



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers July 21, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/86006660721> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:860 0666 0721

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

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

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

B. CONSENT CALENDAR

1. Minutes of the June 16, 2021 Planning Commission Meeting - T. Conway

C. BOARD ACTION

1. Parking Determination - Jacoby Farm Subdivision 5th Filing, Lot 5 (Les Schwab Tire Center) - David Gibson, Owner, SFP-E, LLC; Robert Walker, Applicant Representative, Cushing Terrell
 - Quasi-judicial
 - Staff Presentation: Paul Hornbeck, Senior Planner
2. Public Hearing - Preliminary Major Subdivision - Tacincala Subdivision - Hartford Homes, owner/applicant; Patrick McMeekin, applicant's representative; Ryan McBreen, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
3. Preliminary Major Subdivision - Tacincala Subdivision - Hartford Homes, owner/applicant; Patrick McMeekin, applicant's representative; Ryan McBreen, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

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

E. ADJOURN



MEMORANDUM

Date: July 21, 2021
To:
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 06.16.21 Planning Commission Minutes



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers June 16, 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

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MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 6:02 p.m.

1. Roll Call

Chairman Schick
Vice-Chair Jerry Bushelman
Roger Colonnese
Kelly Hall
Timothy Reddick
Jose Valdes
Eric Bernhardt

Absent

Doug Dennison
Cindy Beemer

Also Present:

Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
Doug Roth, Civil Engineer
Desa Blair, Civil Engineer
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Sam Eliason, United Civil
Philip Hancock, Great Western Petroleum
John Hall, Lot Holding Investments
Tyler Smith, Lot Holding Investments
Jeremy Conger, GWOG
Susan Fakharzadeh, GWOG

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

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

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.

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

B. CONSENT CALENDAR

Vice Chairman Bushelman moved to approve the minutes of the meeting of June 02, 2021 as presented, Roger Colonnese seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

C. BOARD ACTION

1. Public Hearing - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley

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

The applicant, Philip Hancock of Great Western Petroleum, is requesting a Conditional Use Grant (CUG) to amend an existing CUG approved on June 12, 2017 to allow oil and gas facilities in the RMU zone district for a site known as the Raindance Pad. Oil and gas facilities are allowed as a conditional use in all zoning districts per Section 16-7-60 of the Town's Municipal Code, Oil and Gas Facilities.

The approved CUG for this site allows up to 59 oil and gas wells. The applicant has drilled 14 wells and proposes to drill another 22 wells, for a total of 36 wells.

The purpose behind the request to amend the existing CUG is due to a change in haul route. The existing CUG includes a haul route that extends from WCR 13 (Colorado Boulevard) along Weld County Road 64 to the site. This roadway (WCR 64) has now been developed and the applicant must pursue a different haul route. The applicant has discussed proposed haul routes with staff and determined that the only feasible route would be for Great Western Petroleum to use New Liberty Road from Colorado Boulevard, avoiding the hill from New Liberty Road to 7th Street and 7th Street to Crossroads Boulevard. The applicant has provided a traffic analysis (trip generation study) and accompanying haul route, including hauling route hours.

Other than the haul route and the reduction in the number of total wells to be drilled, no other substantial changes are proposed.

The property was previously Lot 5 of Water Valley West Subdivision, which has since been subdivided and is now Raindance Subdivision 8th Filing, Tract J. The site area includes approximately 78 acres and is situated between New Liberty Road and the Cache La Poudre River, with the drilling pad located approximately 800 feet south of the river. The Poudre Trail has been rerouted temporarily during construction of the pad sites and golf course. After construction, the trail will be rerouted in a permanent location, as approved by the Poudre Trail Board. The property is currently undeveloped golf course and contains a portion of the Poudre Trail, with a residence along the eastern boundary of the property, two residences to the north, as well as undeveloped and developed single-family residential lots to the east and south. The site area of the Raindance Drill Pad is approximately 5.5 acres.

Oil and gas production utilizes pipelines, which reduces the amount of truck traffic; however, there is hauling associated with the operation. Truck traffic would primarily occur during daylight hours and the applicant has stated that truck hauling periods will avoid the peak times of school and commuter traffic. Staff recommends that the previously approved CUG conditions of

approval (see 2017 Raindance Pad CUG Zoning Certificate) are carried over with this request.

On May 20, 2021, the applicant's representatives held a neighborhood meeting virtually. Please see the enclosed neighborhood meeting summary for a list of questions asked by neighbors and responses from the applicant.

Neighborhood Meeting Notice

Notice of the neighborhood meeting was provided in accordance with the Town's Municipal Code, as follows:

- May 6, 2021 - Mailing to surrounding property owners within 500 feet of the subject site
- May 8, 2021 - Advertisement in the local newspapers

Notice of Public Hearing

Notification of this public hearing was completed in accordance with the Town's Municipal Code as follows:

- May 26, 2021 - Affidavit of mailing to surrounding property owners within 500 feet of the subject site
- June 4, 2021 - Advertisement in newspapers
- June 3, 2021 - Sign posted on property
- June 3, 2021 - Posted on Town website

The Municipal Code lists the following standards and requirements for conditional use grants, with staff analysis below:

(c) Based upon specific site characteristics, which include but shall not be limited to: nature and proximity of adjacent development; prevailing weather patterns, including wind direction; vegetative cover on or adjacent to the site; and topography of the site, the Town Board may, as a condition of approval of any conditional use grant, require any or all of the following methods to mitigate adverse impacts on surrounding properties:

(1) Visual requirements. To the maximum extent practical, abatement of negative visual impacts of oil and gas facilities shall be addressed through one (1) or more of the following methods:

a. Use structures of minimal size to satisfy present and future functional requirements.

The proposed conditions of approval require that the applicant utilize equipment and tanks that are low profile.

b. The facilities shall be kept clean and otherwise properly maintained.

The proposed conditions of approval require that the facilities are kept clean and maintained. Maintenance of the facilities includes, but is not limited to, the tracking pads, associated oil and gas equipment, painting of tanks, landscaping, fencing, and disposal of trash. The applicant shall keep public roadways free from mud and debris.

c. Construction of buildings or other enclosures may be required where facilities create visual impacts that cannot be mitigated because of proximity, density and/or intensity of adjacent residential land use.

The site is an existing oil and gas drilling pad. Fourteen wells have been drilled and the applicant proposes to drill 22 more wells. The closest occupied building is 867 feet from the drilling pad. The residential subdivisions of Hilltop Estates and Poudre Heights are located south and east of the proposed drilling site, with the closest home approximately 1,000 feet from the site. The Poudre Trail is south of the drilling pad and north of the production pad. The applicant has worked with the Town's Parks Department and Poudre Trail Board to create a temporary trail route during construction and plans for permanent trail realignment. Due to the proximity of the Poudre Trail, the approved CUG states that sound walls must be setback a

minimum of 30 feet from the temporary trail and permanent trail. Landscape berms, for mitigating visual impacts from the trail and surrounding properties both in the interim and in the long-term, were also conditions of approval.

(2) Landscape requirements. Groundcover, shrubs and trees shall be established and maintained in order to adequately buffer the facility.

Due to the proximity of the site to the trail and nearest residences, landscape berms, with evergreen trees, were required for buffering the facility. The drilling was proposed to occur in phases, with the first phase (2017) planned for drilling fourteen wells, and screen/sound walls be provided. As previously stated, fourteen wells have been drilled.

(3) Floodplain requirements. The oil and gas facilities shall comply with all applicable federal, state and local laws and regulations when located in a regulatory floodway or a special flood hazard area. All equipment at oil and gas facilities located within a special flood hazard area shall be anchored as necessary to prevent flotation, lateral movement or collapse. Any activity or equipment at any oil and gas facility within a special flood hazard area shall comply with the Code of Federal Regulations (C.F.R.) for the National Flood Insurance Program (NFIP), 44 C.F.R. Parts 59, 60, 65 and 70, and shall not endanger the eligibility of residents of the Town to obtain federal flood insurance.

The pad sites are located outside of the floodplain.

Standard Conditions:

The Town's standard conditions of CUG approval for oil and gas facilities were included with the 2017 approved CUG. The haul route, which was one of these conditions, would need to be modified with the subject request.

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

Chairman Schick opened the public hearing.

Alternate Commissioners Colonnese, and Bernhardt were seated as voting member during this item to fill in for absent regular members.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Valdes asked applicant Mr. Conger about the trucking route for production purposes. Applicant Conger reported this is the haul route for drilling and completion operations only.

Commissioner Valdes asked applicant Conger how the gas and oil is removed from the area once the remainder of the wells have been drilled.

Applicant Conger reported this pad produces gas, oil, and water all directionally piped away from the location. Gas and Oil are taken to the end mark, water there's an agreement with Martin Lind to be piped over to water depo loadout station located to the South.

Commissioner Valdes asked applicant Conger how long construction traffic would be prevalent on New Liberty Road.

Applicant Conger reported we will start construction if this revised haul route is approved, and estimate the 22 wells will be drilled mid-late November. At that point completion crews will finalize everything with an estimated time of completion May 2022.

Commissioner Valdes asked Ms. Malone during the neighborhood meetings was timeframe for the haul route, and completion discussed.

Ms. Malone reported we received questions before the neighborhood meeting, and traffic reports are included in the packet.

Commissioner Bernhardt asked Ms. Malone about pavement life with the larger production vehicles on New Liberty Road.

Ms. Malone reported the applicant submitted a traffic analyst but not the pavement life.

Mr. Ballstadt reported we are rebuilding New Liberty Road in a major project later this summer to widen traffic lanes.

Commissioner Hall asked Ms. Malone about how many more vehicles will be on New Liberty Road.

Ms. Malone reported the traffic analyst is located on page 35 of the packet for the different traffic phases.

Commissioner Reddick asked Ms. Malone about public comment from the neighborhood meeting.

Ms. Malone reported public comment and the summary is located on page 36 of the packet. A summary of the requests were a drawing, location, purposed changes, amount of traffic, type of traffic, and duration of traffic with all requests being fulfilled on May 12, 2021. An additional resident reached out to community relations on May 13, 2021 requesting his address be changed for royalty payments. Topics reviewed at the neighborhood meeting included introduction, overview, purposed changes, haul route update, well count, and changes to facility equipment. Great Western Petroleum shared there contact information for follow-up questions from residents.

Commissioner Valdes asked Mr. Ballstadt should the expansion of New Liberty Road be put on hold until the construction traffic from this haul route is complete.

Mr. Ballstadt reported construction on New Liberty Road will begin within the next couple of weeks, and that project has been budgeted for this summer to widen those lanes to ensure emergency vehicles can travel efficiently through this area.

Mr. Ballstadt commented on a message from Mr. Roth engineering; New Liberty Road is classified as an arterial roadway which designates for a substantial road cross section. The road has been constructed for a higher volume of traffic.

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

2. Recommendation to Town Board - Conditional Use Grant (CUG) for Oil & Gas Facilities - Raindance Subdivision 8th Filing, Tract J (Raindance Pad) - Philip Hancock, Applicant, Great Western Petroleum; and Martin Lind, Owner, Water Valley

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

Please see material and recommendation with public hearing item.

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 to which there was none.

Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Conditional Use Grant (CUG) for Oil & Gas Facilities Raindance Subdivision 8th Filing, Tract J (Raindance Pad), Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

3. Public Hearing - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC

- Quasi-judicial

- Staff Presentation: Carlin Malone, Chief Planner

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final major subdivision known as Greenspire Subdivision 4th Filing. The property encompasses 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, drainage, easements, and access. The land use designation for this area is attached condominiums and townhomes, per the 2005 Greenspire Master Plan.

Subdivision characteristics:

- 11.6 total acres
- 93 townhome lots (6.1 acres / 52.5%)
- Open space: 3.6 acres (31.1%)
- Tracts (5.5 acres)
 - o Dedicated open space (1.6 acres / 13.8%)
 - o Drainage, utility, access (3.92 / 33.7%)
- Centrally located open space and open space/trail access along Cache La Poudre Irrigation Company right-of-way

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021. For consistency with this process, the final major subdivision and final site plan applications were also processed under the previous code requirements, requiring public hearings for the final major subdivision and Town Board approval for both the final major subdivision and final site plan.

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 and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

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 canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

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, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8th Filing). 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

This public hearing was noticed in accordance with the Town's Municipal Code as follows:

- June 3, 2021 - affidavit of mailing to surrounding property owners within 300 feet
- June 4, 2021 - advertisement in local papers
- June 3, 2021 - sign posted on property
- June 3, 2021 - notice posted on Town website

Chairman Schick opened the public hearing.

Alternate Commissioners Colonnese, and Bernhardt were seated as voting member during this item to fill in for absent regular members.

John Hall 158 Veronica Drive Windsor, applicant reported he's available for any questions to which there was none.

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

4. Recommendation to Town Board - Final Major Subdivision - Greenspire Subdivision 4th Filing - John Hall, Applicant, Lot Holding Investments, LLC; and Tyler Smith, Planner, Lot Holding Investments, LLC

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

Please see material and recommendation with public hearing item.

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 to which there was none.

Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Final Major Subdivision Greenspire Subdivision 4th Filing, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

5. Recommendation to Town Board - Final Site Plan - Greenspire Subdivision 4th Filing Townhomes - John Hall, Applicant, Lot Holding Investments LLC; and Tyler Smith, Planner, Lot Holding Investments LLC

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

Tyler Smith, Planner with Lot Holding Investments, LLC; and the applicant, John Hall of Lot Holding Investments, LLC; have submitted a final 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 and accompanying subdivision include 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 and townhomes 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 / Greeley No. 2 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)

The preliminary major subdivision and preliminary site plan applications were submitted on December 18, 2020, prior to the effective date (February 10, 2021) of the new land use code, which required that the Planning Commission approve the preliminary major subdivision and preliminary site plan for multifamily residential development. The Planning Commission approved the preliminary applications on June 2, 2021. The previous code also required a neighborhood meeting with the preliminary major subdivision application, which was held on April 27, 2021.

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 and south sides of the Cache La Poudre Irrigation Company right-of-way / canals.

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 canal, adjacent to the existing church, connecting to the trail along Windsor Lake. This development will continue the connection from the south along the canal to the northeast, continuing easterly along the Greeley No. 2 Canal to Hollister Lake Road and developments to the east.

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, extending east to Hollister Lake Road, Winter Farm Subdivision and Village East Subdivision to WCR 21 (Village East Subdivision 8th Filing). 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

There are no notification requirements for a final site plan.

Ms. Malone shared a color rendering of the 4-plex elevation currently being built in Milliken, Colorado.

Mr. Hall reported he's working with the engineers for a couple of changes to these elevation renderings.

