



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers April 20, 2022 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

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 on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public Comments are expected to be constructive. Written comments are welcome and should be given to the Secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR

1. Minutes of the March 16, 2022 Planning Commission Meeting - T. Conway, Deputy Town Clerk

C. BOARD ACTION

1. Recommendation to Town Board - Downtown Corridor Plan Maximum Building Height
 - Legislative action
 - Presentation: Scott Ballstadt, Director of Planning

D. COMMUNICATIONS

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

E. ADJOURN



MEMORANDUM

Date: April 20, 2022
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

Background/ Discussion:

Minutes of the March 16, 2022 Planning Commission Meeting - T. Conway, Deputy Town Clerk

ATTACHMENTS:

Description

- ▢ 03.16.22 PC Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers March 16, 2022 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/83323068377> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:833 2306 8377

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MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Chairman Schick
Vice-Chair Bushelman
Cindy Beemer
Kelly Hall
Jose Valdes
Tim Reddick

Absent

Doug Dennison
Eric Bernhardt
Roger Colonnese
Barry Wilson, Town Board Liaison

Also Present:

Sandra Mezzetti, Planner II
Scott Ballstadt, Planning Director
Omar Herrera, Deputy Director Engineering
Benjamin Bodiker, Communications Coordinator
Trisha Conway, Deputy Town Clerk
Hunter Donaldson, WNSDR15, LLC

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

Timothy Reddick moved to approve the agenda as presented, Cindy Beemer seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Hall, Reddick, Schick, Valdes;

3. Public Invited to be Heard

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time.

Chairman Schick opened the meeting up for public comment.

Scott Dial 1050 Fairfield Ave, Windsor reported on concern of parking and pedestrian walkways.

Mr. Ballstadt reported the Town of Windsor is working on a downtown development study. A meeting is schedule at the Windsor Fire District on March 31, 2022, from 5:00-7:00pm.

Julie Pantelopoulos 1050 Fairfield Ave, Windsor reported on the number of homes being built in around and downtown Windsor area; traffic, grocery store lines, and parking.

B. CONSENT CALENDAR

Minutes of the December 1, 2021, Planning Commission Meeting - T. Conway, Deputy Town Clerk

Timothy Reddick moved to approve the minutes of the meeting of March 16, 2022, as presented, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Hall, Reddick, Schick, Valdes;

C. BOARD ACTION

1. Public Hearing - Trevena Annexation to the Town of Windsor, establishment of zoning and master plan - John Donaldson (WNDSR15, LLC), owner and applicant / Kristin Turner (TB Group), applicant's representative

- Legislative
- Staff presentation: Sandra Mezzetti, Planner II

The applicant, Mr. John Donaldson, represented by Ms. Kristin Turner of TB Group (Birdsall Group) has submitted:

- A petition to annex approximately 77.77 acres to the Town of Windsor and establish zoning as Single Family Residential (SF-2) zone district.
- A master plan for the subject property

The subject property is located on the northeast corner of North 15th Street and the Jacoby Road alignment, southwest of the Great Western Railway.

The Land Use Plan of the 2016 Comprehensive Plan designates this property as Single Family Residential, consistent with the proposed zoning. With the exception of three smaller parcels within unincorporated Weld County bordering North 15th Street, zoning and uses for abutting properties include the following:

	Zoning	Current Use
North	PUD (Planned Unit Development) – Town of Windsor	Undeveloped agricultural land (Overland PUD)
East	PUD - Town of Windsor and AG (Agriculture) - unincorporated Weld County	Undeveloped agricultural land
South	RMU-1 (Residential Mixed Use-One)	Single-family residential (Brunner Farm Subdivision)
West	RMU-1 (Residential Mixed Use-One)	Single-family and multifamily residential (Windshire Park Subdivision)

The Comprehensive Plan Growth Strategy includes the property within a Secondary Growth Area, which is described as:

...land that lies outside the Primary Growth Area. It includes areas within the town's boundaries and the GMA. Development of these sites will require careful planning to ensure newly annexed areas ... can be serviced by town infrastructure.

The Master Plan is summarized as follows:

- 262 dwelling units, 3.37 units/acre, maximum (consistent with the Land Use Plan designation of Single Family Residential)
- A mix of single family detached, and single family attached units
- 1.5-acre open space/park site
- 6.0 acres of roads/ miscellaneous
- Extension of Guardian Drive (major collector) to the east, from the Windshire Park Subdivision, through the proposed development and connecting to 11th Street (minor collector) on the north side of the Brunner Farm Subdivision. Two local street connections, Columbus Street and Springfield Drive, are proposed to align with the existing street network (Brunner Farm Subdivision).
- Local street connection from North 15th Street, aligned with Tipton Drive (local street) on the west side of North 15th Street (Windshire Park Subdivision, Windsor Meadows Apartments).

The site is not currently served by Windsor water or sewer services. Future development will require extension of those utilities. Extension of utilities would be the responsibility of the developer with the possibility of Town reimbursement for any oversizing that adds system capacity. An Annexation Impact Report has been prepared (attached) that details the provision of utilities and services to the property, maintenance of infrastructure, and a statement from the school district.

The applicant held a neighborhood meeting on January 19, 2022 (please refer to attached the neighborhood meeting summary).

At their February 14, 2022, regular meeting, Town Board adopted Resolution No. 2022-04 that declared certain findings of fact concerning the annexation, determined substantial compliance with Colorado Municipal Annexation Act (1965), and established public hearing dates before the Planning Commission and the Town Board. The established hearing dates were March 16, 2022, for the Planning Commission and March 28, 2022, by the Town Board.

Relationship to Comprehensive Plan

The application is consistent with the Comprehensive Plan, particularly the following:

Chapter 5b – Growth Framework

Goal:

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

Staff comment: The Master Plan proposes development that is consistent in character with the community by providing a mix of housing types such as both single family detached and attached dwellings, as well as open space. The proposed zoning of SF-2 is more fiscally and environmentally responsible than SF-1 zoning by promoting compact development that focuses on the streetscape and useable open space, which has been shown to create less of a fiscal burden on municipalities by having less utility and road infrastructure to maintain on a per unit basis.

Per the Municipal Code:

The purpose of the SF-2 zone district is: (1) To establish and preserve compact, pedestrian oriented residential neighborhoods with a variety of housing types and densities. (2) To provide for a gradual transition from single-family residential to multifamily or commercial uses.

Similarly, compact development has been shown to be more environmentally responsible, as it

takes less resources to construct and maintain, and it can also make alternative forms of transportation such as walking, biking, and transit more viable due the compact layout.

The proposed annexation area has been anticipated for growth as designate on the Land Use Map within Comprehensive Plan.

Objective:

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The site can be considered a part of the Town core, being approximately one-half mile northwest of downtown. The site is close proximity to centrally located facilities, such as Windsor High School, Windsor Middle School, the Town's Community Recreation Center, Grandview Elementary School, grocery shopping and services, and Windsor Lake/Boardwalk Park.

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.

Staff comment: The Master Plan will allow for both single family detached and attached housing types which can help meet the needs of varying family sizes, lifestyles, and income levels.

Objective(s):

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.

Staff comment: The Master Plan promotes multi-modal connectivity by providing trails such as those proposed along Guardian Drive, south to 11th Street, which provides connectivity to Brunner Farm Subdivision and a trail connection bisecting the proposed master plan. An eight-foot-wide sidewalk connection is proposed along the eastern side of North 15th Street between the Jacoby Road alignment and Guardian Drive, thus extending connectivity north. Existing trails extend south from Jacoby Farm Road along North 15th Street to the Greeley No. 2 Canal trail system and to Main Street/SH 392. The master plan proposes connectivity to 11th Street, which also connects to the Greeley No. 2 Ditch trail, which continues to Windsor Lake/Boardwalk Park and downtown.

