

RESOLUTION NO. PC 2021-03

A RESOLUTION APPROVING A SKETCH PLAN FOR THE PROPOSED VISTA WEST SUBDIVISION

WHEREAS, there has been submitted to the Planning Commission of the Town of Keenesburg a request for approval of a sketch plan for the Vista West Subdivision; and

WHEREAS, as set forth in Section 17-2-10 of the Keenesburg Municipal Code, the purpose of a sketch plan is to allow a review of the concept for development and the overall feasibility of the project; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with the Town of Keenesburg ordinances, regulations, and policies; and

WHEREAS, pursuant to Chapters 16 and 17 of the Keenesburg Municipal Code, the Keenesburg Planning Commission has reviewed and held a properly noticed public hearing on the application, at which any interested persons presented testimony to the Commission and at which certain documents were made a part of the record; and

WHEREAS, based on the testimony and documents presented at this public hearing, the Commission finds the application should be approved subject to certain conditions, as set forth herein.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The Planning Commission hereby approves the sketch plan for the Vista West Subdivision, subject to the following conditions, and subject further to the appeal and call-up provisions set forth in Section 17-2-20(d) of the Keenesburg Municipal Code:

A. Prior to submittal of the preliminary plat application the following items must be addressed:

1. The applicant shall submit a pre-application request to discuss the next steps in the development review process to determine if the final plat will be submitted with the preliminary plat and submittal requirements.

1. The applicant shall address the comments and redlines provided by the Town Attorney which include:
 - a. On Sheet 2, in the Project Concept and Theme section and the Land Use section, the deviation from the minimum 65' width R-1 Lot width requirement should be specified.

- b. In the Home Landscape section, the minimum landscape standards include one tree in each back yard, but the landscaping details do not show back yard trees for all lots. (Attorney referral dated 5/25/21 with redlines)
2. The applicant shall submit a request for a pre-application meeting with staff to provide direction concerning the submittal.
3. The applicant shall adequately address the referral comments from the Town Engineer which include the following:
 - a. The applicant's engineer should determine how the southern-most lot(s) fronting Cedar Street can connect to existing sanitary sewer.
 - b. The utility plan submitted with Sketch Plan is sufficient for Sketch Plan purposes. At the next stage of design, storm drainage infrastructure will need to be added.
 - c. A plan and design should be provided to address how storm water runoff in Cedar Street will be discharged at the project's southern end to the neighboring property.
 - d. A drainage easement appears to be required to allow collected storm water runoff in the east portion of the project to be conveyed westward toward the proposed detention pond.
 - e. A plan must be presented to show how emergency vehicle access will be provided along the project's southern edge: temporary cul-de-sac turnarounds or a road with suitable all-weather surface may be acceptable.
4. The applicant shall adequately address the referral comments from the Town Traffic Engineer which include the following:
 - a. Address all comments regarding the traffic impact study created by Kimley Horn 05/07/2012 per memo from FHU Reference No. 120462-02 date May 27, 2021.
5. The applicant shall adequately address the comments of the school district referral concerning a school site or fees-in-lieu. (School district referral dated 5/19/21)
6. As part of the submittal of the Final plan the applicant shall adequately address any all comments from Weld County School District Re-3J and pay school dedication fees in lieu per the agreement between the Weld County School District and Re-3J.

INTRODUCED, READ, and ADOPTED this 10th day of June, 2021.

John Howell, Chairperson

ATTEST:

Toni Johnson, Planning Secretary