

ORDINANCE NO. 919

AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED WITHIN THE PROPOSED MESA RIDGE SUBDIVISION

WHEREAS, an application for rezoning of property comprising the proposed Mesa Ridge Subdivision has been filed with the City Council of the City of Dacono; and

WHEREAS, the application requests the City this property from R-2 Residential District to Planned Unit Development Zone District (PUD) pursuant to Section 16-622(b)(1) of the Dacono Municipal Code; and

WHEREAS, the Dacono Planning and Zoning Commission and City Council each held public hearings to review an outline development plan for Mesa Ridge, and by Resolution No. 21-67 adopted on September 27, 2021, the City Council approved with certain conditions a preliminary plat and preliminary development plan for Mesa Ridge; and

WHEREAS, the Dacono Planning and Zoning Commission has held a public hearing on the rezoning request and has forwarded its recommendation to the City Council, and the City Council has duly considered the Commission's recommendation; and

WHEREAS, the City Council has held a public hearing on the application, notice of which hearing was provided by publication as required by law; and

WHEREAS, no protests were received by the City pursuant to C.R.S. § 31-23-305; and

WHEREAS, the City Council finds a rezoning of the property as set forth herein is consistent with the City's plan for the area encompassed by the Property and should be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DACONO, COLORADO:

Section 1. That certain property, the legal description of which is attached hereto as Exhibit A, is hereby rezoned Planned Unit Development ("PUD") Zone District pursuant to the zoning ordinances and development regulations of the City, subject to the condition set forth in Section 2 of this Ordinance, and the City zoning map shall be amended accordingly to read "Mesa Ridge PUD" for the property.

Section 2. The development standards applicable to the Mesa Ridge PUD Zone District are as set forth in the Proposed Special Provisions in Exhibit B attached hereto and incorporated herein by this reference; provided, however, notwithstanding any development standard set forth in Exhibit B, a minimum 350-foot setback shall be maintained between any oil and gas facility and any active park or playground area.

Section 3. Except as modified by Section 2 of this Ordinance, the standards applicable to the R-2 Zone District shall apply to the property.

INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED PUBLISHED AND POSTED BY TITLE this 13th day of December, 2021.

PUBLIC HEARING AND SECOND READING WILL BE THE 10th DAY OF January, 2022, AT 6:00 P.M. AT DACONO CITY HALL, 512 CHERRY STREET, DACONO, CO.

READ, ADOPTED ON SECOND READING, APPROVED, SIGNED, AND ORDERED PUBLISHED BY TITLE this ____ day of _____, 2022.

CITY OF DACONO, COLORADO

Adam Morehead, Mayor

ATTEST:

Valerie Taylor, City Clerk

Summary of Ordinance No. 919, “AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED WITHIN THE PROPOSED MESA RIDGE SUBDIVISION”: Rezones the property located within the proposed Mesa Ridge Subdivision PUD Zone District and establishes certain development standards for the Mesa Ridge PUD.

EXHIBIT A
Legal Description
Mesa Ridge

A parcel of land in the East Half of Section 1, Township 1 North, Range 68 West of the 6th Principal Meridian, City of Dacono, County of Weld, State of Colorado more particularly described as follows:

For the purpose of this description the bearings are referenced to the south line of the Southeast Quarter of Section 1, Township 1 North, Range 68 West of the 6th P.M assumed to bear South 89°07'19" East, 2632.75 feet, monumented by a 3 ¼" aluminum cap marked PLS 24667, 1997 at the South Quarter Corner and by a 3 ¼" aluminum cap marked PLS 38016, 2008 at the Southeast Corner of said Section 1.

Commencing at the South Quarter Corner of said Section 1, Township 1 North, Range 68 West of the 6th P.M., whence the Southeast Corner of said Section 1 bears South 89°07'19" East, 2632.75 feet;

THENCE North 00°21'07" East, along the west line of said Southeast Quarter, a distance of 30.00 feet to the north Right-of-Way line of Grandview Boulevard and the Point of Beginning;

THENCE continuing along said west line, North 00°21'07" East a distance of 2604.78 feet to the Center Quarter Corner of said Section 1, being a 2 ½" aluminum cap marked PLS 28258, 2000;

THENCE North 00°20'34" East, along the west line of the Northeast Quarter of said Section 1, a distance of 313.58 feet;

THENCE South 89°39'19" East, a distance of 40.00 feet to a southwesterly corner of Sharpe Subdivision First Filing;

THENCE along the south line of said Sharpe Subdivision First Filing the following three courses:

1. South 89°39'19" East, a distance of 142.00 feet;
2. South 00°20'49" West, a distance of 161.00 feet;
3. South 89°21'50" East, a distance of 1195.18 feet to the southeast corner of said Sharp Subdivision First Filing;
4. continuing South 89°21'50" East, a distance of 383.54 feet to the southeast corner of Sharp Subdivision Second Filing and the westerly Right-of-Way line of the abandoned railroad Right-of-Way as described in Book 305, Page 211 and Reception No. 3444613;

THENCE along said westerly line the following three courses:

1. South 19°16'24" West, a distance of 162.01 feet to the north line of said Southeast Quarter;
2. South 89°21'50" East, a distance of 73.27 feet along said north line;
3. South 19°23'08" West, a distance of 2754.65 feet to the north line of said Grandview Boulevard Right- of-Way;

THENCE North 89°07'19" West, along said north Right-of-Way line, a distance of 883.09 feet to the Point of Beginning.

Said parcel containing 3768944 Sq. Ft., or 86.523 Acres, more or less.

EXHIBIT B
Rezoning Exhibit