The Poudre Express Route bus stops, located on Main Street in front of King Soopers Shopping Center (west-bound) and in front of Safeway shopping center (east-bound), are located approximately one-half mile from the site, offering another opportunity for alternative mobility.

Road connections are proposed with the Master Plan which include the extension of Guardian Drive to the east across North 15th Street and connecting to 11th Street in the Brunner Farm Subdivision to the south. Additional street connections to the Brunner Farm Subdivision include Columbus Street and Springfield Drive.

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

Staff comment: As mentioned earlier, the Master Plan allows for a diverse style of housing types. The SF-2 zone district allows the following dwelling types:

- Single family detached dwelling units
- Single family attached dwelling units:
- Duplexes, including standard and over-under
- Townhouses
- Multiplex dwellings
- Cottage dwellings

Chapter 7- Community Facilities and Infrastructure

Goal:

Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.

Objective:

1. Coordinate annexation and development with community service and utility providers to ensure adequate levels of service area extended to new growth areas and maintained in existing service areas.

Staff comment: As previously mentioned, road connections are proposed with the Master Plan which include the extension of Guardian Drive to the east across North 15th Street and connecting to 11th Street in the Brunner Farms Subdivision to the south. Additional street connections to the Brunner Farm Subdivision include Columbus Street and Springfield Drive. Extension of water and sewer utilities are also proposed with the Master Plan.

Chairman Schick opened the public hearing.

Ms. Mezzetti reported on the Trevenna Annexation to the Town of Windsor to establish the Zoning, and Master Plan.

Hunter Donaldson, WND SR15, LLC applicant's representative was made available for any questions.

Chairman Schick opened the meeting for public questions or comment.

Heather Sterling 1124 Fairfield Ave, Windsor reported on concern of the overcrowded school districts, traffic mitigation, and reducing water usage with the Town of Windsor approving more development.

Mindi Kruger 1056 Fairfield Ave, Windsor reported on the concern of obstructing her view, overcrowded school districts, traffic mitigation, water availability, and the buffer between her fence and the new development.

Ms. Mezzetti reported this is the Annexation and Master Plan; specifics like buffers between developments will be determined during a Major Subdivision plan review.

Scott Dial 1050 Fairfield Ave, Windsor reported on concern of the traffic on 11th Street, overcrowded schools, overcrowded grocery stores, relocating the wildlife, and making the developer responsible to build another school.

Chairman Schick reported the developer is required to dedicate land or pay a capital fee for schools, provide water, traffic study review, and referrals are sent to different agencies for comment or requests during the development review process.

Mike McFadden 33664 County Road 15, Windsor requested landscaping requirements for buffers between the developments, and had questions about easement requirements for the sidewalk along County Road 15.

David Roberts 1366 Fairfield Ave, Windsor reported his understanding of the difference between Single Family Residential District - I and Single-Family Residential District - 2 zoning, and the concern of traffic mitigation.

Ms. Mezzetti reported on Single Family Residential District - I (SF-1) and Single-Family Residential District - 2 (SF-2) zoning, that the sewer does not allow for more capacity than 262 units. The difference between SF-1 and SF-2 is the type of product that can be built.

Julie Pantelopoulos 1050 Fairfield Ave, Windsor requested information on the process of approval.

Mr. Ballstadt reported the Annexation and Master Plan will bring the property into the Town of Windsor corporate limits and assign the zoning. The Master Plan outlines the main thoroughfare, and identifies amenities, drainage ponds. The next step will be the Major Subdivision process that will create the plot, plat sites, streets, and legal descriptions. There will be a neighborhood meeting prior to the Major Subdivision process which will give the public another opportunity to comment.

Chairman Schick opened the meeting for Commissioner questions or comment.

Discussion ensued between the Board, staff, town engineer, and the applicant's representative.

Mr. Ballstadt reported on a letter from the Weld RE-4 School District. "The school district remains very uncertain on the enrollment and financial abilities to serve the students. Land dedication is not feasible, and the district request the owner agree to pay Cash-in-lieu in the amount of \$2,916.00 per home for a total of \$763,992.00 dollars".

Mindi Kruger 1056 Fairfield Ave, Windsor reported that the school district is not agreeing to the development, but they have a legal requirement to educate students. The total of \$763,992.00 dollars will not build a new school.

Mr. Ballstadt reported that the Weld RE-4 school district has the ability to tell the Town of Windsor that they can no longer support students, and request the project be denied. The Weld RE-4 School district has requested Cash-in-lieu in the amount of \$2,916.00 per home for a total of \$763,992.00 dollars.

Robert Folbrecht 33700 County 15, Windsor requested information on the possibly of widening County Road 15, and well rights remaining the same.

Mr. Ballstadt reported the developer will be required to dedicate raw water and will not be served by well-water or affect any adjudicated personal wells.

Arnold Gertonson 625 Oak Street, Windsor requested information about the storm water, and detention ponds.

Mr. Donaldson reported storm water will be mitigated during the Major Development plan per the engineer's requirements.

Timothy Reddick moved to close the public hearing; Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Hall, Reddick, Schick, Valdes;

2. Recommendation to Town Board - Trevenna Annexation to the Town of Windsor and establishment of zoning - John Donaldson (WNDSR15, LLC), owner and applicant / Kristin Turner (TB Group), applicant's representative

- Legislative
- Staff presentation: Sandra Mezzetti, Planner II

Please refer to public hearing material.

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

Ms. Mezzetti reported she had nothing further to add.

Chairman Schick opened the meeting for Commissioner questions or comment to which there was none.

Cindy Beemer moved to forward a recommendation of approval to the Town Board for the Trevenna Annexation to the Town of Windsor and establishment of zoning, Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Hall, Reddick, Schick; Nays - Valdes;

3. Recommendation to Town Board - Trevenna Master Plan - John Donaldson (WNDSR15, LLC), owner and applicant / Kristin Turner (TB Group), applicant's representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner II

Please refer to annexation and master plan public hearing materials.

Chairman Schick asked Ms. Mezzetti whether she had anything additional.
Ms. Mezzetti reported she had nothing further to add.

Chairman Schick opened the meeting for Commissioner questions or comment.

Discussion ensued between the Board, and staff.

Cindy Beemer moved to forward a recommendation of approval to the Town Board for the Trevenna Master Plan, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Reddick, Schick; Nays - Hall, Valdes;

4. Amendment to Windsor Planning Commission Bylaws to Allow for Remote Participation in Meetings

- Legislative
- Staff presentation: Scott Ballstadt, Director of Planning

During the COVID-19 virus, the Town Board passed an emergency order allowing Town Board and advisory boards to utilize video teleconferencing technology in order to hold virtual board meetings and conduct business remotely. Members of the public and applicants were also allowed to participate remotely in order to avoid in-person gatherings during this time. Once that emergency order was lifted, the option to hold meetings or participate in meetings virtually went away. Therefore, the subject amendment to the Planning Commission bylaws is proposed to allow for this virtual option to be used, when necessary, in the future.

In addition to addressing potential future disruptions such as the one caused by COVID-19, the option for Planning Commissioners to virtually participate in meetings to meet quorum requirements would be beneficial. Rather than cancelling meetings due to lack of a quorum, applicants would avoid potential costly delays and keep land use projects moving through the approval process.

