



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers March 17, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/94982059464> Or by phone: (877) 853 5247 US Toll-free / (888) 788 0099 US Toll-free Meeting ID: 949 8205 9464

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up by contacting the Planning Department by email Planning@windsorgov.com before 5:00p.m. the day of the meeting. Written comments are also welcome and should be given to the Planning Department prior to the start of the meeting.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared. When you are recognized, unmute yourself, state your name and address then speak to the Planning Commission. Individuals will be limited to three (3) minutes.

B. CONSENT CALENDAR

1. Minutes of the February 17, 2021 Planning Commission Meeting

C. BOARD ACTION

1. Preliminary Major Subdivision - Raindance Subdivision 15th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - Staff presentation, David Eisenbraun
2. Recommendation to Town Board - Final Site Plan – The Ridge at Harmony Road Subdivision 5th Filing - Jeff Mark, The Landhuis Company, applicant; Kristin Turner, TB Group, applicant's representative
 - Quasi-judicial
 - Staff Presentation: Paul Hornbeck, Senior Planner
3. Public Hearing - Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing - Jeff Mark, The Landhuis Company, applicant; Kristin Turner, TB Group, applicant's representative
 - Quasi-judicial
 - Staff Presentation: Paul Hornbeck, Senior Planner
4. Recommendation to Town Board - Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing - Jeff Mark, The Landhuis Company, applicant; Kristin Turner, TB Group, applicant's representative
 - Quasi-judicial
 - Staff Presentation: Paul Hornbeck, Senior Planner
5. Public Hearing - Rezone - Hoehne Subdivision 1st Filing, Block 2, Tract B - Cindy Hoehne,

Property Owner/Co-Applicant and Les Kaplan, Co-Applicant

- Quasi-judicial
- Staff Presentation: Carlin Malone, Chief Planner

6. Recommendation to Town Board - Rezone - Hoehne Subdivision 1st Filing, Block 2, Tract B

- Quasi-judicial
- Staff Presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

- Communications from Planning Commission
- Communications from Town Board Liaison
- Communications from Town Staff

E. ADJOURN



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 02.17.21 Planning Commission Minutes



PLANNING COMMISSION REGULAR MEETING

February 17, 2021 // 6:00 p.m. // Virtual Meetings Until Further Notice

NOTE: This meeting was held virtually

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 6:06 p.m.

1. Roll Call

The following Planning Commission Members were present:

Chairman Gale Schick
Vice-Chair Jerry Bushelman
Doug Dennison
Kelly Hall
Roger Colonnese
Jose Valdes

Absent:

Cindy Scheuerman
Timothy Reddick

Also present:

Barry Wilson, Town Board Liaison
Carlin Malone, Chief Planner
Scott Ballstadt, Planning Director
Desa Blair, Civil Engineer
McKenzie Paine, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Eric Bernhardt, Alternate Commissioner
David Lingle, Loveland Housing Authority
Frankie Cole, Windsor Housing Authority
Jim Doyle, Owner Applicant

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

Mr. Dennison moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Colonnese, Valdes

Nays – None

Motion passed.

3. Public Invited to be heard

Chairman Schick opened the meeting up for public comment to which there was none.

B. CONSENT CALENDAR*

1. Approval of minutes of February 3, 2021 Planning Commission Meeting

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

Mr. Valdes moved to approve the minutes of the meeting of February 3, 2021; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Colonnese, Valdes

Nays – None

Motion passed.

C. BOARD ACTION

1. Public Hearing – Final Major Subdivision – Windshire Park Subdivision 6th Filing, applicant Jeff Feneis; Loveland Housing Authority.

Chairman Schick opened the public hearing.

Mr. Wilson stated, “Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight’s proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing.”

Per Ms. Malone the applicant, Mr. Jeff Feneis, Loveland Housing Authority, on behalf of Windsor Housing Authority (WHA), has submitted a final major subdivision plat, known as Windshire Park Subdivision 6th Filing. The proposal is a replat of Windshire Park Subdivision 4th Filing (approved on July 24, 2017, for 57 townhome lots). The subject 8.5-acre subdivision is zoned Residential Mixed Use (RMU). The replatting will vacate the existing townhome lots and private drives and reestablish lot lines and tracts to accommodate the senior housing buildings and internal drives. The property is currently owned by Windsor Housing Authority and once developed, will remain owned, operated, and maintained by WHA.

The project site is located west of Weld County Road 15 and approximately 2.5 miles north of Weld County Road 68-1/2. Uses adjacent to the project site include Windshire single-family homes to the north, and west. Agricultural land to the east and developed land to the south. Assess will be on Guardian Drive to the North, and Windshire Drive to the South.

On September 10, 2018, the Town Board approved a resolution amending the Windshire Park Master Plan, for the subject 8.5-acre property (Master Plan “Parcel E”), from multifamily residential use of 58 units to senior housing use of 123 units. The associated site plan of the project proposes 123 senior apartment units with one two-story building centrally located and one-story cottage-style buildings along the perimeter of the property (north, south, west). The number of proposed senior housing units for this property is based on the sewer capacity available, which is equivalent to 60 standard multifamily residential units. The preliminary plat approval noted that the maximum number of units for the subject property is 123 senior housing units or 60 standard multifamily units.

The site plan is an administrative item included in the packet, and listed as a communication item on the agenda.

Building characteristics include:

- Horizontal and vertical siding, stone accent walls
- One-story buildings adjacent to existing single-family residential rear property lines – 15' (approx.)
- Building height at highest point two-story buildings centrally located within the site – 35' max building height

Final Plat characteristics:

- Consistent with the Windshire Park 6th Filing Preliminary Plat, approved by Planning Commission on February 6, 2019.
- Lot area = 8.5 acres (370,446 s.f.)
- 4.46 acres (194,310 s.f.)
- landscape area (52.5% site area)
- 123 senior housing units
- 164 parking spaces
- 4 lots for buildings, private drive and parking lot; one tract for drainage detention area and landscaping

Site Plan:

- 14.47 dwelling units / acre
- 7 senior housing buildings – main building centrally located within the site and proposed for two-stories, other buildings proposed for single-story and located along perimeter of property to north, south and west.
- 123 senior housing units; two-story bldg. + one story buildings west-side

Three phases:

- Phase 1 – 52 units: 44 one-bedroom: 8 two-bedroom: 79 parking spaces
- Phase 2 – 38 units: 34 one-bedroom: 4 two-bedroom: 54 parking spaces
- Phase 3 - 27 units: 31 parking spaces

Relationship to Comprehensive Plan:

The application is consistent with the following goals and objectives of the Comprehensive Plan:

- Chapter 5b – Growth Framework Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives:

- Prioritize new growth in areas currently served by the Town infrastructure and services.
- Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework Goal:

- Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives:

- Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

- Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Notification

Public hearing notifications for this meeting were as follows:

- February 1, 2021 – affidavit of mailing to property owners within 300 feet
- January 29, 2021 – display ad published in newspapers
- January 25, 2021 – sign posted on property
- January 25, 2021 – notice posted on Town's website

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Mr. David Lingle reported February 1, 2021 they submitted a tax credit application to CHFA for phase 1 for a total of 52 units, and the common community space. The project includes 44 one bedroom / one bath, and 8 two bedroom / one bath units ranging from 679sq feet to 938sq feet. There will be 2500sq feet of common interior space that includes a large gathering area for events/dining, administrative space, fitness/wellness space, library, conference rooms, and storage areas. They are purposing this subdivision with (4) different phases due to the 123-unit space being too large to finance as a single tax credit funded project. Tax credits are awarded based on the availability of those funds, and the market demand. Additionally, tax credits require all of the phases of the development to be on their own lots, supported by its own parking. The Windsor Meadows family housing development across the street to the South is similar being developed in two phases, separated by two lots. It's undetermined whether they will have different tax credit investors for the different phases. Interviews for CHFA should be scheduled in late April or early May 2021 with an award date of mid-May. The proposal for the architectural design will be completed through the summer/fall, and be under construction in early 2022. The project is estimated to be 12-13-month construction process.

Mr. Jim Doyle reported as a design team they are really excited about the project making it compatible with the neighborhood incorporating our landscaping, and outdoor spaces.

Mr. Dennison asked Ms. Malone about the setbacks, and easements.

Ms. Malone reported the townhome development had a 5' rear setback, and 10' foot was proposed. The setback shown on the site plan is much greater. Originally the townhomes would be 2-story, but now they are 1-story.

Mr. Doyle reported originally it was 12' foot setback for the townhomes, and now 20' foot setback with the units being 1-story allowing for a landscaping buffer.

Mr. Seth Klock asked Mr. Lingle how tall the units will be in phase 1.

Mr. Lingle reported the 2-story buildings will be 30' foot to the peak of the roof.

Mr. Valdes asked Ms. Cole are there qualification restrictions for the location of residents for the senior housing.

Ms. Cole reported the project is financed under LIHTC federal program, and they cannot restrict non-Windsor residents from applying. However, there is a scoring system that gives preference to Windsor residents in the application process as long as they meet the criteria for income. The current senior housing at Century III has a wait list of 90 individuals, and 22 are current Windsor residents.

Mr. Bushelman moved to close the public hearing; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Colonnese, Valdes

Nays – None

Motion passed

2. Recommendation to Town Board – Final Major Subdivision – Windshire Park Subdivision 6th Filing, applicant Jeff Feneis; Loveland Housing Authority

Chairman Schick asked Ms. Malone whether she had anything additional.

Ms. Malone stated; nothing further to add.

Ms. Hall asked Ms. Malone about the original height of the buildings.

Ms. Malone reported the height has remained the same, and the height limitation is 35' feet.

Mr. Bushelman moved to forward a recommendation of approval to Town Board for Final Major Subdivision Windshire Park 6th Filing as presented; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Bushelman, Dennison, Hall, Colonnese, Valdes

Nays – None

Motion passed

D. COMMUNICATIONS

1. Communications from the Planning Commission

- None

2. Communications from the Town Board liaison

- Mr. Wilson reported changes to the land use code aligning the code with the comprehensive plan. There was a water rate increase of 8%, and the sewer flat rate was increased by 10% effective February 1st. COVID-19 Senate Bill 20B-001 small business relief program offering grants to be distributed to local businesses. The 5-Star program offering businesses to operate one level below the County, allowing gyms and restaurants to have higher capacities. Town Board waived some liquor license fees, and NOCO Nash was contracted to offer a fixed 15% rate for delivery services. The Town agreed to waive \$651,000. dollars in fees for the Golden Meadows Senior Complex, overall project costing about 19,000,000. million dollars. Multi-level trail project on 7th, and Walnut, and the River Walk at Eastman Park is coming together. Kyger trail is connected in front of High Hops connecting to the #2 ditch trail. The

intersection of Colorado Blvd and Hwy 392 will be reworked with a crosswalk, and a pedestrian bridge on Colorado Blvd.

Mr. Valdes asked Mr. Wilson about NOCO Nash, and the term of the agreement.

Mr. Wilson reported NOCO Nash capped their rates at 15%, and it's a temporary 3-month agreement with options to extend.

Mr. Valdes asked Mr. Wilson about restaurant occupancy requirements for renewal of the NOCO Nash's contract.

Mr. Wilson reported the contract with NOCO Nash can be cancelled at any time.

3. Communications from the staff

- Ms. Malone reported the Site Plan – Windshire Park Subdivision 6th Filing (Golden Meadows Senior Complex – Windsor Housing Authority) will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by February 24, 2021.
- Ms. Malone reported the Site Plan Summary – Centennial Leasing – 4488 Highland Meadows Parkway will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by February 24, 2021.
- Mr. Ballstadt reported on the upcoming meeting dates
 - Monday, February 22nd Town Board review of Eastman Park corridor from Hwy 257 to Howard Smith Drive. Primarily looking at the access control plan, and the context of the corridor for the Sports Park development.
 - Monday, March 1st Town Board Work Session review of oil and gas regulations, Senate Bill 181, Colorado Oil and Gas Conservation Commission (COGCC) rule making update on air quality, setbacks, and use restrictions in residential zones.
 - Monday, April 26th Town Board review of the comprehensive plan brief overview of the elements in the plan.
- Ms. Conway reported that remote voting affirmations would be sent out to commissioners via Adobe Sign and requested they are returned by the following day.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:49 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun, Senior Planner
Location: North of New Liberty Road, East of Covered Bridge Parkway
Re: Preliminary Major Subdivision – RainDance Subdivision 15th Filing – David Nelson, RainDance Developm
Item #: C.1.

Background/ Discussion:

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as RainDance Subdivision Fifteenth Filing. The subdivision encompasses approximately 81 acres and is zoned Planned Unit Development (PUD) and is designated for single family residential.

Preliminary Plat characteristics:

- 81 total acres
- 287 detached single-family homes
- Density: 3.5 du/ac
- Total open space including drainage: ~ 9.6 acres (12%)
- Parks: Two small pocket parks, for additional amenities, however, the overall park requirement is not applicable due to location proximity of Raindance Community Park (owned and maintained by metropolitan district).

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on February 11, 2021 in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments have been received to date by the planning staff or the applicant.

A neighborhood meeting was held on February 11, 2021, and notifications were as follows:

- January 20, 2021 – affidavit of mailing to property owners within 300 feet
- January 22, 2021 and January 27, 2021 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.

Notification of the Planning Commission public meeting for a preliminary major subdivision is not a requirement as this was submitted under the old code.

Financial Impact:

None

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objectives

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation

ATTACHMENTS:

Description

- ▢ Application Materials
- ▢ Unit Analysis
- ▢ Staff Presentation



APPLICATION PACKET

LAND USE APPLICATION

1

The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

APPLICATION TYPE:

- ☐ Annexation
☐ Master Plan
☐ Rezoning
☐ Minor Subdivision
☐ Lot Line Adjustment
☒ Major Subdivision
☐ Site Plan

SUBTYPE:

(for Major Subdivisions and Site Plans only)

- ☒ Preliminary
☐ Final
☐ Qualified Commercial/Industrial
☐ Administrative

Project Name*: RainDance Filing Fifteen

Legal Description*: Please See Attached

Address/Location*: Covered Bridge Parkway and Cherry Blossom Drive

Existing Zoning: PUD

Proposed Zoning: PUD

Acres/Square Feet: +/- 81 Acres

Number of Dwelling Units: 287

3

OWNER:

Name(s)*: David Nelson

Company: Raindance Development LLC

Address*: 540 W. Madison Street, Suite 2500, Chicago, IL 60661

Phone #*: (312) 542-3161 Email*: dnelson@drw.com

APPLICANT (Owner or Owner's Representative):

Name*: Martin Lind

Company: Raindance Development LLC

Address*: 1625 Pelican Lakes Point Windsor, Co 80550

Phone #*: (970) 686-5828 Email*: mlind@watervalley.com

AUTHORIZED REPRESENTATIVE:

Name: Garrett Scallon

Company: Raindance Development LLC

Address: 1625 Pelican Lakes Point Windsor, Co 80550

Phone #: (970) 460-1692 Email: gscallon@watervalley.com

4

All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature: David Nelson

Date: December 7, 2020 | 4:39 PM CST

(Proof of owner's authorization is required with submittal if signed by Applicant)

Print Name: David Nelson, Vice President

*Required fields

December 15, 2020

David Eisenbraun – Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: RainDance Subdivision Major Preliminary Plat, Filing Fifteen

David Eisenbraun:

On behalf of the applicant, RainDance Development LLC, please find below the narrative for the RainDance Filing Fifteen Major Subdivision Preliminary Plat application. We look forward to working closely with Town Staff through the subdivision plat approval process.

Introduction

The proposed filing consists of two development areas with 285 total single-family residential lots. The development area is located north of New Liberty Road and along the western edge of the future Raindance National Golf Course. Filing Fifteen encompasses approximately 81 acres of the RainDance PUD including approximately 53.7 acres of single family lots, 17.9 acres of right-of-way, and 9.6 acres of open space tracts.

North Lot Area

The proposed north lot area is approximately 35 acres and is east of existing Filing Nine. The north lot area consists of 122 – 60', 70', and Custom single-family residential lots. Filing Fifteen connects to existing Filing Nine roadways Rise Dr and extends roadways Branching Canopy Dr and Abundance Dr via Covered Bridge Parkway. Filing Fifteen north includes a .22 acre park in Tract H.

South Lot Area

The proposed south lot area is approximately 46 acres and is east of existing Filing Eight. Since the October 29th concept application meeting, the two south tracts have been further subdivided also into residential single family lots as shown in this Preliminary Plat application. The proposed south lot area consists of 163 - 50' and Custom single-family residential lots. Road connections to into the south lot area are from New Liberty Road. The road connection to Covered Bridge Parkway has been eliminated and converted to an open space tract with a trail connection. Filing Fifteen south also includes a .63 Acre park in Tract K.

Landscape Amenities,

Filing Fifteen will continue the landscape character representative of the RainDance community. Filing Fifteen continues landscapes streetscapes along New Liberty Road and Covered Bridge Parkway. Landscape tracts include passive open space areas with ornamental and naturalized landscape.



Parks and Open Space

The location of park and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. All north lots are within 1/3 mile of existing Picnic Park, Filing Nine Tract I, and Filing Seven Tract E parks. Filing Fifteen also proposes parks in Tract H and K. The park areas include pedestrian amenities, open lawn area, and ornamental landscaping. Please refer to improvement plans for reference of specific improvements. All park and open space tracts contribute to cumulative open space acreage required at full buildout. Open space proposed in Filing Fifteen shall be owned and maintained by the Raindance Metropolitan District.

Infrastructure Improvements

Infrastructure shall be constructed as depicted in the proposed Major Infrastructure Plans and within approved improvement plans for each Filing. Filing Fifteen proposes infrastructure, including but is not limited to: street rights of-way, utilities, storm water improvements, and grading.

Street Names

Street names in this Preliminary Plat application have been continued from existing filings, or a conceptual name has been provided. A final street name list shall be provided with the Final Plat Application.

Subdivision Filing Number

The RainDance community anticipates the platting of the Pump Station and Welcome Center during the processing of this subdivision filing. We anticipate this subdivision filing will become the fifteenth to be platted.

RainDance Filing Fifteen intends to implement the development standards of the approved RainDance PUD and seeks to build upon the community vision of RainDance. Our team looks forward to working with, and hearing feedback from Town staff to continue the planning and development of this successful community in the Town of Windsor. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design

Brock Reimer, Principal

Submittal Summary Annotated Checklist

Section 1

- Checklist – Complete
- Land Use Application – Included
- Application Fee – Provided to the Town
- Narrative – See Above
- Deed of ownership – Included
- All Required drawings and supplemental docs per Muni Code
 - Final Plat Document per drawing regulations – Included
 - Complete Street plans – Draft names provided
 - Complete Storm Drainage Plans – Included
 - Complete Utility Plans – Included in civil improvement plans
 - Complete Grading Plans - Included in civil improvement plans
 - Traffic Study – Provided
 - Traffic Control plan – Included in civil improvement plans
 - Proposed Deed Restrictions - No new deed restrictions are proposed at this time or in association with this subdivision, not included
 - Soils Report – Provided
 - Description and Location of Hazardous Areas- All setbacks, geographic features, and energy operation setbacks are depicted on civil plans
 - Final Drainage Report – Included
 - Topographic Map – Included in civil improvement plans
 - Preferred method of water rights dedication – Letter provided in application
 - Landscaping for public Right of Way – Included in civil Improvement plans
 - Written Narrative – See above
 - Soil test results and map location – See soils report provided
 - Final boundary closure calculations for exterior boundaries of subdivision and individual lots – See Plat document
 - Street Lighting Plan – Included in civil improvement plans
- Submittal per Town submittal requirements – Complete
- List of proposed street names - Proposed street names to be included in final plat application
- Agree to comply with hearing and mineral owner notifications - Yes

Section 2

- Drawing Requirement items 1-8 included on Plat – Complete
- Location of existing and proposed ROW, easements, etc. – Included in Plat
- Land Use Table – Included in Plat
- Lot numbers and information - Included in Plat
- Designation of flood areas – Included in Plat
- Traffic Study – Included
- Traffic Control Plan – Included in civil improvement plans
- Soils Report – Soils report included
- Description of hazardous areas - All setbacks, geographic features, and energy operation setbacks are depicted in civil improvement plans.
- Topographic Map – Included in civil improvement plans
- Landscaping for public Right of way – Included in civil improvement plans
- Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of this application

Section 3

Final Plat Items to be Provided with Future Submittals

Additional Submittal Items

- Lot Compliance Form – Included (Requirement of PUD per Note 9 of cover sheet)

Below are the submittal files provided Via eTRAKiT on December 15, 2020

1-MAJS-PRE-APP
1-MAJS-PRE-DR
1-MAJS-PRE-GEO
1-MAJS-PRE-IMP
1-MAJS-PRE-PLAT
1-MAJS-PRE-TIS

Additional paper copies can be provided at the request of the Town

We look forward to the Town's feedback. Please feel free to contact the development and design team for any questions.

