

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 22
Revised
Series 2017

TITLE: A RESOLUTION APPROVING A SEVEN-LOT SUBDIVISION PLAT FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) AT 11435 W. 32ND AVENUE WITH A CUL-DE-SAC LENGTH VARIANCE (CASE NOS. WS-16-02 AND WA-17-07/MERKWOOD ESTATES) (~~CASE NO. WS16-02/MERKWOOD ESTATES~~)

WHEREAS, Chapter 26, Article I of the Wheat Ridge Code of Laws establishes the procedures for the City's review and approval of Subdivision Plats; and,

WHEREAS, an application for a seven-lot subdivision plat was received from Stephen J. Merker V. , to subdivide property located at 11435 W. 32nd Avenue in the Residential-One (R-1) zone district; and,

WHEREAS, all referral agencies have reviewed the request and do not have concerns; and,

WHEREAS, a cul-de-sac length variance is required to accommodate the modified designs; and,

WHEREAS, the application complies with the criteria used to evaluate a right-of-way vacation; and,

WHEREAS, all required publishing, posting and notification requirements for a June 26, 2017, City Council public hearing have been met.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheat Ridge, Colorado, as follows:

A RESOLUTION APPROVING A SEVEN-LOT SUBDIVISION PLAT FOR PROPERTY ZONED RESIDENTIAL-ONE (R-1) AT 11435 W. 32ND AVENUE WITH A CUL-DE-SAC LENGTH VARIANCE (CASE NOS. WS-16-02 AND WA-17-07/MERKWOOD ESTATES) BE APPROVED (~~CASE NO. WS16-02/MERKWOOD ESTATES~~)

FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing meeting all public notice requirements as required by Section 26-109 and 26-407 of the Code of Laws.
2. The proposed lots meet or exceed the R-1 zone district regulations.
3. The criteria used to evaluate a variance supports approval of the request with the cul-de-sac length variance.
4. All other requirements of the subdivision regulations have been met.
5. Utility districts can serve the property with improvements installed at the developer's expense.

With the following conditions:

1. A Subdivision Improvement Agreement be executed whereby all public improvements are in place prior to issuance of building permits for individual lots
2. The developer pay parks fees at the time of plat recording in the amount of \$14,983.74
3. The Homeowners' Association covenants be reviewed and approved by staff
4. The applicant continues working with Public Works to make minor corrections to the plat and civil documents.

DONE AND RESOLVED by the City Council this 24th day of July, 2017.

By:  _____
Joyce Jay, Mayor

ATTEST:



Janelle Shaver, City Clerk
Robin Eaton, Deputy City Clerk