Therefore, the following language is proposed to be added to Article IV of the Planning Commission bylaws:

Virtual Meetings/Participation. Meetings of the Commission may be held by teleconference or other means of remote communication or in combination of physical participation at a physical location and virtual participation. Virtual participation shall be considered "present in person", and members of the Commission participating virtually may vote at such meeting. All votes shall be recorded in the minutes.

Mr. Ballstadt reported on the Amendment to the Planning Commission Bylaws to Allow for Remote Participation in Meetings.

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

Chairman Schick opened the meeting for Commissioner questions or comment.

Discussion ensued between the Board, and staff.

Vice Chairman Bushelman moved to approve Amendment to the Planning Commission Bylaws to Allow for Remote Participation in Meetings as presented, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Hall, Reddick, Schick, Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Beemer reported we need to make growth pay for itself. The State's has different funding mechanisms, and school funds are based off State Statue dictated at the legislative level.

Commissioner Beemer reported she will be absent the May 4th meeting.

Commissioner Reddick reported on the solicitation of grocery stores, and the ability for the Town of Windsor to attract another store.

Discussion ensued between the Board, and staff.

- From Town Board Liaison

Town Board Liaison Wilson was absent

- Communications From Staff

Mr. Ballstadt reported Paul Hornbeck is no longer employed with the Town of Windsor, and we wish him luck in his future endeavors.

1.

Action Plus Style Meeting Minutes Discussion - T. Conway

Ms. Conway reported on changing the board minutes from verbatim minutes recording every single word said at a meeting to action-plus minutes recording any "action" or votes that were taken at the meeting.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:49 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: April 20, 2022
To: Planning Commission
Via:
From: Scott Ballstadt, Director of Planning
Location:
Re: Recommendation to Town Board - Downtown Corridor Plan Maximum Building Height
Item #: C.1.

Background/ Discussion:

Town Board previously discussed possible revisions to the maximum building height in the Downtown Corridor Plan at work sessions on November 8, 2021, December 13, 2021 and March 28, 2022, because the current maximum of 30-feet appears to be too restrictive. In fact, the 30-foot maximum would not allow for several existing downtown buildings at their current height. By way of comparison, the maximum building height in the single-family residential district is 40-feet.

The maximum building height in the Central Business zone district has been 75-feet since 1983. When the Downtown Corridor Plan was adopted in 1999, it included a stricter maximum building height of 30-feet with an exception for ornamental architectural elements that could extend to 40-feet. In cases of conflicting standards, the more restrictive of the two requirements is typically applied. When the current Mill building was re-constructed after the 2017 fire, it required Town Board approval of a waiver from the height limit to be rebuilt at its present 45-foot height. Similarly, several other buildings in and around downtown exceed the 30-foot maximum height.

At the time the Downtown Corridor Plan was adopted, potential for vertical mixed-use projects was not anticipated. Since that time, vertical mixed-use projects with retail and commercial uses on the lower floors and residential uses on the upper levels have spurred downtown revitalization in neighboring communities.

Such vertical mixed-use projects take advantage of existing street and utility infrastructure and are generally more productive than horizontal projects from a property tax standpoint, as illustrated in the graphics produced by consultant Urban3 in the attached slides. The mix of residential uses creates a population to support businesses outside of typical daytime hours which is consistent with the Town's Strategic Plan goal of enhancing and expanding community and downtown vitality.

The 2016 Comprehensive Plan states: "Vibrant downtown areas generally have a mix of land uses to provide a lively atmosphere and 24/7 activity. The Town of Windsor has the potential to create a downtown with a greater mix of commercial and residential uses and continue to establish and elevate Downtown Windsor as a destination district that contributes considerably to the Town's community image throughout Northern Colorado."

Furthermore, Comprehensive Plan Chapter 5d - Commercial & Industrial Areas Framework Plan states: "Infill Development Downtown has a few parcels that serve as infill development opportunities. These parcels provide opportunities for mixed-use development that completes the street wall and increases density. New construction should follow the Windsor Downtown Corridor Design Guidelines; however, the Town should consider amending the guidelines to permit increased building heights. Currently, the guidelines state buildings in the Old Town Windsor "shall be no taller than two stories or thirty feet, whichever is less." This height restriction may prohibit future infill development. As such, the Town should permit construction up to 75-feet, as prescribed in the zoning regulations, so long as the building exhibits the corridor's architectural character."

Beginning in 2012, the Downtown Development Authority (DDA) has spent more than \$700K to purchase the "backlots" properties in the 400 and 500 blocks from private property owners with the specific intent to "clean up" the area for revitalization by developing the properties with a tax generating mix of uses that would also bolster the DDA budget. In

the meantime, rather than prohibiting parking on their properties, the DDA obtained conditional use approval from the Town to temporarily allow recycled asphalt parking until the properties develop. The application stated, "This request is for temporary use of a parking lot not to exceed five years as the DDA anticipates the lot to be redeveloped in the near future."

Based upon Town Board discussion at the March 28, 2022 work session, the below recommendation will create Building Height Subareas identified in Exhibit A. Building Height Subarea A would allow a taller maximum building height of 45-feet along Main Street and Subarea B would allow taller buildings of 65-feet located behind the existing buildings on Main Street.

Financial Impact:

Vertical mixed-use projects take advantage of the Town's existing street and utility infrastructure and are generally more productive than horizontal projects from a property tax standpoint, and the mix of residential uses creates a population to support businesses outside of typical daytime hours.

Relationship to Strategic Plan:

The proposed amendment is consistent with the Town's Strategic Plan goal of enhancing and expanding community and downtown vitality.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval to amend Section III.K.1 of the Downtown Corridor Plan to read as follows:

1. Building Height.

With the exception of buildings located in the Building Height Subareas identified in the depiction identified as **Exhibit A**, attached hereto and incorporated herein, the predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clocktowers or cupolas shall not exceed 40' in height. (+) Buildings located within the special height exception area as identified herein shall be limited to the building height allowed per the Municipal Code. **Buildings located in the Building Height Subarea "A" shall not exceed forty-five feet (45') in height and buildings located in Building Height Subarea "B" shall not exceed sixty-five feet (65') in height.**

ATTACHMENTS:

Description

- ▢ Downtown Corridor Plan Building Height presentation
- ▢ Draft Resolution - Downtown Corridor Plan Building Height
- ▢ Exhibit A - Building Height Subarea Map



