

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 3
SERIES OF 2020**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO AMENDING
CHAPTER 16 OF THE RIFLE MUNICIPAL CODE TO PROVIDE FOR
ADDITIONAL REQUIREMENTS FOR CERTAIN SUBDIVISIONS.

WHEREAS, the City of Rifle (“Rifle” or the “City”) is a home-rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Rifle Home Rule Charter; and

WHEREAS, Chapter 16 of the City of Rifle Municipal Code (the “Code”) sets forth the City’s regulations relating to land use, development, and zoning; and

WHEREAS, City staff has determined that subdivisions creating more than thirty residential lots should be required to provide certain improvements to enhance emergency, vehicular, and pedestrian access; and

WHEREAS, on January 28, 2020 pursuant to Code Chapter 16, Article V, Division 3, the Rifle Planning Commission held a public hearing and approved TXT-2020-01 recommending City Council’s adoption of the Code amendments herein; and

WHEREAS, the City Council finds and determines that the following amendments to Chapter 16 of the Code are in the best interest of the public health, safety and welfare of the citizens of Rifle.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF RIFLE, COLORADO, ORDAINS THAT:

1. The foregoing recitals are incorporated by reference as findings and determinations of the City Council.

2. Section 16-4-130 of the Rifle Municipal Code is hereby amended as follows, with underlined text added and ~~strike through language~~ deleted:

Sec. 16-4-130. - Subdivision design standards; subdivisions and PUDs creating more than thirty residential lots.

(a) Except as provided in subsection (b) of this section. Subdivision design standards are found in the Public Works Manual. In addition to the provisions of the Public Works Manual, the Public Works Director shall maintain subdivision, traffic, utility and other such design and construction standards necessary to carry out the purposes of these regulations, including but not limited to the provisions of Article XII of this Chapter. All requirements of these regulations, other regulations of the City and the design and construction standards of the Public Works Director shall be complied with.

- (b) Additional requirements for large subdivisions and PUDs. Residential subdivisions and PUDs with more than thirty (30) residential units or lots in all phases of the subdivision shall provide the following:
1. A secondary vehicular access to the subdivision. The intent of this provision is to provide for emergency access, and to encourage traditional neighborhood development patterns with interconnected street networks. Exceptions available under the Fire Code are not permitted.
 2. Pedestrian access to the City of Rifle pedestrian network. The subdivision shall provide at least one means of safe pedestrian access that directly connects to the general pedestrian network. If necessary to achieve this objective, this standard shall require the construction of offsite pedestrian improvements as part of the required subdivision improvements.
 - (3) Applicability. This subsection (b) shall only apply to new subdivisions or PUDs involving approvals for more than thirty (30) residential units or lots after February 28, 2020. It shall not apply to site plans or other non-subdivision applications involved with the build-out of subdivisions that received approvals before February 28, 2020. In the approval of a PUD application, the City may, in its discretion, waive some or all of these standards in exchange for other community benefits for subdivisions between thirty (30) residential units and (45) residential units.

INTRODUCED on February 19, 2020 read by title, passed on first reading, and ordered published as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado on March 4, 2020, passed without amendment, approved, and ordered published in full as required by the Charter.

DATED this ____ day of _____, 2020.

CITY OF RIFLE, COLORADO

By _____

Mayor

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ATTEST:

City Clerk