



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers June 2, 2021 - 6:00 PM

Virtual Meeting Only. Join this meeting online:

<https://windsorgov.zoom.us/j/92430917355> Or by phone: (877) 853 5247 US Toll-free /
(888) 788 0099 US Toll-free Meeting ID: 924 3091 7355

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 5:00 p.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 May 19, 2021 Planning Commission Meeting - T. Conway Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owner/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - David Eisenbraun, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 17th Filing - David Nelson/ Martin Lind, owners/applicants, and Tom Siegel, applicant's representative
 - Quasi-judicial
 - David Eisenbraun, Senior Planner
3. Preliminary Major Subdivision - Greenspire Subdivision 4th Filing
 - Quasi-judicial
 - Carlin Malone, Chief Planner
4. Preliminary Site Plan - Greenspire Subdivision 4th Filing Townhomes
 - Quasi-judicial
 - Carlin Malone, Chief Planner

D. COMMUNICATIONS

- Communications From Planning Commission
- From Town Board Liaison

- Communications From Staff

- 1.

Great Western Industrial Park 6th Site Plan

E. ADJOURN



MEMORANDUM

Date: June 2, 2021
To:
Via:
From:
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▣ 05.19.21 Planning Commission Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers May 19, 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.

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 6:00 p.m.

1. Roll Call

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

Absent

Cindy Beemer
Eric Bernhardt
Barry Wilson, Town Board Liaison

Also Present:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
Kimberly Lambrecht, Planning
Technician Doug Roth, Civil Engineer
McKenzie Payne, Visual Media Coordinator
Trisha Conway Deputy Town Clerk
David Tschetter, Applicant
Stephanie Thomas, Northern Engineering

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

Doug Dennison moved to approve the agenda as presented, Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Bushelman, Colonnese, Dennison, Hall, Reddick, Schick, Valdes; Motion Passed.

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.

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

B. CONSENT CALENDAR

1. Minutes of the May 5, 2021 Planning Commission Meeting – K. Frawley, Town Clerk

Doug Dennison moved to approve the minutes of the meeting of May 5, 2021 as amended to add Jose Valdes name to the roll call, Vice Chairman Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas - Bushelman, Colonnese, Dennison, Hall, Reddick, Schick, Valdes; Motion passed

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - Village East Subdivision 8th Filing - David Tschetter, Global Asset Recovery LLC, applicant.

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

The applicant, Mr. David Tschetter, has submitted a final major subdivision plat known as Village East Subdivision 8th Filing. The subdivision encompasses approximately 63 acres and is zoned RMU-1 (Residential Mixed Use) and GC (General Commercial). The proposed subdivision includes 131 single-family residential lots with tracts for open space, drainage/irrigation easements and future development including multifamily residential and neighborhood commercial.

The preliminary major subdivision was approved by the Planning Commission on April 1, 2020. The final major subdivision is consistent with this approval.

Final Plat characteristics:

- 63 total acres
- 131 single-family lots (22.22 acres)
- Minimum required lot size for single-family residential lots: 6,000 sf
- Lot size range for this subdivision: 6,000 sf – 15,041 sf
- Density: 5.8 du/ac
- A tract (Tract V) for two future single-family lots (.41 acres / .6%)
- Tracts for future development: 9.9 acres (15.6%)
- Parks - Not applicable due to location proximity to Village East Park
- Extension of trail system, including an extension of Great Western Trail
- Public right-of-way: 11.56 acres (18.26%)
- Tracts for open space / drainage: ~ 9.15 acres (14%)
 - New Cache La Poudre Irrigation Company easement: 3.65 acres (5.77 %)
 - Law Consolidated Ditch easement: 3.18 acres (9.6%)
- Total open space, drainage and ditch easements: 15.98 acres (29%)
- Required open space in RMU zone district: 20%
- All open space and drainage/ditch easements, with exception of New Cache La Poudre Irrigation Company easement, will be maintained by the subdivision homeowner's association

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 :

1. Prioritize new growth in areas currently served by Town infrastructure and services.
3. Develop new neighborhoods adjacent to the Town core.

4. Encourage the oil and gas industry to remediate, reclaim, and develop former oil and gas extraction and mining sites as they come offline.

Staff comment: The applicant has provided evidence that an oil and gas well on the property has been capped and abandoned in accordance with the State of Colorado Oil and Gas Conservation Commission (COGCC), and evidence of the State's acceptance of the abandonment. While the COGCC, nor the Town, have specific setback requirements between capped and abandoned wells and homes, a 50-foot setback to any occupied structure has been included on the plat.

On the northeast corner of the property (Tract V), the area is currently being mitigated for a spill. This mitigation is near the final stages and is expected to be fully mitigated in July of this year. Once completed, Tract V will be eligible for two additional single-family residential lots through the Minor Subdivision process. The Minor Subdivision process is administrative.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

6. Work cooperatively with adjacent municipalities to coordinate future land use and development within intergovernmental planning areas and amend intergovernmental agreements to meet evolving community needs and land use demand.

Staff comment: Town Windsor staff, Town of Severance staff, the applicant and applicant's team of consultants have been coordinating throughout the review of this application to ensure the proposed development with future development plans east of WCR 21 in Severance. Coordination with this group will continue as the development progresses through construction and future development phases.

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 :

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.

Notifications

The public hearing notifications were as follows:

- April 19, 2021 – affidavit of mailing to property owners within 300 feet
- May 7, 2021 – display ad published in the newspapers
- May 7, 2021 – signs (2) posted on the property
- May 5, 2021 – notice posted to Town's website

Surface Development Notification.

Colorado Revised Statutes (C.R.S. § 24-65.5-103) requires that mineral estate owners are notified 30 days prior to the initial public hearing of the development proposal. Mineral owners may waive the 30-day notification requirement. The applicant has provided the list of mineral owners and an affidavit that this requirement has been met by the applicant.

Chairman Schick opened the public hearing.

Alternate Commissioner Colonnese was seated as voting member during this item to fill in for absent regular members.

Ms. Malone reported the connectivity to an existing neighborhood to the Northwest. The final plat will include construction of a 10' wide trail along the Great Western Trail. Greenville Way will allow for another connection to the West, Dakota Way is the connection that ties into the neighborhood.

Mr. Tschetter reported he is available to answer any questions.

Commissioner Hall asked Ms. Malone about the landscaping off of County Road 21.

Ms. Malone reported a small section of County Road 21 will not have any trees due to the right-of-way, sidewalk, and utilities easement.

Commissioner Hall asked Ms. Malone about whether housing are facing County Road 21.

Ms. Malone reported it's the back of houses mostly adjacent to open space.

Commissioner Reddick asked Ms. Malone whether there's any direct access to Highway 392.

Ms. Malone reported; no, the access is the street connection to the neighborhood to the North of County Road 21.

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

2. Recommendation to Town Board - Final Major Subdivision - Village East Subdivision 8th Filing - David Tschetter, Global Asset Recovery LLC, applicant

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

refer to public hearing item material.

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

Ms. Malone reported she had nothing further to add.

Chairman Schick opened the meeting for commissioner comment.

Doug Dennison moved to forward a recommendation of approval for the final major subdivision Village East Subdivision 8th Filing subject to recommendations by staff, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bushelman, Colonnese, Dennison, Hall, Reddick, Schick, Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Valdes asked Mr. Ballstadt how the planning department was addressing issues for consistent use of diverse housing, and environmental standards before these final major subdivisions are presented to the Planning Commission for recommendation to Town Board.

Mr. Ballstadt reported the projects undergo a thorough review from Planning, Engineering, Parks and Recreation, Public Works, Fire District, SAFEbuilt, and any referral agencies like the school district, utilities before being presented to the Planning Commission. Town of Windsor likes to provide a recommendation of approval without large outstanding issues to avoid derailing any projects in a public setting. The project being reviewed tonight has been under review for several years, and any environmental concerns similar to flood plain, oil and gas mitigation considerations on a site take a lot of time to review before planning will recommend approval. The Town is considering more review of a dense development pattern referencing the Urban3 discussion at Monday night's Town Board meeting. Urban3 pointed out based on the Town of Windsor's landuse pattern there will be some additional conversations regarding funds to maintain infrastructure after subdivisions have been completed.

Ms. Malone reported a lot of coordination and review happens behind the scenes with these

projects. The project being reviewed tonight we've been working on for the past 6 years partnering with agencies like Town of Severance, Oil and Gas, CDOT, applicant, and several other agencies to provide a recommendation of approval.

Chairman Schick commented when an applicant, and Town can't compromise on a project it will be presented to the Planning Commission to make a decision.

Commissioner Valdes reported he wants to become more familiar with the environmental aspects, diversified housing, and how it's characterized through the process for Town codes.

- From Town Board Liaison
Town Board Member Wilson was absent
- Communications From Staff

Ms. Malone reported on a referral for Delantero PUD received from the City of Greeley. The property is located outside of our GMA, and our community influence area. This is a large plan unit development proposal, located East of County Road 17, and Highway 34. The property is located outside of the coordinated planning area with Greeley in our intergovernmental agreement, however the property is located in a utility area. The City of Greeley is studying plans for the sewer, and Town staff has put together draft comments. Under review is one of the Town of Windsor's sewer system, which the Town could not support without further discussion. The property is mixed use from single family, multi-family, commercial, industrial, school site, and parks. The Town wants to make sure they adhere to CDOT traffic recommendations regarding the intersections at County Road 17, and Highway 34. The project would contribute substantially to traffic on Highway 257.

The review comments are Windsor currently does not have any sewer extending to the general project area. Furthermore the project area appears to be located in an area not included in the Town 208 sewer boundary or any identified 208 service boundary. Windsor is not currently favorable of being responsible for O&M of a long sewer connection from the Town sewer plant to the site. If a line was installed by the developer/Greeley to Windsor's treatment plant Windsor would want to see the following take place:

1. A study to determine plant capacity needs and upgrades.
2. Greeley would own and maintain the sewer line.
3. Greeley/Developer pay all plant investment fees.
4. A master meter would be installed prior to sewage entering the plant.
5. Necessary agreements worked out between Windsor and Greeley.

Mr. Ballstadt reported this is outside of the area we normally review, and outside of our 3-mile planning/community influence area.

Commissioner Dennison asked Mr. Ballstadt why City of Greeley doesn't connect to their own sewer system.

Mr. Ballstadt reported that's the reference to the Town's 208 sewer boundary, and Greeley would have to amend to take the sewer to a different basin.

Mr. Roth reported the area the sewer line would have to travel is not identified as what we call the 208 service area boundary for Greeley or Windsor. It's a gray area on the map that has not been identified or agreed to on who's servicing it.

Mr. Ballstadt asked Mr. Roth to explain who establishes those 208 boundaries.

Mr. Roth reported the boundaries are reviewed by Northern Front Range Water Quality Planning Association a cooperative of all the different municipalities working together for services area boundaries.

Commissioner Bushelman asked Mr. Ballstadt why would we consider Greeley connecting to our treatment plant where we are using up capacity ourselves.

Mr. Ballstadt reported that's part of the conversation with Greeley, and we would need an IGA. Town of Severance has a lot of developments that connect to our sewer treatment plant, and it's all part of the cooperative agreements. The City of Greeley will have to pay for it, and the Town of Windsor will not be subsidizing it.

Chairman Schick commented we are in the preliminary stages just reviewing different alternatives to start discussions.

Commissioner Reddick asked Mr. Ballstadt to see reports during further discussion for the future consumption needed for Windsor's sewer treatment plant in addition to the preliminary information as proposed.

Mr. Ballstadt reported that's part of the criteria that will be reviewed.

Ms. Hall asked Mr. Ballstadt how the comprehensive plan will be reviewed, and distributed surrounding growth of Windsor.

Mr. Ballstadt reported elected officials advise us if we are growing too fast to ensure we are meeting all of our codes, and the comprehensive plan. Town of Windsor is reviewing the budget to start discussions around a consultant to help us with the next update. We will be starting the RFP process at the end of 2021 assuming it's approved in the budget, hiring a consultant early 2022, and form an advisory committee. In 2016 we had 15-18 Windsor residents, Planning Commission, Town Board, business leaders, school district representatives, housing representatives advising staff the direction they wanted to go. We have open houses, outreach events, and public events to gain public comment. Staff is looking at all of these proposals with the adopted codes, and for things to change those codes need to be changed.

Ms. Conway reported the voter affirmation forms for tonight's meeting will be sent via Adobe Sign please complete those within 24 hours.

Mr. Ballstadt reported this week we made masks optional in Town Hall for fully vaccinated employees. Town Board will begin allowing in person meetings starting in June, following the Town Boards lead we will stick to a remote meeting the first week in June then discuss transitioning to in person meetings. There could be an option for virtual attendance, but the Town will have to update our Bylaws to allow for remote voting.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:48 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: June 2, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: North of Bounty Drive, East of Colorado Blvd and South of New Liberty Road
Re: Public Hearing - Final Major Subdivision - Raindance Subdivision 17th Filing
Item #: C.1.

Background/ Discussion:

The Raindance Subdivision Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive. The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards. Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

The Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:

- May 20, 2021 – affidavit of letters mailed to property owners within 500 feet
- May 19, 2021 – legal notice posted on the Town of Windsor website
- May 19, 2021 – development review sign posted on the property
- May 21, 2021 – legal ad published in the paper

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:

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.

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.

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.

ATTACHMENTS:

Description

- ▢ Staff Presentation
- ▢ Draft Resolution
- ▢ Application Materials



Final Major Subdivision

RainDance

17th Filing

David Eisenbraun, Senior Planner

Planning Commission – June 2, 2021



Subdivision

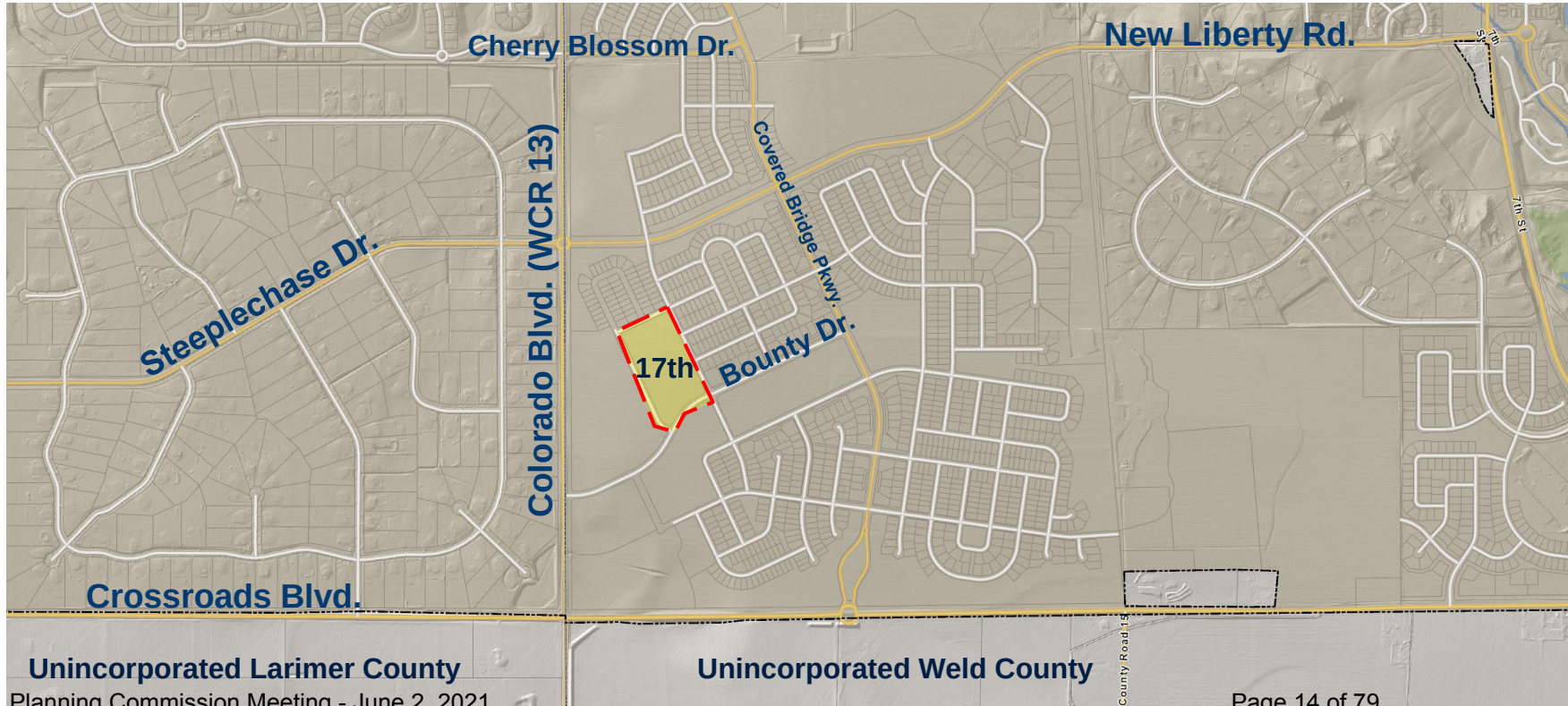
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