Building Height Regulations in the Downtown Corridor Plan

April 20, 2022

Planning Commission

Scott Ballstadt, Director of Planning

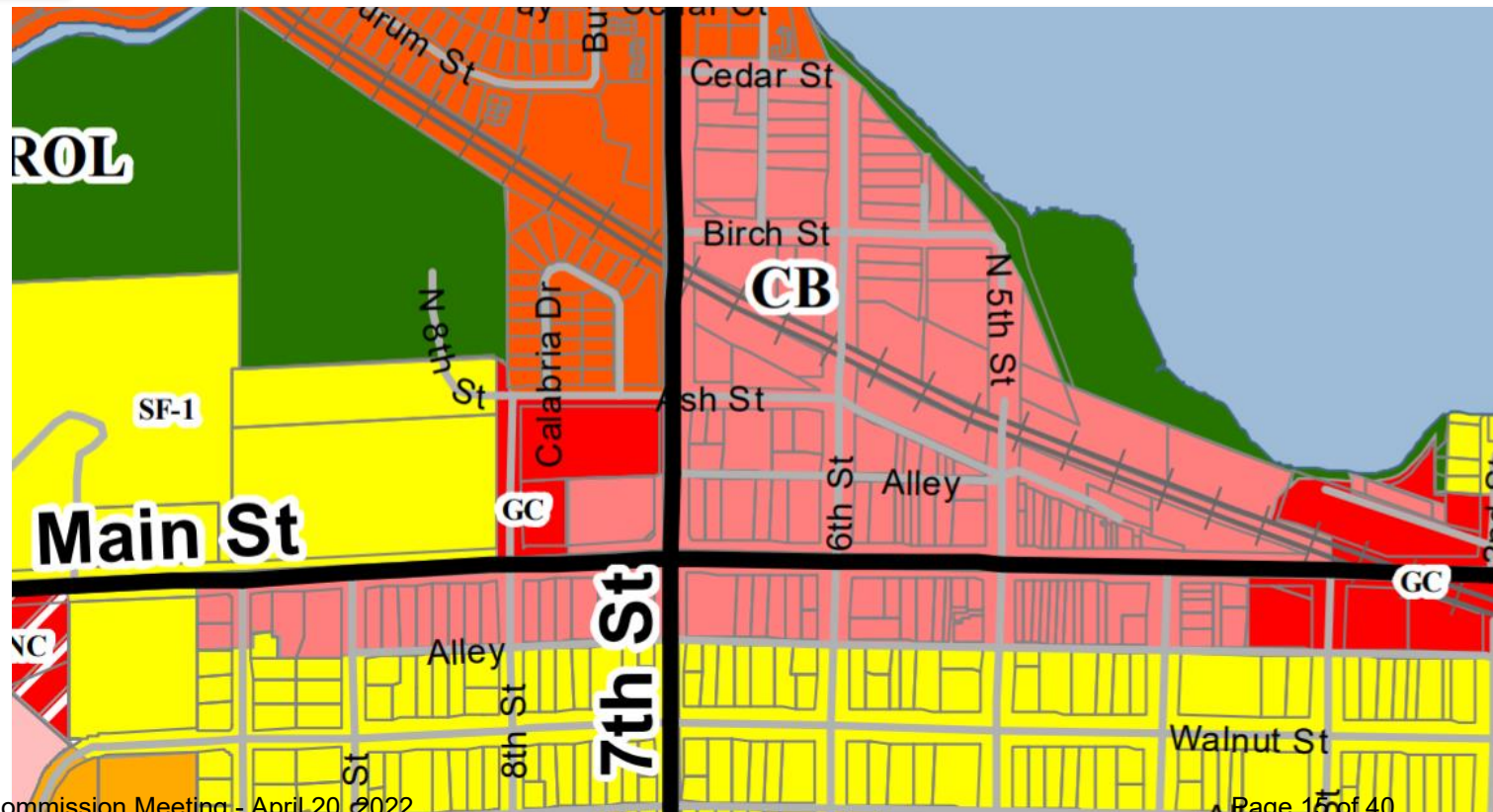


Maximum Building Height

- Section 102-42.B.(3) of the Municipal Code was adopted January 24, 1983: “In zones classified as Central Business CB District or Industrial I District, no building or structure shall exceed a maximum height of seventy-five (75) feet.”
- Section 16-1-110(b) of the current Municipal Code retains the same Maximum Building Height of 75-feet in the Central Business (CB) zone district.



Central Business Zone District



Maximum Building Height

The Downtown Corridor Plan was adopted May 18, 1999, and included a building height restriction of 30-feet.

K. Architecture

Each Sub Area has different image elements. Refer to the sub areas for more specific information.

1. Building Height

The predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clocktowers or cupolas shall not exceed 40' in height. (+)

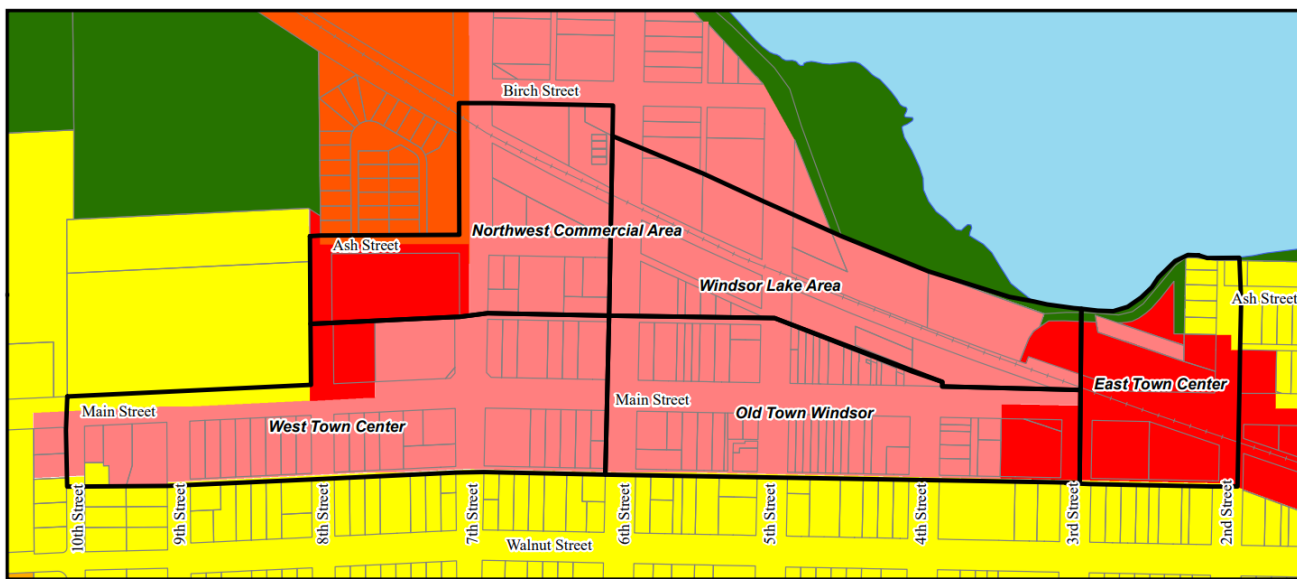
DOWNTOWN CORRIDOR PLAN



WINDSOR, COLORADO
MAY 10, 1999



Downtown Corridor Plan Area



LEGEND

E-1 Low Density Estate	SF-2 Single Family Attached Residential	RMU Residential Mixed Use	GC General Commercial	I-H Heavy Industrial
E-2 High Density Estate	MF-1 Multi-Family Residential	CBD Central Business District	PUD Planned Unit Development	O Recreation and Open Space
SF-1 Single Family Residential	MF-2 High Density Multi-Family Residential	NC Neighborhood Commercial	I-L Limited Industrial	Downtown Corridor and sub-areas
				Corridor Activity Center (CAC)

TOWN OF WINDSOR, CO
Downtown Corridor and sub-areas

DISCLAIMERS:

The information on this map is for reference only. It is believed to be current at the time of creation of this map. However, this map shall not be used as a substitute for official recorded documents.

The roads shown are platted but may not be reflective of what is currently built.

