16<sup>th</sup> Street.



### III. PROJECT LAYOUT AND ENGINEERING DESIGN



The 18 lots proposed for this subdivision are consistent with the character of the existing North Pasture neighborhoods. The subdivision continues the existing street pattern of the neighborhood. Lot sizes are similar to that of nearby lots. Some other points to note:

- All lots will access off of Balsam Loop or Arabian Avenue, not 16<sup>th</sup> Street.

- On Lots 5, 6, and 7 the sides of the homes will face 16<sup>th</sup> Street. Staff and the applicant are looking into whether those lots may utilize the extra 16<sup>th</sup> Street Right-of-Way as part of their yards. The intent is to prevent the ten-foot strip of weeds that exists between the sidewalk and fences along the rest of 16<sup>th</sup> Street. That condition exists because the 16<sup>th</sup> Street ROW is wider than what is needed for the street itself. If Lots 5,6, and 7 can place their fences in a permitted “ROW encroachment area” one-foot from the sidewalk the streetscape will be in a better state of maintenance. This can be decided at the Final Plat stage.
- The Open Space parcel contains a stormwater detention area.
- Staff and the applicant have discussed how the layout of North Pasture Filing 6 may affect future development of the large vacant parcel to the west—between Filing 6 and Birch Avenue. The Filing 6 layout, with residential lots filling the entire east side of Arabian Avenue, leaves the area to the west with access only from Birch Avenue. After reviewing potential development scenarios, both Staff and the applicant feel comfortable that a loop street with two access points on Birch Avenue can accommodate future residential and/or commercial uses in that area.
- The street plan includes attached “mountable” sidewalks. This is consistent with other sidewalks in North Pasture.
- As is typical at the Preliminary Plan stage, the applicant has submitted a full engineering design for the public improvements in the project. This includes streets, water, sewer, drainage, and other components. Public Works and Utilities staff have reviewed the plans and sent comments back to the applicant. Overall, the plans are consistent with the City’s codes and infrastructure requirements. Minor changes requested by City Staff will be resolved before Final Plat approvals.

#### **IV. STAFF COMMENTS AND RECOMMENDATION**

Staff recommends that Planning Commission recommend APPROVAL of Major Subdivision 2017-1 with the following conditions:

1. Submit a rezoning application for the CS area along with the Final Plat.
2. Investigate the possibility of a ROW encroachment area along 16<sup>th</sup> Street.
3. Resolve all Public Works, Fire District, Utilities, and other agency comments to the satisfaction of the City before Final Plat approval.

#### **V. FINDINGS**

Pursuant to Section 16-5-280, the City shall consider the following criteria before approving a project (*staff comments shown in bold italics*):

1. Conformance of the proposal with the City of Rifle Municipal Code;

*The proposal is following the process as described in the code.*

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

*The proposal continues the existing character of the neighborhood as discussed above.*

3. The desirability for the proposed use in the specific area of the City;

*Single-family and duplex uses are desirable in this area as discussed in the Comprehensive Plan.*

4. The potential for adverse environmental effects that might result from the proposed use;

*None.*

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

*The proposal follows the Comprehensive Plan, which envisions single-family and duplex residential development at this location.*

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

*Staff would anticipate replacing a vacant area without aesthetic value with new homes would be an improvement on surrounding property values.*

7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high volume use requests pursuant to §10.10.110 of these regulations, if applicable.

*Not applicable.*

# APPLICANT STATEMENT – EXHIBIT 1

## North Pasture Filing 6

### Project Description

As the title suggests, this application represent the continued development of the North Pasture Subdivision. Filing 6 occupies a large portion of Lot MDR 3, zoned Medium Density Residential, and a small portion of Lot CS-2, zoned Commercial Services/ Business. The new lots lie north and west of the existing dental office on Lot CS-1.

Primary traffic service to the 6<sup>th</sup> Filing is East 16<sup>th</sup> Street, an improved Minor Collector Street, which is adjacent to the south side of the Filing. 16<sup>th</sup> Street is not accessed directly from any of the proposed lots. Direct lot access will be via the extension of Arabian Avenue and by an extension of Balsam Court (Balsam Loop) which loops back to the Arabian Avenue extension. These street extensions will be dedicated to the City of Rifle.

Lots range from a little over 6,000 square feet to over 8,000 square feet with one corner lot falling just shy of 10,00 square feet. An existing detention pond in the southwest corner of Lot MDR-3 will remain, although the temporary easement for that pond will be reduced in size to more efficiently encompass the functional area of the pond.

The subdivision's relationship to the City's Comprehensive Plan was established years ago with the North Pasture development and the zoning of Lot MDR-3 for Medium Density Residential. In recent years, with the completion of the 16<sup>th</sup> Street connection to White River Avenue, property to accommodate commercial and business type uses on Graham Mesa is in lower demand. The loss of a small portion of Lot CS-2 to residential use is appropriate. Lot CS-2 still fronts on 16<sup>th</sup> Street and Birch Avenue.