

RESOLUTION NO.

01-20
Series of 2001

TITLE: A RESOLUTION ESTABLISHING A PUBLIC POLICY FOR THE PUBLIC IMPROVEMENT REQUIREMENTS FOR VACANT RESIDENTIAL LOTS WITHIN THE ORIGINALLY PLATTED PORTION OF THE TOWN OF HUDSON

WHEREAS, the Town Board acknowledges that the needs and best interests of the community are served by establishing Development Policies and Procedures, and;

WHEREAS, the adopted Development Policies and Procedures are intended to ensure that new development is not inadvertently subsidized by existing residents, and;

WHEREAS, the Town has recently received inquiries on the application of said policies and procedures for the development of existing platted lots specifically relating to the requirements for public improvements, and;

WHEREAS, the Town Board desires to clearly define the expectations for public improvements as they relate to existing vacant platted lots within the community.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF HUDSON, COLORADO, AS FOLLOWS:

Section 1. The Town Board of Trustees hereby adopts the Policy for Public Improvement Requirements for Residential Zoned, Platted, and Vacant Lots herein attached as "Exhibit A" applicable to Blocks 1, 2, 7, 8, 25-37, 40, 41, 44-54, and 56-96 of the incorporated Town of Hudson.

INTRODUCED, READ and PASSED this 12th day of September, 2001.

BOARD OF TRUSTEES,
TOWN OF HUDSON, COLORADO

Donald B. Litton, Mayor

ATTEST:

Judy Larson, Town Clerk

EXHIBIT “A”

TOWN OF HUDSON Policy for Public Improvement Requirements for Vacant R-1, R-2 & R-T Zoned Lots in Blocks 1,2,7,8,25-37, 40,41, 44-54, and 56-96

Purpose and Lot Description

These regulations and procedures shall apply to all existing vacant residential lots when a Building Permit application or an application for a Minor Development is submitted for the construction of one principal dwelling unit. The size of the vacant lots shall represent fractions or multiples of the standard platted lots as originally platted in Hudson City in 1889 and incorporated within the current Town limits. The standard platted lot shall be considered to be approximately 25 feet in width and 125 feet deep. The allowable number of multiple standard lots eligible under these regulations and procedures shall not exceed three lots. After the effective date of these regulations, the subdivision of existing Blocks by ownership or by recorded plat intended to circumvent the intent of these regulations will not be considered. Groups of residential lots in excess of three standard lots shall comply with the requirements of the Land Development Code.

Public Improvements

The public improvements associated with vacant residential lot development shall include but not be limited to streets, sidewalks, curb & gutter, water lines, sewer lines, storm sewer, detention ponds and storm drainage facilities. Public improvements shall meet all current standards and specifications in effect upon the date of application for a Building Permit. To the extent a current property owner desiring a Building Permit for a vacant residential lot has previously invested in the adjacent public improvements pursuant to Town Ordinance, credit may be given.

Public Improvement Credit

A credit for existing public improvements to meet the current standards shall be granted upon determination by the Town Administrator or the Town Engineer of the condition, equivalent structural value, remaining service life, and compliance to the current Town Standards and Specifications. The equivalent structural value for existing gravel streets in good condition as compared to a full depth section of asphalt pavement shall be three (3) inches of gravel per one (1) inch depth of asphalt per unit area.

Corner Lot Special Condition

Upon application for a Building Permit for a principal dwelling, a vacant residential corner lot shall be required to construct the public improvements or escrow a sum sufficient to construct the public improvements only along the property line which is directly adjacent of and parallel to the front of the proposed residential dwelling unit.