

AGENDA ITEM SUMMARY

City Council



STAFF

Sophie Buckingham, Civil Engineer II
Heather N. Jarvis, Assistant City Attorney

SUBJECT

Second Reading of Ordinance No. 171, 2023, Vacating a Portion of Public Right-of-Way Dedicated by the Redwood Village PUD Phase II Plat.

EXECUTIVE SUMMARY

This Ordinance, unanimously adopted on First Reading on December 5, 2023, approves the vacation of a portion of public right-of-way that has never been used for street purposes. Once this right-of-way area is vacated, the property will be privately developed as a multifamily housing project, and new public right-of-way will be dedicated to support the housing project and provide public street connections to the adjacent Northfield subdivision.

STAFF RECOMMENDATION

Staff recommends adoption of the Ordinance on Second Reading.

BACKGROUND / DISCUSSION

The plat of Redwood Village PUD Phase II dedicated public right-of-way for several local streets, including Bellflower Drive, Mullein Drive, Sundrop Circle, and Ginseng Circle. After the plat was filed, the property was never developed, and the vested right for the development plan expired. The undeveloped right-of-way is no longer compatible with the surrounding streets and neighborhoods. For example, due to the alignment of Suniga Road through the property, the existing right-of-way for Bellflower Drive intersects the right-of-way for Suniga Road at an angle that is not permitted by the Larimer County Urban Area Street Standards. See Figure 1. Additionally, when the Northfield property directly to the east was developed, the Northfield project dedicated right-of-way for two public streets to continue into the property that had been proposed as Redwood Village PUD Phase II. Per Section 3.6.3(F) of the Land Use Code, development of the property that had been proposed as Redwood Village PUD Phase II is required to continue the street stubs dedicated by the Northfield development, which requires vacation of the existing right-of-way and dedication of new right-of-way to align with these street stubs. The property that had been proposed as Redwood Village PUD Phase II is now proposed to be developed as a multifamily housing project called Enclave at Redwood. The plat of Enclave at Redwood will dedicate new right-of-way to continue the street stubs from the Northfield property and provide other connections to the existing public street network. See Figure 2. The Enclave at Redwood site plan was approved by the Planning and Zoning Commission, and the final development plans are currently under review. The Enclave at Redwood plat cannot be recorded until the existing right-of-way is vacated.