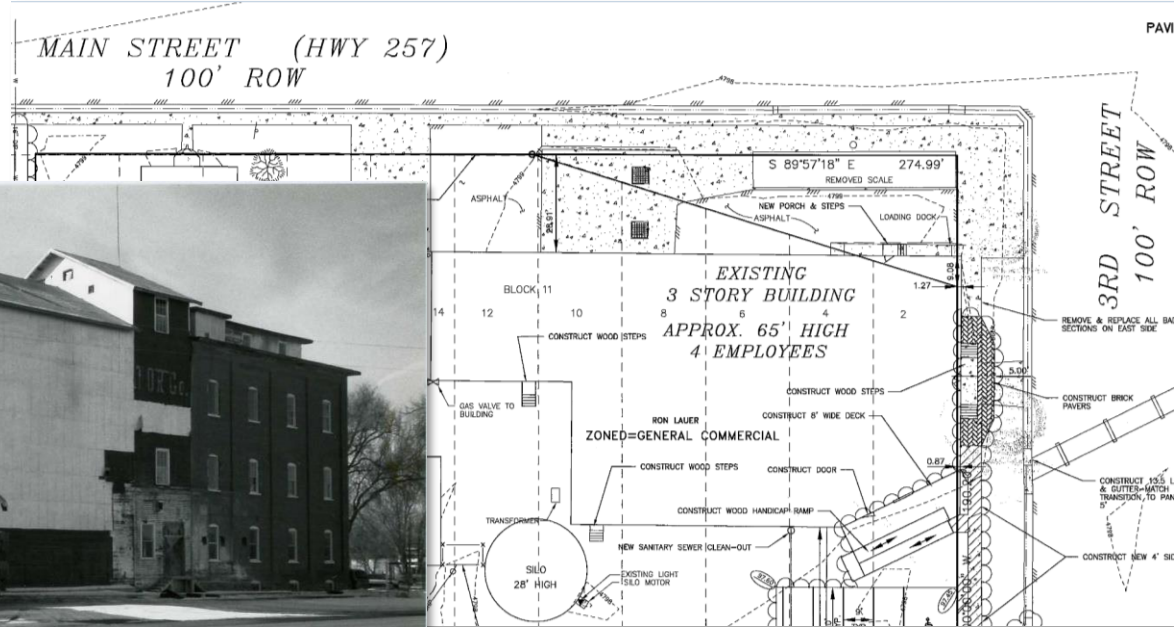
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Maximum Building Height

- The current 30-foot building height would not accommodate several existing buildings in and around downtown such as:
 - 501 Main St = 31'11"
 - 205 4th St = 36'1"
 - Town Hall = 60'5"
- The Mill at 301 Main St required a waiver from the Downtown Corridor Plan maximum height limit in 2017 in order to rebuild after it burned.

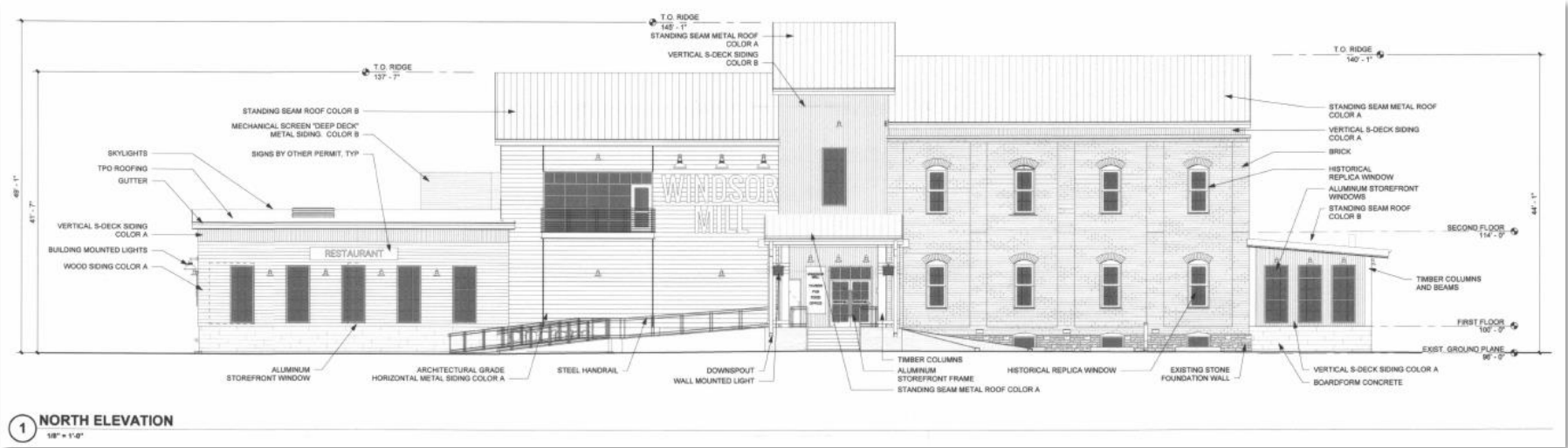
Windsor Mill (1900-2017)



301 Main Street
Historic Windsor Mill
Approx. 65-feet in height



Windsor Mill (Present Day)



301 Main Street
Present Day Windsor Mill
45'1" to highest roof peak



Planning Downtown Revitalization

- It is important to remember that, in addition to private investment, the recent success and momentum downtown required much planning and action by Town Board and Downtown Development Authority (DDA)
- Little reinvestment was occurring downtown 10 years ago
- 2012 Parking Study showed that parking was not a problem
- Recognizing the need to encourage investment in downtown, Town Board and DDA took actions and much of the recent downtown success is the result of years of planning, code updates and business assistance incentives



Planning Downtown Revitalization

- DDA established a Façade Improvement Program that provides financial assistance to downtown business owners to restore and improve building facades
- Previous downtown parking requirements were cost prohibitive and were preventing projects from going forward, so Town Board revised the standards to encourage investment downtown
- For years Town Board heard public concerns as the Windsor Mill stood in disrepair following the tornado and the business assistance agreement with the Windsor Mill property owner allowed the property to once again realize its potential



Windsor Strategic Plan (2020)

The Town Board's current Strategic Plan includes:

Area of Focus: Vibrant & Healthy Economy

Windsor is business-friendly. We maintain a viable, stable, diverse, and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.

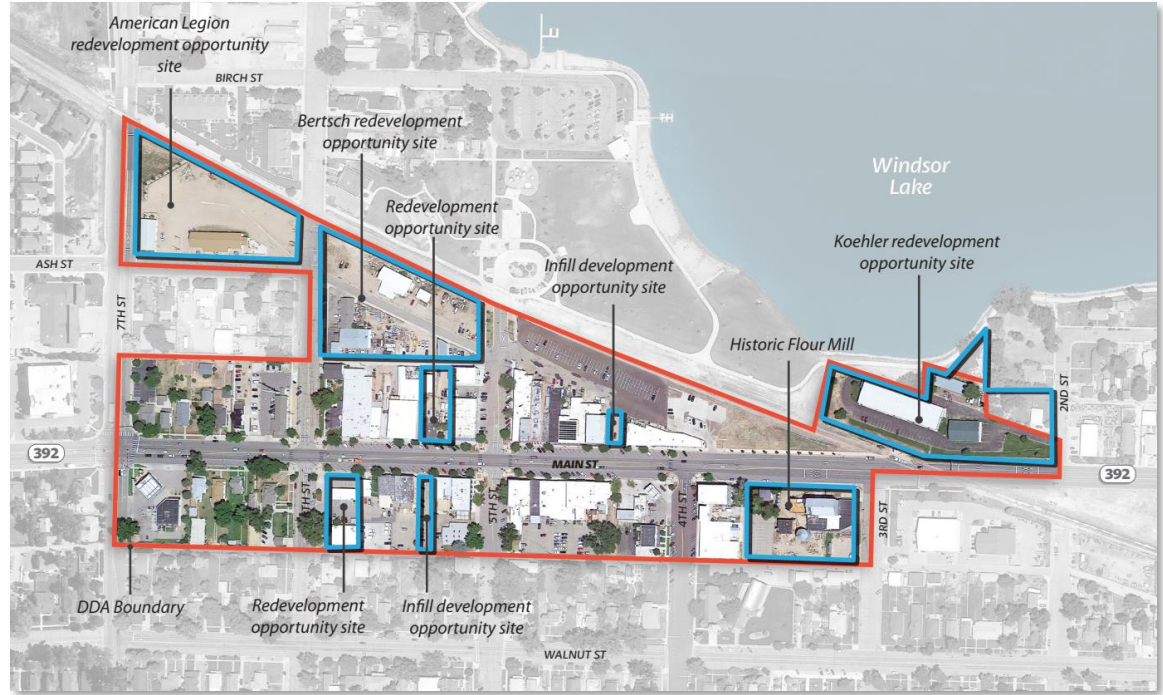
Goals:

