




City and County of Broomfield, Colorado

**PLANNING AND ZONING COMMISSION AGENDA
MEMORANDUM**

To: Planning and Zoning Commission
 From: Alice Hanson, Senior Planner
 David Shinneman, Planning Director

Meeting Date	Agenda Category	Agenda Item #
January 9, 2012	P & Z Business	4.c
Agenda Title:	1. Public Hearing on Proposed Final Plat and Site Development Plan for Lambertson Farms Filing No. 6 (known as Parcel F) containing 69 single family residential lots on approximate 23.62 acres Property Location: Northeast corner of West 136th Avenue and Quivas Street Applicant: McKay Shores Construction Corporation 2. Consideration of Resolution No. PZ-2012-2	
Summary		
<ul style="list-style-type: none"> The applicant requests approval of Final Plat and Site Development Plan for a 69 lot single family subdivision on approximately 23.62 acres. Resolution PZ-2012-2 provides two options for a recommendation to the Broomfield City Council. The Planning and Zoning Commission may either recommend approval of the request (with or without conditions) or denial of the request. 		
Prior Council Action		
<ul style="list-style-type: none"> October 14, 1997, Ordinance No. 1281, City Council approved the annexation of the Lambertson Farms property. September 23, 2003, Resolution No. 2003-104, City Council approved an amendment to the Comprehensive Plan Land Use Map for the Lambertson Farms property and the Lambertson Farms Planned Unit Development (PUD) Plan and Preliminary Plat. June 27, 2006, Resolution No. 2006-91, City Council approved the Lambertson Farms Filing No. 1 Final Plat, PUD Plan Amendment, Park Site Development Plan (SDP), and Subdivision Improvement Agreement (SIA). September 2007 - Resolution No. 2007-164 approved Filing No. 4 SDP, Final Plat, PUD text amendment and SIA (Tract H – Cobblestone Crossing). October 2007 - Resolution No. 2007-185, City Council approved Lambertson Farms Filing No. 2 SDP (Tract A - Residential) and Resolution No. 2007-188 regarding the Filing No. 5 SDP (Tract E – Shops at Quail Creek) and associated Final Plats. October 23, 2007, Resolution 2007-202, City Council approved Lambertson Farms Filing No. 5 Shops at Quail Creek Final Plat, Third PUD Plan Amendment, SDP and SIA. The SDP for the King Soopers Fueling Station was also approved at this time. Subsequent site plans for pad sites within Filing No. 5 have been approved. February 17, 2009, City Council considered a Concept Review for Lambertson Farms Filing No. 6. This is the subject of this report. 		
Financial Considerations		
<ul style="list-style-type: none"> The proposal is consistent with Broomfield's adopted Long Range Financial Plan. 		
Alternatives		
<p>Based on the testimony and evidence presented on the record at the public hearing:</p> <ul style="list-style-type: none"> If the proposed application complies with applicable Broomfield Municipal Code (BMC) review standards, Lambertson Farms PUD, and is consistent with the intent of the Comprehensive Plan: <ul style="list-style-type: none"> Recommend the Broomfield City Council approve the application as is or with conditions. If the proposed plans do not comply with applicable BMC review standards, Lambertson Farms PUD and are inconsistent with the intent of the Comprehensive Plan: <ul style="list-style-type: none"> Postpone action on the resolution and continue the hearing to a date certain; or Recommend the Broomfield City Council deny the application. 		
Proposed Actions/Recommendations		
<ul style="list-style-type: none"> Hold the public hearing. Following and subject to the results of the public hearing, the Commission may either... Adopt Resolution No. 2012-2 for approval with or without conditions; or Adopt Resolution No. 2012-2 for denial. 		

I. SUMMARY OF APPLICATION

The proposal is for a 69 lot single family subdivision and site development plan on approximately 23.62 acres located at the northeast corner of West 136th Avenue and Quivas Street in the Lambertson Farms PUD.

Property Owner and Applicant

The owner and applicant for the property is McKay Shores Construction Corporation.

Concept Review

A Concept Review for the proposed subdivision was considered at a City Council Study Session on February 17, 2009.

The changes incorporated since the concept review include: reconfiguration of the streets within the subdivision to introduce more interest and remove the straight line of back yards along West 136th Avenue; removal of proposed setback encroachments; and adjustment of the fencing plan from a solid wood fence to an open three-rail fence within Lambertson Farms and a 6-foot concrete privacy wall along West 136th Avenue.