Owner:
RainDance Development LLC
Re: David Nelson
540 W. Madison Street, Suite 2500
Chicago, IL 60661
(312) 542-3161

Applicant:
RainDance Development LLC
Re: Martin Lind
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 686-5828

Authorized Representative:
RainDance Development LLC
Re: Garrett Scallon
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 460-1692

TST, INC. Consulting Engineers
Re: Derek Patterson
748 Whalers Way
Fort Collins, CO 80525
(970) 226-0557

Planner / Landscape Architect:
Norris Design
Re: Brock Reimer, Ally Balderston
1101 Bannock Street
Denver, CO 80211
(303) 892-1166

Engineer:



- NOTES**
1. REFER TO SHEET 2 FOR ALL EROSION CONTROL NOTES.
 2. ALL EROSION CONTROL PUT IN PLACE WITH MAJOR INFRASTRUCTURE PLANS SHALL BE KEPT IN PLACE AND MAINTAINED DURING CONSTRUCTION OF FILING 15.
 3. ALL TEMPORARY EROSION CONTROL TO BE DESIGNED BY THIRD PARTY CONSULTANT AND TO WORK DIRECTLY WITH TOWN OF WINDSOR STORMWATER PROGRAM COORDINATOR.

- LEGEND**
- EXISTING 5' CONTOUR
 - EXISTING 1' CONTOUR
 - EXISTING STORM DRAIN
 - PROPOSED 1' CONTOUR
 - PROPOSED 5' CONTOUR
 - FLOW ARROW
 - PROPOSED STORM LINE
 - LIMIT OF DISTURBANCE
 - RIPRAP PAD

REVISIONS		DESCRIPTION
BY	DATE	
MPG		
DAP		
MPG		
FILENAME		0391_Erosion Control



RAINANCE SUBDIVISION
FIFTEENTH FILING
EROSION CONTROL PLAN

NORRIS DESIGN
Planning | Landscape Architecture | Project Presentation
1101 Bannock Street
Denver, Colorado 80204
P 303.692.1166
F 303.692.1168
www.norris-design.com

TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	732.0391.00
SCALE	1" = 100'
DATE	DECEMBER 15, 2020
SHEET	13 of 99

TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

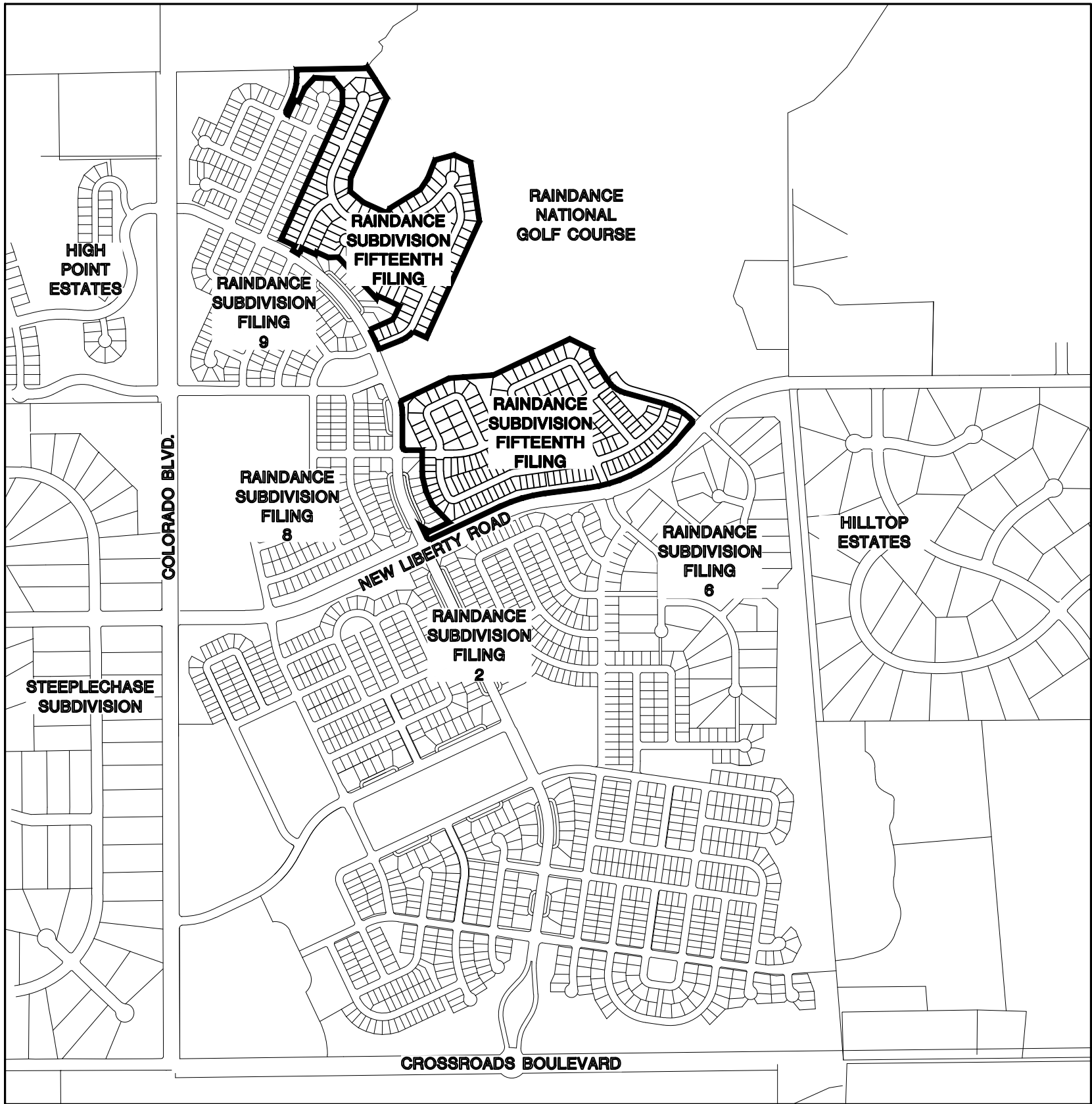
DATE: _____ BY: _____
ENGINEERING MANAGER

SEE SHEET 12

SEE SHEET 12

RAINDANCE SUBDIVISION FIFTEENTH FILING

BEING A REPLAT OF TRACT K, RAINDANCE SUBDIVISION, EIGHTH FILING AND TRACT K, RAINDANCE SUBDIVISION, NINTH FILING SITUATE IN SECTIONS 30 AND 31 TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP

1" = 1000'
TOTAL LOTS 285
TOTAL TRACTS 13
ZONING PUD

DESCRIPTION OF LAND USE		ZONING	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 16	BLOCK 1	SINGLE FAMILY RES.	PUD	3.63	4.47% OWNER
LOTS 1 - 8	BLOCK 2	SINGLE FAMILY RES.	PUD	2.09	2.57% OWNER
LOTS 1 - 17	BLOCK 3	SINGLE FAMILY RES.	PUD	4.07	5.01% OWNER
LOTS 1 - 12	BLOCK 4	SINGLE FAMILY RES.	PUD	3.03	3.73% OWNER
LOTS 1 - 8	BLOCK 5	SINGLE FAMILY RES.	PUD	1.72	2.12% OWNER
LOTS 1 - 14	BLOCK 6	SINGLE FAMILY RES.	PUD	2.61	3.22% OWNER
LOTS 1 - 10	BLOCK 7	SINGLE FAMILY RES.	PUD	2.19	2.70% OWNER
LOTS 1 - 14	BLOCK 8	SINGLE FAMILY RES.	PUD	3.26	4.01% OWNER
LOTS 1 - 33	BLOCK 9	SINGLE FAMILY RES.	PUD	7.02	8.64% OWNER
LOTS 1 - 12	BLOCK 10	SINGLE FAMILY RES.	PUD	2.56	3.15% OWNER
LOTS 1 - 12	BLOCK 11	SINGLE FAMILY RES.	PUD	1.93	2.38% OWNER
LOTS 1 - 19	BLOCK 12	SINGLE FAMILY RES.	PUD	3.89	4.78% OWNER
LOTS 1 - 24	BLOCK 13	SINGLE FAMILY RES.	PUD	3.30	4.06% OWNER
LOTS 2 - 7	BLOCK 14	SINGLE FAMILY RES.	PUD	0.89	1.09% OWNER
LOTS 3 - 7	BLOCK 15	SINGLE FAMILY RES.	PUD	0.91	1.12% OWNER
LOTS 4 - 6	BLOCK 16	SINGLE FAMILY RES.	PUD	0.80	0.99% OWNER
LOTS 5 - 28	BLOCK 17	SINGLE FAMILY RES.	PUD	4.32	5.32% OWNER
LOTS 6 - 11	BLOCK 18	SINGLE FAMILY RES.	PUD	1.68	2.07% OWNER
LOTS 7 - 16	BLOCK 19	SINGLE FAMILY RES.	PUD	2.34	2.88% OWNER
LOTS 8 - 11	BLOCK 20	SINGLE FAMILY RES.	PUD	1.50	1.85% OWNER
TRACTS A-M - OPEN SPACE, D.E., A.E., U.E.		PUD	9.56	11.77%	METRO DIST.
RIGHT-OF-WAY			17.93	22.07%	TOWN
TOTAL			81.23	100.00%	

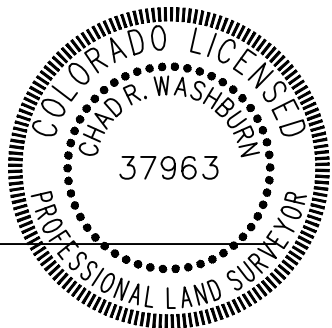
BASIS OF BEARING STATEMENT

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°11'57"E.

SURVEYOR CERTIFICATE:

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATED THIS ____ DAY OF _____, 2021.



CHAD R. WASHBURN
PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NO. 37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, AND STREETS AND TO THE EXTENT APPLICABLE DO HEREBY DEDICATE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, AND UTILITY EASEMENTS, IF ANY, AS INDICATED HEREON UNDER THE NAME OF RAINDANCE SUBDIVISION FIFTEENTH FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. IN COMPLIANCE WITH THE TOWN OF WINDSOR SUBDIVISION REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

OWNER: RAINDANCE COMMUNITIES LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE ____ DAY OF _____, 20__

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED, BEING SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATTING OF THE ABOVE DESCRIBED PARCEL OF LAND.

OWNER: RAINDANCE COMMUNITIES LLC

BY CONVEXITY MANAGEMENT LLC, MANAGER

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS

THE ____ DAY OF _____, 20__

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

THIS ____ DAY OF _____, 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LEGAL DESCRIPTION

TWO PARCELS OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTIONS 30 AND 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT K, RAINDANCE SUBDIVISION EIGHTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON MAY, 2020 UNDER RECEPTION NO. 4590846, AND;

TRACT K, RAINDANCE SUBDIVISION NINTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON JUNE, 2020 UNDER RECEPTION NUMBER 4594786

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO.

OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE ____ DAY OF _____, 20__, A.D. AND THAT THE MAYOR OF THE

TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID

MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: _____

MAYOR

TOWN CLERK

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPT. _____ CENTURY LINK COMMUNICATIONS _____ XCEL ENERGY _____

COMCAST CABLE _____ POUDDRE VALLEY REA _____

PLANNING COMMISSION APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20__.

TOWN MANAGER

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20__.

ENGINEERING MANAGER

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20__.

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20__.

DIRECTOR OF PUBLIC WORKS

NOTES:

1. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON
2. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED IN THE SURVEYOR'S CERTIFICATE IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTY, EXPRESS OR IMPLIED.
3. ALL EXISTING PUBLIC EASEMENTS DEDICATED BY PREVIOUS PLATTING WITHIN THE SUBJECT PROPERTY BOUNDARY ARE HEREBY VACATED AND REDEDICATED AS SHOWN HEREON.
4. PER C.R.S. 38--51--106, ALL LINEAL UNITS DEPICTED ON THIS SURVEY ARE U.S. SURVEY FEET. ONE METER EQUALS EXACTLY 39.37/12 U.S. SURVEY FEET ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. TRACTS A--M ARE HEREBY DEDICATED AS BLANKET UTILITY, ACCESS AND DRAINAGE EASEMENTS. ALL LOCATIONS OF FUTURE UTILITY INFRASTRUCTURE MUST BE APPROVED BY OWNER PRIOR TO INSTALLATION.
6. TRACTS A--M ARE OPEN SPACE.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

ENGINEERING & SURVEYING:

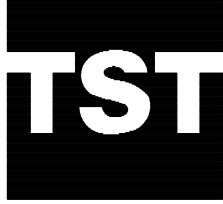
TST, INC. CONSULTING ENGINEERS
JOHN MEYERS JR
748 WHALERS WAY, SUITE #200
FORT COLLINS, CO 80525
(970) 226-0557

OWNER:

RAINDANCE DEVELOPMENT LLC
MARTIN LIND
1625 PELICAN LAKES POINT, SUITE 201
WINDSOR, COLORADO 80550
(970) 686-5828

RAINDANCE SUBDIVISION FIFTEENTH FILING

PLAT COVER



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

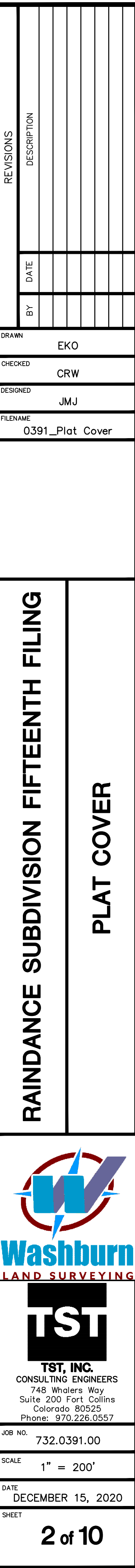
JOB NO. 732.0391.00

SCALE N.T.S.

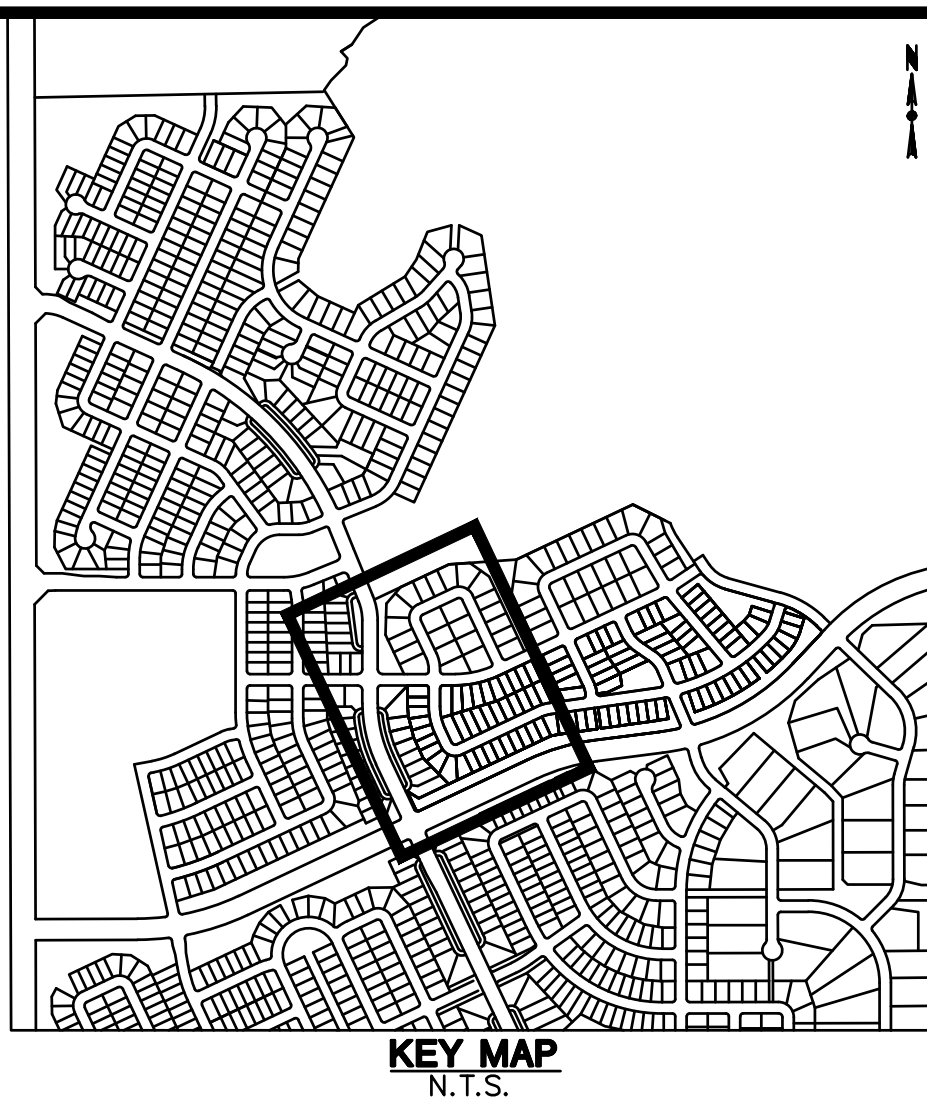
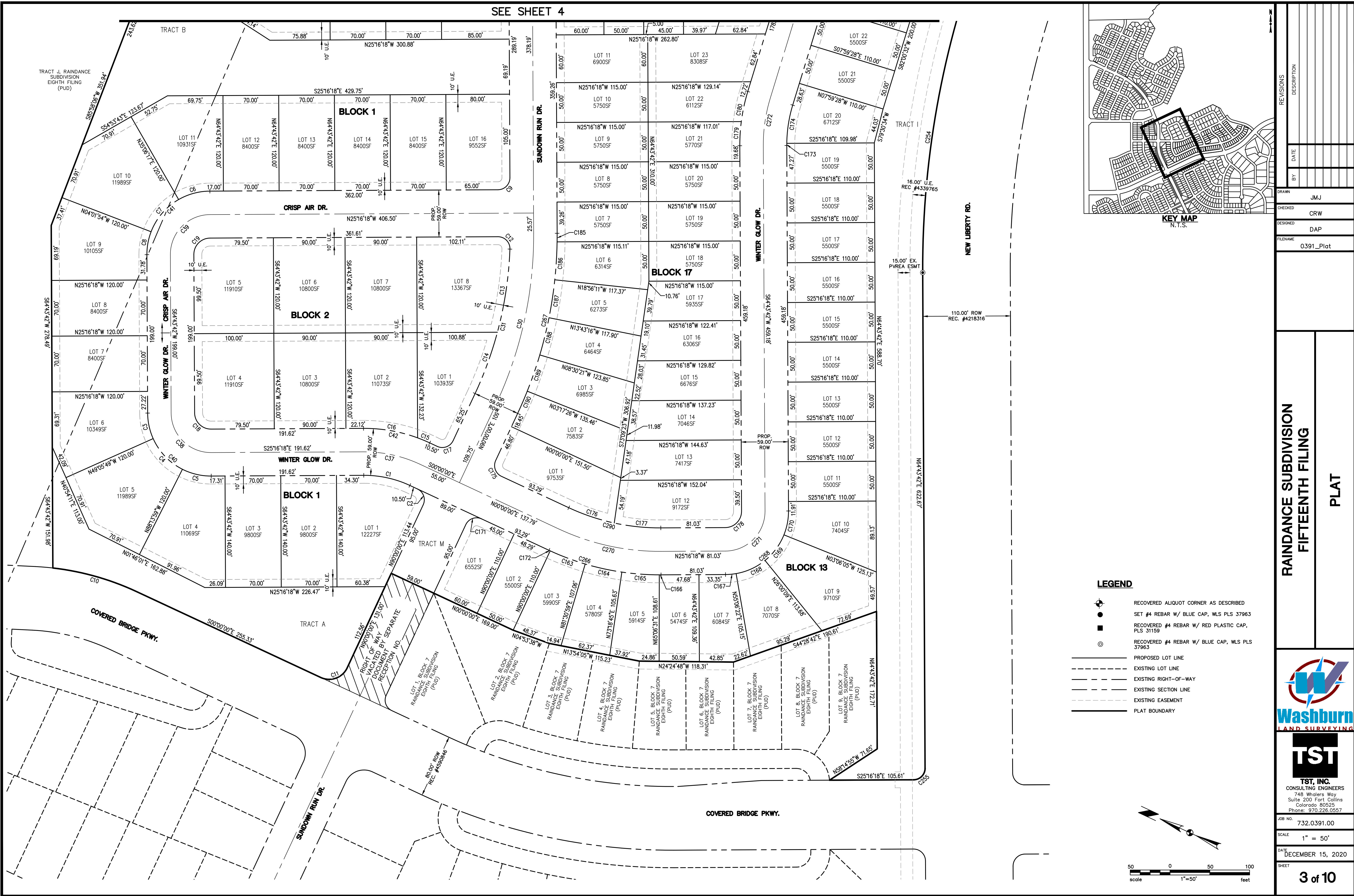
DATE DECEMBER 15, 2020

