CITY OF FORT LUPTON
CITY COUNCIL

Zo Stieber, Mayor

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

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

AM 2020-113

APPROVE A RESOLUTION ACCEPTING THE THUNDER VALLEY PUD FINAL PLAT.

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

II. Attachments:

a. Proposed Resolution
b. Planning Commission Minutes and Staff Report (for reference)
c. Land Use Application & Project Description
d. Final Plat Map
e. Construction Drawings
f. Declaration of Covenants
g. Public Improvements Cost Estimate
h. Reports
i. Referral Responses

III. Summary Statement:

The applicant, 4 Z Investments LLP, has applied for approval of a PUD Final Plat, known as the Thunder Valley PUD Final Plat for the City Council's consideration. The proposed PUD Final Plat is for a single-family residential subdivision that will include 13 lots ranging in size from 1.20 acres to 4.12 acres. The Property that is the subject of the PUD Final Plat is located approximately 0.03 miles north of County Road 10 and west and adjacent to County Road 21.

IV. Submitted by: Maria Lenoto
City Planner

V. Finance Reviewed _____
Finance Director

VI. Approved for Presentation: _____
City Administrator

VII. Attorney Reviewed Approved _____ Pending Approval _____

VIII. Certification of Council Approval: _____ _____
City Clerk Date

IX. Detail of Issue/Request:

The applicant, 4 Z Investments LLP, has applied for approval of a PUD Final Plat, known as the Thunder Valley PUD Final Plat for the City Council's consideration. The proposed PUD Final Plat is for a single-family residential subdivision that will include 13 lots ranging in size from 1.20 acres to 4.12 acres. The Property that is the subject of the PUD Final Plat is located approximately 0.03 miles north of County Road 10 and west and adjacent to County Road 21. 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.

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:

This PUD final plat is being reviewed under the final plat provisions of the code in the Subdivision Regulations. Section 17-23 states that a final plat is to be reviewed by City Council, and does not require Planning Commission review. The Code requires that a subdivision improvements agreement be submitted by the applicant for review by the City Attorney and City Council. A subdivision improvements agreement has been addressed in the conditions of approval included on the proposed resolution.

This is the final step in the major subdivision process. The first step is approval of a PUD sketch plat (reviewed and approved on December 3, 2018), and the second step is approval of the PUD preliminary plat (reviewed and approved on June 16, 2020, concurrently with this request, as permitted under the Fort Lupton Municipal Code).

Notifications are not required for a final plat; however, referral agencies were provided with the submittal documents for review. All referral comments received are enclosed with this Action Memorandum.

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 Final Plat.