Commissioner Colonnese asked Mr. Hall how many units are displayed in this elevation rendering.

Mr. Hall reported this rendering is a 4-plex elevation, Greenspire Subdivision will have 3-plex, 4-plex, and 5-plex units available in this development. Ranch and 2-story units will be available to meet ADA compliance guidelines.

Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the Final Site Plan Greenspire Subdivision 4th Filing Townhomes, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Bernhardt, Bushelman, Colonnese, Hall, Reddick, Schick, Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Valdes asked Mr. Ballstadt about retail or commercial projects being submitted to the Planning department.

Mr. Ballstadt reported a retail development in Brands Beverage area, Taco Bell under review, concepts over by Budget Blinds off of HWY 257 by the Windsor Charter School. Freddy's is breaking ground this week in East Pointe Business Park by Kum & Go.

Ms. Malone reported commercial development over by King Soopers, dental office, car wash, concepts reviewing different areas for a brewery. We have several projects that are light industrial in South Gate and a re-zoning project proposal. Highlands industrial park is getting close to being built out with only a handful of lots left available.

Commissioner Valdes asked Mr. Ballstadt about new development for Diamond Valley.

Mr. Ballstadt reported diamond valley submitted the footing and foundation permit for the stadium, plans to submit the permit for the dome, dorms will be submitted in the next couple of weeks now that financing is secured.

Commissioner Bernhardt asked Mr. Ballstadt about a change in contractor for the development.

Mr. Ballstadt reported, yes they were working with Hensel Phelps Construction Co.; now they contracted with Jaco General Contractor located in Wichita, Kansas.

- From Town Board Liaison

Town Board Member Wilson reported at the June 7th Town Board Work Session we received a retail review from Katy Press explaining different development opportunity matches. Town Board approved Village East 8th Filing, and Raintance 17th Filing sent from the Planning Commission. The

Community Art program was approved on the 2nd reading, creating a Windsor Arts Commission citizen advisory board. Town Board reviewed a financial report through April 2021 supplied by Dean Moyer, Finance Director at June 14th Town Board meeting; Sales Tax increased by 15%, Use Tax from building permits increased 135%, overall tax collection increased 38% over the last 4 months.

- Communications From Staff

Ms. Malone reported the next Planning Commission meeting scheduled for July 7th will be in-person located in 3rd floor Town Board Chambers, requesting feedback on what time works for all of the commissioners.

Chairman Schick requested we return to the same schedule hosting the meetings 3rd floor Town Board Chambers at 7:00p.m. Vote resulted as follows; Yeas

Mr. Ballstadt reported on the American Planning Association (APA) Colorado Conference located in Keystone, Colorado September 8th-10th for any commissioners interested in attending please contact Mr. Ballstadt this week.

Ms. Conway reported the voter affirmations will be sent tonight, please return within the next 24 hours.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:13 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: July 21, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Paul Hornbeck, Senior Planner
Location: 1650 Main Street
Re: Parking Determination of Need - Jacob Farm Subdivision 5th Filing, Lot 5 - Les Schwab Tire Center
Item #: C.1.

Background/ Discussion:

The applicant, Mr. Robert Walker, of Cushing Terrell, is proposing a new site development in the Jacoby Farm Subdivision 5th Filing. The site of the proposed Les Schwab Tire Center is located at 1650 Main Street. The site is zoned General Commercial (GC) and is located adjacent to other GC zoned properties. Plan details are included with this packet (note the building renderings and elevations do not depict all the landscaping which will be provided). The site plan depicts a 8,626 square foot building with six (6) service bays and 35 off-street parking stalls. Because Section 15-5-20, off-street parking requirements for uses outside of the downtown area, of the Municipal Code does not include a use category and associated parking requirement for auto repair and service, the applicant has requested a Planning Commission determination regarding parking requirements in accordance with Section 15-5-40(c) of the Municipal Code which states:

Determination of need. The number of such spaces provided shall be based upon the operating characteristics of the individual use and shall be subject to approval by the Planning Commission upon submittal of site and operational plans.

Upon review of site plans of similar type uses, such as tire shops, auto repair, and auto service, within Windsor, the parking requirement varied between the industrial category, the service category as well as a few without a requirement noted and whose count did not fall within these two category requirements but somewhere in between.

Section Sec. 15-5-20 (8) lists two uses that may be applicable: 1) "Customer Service Establishments", which requires one space per 250 s.f. gross floor area (GFA) or, 2) "Industrial", which requires one space per two employees.

The customer service parking requirement would equate to 38 spaces while the industrial use requirement would equate approximately four (4) or five (5) spaces. The applicant believes that neither requirement adequately reflects the actual need of the proposed tire center use. Based on similar sites, the applicant has proposed 35 spaces. Please refer to attached parking analysis and parking comparisons for further justification of this request.

In 2018, a previous applicant representing Les Schwab, had proposed a similar parking determination to the Planning Commission, which was approved. This approval was for 38 parking spaces for a 12,518 s.f. building with eight (8) service bays. At this time staff conducted a review of surrounding municipality requirements for similar uses (auto repair, tire shop). Upon reviewing codes of regional municipalities, all the communities identified vehicle repair and service as a specific use category in their parking standards. Most required between one space per 400 s.f. to one space per 500 s.f. of building. Evaluating the subject site plan based on the requirements of these other communities, the parking requirement ranged from 10 to 63 stalls with the average requirement being between 30 and 36 spaces.

Upon reviewing site layouts of tire stores in the region, the parking ratio appeared to be similar of the one space per 400–450 s.f. range. Information collected for this review is attached (Parking Comparisons).

With the information included herein and in the packet material, and the Planning Department's professional experience with site plan review, staff recommends that the site plan provides adequate parking for the use. Additionally, if the site

were to be adapted for reuse, the proposed 35 parking spaces would adequately service a future commercial user for this site.

Recommendation:

In accordance with Section 15-5-40(c) of the Municipal Code and the aforementioned justification, staff recommends that the Planning Commission determine that the parking is adequate as proposed.

CC:

Robert Walker, Cushing Terrell

ATTACHMENTS:

Description

- ▢ Project Narrative
- ▢ Parking Analysis
- ▢ Parking Comparisons
- ▢ Site Plan
- ▢ Landscape Plan
- ▢ Architectural Building Elevations
- ▢ Staff Powerpoint



PROJECT NARRATIVE

Date: March 10, 2021

To: City of Windsor, CO

From: Zack Graham, PE

RE: Narrative for Les Schwab Tire Center - Major Site Plan Submittal

Type of Business

The proposed business is a Les Schwab Tire Center whose primary business is selling and changing tires. In addition, the business sells rims, services brakes, provides alignments, and other minor vehicle maintenance and repair. Contrary to the narrative provided in the concept review submittal, oil changes will be a part of the business.

The business is open during normal business hours Monday through Saturday and closed on Sundays.

Number of Employees

The total number of employees working at any given period of time is 8-10 employees.

Proposed Structures

The proposed structure is CMU structure with a gross floor area of 8,651 square feet. A detailed breakout of the square footage usage of the building is provided in the attached plan. Additionally, a CMU trash enclosure and bull-pen enclosure is indicated on the plans. The CMU is proposed to match the building CMU. The height of the bull-pen is proposed to be 7' and will be used for used tire storage. The entire project is proposed to be constructed in a single phase.

Traffic Generation

Please refer to the separate Trip Generation Conformance Memo that has been prepared for this submittal



June 8, 2021

Carlin Malone, AICP
Chief Planner
Town of Windsor
301 Walnut Street
Windsor, CO 80550

Dear Carlin,

The Town of Windsor does not include a specific use category for the construction of a Tire Center in regard to parking requirements. As a result of this, we would like to request a parking determination for the proposed Les Schwab Tire Center site.

Section Sec. 15-5-20 (8) lists two uses that may be applicable, "Customer Service Establishments" which require 1 space per 250 square feet gross floor area or "Industrial" which requires 1 space per 2 employees. Using the customer service requirement 38 spaces would be needed vs 4-5 spaces required using the industrial standard.

We do not believe either of these requirements adequately reflects the needs of the proposed tire center and have designed our site to have 35 parking spaces (including 2 ADA). To increase the number of parking spaces to meet the "Customer Service Establishments" criteria would have a negative impact on the site landscaping and internal traffic circulation. Furthermore, the "Industrial" Criteria does not provide adequate parking for customers.

We would like to propose that the parking criteria of 3 spaces per service bay and 1 per employee be applied to this project. This store has 6 service bays and between 8-10 employees in a given shift. This results in a parking requirement would be 28 spaces minimum. The proposed design meets this requirement. Furthermore, Les Schwab dictates a minimum parking requirement of 2 spaces per bay and one per employee in order to meet their typical demands.

Attached to this document are some parking comparisons of similar uses in Windsor as well as the requirements of other Cities and Towns for this comparison. Please let us know if you have any questions or would like additional information.

Sincerely,

Zack Graham, PE
Director of Infrastructure

cushingterrell.com

Similar Uses in Windsor

Location	Parking Requirement by code	Required (Estimated based on Code)	Provided (Based on aerial imagery)
Front Range Auto Body	1 per 2 employees	3	7
Grease Monkey	1 per 2 employees	5	9
Pike's Auto Care	1 per 250 SF	36	13
Christian Brothers	1 per 250 SF	22	29
O'Reilly Auto Parts	1 per 250 SF	28	44
Family Tire Pros Auto Service Centers	1 per 250 SF	34	29

Nearby Jurisdictional requirements

Jurisdiction	Use Description	Requirement	Subject Site Requirement
Loveland	Passenger motor vehicle sales or rental	1 space / 450 SF	22
Longmont	Equipment sales, rental, and repair	3 per 1,000 sq. ft.	29
Fort Collins	Vehicle Servicing & Maintenance	2 per 1000 sq. ft.	20
Wheat Ridge	Motor fueling stations, repair garages, tire stores, car wash, etc.	1 space per employee on maximum shift plus 2 spaces per bay or stall	22
Greeley	Auto, truck, boat, RV, motorcycle repair, sales and rental	1 space per 400 sq. ft.	24

Les Schwab Tire Center Parking Determination

Windsor - similar use comparison:

facility	parking count	required	provided
Windsor collision	1 per 2 employees		3
	1 per 300 sf for commercial; 1 per 200 sf		16
Napa Auto parts	retail		32
			32
Windsor auto plaza	none on plan 18,310 sf	none on plan	60
auto plaza	autozone - 7381 sf	1 per 250 sf	30
auto plaza	grease monkey 2283 sf	1 per 250 sf	9
Windsor auto - east			
chestnut	1 space per 2 employees	none on plan	37
Pike's Tire & Service	none on plan - 6 on site and agreement -	none on plan	12 to 13
Christian Bros Auto	none on plan - 1 per 171 sf repair area	none on plan	29
Windsor quality			
automotive	1369 sf	none on plan	5
Checker auto	7000 sf; 1 per 233 sf	none on plan	30
Big O	8153 sf; 1 per 275 sf	none on plan	30
F&S auto	9703 sf; also display parking	none on plan	14
Iron Mt Detail Shop	22916 sf	none on plan	41
Hahns Automotive	12000 sf	none on plan	21
	none on plan - 1 per 150 sf or 1 per 2		
Rapid Lube	employees	none on plan	10

Windsor requirements

industrial = 1 per 2 employees
 service establishments = 1 per 250
 sqft GLA

regional comparison:

municipality	category	requirement	subject site requirement
Loveland	auto service	1 space per 450 sf	30
Longmont	vehicle service and maintenance	5 per 1,000 sf	63
		2 per 1000 sf (max 5	
Fort Collins	vehicle service and maintenance	per 1000 sf)	25

regional comparison continued:

municipality	category	requirement	subject site requirement
Frederick	vehicle repair	2 per bay + 1 per employee (guessing 20 employees)	36
Golden	limited categories - 1 per 2 employees		
Wheat Ridge	repair garages and tire store	1 per employee + 2 per bay	36
Brighton	vehicle repair	1 per 200 sf	63
Lafayette	vehicle service	1 per 450 sf	30
Erie	vehicle service	1 per 1250 sf	10
Greeley	auto repair	1 per 400 sf	32

LES SCHWAB TIRE CENTER

MAJOR SITE PLAN

1650 MAIN STREET

WINDSOR, COLORADO 80550

DEVELOPER/OWNER CONTACT

OWNER/DEVELOPER
SFP-E, LLC
DAVID GIBSON
PO BOX 5350
20900 COOLEY RD.
BEND, OR 97701

JURISDICTIONAL CONTACTS

CENTRAL POINT OREGON
DEVELOPMENT SERVICES
140 SOUTH THIRD STREET
CENTRAL POINT, OREGON 97502
(208) 286-7247

UTILITY COMPANY

SANITARY SEWER
CITY OF WINDSOR PUBLIC WORKS
922 NORTH 15TH STREET,
WINDSOR, CO 80550
(970) 674-5402

WATER
CITY OF WINDSOR PUBLIC WORKS
922 NORTH 15TH STREET,
WINDSOR, CO 80550
(970) 674-5402

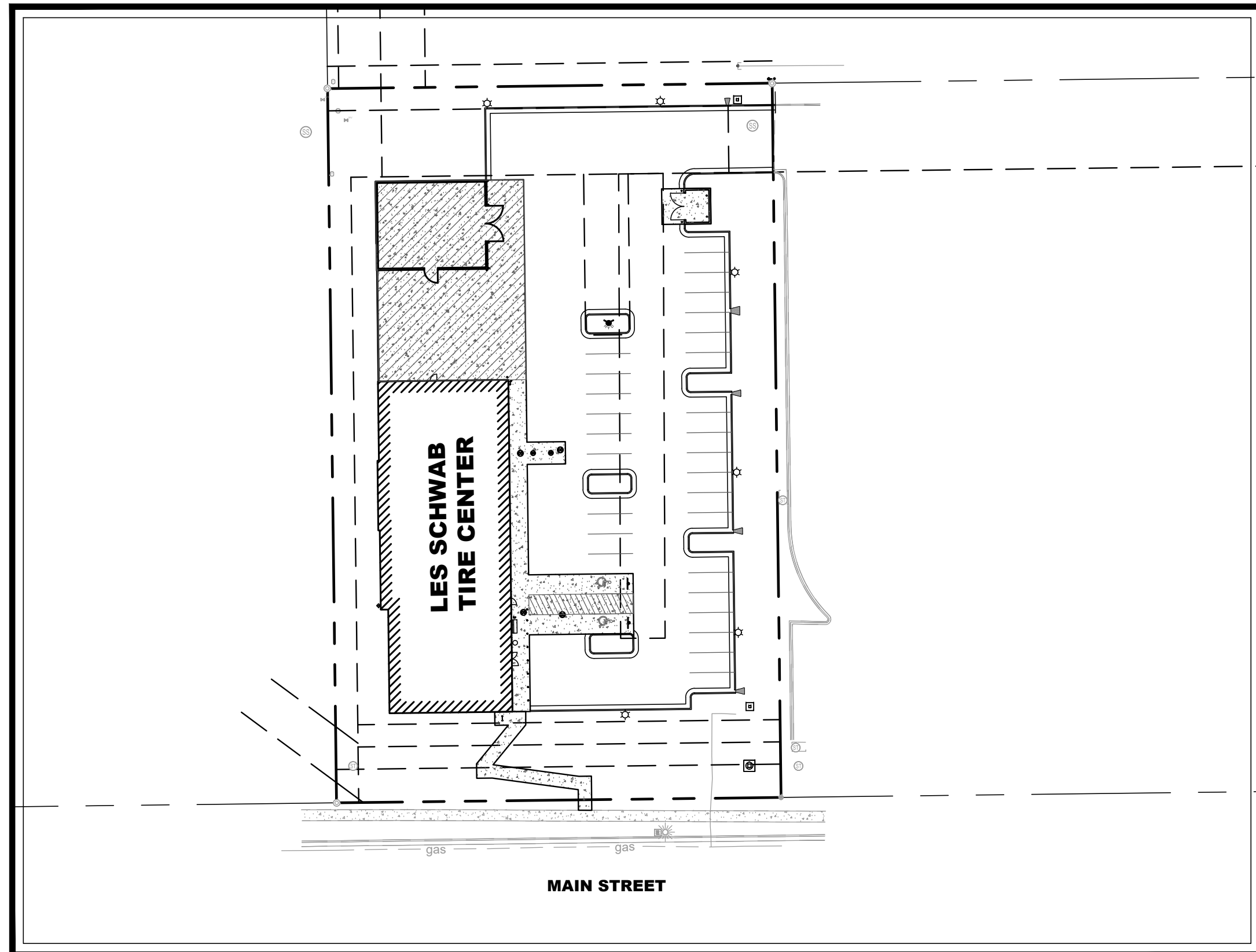
PHONE/CABLE
USE OWNER SPECIFIED PROVIDER