Enhance and expand community and downtown vitality

Comprehensive Plan (2016)

Development & Improvement Opportunities

“Vibrant downtown areas generally have a mix of land uses to provide a lively atmosphere and 24/7 activity. The Town of Windsor has the potential to create a downtown with a greater mix of commercial and residential uses and continue to establish and elevate Downtown Windsor as a destination district that contributes considerably to the Town’s community image throughout Northern Colorado.”





Comprehensive Plan (2016)

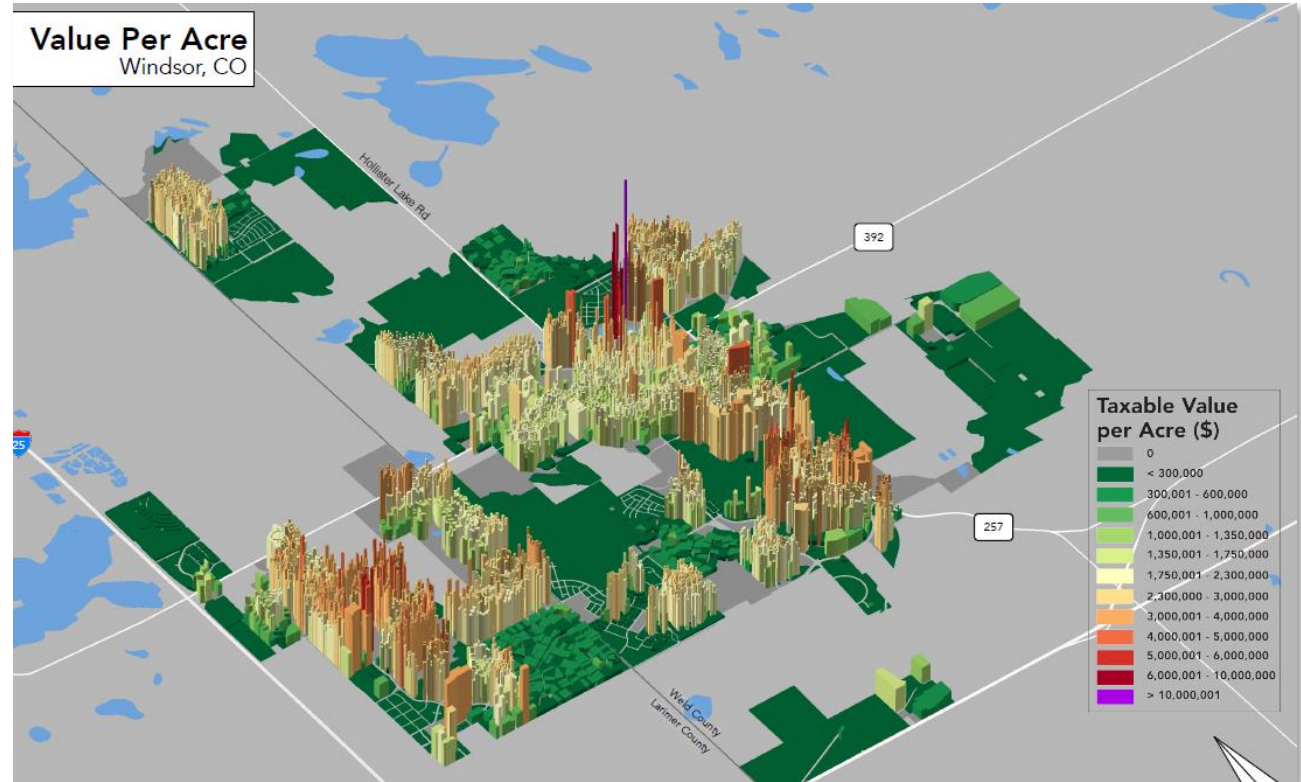
Comprehensive Plan Chapter 5d - Commercial & Industrial Areas Framework Plan:

“Infill Development Downtown has a few parcels that serve as infill development opportunities. These parcels provide opportunities for mixed-use development that completes the street wall and increases density. New construction should follow the Windsor Downtown Corridor Design Guidelines; however, the Town should consider amending the guidelines to permit increased building heights. Currently, the guidelines state buildings in the Old Town Windsor “shall be no taller than two stories or thirty feet, whichever is less.” This height restriction may prohibit future infill development. As such, the Town should permit construction up to 75-feet, as prescribed in the zoning regulations, so long as the building exhibits the corridor’s architectural character.”



Property Tax Value Productivity

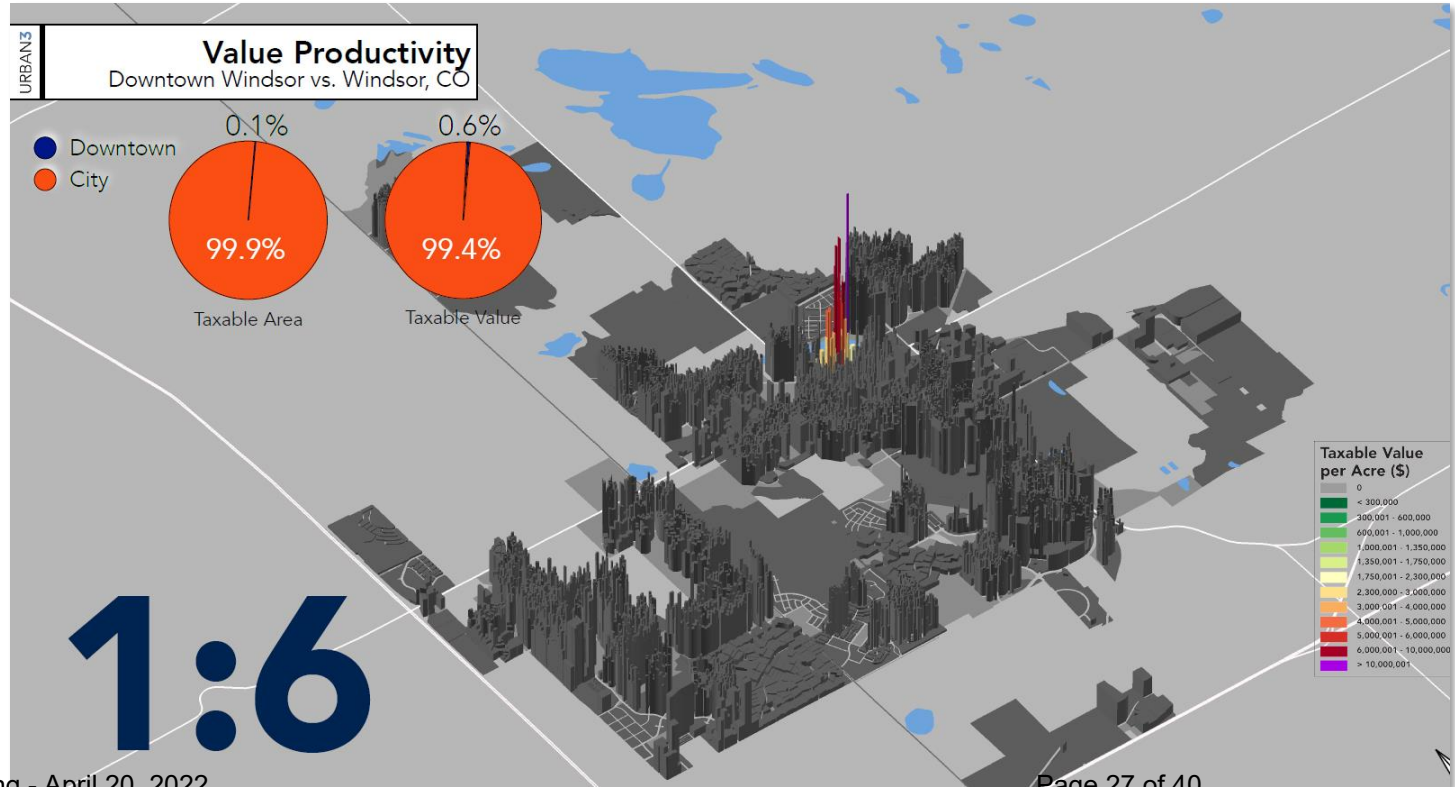
Vertical mixed-use projects take advantage of existing street and utility infrastructure and outperforms horizontal development from a property tax perspective.