SHEET

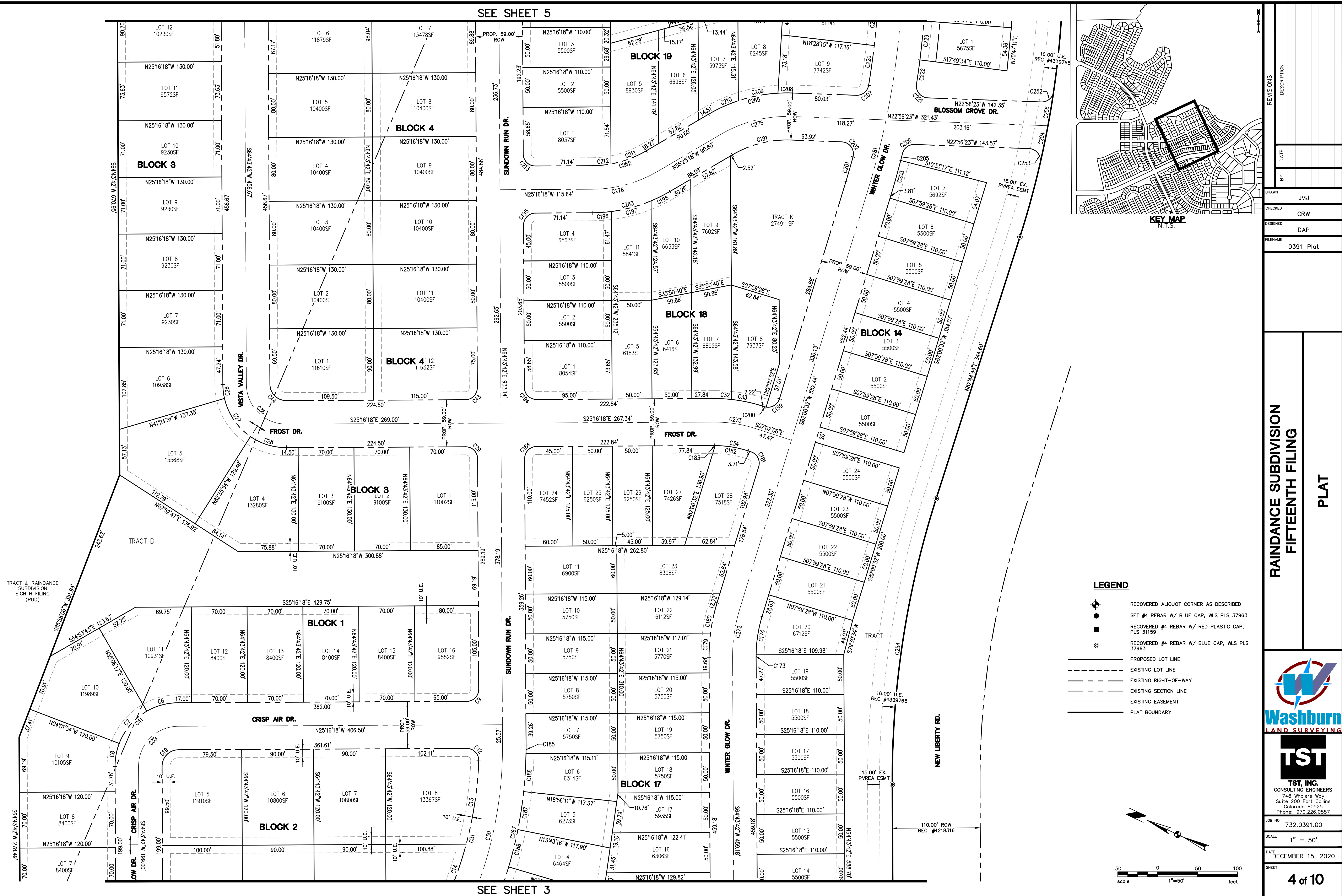
1 of 10

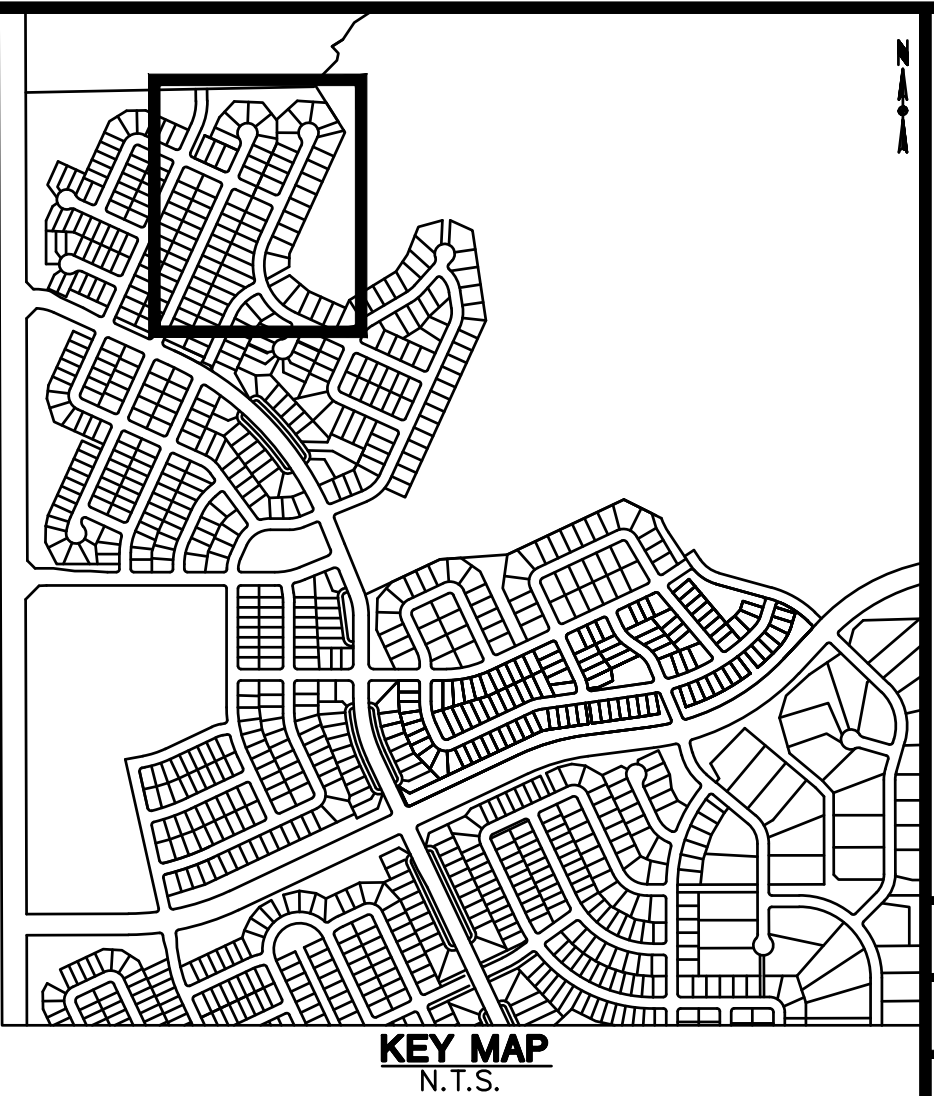


SEE SHEET 4



REVISIONS		DESCRIPTION
BY	DATE	
JMJ		
CRW		
DAP		
FILENAME		0391_Plat
RAINANCE SUBDIVISION FIFTEENTH FILING PLAT		
 TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557		
JOB NO.		732.0391.00
SCALE		1" = 50'
DATE		DECEMBER 15, 2020
SHEET		3 of 10





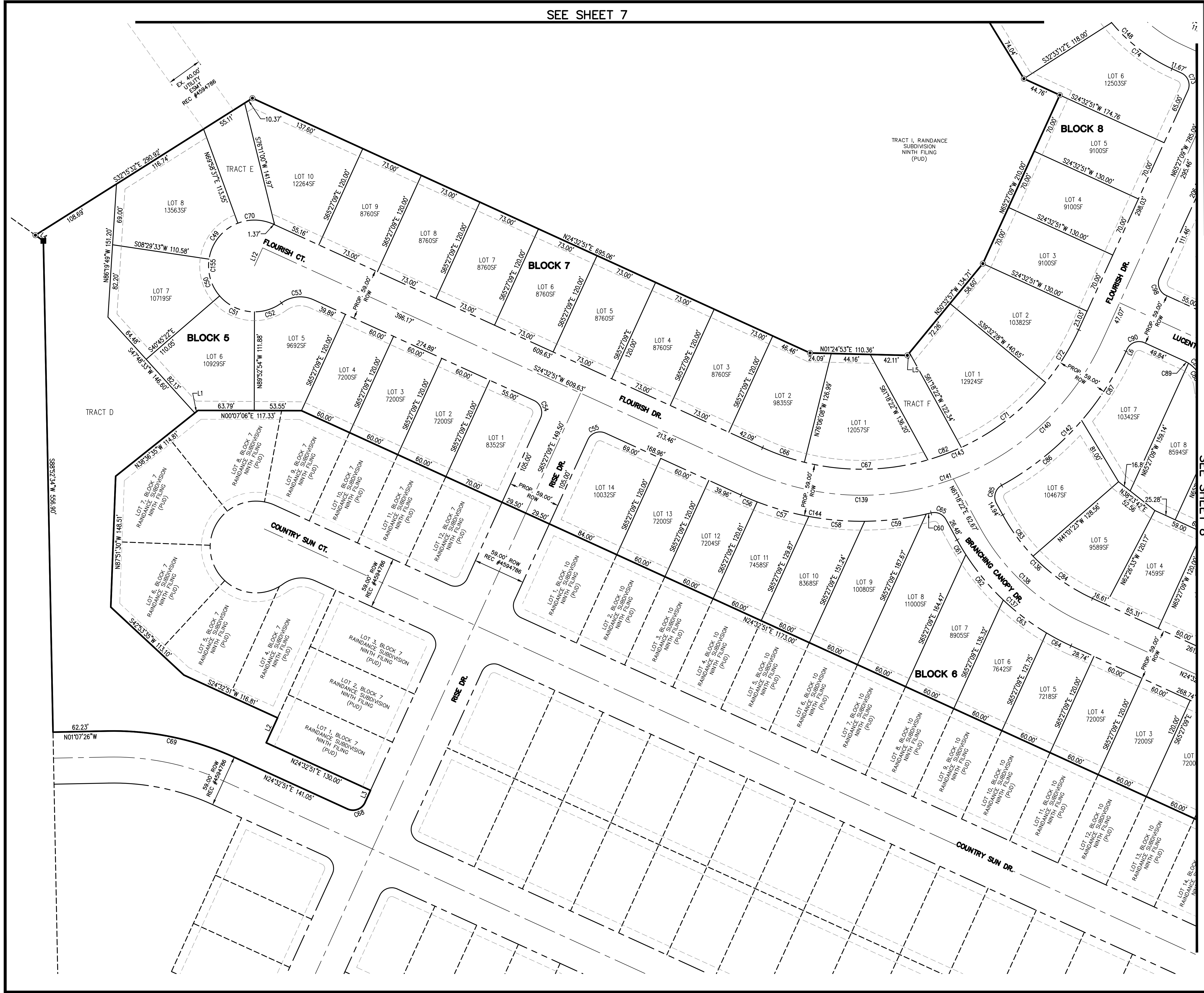
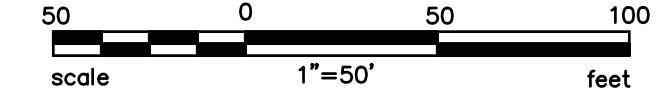
DRAWING		JMJ	
CHECKED		CRW	
DESIGNED		DAP	
FILENAME	0391_Plot		

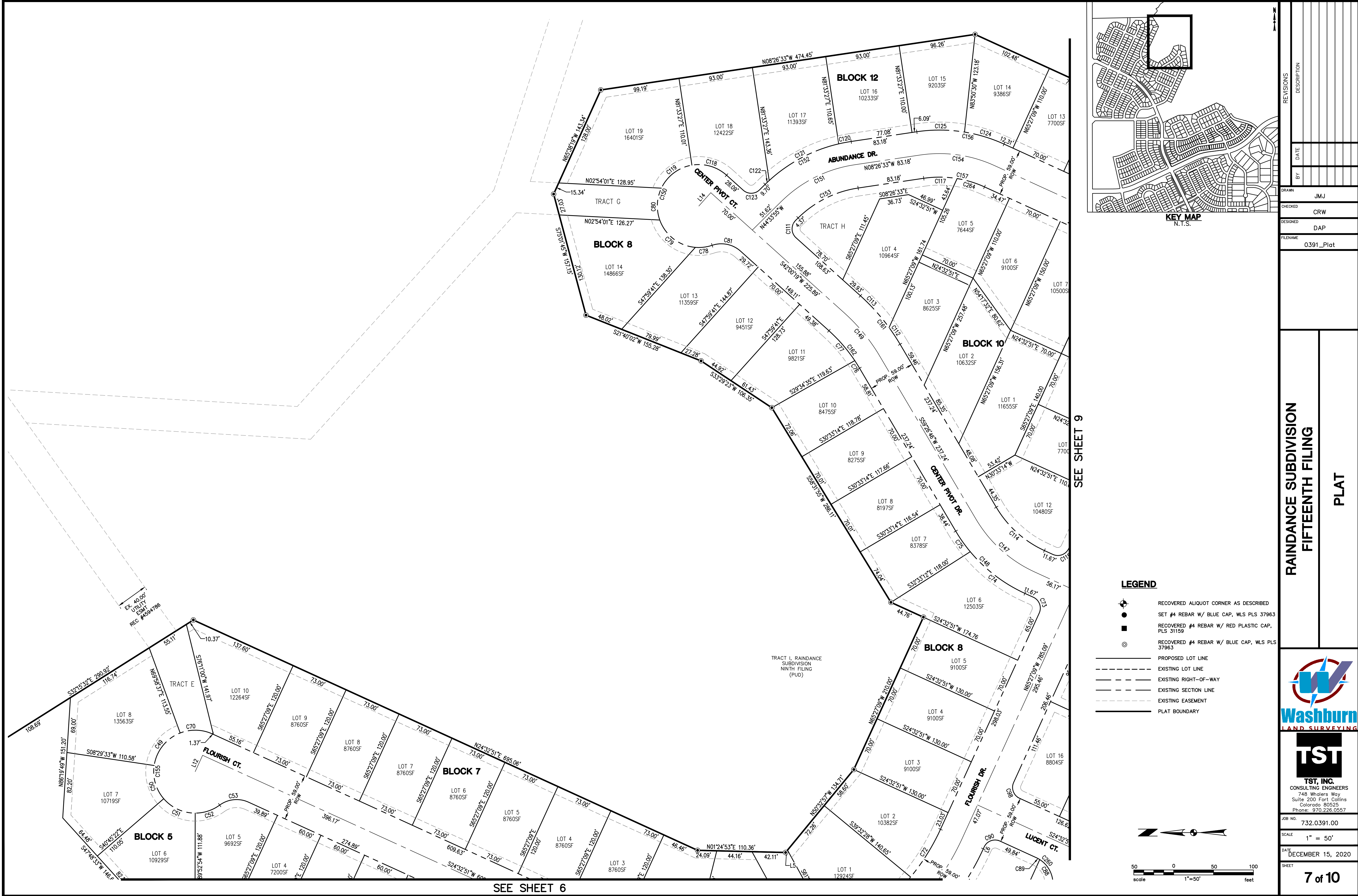
PLAT



TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.	732.0391.00
SCALE	1" = 50'
DATE	DECEMBER 15, 2020
SHEET	6 of 10





REVISIONS		DESCRIPTION
BY	DATE	
JMJ		
CRW		
DAP		
FILENAME		0391_Plat

RAINANCE SUBDIVISION

FIFTEENTH FILING

PLAT



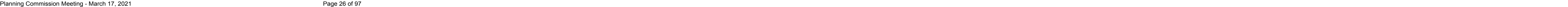
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
732.0391.00

SCALE
1" = 50'