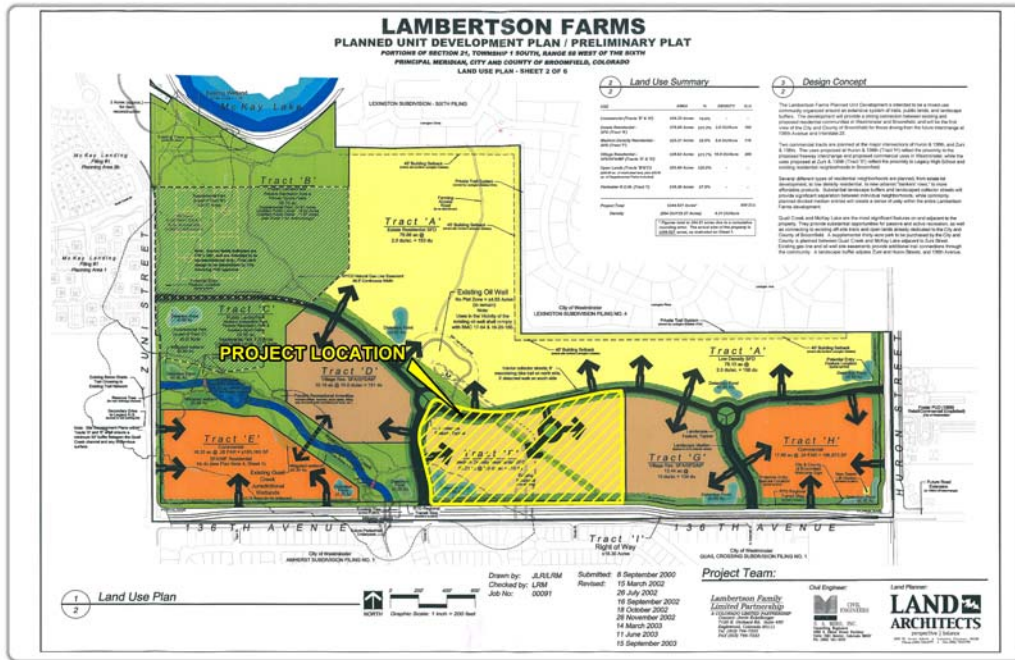
II. ZONING, PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE PROPERTY, AND STATUS OF DEVELOPMENT

Zoning

The site is zoned PUD and is subject to the Lambertson Farms PUD Plan approved for the overall 245-acre area. The Lambertson Farms PUD "Design Concept" describes the intent as follows:

"The Lambertson Farms Planned Unit Development is intended to be mixed-use community organized around an extensive system of trails, public lands, and landscape buffers....Substantial landscape buffers and landscaped collector streets will provide significant separation between individual neighborhoods...Quail Creek and McKay Lake are the most significant features on and adjacent to the property. They provide substantial opportunities for passive and active recreation, as well as connecting to existing off-site trails and open lands already dedicated to the City and County of Broomfield..."

The Lambertson Farms PUD Plan anticipates a mix of uses including single- and multi-family residential units, two commercial centers, a 10-acre public park and an additional approximately 50-acres open lands. The Plan allows for a maximum of 554 residential units with a maximum density of 4.3 dwelling units per acre for the overall development. Filing No. 6 (Tract F) is zoned to be developed at a density of 5 dwelling units per acre, or 118 lots under the PUD. The following map highlights the proposed development area within the approved Lambertson Farms PUD Plan area.



Previously Approved Development Plans

In September 2003, City Council approved the Lambertson Farms PUD Plan and Preliminary Plat. PUD Plan text changes were subsequently approved in 2006 and 2007.

In 2006 City Council approved the Lambertson Farms Filing No. 1 Final Plat to create large tracts and dedicate public right-of-way for the overall PUD area. At the same time, Council approved a Site Development Plan for a public park at the southeast corner of Zuni Street and West 138th Avenue. In 2007 City Council approved two commercial developments along West 136th Avenue at Huron Street and Zuni Street as well as the Filing No. 2 Site Development Plan for custom and semi-custom homes located northwest of Huron Street and W. 138th Avenue. A residential townhome development (Tract D) was also approved but never recorded as the builder intending to buy the property suspended operations in Colorado.

