

RESOLUTION NO. 2020Rxxx

A RESOLUTION OF THE CITY COUNCIL OF FORT LUPTON APPROVING THE COTTONWOOD GREENS FINAL PUD DEVELOPMENT PLAN AND FINAL PLATS FOR FILING NOS. 1 – 3 SUBMITTED BY ARBOR CAPITAL PARTNERS, LLC TO CREATE A RESIDENTIAL SUBDIVISION LOCATED IN SECTION 33, TOWNSHIP 2 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, Arbor Capital Partners, LLC (“Applicant”) has applied for approval of the Cottonwood Greens Final PUD Development Plan and Final Plats for Filing Nos. 1 – 3 (the “Application”) for a single-family residential subdivision; and

WHEREAS, pursuant to Section 16-45(c)(3) of the Fort Lupton Zoning Regulations, PUD development plan applications shall be processed in the same manner as set forth in the Fort Lupton Subdivision Regulations; and

WHEREAS, the Fort Lupton City Council held a public hearing on May 19, 2020, for the purpose of reviewing the Cottonwood Greens Final PUD Development Plan and Final Plats for Filing Nos. 1 – 3 to subdivide the property for a residential subdivision; and

WHEREAS, after review of the Application, and consideration of staff comments, Applicant’s presentation, and any public input, the City Council finds that the Application is in conformance with the Colorado Revised Statutes, City codes and policies, and Comprehensive Plan adopted by the City; and

NOW THEREFORE BE IT RESOLVED that the Fort Lupton City Council reviewed the plans and supporting documentation, all referral comments and any citizen input in response to this application. Based upon review of the applicable policies and goals in the Fort Lupton Comprehensive Plan, review of the Subdivision and Zoning Regulations, an analysis of referral comments and facts presented on this date, the City Council hereby recommends approval of the Cottonwood Greens Final PUD Development Plan and Final Plats for Filing Nos. 1 – 3 located in Section 33, Township 2 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado with the following conditions:

- I. Prior to recording the Final Plats for Filing Nos. 1 – 3:
 - A. The title of the Final Plats shall be updated to include the Project No. LUP2020-0010 and Plan No. FPL2020-0002.
 - B. Any redlines provided by City staff shall be made to the Final Plat maps.
 - C. Applicant shall finalize a subdivision improvements agreement for review and approval by City Council.
 - D. Submit cash-in-lieu or transfer appropriate water shares for the filings being recorded.

- E. Applicant shall provide written evidence that the comments from United Power have been adequately addressed.
 - F. Applicant shall provide written evidence that the comments from Xcel Energy (Public Service Company) have been adequately addressed.
 - G. Applicant shall finalize trail names and trailhead locations and signage with Planning Department staff.
 - H. Applicant shall provide written evidence that the comments from Public Works have been adequately addressed.
- II. Prior to the start of construction:
- A. Applicant shall provide written evidence that the comments from the Fort Lupton Fire Protection District have been adequately addressed.
- III. The Final Plats shall be recorded within three (3) years of approval.

APPROVED AND PASSED BY A MAJORITY VOTE OF THOSE ELECTED TO THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO THIS 19th DAY OF MAY 2020.

City of Fort Lupton, Colorado

Zo Stieber, Mayor

Attest:

Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus, City Attorney