GAS
EXCEL ENERGY
5901 SHERIDAN BOULEVARD,
ARVADA, CO 80003
(800) 895-4999

POWER
EXCEL ENERGY
5901 SHERIDAN BOULEVARD,
ARVADA, CO 80003
(800) 895-4999

LEGAL DESCRIPTION

LOT 5, JACOBY FARM SUBDIVISION FIFTH FILING, COUNTY OF WELD,
STATE OF COLORADO.
SUBJECT PROPERTY CONTAINS +/-64,275 TOTAL SQUARE FEET OR
+/-1.476 ACRES OF LAND, MORE OR LESS.



SITE MAP

1" = 50' NORTH

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE 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 TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF LES SCHWAB TIRE CENTER MAJOR SITE PLAN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE ___ DAY OF ___, 2021 .

GEORGE BUNTING

NOTARIAL CERTIFICATE

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY (JOHN DOE, MARY DOE & JANE DOE), THIS DAY OF , 20 .MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CONSULTANT TEAM

ARCHITECT
CUSHING TERRELL
CORY NELSON
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

CIVIL ENGINEER
CUSHING TERRELL
ZACK GRAHAM, PE
411 E MAIN STREET SUITE 101
BOZEMAN, MT 59715
(406) 922-7137

ELECTRICAL ENGINEER
CUSHING TERRELL
MIKE BEGLINGER, PE
306 W RAILROAD ST. STE 104
MISSOULA, MT 59802
(406) 728-9522

LANDSCAPE ARCHITECT
CUSHING TERRELL
ANGELA HANSEN
800 W MAIN ST. STE 800
BOISE, ID 83702
(208) 336-4900

GEOTECHNICAL ENGINEER
COLE GARNER GEOTECHNICAL
1070 W. 124TH AVENUE, SUITE 300
WESTMINSTER, CO 80234
(303) 996-2999

SHEET LIST

SURVEY
1 OF 2 A.L.T.A / N.S.P.S. LAND TITLE SURVEY - COVER SHEET
2 OF 2 A.L.T.A / N.S.P.S. LAND TITLE SURVEY - SURVEY SHEET

CIVIL
C000 COVER SHEET
C001 GENERAL NOTES
C002 DEMOLITION PLAN
C010 GESCP COVER PAGE
C011 INITIAL EROSION CONTROL PLAN
C012 INTERIM/FINAL EROSION CONTROL PLAN
C013 EROSION CONTROL DETAILS
C014 EROSION CONTROL DETAILS
C015 EROSION CONTROL DETAILS
C100 SITE PLAN
C200 GRADING & DRAINAGE PLAN
C300 UTILITY PLAN
C400 CIVIL DETAILS
C401 CIVIL DETAILS

LANDSCAPE
L101 PLANTING PLAN
L102 LANDSCAPE SITE IMPROVEMENT PLAN
L201 LANDSCAPE DETAILS
L301 IRRIGATION PLAN
L401 IRRIGATION DETAILS

ARCHITECTURE
A1.1 FLOOR PLAN
A2.0 EXTERIOR VIEWS
A2.1 EXTERIOR ELEVATIONS - MAIN BUILDING
A2.2 EXTERIOR ELEVATIONS - BULLPEN AND TRASH ENCLOSURE

PHOTOMETRIC
E100 SITE LIGHTING PLAN
E101 SITE LIGHTING DETAILS
E102 SITE LIGHTING DETAILS

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ___ DAY OF ___, 20__.

ENGINEERING MANAGER

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ___ DAY OF ___, 20__.

DIRECTOR OF PLANNING

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE ___ DAY OF ___, 20__, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, 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 THEREON.

ATTEST: _____
MAYOR TOWN CLERK

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ___ DAY OF ___, 20__.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ___ DAY OF ___, 20__.

DIRECTOR OF PUBLIC WORKS

PREPARER'S CERTIFICATE

I CERTIFY THAT THIS MAJOR SITE PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

PRINT NAME

SIGNATURE



VICINITY MAP

NTS



Know what's below.
Call before you dig.

COVER SHEET

C000

1650 MAIN STREET
WINDSOR, CO 80550
LES SCHWAB TIRE CENTER

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MAJOR SITE PLAN

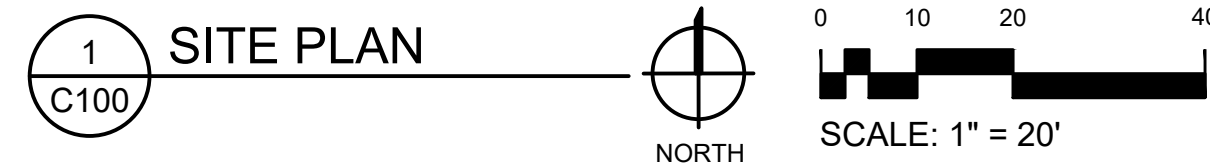
03.12.2021
DRAWN BY | WALKER
CHECKED BY | WHITE
REVISIONS
.



1. THE CONTRACTOR SHALL REFER TO BUILDING PLANS FOR LOCATION AND DIMENSIONS OF SLOPED PAVING, EXIT PORCHES, TRUCK DOCKS, BUILDING DIMENSIONS, BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNSPOUTS.
2. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
3. ALL CURB RADI SHOWN ARE TO FACE OF CURB.
4. ALL PAVING DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
5. ALL COORDINATES SHOWN ARE TO FACE OF CURB OR OUTSIDE OF WALL.
6. THE CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
7. THE CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS, UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. ALL WORK ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
10. SEE DETAILS 8 & 9/C400 FOR SIGN BASE AND FOUNDATION DETAILS

1. PAVEMENT SHALL BE PLACED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
2. PAVEMENT SECTION RECOMMENDATIONS WERE TAKEN FROM THE GEOTECHNICAL REPORT.
3. SEE LANDARCH FOR CONCRETE JOINT SPACING SEE DETAIL 2/C402 FOR CONCRETE JOINT DETAILS.

LAND USE TABLE		
USE	SIZE SF / ACRES	PERCENTAGE
BUILDING	8,626 / 0.20	13%
PARKING	6,324 / 0.15	10%
PRIVATE DRIVES	25,335 / 0.58	39%
SIDEWALKS	1,195 / 0.03	2%
OPEN SPACE	20,795 / 0.48	32%
OUTDOOR STORAGE	2,000 / 0.05	3%
TOTAL	64,275 / 1.48	100%



1650 MAIN STREET
WINDSOR, CO 80550
LES SCHWAB TIRE CENTER

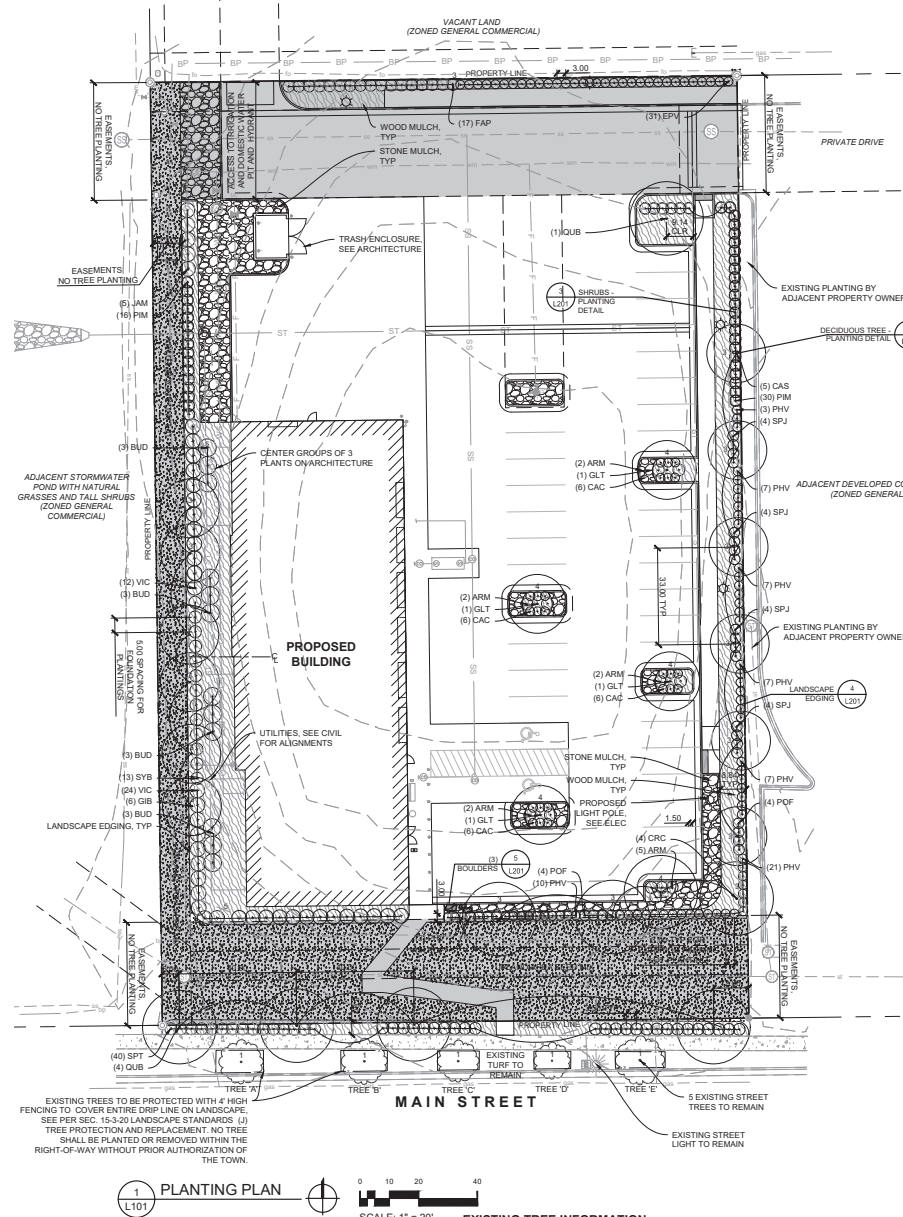
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MAJOR SITE PLAN

03.12.2021
DRAWN BY | WALKER
CHECKED BY | WHITE
REVISIONS

SITE PLAN

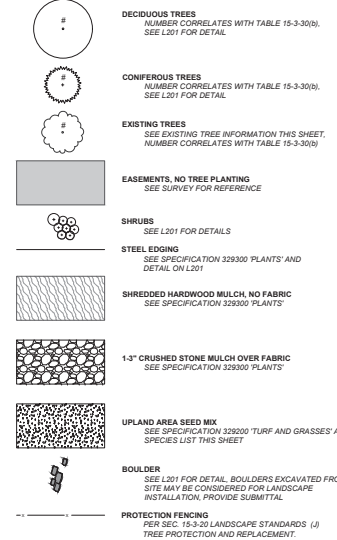
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SEE L201 FOR PLANTING NOTES

PLANTING LEGEND



UPLAND AREA SEED MIX - LOAMY TO CLAY SOILS

Source: Page 341 per Urban Storm Drainage Criteria Manual, Volume 2
Note: Seed mix species and quantities subject to on site soil test results.