Status of Development

The development includes a park along the east side of Zuni Street and infrastructure improvements for roads, utilities and the Quail Creek drainage way. The Zuni Street commercial development, anchored by King Soopers, is complete. The Huron Street commercial development has an approved site development plan for a shopping center with pad sites along the perimeter of the property. Construction has been completed on two of the pad sites. Additional development, including both residential and commercial, has been slow to advance due to national market conditions.

A summary of the development of Lambertson Farms is in the following table:

Summary Status								
Development for Lambertson Farms - December 2011								
Parcel (per Filing 1)	Land use Designation	Acres	Max Density/ Units	Maximum FAR & SF	Status	Approved FAR & SF	Approved Density/ Units	Development Name
PUD APPROVAL				SITE DEVELOPMENT PLANS				
A (Filing 2)	Estate Residential	71.91	2.0 Du / Ac 148 Units		Approved		1.71 DU/Ac 123 Units	
B	Public Lands/ Park	27.27			To be transferred to Public			
C, K, L, N, O & P	Open Lands	30.60			Dedicated to CCOB with Filing 1			Quail Creek Park (P) is complete
D	Village Residential	14.97	10 Du/ Ac 151 Units					
E (Filing 5)	Commercial		54 Units (restricted)*	.26 185,163 sf	Overall SDP and Plat Approved		No res. units approved	Shops at Quail Creek
Filing 5 Lot 1		9.62			Construction Completed	.24 99,844 sf		King Soopers with fuel
Filing 5 Lot 2		5.00			Construction Completed	.17 37,800 sf		In-line Commercial
Filing , Lot 3		.70			Construction Completed	3,767 sf		FirstBank
Filing 5 Lot 4		.70			Construction Completed	2,477 sf		Jack in the Box
Filing 5 Lot 5		.75			Construction Completed	2,781 sf		Taco Bell
Filing 5 Lot 6		.75			Concept Plan Jan 20, 2009	5,685 sf		Real Chi Wellness Spa
F	Medium Density Res	23.63	5 Du / Acre 116 Units		Proposed Development		2.92 DU/Ac 69 units	Enclave
G	Village Residential	12.86	10 Du/Acre 134					
H (Filing 4)	Commercial			.24 212,000	Overall SDP and Plat Approved			Cobblestone Crossing
Filing 4 Tract A	Private Open Area	1.49			SDP Approved			Private open area
Filing 4 Lot 1	Commercial	11.65			SDP Approved	.21 FAR 107,581 sf		Cobblestone Crossing
Filing 4 Lot 2	Commercial	.91			Construction completed	.19 FAR 7,330 sf		Montessori School
Filing 4 Lot 3	Commercial	.91				.24 FAR 9,535 sf		
Filing 4 Lot 4	Commercial	.91			Construction completed	.17 FAR 7,000 sf		Advance Auto Parts
Filing 4 Lot 5	Commercial	.91			Concept Plan April 1, 2008	.24 FAR 9,535 sf		Community Financial Credit Union
Filing 4 Lot 6	Commercial	1.16			SDP approved	.24 FAR 12,133 sf		Burger King
Filing 4 Lot 7	Commercial	1.06			SDP approved	.06 FAR 5,300		Valero Gas Station
Filing 4 Lot 8	Commercial	1.06						
Filing 4 Lot 9	Lift Station				Construction completed			Lift Station
I, J	ROW	8.46			Dedicated with Filing 1			
Q, R, S, T & U	HOA LS w/in ROW	.52			Dedicated with Filing 1			
	APPROVED PUD & SDP TOTALS		4.31 Du/Ac 549 Units	397,163 sf		310,768 sf	192 units	

