

RESOLUTION NO. PC2021-07

A RESOLUTION RECOMMENDING APPROVAL OF A REZONING AND PUD OVERLAY FOR SUMMERFIELD AND APPROVING A SKETCH PLAN FOR THE PROPOSED SUMMERFIELD NORTH SUBDIVISION

WHEREAS, there has been submitted to the Planning Commission of the Town of Keenesburg a request for approval of rezoning of the property from Agricultural District (AG) to Single-Family Residential, Planned Unit Development (R1-PUD) and Multifamily Residential District, Planned Unit Development (R3-PUD) in accordance with Chapter 16, Article III and Chapter 17, Article V of the Keenesburg Municipal Code; and

WHEREAS, the Planning Commission has reviewed the rezoning request relative to the goals and policies of the Town Comprehensive Plan and evaluated the same according to the criteria and procedures set forth therein; and

WHEREAS, there has also been submitted to the Planning Commission of the Town of Keenesburg a request for approval of a sketch plan for the Summerfield North 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.

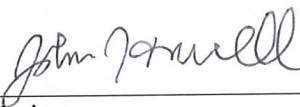
NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The Planning Commission hereby recommends approval of the rezoning of that property from Agricultural District (AG) to Single-Family Residential, Planned Unit Development (R1-PUD) and Multifamily Residential, Planned Unit Development (R3-PUD), as shown on the Change of Zone map dated August 18, 2021 attached hereto as Exhibit A. Prior to the Town Board hearing on the rezoning request, the applicant shall provide metes and bounds legal descriptions of the two rezoning areas.

Section 2. 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:

1. Address the comment from the Town Attorney dated September 16, 2021 concerning the name on the sketch Plan. The title shall be Summerfield North;
2. Zoning on maps shall be shown as R1-PUD and R3-PUD;
3. As part of the preliminary and final plat submittals the applicant shall address all comments received from the Town Engineer dated September 13, 2021;
4. As part of the preliminary and final plat submittal the applicant shall provide a detailed landscape plan for Summerfield North and ensure it meets the criteria of the design standards;
5. As part of the preliminary and final plat submittals the applicant shall address all comments received from the Town Traffic Engineer dated September 29, 2021;
6. Prior to submittal of the final drawings the applicant shall submit a pdf of the updated drawings based on conditions for review and approval by staff;
7. Prior to submittal of the preliminary and final plats the applicant shall have a pre-application meeting; and
8. The sketch plan shall be revised to increase the minimum stone and rock from 20% to 25%.

INTRODUCED, READ, and ADOPTED this 7th day of October, 2021.



Chairperson

ATTEST:



Secretary

EXHIBIT A
(Change of Zone map dated August 18, 2021)

CHANGE OF ZONE SUMMERFIELD

LOCATED IN THE SOUTH EAST 1/4 OF SECTION 26, AND THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6th PRINCIPAL MERIDIAN
TOWN OF KEENESBURG, WELD COUNTY, COLORADO

