

RESOLUTION NO. 2018-18

**A RESOLUTION APPROVING A SKETCH PLAN FOR THE EVAN'S PLACE
SUBDIVISION**

WHEREAS, there has been submitted to the Planning and Zoning Commission and Board of Trustees of the Town of Keenesburg a request for approval of a sketch plan for the Evan's Place Subdivision; and

WHEREAS, as set forth in Chapter 17, Article 11 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, but approval of a sketch plan does not bind the Planning Commission or the Board of Trustees to accept a preliminary plan or final plat for the subdivision; and

WHEREAS, all materials related to this application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Keenesburg subdivision and zoning ordinances, and related Town ordinances, regulations, and policies; and

WHEREAS, the Keenesburg Planning and Zoning Commission held a properly noticed public hearing on the application, and has forwarded to the Board of Trustees a recommendation of approval with conditions; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Board of Trustees finds the proposed sketch plan should be approved, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

Section 1. The Sketch Plan for the Evan's Place Subdivision is hereby approved, subject to the conditions set forth in Exhibit A attached hereto and incorporated herein by this reference.

INTRODUCED, READ, and ADOPTED this 7th day of May, 2018

TOWN OF KEENESBURG, COLORADO

Mark Gray, Mayor Pro Tem

ATTEST:

Toni Pearl, Town Clerk

EXHIBIT A
Sketch Plan
Evan's Place Subdivision
Conditions of Approval

- I. Prior to submittal of the preliminary plat application the following items must be addressed:
- A. The applicants shall submit a pre-application request to discuss the next steps in the development review process to determine if the final plat will be submitted with the preliminary plat and submittal requirements.
- II. As part of the preliminary plat submittal the applicants shall address the following:
- A. Address the following comments received from United Power in the email dated March 29, 2018:
- (1) 8' to 10' wide easements along rear of all lots, sides of lots abutting roads and across tracts. This allows us to install electric facilities in a continuous manner for our loop feed which improves reliability.
 - (2) 5' wide easements along side of lot closest to planned streetlight locations.
 - (3) 8' to 10' wide easements along perimeter of open space/parks/tracts.
- B. Address the following comments received from the Fire Protection District dated March 28, 2018:
- (1) Address the phasing and timeline of the project.
 - (2) Address locating an additional means of ingress/egress from CR59 or CR 398.
- C. Address the comments concerning drainage, utilities and streets & transportation received from the Town Engineer dated April 11, 2018.
- D. Address the comments received from Town Staff dated April 4, 2018 as follows:
- (1) A wider buffer between the I-76 and the back of homes is preferable. Perhaps the trail system could be extended to include this buffer area, creating more of a buffer from the Interstate, while adding more area for walking, biking, etc.

- (2) All street rights-of-way within the development need to be enlarged to 60' to include sidewalk on both sides of the street, to assure safe passage to all residents.
- (3) The ROW dedication on CR 59 that is indicated on the layout is confusing; this is already Town ROW.

- E. Provide evidence of coordination with service utilities other than the Town with subsequent application submittals.
- F. Address CDOT's referrals comments received April 2, 2018 concerning the intersection of the frontage road and Market Street.