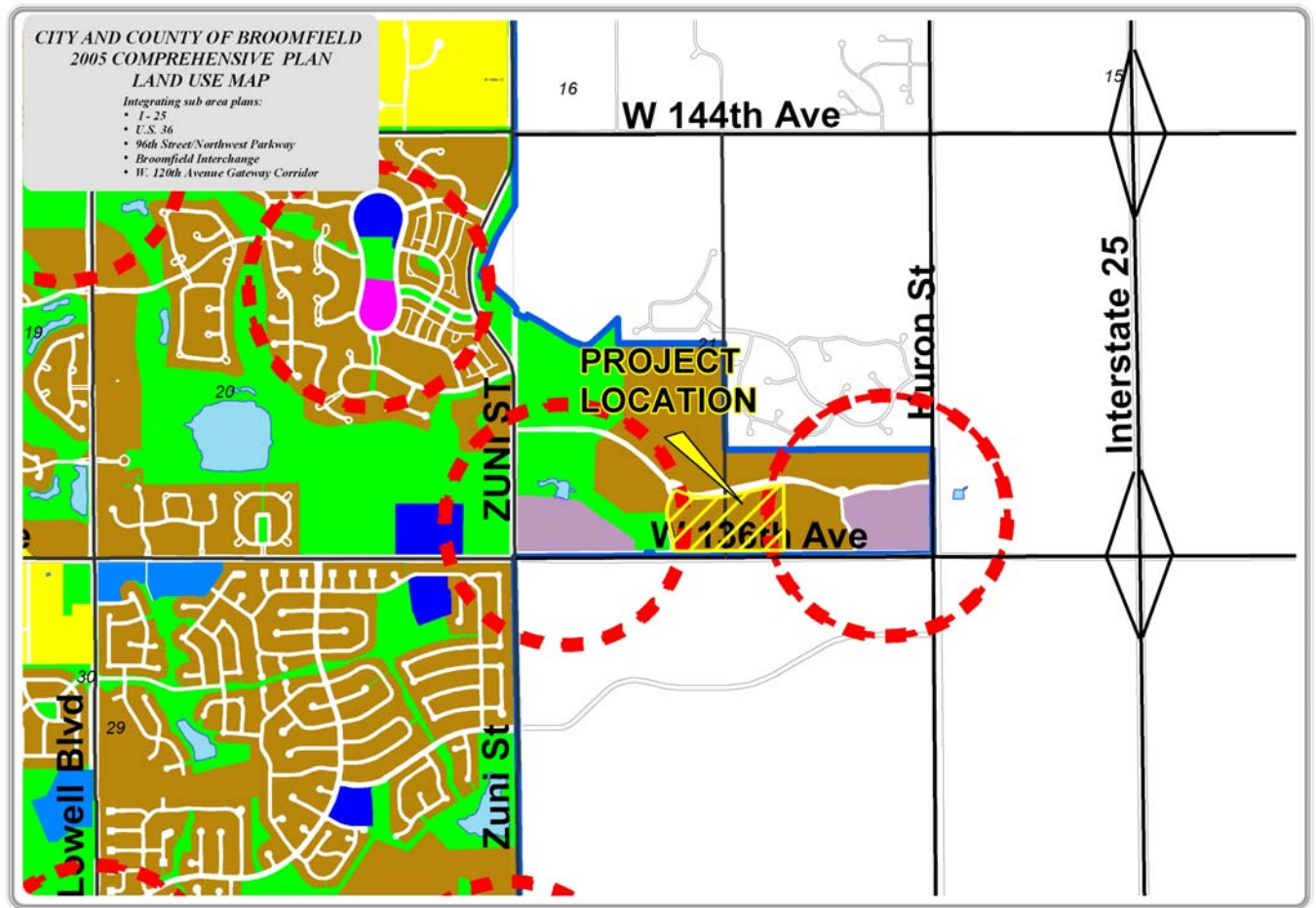
III. APPLICABLE CITY AND COUNTY OF BROOMFIELD PLANS

Relationship to Comprehensive Plan and Financial Plan

Comprehensive Plan

The Broomfield Comprehensive Plan designation for the property is Neighborhood Residential. The proposed use is consistent with the Comprehensive Plan land use designation.

The following map identifies the location of the subject property and surrounding area within a portion of the Comprehensive Plan Land Use Map.



Financial Plan

The proposal is consistent with the land use assumptions established in the Long Range Financial Plan and does not change estimated long range revenues or expenditures.

