

IX. Detail of Issue/Request:

The applicant, 4 Z Investments LLP, has applied for approval of a PUD Development Plan (“Plan”) and PUD Preliminary Plat (“Preliminary Plat”), known as the Thunder Valley PUD Development Plan and PUD Preliminary Plat for the City Council’s consideration. A public hearing for this application was held on May 28, 2020, and Planning Commission recommended approval to City Council of the Plan and Preliminary Plat.

The site that is the subject of the Plan and Preliminary Plat is located approximately 0.03 miles north of County Road 10 and west and adjacent to County Road 21 (the “Property”). The proposed Plan and Preliminary Plat are for a residential subdivision that will include 13 lots ranging in size from 1.20 acres to 4.12 acres. The subdivision is 36.27 acres, more or less, and the proposed development will include infrastructure, landscaping and a trail.

The applicant submitted a concurrent rezoning request to PUD Planned Unit Development for this property that was reviewed by City Council at a separate public hearing. The PUD will include single-family residential lots.

Pursuant to the Municipal Code, prior to a PUD preliminary plat for a proposed subdivision, a sketch plat must be approved by City Council. The City Council approved the Thunder Valley PUD Sketch Plat (Resolution No. 2018R084) on December 3, 2018.

Other submittal documents may not be included with this packet, but can be available for review upon request. There are also links provided in the packet to direct you to additional larger documents available on the City website.

X. Legal/Political Considerations:

Notice was mailed to neighbors and mineral owners and lessees within 500 feet of the Property on May 12, 2020

Notice of the public meetings were posted on May 13, 2020, pursuant to the Subdivision Regulations, which require the Applicant post the Property with notice of the hearings at least 15 days prior to meetings.

The Subdivision Regulations require published notice of the meetings in a timely manner prior to the hearings. The Planning Commission and City Council meetings were published in the Fort Lupton Press on May 13, 2020.

XI. Alternatives/Options:

The City Council has the following three options for each request:

- a) Approve the proposed resolution.*
- b) Approve the proposed resolution with conditions.*
- c) Continue the hearing for additional information or further study.*
- d) Deny the proposed resolution.*

XII. Financial Considerations:

All applicable land use application fees have been paid and a fee deposit has been submitted to cover costs related to the application.

XIII. Staff Recommendation:

Staff recommends conditional approval of the Thunder Valley PUD Development Plan and PUD Preliminary Plat.