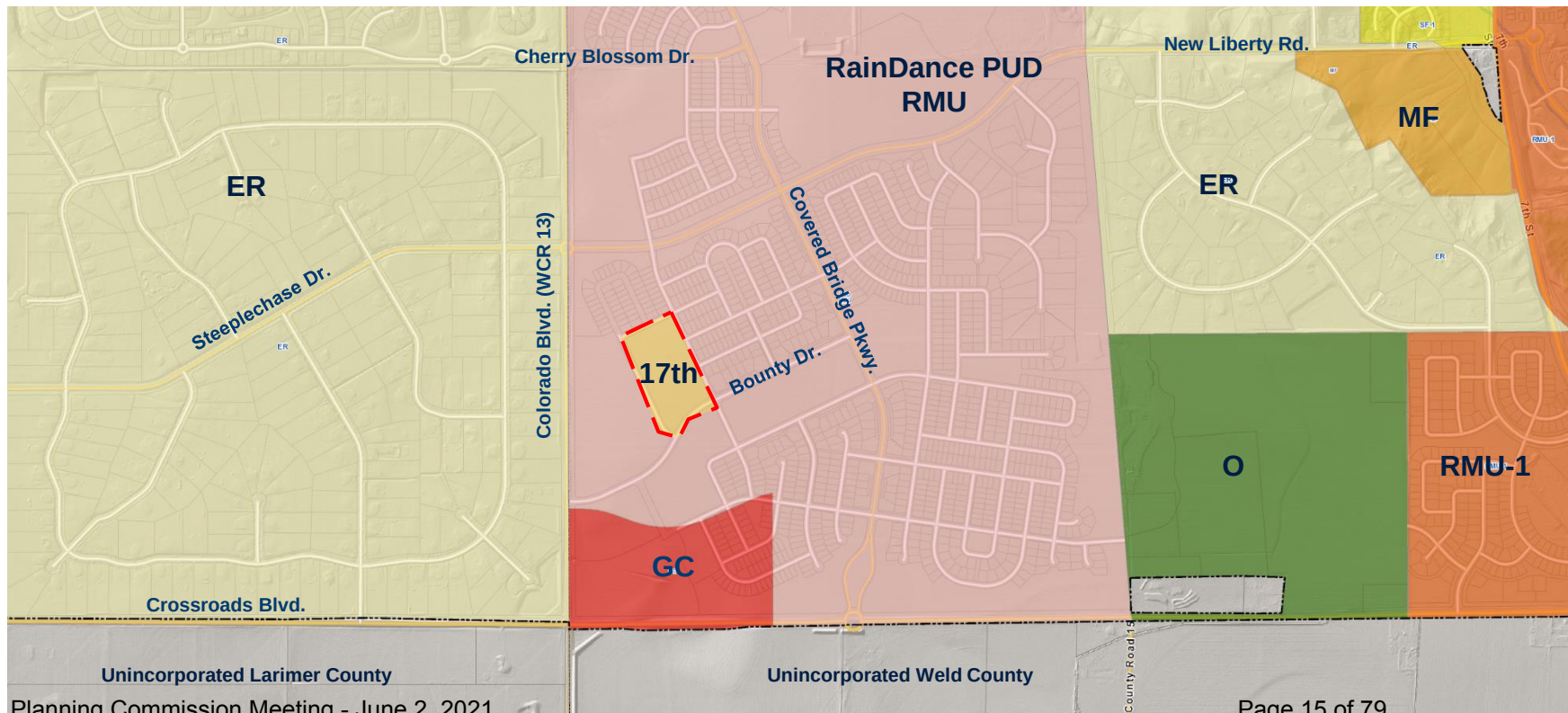
1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map





Zoning Map

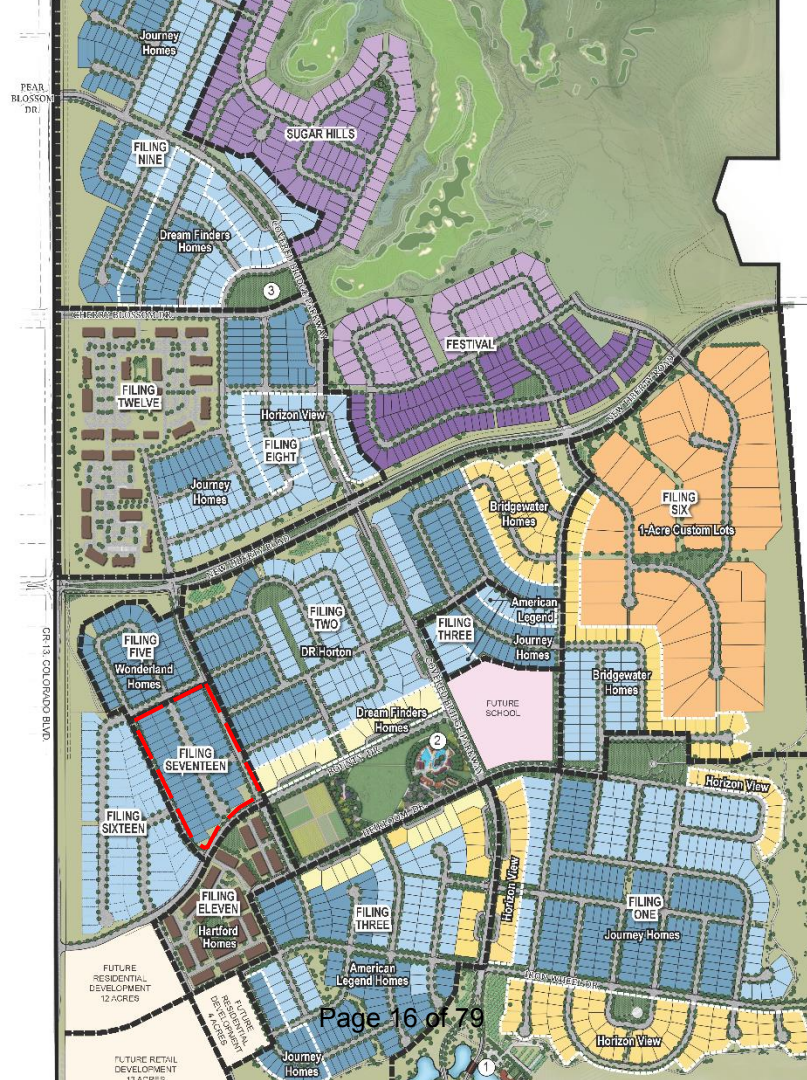




Raindance Context

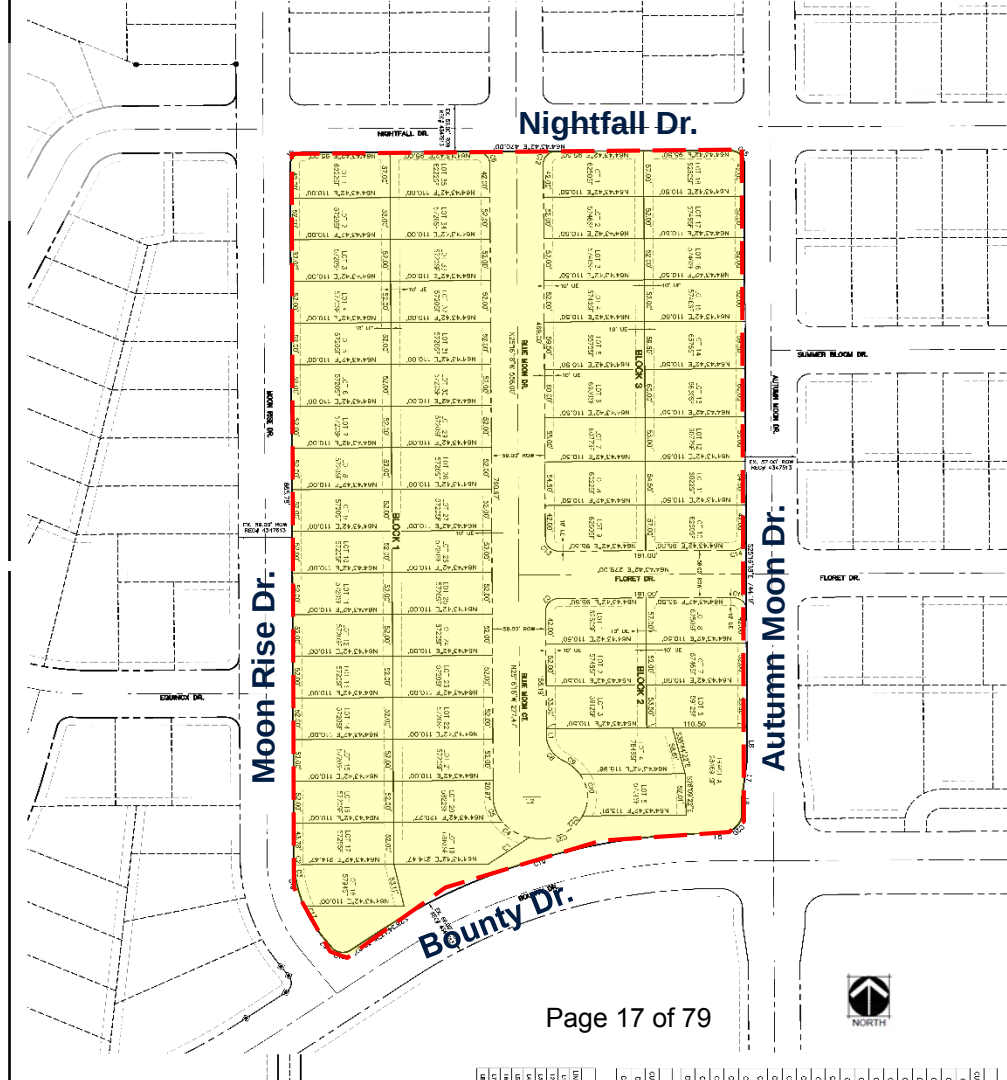
Raindance Unit Analysis

	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	292		292	
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			
Planning Commission Meeting - June 2, 2021					
Remaining Available Units		281			





Final Plat





Final Plat

Plat characteristics:

- ~ 10.4 acres total
- 61 detached single-family residential lots
- Density: 6.1 du/ac
- Total open space including drainage: ~ 0.52 acres (5%)
- Park – adjacent to RainDance Community Park



Landscaping & Improvements

- Open space / drainage = ~ 0.5 ac. (5%)
- 1 Pocket Park
- Park areas include pedestrian amenities, open lawn area, and ornamental landscaping.

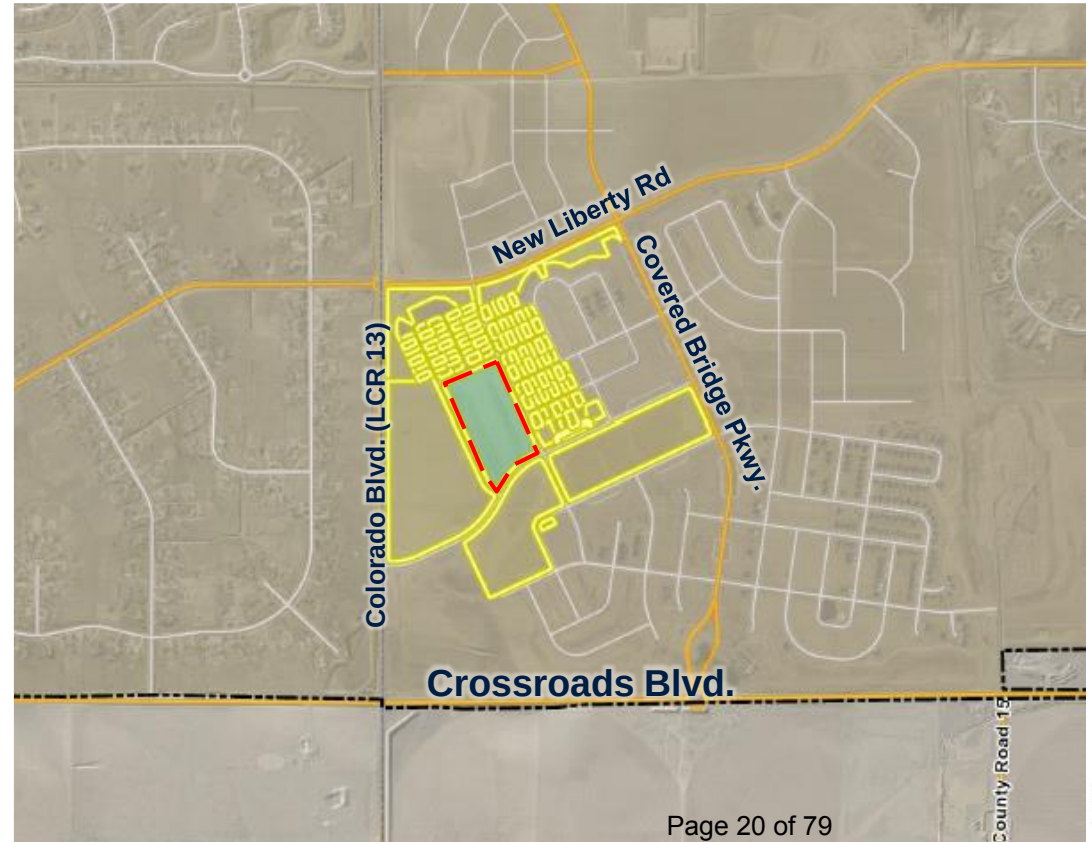


Notification Area

The *new* Municipal Code requires a public hearing notification for a preliminary major subdivision.

Notifications for this meeting were as follows:

- May 20, 2021 – affidavit of letters mailed to property owners within 500 ft.
- May 20, 2021 – legal notice posted on the Town of Windsor website
- May 19, 2021 – development review sign posted on the property
- May 21, 2021 – legal ad published in the paper





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.



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.

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.

TOWN OF WINDSOR

RESOLUTION NO. 2021-

A RESOLUTION APPROVING THE FINAL PLAT FOR THE RAINDANCE SUBDIVISION, SEVENTEENTH (17TH) FILING IN THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers and authority vested in accordance with Colorado law; and

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

WHEREAS, the owner (“Developer”) of the RainDance Subdivision, Seventeenth (17th) Filing (“Subdivision”) proposes to subdivide land located within the Town; and

WHEREAS, the Developer has presented the Final Subdivision Plat (“Subdivision Plat”) for administrative and Town Board review, a reduced copy of which is attached hereto for reference purposes, and is designated “Exhibit A”; and

WHEREAS, the Subdivision Plat was previously presented to the Windsor Planning Commission, and has received a written recommendation of approval by the Town Board; and

WHEREAS, the Subdivision Plat has been reviewed by the Town Board in accordance with applicable planning criteria; and

WHEREAS, the Town Board desires to formally approve the Subdivision Plat for the record.

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

1. Pursuant to *Windsor Municipal Code* Section 14-2-60, the Town Board hereby approves the Final Subdivision Plat for the RainDance Subdivision, Seventeenth (17th) Filing.
2. All approval conditions expressly adopted by the Town Board on the record are incorporated herein by this reference as if set forth fully.
3. The Developer is hereby instructed to comply with all post-approval requirements of Chapter 17, Article II of the *Windsor Municipal Code* within thirty (30) days.
4. The Director of Planning is authorized prior to recording to make such modifications to the Final Subdivision Plat as are necessary to assure the recorded Final Subdivision Plat comports with official action taken with respect to this matter.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 14th day of June, 2021.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]



March 02, 2021

Raindance Subdivision Seventeenth Filing – Project Narrative
Project No. 0732.0393.00

The Raindance Seventeenth Filing continues the character and patterns of the Raindance Development. Native open space areas and pedestrian connectivity through detached trails enhance the setback along Bounty Drive and tie into the overall Raindance project.

The project is located on Tract Z of the Raindance Subdivision Second Filing, on the east side of Autumn Moon Drive and on north side of Bounty Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 10.36-acre site. The site consists of 61 lots with an overall density of 6.1 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 122 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additional on-street parking is provided on all streets, with the exception of Bounty Drive. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D standards.

Access to the site is provided through existing surrounding streets and new dedicated ROW. Moon Rise Drive on the west, Nightfall Drive on the north, Autumn Moon Drive on the east, and Bounty on the south. Floret Drive will extend into the site from the east, along with Blue Moon Drive on the north. Blue Moon Drive will terminate into the new cul-de-sac named Blue Moon Ct. All utility services are a continuation of the Raindance Development and are per the master plan concepts.