Goals and Policies

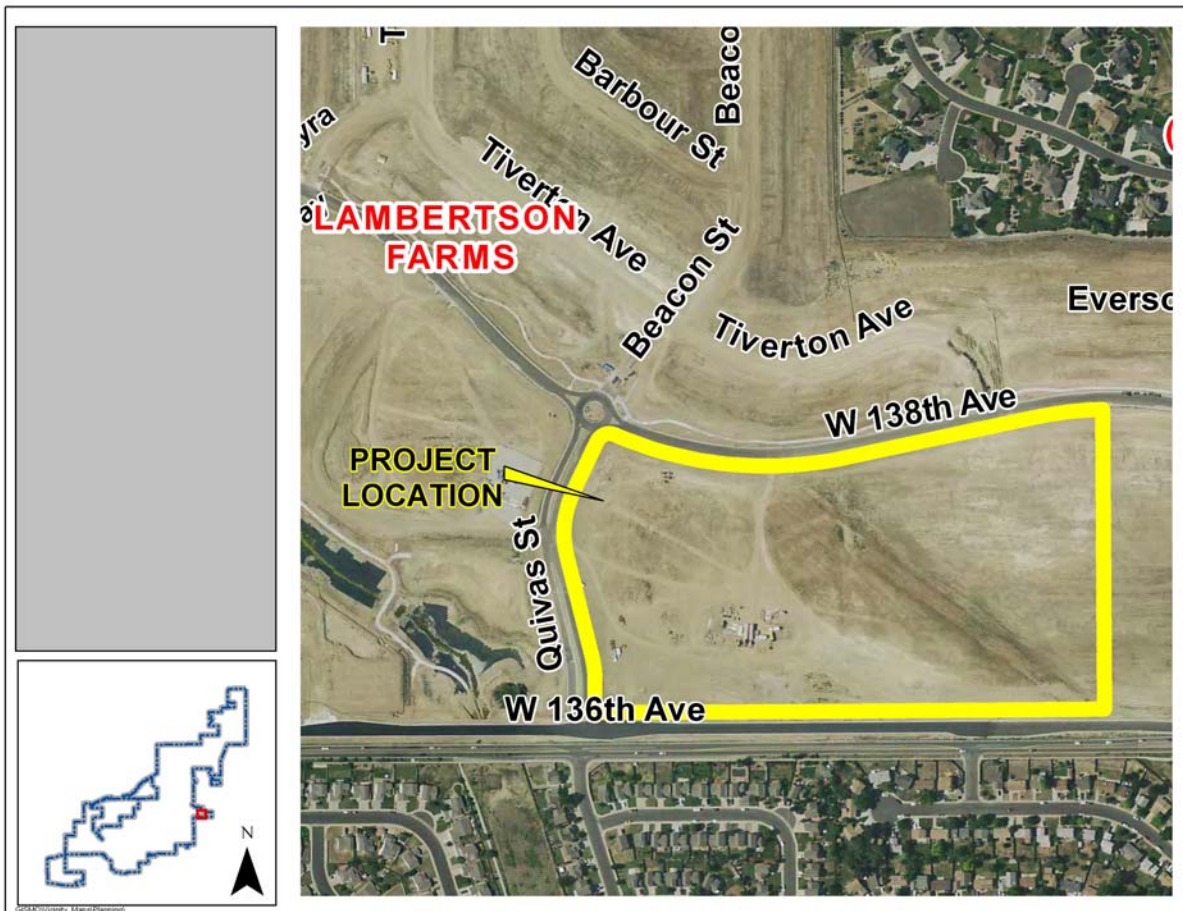
The Lambertson Farms Filing No. 2 development has the potential to help implement the following goals and policies of the Comprehensive Plan:

- Policy LU-C: Neighborhoods - "Create a community of neighborhoods containing a variety of housing types, while maintaining the overall single-family nature of Broomfield."
- Goal OP-B: Connected Public Spaces - "Create connected public spaces in order to provide continuous green space throughout the community benefiting wildlife, enhancing recreational experiences and increasing Broomfield's walkability."

IV. AREA CONTEXT

Property Location

The following map shows the proposed development boundary over an aerial photograph.



Surrounding Land Uses

	ADJACENT USE/ZONING	COMPREHENSIVE PLAN DESIGNATION
North	Lambertson Farms - Filing No. 2 Residential Estate Lots/PUD	Neighborhood Residential
South	Single-Family Residential - City of Westminster	City of Westminster-Residential
East	Lambertson Farms - Undeveloped Village Residential/PUD	Neighborhood Residential
West	Quail Creek Drainage with Trail Corridor and Undeveloped Village Residential/PUD	Open Lands and Neighborhood Residential

**V. CURRENT APPLICATION –
DETAILED DESCRIPTION AND STAFF REVIEW**

Summary of Application

The proposal is a final plat and site development plan for 69 single-family residential lots on 23.62 acres located at the northeast corner of West 136th Avenue and Quivas Street. In addition to the 69 lots, the plan includes a regional trail connection diagonally through the neighborhood and a centrally located pocket park with a small play area and a pavilion with a picnic table.