Figure 1. Right-of-Way Dedicated by Redwood Village PUD Phase II Plat

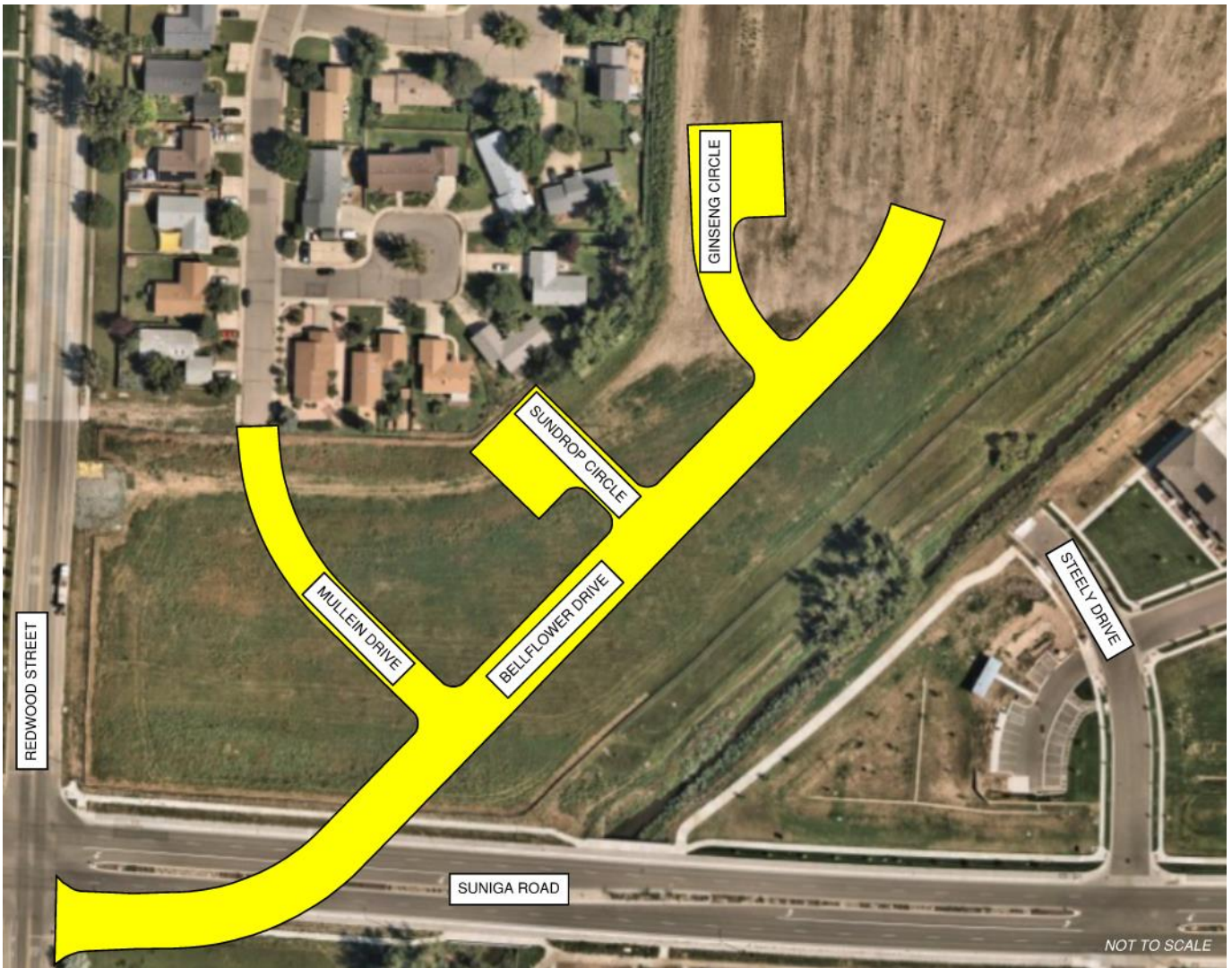
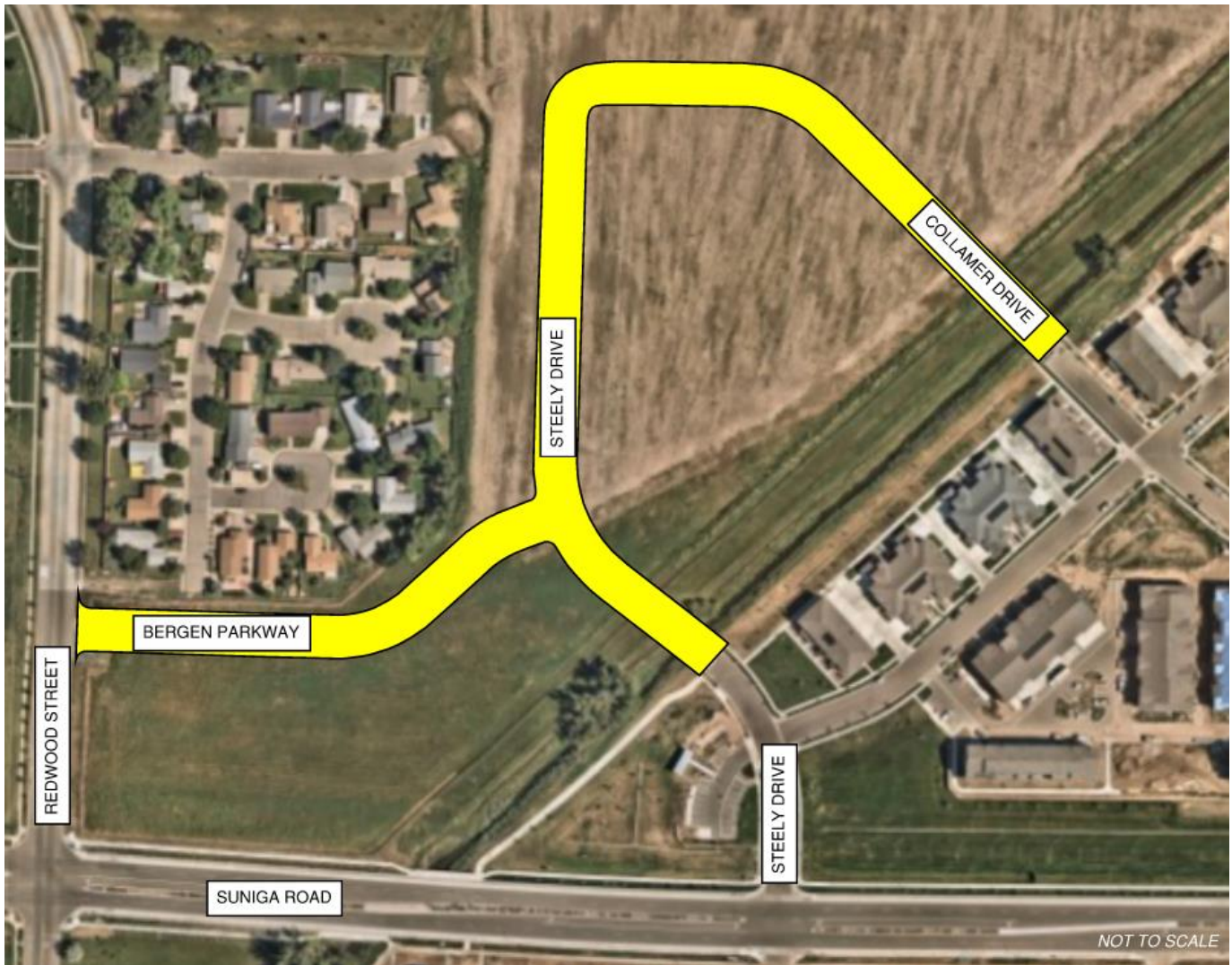


Figure 2. Right-of-Way Proposed to be Dedicated by Enclave at Redwood Plat



CITY FINANCIAL IMPACTS

There will be no financial impacts to the City.

BOARD / COMMISSION / COMMITTEE RECOMMENDATION

The Enclave at Redwood project, which requires vacation of the portion of Redwood Village PUD Phase II right-of-way, first went to the Planning and Zoning Commission as PDP210004 and was approved on June 16, 2022. After that approval, an amendment went to the Planning and Zoning Commission as MJA220003 and was approved on April 20, 2023.

PUBLIC OUTREACH

In accordance with City Code Section 23-115(d), potentially affected utility agencies, City staff, emergency service providers, and affected property owners in the vicinity have been notified of the request for right-of-way vacation. Property owners in the surrounding neighborhoods (Northfield and Meadows at Redwood

PUD Phase I Replat) were notified of the proposed Enclave at Redwood development and invited to the neighborhood meetings and public hearings for the project.

ATTACHMENTS

First Reading attachments not included.

1. Ordinance for Consideration
2. Exhibit A to Ordinance