

CITY OF WHEAT RIDGE, COLORADO
Resolution No. 24
Series of 2019

TITLE: A RESOLUTION APPROVING A MAJOR SUBDIVISION PLAT WITH RIGHT OF WAY DEDICATION FOR PROPERTY ZONED MIXED USE-COMMERCIAL TRANSIT ORIENTED DEVELOPMENT (MU-C TOD) AND LOCATED AT 5060 WARD ROAD (CASE NO. WS-18-06 / RIDGE AT WARD STATION)

WHEREAS, Chapter 26, Articles I and IV of the Wheat Ridge Code of Laws establish the procedures for the City's review and approval of variance requests and subdivision plats; and,

WHEREAS, an application for a subdivision plat was received from Toll Southwest LLC to subdivide property for townhome development located at 5060 Ward Road in the Mixed Use-Commercial Transit Oriented Development zone district; and,

WHEREAS, all referral agencies have reviewed the request and can serve the property; and,

WHEREAS, all required publishing, posting and notification requirements for an April 22, 2019 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 MAJOR SUBDIVISION PLAT WITH RIGHT OF WAY DEDICATION FOR PROPERTY ZONED MIXED USE-COMMERCIAL TRANSIT ORIENTED DEVELOPMENT (MU-C TOD) LOCATED AT 5060 WARD ROAD IS HEREBY APPROVED, FOR THE FOLLOWING REASONS:

1. City Council has conducted a proper public hearing that meets 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.
3. The subdivision plat has been found in compliance with Article IV of Chapter 26 of the Code of Laws.
4. All agencies can provide services to the property with improvements installed at the developer's expense.

And, with the following conditions:

1. The applicant shall enter into a development covenant prior to recordation of the subdivision plat and subsequently into a subdivision improvement agreement.

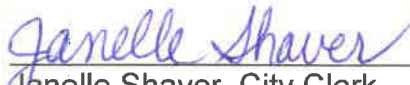
2. Prior to issuance of building permits, the applicant shall enter into a subdivision improvement agreement and shall provide homeowner's association covenants for review and approval by staff.
3. Prior to issuance of building permits, the applicant shall pay the required fees-in-lieu of parkland dedication.

DONE AND RESOLVED by the City Council this 22nd day of April 2019.



William "Bud" Starker, Mayor

ATTEST:



Janelle Shaver, City Clerk

