

CITY OF WOODLAND PARK NOTICE OF PUBLIC HEARING

Public Hearing on Ordinance No. 1409, Series 2021, shall be held via zoom and in person, on the 2nd day of December at 7:00 PM. The aforesaid Ordinance was posted on the City's website November 26, 2021 prior to the City Council meeting, passed on first reading, and ordered published, as required by Section 7.6 of the Charter of the City of Woodland Park.

CITY OF WOODLAND PARK ORDINANCE NO.1409, SERIES 2021

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT, PRELIMINARY PLAT AND SITE PLAN REVIEW FOR "18.09.090.N.4 MULTI-FAMILY-DWELLING UNITS AND 18.09090.N.5 APARTMENT BUILDING(S) ON A SINGLE LOT" USE LOCATED ON TAMARAC PARKWAY WITH A LEGAL DESCRIPTION OF LOTS 6 AND 7, TAMARAC TECH PARK FILING NO. 5 WITHIN THE MULT-FAMILY RESIDENTIAL-URBAN ZONE DISTRICT.

WHEREAS, the City of Woodland Park has received a request for Conditional Use Permit, Preliminary Plat and Site Plan Review of multi-family-dwelling unit development including three apartment buildings (112 units) on a single lot and 55 townhomes on Tamarac Parkway within the Multi-Family Residential-Urban Zone District, with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5; and,

WHEREAS, an application to establish said conditional use has been submitted and considered in accordance with City Municipal Code Chapter 18.57 and other applicable regulations; and,

WHEREAS, in accordance with Municipal Code Sections 18.57.050 and 18.72.060 and Charter Sections 7.6 and 15.7 b.1., public notices were published in the Pikes Peak Courier; signs were posted; surrounding property owners' letters were mailed; and

WHEREAS, the Woodland Park Planning Commission considered the request on November 10, 2021 and recommended approval based on evidence in the staff report and presented at the public hearing; and,

WHEREAS, City Council has considered the request, the Planning Commission recommendations, and after holding a public hearing finds that, as detailed in the staff report and at the public hearing, the standards for granting approval of a Conditional Use Permit, Preliminary Plat and Site Plan Review have been satisfied.

NOW, THEREFORE, THE CITY OF WOODLAND PARK, COLORADO, ORDAINS
THAT THIS ORDINANCE IS HEREBY ADOPTED AS FOLLOWS:

Section 1. Property Description. The property is legally described as Lots 6 and 7, Tamarac Tech Park Filing No. 5, Woodland Park, Teller County, Colorado.

Section 3. Approvals. This property is hereby approved for a Conditional Use Permit, Preliminary Plat and Site Plan Review for “18.09.090.N.4 Multi-Family-Dwelling Units plus 18.09.090N.5 Apartment Building(s) on a Single Lot” use subject to the following conditions:

1. **Prior to recording any** future Final Plats and Townhome Plats:
 - a. **There shall be inserted on each plat such plat a statement in a form satisfactory to the City** to allow the general public access and use of the development’s parks, open space, trails and recreational amenities **and calling for maintenance of said facilities in perpetuity;** and
 - b. The covenants for the subdivision, including the establishment of a Homeowner’s Association **and documents of the allocation of responsibilities for common areas between the Homeowners Association and the apartment building owner(s) shall be reviewed and deemed acceptable by the City.**
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
 - a. Final Site Plan showing fencing details for open space, and final location **and specifications** of gazebo, playground and exercise equipment **consistent with the preliminary plat;**
 - b. Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
 - c. Final grading and erosion control plan for the disturbed area;
 - d. Final street plan with profiles, curb and gutter, trails, etc.;
 - e. Final drainage plan and report;
 - f. State Stormwater Management Plan;
 - g. All applicable development impact fees; and
 - h. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer or owner shall **obtain** multi-family water tap **approval** by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.
4. The City shall collect Transportation Capital Fees at the rate **applicable** at the time of issuance of a Zoning Development Permit/Building Permit to off-set the City’s costs to make improvements to SH67 and in accordance with the CDOT Access Permit No. 220127. The Emergency Access to/from SH67 shall be designed and constructed at the developer’s expense in accordance with CDOT requirements and prior to the issuance of the first apartment building’s certificate of occupancy.

PASSED BY CITY COUNCIL ON SECOND AND FINAL READING FOLLOWING PUBLIC HEARING THIS _____ DAY OF _____, 2021.

Hilary LaBarre, Mayor Pro-tem

ATTEST:

Suzanne Leclercq, City Clerk