Background/Base Data

1.	PROPERTY OWNER	McKay Shores Construction Corporation
2.	APPLICANT	McKay Shores Construction Corporation
3.	PROPERTY LOCATION	Northeast corner of West 136th Avenue and Quivas Street
4.	PROPERTY SIZE	23.62 acres
5.	CURRENT ZONING	PUD
6.	PROPOSED ZONING	PUD
7.	CURRENT LAND USE	Undeveloped
8.	PROPOSED LAND USE	Single-family Residential
9.	COMPREHENSIVE PLAN DESIGNATION	Neighborhood Residential

Land Use Summary

The following is a composite land use summary for the proposed development.

LAMBERTSON FARMS FILING NO. 6 COMPOSITE LAND USE SUMMARY						
Land Use	Acres	% Total	# of Units	Avg. Lot Size	Pop Est.	Projected Average Sales Price
Building	6.07	26%	69	8,688 SF	202	\$ 440,000
Parking and Drives	4.44	19%	n/a	n/a	n/a	n/a
Open Lands	13.11	55%	n/a	n/a	n/a	n/a
Total	23.62	100%	69	n/a	202	\$30,360,000



Site Data Graphic

Existing Site Characteristics

The site is located centrally within the Lambertson Farms PUD between West 136th and West 138th Avenues. The site is vacant with completed infrastructure (including streets with landscaping, water, sewer and storm drainage) surrounding it. The adjacent sites are planned to be various densities of residential development, but are currently vacant.

Zoning

The proposed use is permitted by the Lambertson Farms PUD. The site development plan meets the requirements within the PUD, with the exception of one architectural element - a specified percentage of masonry on the rear of the homes along West 136th Avenue. A variation is requested for this element to relieve the applicant of the required masonry on the rear elevation of homes that will have a six-foot masonry wall along their rear property line (adjacent to West 136th Avenue).

Public Land Dedication

The Broomfield Municipal Code and Broomfield Comprehensive Plan requires a developer to dedicate land for public purposes (parks, etc) with residential development based on the estimated population generated by the development. The Lambertson Farms PUD estimated the amount of public land dedication required based on a projection of the population proposed in the PUD. The land area satisfying the requirement has been dedicated. The proposed population for Lambertson Farms Filing No. 6 does not exceed the estimate contained in the PUD. Therefore, no additional public land dedication is required.

Site Design

The proposed lot layout for the property uses a modified grid street pattern which creates short blocks within a circular street serving the perimeter lots. The lots vary in size from 7,245 square feet to 16,701 square feet. The average lot size is 8,688 square feet.

A trail meanders through the site diagonally from West 136th Avenue to West 138th Avenue, generally following the gas line easement that crosses the property. A pocket park with a small play area and pavilion with a picnic table, bike rack and doggie station are centrally located and served by the trail.

The orientation of the lots is to the interior of the subdivision with no lots fronting on the major perimeter streets. A 6-foot concrete privacy wall is proposed along West 136th Avenue. The developer will also construct a 4-foot open rail fence where lots border public spaces (Quivas Street, West 138th Avenue, east property line, and park area).

Access and Circulation

There are three access points for the subdivision - a right-in, right-out access from Quivas Street and two full movement access points from West 138th Avenue. The Navajo Street access was added in response to comments from the North Metro Fire Rescue District to address a concern for alternative access to the eastern portion of the development.

A pedestrian trail meanders through the subdivision diagonally from West 136th Avenue to West 138th Avenue along the existing gas line easement. The alignment of the trail conforms to the trail pattern identified in the Lambertson Farms PUD. The PUD also encouraged the development of pocket parks within neighborhoods. This has been addressed with the proposed plan.

Landscaping

Approximately 55% of the subdivision will be landscaped area which exceeds the PUD requirement of 40%. Landscaping, composed of a variety of evergreen and deciduous trees and shrubs, ornamental grasses and turf, is proposed along the three existing perimeter streets surrounding the subdivision. The landscaping will complement the landscape palette that exists within the street right of ways.

A pocket park is centrally located and provides a small play area with an adjacent pavilion. The pavilion will contain a picnic table and bike racks and a doggie station will be located nearby.