DATE
DECEMBER 15, 2020

SHEET
7 of 10





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	135.50'	59.77'	25°16'18"	N12°38'09"W	59.28'
C2	15.00'	23.56'	90°00'00"	N45°00'00"E	21.21'
C3	79.50'	33.06'	23°49'31"	S52°48'57"W	32.82'
C4	79.50'	54.30'	39°08'11"	S21°20'06"W	53.25'
C5	79.50'	37.52'	27°02'18"	S11°45'09"E	37.17'
C6	79.50'	41.10'	29°37'25"	N40°05'00"W	40.65'
C7	79.50'	54.30'	39°08'11"	N74°27'48"W	53.25'
C8	79.50'	29.47'	21°14'24"	S75°20'54"W	29.30'
C9	15.00'	23.56'	90°00'00"	S70°16'18"E	21.21'
C10	340.00'	109.68'	18°29'00"	N9°14'30"W	109.21'
C11	25.00'	39.27'	90°00'00"	S45°00'00"E	35.36'
C12	15.00'	24.19'	92°22'56"	N20°55'10"E	21.65'
C13	470.50'	105.85'	12°53'24"	N73°33'20"E	105.63'
C14	470.50'	82.11'	9°59'58"	N85°00'01"E	82.01'
C15	79.50'	16.45'	4°50'40"	N2°25'20"W	16.44'
C16	194.50'	69.34'	20°25'38"	N15°03'29"W	68.98'
C17	15.00'	23.56'	90°00'00"	S45°00'00"E	21.21'
C18	20.50'	32.20'	90°00'00"	S19°43'42"W	28.99'
C19	20.50'	32.20'	90°00'00"	N70°16'18"W	28.99'
C20	400.00'	52.59'	7°31'57"	N60°57'44"E	52.55'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	79.50'	58.23'	41°58'05"	S31°42'46"E	56.94'
C102	79.50'	17.70'	12°45'21"	S59°04'29"E	17.66'
C103	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C104	170.50'	117.15'	39°22'05"	N48°09'13"E	114.86'
C105	170.50'	11.67'	3°55'19"	N26°30'30"E	11.67'
C106	15.00'	22.82'	87°09'44"	S68°34'53"E	20.68'
C107	1620.00'	99.06'	3°30'13"	N26°45'07"W	99.05'
C108	1620.00'	179.30'	6°20'29"	N25°19'59"W	179.21'
C109	15.00'	23.56'	90°00'00"	S22°50'15"W	21.21'
C110	229.50'	117.51'	29°20'13"	N53°10'09"E	116.23'
C111	15.00'	24.46'	93°25'46"	S88°43'12"W	21.84'
C112	259.00'	25.08'	5°32'53"	N56°40'20"E	25.07'
C113	259.00'	53.76'	11°53'34"	N47°57'06"E	53.66'
C114	135.50'	82.53'	34°53'55"	S41°59'48"W	81.26'
C115	15.00'	23.56'	90°00'00"	S20°27'09"E	21.21'
C116	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C117	135.50'	42.07'	17°47'26"	N0°27'10"E	41.90'
C118	52.00'	46.81'	51°34'47"	N16°12'55"E	45.25'
C119	52.00'	49.83'	54°54'19"	N37°01'38"W	47.95'
C120	194.50'	15.93'	4°41'38"	N10°47'22"W	15.93'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C201	953.50'	32.07'	1°55'38"	N81°02'43"E	32.07'
C202	15.00'	26.97'	103°01'16"	N28°34'15"E	23.48'
C203	1012.50'	45.30'	2°33'49"	S80°43'37"W	45.30'
C204	1142.50'	48.02'	2°24'29"	N76°44'13"E	48.01'
C205	1012.50'	8.99'	0°30'32"	S79°11'27"W	8.99'
C206	15.00'	20.45'	78°07'26"	N62°00'06"W	18.90'
C207	15.00'	21.60'	82°30'10"	S64°11'28"E	19.78'
C208	194.50'	18.39'	5°25'07"	N25°38'56"W	18.39'
C209	194.50'	50.76'	14°57'14"	N35°50'07"W	50.62'
C210	194.50'	41.11'	12°06'34"	N49°22'00"W	41.03'
C211	135.50'	47.32'	20°00'34"	S45°25'01"E	47.08'
C212	135.50'	23.98'	10°08'26"	S30°20'31"E	23.95'
C213	15.00'	23.56'	90°00'00"	S19°43'42"W	21.21'
C214	15.00'	20.30'	77°33'31"	N78°56'48"W	18.79'
C215	429.50'	18.40'	2°27'16"	N63°30'04"E	18.40'
C216	15.00'	26.27'	100°19'50"	N9°59'52"E	23.04'
C217	953.50'	78.71'	4°43'47"	S62°31'41"W	78.69'
C218	953.50'	55.22'	3°19'05"	S66°33'07"W	55.21'
C219	953.50'	55.22'	3°19'05"	S69°52'12"W	55.21'
C220	953.50'	50.40'	3°01'43"	S73°02'36"W	50.39'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	400.00'	59.26'	8°29'16"	N60°29'04"E	59.20'
C22	400.00'	6.67'	0°57'19"	N56°43'06"E	6.67'
C23	79.50'	45.68'	32°55'24"	N47°05'47"W	45.06'
C24	79.50'	57.14'	41°10'55"	N84°08'56"W	55.92'
C25	79.50'	14.61'	10°31'54"	S69°59'39"W	14.59'
C26	79.50'	17.58'	12°40'24"	S58°23'30"W	17.55'
C27	79.50'	59.26'	42°42'28"	S30°42'04"W	57.90'
C28	79.50'	48.03'	34°37'08"	S75°7'44"E	47.31'
C29	15.00'	23.56'	90°00'00"	N19°43'42"E	21.21'
C30	500.00'	220.54'	25°16'18"	N77°21'51"E	218.75'
C31	470.50'	187.96'	22°53'22"	N78°33'19"E	186.72'
C32	194.50'	22.21'	6°32'31"	N22°00'02"W	22.20'
C33	194.50'	39.70'	11°41'41"	N12°52'56"W	39.63'
C34	135.50'	43.13'	18°14'12"	N16°09'12"W	42.95'
C35	50.00'	73.86'	84°38'13"	N72°57'11"W	67.33'
C36	50.00'	78.54'	90°00'00"	S19°43'42"W	70.71'
C37	165.00'	72.78'	25°16'18"	N12°38'09"W	72.19'
C38	50.00'	78.54'	90°00'00"	S19°43'42"W	70.71'
C39	50.00'	78.54'	90°00'00"	N70°16'18"W	70.71'
C40	79.50'	124.88'	90°00'00"	S19°43'42"W	112.43'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	194.50'	99.67'	29°21'38"	N27°46'00"W	98.58'
C122	194.50'	7.02'	2°04'06"	N43°31'52"W	7.02'
C123	15.00'	22.66'	86°34'14"	S1°16'48"E	20.57'
C124	194.50'	51.92'	15°17'44"	N16°53'59"E	51.77'
C125	194.50'	60.07'	17°41'40"	N0°24'17"E	59.83'
C126	229.50'	55.89'	13°57'11"	N31°31'26"E	55.75'
C127	15.00'	23.56'	90°00'00"	S69°32'51"W	21.21'
C128	15.00'	23.56'	90°00'00"	N20°27'09"W	21.21'
C129	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C130	20.50'	32.20'	90°00'00"	S20°27'09"E	28.99'
C131	15.00'	21.46'	81°57'26"	S16°25'52"E	19.67'
C132	1620.00'	88.76'	3°08'21"	N58°58'46"W	88.75'
C133	15.00'	24.85'	94°54'13"	N71°59'57"E	22.10'
C134	1620.00'	46.01'	1°37'39"	N59°44'07"W	46.01'
C135	1620.00'	42.75'	1°30'43"	N58°09'56"W	42.75'
C136	220.50'	141.46'	36°45'31"	S42°55'36"W	139.05'
C137	279.50'	179.32'	36°45'31"	S42°55'36"W	176.26'
C138	250.00'	160.39'	36°45'31"	S42°55'36"W	157.65'
C139	300.00'	234.69'	44°49'24"	S2°08'09"W	228.76'
C140	300.00'	236.54'	45°10'36"	S42°51'51"E	230.46'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C221	15.00'	25.35'	96°50'41"	S25°28'58"W	22.44'
C222	1012.50'	30.59'	1°43'52"	S73°02'22"W	30.59'
C223	1012.50'	49.16'	2°46'54"	S54°08'01"W	49.15'
C224	1012.50'	49.04'	2°46'30"	S56°54'43"W	49.03'
C225	1012.50'	49.04'	2°46'30"	S59°41'12"W	49.03'
C226	1012.50'	49.04'	2°46'30"	S62°27'42"W	49.03'
C227	1012.50'	49.04'	2°46'30"	S65°14'12"W	49.03'
C228	1012.50'	49.04'	2°46'30"	S68°00'41"W	49.03'
C229	1012.50'	49.04'	2°46'30"	S70°47'11"W	49.03'
C230	1012.47'	44.11'	2°29'47"	N51°29'40"E	44.11'
C231	1012.50'	38.59'	2°11'01"	S43°36'17"W	38.59'
C232	1012.50'	49.04'	2°46'30"	S46°05'03"W	49.03'
C233	1012.50'	49.04'	2°46'30"	S48°51'32"W	49.03'
C234	194.50'	9.67'	2°50'52"	N41°05'21"E	9.67'
C235	194.50'	45.44'	13°23'10"	N32°58'20"E	45.34'
C236	194.50'	29.95'	8°49'18"	N21°52'06"E	29.92'
C237	15.00'	25.04'	95°38'05"	S65°16'30"W	22.23'
C238	15.00'	24.08'	91°57'37"	N28°31'21"W	21.57'
C239	135.50'	12.56'	5°18'36"	N20°06'46"E	12.55'
C240	135.50'	46.70'	19°44'43"	N32°38'25"E	46.47'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	79.50'	124.88'	90°00'00"	N70°16'18"W	112.43'
C42	194.50'	85.79'	25°16'18"	N12°38'09"W	85.09'
C43	15.00'	23.56'	90°00'00"	S70°16'18"E	21.21'
C44	20.50'	32.20'	90°00'00"	S19°43'42"W	28.99'
C45	15.00'	24.80'	94°44'13"	N16°44'02"E	22.07'
C46	20.50'	30.28'	84°38'13"	N72°57'11"W	27.60'
C47	79.50'	117.44'	84°38'13"	N72°57'11"W	107.05'
C48	370.50'	4.05'	0°37°34"	N64°24'55"E	4.05'
C49	52.00'	54.77'	60°20'45"	N51°20'05"W	52.27'
C50	52.00'	44.70'	49°14'55"	S73°52'05"W	43.33'
C51	52.00'	44.74'	49°17'46"	S24°35'45"W	43.37'
C52	52.00'	32.81'	36°08'58"	S18°07'37"E	32.27'
C53	36.00'	38.17'	60°44'56"	N5°49'38"W	36.41'
C54	15.00'	23.56'	90°00'00"	N69°32'51"E	21.21'
C55	15.00'	23.56'	90°00'00"	N64°24'55"W	21.21'
C56	329.50'	20.05'	3°29'13"	S22°48'14"W	20.05'
C57	329.50'	60.80'	10°34'18"	S15°46'28"W	60.71'
C58	329.50'	63.79'	11°05'33"	S4°56'32"W	63.69'
C59	329.50'	70.33'	12°13'45"	S6°43'07"E	70.19'
C60	329.50'	5.69'	0°59'21"	S13°19'39"E	5.69'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C141	300.00'	471.24'	90°00'00"	S20°27'09"E	424.26'
C142	329.50'	210.84'	36°39'43"	S47°07'18"E	207.26'
C143	270.50'	424.90'	90°00'00"	S20°27'09"E	382.54'
C144	329.50'	220.66'	38°22'10"	S5°21'45"W	216.56'
C145	50.00'	78.54'	90°00'00"	S20°27'09"E	70.71'
C146	79.50'	124.88'	90°00'00"	S20°27'09"E	112.43'
C147	165.00'	100.50'	34°53'55"	S41°59'48"W	98.95'
C148	194.50'	118.47'	34°53'55"	S41°59'48"W	116.65'
C149	229.50'	69.86'	17°26'27"	N50°43'32"E	69.59'
C150	52.00'	218.50'	240°44'56"	N78°22'09"W	89.72'
C151	165.00'	104.03'	36°07'22"	N26°30'14"W	102.31'
C152	194.50'	122.62'	36°07'22"	N26°30'14"W	120.60'
C153	135.50'	85.43'	36°07'22"	N26°30'14"W	84.02'
C154	165.00'	95.00'	32°59'24"	N8°03'09"E	93.70'
C155	52.00'	218.50'	240°44'56"	S84°10'22"W	89.72'
C156	194.50'	111.99'	32°59'24"	N8°03'09"E	110.45'
C157	135.50'	78.02'	32°59'24"	N8°03'09"E	76.95'
C158	200.00'	151.11'	43°17'24"	N46°11'33"E	147.54'
C159	170.50'	128.82'	43°17'24"	N46°11'33"E	125.78'
C160	229.50'	173.40'	43°17'24"	N46°11'33"E	169.30'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C241	953.50'	38.20'	2°17'45"	N43°39'39"E	38.20'

Raindance					
Unit Analysis					
as of 3/11/2021					
	Product Type	Total Units	Platted	Projects Currently Under Review	Future Projects
Filing 1	Single Family Detached	337	337		
Filing 2	Single Family Detached	278	278		
Filing 3	Single Family Detached	233	233		
Filing 5	Single Family Detached	53	53		
Filing 6	Single Family Detached	125	125		
Filing 8	Single Family Detached	138	138		
Filing 9	Single Family Detached	239	239		
Filing 11	Condominium	160	160		
Filing 12	For Rent Apartments	525	525		
Filing 15	Single Family Detached	285		285	
Filing 16	Single Family Detached	77		77	
Filing 17	Single Family Detached	61		61	
Future Residential 12 Acres	To Be Determined				X
Future Residential 4 Acres	To Be Determined				X
Future Retail 13 Acres	To Be Determined				X
		2,511	2,088	423	
Total Approved Units		2,792			
Remaining Units	Planning Commission Meeting - March 17, 2021	281			



Preliminary Major Subdivision

RainDance
15th Filing

David Eisenbraun, Senior Planner

Planning Commission – March 17, 2021



Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

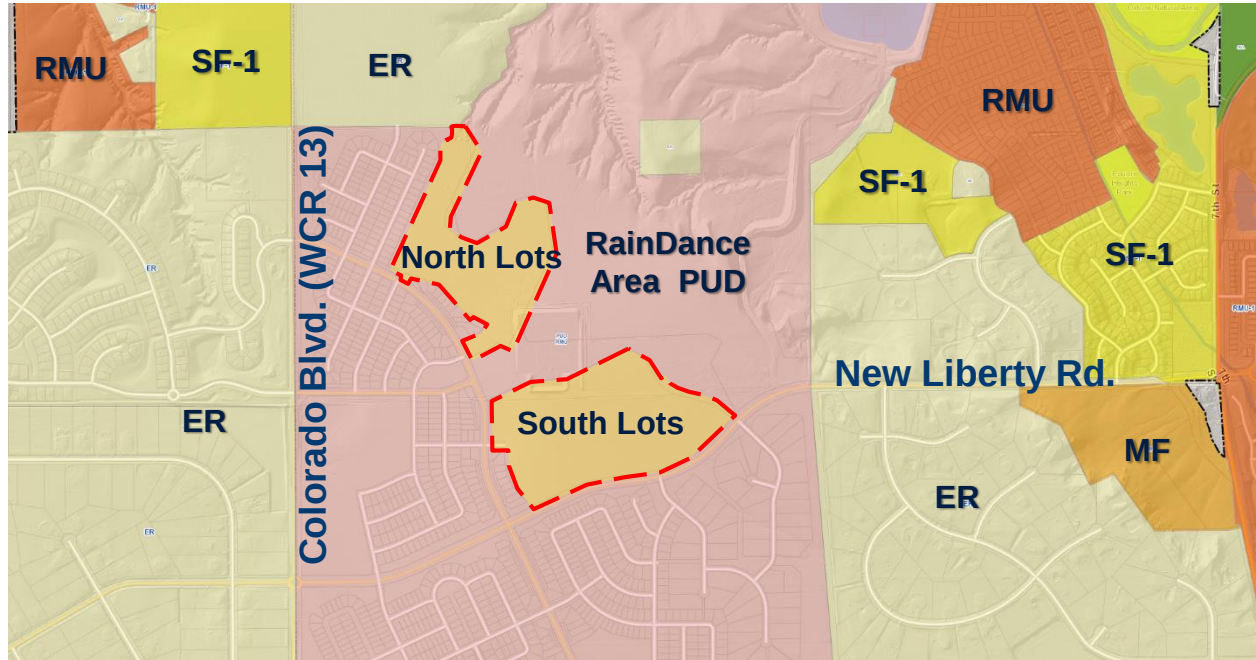


Site Vicinity Map



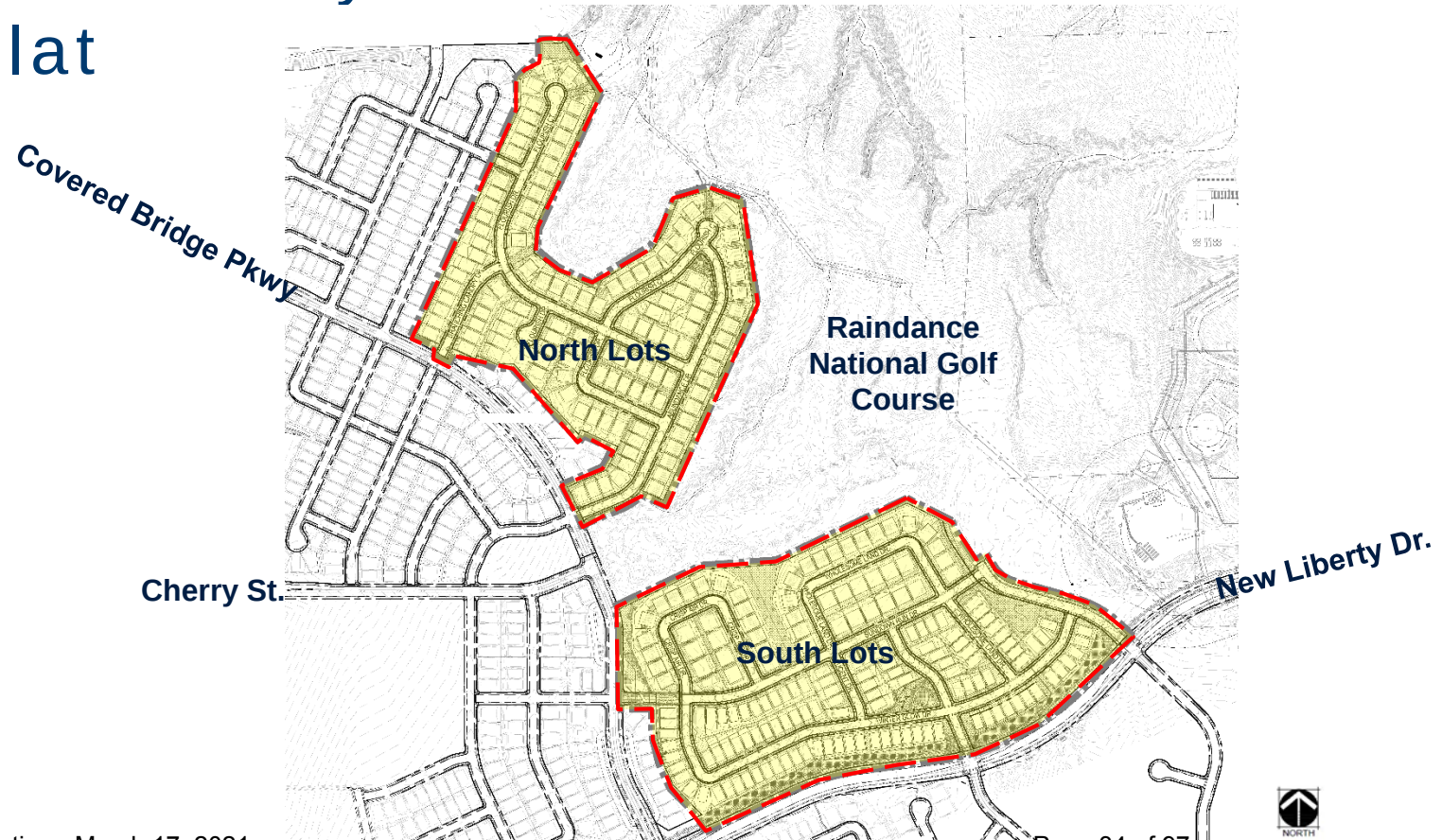


Zoning Map





Preliminary Plat





Preliminary Plat

Plat characteristics:

- ~ 81 acres total
- 285 detached single-family residential lots
- Density: 3.5 du/ac
- Total open space including drainage: ~ 9.6 acres (12%)
- Park – adjacent to RainDance Community Park



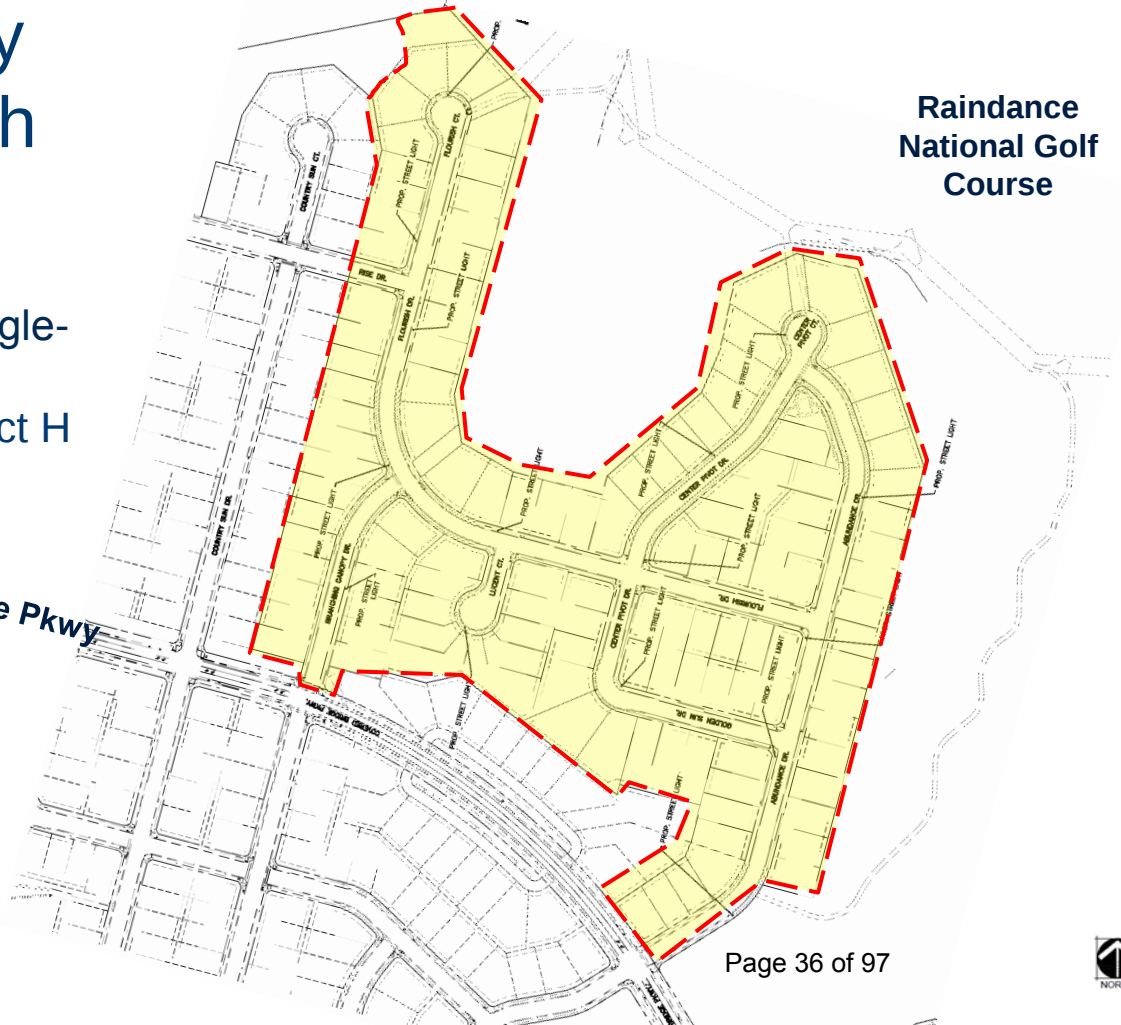
Preliminary Plat - North

Plat characteristics:

- ~ 35 acres total
- 122 – 60', 70', and Custom single-family residential lots.
- Includes a .22 acre park in Tract H