Vertical Mixed Use Productivity

Windsor's current 1:6 ratio of downtown taxable area to taxable value is strong. Additional vertical mixed-use projects will only strengthen the productivity of downtown.





Planning Downtown Revitalization

- While the Town owns the properties immediately to the west and north of the American Legion, the “backlots” properties between 4th and 6th Streets were never owned by the Town
- Beginning in 2012, the Downtown Development Authority (DDA) has spent more than \$700K to purchase the “backlots” properties in the 400 and 500 blocks from private property owners with the specific intent to “clean up” the area for revitalization by developing the properties with a tax generating mix of uses that would also bolster the DDA budget
- In the meantime, rather than prohibiting parking on their properties, the DDA had obtained conditional use approval from the Town to temporarily allow parking until the properties develop



Planning Downtown Revitalization

- In 2014, following public hearings, the DDA applied for and obtained conditional use approval from Planning Commission and Town Board for “Temporary Asphalt Parking” on their 400 block properties
- The application stated, “This request is for temporary use of a parking lot not to exceed five years as the DDA anticipates the lots to be developed for retail/residential use in the near future.”
- That conditional use approval expired on April 28, 2019 as the DDA was requesting temporary parking on their property to the west in the 500 block



Planning Downtown Revitalization

- In 2019, again following public hearings, the DDA applied for and obtained conditional use approval from Planning Commission and Town Board for similar temporary parking, this time on their 500 block properties
- The application stated, “This request is for temporary use of a parking lot not to exceed five years as the DDA anticipates the lot to be redeveloped in the near future.”
- That conditional use approval does not expire until January 28, 2024; however, the temporary parking lot improvements have not been installed

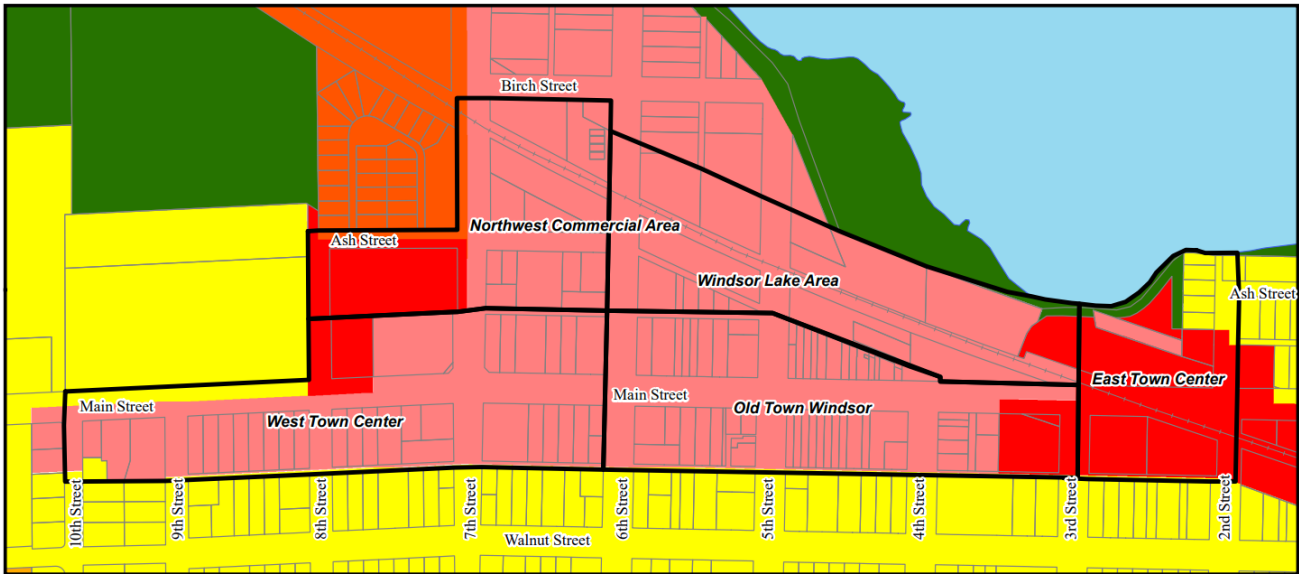


Downtown Corridor Plan Subareas

- The Downtown Corridor Plan breaks downtown into Subareas that largely reflect existing land use and architecture.
- Each Subarea includes different Design Guidelines and standards to ensure high quality architecture and could be amended to include different maximum building height limits as well.



Downtown Corridor Plan Subareas



LEGEND

E-1 Low Density Estate	SF-2 Single Family Attached Residential	RMU Residential Mixed Use	GC General Commercial	O Recreation and Open Space
E-2 High Density Estate	MF-1 Multi-Family Residential	CBD Central Business District	PUD Planned Unit Development	Downtown Corridor and sub-areas
SF-1 Single Family Residential	MF-2 High Density Multi-Family Residential	NC Neighborhood Commercial	I-L Limited Industrial	Corridor Activity Center (CAC)
			I-H Heavy Industrial	



TOWN OF WINDSOR, CO
Downtown Corridor and sub-areas



DISCLAIMERS:
The information on this map is for reference only. It is believed to be current at the time of creation of this map. However, this map shall not be used as a substitute for official recorded documents.
The roads shown are platted but may not be reflective of what is currently built.



Building Height Subareas

- Based on Town Board and Planning Commission comments at the 11/8/21 work session regarding downtown building heights, staff prepared a map of a limited area in which taller buildings may be most appropriately located behind existing buildings on Main Street.
- Given that the current 30-foot height limitation may be overly restrictive and would not accommodate several of the existing successful buildings in and around downtown, the enclosed recommendation would allow taller building heights by subareas.



