

**Rodriguez Additional Dwelling Unit
PL20240121**

Applicant: Flor Rodriguez
Owner: Flor Rodriguez
Agent: SEH, Inc.

Address	156 Linda Lane Durango, CO 81303
Assessor Parcel Number	566912405054
Acreage	1.0-acres
Development Type	Minor Land Use Permit
Planning District Classification	Florida Mesa Suburban Density Residential

Subject Parcel



Project Description

The applicant requests consideration for an additional dwelling unit (ADU) permit on their 1-acre parcel located at 156 Linda Lane in the vicinity of Elmore's Corner. The ADU is designed to offer an affordable living arrangement for the owner's family. The addition of an ADU conforms with the surrounding residential character of the area and is not anticipated to generate any on or offsite impacts. This application will not only provide a cost-effective housing solution but also support the family's desire to stay together within the same property.

Water

The subject parcel is served by two Colorado Division of Water Resources Wells Permit Nos. 133904 and 313386. Copies of the permits are included with the submittal. Additionally, a water quantity pump test and water quality test were also completed and are included with this submittal as well.

LUC Sec. 70-4.II.C.1	
Units	GPD
133904 - Existing Home	350
313386 - ADU	350
Total	700

Sewer

The subject parcel is provided sewer service from Loma Linda Sanitation District. The applicant has purchased a second tap from the provider for the additional dwelling unit; comments confirming the purchase are included with this application.

Access

Access to the subject parcel is taken from Linda Lane via CR 220. The subject parcel was issued a driveway permit that includes the additional dwelling unit by La Plata County Public Works, which is included with this submittal. Two parking spaces are shown on the site plan to accommodate home occupants. In addition, confirmation the existing road meets applicable requirements set forth in Chapter 74 has been provided from a professional engineer. No improvements are proposed with this application.

Solid Waste Management Plan

Solid waste is handled by the property owner who contracts directly with waste haulers. The applicant uses wildlife resistant containers and are in full compliance with county waste management requirements.

Compatibility

In Colorado, ADUs are widely recognized as an affordable housing solution that aligns with all established land use criteria. The proposed ADUs meets setback and infrastructure requirements, and the manufactured unit is designed to match the scale and mass of surrounding structures, preserving the residential character of the neighborhood and surrounding areas. Additionally, the proposed ADU will not introduce new hazards or require disproportionate infrastructure improvements, making it a compatible and necessary option for addressing housing affordability in the area. Furthermore, because the surrounding area is entirely residential in nature, no on or offsite impacts are anticipated.

Natural Hazards and Sensitive Lands

No natural hazards or mapped sensitive lands exist on the subject parcel.

Fire Protection

The subject parcel is located within Durango Fire Protection District's territory. The closest station is the Elmore's Station located at 204 HWY 172, which is approximately 1.5 miles or 3-minute drive time.

Historic Resources

No known historic resources or structures of cultural significance exist on site.

District Plan

The subject parcel is classified as "Suburban Density Residential" in accordance with the Florida Mesa District Plan (FMDP), which provides guidance criteria for density of 1 unit per 1 to 3 acres, and the "lot size range is typically located where only one central service may exist. These lots are primarily residential with limited agricultural or livestock usage." Density in land use typically refers to the number of dwelling units per acre, but this measure doesn't fully account for additional dwelling units since they are often considered accessory structures rather than primary residences. As a result, ADUs can increase affordable housing options without altering the perceived density of a neighborhood. Moreover, the proposal generally conforms with the FMDP, including but not limited to the following:

Objective 3.A: Provide flexibility and increased opportunities for residential and commercial development.

Policy 3.A.1: Provide for significant flexibility and opportunity in the types of permitted land uses.

Objective 3.B: Ensure the availability of various housing options in the District, within the constraints of available infrastructure.

Policy 3.B.1: Designate key areas that are currently served or become served by central water and central sewer for higher density residential development.

Policy 3.B.2: Allow medium or higher density housing only in areas served by central water and central sewer systems.

Approval Criteria (LUC Sec. 66-16)

The development is in general conformance with the county's adopted plans, including the comprehensive plan, by way of providing affordable, flexible housing options. Additionally, the ADU's use is consistent with the district plan's goals, policies and objectives, and will maintain harmony with the intended residential character and intensity of the area.