

Submittal Review/Staff Report - Lot Line Adjustment

Project Name: LLA 24-003 Bartelmay

Applicant(s): John & Lynn Bartelmay, Jacob Bartelmay
Consultant: N/A

Request: Requesting a variance from the Fremont County Subdivision Regulations Appendix 1 Section B, 10. Lot Standards: Where possible, the depth of lots should not be greater than twice its width.

Lot 1: 10.05 Acres 437,778 square feet
Lot 2: 6 Acres 261,360 square feet

The subject property is located in the Agricultural Rural Zone District, at 1919 Arnold Drive Cotopaxi CO 81223

Improvements and Utilities for Lot 1:

Lot 1 – Vacant

Improvements and Utilities for Lot 2:

Lot 2 - Vacant

Zoning District Development Requirements:

<u>4.4.5 DEVELOPMENT REQUIREMENTS:</u>	<u>LOT 1</u>	<u>LOT 2</u>
4.4.5.1 Minimum lot area: Four and one-half (4 ½) acres.	<i>Meets Requirement</i>	<i>Meets Requirement</i>
4.4.5.2 Maximum lot coverage: Fifteen (15) percent.	<i>0%</i>	<i>0%</i>
4.4.5.3 Maximum building height: Thirty-five (35) feet.	<i>N/A</i>	<i>N/A</i>
4.4.5.4 Minimum lot width: Three hundred (300) feet.	<i>291.56'</i>	<i>780.58'</i>

Subdivision Regulations Appendix 1:

Lot Standards	Lot 1	Lot 2
Front on public street	Arnold Dr	Blair Way
Corner Lots		
Access Standards	Lot 1	Lot 2
Public Right-Of-Way Dedication	Arnold Dr	Blair Way
Street Improvements	Private Road	Private Road

Applicants Contingency Requests:

N/A

Comments Received:

No Issues/Comments

Planning & Zoning Department Recommends Denial with the following:

1. **Lot Standards- Per Fremont County Subdivision Regs. Appendix 1 Section B, 10.** Wherever possible, the depth of lots should not be greater than twice its width.

The Planning and Zoning Department recommends reconfiguring Lot 1 to meet design standards per appendix 1.

If approved by the Commission and/or Board, Planning and Zoning recommends

Contingency items:

1. Redlines on Plat to be finished before recording

PLANNING COMMISSION COMMENTS:

At the regular meeting on July 2, 2024, the Fremont County Planning Commission **recommended Approval** of Dept. file #**LLA 24-003 BARTELMAY** for a variance from the Fremont County Subdivision Regulations Appendix 1 Section B, 10. Lot Standards: Where possible, the depth of lots should not be greater than twice its width.