At this time, the project is anticipated to be constructed in one phase, however that may be modified at the time of Final Subdivision.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

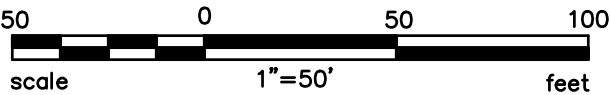
TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

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Suite 200
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970.226.0204 fax

ideas@tstinc.com
www.tstinc.com



SHEET

2 of 2



MEMORANDUM

Date: June 2, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: North of Bounty Drive, East of Colorado Blvd and South of New Liberty Road
Re: Recommendation to Town Board - Final Major Subdivision - Raindance Subdivision 17th Filing
Item #: C.2.

Background/ Discussion:

Please see public hearing item.

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.



MEMORANDUM

Date: June 2, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North and west of the Greenspire Drive and Hillspire Drive intersection
Re: Preliminary Subdivision for Greenspire Subdivision 4th Filing
Item #: C.3.

Background/ Discussion:

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a preliminary major subdivision known as Greenspire Subdivision 4th Filing. The 4th Filing property encompass approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use).

The proposed subdivision includes 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums with a density range of 10-12.5 dwelling units per acre.

Preliminary Plat characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- Density: 8.0 du/ac
- Tracts (5.5 acres)
- Dedicated open space (1.6 acres / 13.8%)
- Drainage, utility, access (3.92 / 33.7%)
 - Parks - Park requirement met with park land surrounding Windsor Lake
 - Extension of trail system along the New Cache La Poudre Irrigation Company canal

This application was submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code. Therefore, a neighborhood meeting was required with this application. The applicant held a neighborhood meeting on April 27, 2021, in accordance with Chapter 16, Article XXXI of the Municipal Code, which was in effect at the time of the application. Please see the enclosed neighborhood meeting summary.

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:

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

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east side of the canal along Greenspire Drive.

3. Develop new neighborhoods adjacent to the Town core. Staff comment: The development will provide connections

to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the canal, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast and easterly along the Greeley No. 2 Ditch.

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:

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility. Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network. Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Notifications

A neighborhood meeting was held on April 27, 2021, and notifications were as follows:

- April 16, 2021 – affidavit of mailing to property owners within 300 feet
- April 21, 2021 – display ad published in the newspapers

This application was submitted under the previous land use code requirements, which does not require notification of the Planning Commission public meeting for a Preliminary Subdivision.

Financial Impact:

The preliminary subdivision application has no financial impact.

Relationship to Strategic Plan:

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

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 with the final major subdivision.

CC:

John Hall and Tyler Smith, Lot Holdings LLC

ATTACHMENTS:

Description

- ▢ Applicant Narrative
- ▢ Preliminary Plat

- ▢ Neighborhood Meeting Summary
- ▢ Staff Presentation



December 16, 2020

Site Plan/Major Subdivision Submittal Narrative Greenspire Tract E&A

The site plan submittal for Greenspire Tract E and A proposes 95 multi-family townhome units consistent with the zoning set forth in the approved Greenspire Master Plan. The overall tract area for both tract totals 11.62 acres with 3.5 acres being dedicated as open space. All lots within the community will be a minimum of 2,400 square feet and meet open space set forth by the approved Greenspire Master Plan. All buildings within the development will not exceed 30 feet in height. There will be three-, four- and five-unit townhome buildings in the community. All units will have basements and a two-car garage in addition to a 20-foot driveway. The five-unit townhome products offer two handicap accessible units per building to ensure compliance with ADA standards for accessible design.

The concept plan has a pedestrian-focused design that provides significant open space and trail connectivity to the surrounding community. A ten-foot regional trail addition is proposed to be built along Windsor Lake that will connect residents of Tract E & A to the entire Greenspire Community. All units within the development will have direct access to the trail system right from their front door. The proposed, handicap accessible, park and mailbox kiosk located in the center of the site create a gathering place for residents of the community.

All streets in Greenspire Tracts E and A will be private alleys 26 feet in width. Way-finding signage and numbered units will be included within the overall design of the community to create easy navigation for vehicular traffic.



1613 Pelican Lakes Point, Suite 201
Windsor Co, 80550
www.lotholdinginvestments.com
(970)-460-9494

Residential buildings will provide adequate lighting for alleyways and will not create excess light pollution to surrounding communities.

The Traffic Impact study and Geological and Preliminary geotechnical investigation reports included in this submittal were submitted with Greenspire Filing 1. No changes that affect traffic have occurred within the greenspire subdivision since the filing 1 traffic study was completed. The traffic study accounted for a density of 12.5 dwelling units per acre this submittal has 67 percent of the original approved density set forth in the master plan. There has been no soil disturbance or changes to soils within the boundaries of tracts E and A since the report was submitted with Greenspire Filing 1.

The preferred method of water rights dedication for this project will be cash in-lieu on a lot-by-lot basis.

C:\Users\Snyder\Desktop\SLS-LotHolding\Greenspire 4th Filing\Greenspire 4th Filing-Plat.dwg, Sheet 1, 03/16/21 1:14:07PM, Snyde

GREENSPIRE SUBDIVISION, FOURTH FILING

BEING A REPLAT OF TRACT E, AND PART OF TRACT D & P GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A, GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Length
C1	200.00	96.32	27°35'38"	S58° 47' 49"W	95.39
C2	300.00	300.93	57°28'23"	S66° 10' 48"W	288.47
C3	18.58	3.55	10°56'33"	S52° 14' 07"E	3.54
C4	18.58	2.76	08°30'59"	S42° 30' 21"E	2.76
C5	18.58	3.65	11°15'10"	S52° 23' 25"E	3.64
C6	18.58	2.61	08°03'19"	N41° 56' 57"W	2.61
C7	18.58	3.61	11°07'04"	N40° 25' 05"W	3.60
C8	20.00	1.90	05°26'46"	S34° 43' 13"W	1.90
C9	18.58	3.61	11°07'04"	S39° 26' 28"W	3.60
C10	18.58	3.61	11°07'04"	S50° 33' 32"W	3.60
C11	228.00	295.53	74°16'00"	S74° 34' 36"W	275.27
C12	228.00	28.71	07°12'54"	S41° 03' 03"W	28.69
C13	228.00	28.25	07°06'01"	S48° 12' 31"W	28.24
C14	228.00	25.01	06°17'08"	S54° 54' 06"W	25.00
C15	228.00	28.58	07°10'54"	S61° 38' 07"W	28.56
C16	228.00	27.11	06°48'45"	S68° 37' 57"W	27.09
C17	228.00	25.05	06°17'42"	S75° 11' 10"W	25.04
C18	228.00	25.05	06°17'42"	S81° 28' 53"W	25.04
C19	228.00	26.78	06°43'51"	S87° 59' 39"W	26.77
C20	228.00	28.25	07°05'57"	N85° 05' 26"W	28.23
C21	228.00	25.01	06°17'08"	N78° 23' 54"W	25.00
C22	228.00	27.72	06°57'56"	N71° 46' 22"W	27.70
C23	202.00	20.75	05°53'07"	S40° 23' 10"W	20.74
C24	20.00	0.36	01°02'07"	N45° 31' 03"E	0.36

Line Table		
Line #	Length	Direction
L3	1.20	N45° 00' 00"E
L4	0.36	S52° 44' 21"E
L7	7.07	N90° 00' 00"E
L8	7.07	S00° 00' 00"E
L9	14.14	N90° 00' 00"E
L10	14.14	S00° 00' 00"E
L11	7.07	S33° 23' 54"E
L12	19.85	S21° 42' 37"W
L13	17.11	S29° 41' 13"W
L14	20.45	S53° 43' 41"W
L15	7.07	N07° 33' 24"W
L18	41.72	N39° 36' 18"E
L19	45.56	N48° 40' 41"E
L20	25.00	N54° 54' 06"E
L21	46.02	N61° 09' 57"E
L22	49.28	N69° 34' 27"E
L23	25.02	N76° 07' 40"E
L24	25.02	N80° 32' 23"E
L25	48.82	N87° 03' 09"E
L26	45.56	S84° 37' 17"E
L27	25.04	S78° 23' 41"E
L28	25.98	S76° 11' 39"E

Land Use Table			
Lots		Size (Ac.)	%
1-93	Townhomes	6.097	52.5
Tracks			
A	Open Space	0.346	2.9
B	D,U&A Easement	0.764	6.6
C	Open Space	1.261	10.9
D	D,U&A Easement	3.156	27.1
Total		11.623	100.0

Legend

☐ - FOUND #4 REBAR, NO SEAL UNLESS OTHERWISE NOTED.

☒ - FOUND #4 REBAR WITH 1" PLASTIC CAP STAMPED: L.S. 38555.

☐ - SET 18" #4 REBAR, WITH SEAL L.S. 38555.

D,U&A - DRAINAGE, UTILITY & ACCESS EASEMENT

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST: DEDICATION OF EASEMENTS AND RIGHTS OF WAY

THE UNDERSIGNED, all being owners, leinholders and holders of any ownership interest in the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts, and streets. The undersigned do hereby dedicate to the Town of Windsor forever all streets, alleys, rights-of-way, utility easements and other easements intended for municipal purposes as indicated hereon under the name of GREENSPIRE SUBDIVISION, FOURTH 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 regulations and by contractual agreement, the undersigned owner(s) shall bear all expense involved in Subdivision improvements. In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 20____.

Bret Hall, Manager of Lot Holding Investments, LLC

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)s

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 20____

My commission expires: _____, 20____ 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.

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

Bret Hall, Manager of Lot Holdings Investments, LLC

NOTARIAL CERTIFICATE:

State of Colorado)

County of Weld)s

The foregoing instrument was acknowledged before me by _____

This _____ day of _____, 20____

My commission expires: _____, 20____ Notary Public _____

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.

NOTES:

- Basis of Bearings: Assumed the West Line of Lot 1, Block 1, GREENSPIRE SUBDIVISION as bearing North 17°24'22" West and with all bearings contained herein relative thereto, being monumented as shown hereon.
- Recorded and apparent rights-of-way and easements are shown per the recorded plat of GREENSPIRE SUBDIVISION.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover 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.
- The lineal units used in preparing this survey are U.S. survey feet.
- Flood Zone: The subject parcel lies in Zone X, Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map, Map No. 08123C1482E dated January 20, 2016

LEGAL DESCRIPTION - GREENSPIRE SUBDIVISION, FOURTH FILING

A plat of a parcel of land in the Town of Windsor, Weld County, Colorado, located in the Northeast Quarter of Section 16, Township 6 North, Range 67 West of the 6th P.M. and more particularly described as follows:

Tract E, GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Also that part of Tract D GREENSPIRE SUBDIVISION beginning at the Northwest property corner of Lot 1, Block 1, Greenspire Subdivision being the TRUE POINT OF BEGINNING thence; North 06°01'07" West 34.28 feet; thence South 85°13'58" West 187.76 feet; thence North 88°18'29" West 85.60 feet; thence North 84°54'18" West 236.85 feet; thence North 00°05'59" West 8.61 feet; thence South 83°16'14" West 81.85 feet; thence South 63°16'13" West 93.23 feet; thence South 43°02'43" West 104.10 feet; thence South 37°15'15" West 342.80 feet to a point on the Northerly right-of-way line of Greenspire Drive; thence along said Greenspire Drive South 45°58'37" East 62.62 feet to the Westerly property corner of Tract E, Greenspire Subdivision; thence departing said Northerly right-of-way and along said Trace E North 37°26'37" East 350.29 feet to the start of a radial curve concave to the Southeast having a radius of 300.00 feet, a chord bearing of North 66°10'48" East, a chord length of 288.47 feet, and an arc length of 300.93 feet to a tangent line; thence South 85°05'00" East 192.89 feet; thence North 89°41'10" East 37.84 feet; thence North 85°46'16" East 203.96 to the TRUE POINT OF BEGINNING. GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Also that part of Trace P GREENSPIRE SUBDIVISION beginning at the Northeast property corner of Tract A, Greenspire Subdivision Second Filing being the TRUE POINT OF BEGINNING; thence along the Southerly right-of-way of Greenspire Drive North 45°58'37" West 62.60 feet; thence departing said Southerly right-of-way South 37°15'15" West 246.13; thence South 52°44'45" East 62.16 feet to the Northwest property corner of said Tract A; thence along the North property line of said Tract A North 37°15'15" East 238.75 feet to the TRUE POINT OF BEGINNING. GREENSPIRE SUBDIVISION recorded 11 May 2006 at Reception No. 3284984;

Tract A, GREENSPIRE SUBDIVISION, SECOND FILING recorded 26 January 2010 at Reception No. 3672092, according to the Plats recorded and on file in the office of the Clerk and Recorder, County of Weld, State of Colorado.

Containing 11.623 Acres more or less.

MAYOR'S CERTIFICATE

This is to certify that a major subdivision plat of the property described herein is approved by

Resolution 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

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.

Mayor _____ ATTEST: _____ Town Clerk

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Xcel Energy

Comcast Cable

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Engineering Manager

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Director of Planning

PLANNING COMMISSION APPROVAL

Approved this the _____ day of _____, 20____

Chairman Windsor Planning Commission

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____

Director of Public Works

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20____

Town Manager

CLIENT: LOT HOLDINGS INVESTMENTS

TITLE: GREENSPIRE SUBDIVISION 4TH FILING

DATE: 17 MARCH 2021 SCALE: 1"=50'

JOB NO: LOTH-20-11-007

Snyder Land Surveying Inc.

Professional Land Surveyor
Erk Jay Snyder; PLS 38555
O: 970-686-5157
C: 724-992-8754
E: SnyderLandSurveying@outlook.com
W: SnyderLandSurveying.com



DRAWN BY:

EJS

CHECKED BY:

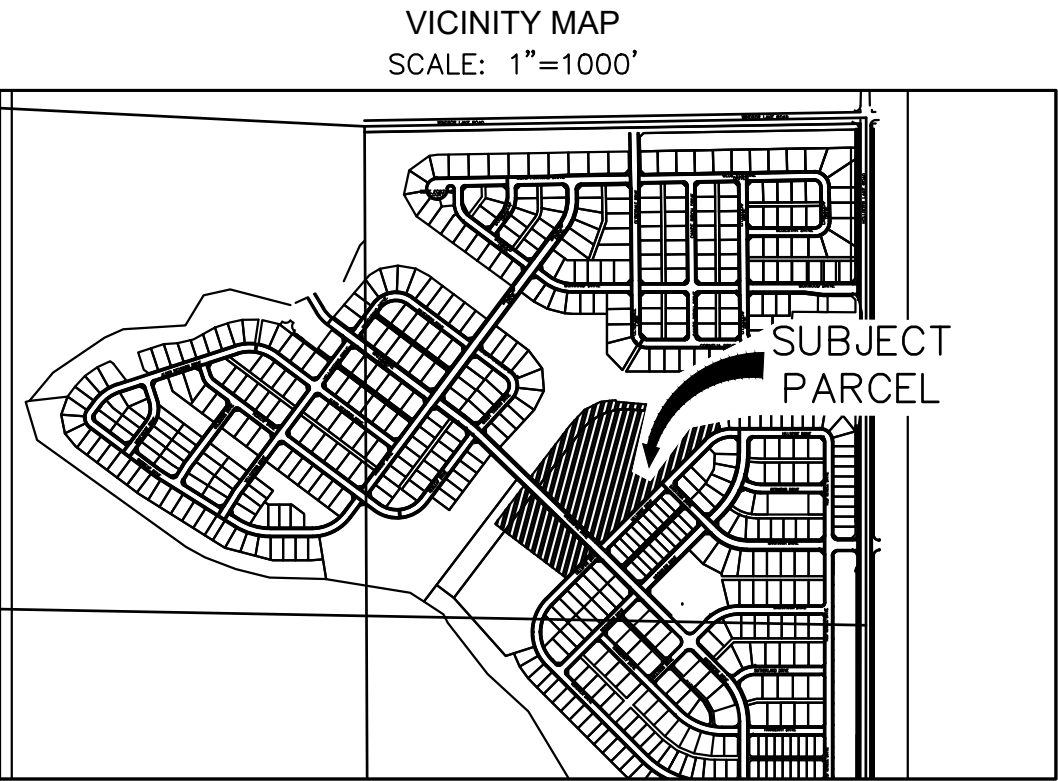
TTS

APPROVED BY:

EJS

REVISIONS:

PAGE(S): 1 OF 2



ENGINEER / DESIGNER

UNITED CIVIL DESIGN GROUP, LLC
19 OLD TOWN SQUARE #238
FORT COLLINS, COLORADO 80524
Sam.Elison@UnitedCivil.com