Lambertson Farms Filing No. 6 Landscape Plan

Architecture

Architectural Standards and Guidelines meet the Lambertson Farms PUD standards and are incorporated into the proposed site development plan with one exception. The PUD states that front elevations, and side and rear elevations that face public space, will have a percentage of masonry. The percentage is to be determined in the site development plan. The Plan under consideration has established a 30% level of masonry with one exception. A variation requested would exempt the masonry requirement on the rear elevation of the homes along West 136th Avenue due to the construction of a 6-foot masonry wall at the rear property line of these homes.

Three different elevations (Country Manor, Farmhouse, and Traditional) for a ranch style home and a two-story home are part of the site development plan - offering a total of six different elevations for the subdivision. The applicant has indicated the palette of floorplans and elevations offered will be increased as the builder moves ahead with the project. The elevations included with the site development plan conform to the design requirements established by the PUD and are reinforced by the standards provided in the proposed plan.



BERTONI - TRADITIONAL ELEVATION

BAYHILL - TRADITIONAL ELEVATION



Example of Traditional Elevations for Lambertson Farms Filing No. 6

Population Estimate

Single-family homes are expected to generate approximately 2.93 persons per household. For a development of 69 homes, approximately 202 people are expected. Lambertson Farms is in the Adams County School District. Meridian elementary school, Rocky Top middle school, and Legacy high school will serve the proposed development. Adams Public Schools estimates the proposed development will generate 20 elementary students, 10 middle school students, and 13 high school students. The Adams County School District has no objection to the proposed development.

Neighborhood Meeting

The Lambertson Farms PUD requires a neighborhood meeting be held for all developments. The applicant has scheduled the neighborhood meeting for January 6, 2012, and will present any comments collected at the public hearing.

Variations

One variation is requested in the site development plan:

- Masonry on the rear elevations backing to West 136th Avenue be exempt from the required 30% masonry requirement where a six-foot tall solid masonry wall is proposed.

VI. STAFF REVIEW OF KEY ISSUES

No key issues were identified for the proposed Final Plat and Site Development Plan.

VII. APPLICABLE MUNICIPAL CODE STANDARDS

The Planning and Zoning Commission reviews the final plat and site development application based on the following provisions of the Broomfield Municipal Code:

FINAL PLAT

16-20-090 Review standards.

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed final plat meets the standards set forth in section 16-16-110 and is generally consistent with an approved preliminary plat, if there is one. No final plat will be recommended by the planning and zoning commission or approved by the city council until such maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials as may be required herein have been submitted and reviewed, and found to meet the planning, engineering, and surveying requirements of the city required; provided, however, that the city engineer may waive any final plat requirement for good cause shown. (Ord. 724 §1, 1987; Ord. 934 §4, 1992; Ord. 1147 §1, 1995; Ord. 1935 §23, 2011)

16-16-110 Review standards.

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed preliminary plat meets the following standards:

- (A) The project should not create, or should mitigate to the extent possible, negative impacts on the surrounding property.
- (B) The project should provide desirable settings for buildings, make use of natural contours, protect the view, and afford privacy and protection from noise and traffic for residents and the public.
- (C) The project should preserve natural features of the site to the extent possible.
- (D) The proposed traffic flow and street locations should be consistent with the city's master plan, should be in accordance with good engineering practice, and should provide for safe and convenient movement.
- (E) The lots and tracts should be laid out to allow efficient use of the property to be platted.
- (F) The proposed public facilities and services should be adequate, consistent with the city's utility planning, and capable of being provided in a timely and efficient manner.
- (G) The proposal should comply with the design standards of chapter 16-28, the improvement requirements of chapter 16-32, and the standards and specifications of chapter 14-04.
- (H) The proposal should be consistent with the need to minimize flood damage.
- (I) The proposal should have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and designed to minimize flood damage.
- (J) The proposal should have adequate drainage provided to reduce exposure to flood damage.

(Ord. 724 §1, 1987; Ord. 769 §2, 1988; Ord. 1111 §7, 1995; Ord. 1935 §18, 2011)

16-20-050 Final plat; hearing and notice; planning and zoning commission.

The planning and zoning commission shall hold a public hearing on the final plat. Notice shall be given in accordance with the provisions of chapter 17-52. (Ord. 724 §1, 1987; Ord. 1111 §9, 1995; Ord. 1935 §20, 2011)

16-20-060 Final plat; recommendation; planning and zoning commission.

