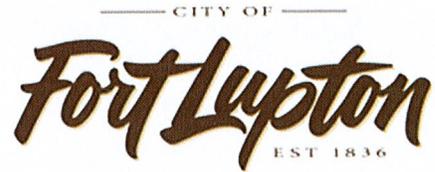


**CITY OF FORT LUPTON
CITY COUNCIL**



Shannon Rhoda, Ward 1
Chris Ceretto, Ward 2
Michael Sanchez, Ward 3

Zo Stieber, Mayor

David Crespin, Ward 1
Tommy Holton, Ward 2
Bruce Fitzgerald, Ward 3

AM 2020-110

ADOPT AN ORDINANCE REZONING LAND LEGALLY DESCRIBED IN EXHIBIT A TO THE PROPOSED ORDINANCE, AND KNOWN AS THE THUNDER VALLEY REZONING, TO THE PUD PLANNED UNIT DEVELOPMENT ZONE DISTRICT

I. **Agenda Date:** Council Meeting – June 16, 2020

- II. **Attachments:**
- a. Proposed Ordinance
 - b. Planning Commission Resolution, Minutes & Staff Report
 - c. Land Use Application & Change of Zone Narrative
 - d. Rezoning Map
 - e. Referral Responses
 - f. Legal Notifications

III. **Summary Statement:**

4 Z Investments LLP (the "Applicant"), has submitted a request for a change of zone of certain land identified in Exhibit A to the proposed Ordinance to the PUD Planned Unit Development Zone District. The property that is the subject of the rezoning is located approximately 0.03 miles north of County Road 10 and west and adjacent to County Road 21. The current zoning of the property is 'A' Agricultural. The rezoning has been submitted concurrently for review with the Thunder Valley PUD Development Plan, PUD Preliminary Plat and PUD Final Plat, which will be reviewed by City Council separately.

IV. **Submitted by:**

Maria Laneto
Planner

V. **Finance Reviewed**

Finance Director

VI. **Approved for Presentation:**

[Signature]
City Administrator

VII. **Attorney Reviewed**

Approved

Pending Approval

VIII. **Certification of Council Approval:**

City Clerk

Date

IX. Detail of Issue/Request:

4 Z Investments LLP (the "Applicant"), has submitted a request for a change of zone of certain land identified in Exhibit A to the proposed Ordinance to the PUD Planned Unit Development Zone District. The property that is the subject of the rezoning is located approximately 0.03 miles north of County Road 10 and west and adjacent to County Road 21. The current zoning of the property is 'A' Agricultural. The rezoning has been submitted concurrently for review with the Thunder Valley PUD Development Plan, PUD Preliminary Plat and PUD Final Plat, which will be reviewed by City Council separately.

This proposed rezoning to PUD Planned Unit Development is in compliance with the Agricultural and Rural Residential Land Use Type shown on the Future Land Use Map. The proposed use is for a single-family residential subdivision, and the Thunder Valley PUD Preliminary Plat and PUD Development Plan set forth the zoning regulations for the proposed lots, including setbacks, height, lot size, and minimum dwelling size. The PUD Preliminary Plat and PUD Development Plan will be reviewed by City Council at a separate public meeting.

X. Legal/Political Considerations:

All notification requirements were met, including posting notice of the hearings on the property at least 15 days prior to this public hearing, mailing notice to property owners within 100 feet of the property, and publishing notice of the hearing at least fifteen days prior to the hearing.

XI. Alternatives/Options:

The City Council has the following options for this request:

- a) Adopt The Ordinance.*
- b) Do not adopt The Ordinance.*

XII. Financial Considerations:

The applicant has paid all applicable land use application fees and is covering ongoing review expenses.

XIII. Staff Recommendation:

Staff recommends approval of the proposed Ordinance rezoning the land described in Exhibit A of the proposed Ordinance to the PUD Planned Unit Development Zone District.