SURVEYOR

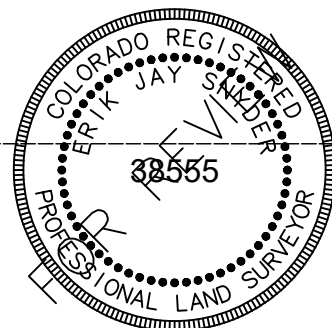
SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@Outlook.com

SURVEYOR'S CERTIFICATE

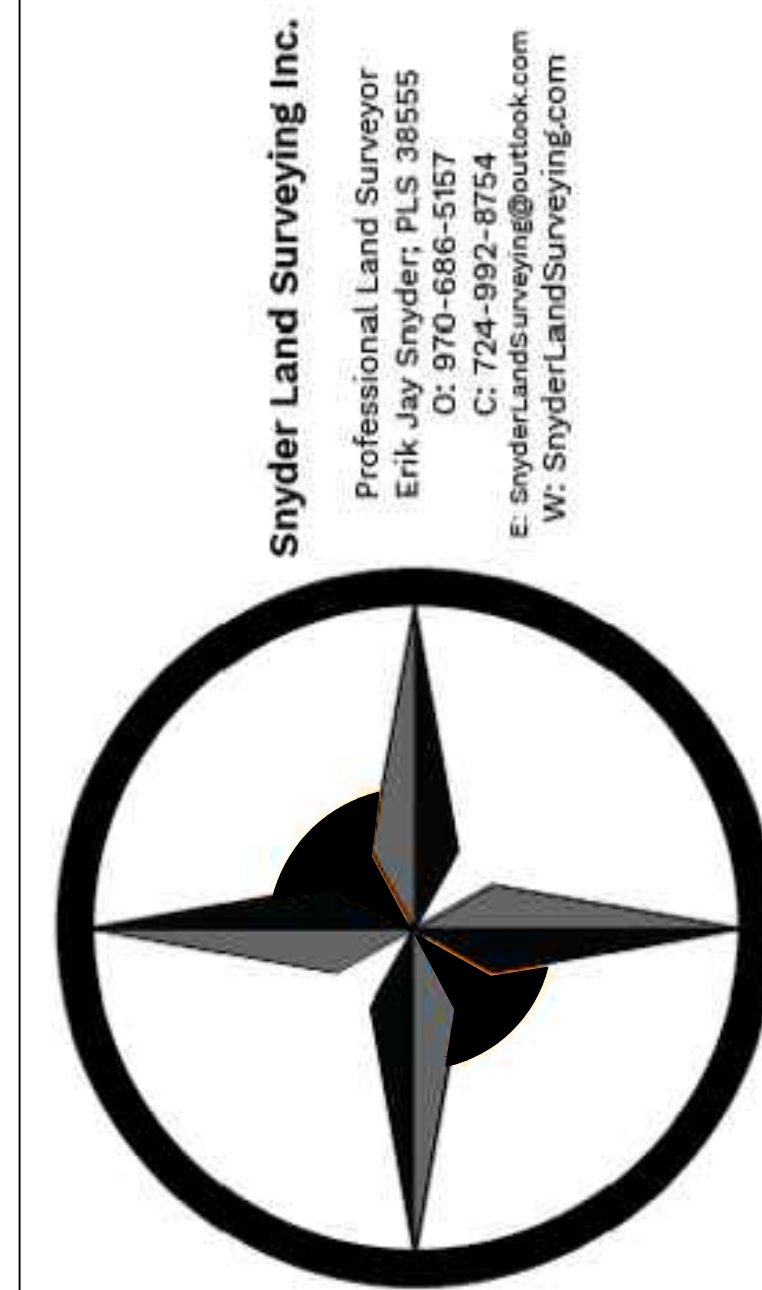
I, Erik Jay Snyder, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of Greenspire Subdivision, Fourth Filing accurately represents the results of a survey performed by me or under my direct supervision and done in accord with applicable State of Colorado requirements.

SNYDER LAND SURVEYING INC.

By: Erik Jay Snyder
Colo. L.S. 38555



BEING A REPLAT OF TRACT E, GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A,
GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.



PAGE(S): 2 OF 2

JOB NO: LOTH-20-11-007

Neighborhood Meeting Notes

Presentation of:

Greenspire Subdivision 4th Filing

Tuesday, April 27, 2021

At 5:30 PM

Resident's Comments:

- Question/Comment: Construction of future phases – Most meeting comments were regarding the development of future phase.
- Response: We really do not know when other phase will come online due to market driven timeline.
- Question/Comment: Residents were happy to see that the trail was on our side of the canal.
- Response: We worked with the town to include an additional 10-foot regional trail being it will come online with this development rather than be built until later phases across the canal.
- Question/Comment: Existing Drainage concerns on site about holding water.
- Response: The development of the site will address the natural drainage patterns and alleviate standing water on the site that occurs after heavy rainstorms.
- Question/Comment: Residents were happy to see that the trail connectivity and the abundance of open space on the site.
- Pete Ujvari wanted a copy of the Presentation – Sent presentation 04-28-21.

Meeting Attendees: 11 Total

Tyler Smith

Mark Okeon

John Hall

Tyler Kaul

Sam Eliason

Pete Ujvari

Carlin Malone

Susan and Dennis Petty

Benjamin Wallace

Christine Bradford

Patricia Sullivan



Preliminary Major Subdivision

Greenspire Subdivision
4th Filing

Carlin Malone, Chief Planner

Planning Commission – June 2, 2021



Subdivision

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

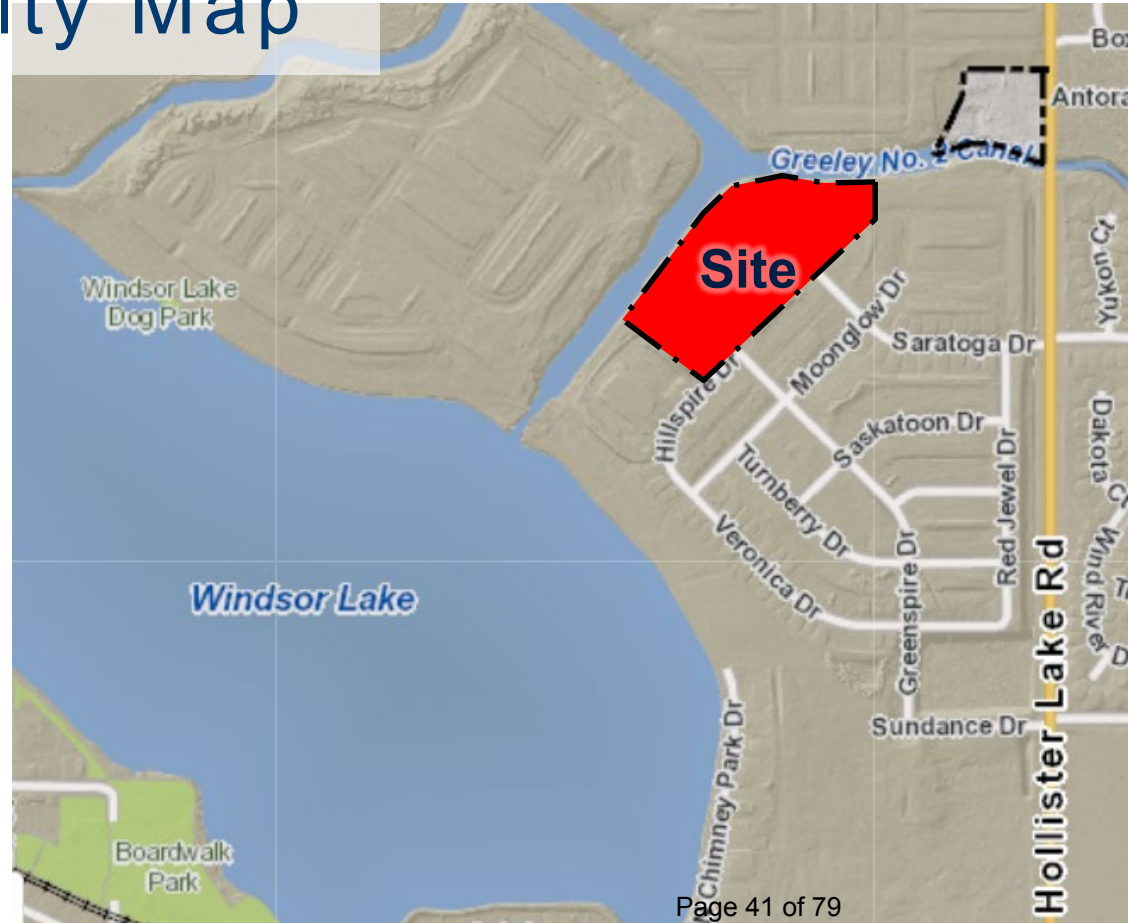
Sec. 17-4-10. Purpose.

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.

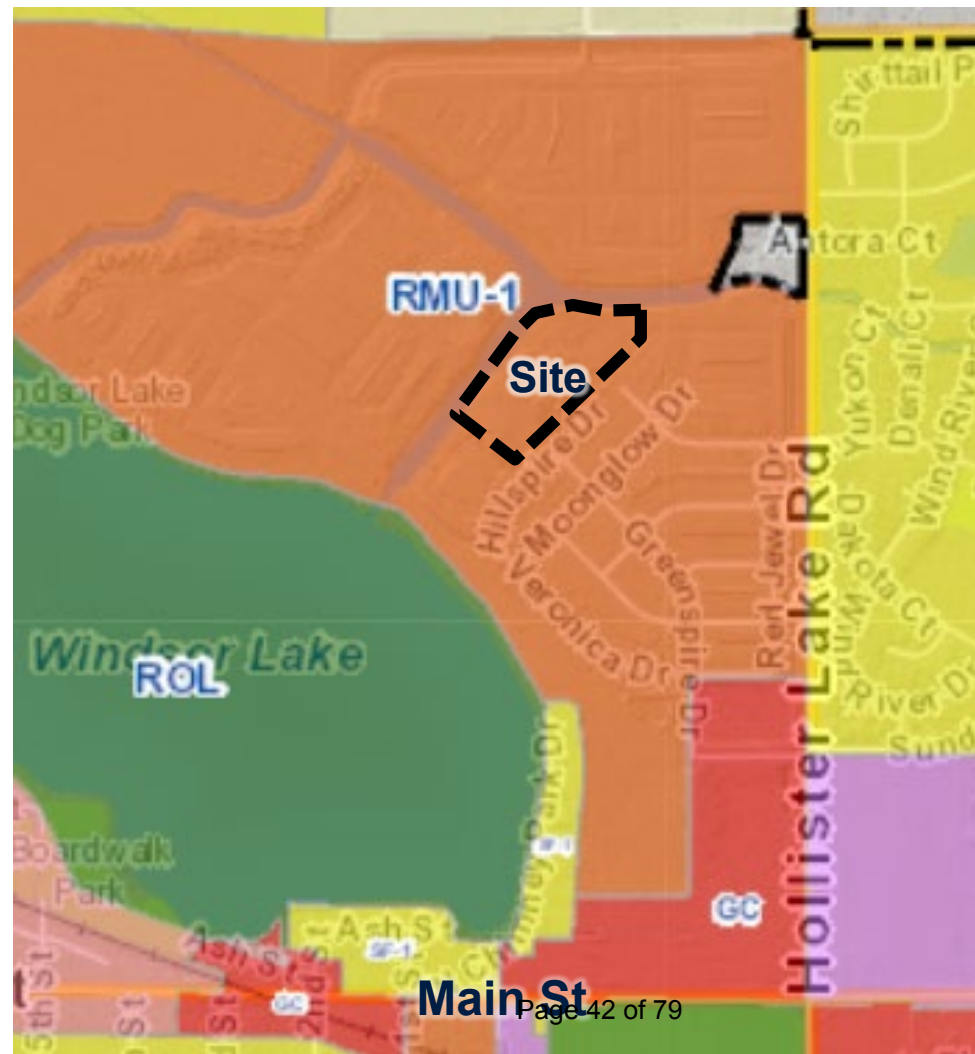


Site Vicinity Map





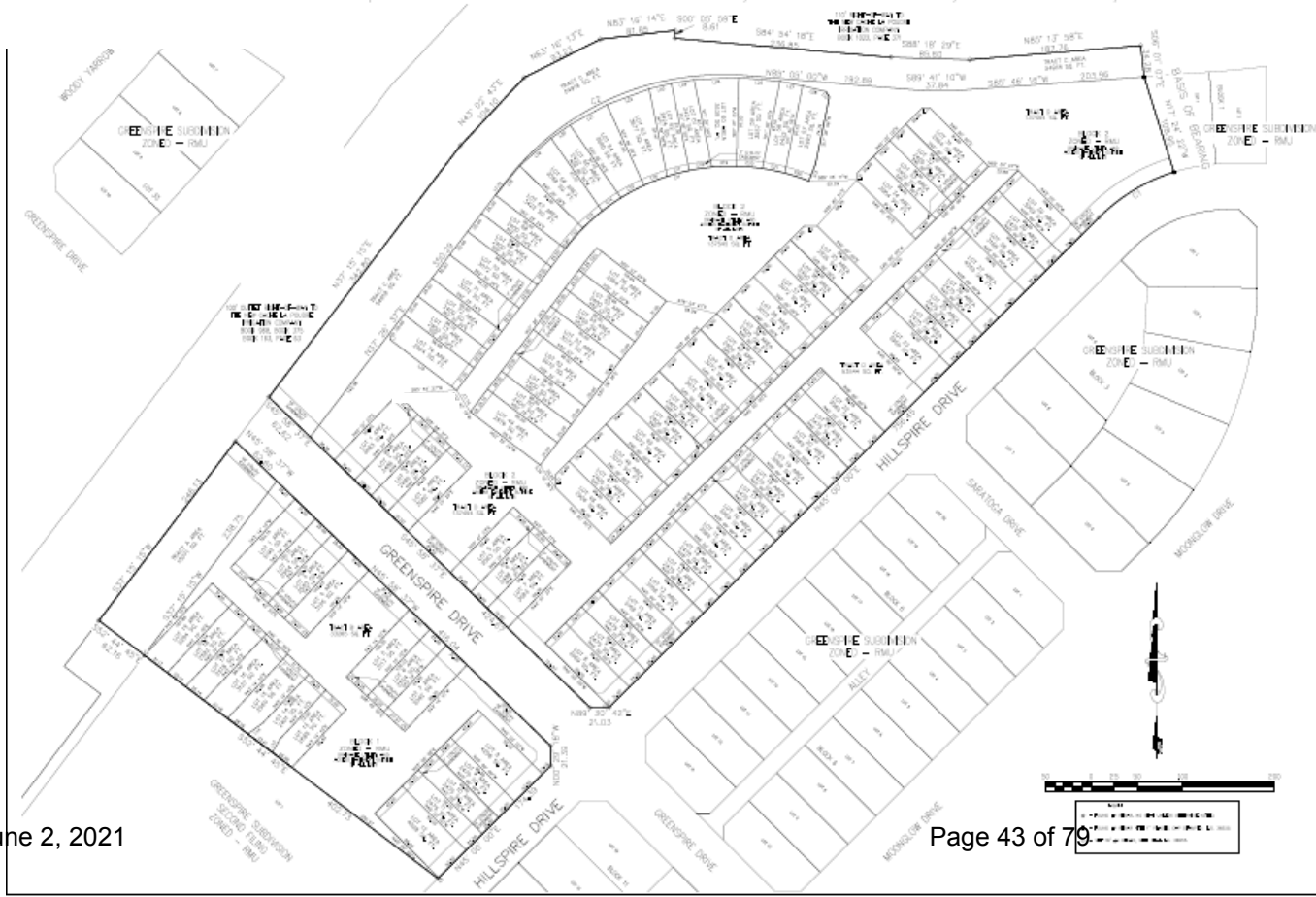
Zoning Map





Preliminary Plat

GREENSPIRE SUBDIVISION, FOURTH FILING
EPLAT OF TRACT E, GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A,
SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16,
RTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.





Preliminary Plat

Plat characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
 - Density: 8.0 du/ac
- Tracts (5.5 acres)
 - Dedicated open space (1.6 acres / 13.8%)
 - Drainage, utility, access (3.92 / 33.7%)



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.



Relationship to Strategic Plan

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor



Notification Area

A neighborhood meeting was held on April 27, 2019

Notifications for this meeting were as follows:

- April 16, 2021 - Affidavit of mailing to property owners within 300 feet
- April 21, 2019 – published ads in newspapers





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 with the final major subdivision.

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: June 2, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: North and west of the Greenspire Drive and Hillspire Drive intersection
Re: Preliminary Site Plan Approval for Greenspire Subdivision 4th Filing Townhomes
Item #: C.4.