**Raindance
National Golf
Course**

Covered Bridge Pkwy

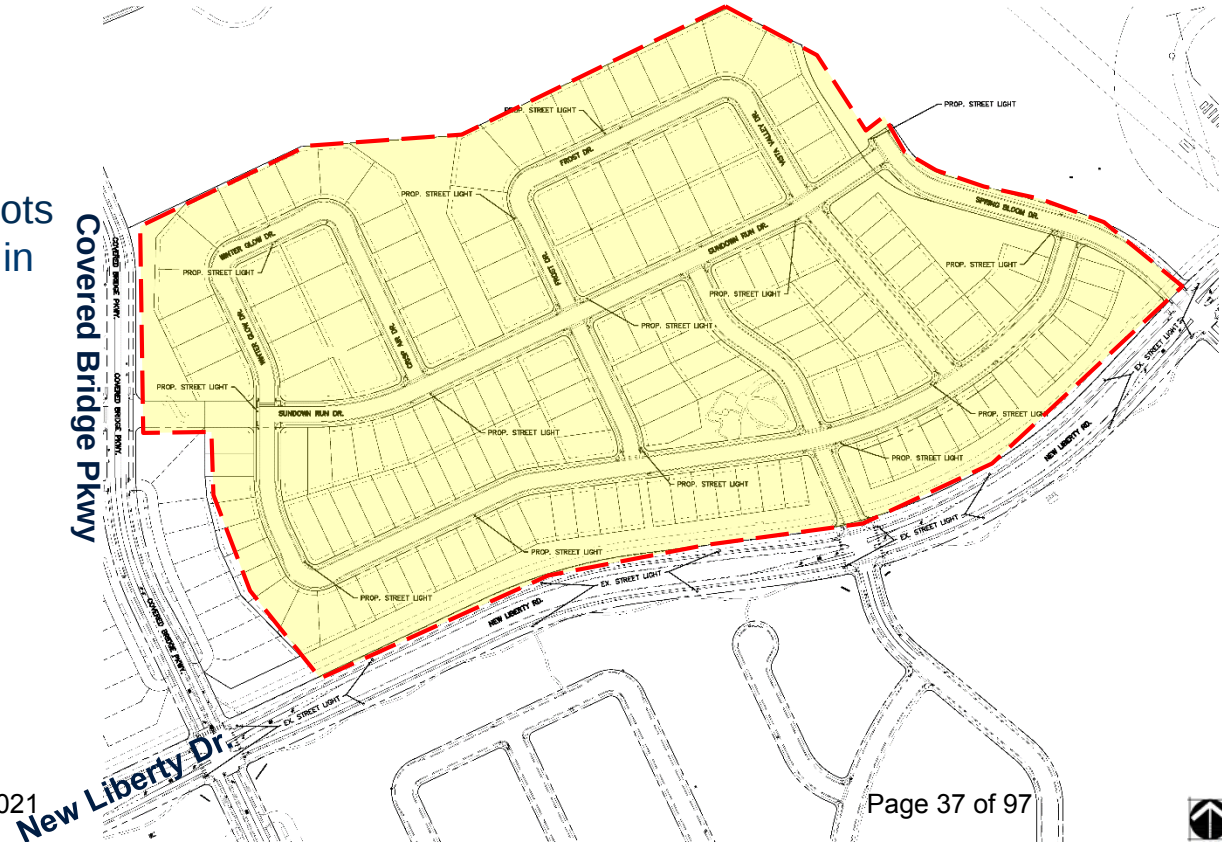


Preliminary Plat - South

Raindance
National Golf
Course

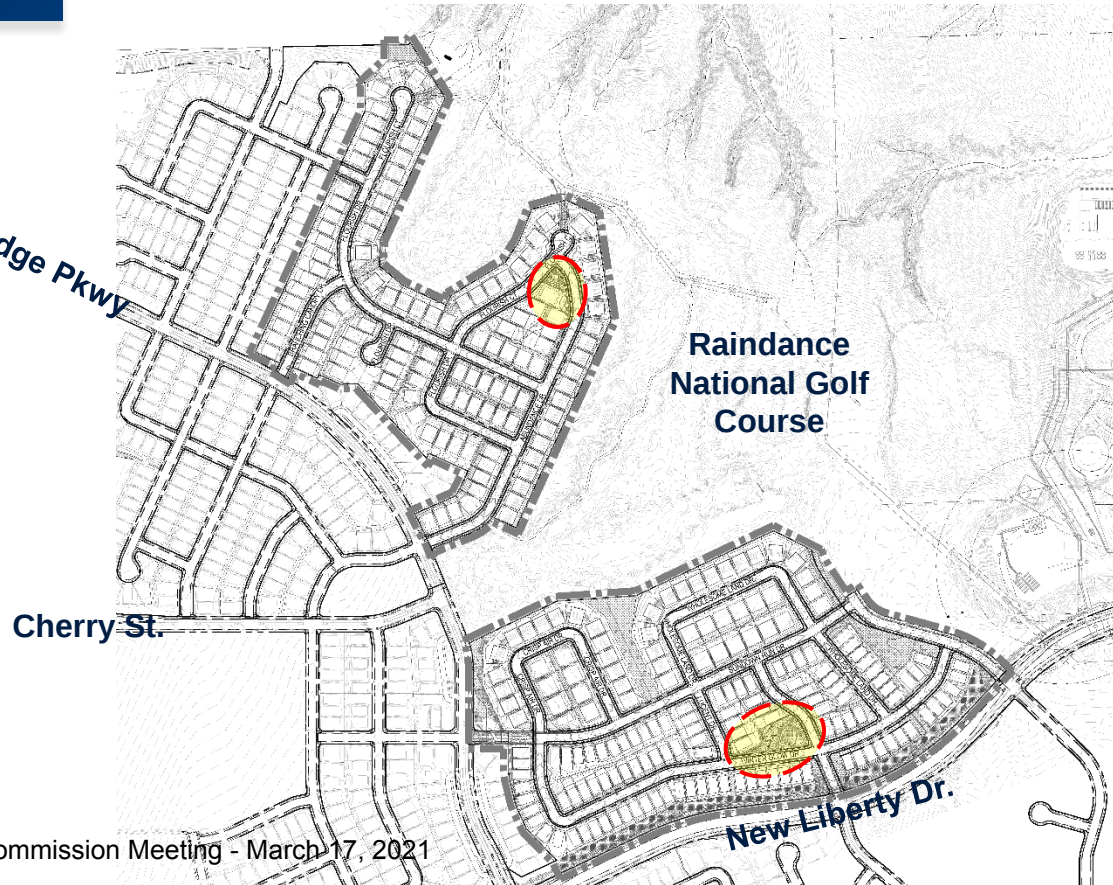
Plat characteristics:

- ~ 46 acres total
- 163 - 50' and Custom single-family residential lots
- Includes a .63 Acre park in Tract K





Landscaping & Improvements



- Open space / drainage = ~ 9.6 acres (12%)
- 2 Pocket Parks
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.



Pocket Park Areas

Tract H: .22ac



Tract K: .63ac





Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal:

Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Objective:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.



Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5c – Residential Areas Framework

Goal:

Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

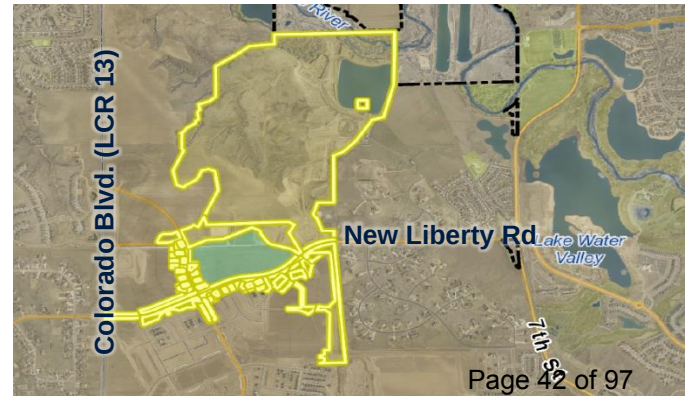
Objective:

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



A neighborhood meeting was held on February 11, 2021.

- January 20, 2021– affidavit of mailing to property owners within 300 feet
- January 22, 2021 and March 27, 2020 – display ad published in the Greeley Tribune and Windsor Beacon newspapers respectively.





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via:
From: Paul Hornbeck, Senior Planner
Location: Northwest of Harmony Road and Duncroft Drive
Re: Recommendation to Town Board - Final Site Plan – The Ridge at Harmony Road Subdivision 5th Filing
Item #: C.2.

Background/ Discussion:

The applicant Jeff Mark of the Landhuis Company, represented by Ms. Kristin Turner of the TB Group, has submitted an application for a final major subdivision plat and a final site plan for The Ridge at Harmony Road Subdivision 5th Filing. The subdivision encompasses approximately 16.5 acres and is zoned Residential Mixed Use (RMU).

Development characteristics:

- 16.5 total acres
- 103 townhome lots/units in 21 buildings
- Two tracts (4.7 acres) for future commercial development
- Water Service: North Weld County Water District
- Sewer Service: Boxelder Sanitation District
- Privately owned & maintained internal road network
- Parking: 423 spaces (2 garage spaces and 2 driveway spaces per unit and 11 off-street spaces)

Building Characteristics:

- 8 four-unit buildings, 10 five-unit buildings, 3 seven-unit buildings
- Two story buildings
- Building materials: synthetic stone, 6" exposed lap siding, 8" vertical siding, vertical batten siding, and asphalt shingles

Vehicular Access is provided by street connections to Duncroft Drive and Rycroft Drive, which connect to Harmony Road and Latham Parkway/ WCR 13, respectively. A traffic memo, prepared by the applicant's traffic engineer, indicates the proposed townhomes and future commercial development will generate 1,106 daily trips, with 90 morning peak hour trips and 100 afternoon peak trips. This trip generation is considerably less than originally anticipated when the traffic study for The Ridge at Harmony Road was prepared. No offsite transportation improvements are proposed with the development.

In addition to connections to surrounding sidewalks, bike and pedestrian access are provided with connections to the Town-maintained Harmony Road trail to the south and to the north-south trail through the neighborhood immediately to the west.

The site is located approximately ¼ mile south of the planned Town park site at The Ridge at Harmony Road. Two small privately maintained green spaces with playground and barbeque amenities for residents are proposed within the development.

The applicant held a neighborhood meeting on July 7, 2020, in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. The meeting was held digitally via the Zoom platform due to the ongoing pandemic. A summary of the meeting is attached.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community

and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives: 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Recommendation:

Staff recommends that Planning Commission forward to Town Board a recommendation of approval the final site plan as presented subject to all remaining Planning Commission and staff comments being addressed.

CC:

Jeff Mark, applicant

Kristin Turner, applicant's representative



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via:
From: Paul Hornbeck, Senior Planner
Location: Northwest of Harmony Road and Duncroft Drive
Re: Final Major Subdivision – The Ridge at Harmony Road Subdivision 5th Filing
Item #: C.3.

Background/ Discussion:

The applicant Jeff Mark of the Landhuis Company, represented by Ms. Kristin Turner of the TB Group, has submitted an application for a final major subdivision plat and a final site plan for The Ridge at Harmony Road Subdivision 5th Filing. The subdivision encompasses approximately 16.5 acres and is zoned Residential Mixed Use (RMU).

Development characteristics:

- 16.5 total acres
- 103 townhome lots/units in 21 buildings
- Two tracts (4.7 acres) for future commercial development
- Water Service: North Weld County Water District
- Sewer Service: Boxelder Sanitation District
- Privately owned & maintained internal road network
- Parking: 423 spaces (2 garage spaces and 2 driveway spaces per unit and 11 off-street spaces)

Building Characteristics:

- 8 four-unit buildings, 10 five-unit buildings, 3 seven-unit buildings
- Two story buildings
- Building materials: synthetic stone, 6" exposed lap siding, 8" vertical siding, vertical batten siding, and asphalt shingles

Vehicular Access is provided by street connections to Duncroft Drive and Rycroft Drive, which connect to Harmony Road and Latham Parkway/ WCR 13, respectively. A traffic memo, prepared by the applicant's traffic engineer, indicates the proposed townhomes and future commercial development will generate 1,106 daily trips, with 90 morning peak hour trips and 100 afternoon peak trips. This trip generation is considerably less than originally anticipated when the traffic study for The Ridge at Harmony Road was prepared. No offsite transportation improvements are proposed with the development.

In addition to connections to surrounding sidewalks, bike and pedestrian access are provided with connections to the Town-maintained Harmony Road trail to the south and to the north-south trail through the neighborhood immediately to the west.

The site is located approximately ¼ mile south of the planned Town park site at The Ridge at Harmony Road. Two small privately maintained green spaces with playground and barbeque amenities for residents are proposed within the development

The applicant held a neighborhood meeting on July 7, 2020. The meeting was held digitally via the Zoom platform due to the ongoing pandemic. A summary of the meeting is attached.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community

and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Relationship to Comprehensive Plan

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objectives: 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Public Notification

Neighborhood Meeting (July 7, 2020):

- June 16, 2020 – notice sent to property owners within 300 feet
- June 19, 2020 – display ad published in newspaper

Public Hearings

- March 1, 2021 – notice sent to property owners within 300 feet
- March 5, 2021–legal ad published in newspaper
- March 2, 2021 - Sign posted on property

Recommendation:

Staff recommends that Planning Commission forward to Town Board a recommendation of approval the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.

CC:

Jeff Mark, applicant

Kristin Turner, applicant's representative

ATTACHMENTS:

Description

- ▢ Neighborhood Meeting Summary
- ▢ Staff Powerpoint

TO: Town of Windsor
Cc: Paul Hornbeck
FROM: Kristin Turner
DATE: July 7, 2020

RE: Neighborhood Meeting Notes

1. How will this tract be zoned/will it allow for low income housing?
 - a. There is existing zoning with no plan to change it. Low income housing is not proposed.
2. Will traffic increase?
 - a. Traffic was considered during the master plan process at a much higher density. No additional improvements are required with this development.
3. What will the architecture look like?
 - a. Buildings will range from 4 to 7-plex units.
 - b. Architecture will be similar to the rest of The Ridge
 - c. Elevations have been submitted to the Town and are public record.
4. What is happening with the 5 AC park (not located within 5th filing boundary)
 - a. This parcel has been deeded to the Town.
 - b. Design and construction of this park will be by the Town of Windsor.
 - c. Timing is unknown but potentially in 2020.
5. What will the price range be?
 - a. 2-story buildings at \$350,000 to start.
6. When will the school tract be completed?
 - a. The school tract has been deeded to the school district. Timing is unknown.
7. Who will the builder be? What is the timing for the streets to be built and a model home to be built?
 - a. It is unknown at this time.
 - b. Once plans are approved, it's estimated that it will take 6 months to have streets built and the first model home open.
8. How will the HOA fees differ from the other Ridge residents
 - a. They will also cover exteriors.
9. What will be done in Tract J and tract L?
 - a. Not a part of this filing.
 - b. They will be future commercial. Type is unknown at this time. Timing is unknown at this time.

10. Will there be a pool/community building as part of the development?
 - a. There will not be a pool/community building.
11. Questions about a substation.
 - a. This is not located within the property boundary.
 - b. Paul Hornbeck to provide plans with more information to residents who are interested.
12. Questions about existing landscape (trees and native) that don't appear to be doing well.
 - a. Jeff Mark encouraged everyone to attend the neighborhood meetings and to share their concerns with resident board members.
 - b. Jeff Mark agreed to drive the property on his next visit to look at the conditions.
 - c. These areas are outside of the 5th filing boundary.
13. Will the north/south trail be converted to concrete.
 - a. No, the trail will remain soft surface.
14. What is the oil & gas tract?
 - a. The tract to the west of fifth filing belongs to Anadarko.
 - b. The mineral right owner has right to potentially drill in the future on this site and maintain access.
 - c. There are no current plans for drilling on this tract.



Final Major Subdivision & Final Site Plan

The Ridge at Harmony Road 5th
Filing

Paul Hornbeck, Senior Planner

Planning Commission, March 16, 2021



Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.



Site Plan

Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

Sec. 17-4-10. Purpose.

The purposes of the site plan procedure is to:

- 1) Develop land as a unit development
- 2) Develop land zoned for multi-family, commercial or industrial uses.