BOTANICAL NAME	COMMON NAME	# LBS PER ACRE
Blue Grama	Bouteloua curtipendula	0.3
Blue Grama	Bouteloua gracilis	1.8
Buffalograss	Bouteloua dactyloides	10.7
Native Sedges	Scirpus americanus	0.8
Native Wheatgrass	Panicum virgatum	0.2
Sand Dropseed	Sporobolus vaginatus	0.2
Pasture Sage	Antennaria rigida	0.01
Purple Prairieclover	Lotus (Pulsatilla) purpurea	0.3
Blanket Flower	Gaillardia aristata	0.5
Blue Flax	Linum lewisii	0.4
Prairie Coneflower	Ratibida columnifera	0.1
	TOTAL	20.11

PLANT SCHEDULE

WINDSOR, CO — HARDINESS ZONE 5B — ANNUAL RAINFALL 15 INCHES — ANNUAL SNOWFALL 44 INCHES

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
5	CAS	Cornus spicata	Northern Spice	2" CAL B&B	30-50" x 20-25"
4	CRC	Crataegus crus-galli var. intermedia	Thornless Cockspur Hawthorn	2" CAL B&B	15-25" x 15-30"
6	GBS	Geopelia hirsuta	Geopelia hirsuta (mossy)	2" CAL B&B	40-50" x 25-30"
4	GLT	Geopelia hirsuta	Geopelia hirsuta	2" CAL B&B	45" x 20"
5	QUB	Quercus bicolor	White Oak	2" CAL B&B	25-40" x 20-30"

QTY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT & WIDTH
13	ARM	Artemisia tridentata	Morton Chokeberry	#5 GAL	3-4" x 4-5"
12	BUC	Buddleia davidii	Black Knight Butterfly Bush	#5 GAL	6-8" x 4-6"
24	CAC	Coreopsis lanceolata	Blue Mist Spirea	#5 GAL	2-3" x 2-3"
31	EPV	Euphorbia viridis	Mormon Tea	#5 GAL	3-4" x 3-5"
17	FAP	Fragaria virginiana	Apache Plume	#5 GAL	3-4" x 3-5"
6	JAM	Jasminum americanum	Waxflower	#5 GAL	4-6" x 4-6"
46	PHV	Pinus strobus	White Red Mug Pine	#5 GAL	3" x 4"
65	PHV	Pinus strobus	Miniature Snowflake Monoculture	#5 GAL	3-4" x 3-4"
12	POF	Potentilla fruticosa	Jackson Potentilla	#5 GAL	3-4" x 3-4"
18	SPV	Spiraea japonica	Princess Spirea	#5 GAL	3-4" x 3-4"
40	SPT	Spiraea japonica	Swan Lake Spirea	#5 GAL	3-4" x 3-5"
13	SYR	Syringa x Bloomerang	Bloomerang Lilac	#5 GAL	2-5" x 2-5"
36	VIC	Viburnum x Burdickii	Compact American Cranberrybush	#5 GAL	4-5" x 4-5"

PLANTING NOTE 6 PER APPENDIX A OF CITY CODE

6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS, IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.

Sec. 15-3-30 Landscape Standards.

REQUIRED	PROVIDED
(a) Trees (1) At least three feet (3') from any curb, sidewalk or other paved surface.	TREES PROVIDED 3 FEET FROM PAVED SURFACES
(a) Trees (2) Planted only within various areas with a minimum width of six feet (6').	TREES PROVIDED IN MIN 6-FOOT WIDE PERVIOUS AREAS
(a) Trees (3) At least ten feet (10') or half the mature canopy width from a building foundation, whichever is greater.	TREE CANOPIES PROVIDED 10 FEET AWAY FROM BUILDING FOUNDATION
(a) Trees (4) At least ten feet (10') from any water or sewer line, and at least four feet (4') from any underground gas, electric, telephone or other similar utility.	TREES PROVIDED 10 FEET FROM WATER AND SEWER, 4 FEET FROM DRY UTILITIES
(b) Shrubs, Grasses, and Ground Cover (1) Ground cover, such as grass turf or seed, shrubs, and perennials, shall be planted on all disturbed and undisturbed surfaces to prevent erosion, dust and weeds, infiltrate storm water, and improve the function and aesthetics of sites.	PLANTING PROVIDED IN ALL DISTURBED AREAS
(b) Shrubs, Grasses, and Ground Cover (2) Ground cover shall consist of living plant material except that rock beds may be used in accordance with the following:	ORGANIC MULCH PROVIDED AROUND BASE OF ALL PLANTS
(b) Shrubs, Grasses, and Ground Cover (3) Ground cover shall consist of living plant material except that rock beds may be used in accordance with the following:	2500 SF OF ROCK MULCH PROVIDED
(b) Shrubs, Grasses, and Ground Cover (4) Ground cover shall consist of living plant material except that rock beds may be used in accordance with the following:	LESS THAN 1,000 ROCK MULCH PROVIDED
(b) Shrubs, Grasses, and Ground Cover (5) Ground cover shall consist of living plant material except that rock beds may be used in accordance with the following:	3 BOULDERS PROVIDED
(b) Shrubs, Grasses, and Ground Cover (6) Ground cover shall consist of living plant material except that rock beds may be used in accordance with the following:	12 SHRUBS PROVIDED IN STONE MULCH AREA INTERFERED IN GROUPS OF 3 IN THE 4 PARKING LOT ISLANDS

Table 15-3-30(a) Minimum Site Landscaping

REQUIRED	PROVIDED
FOR PROPERTIES 0.3 ACRES WITH GC ZONING, 20% LANDSCAPING REQUIRED	8,393 SF LANDSCAPE BEDS + 9,145 SF DRYLAND LANDSCAPE PROVIDED

Table 15-3-30(b) Required Landscape Areas

REQUIRED	PROVIDED
1 — Tree Lawn Sec. 15-3-30(b)(1) Areas of a subject property or adjoining right-of-way that are used for the planting of street trees.	5 EXISTING TREES SHOWN ON PLANS
2 — Street Front Sec. 15-3-30(b)(2) Portion of property immediately adjacent to the right-of-way of all public streets or private streets or drives that function similar to public streets. The area typically is located between the street and sidewalk or in the case of an attached sidewalk may be behind the sidewalk. This landscape area may or may not be a part of the subject property. Street Front areas shall be landscaped with a minimum of thirty percent (30%) of trees being Shade Trees.	MAIN STREET 4 TREES AND 40 SHRUBS PROVIDED PRIVATE DRIVE 1 TREE AND 8 SHRUBS PROVIDED QUERCUS BUCKLEY ONLY USED ON STREET FRONT. SPECIES IN A SHADE TREE PER APPENDIX A, 100% SHADE TREES USED
3 — Parking Lot Exterior Sec. 15-3-30(b)(3) Parking Lot Exterior is the area surrounding the entire perimeter of surface parking lots, vehicle display or inventory areas, and other public vehicle use areas such as gas station fueling areas and includes drive aisles and access drives. Shrubs shall be installed at a minimum height of three inches (3"), and shall be of a species expected to reach a minimum height of thirty inches (30") within three (3) years of planting. Shrubs planted within sight distance triangles shall have a maximum mature height of thirty inches (30").	5 TO 6 FOOT WIDTH PROVIDED, 9 TREES PROVIDED, 177 SHRUBS PROVIDED 4 EXTERIOR PARKING LOT SHRUBS ARE EVERGREEN (PRINCE MAGNO WHITE BUD) 152" ± 43" x 75" SHRUBS CATALPA SPECIOSA ARE SHADE TREES PER APPENDIX A, TOTALING TO 5 SHADE TREES ALONG PARKING PERIMETER 9.1 ± 5.85 TREES
4 — Parking Lot Interior Sec. 15-3-30(b)(4) Landscaping is required within surface parking lots and vehicle display or inventory areas that accommodate more than fifteen (15) vehicles and includes drive aisles and access drives. Parking lots in screened service areas are not required to provide Parking Lot Interior landscaping. At least sixty-five percent (65%) of required trees shall be Shade Trees. All shrubs and trees shall be located at least three feet (3') from either the back of curb of the parking area or back of wheel stops.	5 TREES AND 25 SHRUBS PROVIDED IN ISLANDS GLENNIA TRANSCANTHOS VAR. NERISIA IS A SHADE TREE PER APPENDIX A, TOTALING TO 4 SHADE TREES IN PARKING LOT ISLANDS 9.1 ± 5.85 TREES
5 — Foundation Area Sec. 15-3-30(b)(5) Foundation Areas are those areas along building foundations that are in high use or high visibility areas. Foundation Area landscaping is required for a minimum of fifty percent (50%) of the length of all building facades that are in high use or high visibility areas including areas within the feet (50') of right-of-way, open air drive areas, or other similar publicly accessible and visible spaces. Foundation Areas shall have a minimum width of ten feet (10') generally adjacent to the building and protected with concrete curbing. Shrubs shall be planted at a ratio of one (1) shrub per 100 square feet of building facade.	40 SHRUBS AT MAIN BUILDING FOUNDATION PROVIDED
6 — Detention Ponds Sec. 15-3-30(b)(6)	N/A
7 — Other Planting Areas Sec. 15-3-30(b)(7) Other Planting Areas are all other landscaped areas not otherwise covered in this subsection that are required to comply with this Section and shall be as follows: (A) One tree per 1,000 square feet. (B) One shrub per 250 square feet.	N/A
8 — Other Planting Areas Sec. 15-3-30(b)(8)	N/A

TOWN OF WINDSOR

DRAWING REVIEW

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

Cushing Terrell

info@cushingterrell.com
900.757.2822

Tires LES SCHWAB

1650 MAIN STREET
WINDSOR, CO 80550
LES SCHWAB TIRE CENTER - WINDSOR, CO



6/21/2021 ALL RIGHTS RESERVED

PERMIT SET

06/04/2021
DRAWN BY: DONOVAN
CHECKED BY: HANSEN
REVISIONS

PLANTING PLAN

L101



1 FRONT PERSPECTIVE
A2.0 N.T.S.



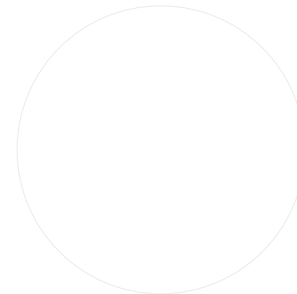
2 FRONT PERSPECTIVE @ SERVICE BAYS
A2.0 N.T.S.

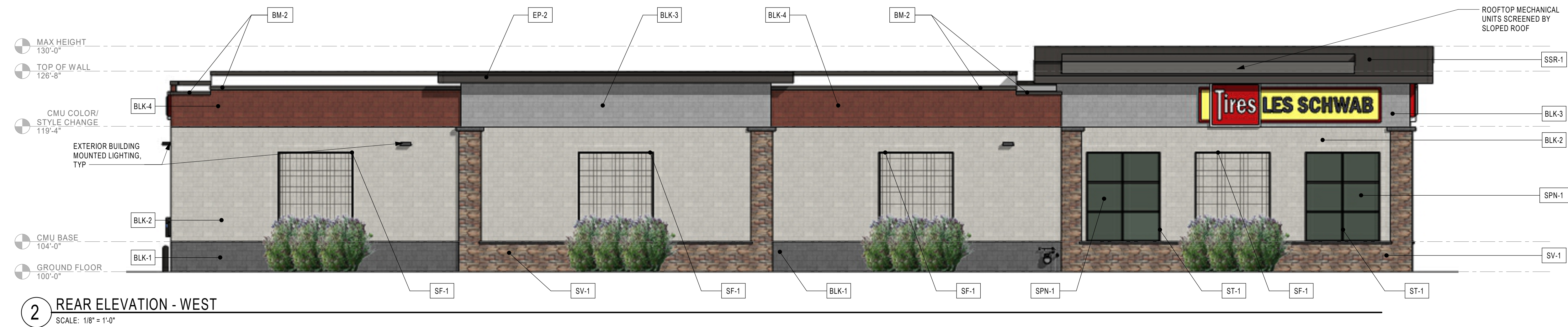


3 REAR PERSPECTIVE
A2.0 N.T.S.



4 SITE AERIAL VIEW
A2.0 N.T.S.





MATERIAL LEGEND:

BLK-1	COLORADO BEST BLOCK CMU - SPLIT FACE, (CHARCOAL)
BLK-2	COLORADO BEST BLOCK CMU - GROUND FACE, (CLASSIC WHITE)
BLK-3	COLORADO BEST BLOCK CMU - SPLIT FACE, (SILVERTHORNE)
BLK-4	COLORADO BEST BLOCK CMU - SPLIT FACE, (SUNSET RED)
BM-1	BRAKE METAL PARAPET CAP (MATCH VALSPAR 397B792 FLUOROPON EXTRA DARK BRONZE)
EP-2	EXTERIOR PAINT TYPE-2 (MATCH VALSPAR 397B792 FLUOROPON EXTRA DARK BRONZE)
SF-1	SITE FURNISHINGS IN DARK BRONZE, TRASH RECEPTACLE, BENCH, AND ARBOR
SP-1	SOFFIT PANEL 6" V-GROOVE PLANKS (WHITE OAK NATURAL)
SSR-1	STANDING SEAM METAL ROOFING (MATCH VALSPAR 397B792 FLUOROPON EXTRA DARK BRONZE)
ST-1	STOREFRONT WINDOW FRAMES (MATCH VALSPAR 397B792 FLUOROPON EXTRA DARK BRONZE)
SV-1	STONE VENEER - COUNTRY LEDGESTONE (CAMEL)
SPN-1	SPANDREL GLASS - (LAVA BRONZE)

1650 MAIN STREET
WINDSOR, CO
LES SCHWAB TIRE CENTER

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MAJOR SITE PLAN

07.16.2021

DRAWN BY | CEN
REVISIONS

EXTERIOR
ELEVATIONS -
MAIN BUILDING

A2.1

NOT FOR CONSTRUCTION - PRELIMINARY DESIGN



Determination of Off-Street Parking Requirement

Jacoby Farm Subdivision 5th
Filing Lot 5- Les Schwab Tire
Center

Paul Hornbeck, Senior Planner

Planning Commission July 21, 2021



Parking Determination

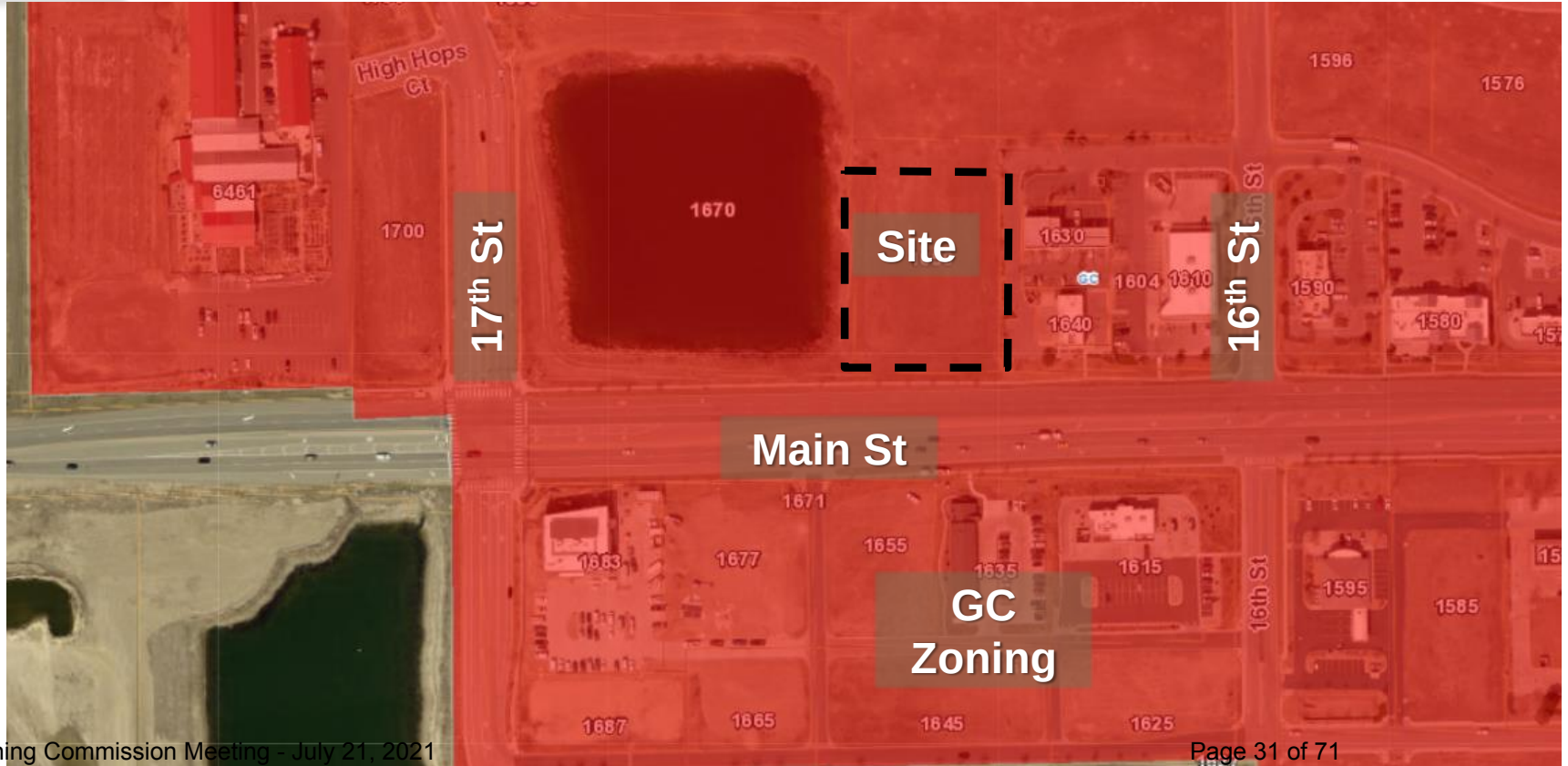
15-5-40(c)