Background/ Discussion:

The applicant, Tyler Smith, on behalf of John Hall of Lot Holding Investments LLC, has submitted a preliminary site plan known as Greenspire Subdivision 4th Filing Townhomes Site Plan. The property encompasses approximately 11.6 acres and is zoned RMU-1 (Residential Mixed Use). The proposed site plan includes 93 townhome lots with tracts for open space, trail system, a playground, drainage, easements, and access. The 2005 Greenspire Master Plan identifies the subject area for 80-100 attached condominiums with a density range of 10-12.5 dwelling units per acre.

Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal
- Parks - Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)

This application was submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which requires that the Planning Commission approve the Preliminary Site Plan for multifamily residential development proposals. A neighborhood meeting was required with the preliminary subdivision application, which was processed concurrently with the site plan application.

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

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

Staff comment: The development is part of an existing neighborhood and provides the last portion of the development on the east side of the Cache La Poudre Irrigation Company ditch along Greenspire Drive.

3. Develop new neighborhoods adjacent to the Town core.

Staff comment: The development will provide connections to the open space and an additional segment of trail system connecting the trail surrounding Windsor Lake, providing connectivity to the downtown and core area of town.

5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.

Staff comment: Existing infrastructure and services serve this neighborhood. The Town is investing in a segment of trail system south of this development along the Cache La Poudre Irrigation Company ditch, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the ditch to the northeast, continuing easterly along the Greeley No. 2 Ditch.

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

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

Staff comment: The development will provide increased multi-modal connectivity within the neighborhood, to Windsor Lake, and surrounding trail network. Multi-modal connectivity will be further added to the west of this development with future development phases of the Greenspire neighborhood.

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

Financial Impact:

There are no fiscal impacts associated with a preliminary site plan.

Relationship to Strategic Plan:

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
- Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor

Recommendation:

Staff recommends that the Planning Commission approve the preliminary site plan as presented subject to all remaining Planning Commission and staff comments being addressed with the final site plan.

CC:

John Hall and Tyler Smith, Lot Holdings Investments LLC

ATTACHMENTS:

Description

- ▢ Applicant Narrative
- ▢ Site Plan, Landscape Plan, Building Elevations
- ▢ Staff Presentation



December 16, 2020

Site Plan/Major Subdivision Submittal Narrative Greenspire Tract E&A

The site plan submittal for Greenspire Tract E and A proposes 95 multi-family townhome units consistent with the zoning set forth in the approved Greenspire Master Plan. The overall tract area for both tract totals 11.62 acres with 3.5 acres being dedicated as open space. All lots within the community will be a minimum of 2,400 square feet and meet open space set forth by the approved Greenspire Master Plan. All buildings within the development will not exceed 30 feet in height. There will be three-, four- and five-unit townhome buildings in the community. All units will have basements and a two-car garage in addition to a 20-foot driveway. The five-unit townhome products offer two handicap accessible units per building to ensure compliance with ADA standards for accessible design.

The concept plan has a pedestrian-focused design that provides significant open space and trail connectivity to the surrounding community. A ten-foot regional trail addition is proposed to be built along Windsor Lake that will connect residents of Tract E & A to the entire Greenspire Community. All units within the development will have direct access to the trail system right from their front door. The proposed, handicap accessible, park and mailbox kiosk located in the center of the site create a gathering place for residents of the community.

All streets in Greenspire Tracts E and A will be private alleys 26 feet in width. Way-finding signage and numbered units will be included within the overall design of the community to create easy navigation for vehicular traffic.



1613 Pelican Lakes Point, Suite 201
Windsor Co, 80550
www.lotholdinginvestments.com
(970)-460-9494

Residential buildings will provide adequate lighting for alleyways and will not create excess light pollution to surrounding communities.

The Traffic Impact study and Geological and Preliminary geotechnical investigation reports included in this submittal were submitted with Greenspire Filing 1. No changes that affect traffic have occurred within the greenspire subdivision since the filing 1 traffic study was completed. The traffic study accounted for a density of 12.5 dwelling units per acre this submittal has 67 percent of the original approved density set forth in the master plan. There has been no soil disturbance or changes to soils within the boundaries of tracts E and A since the report was submitted with Greenspire Filing 1.

The preferred method of water rights dedication for this project will be cash in-lieu on a lot-by-lot basis.

GREENSPIRE SUBDIVISION 4TH FILING - PRELIMINARY SITE PLAN

CERTIFICATE BLOCKS:

CERTIFICATE OF OWNERSHIP

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 SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN 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 SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWNS APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PREVENTING 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 SITE PLANNED UNDER THE NAME OF INDENT EXACT NAME OF SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____ 20__.

OWNER _____ OWNER _____ OWNER _____

NOTARIAL CERTIFICATE (TO BE USED IN CONJUNCTION WITH ALL OWNERS SIGNATURES)

STATE OF COLORADO)

COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS ____ DAY OF ____ 20__.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT _____ Xcel ENERGY _____ COMCAST CABLE _____

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

MAYORS CERTIFICATE

This is to certify that a site plan of the property described herein was approved by Resolution No. ____ of the Town of Windsor, passed and adopted on the ____ day of ____ 20__, 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 site plan upon which this certificate is endorsed for all purposes indicated therein. (Double space this paragraph).

ATTEST:
Mayor _____ Town Clerk _____

J. TOWN MANAGERS APPROVAL

Approved this the ____ day of ____ 20__.

Town Manager

K. PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the ____ day of ____ 20__.

Director of Public Works

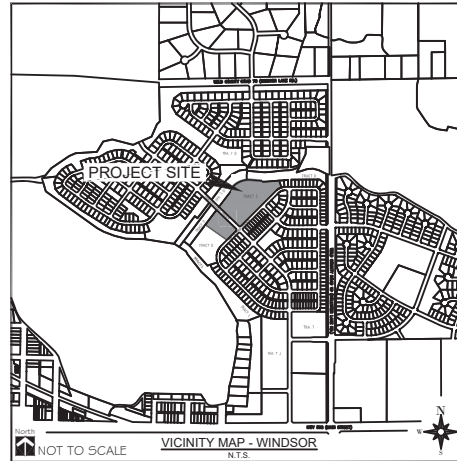
L. PREPARERS CERTIFICATE

I certify that this Greenspire subdivision filing 4 - Site Plan submittal was prepared by me or under my direct supervision.

Print Name _____ Signature _____

Preparer of: Greenspire Subdivision Filing 4 - Site Plan Submittal

VICINITY MAP: SCALE: NTS



LEGAL DESCRIPTION:

BEING A REPLAT OF TRACT E AND PART TRACT D & P, OF GREENSPIRE SUBDIVISION, AND BEING A REPLAT OF TRACT A, GREENSPIRE SUBDIVISION SECOND FILING, LOCATED IN THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, WELD COUNTY, COLORADO.

DEVELOPMENT TEAM:

OWNER/DEVELOPER:
LOT HOLDING INVESTMENTS LLC.
1613 PELICAN LAKES POINT
SUITE #201
WINDSOR, CO 80550
CONTACT: JOHN HALL
HOME BUILDER:
WINDMILL HOMES
1760 BROAD STREET, SUITE E
MILLIKEN, CO 80543
CONTACT: LISA WHITE

PLANNER:
LOT HOLDING INVESTMENTS LLC.
1613 PELICAN LAKES POINT
SUITE #201
WINDSOR, CO 80550
CONTACT: TYLER SMITH
CIVIL ENGINEER:
UNITED CIVIL DESIGN GROUP, LLC.
19 OLD TOWN SQUARE #238
FORT COLLINS, CO 80524
CONTACT: SAM ELIASON

PROJECT PURPOSE / DESCRIPTION:

THIS PROJECT PROPOSES A MULTI FAMILY TOWN HOME PRODUCT ON 4th FILING IN THE GREENSPIRE SUBDIVISION. THE OVERALL VISION FOR THE SITE IS TO CREATE A TOWNHOME COMMUNITY THAT HAS A SENSE OF COMMUNITY BY PROVIDING CONNECTIVITY TO THE EXISTING GREENSPIRE COMMUNITY.

PROJECT DATUM & DESCRIPTION :

PROJECT DATUM: NAVD 88
BENCHMARK #1: TOWN OF WINDSOR VERTICAL CONTROL POINT #24 BEING THE NORTHEAST BONNET BOLT ON A FIRE HYDRANT 145' NORTH OF THE INTERSECTION OF MAIN STREET AND CHIMNEY PARK DRIVE ON THE EAST SIDE OF THE ROAD. ELEVATION= 4794.13 (NAVD 88)

HORIZONTAL DATUM:
COLORADO STATE PLANE NORTH 0501 NAD 83 DATUM

LAND USE CHART:

ZONING:		
EXISTING ZONING:	RMU	
PROPOSED LAND USE:		
	AREA	COVERAGE
BUILDING FOOTPRINT	3.1 AC.	26.7 %
PRIVATE YARDS	2.3 AC.	19.8 %
HARDSCAPE	1.1 AC.	9.5 %
PRIVATE ALLEY AND PARKING	1.3 AC.	11.2 %
OPEN SPACE	3.6 AC.	31.1 %
WATER QUALITY PONDS	0.2 AC.	1.7 %
TOTAL	11.6 AC.	100.0 %

PROPOSED DENSITY:		
SITE AREA	11.62 AC.	506,299 SF.
DWELLING UNITS	93 UNITS	
DENSITY (DU/AC.)	8.0 DU/AC.	

UNIT SUMMARY:			
TYPE	NUMBER OF UNITS	UNIT AREA	BLDG. HEIGHT
3 - PLEX	9	4244 SQ.FT.	30 FEET
4 - PLEX	14	5654 SQ.FT.	30 FEET
5 - PLEX	2	8165 SQ.FT.	30 FEET

BUILDING SETBACKS:		
	REQUIRED:	PROVIDED:
FRONT:	20 FEET	20 FEET
REAR:	5 FEET	5 FEET
SIDE:	5 FEET	5 FEET

OPEN SPACE SUMMARY:	
REQUIRED:	PROVIDED:
900 SF. / PER UNIT	1795.8 SF. / PER UNIT

PARKING SUMMARY:		
	REQUIRED:	PROVIDED:
RESIDENT PARKING	186 SPACES*	186 DRIVEWAY SPACES 186 GARAGE SPACES
ADDITIONAL GUEST PARKING		12 SPACES 2 ADA SPACES
TOTAL PARKING SPACES	186 SPACES*	386 TOTAL SPACES

*93 (3-Bedroom Units) x 2 parking spaces = 186 spaces required

SHEET INDEX:

SHEET 1 - COVER PAGE	BUILDING ELEVATIONS
SHEET 2 - SITE PLAN	SHEET 15 - BUILDING ELEVATIONS - 3 UNIT
CIVIL SHEETS	SHEET 16 - BUILDING ELEVATIONS - 4 UNIT
SHEET 3 - C 0.01 - GENERAL NOTES	SHEET 17 - BUILDING ELEVATIONS - 5 UNIT
SHEET 4 - C 1.00 - EXISTING CONDITIONS & REMOVAL PLAN	LANDSCAPE SHEETS
SHEET 5 - C 2.00 - HORIZONTAL CONTROL PLAN	SHEET 18 - GENERAL NOTES/PLANTING SCHEDULE
SHEET 6 - C 3.00 - OVERALL UTILITY PLAN	SHEET 19 - PLANTING SHEET INDEX PLAN
SHEET 7 - C 4.00 - OVERALL GRADING & EROSION CONTROL PLAN	SHEET 20 - PLANTING PLAN - SHEET # 1
SHEET 8 - C 5.00 - DRAINAGE PLAN	SHEET 21 - PLANTING PLAN - SHEET # 2
SHEET 9 - C 6.00 - CONSTRUCTION DETAILS	SHEET 22 - PLANTING PLAN - SHEET # 3
SHEET 10 - C 6.01 - CONSTRUCTION DETAILS	SHEET 23 - PLANTING PLAN - SHEET # 4
SHEET 11 - C 6.02 - CONSTRUCTION DETAILS	SHEET 24 - PLANTING PLAN - SHEET # 5
SHEET 12 - C 6.03 - CONSTRUCTION DETAILS	SHEET 25 - DETAIL SHEET
SHEET 13 - C 6.04 - CONSTRUCTION DETAILS	
SHEET 14 - C 6.05 - CONSTRUCTION DETAILS	

NOT FOR CONSTRUCTION

APPROVED

DATE

REVISION

NO.

LHI

GREENSPIRE SUBDIVISION 4TH FILING
COVER SHEET

WINDSOR, COLORADO
Lot Holding Investments, LLC

COLORADO 811

Use Colorado 811 to locate underground utilities before you dig.

OLD File
Greenspire Tract E&A Sub
Date 03-17-21
Revision
Project TRACT E & A

1 OF 25



LEGEND:

- VEGETATED SWALE
- DECIDUOUS/CONIFEROUS TREES
- PROPOSED CONTOURS
- SANITARY SEWER
- STORM SEWER
- EXISTING DITCH
- PROPERTY BOUNDARY
- WATER LINE
- TELEPHONE LINE
- POWER LINE
- EASEMENTS
- WATER QUALITY PONDS



NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION	NO.
			1

PLANNER:

GREENSPIRE SUBDIVISION 4TH FILING
Overall - Landscape Index Plan

WINDSOR, COLORADO

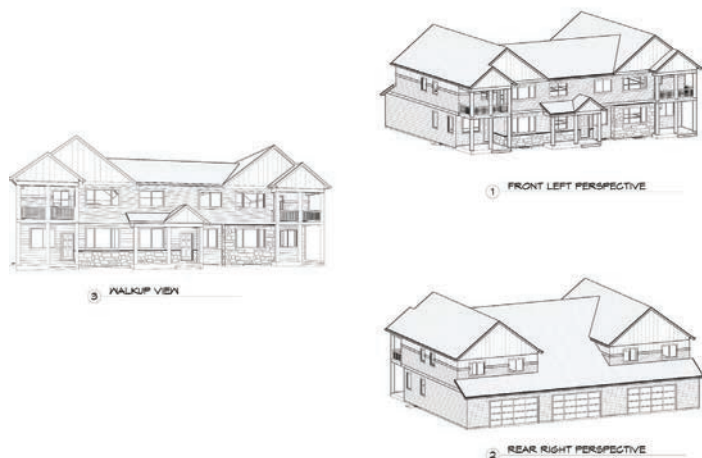
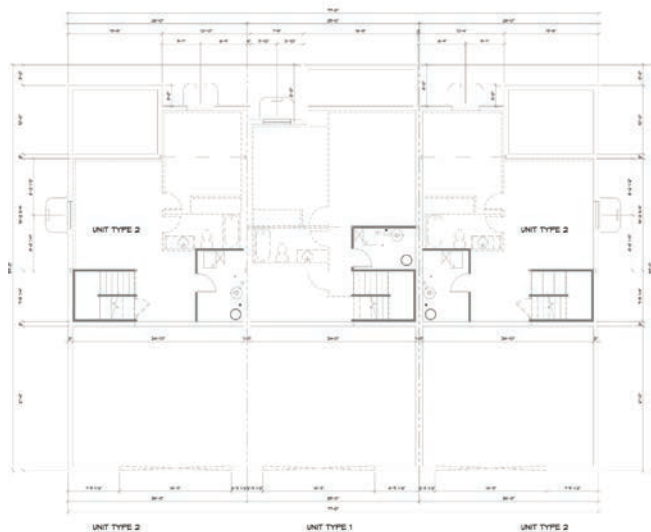
Lot Holding Investments, LLC

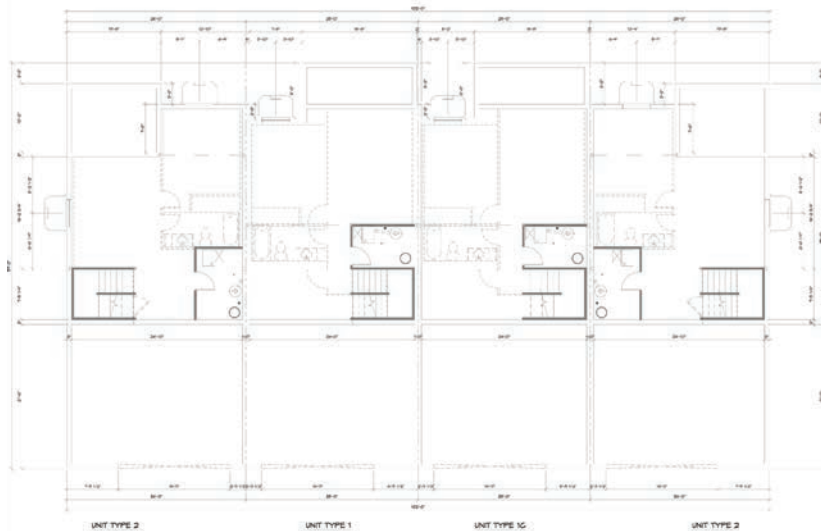


www.colorado811.com
811-CONNECT & GO
FOR UTILITY LOCATIONS

OLD File
Greenspire Tract EdA Sub
Date 03-17-21
Revision
Project TRACT E & A

19
OF
25





BASMENT COMPOSITE PLAN - BLDG. "B"
Scale: 1/8" = 1'-0"



