

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 01
Series 2018

TITLE: A RESOLUTION APPROVING A SIXTY-THREE LOT SUBDIVISION PLAT FOR PROPERTY ZONED MIXED USE NEIGHBORHOOD (MU-N) AT 11818 W. 52ND AVENUE (CASE NO. WS-17-01/HANCE RANCH)

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 sixty-three lot subdivision plat was received from Baseline Engineering for Hance Ranch Development, LLC to subdivide property located at 11818 W. 52nd Avenue in the Mixed Use-Neighborhood (MU-N) zone district; and,

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

WHEREAS, all requirements of the zoning code and Subdivision Regulations have been met; and,

WHEREAS, all required publishing, posting and notification requirements for a January 8, 2018, 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 SIXTY-THREE LOT SUBDIVISION PLAT FOR PROPERTY ZONED MIXED USE NEIGHBORHOOD (MU-N) AT 11818 W. 52ND AVENUE (CASE NO. WS-17-01/HANCE RANCH) is HEREBY APPROVED 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 requested subdivision has been reviewed by the Planning Commission, which has forwarded its recommendation for approval.
3. All requirements of the subdivision regulations have been met.
4. The proposed plat will facilitate redevelopment of the site consistent with the zone change and Concept Plan.

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 with required security prior to recordation of the subdivision plat.
2. The developer shall pay parks fees at the time of plat recording in the amount of \$127,362.
3. The Homeowners' Association covenants shall be reviewed and approved by Staff prior to issuance of a building permit.
4. There shall be no access from Tract A to Tabor Street.

DONE AND RESOLVED by the City Council this 8th day of January, 2018.



By:

Bud Starker, Mayor

ATTEST:

Janelle Shaver, City Clerk