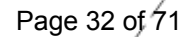
Uses not enumerated. In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall determine the appropriate application of the parking requirements to the specific situation

Site Vicinity Map



Site Zoning







Parking Comparison

Les Schwab Tire Center Parking Determination

Windsor - similar use comparison:

facility	parking count	required	provided
Windsor collision	1 per 2 employees		3
	1 per 300 sf for commercial; 1 per 200 sf		16
Napa Auto parts	retail		32
			32
Windsor auto plaza	none on plan 18,310 sf	none on plan	60
auto plaza	autozone - 7381 sf	1 per 250 sf	30
auto plaza	grease monkey 2283 sf	1 per 250 sf	9
Windsor auto - east			
chestnut	1 space per 2 employees	none on plan	37
Pike's Tire & Service	none on plan - 6 on site and agreement -	none on plan	12 to 13
Christian Bros Auto	none on plan - 1 per 171 sf repair area	none on plan	29
Windsor quality			
automotive	1369 sf	none on plan	5
Checker auto	7000 sf; 1 per 233 sf	none on plan	30
Big O	8153 sf; 1 per 275 sf	none on plan	30
F&S auto	9703 sf; also display parking	none on plan	14
Iron Mt Detail Shop	22916 sf	none on plan	41
Hahns Automotive	12000 sf	none on plan	21
	none on plan - 1 per 150 sf or 1 per 2		
Rapid Lube	employees	none on plan	10

Windsor requirements

industrial = 1 per 2 employees
 service establishments = 1 per 250
 sqft GLA



Parking Comparison

regional comparison:

municipality	category	requirement	subject site requirement
Loveland	auto service	1 space per 450 sf	30
Longmont	vehicle service and maintenance	5 per 1,000 sf	63
Fort Collins	vehicle service and maintenance	2 per 1000 sf (max 5 per 1000 sf)	25
Frederick	vehicle repair	2 per bay + 1 per employee (guessing 20 employees)	36
Golden	limited categories - 1 per 2 employees		
Wheat Ridge	repair garages and tire store	1 per employee + 2 per bay	36
Brighton	vehicle repair	1 per 200 sf	63
Lafayette	vehicle service	1 per 450 sf	30
Erie	vehicle service	1 per 1250 sf	10
Greeley	auto repair	1 per 400 sf	32



Recommendation

In accordance with Section 15-5-40(c) of the Municipal Code and the aforementioned justification, staff recommends that the Planning Commission determine that the parking is adequate as proposed.



MEMORANDUM

Date: July 21, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Paul Hornbeck, Senior Planner
Location: Southwest of SH 257 & WCR 72
Re: Public Hearing - Preliminary Major Subdivision - Tacincala Subdivision
Item #: C.2.

Background/ Discussion:

The applicant Mr. Ryan McBreen of Norris Design has submitted an application on behalf of the property owner Hartford Homes, represented by Mr. Pat McMeekin, for a preliminary major subdivision plat for the Tacincala Subdivision (also known as Prairie Song). A Master Plan for the subject property and larger surrounding area was originally approved in 2006, with a subsequent amendment to a portion of the master plan area in 2011. This Master Plan has a few unique requirements that were based upon resident input at the time of approval, including a minimum lot size of one acre adjacent to SH 257 and a landscape buffer along SH 257. The proposed development is in conformance with these requirements.

The applicant has also submitted an application to amend the Master Plan for this area and the surrounding property that Planning Commission can expect to see in the near future. Since the subject application is in conformance with the existing Master Plan and is being coordinated with the proposed amendments, this review is occurring ahead of the Master Plan. The proposed Master Plan under review calls for up to 2,288 units within the overall development. The subject application is the first of many expected subdivision plats and depicts the first 213 single family lots.

Development characteristics:

- 215 total acres
- 127 acres of future development tracts
- 39 acres of road right-of-way
- 213 single family lots on 39 acres
- A private park site of 3.5 acres
- A number of drainage, open space, utility, and access tracts
- Numerous trails throughout

Vehicular access for this filing is provided by a single street connection to SH 257, which aligns with the existing Ventana Way to the east, and one emergency-only access to SH 257. While future filings will include additional access points, developments of this size typically include at least two points of access, not including emergency access points. Providing multiple points of access is beneficial as it distributes traffic rather than funneling all traffic to one intersection and also provides alternative routes in case a crash or construction block one intersection. The traffic study for the proposed development does indicate a single point of access will safely function at an acceptable level of service. The applicant has agreed to a number of conditions to alleviate the concern associated with a single point of access, including:

- The developer or metro district will maintain all roads until a second point of access is provided;
- The developer will dedicate right of way for future access points; and
- The developer will design a second point of access and provide the Town with a bond for 110% of the cost of construction so that the Town can build the access if it becomes necessary.

Numerous trails are proposed throughout the subject development which will be built and maintained by the developer or metro district, including a trail paralleling SH 257. Also included is the first phase of a Town maintained trail to be built by

the developer that parallels the Greeley waterline running southeast through the property, which could someday connect down SH 257 to Windsor Lake.

A school site will be dedicated with future filings of the subdivision, but is anticipated to be located south of the proposed development adjacent to the future alignment of WCR 70. A number of unique items will need to be addressed prior to consideration of the final subdivision plat, including agreements needed to convey ground and storm water offsite, CDOT approval of SH 257 improvements, permits, and potential reimbursement agreements for oversizing of utilities.

As required by the Municipal Code for a preliminary subdivision, the applicant held a neighborhood meeting. A summary of the May 26, 2021 meeting is attached.

Block Length Exception

Municipal Code Section 17-1-10(e) limits the maximum length of a street block to 880' in order to ensure more connectivity within neighborhoods. The applicant has submitted a request to exceed this length in one location. Section 17-1-10(g) allows the decision maker (Planning Commission in this case) to grant exceptions to the block length standards, subject to the following criteria:

1. Criteria: To preserve or minimize impact to unique physical conditions such as topography or natural resources

Staff Comment: The proposed development is bisected by a City of Greeley waterline, which will be used as an open space and trail corridor. Minimizing the number of road crossings is consistent with this criteria in order to preserve the unique natural resource of the greenbelt being provided.

2. Criteria: When compliance is impractical due to buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels;

Staff comment: Not applicable in this situation.

3. Criteria: When compliance is impractical due to conflicting existing or planned street alignment or layout;

Staff comment: Not applicable in this situation.

4. Criteria: When necessary, to avoid creating inefficient use of land, such as when needed to avoid creating lots of a size or layout that cannot reasonably be developed;

Staff comment: Open space bisected by numerous streets is an inefficient use of land when the land can instead remain as a contiguous open space tract.

5. Criteria: When necessary, to avoid creating inefficient street layouts, including but not limited to block lengths less than 400'; or

Staff comment: Not applicable in this situation.

6. Criteria: When necessary, to accommodate unique land uses which require a campus layout without through traffic.

Staff comment: Not applicable in this situation.

Relationship to Strategic Plan:

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

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

Notifications

Notifications for May 26, 2021 neighborhood meeting were as follows:

- May 13, 2021 – affidavit of mailing to property owners within 300 feet
- May 12th / 15th, 2021 – display ad published in Windsor Beacon/ Greeley Tribune

Notifications for this public hearing were as follows:

- July 9, 2021 – Legal ad published in newspaper
- July 7, 2021 - Signs posted on the property
- July 8, 2021 - affidavit of mailing to property owners within 500 feet

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, including the block length exception, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to scheduling the final major subdivision plat;
2. A development agreement shall be completed prior to scheduling the final major subdivision plat;
3. If Springer Ditch facilities are used to convey groundwater or stormwater runoff, an agreement with the ditch company shall be required as follows:
 - a. Prior to scheduling hearings for the final major subdivision plat, a statement from the ditch company documenting the terms of the agreement shall be provided to the Town.
 - b. Prior recording the plat, a copy of the executed agreement shall be provided to the Town.
4. Use of Town of Windsor facilities to convey groundwater or stormwater runoff shall be subject to terms acceptable to the Town as outlined in a development agreement or separate agreement.
5. CDOT approval shall be obtained regarding any relevant SH 257 improvements prior to scheduling of the final major subdivision plat;
6. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
7. Applicant shall coordinate with adjacent property owner on the design, construction, and timing of WCR 70 improvements;
8. Developer will pay proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. A single point of access as shown is acceptable provided:
 - a. An emergency access acceptable to Windsor Severance Fire Rescue shall be provided
 - b. Developer or metro district will maintain all subdivision roads until second point of access is provided
 - c. Developer will design and plat right-of-way for a second point of access via WCR 72 to the provide the Town a bond for 110% of the construction cost
 - d. The Town may utilize this bond at its sole discretion if the second point of access is deemed necessary based on traffic conditions and/or public safety considerations.

ATTACHMENTS:

Description

- ▢ Application Narrative
- ▢ Block Length Exception Request
- ▢ Preliminary Subdivision Plat
- ▢ Illustrative Plan

▢ Presentation

February 23, 2021

Paul Hornbeck – Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: Tacincala (aka Prairie Song) – Filing 1: Major Subdivision Preliminary Plat

Dear Mr. Hornbeck,

On behalf of the applicant, Hartford Acquisitions LLC, please find below the narrative and attached the required submittal items for the Tacincala (aka Prairie Song) – Filing 1 Major Subdivision Preliminary Plat application. We look forward to working closely with Town Staff through the subdivision plat approval process.

Introduction

This first phase, Filing 1, within the Prairie Song master planned community encompasses approximately 108.51 acres broken down as follows:

- Single-Family Detached Lots – 39.28 acres
- Right-of-Way (ROW) – 27.96 acres
- Parks/Open Space/Buffer/Pond – 41.28 acres

Within this Filing, 215 single-family residential lots are proposed, comprised of the following sizes:

- Min. 50' x 120' – 82 dwelling units
- Min. 60' x 110' – 93 dwelling units
- Min. 75' x 115' – 36 dwelling units
- Min. 200' x 220' (min. 1 acre lots) – 4 dwelling units

The large, 1-acre minimum, lots proposed along the eastern edge, coupled with the proposed landscape buffer along Highway 257 in this area, meet the requirements of the annexation agreement for the property and will provide a density transition from the existing residential uses to the east, across Highway 257, to the more traditional single-family residential uses proposed within Prairie Song. This mix of residential lot types will provide a variety of housing sizes and price points, allowing for a diverse mix of future residents and opportunities.

As part of Filing 1, a connection from Highway 257 will be established. This connection will serve not only this first phase of development but will be part of the greater overall circulation network and the main eastern entrance to Prairie Song. An emergency vehicle access is proposed to satisfy the requirement for a second point of access during this first filing. In the future, as the project grows, other access points will be provided that will serve this area.

In addition to conformance with the underlying annexation agreement, as noted above, Filing 1 is in compliance with the underlying RMU-1 zoning, including but not limited to, uses, setbacks, open space and landscaping. This application is also consistent with the current Tacincala Master Plan, as well as the recently submitted, and currently under-review by the Town of Windsor, Master Plan Amendment.

Landscape, Parks, and Amenities

Filing 1 will begin to establish the landscape character that will be found throughout the Prairie Song community and connects the community as different phases are built out over the life of the project. Landscape tracts include active and passive areas with ornamental and naturalized landscape that establish both formal and informal spaces that will encourage a variety of uses and interactions by future residents. Parks and open space are strategically located throughout Filing 1 to provide many benefits to residents within Prairie Song and, ultimately, the greater Windsor community.

This first phase includes a 3.5+ acre amenitized park that will provide active and passive recreational opportunities. This park's location at the main eastern entrance of Prairie Song also serves as a great welcoming feature and sets the tone for the overall community, one of ample outdoor recreational opportunities. Extensive open space, much of which includes a trail network is also proposed, which provides opportunities for outdoor recreation and also starts establishing the foundation for the greater network of open space and trails that will be developed within the overall Prairie Song community as it grows into the future.

Parks and open space are planned to ultimately be owned and maintained by the metropolitan district.

Infrastructure Improvements

Infrastructure shall be constructed as depicted in the proposed Major Infrastructure Plans included as part of this submittal and within approved improvement plans for each Filing. Filing 1 proposes infrastructure, including, but not limited to; street rights-of-way, utilities, storm water improvements, and grading. All proposed infrastructure has been designed per Town of Windsor standards and is planned to account for future growth within the greater Prairie Song community, as necessary.

Street Names

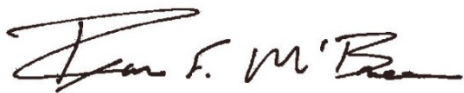
Street names in this Preliminary Plat application are conceptual, and final selections will be provided in subsequent submittals. A final street name list shall be provided with the Final Plat Application.

Subdivision Filing Number

This initial application will be the first filing and known as Tacincala (aka Prairie Song) Filing 1.