3 WALKUP VIEW



1 FRONT LEFT PERSPECTIVE



2 REAR RIGHT PERSPECTIVE

3000 Greenwood Avenue
Suite 100
Windsor, CO 80550
www.windsorhomes.com

GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1, Block 1, Greenspire

A1
12.13.2020

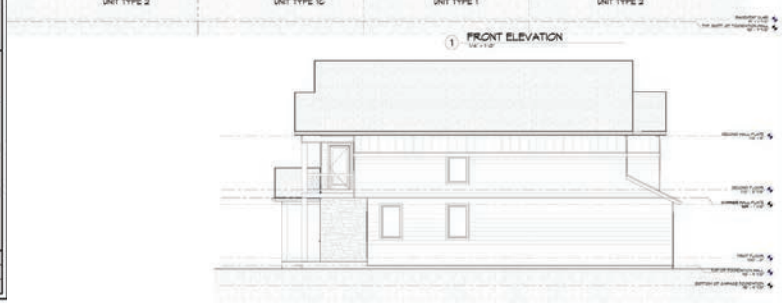
3000 Greenwood Avenue
Suite 100
Windsor, CO 80550
www.windsorhomes.com

GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1, Block 1, Greenspire

A11
12.14.2020



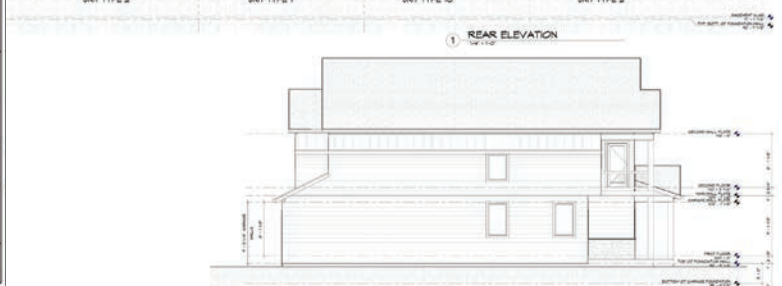
1 FRONT ELEVATION
Scale: 1/8" = 1'-0"



2 LEFT ELEVATION
Scale: 1/8" = 1'-0"



1 REAR ELEVATION
Scale: 1/8" = 1'-0"



2 RIGHT ELEVATION
Scale: 1/8" = 1'-0"

3000 Greenwood Avenue
Suite 100
Windsor, CO 80550
www.windsorhomes.com

GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1, Block 1, Greenspire

A9
12.14.2020

3000 Greenwood Avenue
Suite 100
Windsor, CO 80550
www.windsorhomes.com

GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1, Block 1, Greenspire

A10
12.14.2020

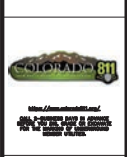
NOT FOR
CONSTRUCTION

DATE	APPROVED

REVISION	NO.
	1

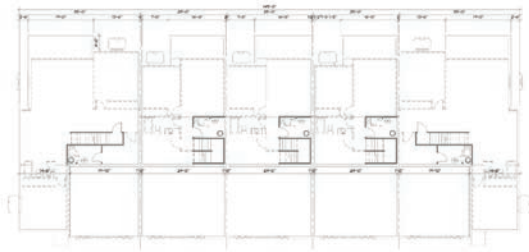
PLANNER:
LHI

GREENSPIRE SUBDIVISION 4TH FILING
ELEVATIONS - 4 UNIT TOWNHOME
Lot Holding Investments, LLC
WINDSOR, COLORADO

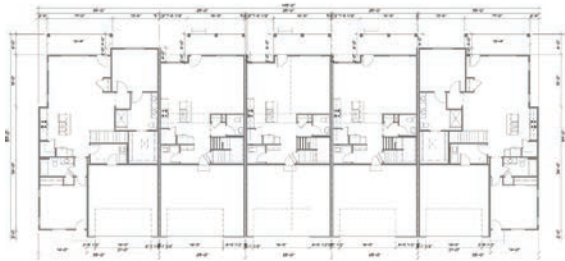


OLD File
Greenspire Tract E&A Sub
Date 03-17-21
Revision
Project TRACT E & A

16
OF
23



BASEMENT COMPOSITE PLAN - BLDG 1C
SCALE: 1/8" = 1'-0"



FIRST FLOOR COMPOSITE PLAN - BLDG 1C
SCALE: 1/8" = 1'-0"



1 FRONT LEFT PERSPECTIVE



3 WALKUP VIEW



2 REAR RIGHT PERSPECTIVE



GREENSPIRE
Building C-5-Plex
1234 Street Name
Windsor, CO 80550
Lot 1 Block 1 Greenspire

12.15.2020

A1



GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1 Block 1 Greenspire

12.15.2020

A11



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1 Block 1 Greenspire

12.15.2020

A9



1 REAR ELEVATION
SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



GREENSPIRE
Greenspire Townhomes
1234 Street Name
Windsor, CO 80550
Lot 1 Block 1 Greenspire

12.15.2020

A10

NOT FOR
CONSTRUCTION

APPROVED	DATE	REVISION

PLANNER:
LHI

GREENSPIRE SUBDIVISION 4TH FILING
ELEVATIONS - 5 UNIT TOWNHOME
Lot Holding Investments, LLC
WINDSOR, COLORADO



OLD File
Greenspire Tract Ed4 Sub
Date 03-17-20
Revision
Project TRACT E & A

17
OF
25



Preliminary Site Plan

Greenspire Subdivision

4th Filing

Carlin Malone, Chief Planner

Planning Commission – June 2, 2021



Site Plan

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

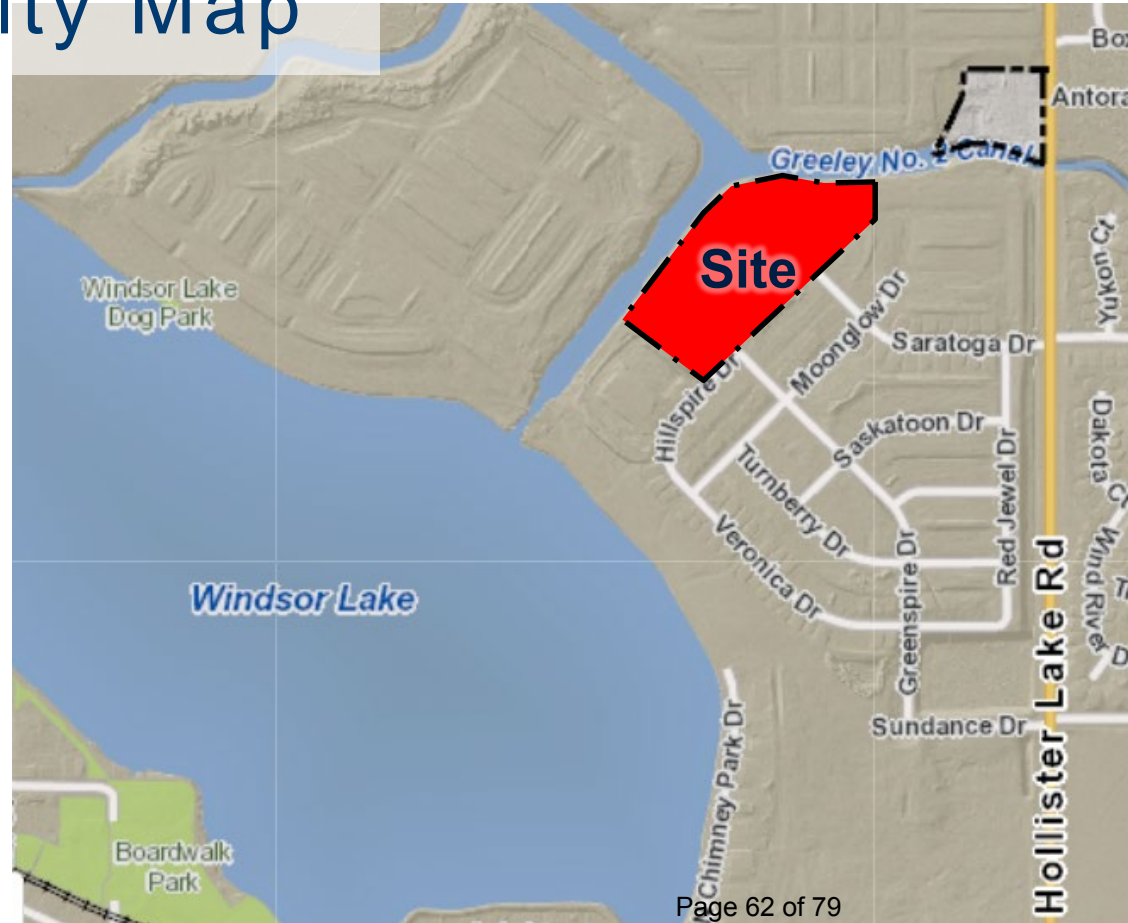
Sec. 17-7-20. Purpose.

The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.*
- 2) Develop land zoned for multifamily, commercial or industrial uses.*
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.*
- 4) To amend an approved site plan when the change involves additional land use...*