Building Height by Subarea

In this Loveland example, the taller heights of The Foundry on the left are located off the main corridor and behind the shorter heights of 4th Street on the right.



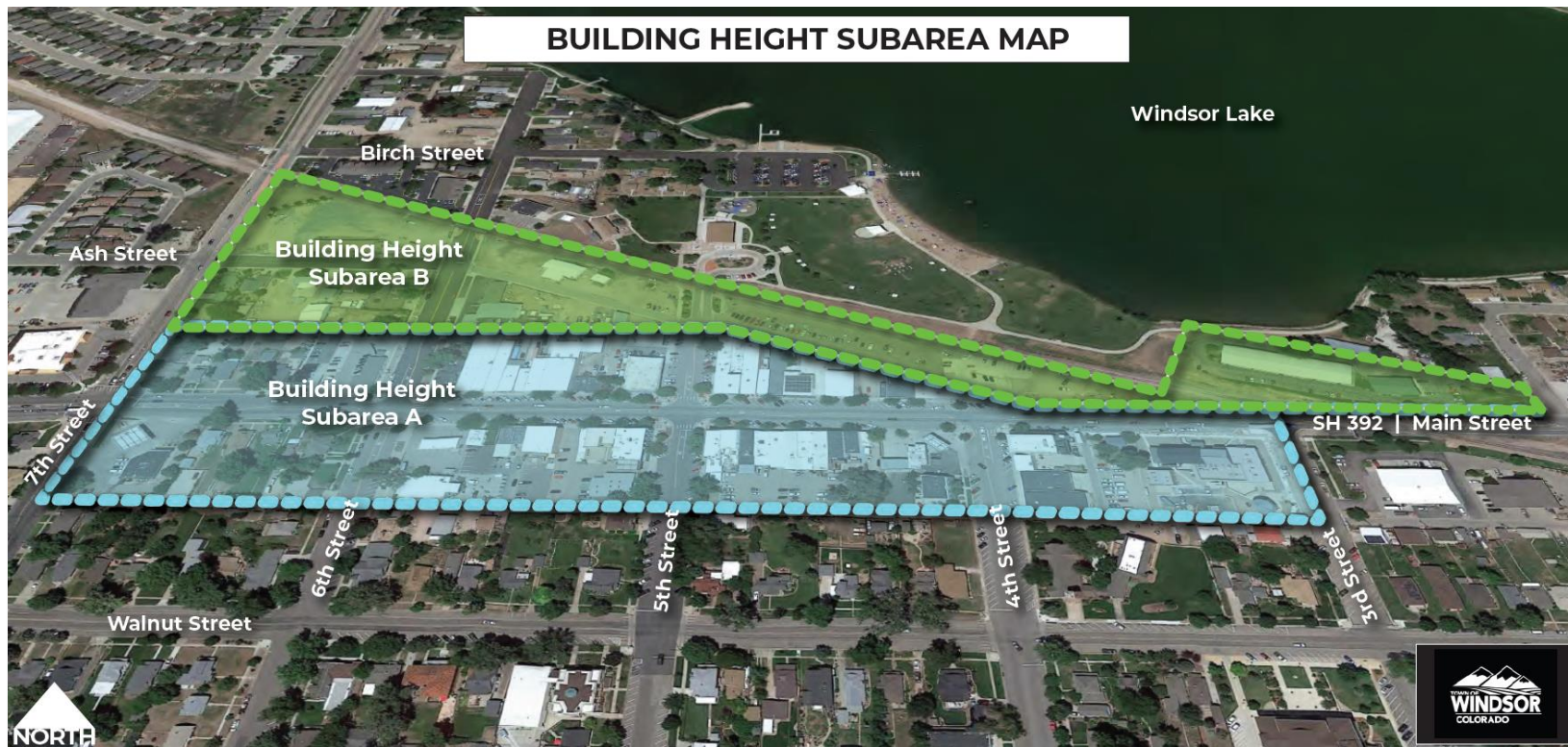


Building Height Subareas

Building Height Subareas:

- Subarea A would allow a 45-foot maximum height along Main Street to allow slightly taller buildings and perhaps rooftop elements.
- Subarea B would allow a 65-foot maximum height for buildings behind those fronting Main Street to allow vertical mixed-use buildings that add both commercial and residential uses to support downtown businesses.

Building Height Subarea Options





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval to amend Section III.K.1 of the Downtown Corridor Plan to read as follows:

1. Building Height.

With the exception of buildings located in the Building Height Subareas identified in the depiction identified as **Exhibit A**, attached hereto and incorporated herein, the predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clocktowers or cupolas shall not exceed 40' in height. (+) Buildings located within the special height exception area as identified herein shall be limited to the building height allowed per the Municipal Code. Buildings located in the Building Height Subarea "A" shall not exceed forty-five feet (45') in height and buildings located in Building Height Subarea "B" shall not exceed sixty-five feet (65') in height.

TOWN OF WINDSOR

RESOLUTION NO. 2022-[[#]]

A RESOLUTION AUTHORIZING A MODIFICATION TO THE TOWN OF WINDSOR DOWNTOWN CORRIDOR PLAN WITH RESPECT TO BUILDING HEIGHT IN A SPECIAL HEIGHT EXCEPTION AREA

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

WHEREAS, the Town Board has by Ordinance established certain commercial corridors within the Town and has authorized the establishment of corridor-specific design criteria to promote the public health, safety and welfare; and

WHEREAS, the Town Board established the Downtown Subarea (“Corridor”) as a distinct corridor for planning purposes by Ordinance No. 1999-1018, and the Planning Department developed the Downtown Corridor Plan in accordance therewith; and

WHEREAS, by Ordinance No. 1999-1018, the Town Board approved the Corridor, and provided for design criteria to be established by Town Board resolution; and

Section III.K.1 of the Downtown Corridor Plan currently limits building heights within the Corridor to specific elevations; and

WHEREAS, vertical mixed use development is expected within the Corridor, and the current height limitations are in conflict with well-planned vertical development generally; and

WHEREAS, the Town’s Planning Commission has recommended a modification of the height limitations within certain areas of the Corridor; and

WHEREAS, the Town Board desires to authorize the Community Development Department to make certain modifications to Section III.K.1 of the Downtown Corridor Plan to facilitate well-planned vertical development within the Downtown Subarea; and

WHEREAS, the Town Board finds that the within Resolution promotes the public health, safety and welfare.

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

Section 1. Section III.K.1 of the Downtown Corridor Plan is hereby amended to read as follows:

1. Building Height.

With the exception of buildings located in the Building Height Subareas identified in the depiction identified as **Exhibit A**, attached hereto and incorporated herein, the predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clocktowers or cupolas shall not exceed 40' in height. (+) Buildings located within the special height exception area as identified herein shall be limited to the building height allowed per the Municipal Code. Buildings located in the Building Height Subarea "A" shall not exceed forty-five feet (45') in height and buildings located in Building Height Subarea "B" shall not exceed sixty-five feet (65') in height.

Section 2. The Director of Planning shall revise the Downtown Corridor Plan as stated herein, shall publicize the Plan document as is customary, and shall implement the Plan as modified herein.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this [date], 2022.

TOWN OF WINDSOR,
COLORADO

By: _____
Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

BUILDING HEIGHT SUBAREA MAP

EXHIBIT A

Windsor Lake

Birch Street

Ash Street

Building Height
Subarea B

Building Height
Subarea A

SH 392 | Main Street

7th Street

6th Street

5th Street

4th Street

3rd Street

Walnut Street