This Tacincala (aka Prairie Song) Filing 1 application intends to establish the high standards and theme that will be the foundation of Prairie Song. Our team looks forward to working with you and Town staff to continue the planning and development of this community in the Town of Windsor. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design



Ryan McBreen, Principal

Submittal Summary Annotated Checklist (double check is all this included)

Section 1

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

Section 2

- Drawing Requirement items 1-8 included on Plat – *Included*
- Location of existing and proposed ROW, easements, etc. – *Included*
- Land Use Table – *Included*
- Lot numbers and information - *Included*
- Designation of flood areas – *Included*
- Traffic Study – *Included*
- Traffic Control Plan – *Included*
- Soils Report – *Included*
- Description of hazardous areas - *Included*
- Topographic Map – *Included*
- Landscaping for public Right of way – *Included in civil improvement plans*

- Preferred method of water rights dedication – *The Applicant will be paying cash-in-lieu at the time of building permit.*

Section 3

- Final Plat Items to be provided with future submittals,

Below are the submittal files provided Via eTRAKiT on February 23, 2021

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

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

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

Owner:

WinTac Investments LLC
Attn: Michael Bosma
1035 Pearl St. Suite 205
Boulder, CO 80302

Applicant:

Hartford Acquisitions LLC
Attn: Patrick McMeekin
4801 Goodman Rd.
Timnath, CO 80547
970.825-7392
patrick@hartfordco.com

Engineer:

Galloway US
Re: James Prelog
5265 Ronald Reagan Blvd. Suite 210
Johnstown, CO 80534
970.888.0809
jamesprelog@gallowayus.com

Applicant Representative /Planner / Landscape Architect:

Norris Design
Attn: Ryan McBreen
244 North College Ave. #130
Fort Collins, CO 80524
970.409.3414
rmcbreen@norris-design.com

LEGAL DESCRIPTION:

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528, ACCORDING TO MAP RECORDED NOVEMBER 29, 2006 UNDER RECEPTION NO. 3438014, LYING WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

April 27, 2021

Paul Hornbeck – Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: Tacincala (aka Prairie Song) – Filing 1: Major Subdivision Preliminary Plat: Exception Request

Dear Mr. Hornbeck,

On behalf of the applicant, Hartford Acquisitions LLC, please find this letter our formal request for an exception to the Town of Windsor's block length standards for the RMU zone district. This request is being made for a single section of road within Filing 1 where the 880' block length permitted in code is exceeded. Please see attached exhibit for exact details on its location within Filing 1.

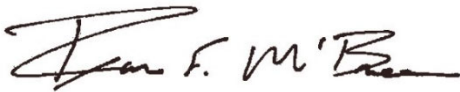
The Town has review criteria of which any may be met in order to grant an exception to this standard. The following are those criteria and a description of how they are being met, as applicable.

- 1) Criteria: To preserve or minimize impact to unique physical conditions such as topography or natural resources;
The Prairie Song neighborhood is bisected by a large City of Greeley waterline easement, which is creating a large, natural open space that will be utilized as a regional trail corridor by the Town of Windsor. To increase the quality of this space, make it safer, and maximize the uninterrupted spaces that this corridor will provide, we are working to minimize the vehicular crossings of this amenity space. These efforts are creating an instance within Filing 1 where we are creating a longer block length adjacent to this easement/trail corridor. We believe the positives that this open space brings to Prairie Song neighborhood as well as the greater Windsor community, far outweigh the negatives of an increased block length in this one location.
- 2) Criteria: When compliance is impractical due to buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels;
Not applicable in this situation.
- 3) Criteria: When compliance is impractical due to conflicting existing or planned street alignment or layout;
The development planning to the south is very conceptual in nature. It is also likely be developed during one of the later phases of the Prairie Song neighborhood, meaning creating a specific access point now may very likely conflict with future development of this parcel, or at the very least cause a constraint that isn't realized at this time.
- 4) Criteria: When necessary, to avoid creating inefficient use of land, such as when needed to avoid creating lots of a size or layout that cannot reasonably be developed;
A key component of the Prairie Song neighborhood is providing large areas of open space. By being able to be as efficient in possible in laying out home lots, we are able to create more useable, high quality open space and park areas while minimizing remanent, less useable parcels.

- 5) Criteria: When necessary, to avoid creating inefficient street layouts, including but not limited to block lengths less than 400'; or
Not applicable in this situation.
- 6) Criteria: When necessary, to accommodate unique land uses which require a campus layout without through traffic.
Not applicable in this situation.

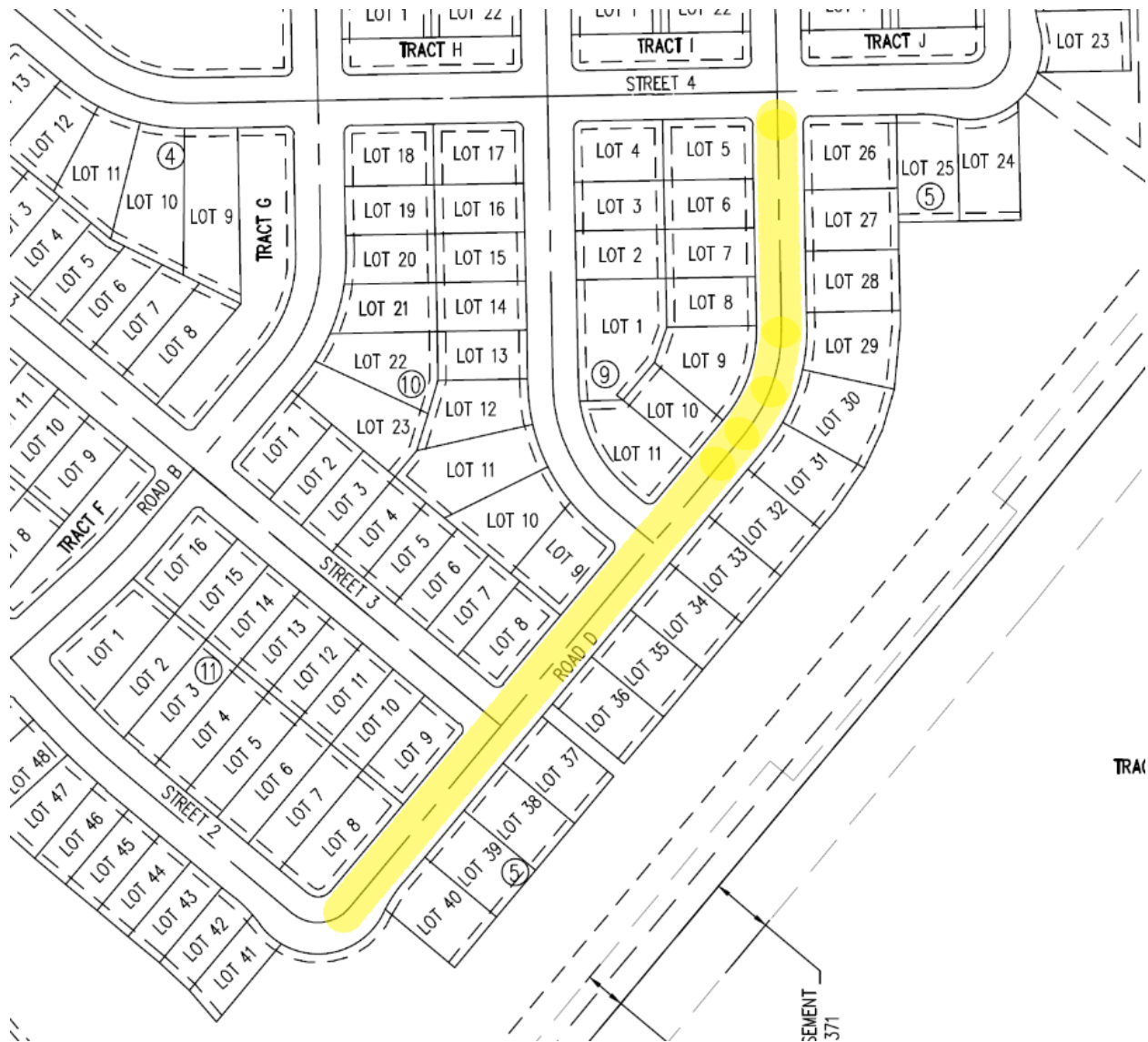
We believe this request for this singular instance is reasonable in this situation. We believe it is contributing to the greater good of the neighborhood and helps assist in creating a better overall community within Windsor. We appreciate your careful and thoughtful review of this Exception Request and are happy to discuss further should you have any questions about this request.

Sincerely,
Norris Design



Ryan McBreen, Principal

Exception Request Exhibit



Not To Scale

Yellow line indicates street where block length exception is being requested.

TACINCALA SUBDIVISION

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528
BEING IN PART OF THE EAST HALF OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528, ACCORDING TO MAP RECORDED NOVEMBER29, 2006 UNDER RECEPTION NO. 3438014, LYING WITHIN THE EAST HALF OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, ALL BEING OWNERS, LIENHOLDERS 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 TACINCALA SUBDIVISION, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW OF RECORD OR EXISTING OR AS 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____.

PRAIRIE SONG, LLC

BY: PRAIRIE SONG, LLC, A COLORADO LIMITED LIABILITY COMPANY, MANAGER

BY: LONDON HOOVER, MANAGER

STATE OF COLORADO)

) ss.

COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2021, BY LONDON HOOVER AS MANAGER OF HARTFORD HOMES, LLC, THE MANAGER OF PRAIRIE SONG, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY _____, 2021.
THIS ____ DAY OF _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO. ____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THE ____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

ATTEST: _____ MAYOR TOWN CLERK

VACATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, BEING THE SOLE OWNER(S) OF THE LAND DESCRIBED HEREIN, AND AS SHOWN ON THE ATTACHED MAP DO HEREBY VACATE ALL PREVIOUS PLATINGS OF THE ABOVE DESCRIBED PARCEL OF LAND. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE ____ DAY OF _____, 20____.

NOTARIAL CERTIFICATE

STATE OF _____)

COUNTY OF _____) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY _____, 2021.
THIS ____ DAY OF _____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

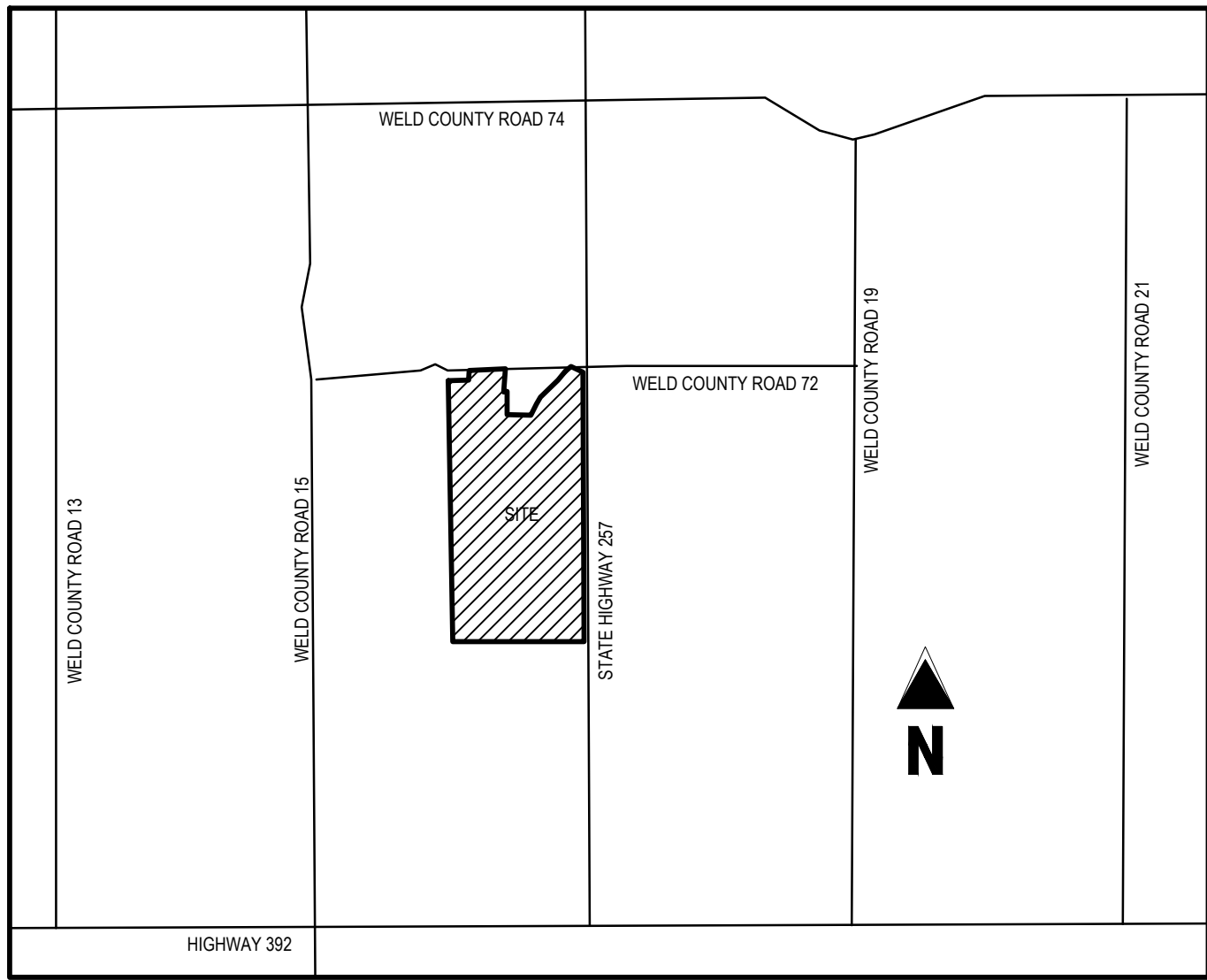
PLANNING COMMISSION APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

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.



VICINITY MAP
NOT TO SCALE

OWNER AND DEVELOPER

PRAIRIE SONG, LLC
PATRICK MCMEERIN
4801 GOODMAN ROAD
TIMNATH, CO 80547

SITE ENGINEER

GALLOWAY & COMPANY
JAMES PRELOG
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

SURVEYOR

GALLOWAY & COMPANY
READE COLIN ROSELLES
15265 RONALD REAGAN BLVD., SUITE 210
JOHNSTOWN, CO 80534

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 2020.

DIRECTOR OF PLANNING

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 2020.