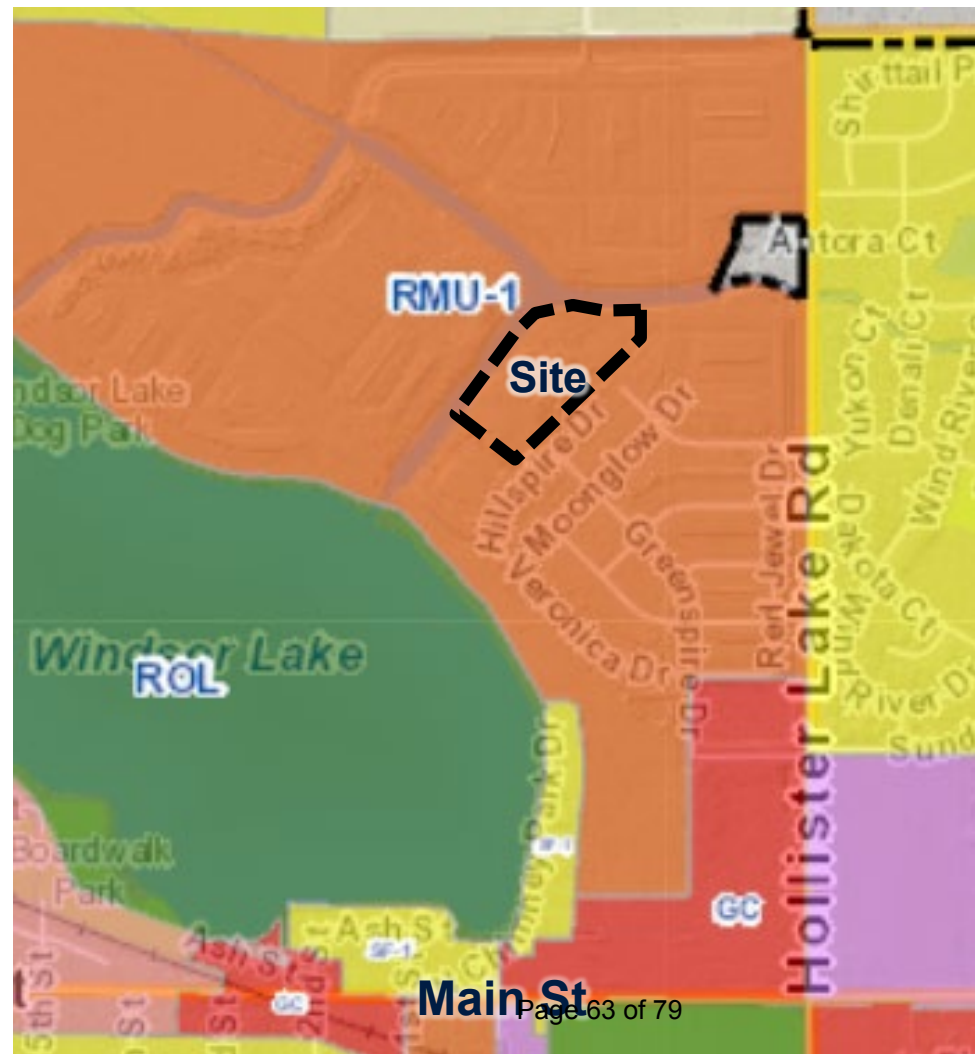


Site Vicinity Map



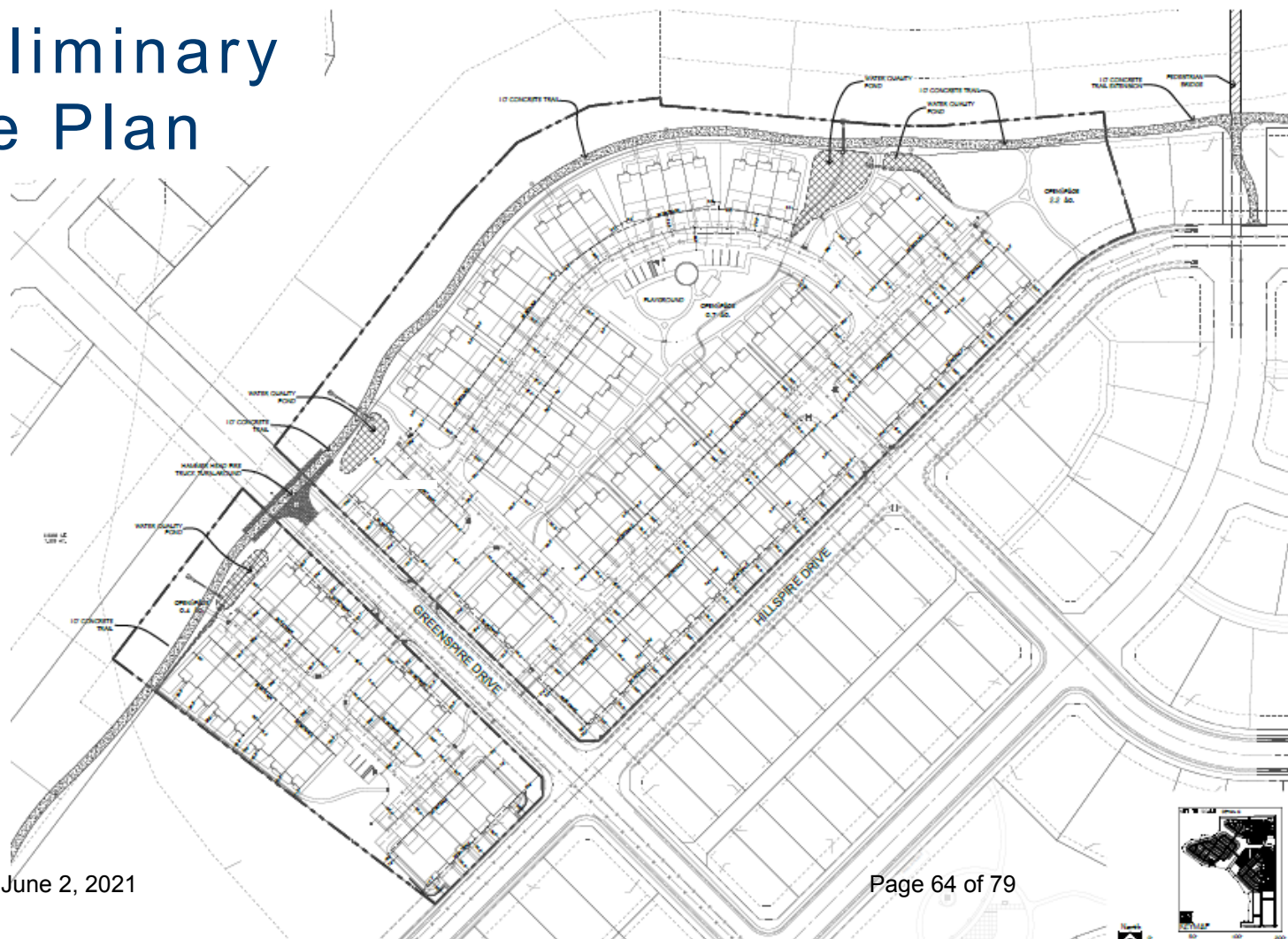


Zoning Map



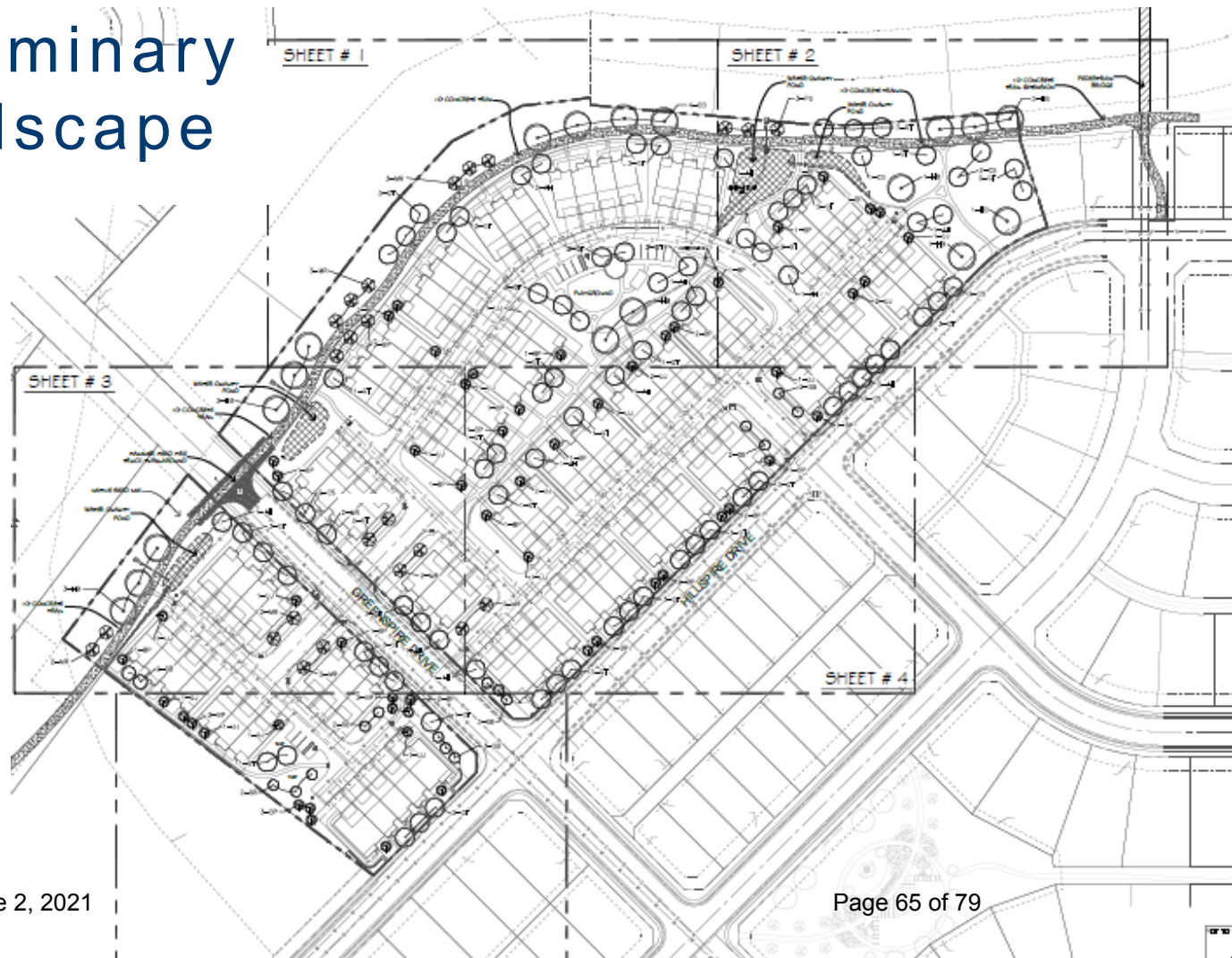


Preliminary Site Plan





Preliminary Landscape Plan





Building Elevations



3 WALKUP VIEW



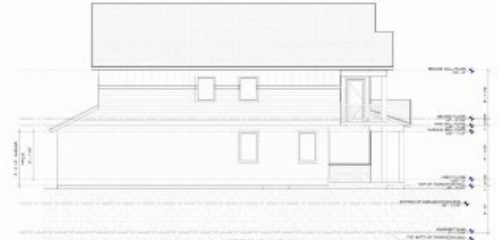
1 FRONT LEFT PERSPECTIVE



2 REAR RIGHT PERSPECTIVE



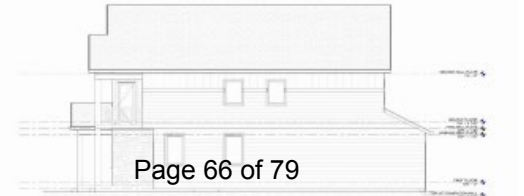
1 FRONT ELEVATION



2 LEFT ELEVATION



2 REAR ELEVATION





Preliminary Site Plan

Site Plan characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%); 100% - 3-bedroom units
- Density: 8.0 du/ac
- Open space: 3.6 acres (31.1%); 1,795.8 sf/unit (900 sf/unit required)
- Playground / open space area - centrally located
- Extension of trail system along Cache La Poudre Irrigation Company canal
- Parks - Park requirement met with park land surrounding Windsor Lake
- 3-plex, 4-plex, 5-plex building types
- Front porches, tree-lined streets, alley-loaded garages
- Two garage spaces + two driveway spaces
- Parking space totals: 386 spaces provided (186 required)



Comprehensive Plan Conformance

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.
3. Develop new neighborhoods adjacent to the Town core.
5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.



Comprehensive Plan Conformance

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

1. Promote multi-modal connectivity to increase neighborhood access and resident mobility.
4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



Relationship to Strategic Plan

Area of Focus: Sustainable Infrastructure

Goals:

- Design and implement a well-connected, efficient, multi-modal transportation network
 - Establish pedestrian and bicycle connectivity throughout Windsor
- Adequately maintain and ensure that infrastructure (streets, trails, water & sewer) aligns with growth
- Ensure equitable parks/trails/open space/cultural infrastructure in all neighborhoods and areas throughout Windsor



Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed with the final site plan.

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: June 2, 2021
To: Planning Commission
Via: Scott Ballstadt
From: Sandra Mezzetti, Planner II
Location: South of Eastman Park Drive and west of Great Western Drive
Re: Communication Item - Great Western Industrial Park Subdivision 6th Filing Site Plan
Item #: •1.

ATTACHMENTS:

- Description
- ▢ Staff Memo



MEMORANDUM

Site Plan Summary

Owner: Walt Sanders/Rocky Mountain Transload

Applicant: Brian Buxton

Business: Rocky Mountain Transload

Location: 31535 Great Western Drive

Subdivision/Lot-Block: Great Western Industrial Park, 6th Filing, Lot 1

Zoning: Heavy Industrial (HI)

Adjacent Zoning: North – HI
East – HI
South – HI
West – Unincorporated Weld County

Overall development characteristics:

- Lot area: 6.36 acres
- Building area: Office - 460 s.f., Grain Storage - 5,000 s.f.
- Parking required: 4 spaces
- Parking provided: 5 spaces including one ADA space
- Required landscape/open space in HI Zone district: 8%
- Provided landscape/open space: 17.64%
- Access from Great Western Drive via private drive

Building characteristics include:

- Building materials: Eldorado stone wainscot, James Hardie Cement Board siding, Titan Structures metal panels. Grain storage silos are prefabricated metal structure.
- Office building is a single story structure, height is 10'-3".
Grain storage building is 24'-11"

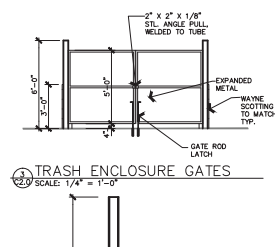
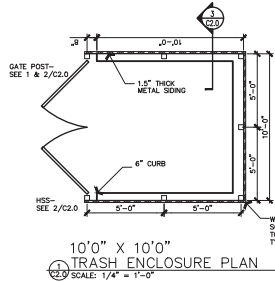
Comment Period

The site plan has been reviewed administratively by staff.

Attachments

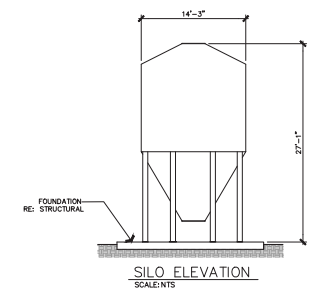
Site Plan, landscape Plan and building Elevations

Please provide comments no later than Friday, June 4th, 2021.

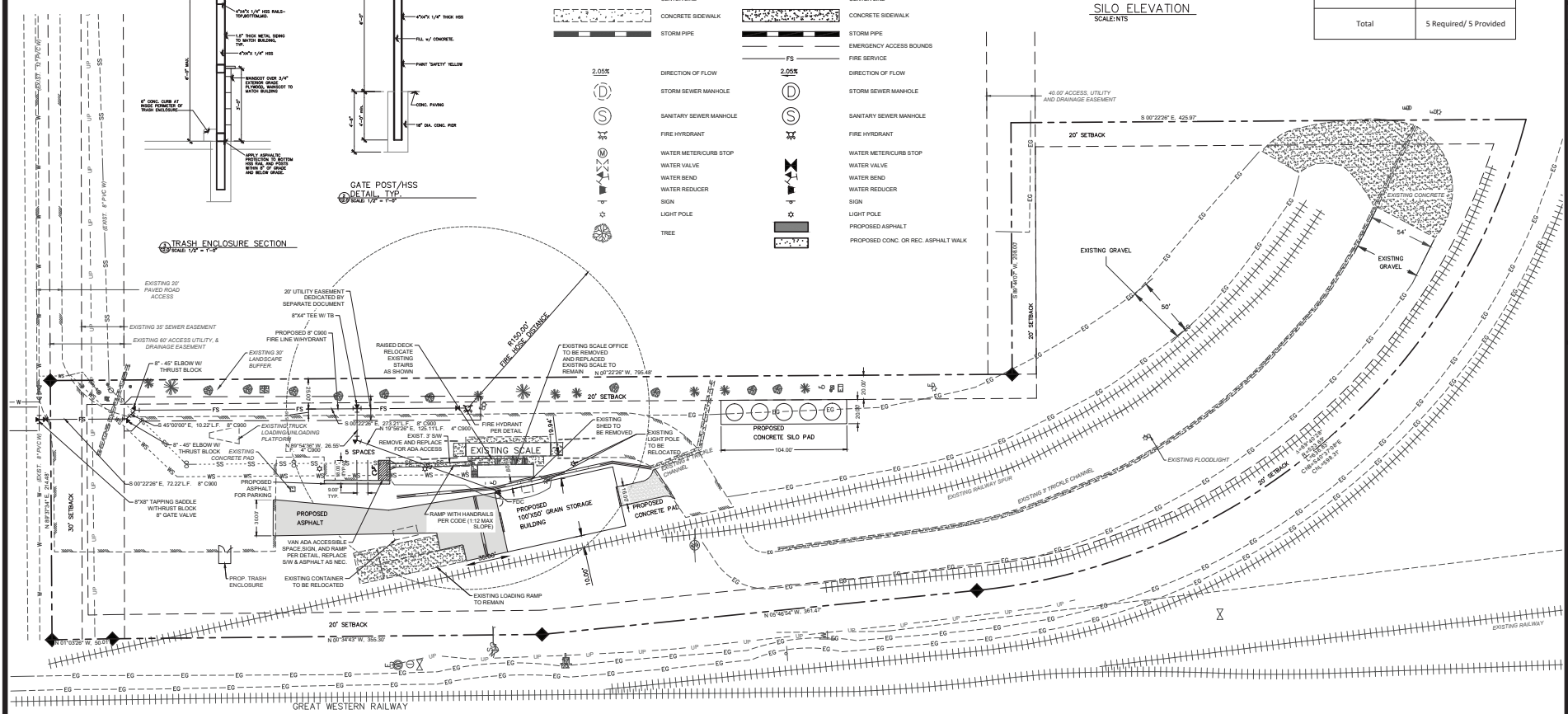


LEGEND

EXISTING	PROPOSED
RIGHT-OF-WAY	RIGHT-OF-WAY
PROPERTY LINE	PROPERTY LINE
FLOW LINE	FLOW LINE
EDGE OF ASPHALT	ASPHALT/CONCRETE PAVEMENT
GAS LINE	GAS LINE
UNDER GROUND POWER	UNDER GROUND POWER
UT	UT
OVERHEAD POWER	OVERHEAD POWER
W	W
SANITARY SEWER LINE	SANITARY SEWER LINE
SS	SS
EASEMENT	EASEMENT
CENTER LINE	CENTER LINE
CONCRETE SIDEWALK	CONCRETE SIDEWALK
STORM PIPE	STORM PIPE
FS	FS
EMERGENCY ACCESS BOUNDS	EMERGENCY ACCESS BOUNDS
FIRE SERVICE	FIRE SERVICE
DIRECTION OF FLOW	DIRECTION OF FLOW
STORM SEWER MANHOLE	STORM SEWER MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FIRE HYDRANT	FIRE HYDRANT
WATER METER/CURB STOP	WATER METER/CURB STOP
WATER VALVE	WATER VALVE
WATER BEND	WATER BEND
WATER REDUCER	WATER REDUCER
SIGN	SIGN
LIGHT POLE	LIGHT POLE
TREE	TREE
PROPOSED ASPHALT	PROPOSED ASPHALT
PROPOSED CONC. OR REC. ASPHALT WALK	PROPOSED CONC. OR REC. ASPHALT WALK



Land Use Table	
Zoning	Heavy Industrial
Site Acreage	
Gross	6.357 Acres
Net	6.14 Acres
Square Footage	
Building	5,460 S.F. - 2.04%
Office	5,000 S.F.
Grian Storage	40,064 S.F. - 14.47%
Asphalt	18,274 S.F. - 6.60%
Concrete	164,276 S.F. - 59.32%
Gravel/Railroad	48,837 S.F. - 17.64%
Landscaping/Open Space	
Parking Spaces	
Standard	4 Required
Accessible	1 Required/ 1 Provided
Total	5 Required/ 5 Provided

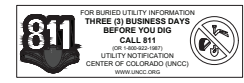


The development agreement for this site was recorded with Weld County on July 15, 2020. The agreement specifically outlines conditions for resuming operations in Section 40B(4).

The parties acknowledge the site is not currently in use. If the site is to be redeveloped, all Windsor Municipal Code and site development requirements including a new site plan and development agreement shall be required. Additional requirements include, but are not limited to:

1.) The modular building shall be removed and a permanent structure building with a permanent foundation shall be constructed.

