David Torgler, Administrator/Clerk

COMMUNICATION FORM

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accessibility and construction standards. Owners to advise future residents that there is no winter parking on Oak Ridge Circle as posted.

11. Water infrastructure and meters shall be installed according to Town standards and as approved by the Public Works Director.
12. Sanitary sewer infrastructure shall be installed according to Town standards and as approved by the Public Works Director.
13. The developer shall re-vegetate disturbed areas as soon as possible.
14. Electrical service lines shall be placed underground.
15. Drainage and runoff is addressed in the Sierra View subdivision design and was constructed as part of the subdivision infrastructure development. Site drainage and runoff shall be in accordance with the subdivision drainage plan and as approved by the Public Works Director.
16. The site plan must include a minimum fifteen-foot bufferyard, inclusive of the sideyard setback; and, that a six-foot decorative fence, with the finished side facing the property to the west shall be approved subject to approval by the Fire Chief and Town Public Works Director.
17. The developer shall provide a minimum of four (4) parking spaces of the required minimum size of 10'x20' for visitor parking..
18. The developer shall provide an exterior lighting plan for each lot that meets the provisions of Section 17.10.010.
19. Any future subdivision of either four-unit building(s) into condominium or townhouse units will require a condominium or townhouse plat after the units are constructed so the units can be separately sold and any operation and maintenance obligations to shared infrastructure, examples including but not limited to: private driveway, drainage, exteriors of each building, snow storage; are defined on the plat.
20. Approval shall expire three years from its approval subject to Section 17.03.014 of the Town of Oak Creek, Colorado Municipal Code.

BACKGROUND INFORMATION: At the December 21, 2022 Planning Commission meeting the commissioners considered the application referenced above and recommended its approval subject to the findings and conditions also stated above.

FISCAL IMPACTS: None known

LEGAL ISSUES: This application is following the Town of Oak Creek's Municipal (land use) codes. There are portions of the land use code for Land Use Changes – Major Impact that do not apply, such as referral and review by outside agencies, that can be addressed in the Town Board's findings of facts.

CONFLICTS OR ISSUES: Consideration to address snow storage and stormwater drainage, including siltation, to meet the Town's stormwater drainage requirements. Staff is working with the developers to properly address.

SUMMARY AND ALTERNATIVES: Per Section 17.03.013 – Review procedure for land use changes of major impact: Significance of Conceptual Plan Approval. Approval of a conceptual plan shall constitute approval of the general development concept only and shall not constitute approval of any detailed design engineering of submittals or proposed solutions to specific problems revealed in the review process. Upon approval of the conceptual plan, the applicant shall proceed with the preparation of the final plan in accordance with Section 17.03.013(B). Failure to file a complete final plan application within twelve months of conceptual plan approval shall require the applicant to commence the conceptual plan review procedure again, provided however, that for good cause shown, the board may extend the time period for filing the final plan application. The final plan application may be submitted in stages consistent with a master development plan outlined at the conceptual plan stage, if such master plan was approved by the board of trustees in connection with conceptual plan review.