

TOWN OF FREDERICK, COLORADO

RESOLUTION NO. 17-R-43

A RESOLUTION REGARDING THE REVIEW OF THE WYNDHAM HILL FILING 5 RE-PLAT A, LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COLORADO, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PLAT.

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on Tuesday, August 1, 2017, reviewed the application filed by the Frederick Development Company, 2500 Arapahoe Ave, Ste 220, Boulder, CO 80302, hereinafter known as the "Developer," for the replat (the "Plat") of the following real property; to wit:

WYNDHAM HILL FILING NO. 5 REPLAT A DESCRIPTION:

TRACT A, "WYNDHAM HILL FILING NO. 5", TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO.

BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

- A. The application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. The Plat is in general conformance with the Concept Plan and Annexation Agreement including those modifications or conditions specified by the Board of Trustees.
- C. The Plat is compatible with adjacent land uses and conforms to the requirements and standards established in *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- D. A satisfactory Agreement concerning public improvements has been prepared, or will be completed prior to the recording of the Plat.
- E. The Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

Section 2. Conclusions and Order Approving the replat of Tract A of the Wyndham Hill Filing 5.

- A. The proposed re-plat of Tract A Wyndham Hill Filing No. 5 complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- B. The re-plat is approved subject to the following conditions of approval:
1. A note be added to the plat showing that there will be "No Parking" signs on Marble Lane.
 2. An updated drainage report is submitted to the Town showing that the Engineering Departments concerns noted in the Development Review Committee Report have been addressed.
 3. A geotechnical report is submitted to the Town.
 4. A note be added to the construction drawings stating that there will be "No Parking" signs along Marble Lane.
 5. A signature block for the Planning Director to sign off on the amendment needs to be added to the cover sheet of the Development Plan.
 6. Marble Lane be labeled on the final plat.
 7. Additional Landscaping be added along Billings Ave.
- D. The proposed re-plat of Tract A of the Wyndham Hill Filing No. 5, subject to the above conditions, should be granted approval.

INTRODUCED, READ, PASSED, AND SIGNED THIS 22ND DAY of AUGUST, 2017.

ATTEST:

TOWN OF FREDERICK

By

Meghan C. Martinez, CMC, Town Clerk

By

Tony Carey, Mayor