PROPOSED SITE PLAN



TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
DUPLY DIRECTOR OF ENGINEERING

RMT SITE IMPROVEMENTS
31535 GREAT WESTERN DRIVE
WINDSOR, CO 80550

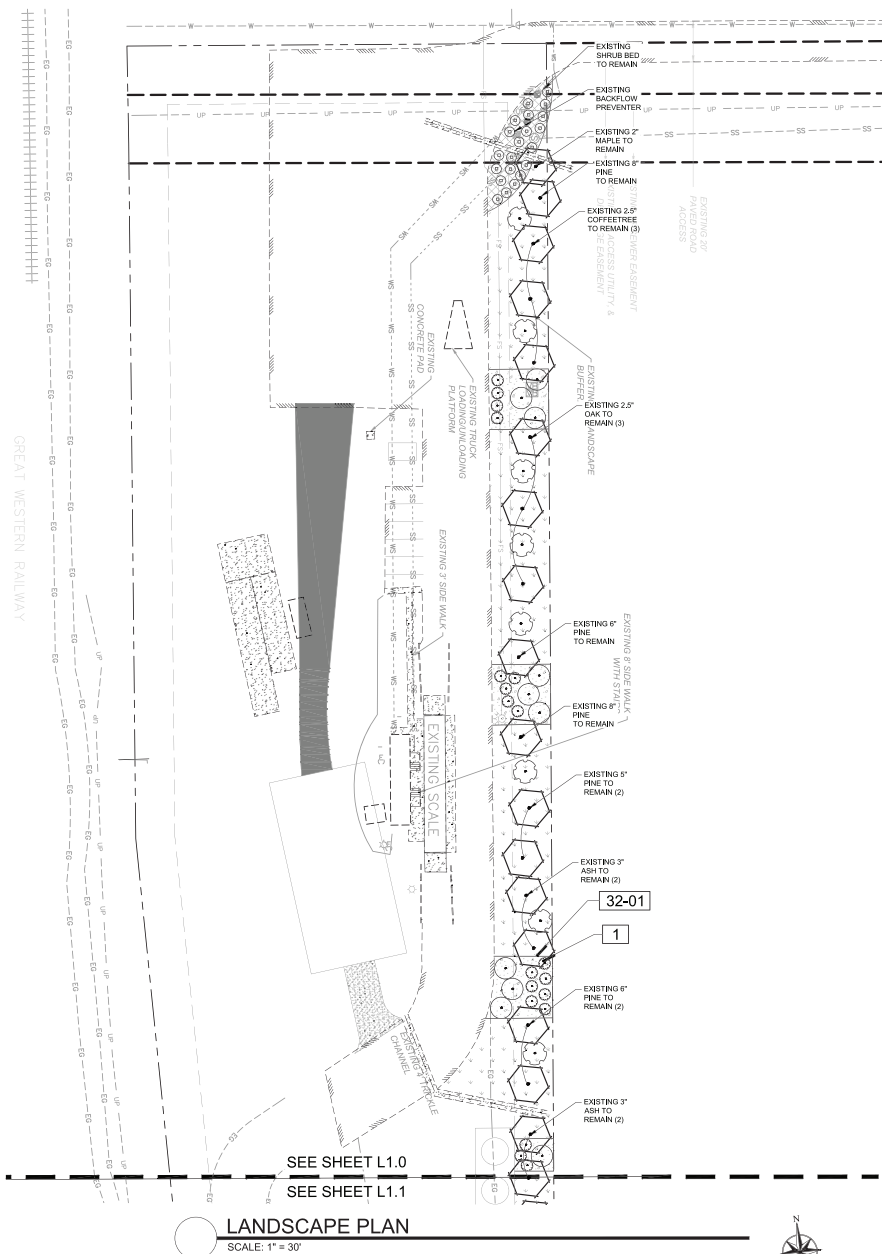
SITE & UTILITY PLAN

CHECKED BY: CAG
DESIGNED BY: CAG
DRAWN BY: ESD
DATE: 05/04/21
SCALE: AS NOTED
PROJECT NO.: 187001

C2.0

HAYAH CONSULTING GROUP

3522 DRAFT HORSE DR • LOVELAND, CO 80538
WWW.HAYAH-CG.COM • (970) 578-0184



PLANT SCHEDULE					QTY FOR REFERENCE ONLY, VERIFY ALL COUNTS PRE-PLAN
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	EX-RET	19	TO REMAIN- PROTECT DURING CONSTRUCTION / EXISTING TREE TO REMAIN	EX	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	CCL	8	CERCOCARPUS LEDIFOLIUS / CURL-LEAF MOUNTAIN MAHOGANY MULTISTEM	5 GAL	
	EN	27	ERICACERNA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL	
	FM	15	FORESTIERA NEOMEXICANA / NEW MEXICAN PRIVET	4" HT	
	EXSH	37	TO REMAIN / EXISTING SHRUB PROTECT IN PLACE, REPLACE ANY DAMAGED OR DEAD MATERIALS.	EX	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	EX-RS	1,792 SF	EX LANDSCAPE - SHRUB BED / TO REMAIN ADJUST FOR NEW LAYOUT, REPLACE ANY DEAD/DAMAGED MATERIALS AND PROTECT DURING CONSTRUCTION.	EX	
	EX-RE	23,310 SF	EX NATURALIZED TURF / EXISTING TO REMAIN PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS.	EX	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RM	4,350 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL, PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

REFERENCE NOTES SCHEDULE	
SYMBOL	DESCRIPTION
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE MULCH AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LEA IN PEAT GRAVEL.
SYMBOL	DESCRIPTION
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.

PLAN NOTES:

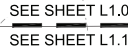
1. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT AND TOWN OF WINDSOR. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVALS FROM THOSE PROVIDED. SEE DETAIL #11 FOR TAG IDENTIFICATION REQUIREMENTS.
2. CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
3. CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDLING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SUCH MATERIALS.
4. NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
5. MULCH TO BE 6" DEEP TO COVER ROOT BALLS AND TO BE BUILT BACK WITH 6" WOOD CHIP BARRIER.
6. WEED BARRIER CUTTINGS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0
7. ALL EMITTERS PER IRRIGATION PLAN.
8. ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUB CAPS.
9. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
10. RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

SITE CATEGORY REQUIREMENTS						
OVERALL LANDSCAPE	ZONING - IH (HEAVY INDUSTRIAL)					
Total Site area Required (%) 276.089	Total Landscape Area Provided (%) 22.103	Total Landscape Area Provided (Acres) 29.175 (r/11.00%)	Total Tree Req./Prov. (1,000 ft) 7 / 19 (19 existing)	Total Shrubs Req./Prov. (1,000 ft) 88 / 68 (37 existing)		
BUFFER YARDS						
Street Frontage (see Boundary) (dew.)	Street Classification	Width (ft.) Rq./Prov.	Linear Footage	Soil Required	No. of Trees Rq./Prov.	Soil Required (1,000 SF)
Shrubs Req/Prov (2,500 SF)	Ornamental Grass Substitutes Required / Provided	Setback Plant Abr. Specified on Plan**	Percent Ground Plane Veg. Req. / Provided			
PARKING LOT SCREENING						
Total Number of Spaces Provided	Vehicle Lot Frontage (ft)	Length of Frontage (ft)	70% Length of Frontage (ft)	Foliage Screening Provided (LF)	Opacity Provided	Avg Mature Height (shrub) Trees Provided
FOUNDATION LANDSCAPING						
Building Frontage	LF of Foundation	Amount Landscape Bed Required (50%)	Amount Landscape Provided (ft)	Landscape Bed Width Provided		
PARKING LOT INTERIOR LSP						
Parking Spaces Provided	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/150 SF) Required / Provided	Internal Trees (1/500 SF) Shrub Sub Req/Prov		

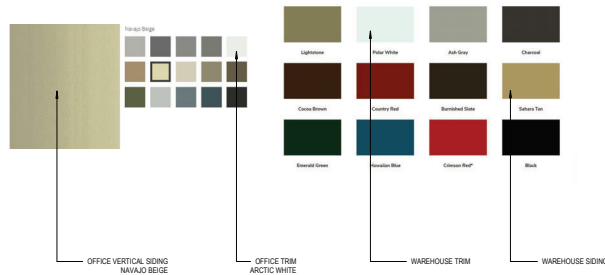
**TOWN OF WINDSOR
DRAWING APPROVAL**
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE _____ BY _____
TOWN ENGINEER

Town File #20-***

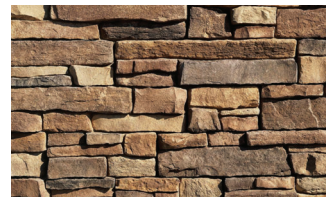


SPECIFICATIONS



JAMES HARDIE
CEMENT BOARD
SIDING COLORS
SMOOTH FINISH
BOARD AND BATTEN

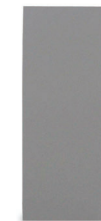
TITAN STRUCTURES
METAL PANEL COLORS
WALL SIDING AND TRIM



EL DORADO STONE
MANUFACTURED STONE VENEER
MOUNTAIN LEDGE PANELS, RUSSET
36" TALL WAINSCOT



MILGARD
VINYL SLIDING WINDOW
WHITE

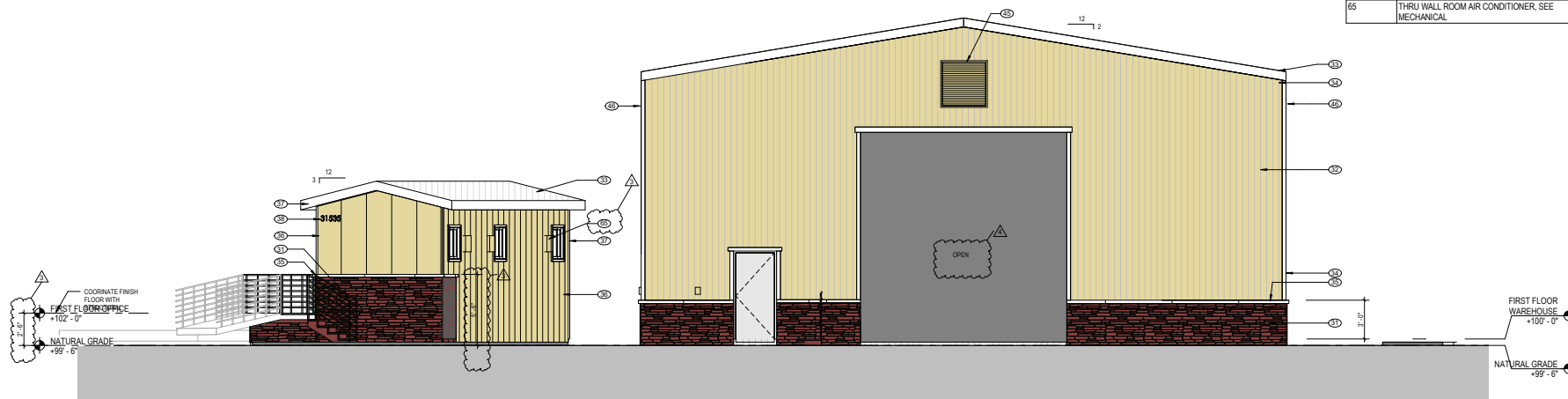


CURRIES STEEL DOOR
FLUSH, 16 GA



SATIN NICKEL HARDWARE

KEYNOTE LEGEND	
31	MANUFACTURED STONE VENEER WAINSCOT BY EL DORADO STONE, MOUNTAIN LEDGESTONE, RUSSET, PROVIDE SUBMITTAL
32	METAL WALL PANEL BY TITAN STEEL, SAHARA TAN
33	METAL ROOFING PANEL TITAN STEEL, GALVALUME
34	METAL TRIM BY TITAN STEEL, POLAR WHITE
35	MANUFACTURED STONE SILLS BY EL DORADO STONE, PROVIDE SUBMITTAL
36	HARDIE PANEL VERTICAL SIDING BOARD AND BATTEN 12" OC, NAVAJO BEIGE, PROVIDE SUBMITTAL
37	HARDIE TRIM, PEARL WHITE
38	6" TALL ADDRESS NUMBERS
45	EXHAUST FAN, SEE MECHANICAL
46	DRAINABLE EXTERIOR LOUVER, COLOR TO MATCH SIDING, SEE MECHANICAL
65	THRU WALL ROOM AIR CONDITIONER, SEE MECHANICAL



NORTH ELEVATION
PRESENTATION
1/4" = 1'-0"

1

WCA
Wayne Childs, Architect
4500 WARBLER DRIVE
FORT COLLINS, CO 80526
PH: 970-430-6659 M: 323-600-4556
LIC # 00406489

RMT WINDSOR
WAREHOUSE AND OFFICE
31535 GREAT WESTERN DRIVE
WINDSOR, CO 80550

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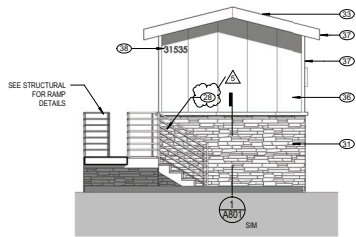
SUBMITTAL:

REVIEW

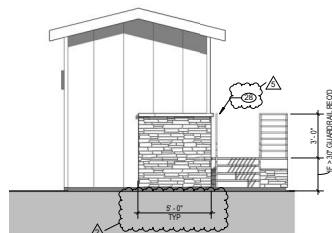
REVISIONS:
1 PLANNING 2/3/2020
2 REVISIONS 3/10/2021
3 COORDINATION 4/5/2021
4 SUBMITTAL 4/12/21
5 REVISIONS 4/27/21

SHEET
**ELEVATION AND
SPECIFICATIONS**

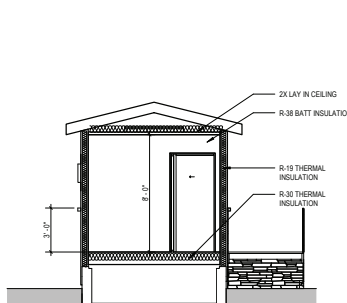
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A101
5/3/2021 11:30:13 AM



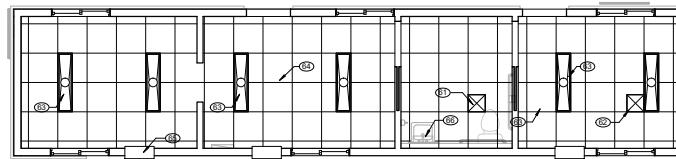
OFFICE NORTH ELEVATION
1/4" = 1'-0"



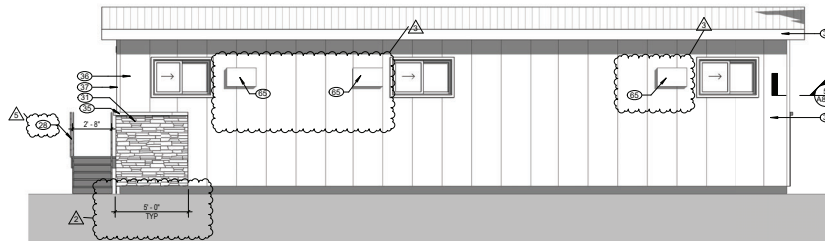
OFFICE SOUTH ELEVATION
1/4" = 1'-0"



CROSS SECTION OFFICE
1/4" = 1'-0"



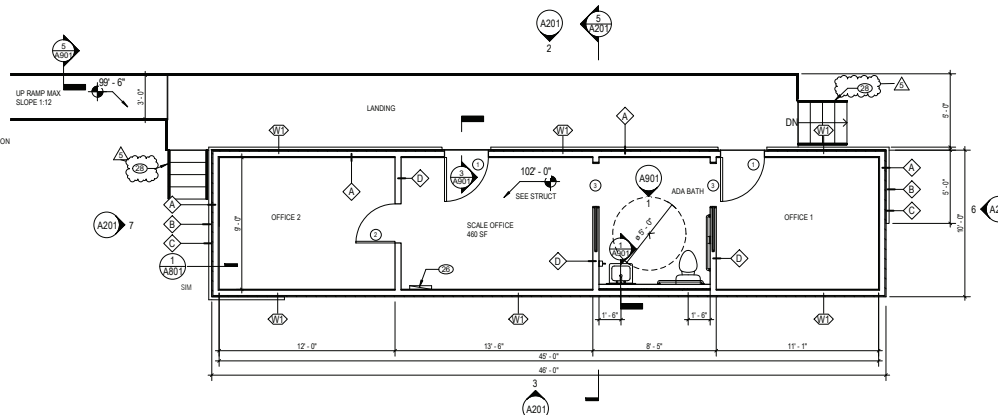
OFFICE CEILING PLAN
1/4" = 1'-0"



OFFICE WEST ELEVATION
1/4" = 1'-0"



OFFICE EAST ELEVATION
1/4" = 1'-0"



ENLARGED OFFICE PLAN
1/4" = 1'-0"

KEYNOTE LEGEND	
26	ELECTRICAL PANEL WITH CLEAR FLOOR SPACE. SEE ELECTRICAL
28	REUSE EXISTING PREFABRICATED STAIR, MODIFY TO FIT
31	MANUFACTURED STONE VENEER WAINSCOT BY EL DORADO STONE. MOUNTAIN LEDGESTONE, RUSSET, PROVIDE SUBMITTAL
33	METAL ROOFING PANEL TITAN STEEL, GALVALUME
35	MANUFACTURED STONE SILLS BY EL DORADO STONE, PROVIDE SUBMITTAL
36	HARDIE PANEL VERTICAL SIDING BOARD AND BATTEN 12" OC. NAVAJO BEIGE. PROVIDE SUBMITTAL
37	HARDIE TRIM. PEARL WHITE
38	6" TALL ADDRESS NUMBERS
61	EXHAUST FAN, LIGHT SWITCH ACTIVATED
62	CRAWL SPACE VENT. SEE MECHANICAL
63	12" X 48" LINEAR LED LAY IN CEILING LIGHT
64	2X2 LAY IN CEILING SYSTEM BY USG, RADAR, OR APPROVED EQUAL
65	THRU WALL ROOM AIR CONDITIONER, SEE MECHANICAL
66	LED WALL SCONCE VANITY LIGHT

FLOOR PLAN AREA CALCULATIONS

ALLOWABLE OPENINGS =	10%
WALL AREA =	368 SF
WINDOW OPENINGS =	(3) X 10 SF WINDOW = 30 SF PROPOSED
COMPLIES. 8% PROPOSED - NO WINDOW PROTECTION REQUIRED	= 36.8 SF ALLOWED



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SUBMITTAL:

REVIEW

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1 PLANNING	2/3/2020
2 REVISIONS	3/10/2021
3 COORDINATION	4/5/2021
4 SUBMITTAL	4/12/21
5 REVISIONS	4/27/21

SHEET
OFFICE PLAN AND EXTERIOR ELEVATIONS

SHEET
A201

5/3/2021 11:30:14 AM