DIRECTOR OF PUBLIC WORKS

GENERAL NOTES

- 1) BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8 AS HAVING AS ASSUMED BEARING OF S 87°33'30" W AND DISTANCE OF 2630.76', MONUMENTED TO THE EAST BY NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 22098 IN A RANGE BOX AND TO THE WEST BY A NO. 6 REBAR OF UNKNOWN LENGTH WITH 3-1/4" ALUMINUM CAP, STAMPED "PLS 16154" AS SHOWN WITH ALL OTHER BEARINGS RELATIVE THERETO.
- 2) THIS MAP OR PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE SURVEYOR'S STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-STATEMENT BY THE SURVEYOR.
- 6) PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08123C1481E, HAVING AN MAP REVISED DATE OF JANUARY 20, 2016, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.
- 7) ALL LINEAL MEASUREMENTS SHOWN ARE GROUND DISTANCES AND U.S. SURVEY FEET.
- 8) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED ON THIS SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
- 9) CAUTION: THE SURVEYOR PREPARING THIS MAP WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THIS MAP. ALL CHANGES TO THIS EXHIBIT MUST BE APPROVED IN WRITING BY THE SURVEYOR IN CHARGE.
- 10) NOTICE: 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 COMMENCE MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(A).
- 11) EXISTING ZONING: RMU (RESIDENTIAL MIXED USE) AND SF-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: SF-2 (SINGLE-FAMILY ATTACHED RESIDENTIAL)

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 2020.

ENGINEERING MANAGER

EASEMENT APPROVAL

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED

TOWN OF WINDSOR PUBLIC WORKS DEPT.

XCEL ENERGY

COMCAST CABLE

POUDRE VALLEY REA

GREELEY WATER

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF _____, 2020.

TOWN MANAGER

FILING NUMBER	FILING ACREAGE	TOTAL UNITS	OPEN SPACE AREA (ACRES)	% OF FILING AS OPEN SPACE (MINIMUM 20% REQUIRED)	MAX UNITS REMAINING	% OF TOTAL SITE TO DATE (ACRES)
1	99.619	213	42.625	43%	2075	17%

LAND USE SUMMARY						
TACINCALA SUBDIVISION						
TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNERSHIP	MAINTENANCE	AMENITY TYPE	% OF TOTAL
A	3,630,854	83.35	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
B	1,902,908	43.68	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
C	167,1854.49	38.38	METRO DISTRICT	METRO DISTRICT	PARK, DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
D	60,727	1.39	METRO DISTRICT	METRO DISTRICT	PARK, DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
E	59,806	1.37	METRO DISTRICT	METRO DISTRICT	PARK, DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
F	10,999	0.25	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
G	24,291	0.56	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
H	9,632	0.22	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
I	9,632	0.22	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
J	9,796	0.22	METRO DISTRICT	METRO DISTRICT	DRAINAGE, PEDESTRIAN ACCESS AND UTILITY EASEMENT	
K	1,007,610	23.13	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
L	957,152	21.97	METRO DISTRICT	METRO DISTRICT	FUTURE DEVELOPMENT	
TOTAL	9,355,260	214.767				73.52%
STREET RIGHT OF WAY (ALL PUBLIC ROADWAYS)						
ROAD	AREA (SQ. FT.)	AREA (ACRES)				
INTERNAL ROADWAY RIGHT OF WAY	1,678,215	38.53				13.19%
LOTS	AREA (SQ. FT.)	AREA (ACRES)	NUMBER OF LOTS			
TOTAL AREA OF LOTS	1,690,973	38.82	213			13.29%
TOTAL AREA	TOTAL AREA	292.113	TOTAL PERCENTAGE			100.00%

SURVEYOR'S CERTIFICATION:

I, READE COLIN ROSELLES, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF TACINCALA SUBDIVISION WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH COLORADO STATE LAW AND IS ACCURATELY REPRESENTED ON THIS PLAT.

DATED THIS ____ DAY OF _____, 2021.

READE COLIN ROSELLES
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37911
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

Galloway

5265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
gallowayUS.com

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TACINCALA SUBDIVISION

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528
BEING IN PART OF THE EAST HALF OF SECTION 8, ALL
IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

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Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	2/22/2021

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SHEET 1 OF 5

BEING IN PART OF THE EAST HALF OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

265 Ronald Reagan Blvd., Suite 210
Johnstown, CO 80534
70.800.3300
GallowayUS.com



BEING IN PART OF THE EAST HALF OF SECTION 8, ALL
IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO

Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	2/22/2021

[illegible]

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528

Galloway

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BEING IN PART OF THE EAST HALF OF SECTION 8, ALL
IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, COLORADO
LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528

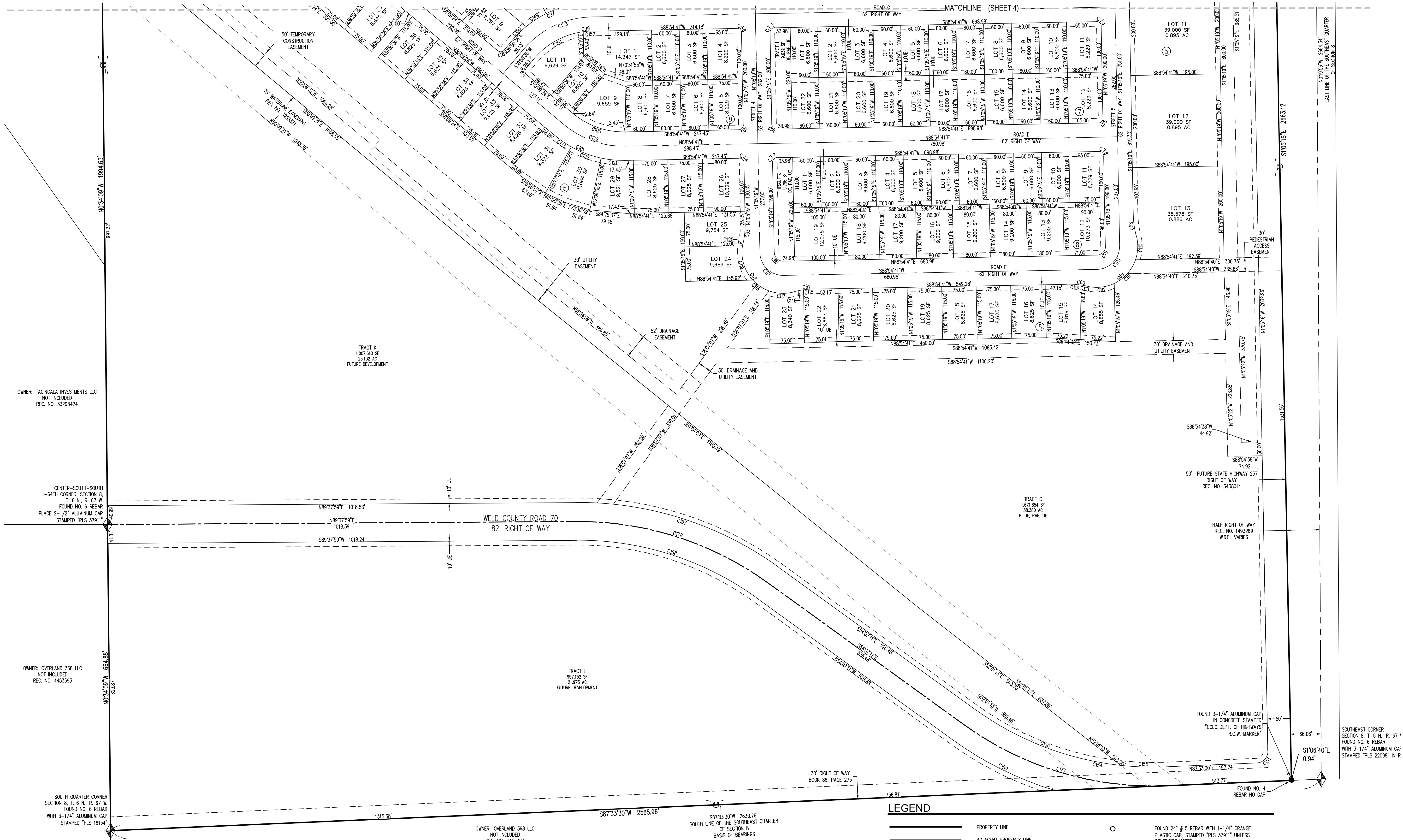
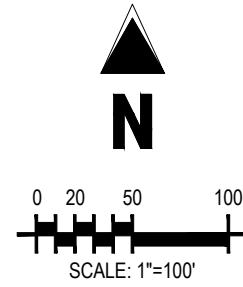
Project No:	HFH000020.10
Drawn By:	AN
Checked By:	RCR
Date:	2/22/2021

SHEET 3 OF 5



TACINCALA SUBDIVISION

LOT B, RECORDED EXEMPTION NO. 0807-08-01-RE-4528
BEING IN PART OF THE EAST HALF OF SECTION 8, ALL IN T. 6 N., R. 67 W. OF THE 6TH P.M.,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



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TACINCALA SUBDIVISION

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Project No: HPH000020.10
Drawn By: AN
Checked By: RCR
Date: 2/22/2021



*Image is intended for illustrative purposes only. Plan is subject to change.



Preliminary Major Subdivision Plat Tacinca

Paul Hornbeck, Senior Planner

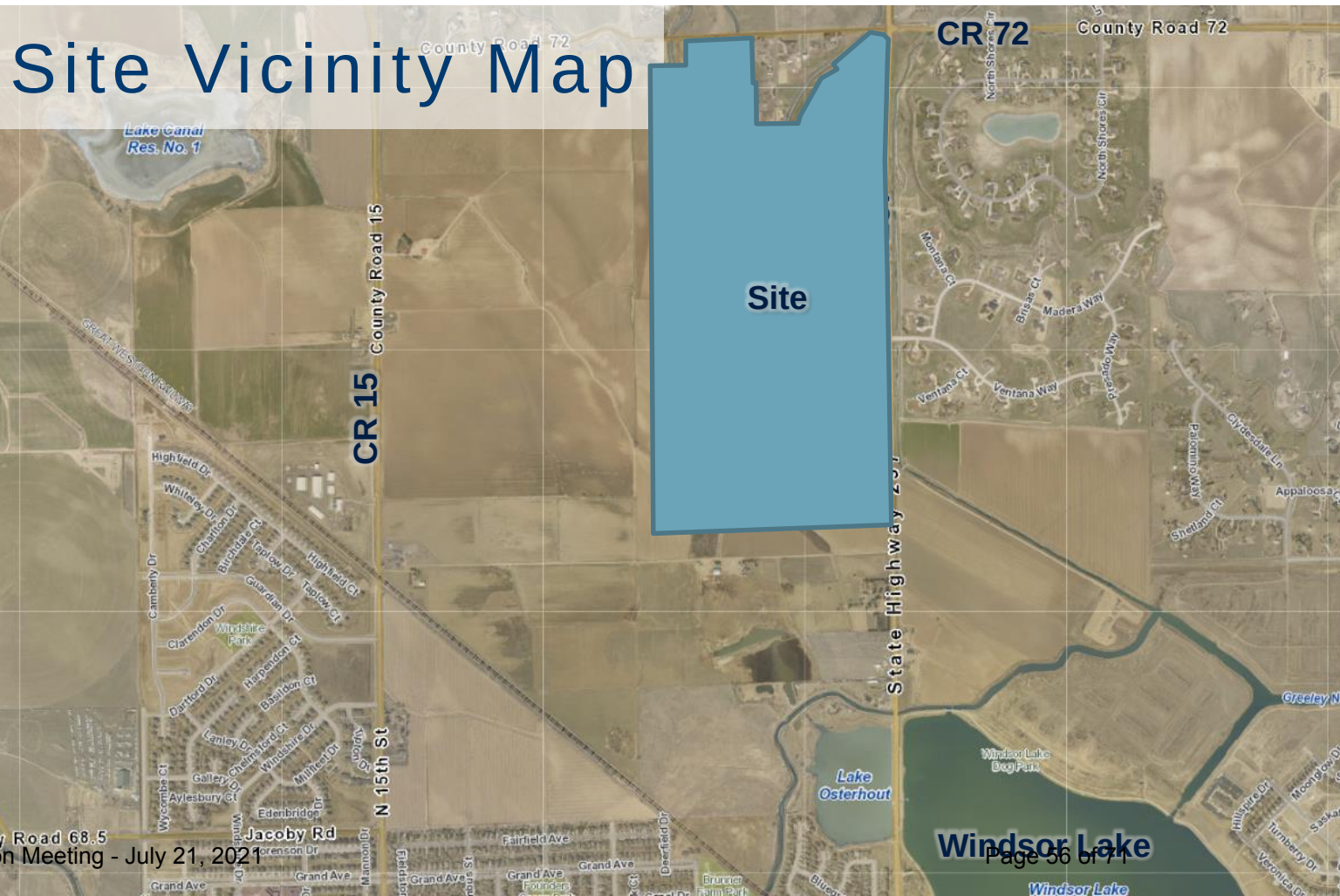
Planning Commission, July 21, 2021



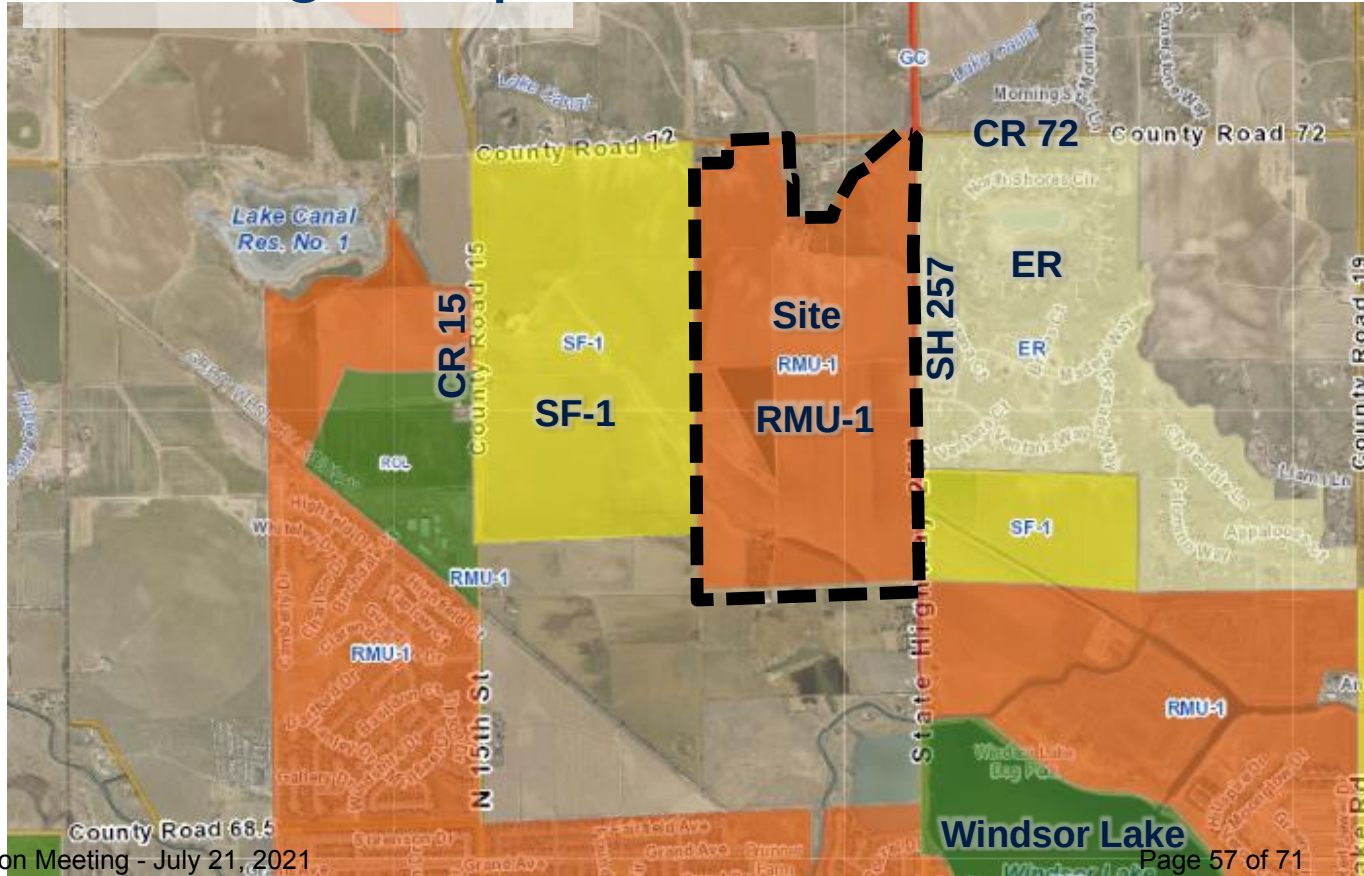
Subdivision

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.