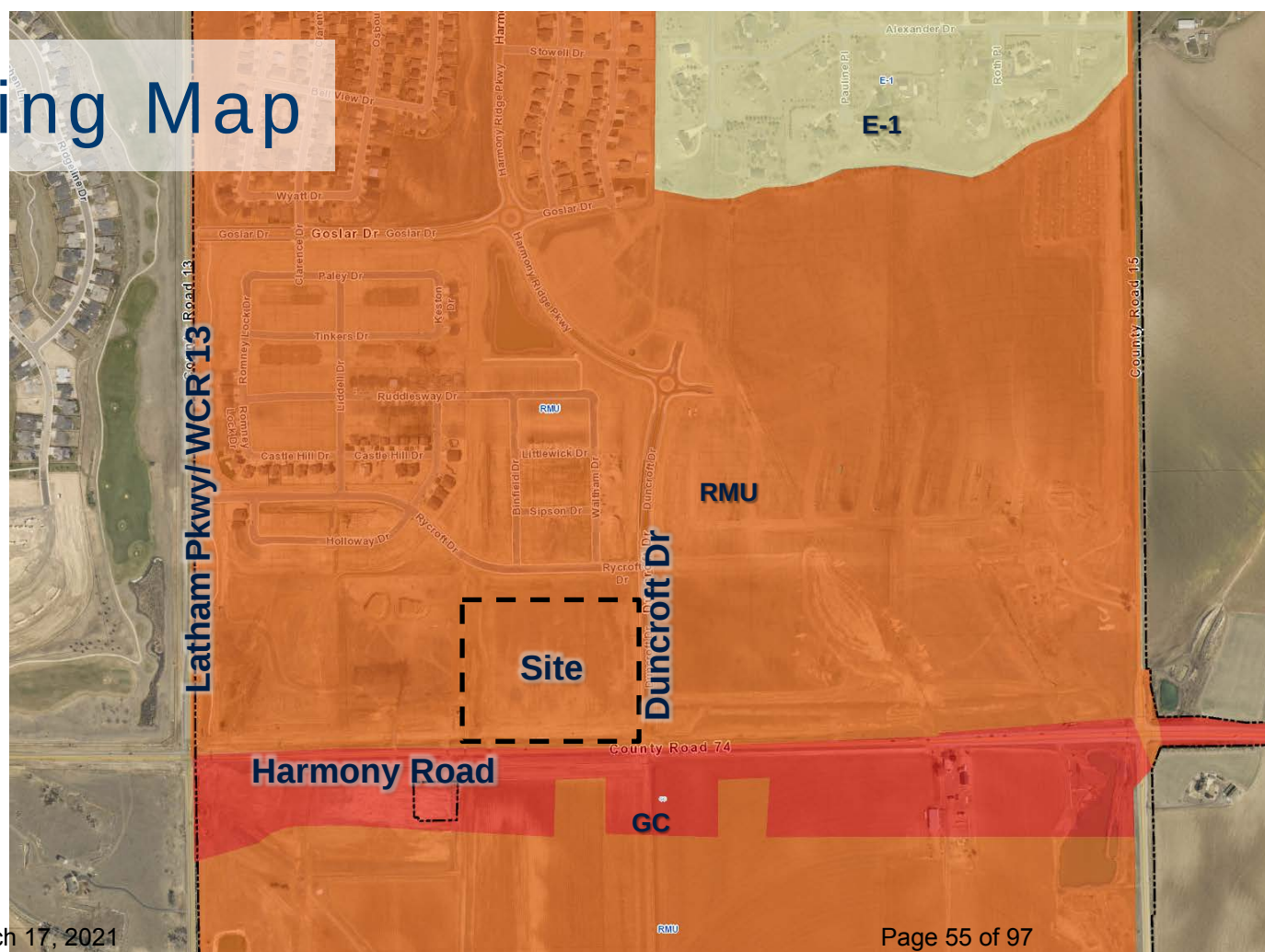


Site Vicinity Map



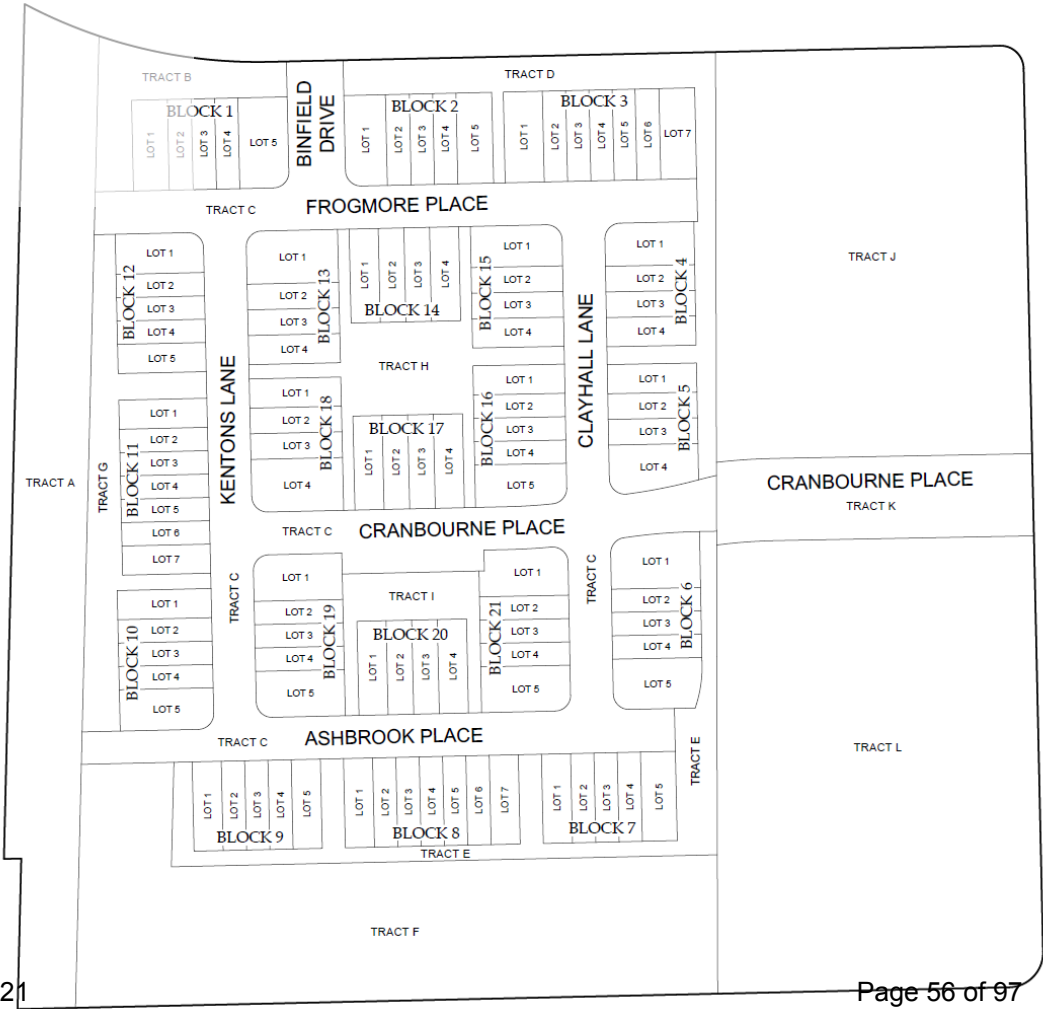


Zoning Map



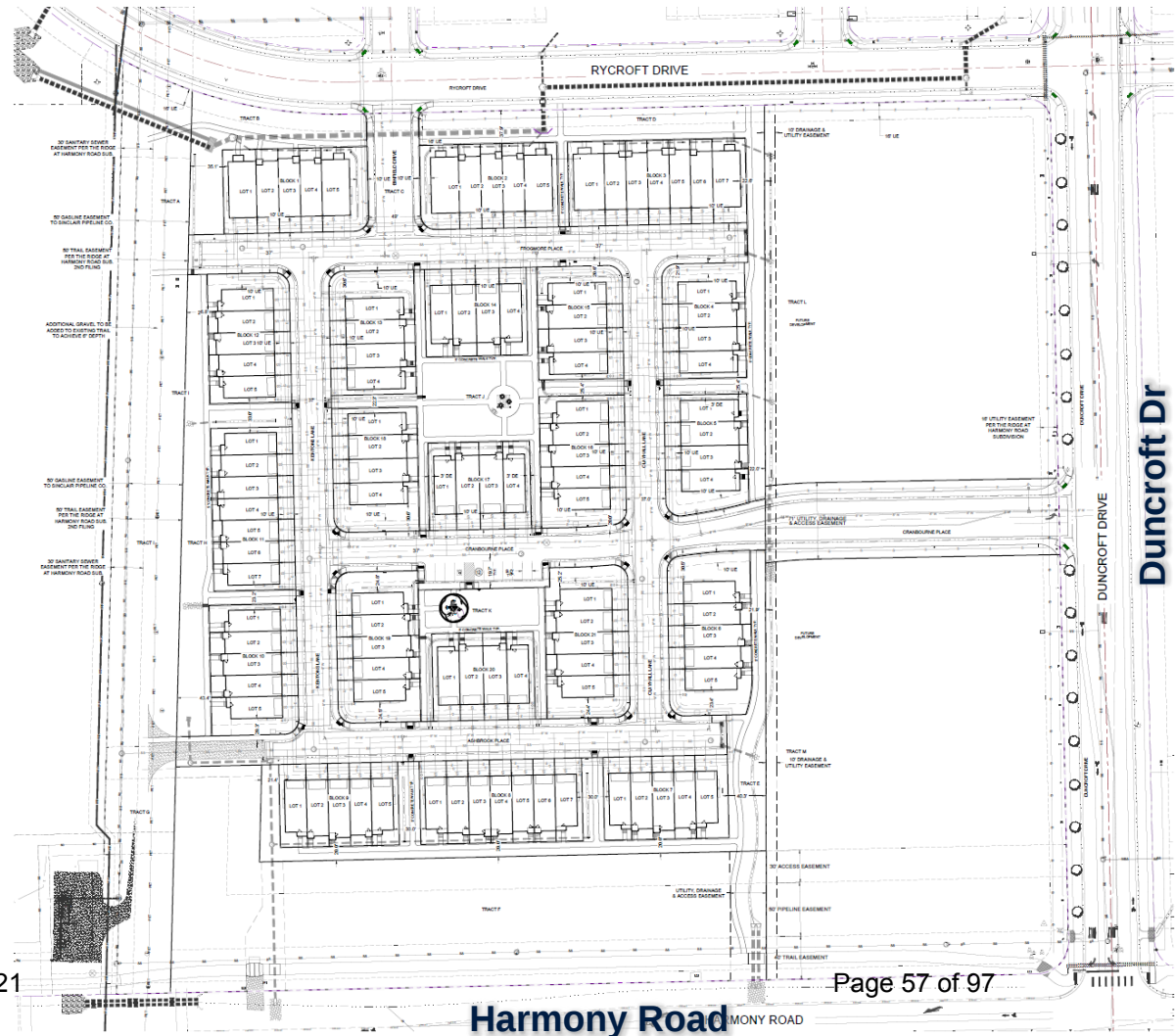


Plat

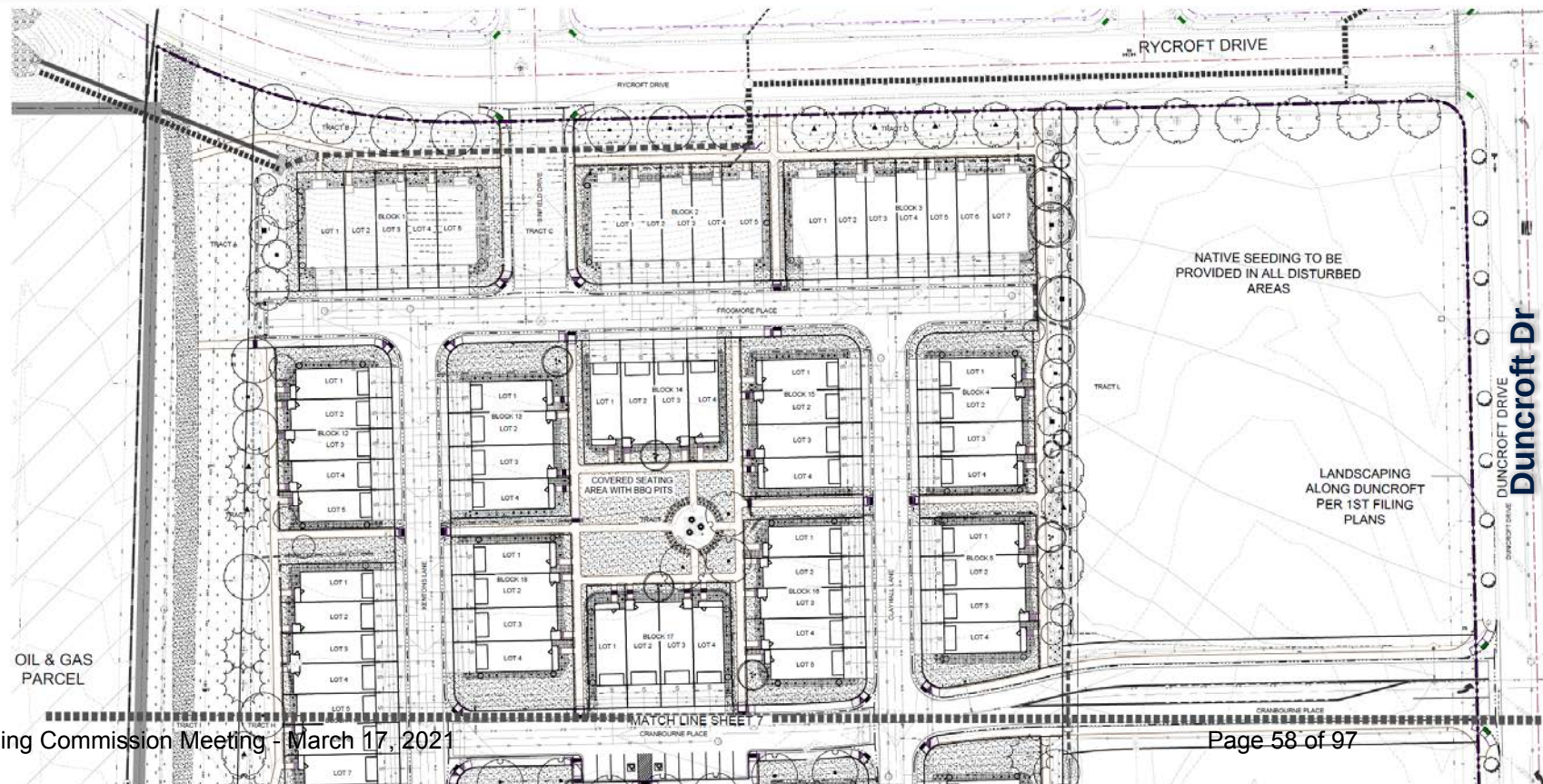




Site Plan



Landscape Plan (North)

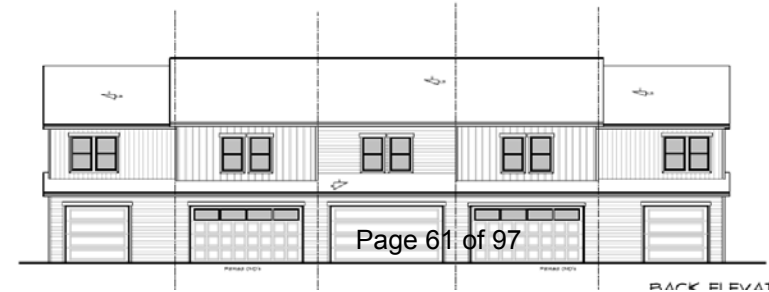
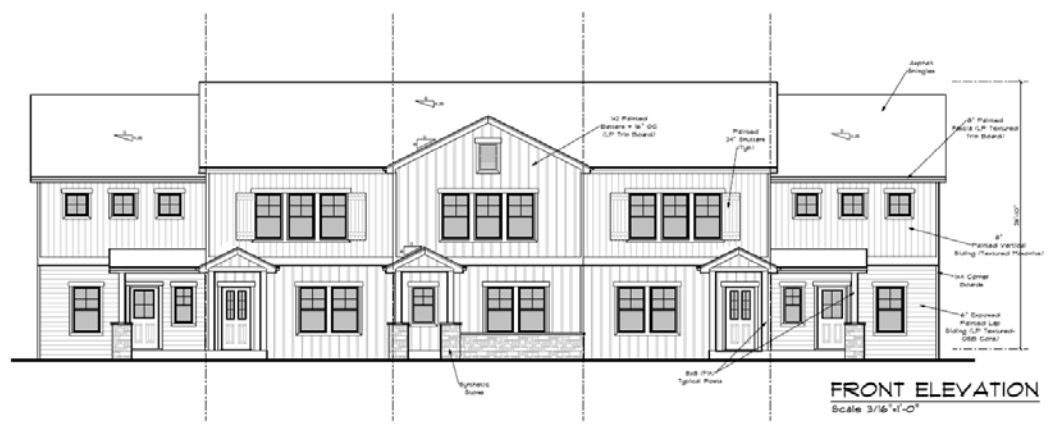








Building Elevations (5-plex A)

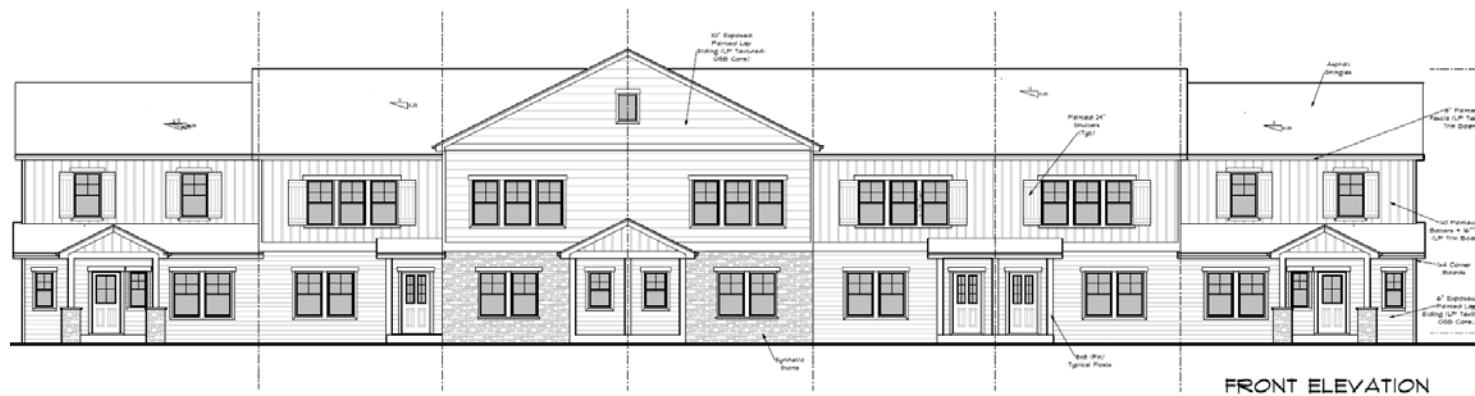




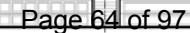
Building Elevations (5-plex B)







SIDE ELEVATION
Scale 1/8"=1'-0"





Comprehensive Plan Conformance

The application is consistent with the following goals and objectives of the Comprehensive Plan:

Chapter 5b – Growth Framework

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Chapter 5c – Residential Areas Framework

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Objective 4: Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



Public Notification

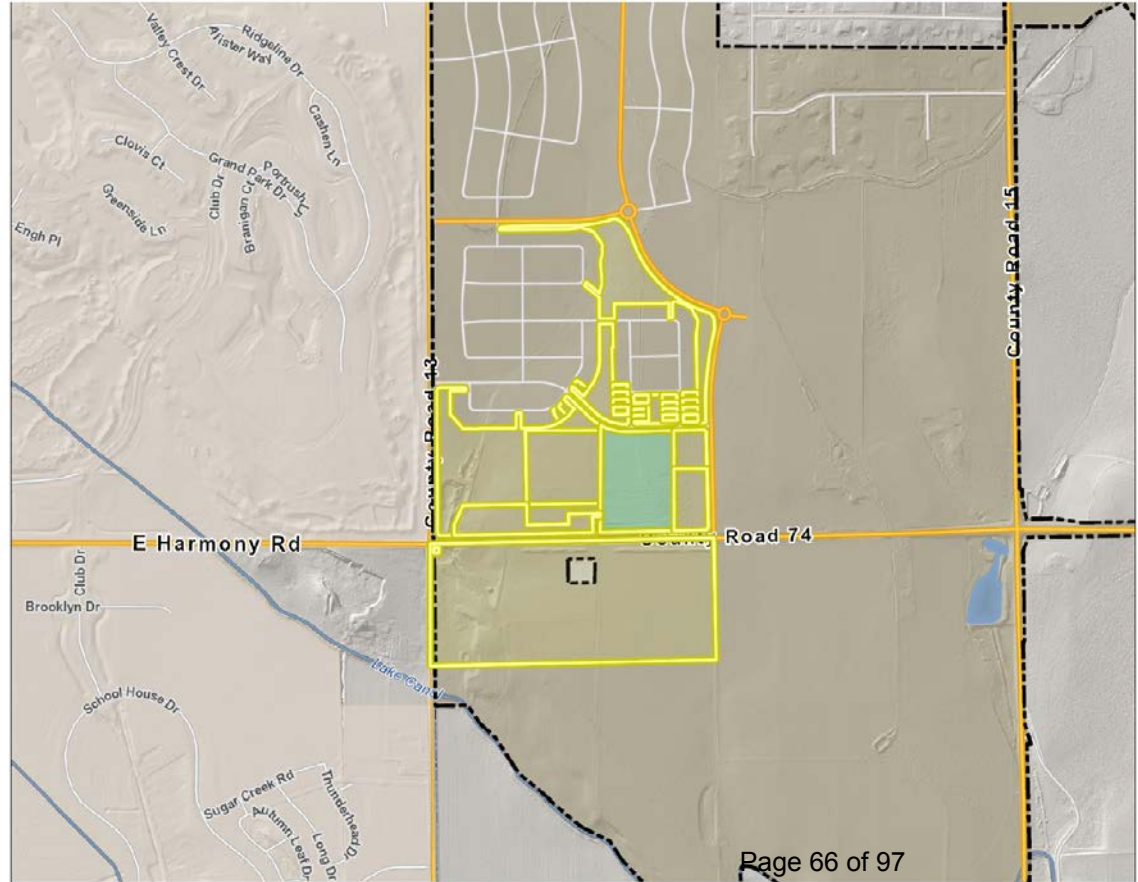
July 7, 2020 Neighborhood Meeting:

- June 16, 2020 – notice sent to property owners within 300 feet
- June 19, 2020 – display ad published in newspaper

Public Hearings

- March 1, 2021 – notice sent to property owners within 300 feet
- March 5, 2021–legal ad published in newspaper
- March 2, 2021 - Sign posted on property

Planning Commission Meeting - March 17, 2021





Recommendation - Subdivision

Staff recommends that Planning Commission forward to Town Board a recommendation of approval the final major subdivision as presented subject to all remaining Planning Commission and staff comments being addressed.



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



Recommendation – Site Plan

Staff recommends that Planning Commission forward to Town Board a recommendation of approval the final site plan as presented subject to all remaining Planning Commission and staff comments being addressed.



Site Plan Considerations

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Final Site Plan. Meets intent and purpose of site plan standards; plan includes preliminary plan and required data.
- Multifamily Residential. Meets multifamily residential standards for lot area open space, livable open space area, parking requirements, in addition to all other applicable Windsor Municipal Code requirements.
- Supplemental Information. Utility plans and grading plan.



Record

Staff requests that the following be entered into the record:

- Final Site Plan and Final Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via:
From: Paul Hornbeck, Senior Planner
Location: Northwest of Harmony Road and Duncroft Drive
Re: Recommendation to Town Board - Final Major Subdivision – The Ridge at Harmony Road 5th Filing
Item #: C.4.

Background/ Discussion:

Please refer to the previous agenda item for discussion and recommendation.



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: Southwest Corner of 15th Street and Westwood Drive
Re: Request to Rezone from GC (General Commercial) to RMU (RMU-1) (Residential Mixed Use) Zone District
Item #: C.5.

Background/ Discussion:

The applicants, Cindy Hoehne and Les Kaplan, represented by Melanie Foslien of Northern Engineering, have submitted a rezoning application to rezone 4.36 acres from GC (General Commercial) to RMU (RMU-1) (Residential Mixed Use) Zone District. The proposed rezoning is located west of and adjacent to 15th Street, south of and adjacent to Westwood Drive, and north of Walnut Street and Westwood Village Park. The subject rezoning plat includes a 3.79-acre parcel plus adjacent right-of-way to the centerline of 15th Street and centerline of Westwood Drive.

The property is currently agricultural with one single-family residence and is surrounded by the following zoning and land uses:

North: GC (General Commercial); Safeway shopping center (Hoehne Subdivision 1st Filing)

South: SF-1 (Residential, Single-family); Westwood Village Park and single-family residential (Westwood Village Subdivision 2nd Filing)

East: SF-1 (Residential, Single-family); single family residential (Westwood Village Subdivision)

Northeast: GC; Medical Facilities and Assisted Living – Columbine Health (Westwood Village Subdivision 5th Filing)

West: RMU-1 (Residential Mixed Use); agriculture (Hoehne Subdivision 1st Filing)

The property was zoned commercial at the time the Safeway shopping center was rezoned. The subject parcel has remained agriculture/undeveloped since this time. The property owner has petitioned to rezone the property to residential because there has been little interest for commercial development on the subject property due to the location behind the commercial center and rezoning to residential would tie into the existing residential development (east and south) and residentially zoned (to the west). Additionally, the RMU (RMU-1) zone district provides an appropriate transition from single-family residentially zoned property to the south to the GC (General Commercial) zoned property to the north.

The subject rezoning application constitutes an amendment to the Town's Official Zoning District Map. In accordance with Article XXIII of Chapter 16 of the Municipal Code, the rezoning from GC to RMU (RMU-1) is in compliance with the Town's 2016 Comprehensive Plan goals and objectives, as outlined below.

The applicant held a neighborhood meeting on February 2, 2021. There were five attendees and two of the five attendees identified themselves as neighbors. Please refer to the enclosed meeting summary for topics discussed at the meeting. The main topic was the uses allowed in the GC zoning district as compared to the proposed RMU (RMU-1) zoning district, and the RMU (RMU-1) zone district allowable building height and density. Other questions were related to future development.

C o n f o r m a n c e w i t h t h e C o m p r e h e n s i v e P l a n

The rezone petition is consistent with the following comprehensive plan goals and objectives:

Chapter 5b – Growth Framework

Goal: *Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.*

Staff comment: The property is located immediately south of a shopping center (Safeway) and further south of the New Windsor Marketplace, southwest of medical offices and assisted living, southeast of medical offices/urgent care (River Valley Crossing Subdivision), financial businesses, auto services, and restaurants; and north of an existing Town park (Westwood Village Park). The property is located within the Westwood Village neighborhood, located west and north of existing single-family residential. Future development within an area already served by utilities and services (“infill”) creates less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis. Additionally, the property is located within an area offering alternative forms of transportation such as walking, biking, and transit. The Poudre Express Route has two stops in close proximity to the subject site, a west-bound to Fort Collins stop on the north side of Main Street/SH 392, west of 15th Street, and an east-bound to Greeley stop on the south side of Main Street, also west of 15th Street.

Objective 3: Develop new neighborhoods adjacent to the Town core.

Staff comment: The proposed rezoning is in close proximity to the Town core, being approximately one mile west of downtown and within an established neighborhood.

Chapter 5c Residential Areas Framework Plan:

Goal: *Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.*

Objective 4: Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Objective 5: Support high density residential development near Downtown, commercial centers, and mixed-use nodes.

Staff comment: The proposed RMU (RMU-1) zoning allows for a mix of residential types. Future development of the property requires a site plan application and an administrative approval. A site plan application for the subject property has not been received at this time. As stated herein, the RMU (RMU-1) zone district offers an appropriate transition between the single-family residential located south of the subject property to the commercial center located to the north.

N o t i f i c a t i o n

The applicant held a neighborhood meeting on February 2, 2021, virtually via Zoom. A link to this meeting was included in the mailing to adjacent property owners.

Notifications for this meeting were as follows:

- January 20, 2021- display ad published in papers
- January 15, 2021 – affidavit of mailing to property owners within 300 feet

Public Hearing notifications for the Planning Commission and Town Board meetings were completed in accordance with the Municipal Code as follows:

- February 19, 2021 - applicant mailed letters to surrounding property owners
- February 24, 2021 – development signs posted on property
- February 26, 2021 – public notice published in newspapers
- February 24, 2021 – public hearing notice published to Town website

Relationship to Strategic Plan:

The rezoning complies with the Strategic Plan.

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the rezone petition and ordinance to the Town Board subject to all Planning Commission and staff comments being addressed.

ATTACHMENTS:

Description

- ▢ Rezone Application
- ▢ Rezone Petition
- ▢ Rezoning Justification Statement
- ▢ Rezone Plat
- ▢ Neighborhood Meeting Summary
- ▢ Rezoning Ordinance
- ▢ Presentation



APPLICATION PACKET

LAND USE APPLICATION

1

The Town of Windsor Planning Department reserves the right to reject incomplete submittals, per the application checklist and Municipal Code requirements for all applications. Please submit completed application and materials to planningtechs@windsorgov.com. Staff will review the submittal and advise you of its completeness for processing.