Within thirty days of the conclusion of its public hearing on the final plat, the planning and zoning commission shall adopt a resolution recommending approval, disapproval, or conditional approval. If the approval is conditional, the conditions under which the final plat would be acceptable shall be set forth. (Ord. 724 §1, 1987; Ord. 1111 §10, 1995; Ord. 1935 §21, 2011)

SITE DEVELOPMENT PLAN

17-38-220 Review standards.

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed site development plan meets the following standards:

- (A) The proposal should be consistent with the intent of this chapter as set forth in section 17-38-010.
- (B) The proposal should identify and mitigate potential negative impacts on nearby properties.
- (C) The proposal should identify and maximize potential positive impacts on nearby properties.
- (D) The proposal should include adequate facilities for pedestrians, bicyclists, and motorists.
- (E) The proposal should include adequate public improvements (both on and off site) to be provided in a timely fashion.
- (F) The proposal should optimize conservation of energy, water, and other resources on a site-specific scale.
- (G) The land uses within the plan should be compatible with one another and with nearby properties.
- (H) The proposal should provide for open area at a rate of not less than forty percent of the developable site in residential areas and twenty-five percent in other areas as provided in section 17-38-240 below.
- (I) The proposal should include any common areas serving the site, and adequate provisions should be made for the ownership and maintenance of such areas.
- (J) The proposal should justify any proposed deviations from the Broomfield Municipal Code in terms of the overall quality of the plan.
- (K) The proposal should be consistent with the approved PUD plan.
- (L) For residential-use PUD plans and site development plans, the proposal should be consistent with adopted uniform standards.

(Ord. 725 §1, 1987; Ord. 1098 §2, 1994; Ord. 1111 §36, 1995; Ord. 1364 §4, 1998; Ord. 1935 §54, 2011)

17-38-180 Site development plan; hearing and notice; planning and zoning commission.

The planning and zoning commission shall hold a public hearing on the site development plan. Notice shall be given in accordance with the provisions of chapter 17-52. (Ord. 725 §1, 1987; Ord. 1111 §33, 1995; Ord. 1935 §41, 2011)

17-38-190 Site development plan; recommendation; planning and zoning commission.

Within thirty days of the conclusion of its public hearing, the planning and zoning commission shall adopt a resolution of approval, disapproval, or conditional approval. If the recommendation is for conditional approval, the conditions under which the site development plan would be acceptable shall be set forth. (Ord. 725 §1, 1987; Ord. 1111 §34, 1995; Ord. 1935 §42, 2011)

17-38-350 Exceptions.

For good cause shown by the applicant, the city council may eliminate, alter, or vary some or all of these uniform subdivision standards for a residential PUD plan or for a residential site development plan. (Ord. 1288 §1, 1997)

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2012-2

A RESOLUTION RECOMMENDING APPROVAL OF A
SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LAMBERTSON FARMS FILING NO. 6
APPROXIMATELY LOCATED AT THE NORTHEAST CORNER OF
WEST 136TH AVENUE AND QUIVAS STREET

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Site Development Plan and Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:

Site Development Plan	fifteen 11" x 17" sheets
Final Plat	three 11" x 17" sheets
- 1.3 Said application was considered during a public hearing held January 9, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code.
- 1.5 Said application is in conformance with the applicable requirements of the Broomfield Municipal Code.
- 1.6 Said application may include certain variances from the Broomfield Municipal Code provisions.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends approval of the application. The Broomfield Planning and Zoning Commission also recommends approval of those variances from the Broomfield Municipal Code contained in the application.

PASSED _____ on January 9, 2012.

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2012-2

A RESOLUTION RECOMMENDING DENIAL OF A
SITE DEVELOPMENT PLAN AND FINAL PLAT FOR LAMBERTSON FARMS FILING NO. 6
APPROXIMATELY LOCATED AT THE NORTHEAST CORNER OF
WEST 136TH AVENUE AND QUIVAS STREET

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Site Development Plan and Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:

Site Development Plan	fifteen 11" x 17" sheets
Final Plat	three 11" x 17" sheets
- 1.3 Said application was considered during a public hearing held January 8, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code.
- 1.5 Said application is not in substantial compliance with the applicable requirements of the Broomfield Municipal Code. The application is deficient for the following reasons:
 - a.
 - b.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends denial of the application.

PASSED _____ on January 9, 2012.

Chairman
Planning and Zoning Commission

Secretary
Planning and Zoning Commission