Zoning Map







Plat



PROPERTY LINE
ADJACENT PROPERTY LINE
PLUS SECTION LINE
EXISTING EASEMENT
ALLOT CORNER (AS DESCRIBED)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP
STAMPED "LS 31169" UNLESS OTHERWISE NOTED
FOUND 24\"/>



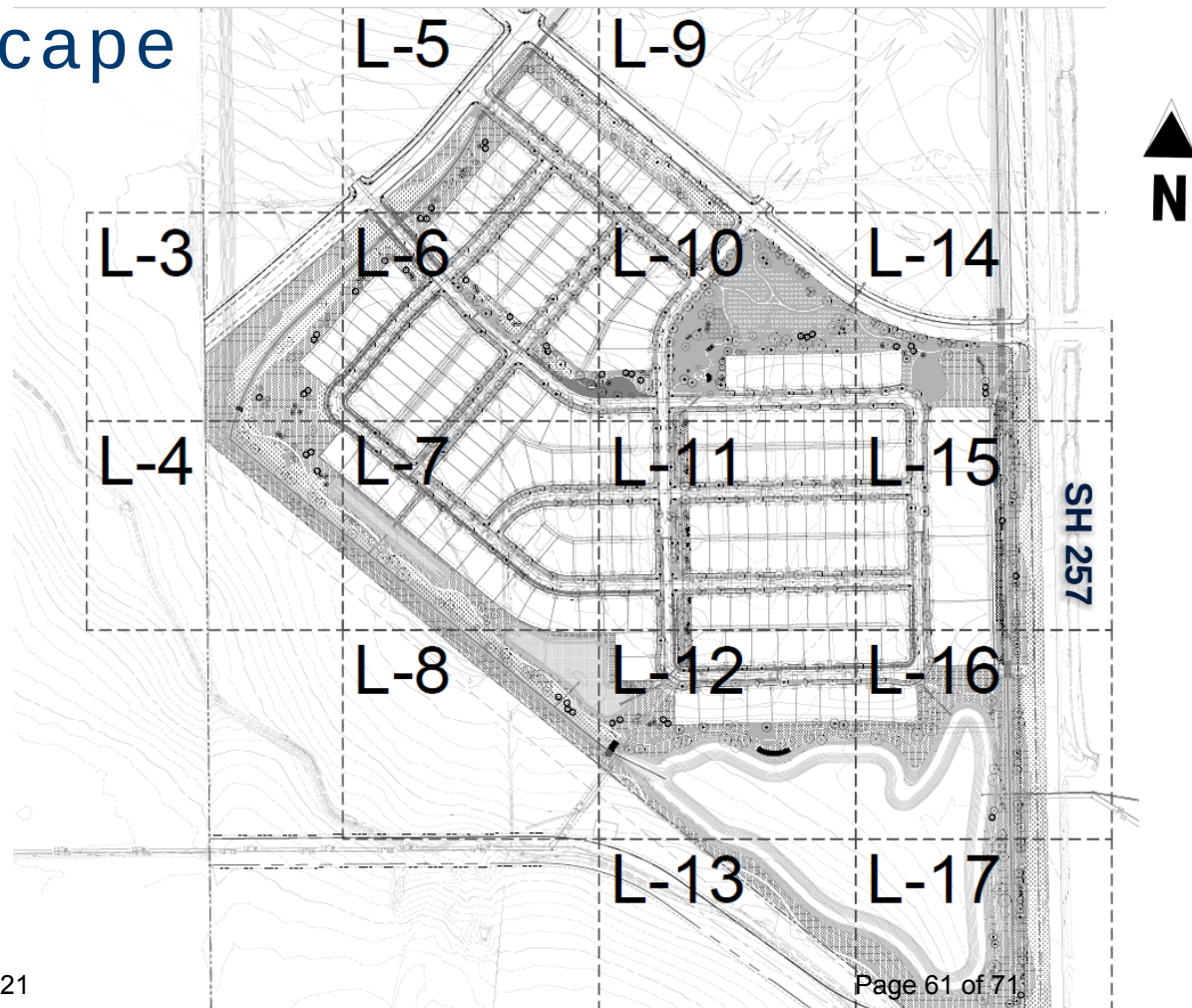


Illustrative Plan



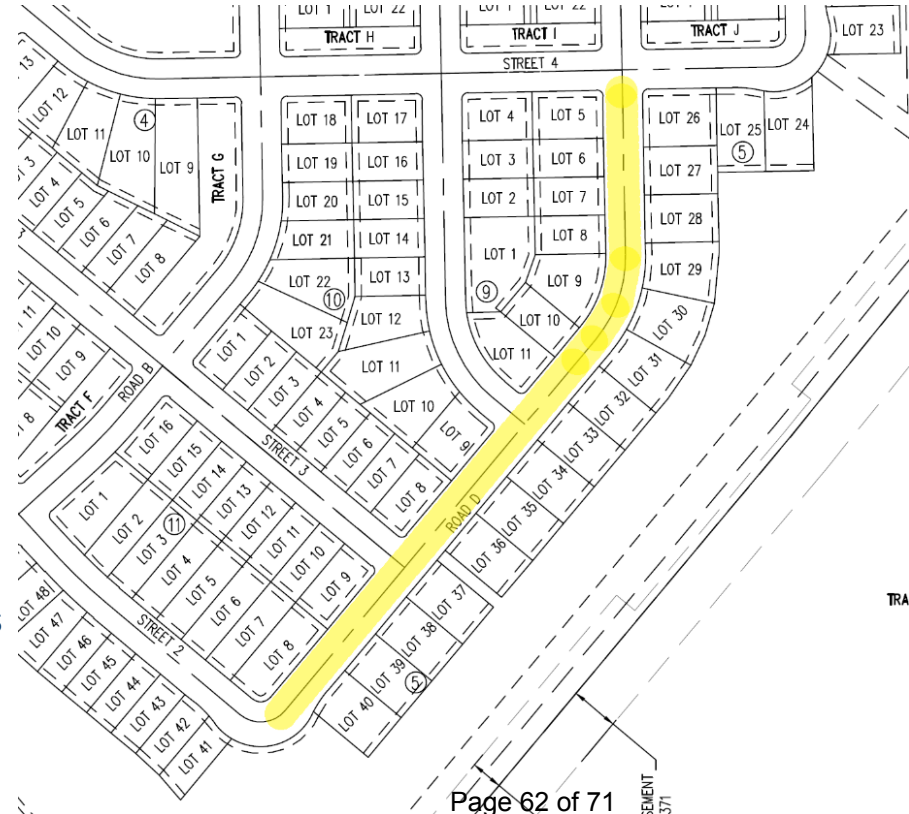


Landscape Plan



Block Length Exception

1. To preserve or minimize impact to unique physical conditions such as topography or natural resources
2. When compliance is impractical due to buildings or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels;
3. When compliance is impractical due to conflicting existing or planned street alignment or layout;
4. When necessary, to avoid creating inefficient use of land, such as when needed to avoid creating lots of a size or layout that cannot reasonably be developed;
5. When necessary, to avoid creating inefficient street layouts, including but not limited to block lengths less than 400'; or
6. When necessary, to accommodate unique land uses which require a campus layout without through traffic.





Strategic Plan Conformance

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.



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.



Subdivision Review Criteria

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
- (2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- (3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
- (4) Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
- (5) Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
- (6) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.



Public Notification

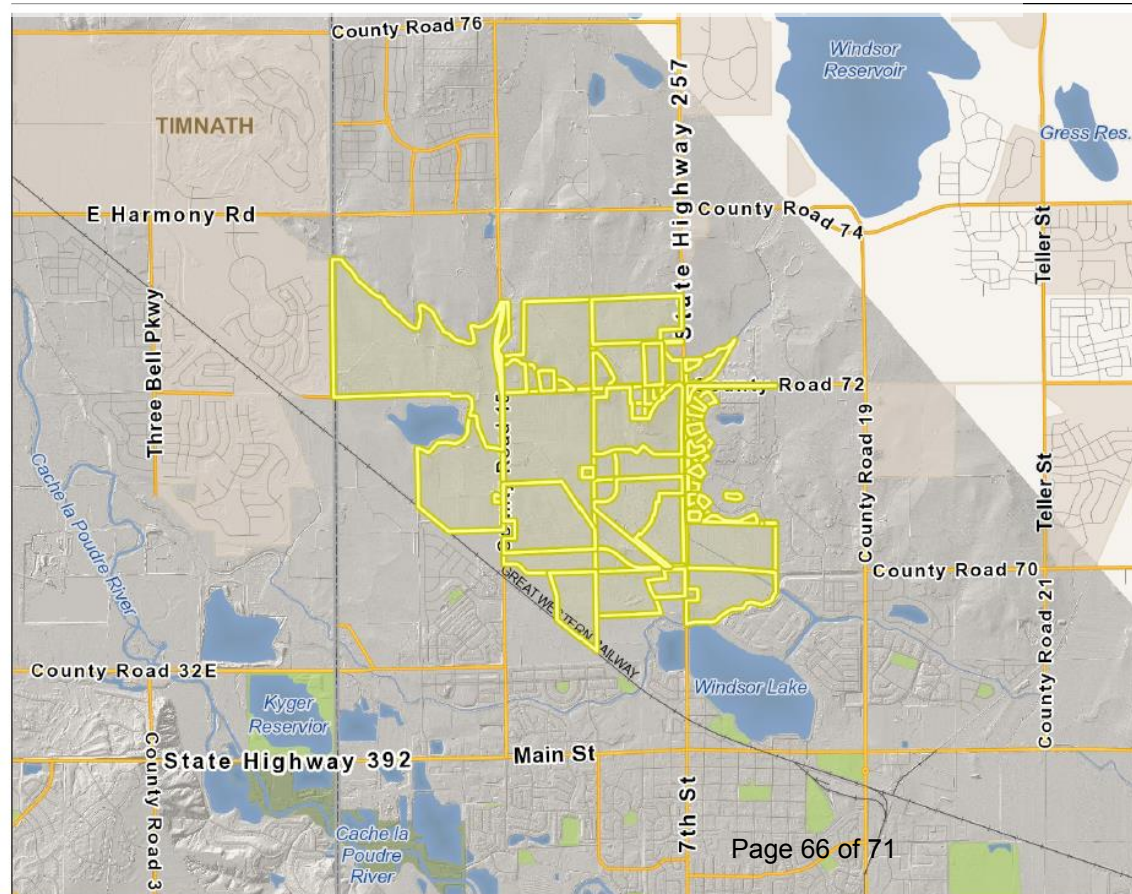
May 26, 2021 Neighborhood Meeting:

- May 13, 2021 – notice sent to property owners within 300 feet
- May 12th/ 15th, 2021 – display ad published in newspapers

Public Hearings

- July 9, 2021– legal ad published in newspaper
- July 7, 2021 - Sign posted on property
- July 8, 2021 – notice sent to property owners within 500 feet

Planning Commission Meeting - July 21, 2021





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented, including the block length exception, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to scheduling the final major subdivision plat;
2. A development agreement shall be completed prior to scheduling the final major subdivision plat;
3. If Springer Ditch facilities are used to convey groundwater or stormwater runoff, an agreement with the ditch company shall be required as follows:
 - a. Prior to scheduling hearings for the final major subdivision plat, a statement from the ditch company documenting the terms of the agreement shall be provided to the Town



Recommendation

- b. Prior recording the plat, a copy of the executed agreement shall be provided to the Town.
- 4. Use of Town of Windsor facilities to convey groundwater or stormwater runoff shall be subject to terms acceptable to the Town as outlined in a development agreement or separate agreement.
- 5. CDOT approval shall be obtained regarding any relevant SH 257 improvements prior to scheduling of the final major subdivision plat;
- 6. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
- 7. Applicant shall coordinate with adjacent property owner on the design, construction, and timing of WCR 70 improvements;



Recommendation

8. Developer will pay proportionate share of costs for any traffic signals that serve the development, including potential pedestrian signals; and
9. A single point of access as shown is acceptable provided:
 - a. An emergency access acceptable to Windsor Severance Fire Rescue shall be provided
 - b. Developer or metro district will maintain all subdivision roads until second point of access is provided
 - c. Developer will design and plat right-of-way for a second point of access via WCR 72 to the provide the Town a bond for 110% of the construction cost
 - d. The Town may utilize this bond at its sole discretion if the second point of access is deemed necessary based on traffic conditions and/or public safety considerations.



Record

Staff requests that the following be entered into the record:

- Preliminary Major Subdivision
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



MEMORANDUM

Date: July 21, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Paul Hornbeck, Senior Planner
Location: Southwest of SH 257 & WCR 72
Re: Preliminary Major Subdivision - Tacincala Subdivision
Item #: C.3.

Background/ Discussion:

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