2

APPLICATION TYPE:

- ☐ Annexation
☐ Master Plan
☒ Rezoning
☐ Minor Subdivision
☐ Lot Line Adjustment
☐ Major Subdivision
☐ Site Plan

SUBTYPE:

(for Major Subdivisions and Site Plans only)

- ☐ Preliminary
☐ Final
☐ Qualified Commercial/Industrial
☐ Administrative

Project Name*: Hoehne Tract B, Block 2 First Filing Rezone

Legal Description*: Tract B, Block 2 Hoehne Subdivision, 1st Filing

Address/Location*: 6994 State Highway 392

Existing Zoning: GC (General Commercial) **Proposed Zoning:** RMU (Residential Mixed Use)

Acres/Square Feet: 3.79 **Number of Dwelling Units:** NA

3

OWNER:

Name(s)*: Cindy Hoehne

Company:

Address*: 6994 SH 392, Windsor, CO 80550

Phone #*: (970) 576-9268 Email*: cindyhoehne@gmail.com

APPLICANT (Owner or Owner's Representative):

Name*: Cindy Hoehne (owner) and Les Kaplan (contract purchaser)

Company: NA and Imago Enterprises, Inc

Address*: 6994 SH 392, Windsor CO 80550 and 140 Palmer Drive, Fort Collins, CO 80525

Phone #*: 970-576-9268 / 970-226-6819 Email*: cindyhoehne@gmail.com / lesterkaplan@comcast.net

AUTHORIZED REPRESENTATIVE:

Name: Melanie Foslien

Company: Northern Engineering

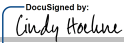
Address: 820 8th Street, Greeley CO 80631

Phone #: 970-488-1102 Email: melanie@northernengineering.com

4

All correspondence will only be sent to those listed above. It is the sole responsibility of those listed to distribute correspondence to other applicable parties.

I hereby depose and state under the penalties of perjury that all statements, proposals, and/or plans submitted with or contained within the application are true and correct to the best of my knowledge.

Signature: 
 (Proof of owner's authorization is required with submittal if signed by Applicant)

Date: 12/22/20 | 8:59 AM PST

Print Name: Cindy Hoehne

*Required fields

Revised 12/4/2019

REZONING PETITION

I, Cindy Hoehne, the undersigned, being the owner of the property described as see attached property description containing 4.36 acres more or less, hereby request a change in zoning from General Commercial (GC) to Residential Mixed Use (RMU) and do hereby pay the required fee.

DocuSigned by:

Cindy Hoehne

16E400DD9EEF481...

Cindy M. Hoehne
6994 State Highway 392
Windsor, CO 80550



PROPERTY DESCRIPTION – RMU REZONE

A parcel of land being Tract B, Block 2, Hoehne Subdivision, First Filing recorded April 25, 2000 as Reception No. 2763722 of the Records of Weld County, and those portions of Westwood Drive and 15th Street adjoining to said Tract B, all situate within the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Nineteen (19), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Windsor, County of Weld, State of Colorado being more particularly described as follows;

BEGINNING at the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section 19 and assuming the East line of said NE1/4NE1/4 as bearing North 00° 03' 26" East a distance of 1315.59 feet with all other bearings contained herein relative thereto:

THENCE South 89° 13' 46" West along the Southerly line of said NE1/4NE1/4 of Section 19 and along the Easterly prolongation of the Southerly line of said Tract B a distance of 400.59 feet to the Southwest Corner of Tract B;

THENCE North 00° 46' 14" West along the Westerly line of said Tract B and the Northerly prolongation thereof a distance of 522.72 feet to the intersection of said Westerly line of Tract B and the centerline of Westwood Drive;

The following five (5) courses are along the centerline of said Westwood Drive as platted within the Hoehne Subdivision, First Filing recorded as Reception No. 2763722.

THENCE North 89° 13' 46" East a distance of 48.67 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southwest a distance of 58.91 feet, said curve has a Radius of 130.00 feet, a Delta of 25° 57' 51" and is subtended by a Chord bearing South 77° 47' 18" East a distance of 58.41 feet to a Point of Tangency;

THENCE South 64° 48' 22" East a distance of 145.31 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Northeast a distance of 57.03 feet, said curve has a Radius of 130.00 feet, a Delta of 25° 08' 12" and is subtended by a Chord bearing South 77° 22' 28" East a distance of 56.58 feet to a Point of Tangency;

THENCE South 89° 56' 34" East a distance of 115.57 feet to the East line of said NE1/4NE1/4 of Section 19;

THENCE South 00° 03' 26" West along said East line of the NE1/4NE1/4 of Section 19 a distance of 431.25 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 190,019 square feet or 4.36 acres, more or less (±).

SURVEYOR’S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670

NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

December 18, 2020
AML
S:\Survey Jobs\335-018\Descriptions\335-018 Rezone Description_2020-12-18 .docx

**Application to Rezone Tract B, Block 2 Hoehne Subdivision, First Filing
from GC-General Commercial to RMU- Residential Mixed Use
in the Town of Windsor, Colorado
(Property address: 6994 S.H. 392)**

Justification Statement

December, 2020

The subject property is 3.79 acres and currently improved with a single-family residence owned by co-applicant Cindy Hoehne. In August 2000 Gene Hoehne, late husband to Cindy Hoehne, rezoned a rectangular 13.25 acre parcel behind the anticipated Safeway Shopping Center from E-Estate into two (2) zone districts, the west 9.46 acres to RMU- Residential Mixed Use and the subject east 3.79 acres with residence to GC-General Commercial. The division line and parcel sizes appear to be arbitrary.

This application to rezone the 3.79 acres to RMU intends to re-unify the 13.25 acres into a continuous RMU zone district. This allows a residential project that is compatible with adjoining single-family neighborhoods to the south and east and which potentially adds vitality to nearby commercial uses.

In retrospect, any public policy basis in August 2000 for dividing this 13.25-acre parcel into two (2) zone districts rather than uniformly RMU appears to be arbitrary and not compliant with an overall land use plan. Clearly, permitting 3.79 acres of intense commercial uses adjacent to single family zoning and remote from S.H. 392 is questionable. Nonetheless, a “rationale” for this was presented by the applicant in the August 2000 Rezoning Application, alleging as follows:

“The requested rezoning to GC-General Commercial is to allow for smaller office/medical facilities in buildings similar to the existing residential structure. It is anticipated that this structure will be converted to offices, additional facilities added to a campus like setting and thus provide a transition zoning and development between single-family residential uses in the area and the proposed Safeway Shopping Center proposed on Block 1.”

In short, the GC zoning was intended for a small office park with “residential” architecture, and this was approved without any limitations on other General Commercial uses. Whatever the vision for an office park transition, it has not materialized and is arguably infeasible. More importantly, absent this office park, unconditional GC zoning leaves the adjoining neighborhoods vulnerable to a litany of incompatible commercial uses-by-right (i.e., bars, car washes, drive-thru restaurants, gasoline service stations, and auto sales and service). Such uses clearly do not fulfill the public intent of “transition zoning” and would likely be opposed by adjoining single-family neighborhoods as being incompatible.

With the current commercial zoning, this 3.79 acres cannot be developed as a transition between established single-family neighborhoods and GC-zoned property to the north. The GC zoning in place provides no assurance against incompatible commercial development. In contrast, the August 2000 rezoning to RMU for the adjoining 9.46 acres to the west, based upon the stated purposes of Windsor’s zoning classifications, is proper transition zoning. Correcting the zoning of this 3.79 acre parcel to align with the RMU-zoned 9.46 acre parcel to the west fulfills the public intent for a continuous transition along the entire south boundary of the 13.25

acres. Moreover, unifying the 13.25 acres into a cohesive parcel of RMU zoning provides the opportunity for residential land uses that could complement and help invigorate retail and employment uses in the adjoining commercial areas of Windsor.

In addition to the above, specific justifications for the rezoning request are as follows:

1. Consistent with Windsor Strategic Plan.

- **Goal:** *“Enhance and expand community and Downtown Vitality.”*
Consistency: The subject property is located within the West Town Center area of Windsor, adjoins the Safeway Shopping Center, and is within walking distance to the Downtown. It is also conveniently located near expanding medical and health-related places of employment. Providing housing choices other than single-family approximate to these areas adds options for close-in housing and enhances the commercial trade area.
- **Goal:** *“Attract Balanced commercial development that will sustain the future of Windsor.”*
Consistency: Balanced commercial development includes “walkable” retail and services locations, not exclusively those that are auto oriented. Sustainable commercial uses rely upon an interplay between commercial and near-by residential, not only upon vehicular accessibility.
- **Goal:** *“Establish pedestrian and bicycle connectivity throughout Windsor.”*
Goal: *“Design/implement a well-connected, efficient, multi-modal transportation network.”*
Consistency: An effective public planning approach to pedestrian and bicycle connectivity to commercial uses is the proper juxtaposition of land uses. Locating employees close to housing, shoppers close to retail, and clients close to services reduces dependency on the automobile and fosters a greater sense of community.
- **Goal:** *“Promote business diversification in the community.”*
Consistency: Concentrating a variety of residential choices, both single-family and multi-family, creates an economic base for neighborhood-oriented retail and services.
- **Goal:** *“Promote a “Small Town Feel”*
Consistency: A major dynamic for reducing the scale of a community is arranging land uses to encourage a mix of housing near employment and retail services. Not having to drive long distances to work or shop contributes to the sense of neighborhood and to a “small town feel.”

2. Consistent with Windsor Economic Development Goals

- **Goal #3:** *“Establish a business retention and expansion program.”*
Consistency: Locating housing close to places of existing and future employment contributes to a nearby base of employees, which is a commonly accepted locational

criteria for new businesses and employers. Similarly, locating housing approximate to retail and other services enhances the trade area and benefits businesses.

3. Adequate Water and Sanitary Sewer Capacities

Water: Applicant owns 38.5 ac/ft of water rights held by the Town of Windsor and committed specifically to the raw water requirements associated with future development of the Hoehne Subdivision.

Sanitary Sewer: Applicant owns adequate “sewer capacity units” in the Westwood Lift Station which contains already-existing sewer capacity for multi-family on the entire 13.25 acres.

4. Would Enhance Not Undermine Sales Tax Dollars

This 3.79 acres has not received interest in general commercial development for over 20 years and, due to Covid-19 related market conditions and weakening demand for new office construction at remote locations, it is not a likely candidate in the future. In that most commercial businesses are being adversely impacted and face uncertainties, adding a consumer/shopper base closer to businesses via multi-family on this 13.25 acres would be a sales-tax generator. Clearly, the Safeway Shopping Center benefits from adding adjacent higher-density housing.

5. Reduces Rezoning Pressure on More Viable GC-Zoned Properties

The market demand for additional multi-family housing in the vicinity of Town Center, West Town Center and the S.H. 392 Corridor, relative to the scarcity of such locations, has resulted in rezoning pressures on other GC-zoned properties, for example, the properties behind King Soopers grocery store. Changing the subject 3.79 acres from GC to RMU and joining it with the 9.46-acre RMU property to the west does not remove a viable sales tax generator but rather creates a much-needed multi-family opportunity while reducing developer pressure to rezone other GC-zoned properties that have realistic commercial development potential.

In summary, the existing GC- General Commercial zoning designation on the subject 3.79-acre property a) fails to provide the intended transition between commercial uses and single-family neighborhoods and b) impedes the development of a cohesive 13.25 acre multiply family project that would both assure such a transition, as well as complement nearby retail and business services. A rezoning from GC to RMU is supported by the Windsor Strategic Plan, Windsor Economic Development Goals, and numerous other Windsor public policies and objectives.

**By: Les Kaplan, Pres.
Imago Enterprises, Inc.
Co-Applicant**

HOEHNE PROPERTY REZONE MAP

TRACT B, BLOCK 2, HOEHNE SUBDIVISION, FIRST FILING

SITUATE WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

PROPERTY DESCRIPTION - RMU REZONE

A parcel of land being Tract B, Block 2, Hoehne Subdivision, First Filing recorded April 25, 2000 as Reception No. 2763722 of the Records of Weld County, and those portions of Westwood Drive and 15th Street adjoining to said Tract B, all situate within the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section Nineteen (19), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th/ P.M.), Town of Windsor, County of Weld, State of Colorado being more particularly described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section 19 and assuming the East line of said NE1/4NE1/4 as bearing North 00° 03' 26" East a distance of 1315.59 feet with all other bearings contained herein relative thereto:

THENCE South 89° 13' 46" West along the Southerly line of said NE1/4NE1/4 of Section 19 and along the Easterly prolongation of the Southerly line of said Tract B a distance of 400.59 feet to the Southwest Corner of Tract B; THENCE North 00° 46' 14" West along the Westerly line of said Tract B and the Northerly prolongation thereof a distance of 522.72 feet to the intersection of said Westerly line of Tract B and the centerline of Westwood Drive; The following five (5) courses are along the centerline of said Westwood Drive as platted within the Hoehne Subdivision, First Filing recorded as Reception No. 2763722.
THENCE North 89° 13' 46" East a distance of 48.67 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southwest a distance of 58.91 feet, said curve has a Radius of 130.00 feet, a Delta of 25° 57' 51" and is subtended by a Chord bearing South 77° 22' 28" East a distance of 58.41 feet to a Point of Tangency;
THENCE South 64° 48' 22" East a distance of 145.31 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Northeast a distance of 57.03 feet, said curve has a Radius of 130.00 feet, a Delta of 25° 08' 12" and is subtended by a Chord bearing South 77° 22' 28" East a distance of 56.58 feet to a Point of Tangency;
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THENCE South 00° 03' 26" West along said East line of the NE1/4NE1/4 of Section 19 a distance of 431.25 feet to the POINT OF BEGINNING.

The above described tract of land contains 190,019 square feet or 4.36 acres, more or less (±).

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be rezoned as indicated on this plat. The within rezoning plat is submitted in accordance with the Windsor Municipal Code. It is hereby acknowledged that all construction, use and development of this property will be in strict accordance with this rezoning plat. It is further acknowledged that deviation from this rezoning plat without the express written consent of the Town of Windsor may result in revocation of the Town's approval of the rezoning plat, denial of building permits, refusal to issue certificates of occupancy, injunctive relief prohibiting use of the property and other remedies available to the Town under the Windsor Municipal Code and other applicable laws of the State of Colorado. Know all men by these presents that the undersigned have caused said land to be laid out and rezoned under the name of HOEHNE PROPERTY REZONE MAP.

In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 20 ____.

Cindy M. Hoehne

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____, this ____ day of _____, 20 ____.

My commission expires: _____ Notary Public

(SEAL)

ENGINEERING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20 ____.

Engineering Manager

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 20 ____.

Chairman,
Windsor Planning Commission

PLANNING DEPARTMENT APPROVAL

Approved this the ____ day of _____, 20 ____.

Director of Planning

TOWN MANAGER'S APPROVAL

Approved this the ____ day of _____, 20 ____.

Town Manager

OWNER/APPLICANT

Cindy Hoehne
Les Kaplan (Contract Purchaser)
6994 SH 392
Windsor, Colorado 80550
(970)-226-6819

SURVEYOR

Northern Engineering Services, Inc.
Aaron M. Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 448-1115

SYMBOL LEGEND

●	FOUND PROPERTY MONUMENT
⊕	SECTION CORNER
○	CALCULATED POSITION

LINE LEGEND

---	RIGHT OF WAY LINE
---	REZONE BOUNDARY
---	EASEMENT LINE
---	EXISTING LOT LINES
---	SECTION LINE
---	ROAD CENTERLINE

NOTES:

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title, Land Title Guarantee Company, Order Number: FCC25182193, dated November 17, 2020 at 5:00 p.m. was used in the process of this survey.
- 2) Gross land area is 190,019 square feet, or 4.36 acres, more or less.
- 3) The lineal unit of measurement for this survey is U. S. Survey Feet.
- 4) The Basis of Bearings is the East line of the Northeast Quarter of the Northeast Quarter of Section 19 as bearing North 00° 03' 26" East a distance of 1315.59 feet, and monumented as shown on drawing.
- 5) Current Zoning: General Commercial "GC" as depicted by "HOEHNE SUBDIVISION, FIRST FILING". Proposed Zoning: Residential Mixed Use "RMU"

MAYOR'S CERTIFICATE

This is to certify that a rezoning map of the property described herein was approved by Ordinance No. _____ of the Town of _____

Windsor passed and adopted on the ____ day of, 20 ____, A.D. and that the Mayor of the Town of Windsor, as authorized by said

ordinance, hereby acknowledges and adopts the said rezoning map upon which this certificate is endorsed for all purposes indicated thereon.

Mayor ATTEST: _____ Town Clerk

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this REZONE MAP was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

For and on behalf of Northern Engineering Services, Inc.
Aaron M. Lund
Registered Professional Land Surveyor LS 38670

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promised covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

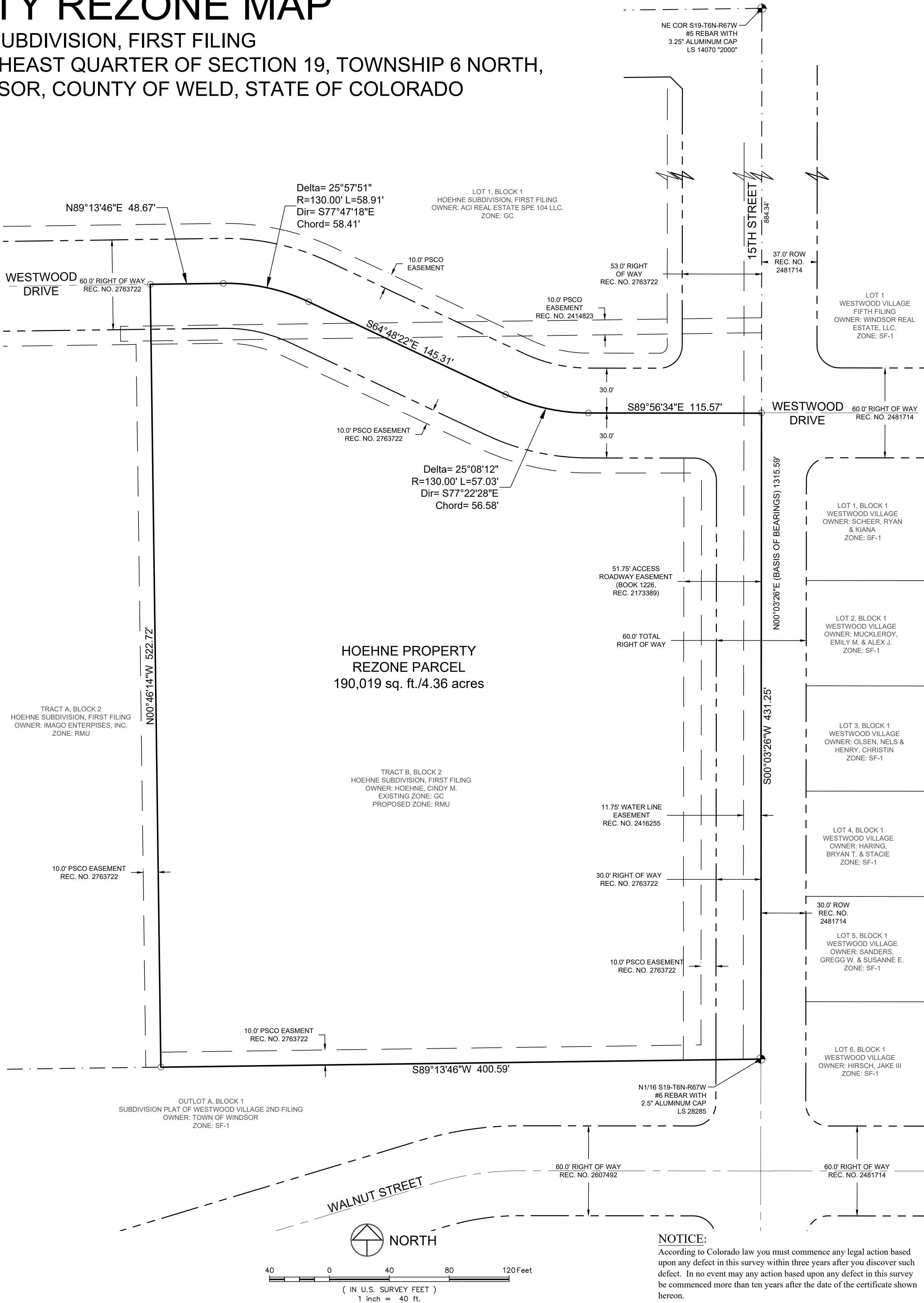


SITE

VICINITY MAP



1" = 3000'



HOEHNE PROPERTY
REZONE PARCEL
190,019 sq. ft./4.36 acres

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

Revisions:	By:	Date:

SECTION: 19	TOWNSHIP: 6 N	RANGE: 67 W of the 6th PM
----------------	------------------	------------------------------

NORTHERN
ENGINEERING

FOR COLINS: 307 North Hoad Street, Suite 100, 80521, 970.221.4158
Greeley, 820 8th Street, 80631

northernengineering.com

DATE: 12/09/2021	SCALE: 1" = 40'	REVIEWED BY: A. Lund
PROJECT: 535-018	CLIENT:	DRAWN BY: A. Lund

TRACT B, BLOCK 2, HOEHNE SUB, 1ST
6994 STATE HWY 392, WINDSOR, CO

March 9, 2021
 Ms. Carlin Malone
 Town of Windsor, Chief Planner
 301 Walnut Street
 Windsor, CO 80550

RE: Hoehne Rezone Neighborhood Meeting Summary
Meeting Held: 2/2/2021 @ 5:30pm via Zoom Webinar

Attendees:

Town Planner: Carlin Malone
 Co-applicant/Developer: Les Kaplan
 Consultant: Andy Reese (Northern Engineering)
 Consultant: Melanie Foslien (Northern Engineering)

Citizens/Public
 /Registrants:

First Name	Last Name
Cindy	Hoehne
Bryan	Haring
Nate	Heckel
Mike	Thompson
Luke	McFetridge

The neighborhood meeting was held to discuss the rezoning of a parcel of land located at 6994 State Highway 392 in Windsor from General Commercial (GC) to Residential Mixed Use (RMU).

The applicant team started the meeting with introductions and then began the PowerPoint presentation, which focused on Zoom Webinar tools and logistics on how citizens can participate virtually. Dates of the Planning Commission and Town Board meetings were provided, and a statement that subsequent submittals would be required by the Town's application and review process.

The applicant discussed the project location and justification for Rezoning the property from General Commercial to Residential Mixed Use with visuals of the Vicinity Map and current Zoning Map.

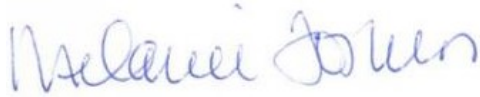
Citizen Bryan Haring (408 Rollingwood Drive) was concerned about the housing density, height of the proposed buildings, traffic patterns, and access locations. The applicant stated that no product or site layout had been determined to date, however 12-15 units per acre were anticipated, but it would be a multi-family production with a height transition between the single-family homes to the south and commercial property to the north. The sanitary sewer and water capacities/limitations were also discussed as they related to housing densities. The applicant stated this project will not be part of the Westwood HOA, but there will be an HOA created for common open spaces, landscaping, club house, etc. The Planner discussed the allowable densities and maximum height of 40' per the zone district standards and stated that rezoning to RMU allows for a limited amount of commercial use.

Citizen Mike Thompson (1530 Walnut Street) wondered if access would be limited to the residential property to the west the Hoehne if the rezone wasn't approved, what happens to the existing building on the property, and was concerned about drainage from this property. The applicant team explained that access would not be limited since Westwood Drive already has dedicated right-of-way, the existing home on the Hoehne property is a

non-conforming use and will be demolished to accommodate future development, and drainage will be engineered to meet the Town and State criteria for water quality, release rates and detention volume, and the transition between the single-family homes and the RMU zoning.

The panelists thanked the participants before concluding the meeting.

Sincerely,
NORTHERN ENGINEERING SERVICES, INC.



Melanie Foslien
Engineering Coordinator

Attachment
Attendee Report

TOWN OF WINDSOR

ORDINANCE NO. 2021-

AN ORDINANCE PURSUANT TO CHAPTER 16, ARTICLE V OF THE *WINDSOR MUNICIPAL CODE* APPROVING THE REZONING OF THE HOEHNE SUBDIVISION FIRST FILING, BLOCK 2, TRACT B WITHIN THE TOWN OF WINDSOR

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the Town has in place a comprehensive system of land use regulations, the purpose of which is to promote the public health, safety and welfare; and

WHEREAS, the Town has adopted rezoning regulations set forth in Chapter 16 of the *Windsor Municipal Code*, under which parcels of land are identified and classified for regulatory purposes; and

WHEREAS, “Hoehne Subdivision First Filing, Block 2, Tract B” (“Property”), is presently zoned “General Commercial GC”, pursuant to the regulations found in Article XIX, Chapter 16 of the Zoning Code applicable at the time it was originally zoned; and

WHEREAS, the owner of the Property, Cindy Hoehne, has filed a Petition (“Petition”) requesting rezoning of the Property from its current designation to a Mixed Use Residential (“RMU-1”) zone district designation (attached and incorporated by reference); and

WHEREAS, in accordance with the requirements for rezoning found in Article V of the Zoning Code, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public hearing; and

WHEREAS, the Planning Commission has recommended that the Town Board approve the rezoning request, subject to certain conditions; and

WHEREAS, pursuant to the requirements for rezoning found in Article XXIV of the Zoning Code, the Town Board has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

WHEREAS, based upon the evidence presented at the public hearing, the Town Board concludes that the Petition should be granted, and the Property rezoned as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

1. Hoehne Subdivision First Filing, Block 2, Tract B shall be rezoned from General Commercial GC to Mixed Use Residential (RMU-1).
2. In addition to all other applicable regulations, the use of the Property shall be subject to the regulations found in Chapter 16 of the *Windsor Municipal Code*.
3. All outstanding Planning Commission and staff comments, if any, shall be addressed prior to recordation of the Rezoning Plat.
4. Pursuant to *Windsor Municipal Code* § 16-5-20 (3), within ten (10) days of the effective date of this Ordinance, Petitioner shall comply with the document submittal requirement standards then in effect as maintained by the Director of Planning.

Introduced, passed upon a vote of ____ in favor and ____ opposed on first reading and ordered published this 22nd day of March, 2021.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

Passed on second reading upon a vote of ____ in favor and ____ opposed, and ordered published this 12th day of April, 2021.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk



Hoehne Subdivision 1st Filing, Block 2, Tract B Rezoning

Carlin Malone, Chief Planner

Planning Commission March 17, 2021



Rezoning Request

Article V of Chapter 16 of the Municipal Code outlines the amendment procedures to established zoning districts:

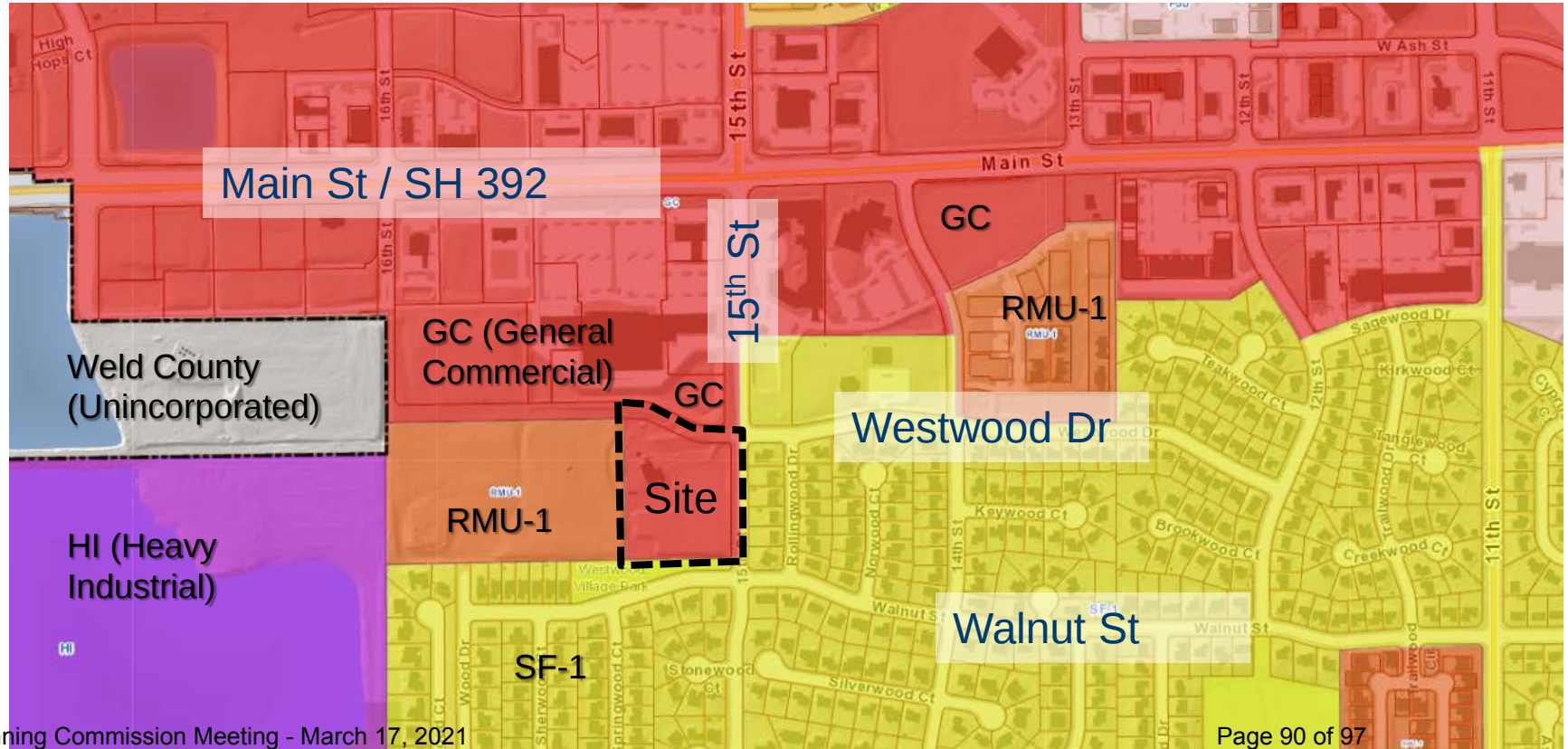
Sec. 16-5-20. Rezoning Applications

Purpose. The purpose of this Section is to provide a procedure for changing the existing zone classification of a parcel of land within the Town.

Site Vicinity Map



Surrounding Zoning





Rezoning Plat

HOEHNE PROPERTY REZONE MAP TRACT B, BLOCK 2, HOEHNE SUBDIVISION, FIRST FILING SITUATE WITHIN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

PROPERTY DESCRIPTION - RAO REZONE

A parcel of land being Tract B, Block 2, Hoehne Subdivision, First Filing recorded April 25, 2000 as Exception No. 276722 of the Records of Weld County, and those portions of Westwood Drive and 15th Street adjoining to said Tract B, all situate within the Northeast Quarter of the Northeast Quarter of Section 19, Township 6 North, Range 67 West, of the 6th P.M., of the Sixth Principal Meridian (1873 T.M.), Town of Windsor, County of Weld, State of Colorado being more particularly described as follows:

BEING (NNW) in the Southeast Corner of the Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of said Section 19 and containing the East half of said NE1/4NE1/4 as being South 89° 07' 20" East a distance of 113.53 feet with all other bearings contained herein relative thereto.

THENCE South 89° 14' 40" West along the boundary line of said NE1/4NE1/4 of Section 19 and along the Eastern prolongation of the Southern line of said Tract B a distance of 606.39 feet to the Southeast Corner of Tract B; THENCE South 89° 14' 40" West along the Western line of said Tract B to the Southern prolongation thereof a distance of 122.72 feet to the intersection of said Western line of Tract B and the centerline of Westwood Drive; The following line (S) contains along the section line of said Westwood Drive as plotted within the Hoehne Subdivision, First Filing recorded as Exception No. 276722.

THENCE South 89° 14' 40" East a distance of 18.47 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 18.51 feet, with curve has a Radius of 130.00 feet, a Chord of 27° 17' 51" and is subtended by a Chord bearing South 77° 47' 10" East a distance of 38.41 feet to a Point of Tangency;

THENCE South 89° 14' 40" East a distance of 145.31 feet to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 27.03 feet, with curve has a Radius of 130.00 feet, a Chord of 27° 18' 12" and is subtended by a Chord bearing South 77° 22' 20" East a distance of 36.43 feet to a Point of Tangency;

THENCE South 89° 14' 40" East a distance of 115.57 feet to the East line of said NE1/4NE1/4 of Section 19;

THENCE South 89° 07' 20" West along said East line of the NE1/4NE1/4 of Section 19 a distance of 431.23 feet to the POINT OF BEGINNING.

The above described tract of land contains 190,019 square feet or 4.36 acres, more or less (1).

ACKNOWLEDGMENT OF OWNERSHIP INTEREST

Know all men by these presents that the undersigned, being all the owners, lessors, and holders of any ownership interest as defined by the Town of Windsor, of the land described herein, have caused each and every of them to be named as indicated on this plat. The above recited plat is submitted in accordance with the Windsor Municipal Code. It is hereby acknowledged that all construction, use and development of this property will be in strict accordance with the existing plat. It is further acknowledged that decisions from the existing plat without the express written consent of the Town of Windsor may result in revocation of the Town's approval of the existing plat, denial of building permits, refusal to issue certificates of occupancy, retroactive denial of building permits, and other remedies available to the Town under the Windsor Municipal Code and other applicable laws of the State of Colorado. Know all that the Town of Windsor has caused said land to be laid out and measured under the name of HOEHNE PROPERTY REZONE MAP.

In witness whereof, we have hereunto set our hands and seals this ____ day of _____, 20__.

Cindy M. Howie

NATURAL CERTIFICATE

STATE OF COLORADO

COUNTY OF WELD

The foregoing instrument was acknowledged before me by _____ this ____ day of _____, 20__.

My commission expires _____

(SEAL)

Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this ____ day of _____, 20__.

PLANNING COMMISSION APPROVAL

Approved this ____ day of _____, 20__.

PLANNING DEPARTMENT APPROVAL

Approved this ____ day of _____, 20__.

Approved this ____ day of _____, 20__.

Approved this ____ day of _____, 20__.

Approved this ____ day of _____, 20__.

OWNER/APPLICANT

Only owner
Lee Hoehne (Contacted Forwarder)
Amm M. Lund, P.L.S.
Windsor, Colorado 80550
(970) 426-0118

SURVEYOR

Northern Engineering Services, Inc.
Amm M. Lund, P.L.S.
800 Elm Street
Windsor, Colorado 80551
(970) 426-0118

SYMBOL LEGEND

UNCALCULATED PORTION

LINE LEGEND

RIGHT OF WAY LINE
BOUNDARY LINE
SECTION CORNER
SECTION CORNER
SECTION CORNER
SECTION CORNER

NOTES

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements or record. For all information regarding easements, right-of-way and title, Land Title Company, Order Number: FUC218235, dated November 17, 2020 at 5:00 p.m. was used in the process of this survey.
- 2) One acre land in 190,019 square feet, or 4.36 acres, more or less.
- 3) The final set of measurement for this survey is U.S. Survey Feet.
- 4) The East line of Hoehne is the East line of the Northeast Quarter of the Northeast Quarter of Section 19 as bearing South 89° 07' 20" East a distance of 113.53 feet not mentioned as above on drawing.
- 5) Current Zoning: General Commercial "COC" as depicted by "HOEHNE SUBDIVISION, FIRST FILING". Proposed Zoning: Residential Mixed Use "RM2".

WITNESS CERTIFICATE

This is to certify that a measuring map of the property described herein was approved by Ordinance No. _____ of the Town of Windsor passed and adopted on the ____ day of _____, A.D. and that the Mayor of the Town of Windsor, as authorized by said ordinance, hereby acknowledges and adopts the said measuring map upon which this certificate is endorsed for all purposes indicated therein.

Mayor

ATTY:

Town Clerk

SURVEYOR'S CERTIFICATE

I, Amm M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this REZONE MAP was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

02-09-2021
PRELIMINARY - NOT FOR CONSTRUCTION
FOR RECORDING PURPOSES OR IMPLEMENTATION

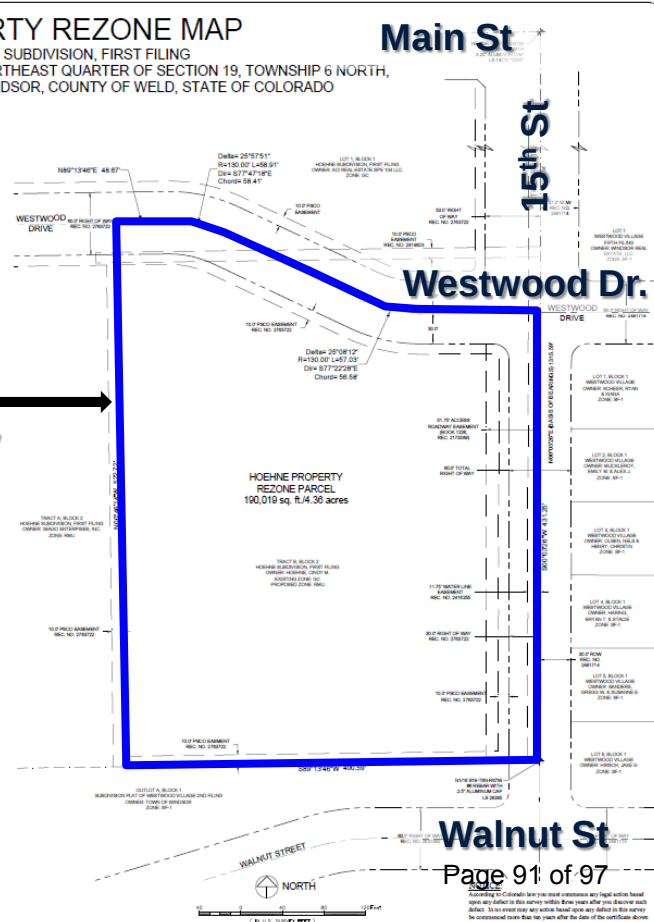
For and on behalf of Northern Engineering Services, Inc.
Amm M. Lund
Registered Professional Land Surveyor L.S. 38670

NOTICE OF OTHER DOCUMENTS

All previous plats and other documents have been recorded pertaining to this development, which create certain rights and obligations of the development, the developer and subsequent owners of all or portions of the development site, many of which obligations create certain promises that run with the land. These documents are of record and are to be filed with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.



Rezone Boundary



TRACT	BLK	LOT	ACRES	OWNER
TRACT B	BLK 2	LOT 1	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 2	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 3	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 4	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 5	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 6	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 7	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 8	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 9	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 10	0.11	HOEHNE SUBDIVISION, FIRST FILING



TRACT	BLK	LOT	ACRES	OWNER
TRACT B	BLK 2	LOT 1	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 2	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 3	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 4	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 5	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 6	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 7	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 8	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 9	0.11	HOEHNE SUBDIVISION, FIRST FILING
TRACT B	BLK 2	LOT 10	0.11	HOEHNE SUBDIVISION, FIRST FILING

REZONE MAP
TRACT B, BLOCK 2, HOEHNE SUB., 1ST
6994 STATE HWY 392, WINDSOR, CO



Relationship to Comprehensive Plan (1 of 2)

Chapter 5b – Growth Framework

- **Goal:** *Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.*
- **Objective 3:** Develop new neighborhoods adjacent to the Town core.



Relationship to Comprehensive Plan (2 of 2)

Chapter 5c Residential Areas Framework Plan:

- **Goal:** *Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.*
- **Objective 4:** Foster a diversity of housing types and sizes through coordinated land use planning and zoning.
- **Objective 5:** Support high density residential development near Downtown, commercial centers, and mixed-use nodes.



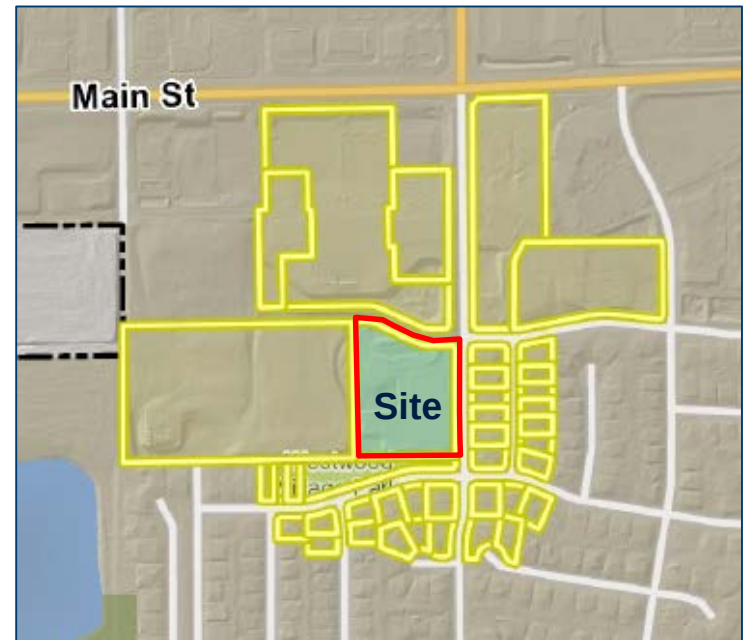
Notification Area

The applicant held a neighborhood meeting on February 2, 2021:

- January 20, 2021- display ad published in papers
- January 15, 2021 – affidavit of mailing to property owners within 300 feet

Planning Commission and Town Board public hearing notifications:

- February 19, 2021 - applicant mailed letters to surrounding property owners
- February 24, 2021 – sign posted on property
- February 26, 2021 – ad in newspaper
- February 24, 2021 – public hearing notice published to Town website





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the rezoning petition and ordinance, subject to any outstanding Planning Commission and staff comments being addressed.



Rezone Records

Staff requests that the following be entered into the record:

- Application, petition and supplemental materials
- Any testimony received during the public hearing
- Staff memorandum and supporting documents
- Recommendation



MEMORANDUM

Date: March 17, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: Southwest Corner of 15th Street and Westwood Drive
Re: Request to Rezone from GC (General Commercial) to RMU (Residential Mixed Use) Zone District
Item #: C.6.

Background/ Discussion:

Please see public hearing item materials.