



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers August 4, 2021 - 7:00 PM

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

Please click this URL to join. <https://windsorgov.zoom.us/j/86109654446>

OR join by telephone at (888) 788-0099 or (877) 853-5247

Webinar ID:861 0965 4446

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 July 21, 2021 Planning Commission Meeting - T. Conway, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Rezone from General Commercial (GC) Zoning District to Light Industrial Zoning District (LI) Zoning District - Tract D of South Gate Business Park 1st Filing and Lot 3 of South Gate Business Park 4th Filing, Martin Lind, Windsor South Gate Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Own's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner II
2. Recommendation to Town Board - Rezone from General Commercial (GC) Zoning District to Limited Industrial (LI) Zoning District - Tract D of South Gate Business Park 1st Filing and Lot 3 of South Gate Business Park 4th Filing, Martin Lind, Windsor South Gate Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Own's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner II

D. COMMUNICATIONS

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

1. Overview of Windsor Water Requirements for New Development
2. Site Plan Review - Lot 2 Eagle Crossing 10th Filing, Martin Lind, Eagle Crossing Windsor LLC, Owner, Derek Patterson, TST Engineering, Representative, Colton Lind, Water Valley Land Company, Owner's Representative.
3. Site Plan Review - South Gate Business Park Subdivision, Block 1, Lot 1 (Woodward ATF) - Steve Stiesmeyer, Woodward Inc., Owner; and Wayne Timura, Next Level Development, Applicant

E. ADJOURN



MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▢ 07.21.21 Planning Commission Minutes



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

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MINUTES

A. CALL TO ORDER

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

1. Roll Call

Chairman Schick
Cindy Beemer
Roger Colonnese
Kelly Hall
Timothy Reddick
Jose Valdes
Doug Dennison

Absent

Vice-Chair Bushelman
Eric Bernhardt

Also Present:

Barry Wilson, Town Board Liaison
Scott Ballstadt, Director of Planning
Paul Hornbeck, Senior Planner
Doug Roth, Civil Engineer
McKenzie Payne, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Robert Walker, Engineer
Chris Pauley, Les Schwab
Brian Horan
James Prelog
Landon Hoover
Dave Thorpe, Hartford Homes
Patrick McMeekin, Hartford Homes
Ryan McBreen, Norris Design

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

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

Timothy Reddick moved to approve the minutes of the meeting of June 16, 2021 as presented, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Colonnese, Dennison, Hall, Reddick, Schick, Valdes;

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

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.

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."

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

Chairman Schick opened the meeting for the applicant presentation.

Robert Walker, Cushing Terrell Architects & Engineers reported the square footage of the building has changed to 9,500 square feet due to moving the tire storage indoors as requested by the planning department. The client Les Schwab typically uses the criteria of two parking spaces per bay, plus one space for each employee for this site providing twenty-two parking spaces.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Valdes asked Mr. Walker how the parking spaces were determined.

Mr. Ballstadt reported Mr. Walker provided the calculation from Les Schwab, and Mr. Hornbeck's presentation was based on similar uses in Windsor and the region.

Mr. Walker reported Les Schwab's model is to provide a minimum of twenty-two parking spaces, but this request includes thirty-five parking spaces.

Doug Dennison moved to approve Parking Determination - Jacoby Farm Subdivision 5th Filing, Lot 5 (Les Schwab Tire Center), Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Colonnese, Dennison, Hall, Reddick, Schick, Valdes;

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

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.

Per Patrick McMeekin, Hartford Homes President, 4801 Goodman Road, Timnath, Hartford is a 2nd generation builder, building and developing in Northern Colorado for over 30 years. We currently have projects in Windsor, Timnath, Fort Collins, Wellington, and Greeley. Mr. McMeekin reported a lot of the existing conditions that were placed on the property during the annexation agreement are being maintained. They are maintaining a transition of acre lots along SH 257 in accordance with comments from neighbors in the subdivision to the east, and the larger lots along the north side buffering on WCR 72. We are bringing the original master plan back together for a long-term project with a build-out estimated over the next 15 years.

Ryan McBreen, Norris Design 244 N. College Avenue, Fort Collins, reported everyone has known this project as Tacincala with rebranding to Prairie Song. Mr. McBreen reported there will be many phases to this project; the first filing is 215 acres, 80 acres will be single family residential, and 135 acres will be part of a future phase. The 80 acres of single family detached homes with lots sizes ranging from 50 x 110 to 60 or 70 wide by 120 foot deep lots with 4 buffer lots towards the east of the development. The 3.5 acre park will be privately maintained, and a trail system connection to the southeast section of the development eventually working its way northwest.

Chairman Schick opened the public hearing.

Isabel Zimmerman, 310 Northshore Circle, Windsor, reported she has lived in the North Shores neighborhood for 23 years, and the developer brought the water for those housing developments from irrigation, city, and other sources. Ms. Zimmerman commented on Colorado being a desert and shared concerns regarding the lack of water resources available she feels that Northern Colorado is selling water we don't actually have. Ms. Zimmerman asked for assurances from the Town of Windsor that there will be water in the future.

Mr. Ballstadt reported the Town of Windsor has Water Resources staff and the Community

Development Director also has a background in water. The Town of Windsor requires all development to bring raw water to serve the density they are intending to propose or pay fees in lieu. The applicant will be required to dedicate the water, and this development proposes a non-potable irrigation system.

Mr. McMeekin reported that the development does have a non-potable irrigation system within the project that substantially reduces the raw water demand on the Town's water supply. New houses are showing a significant difference in water need as the building codes have changed, and plumbing fixtures are more efficient.

Mr. McMeekin reported it's his understanding that the Town of Windsor has switched its policy to a cash in lieu for the Northern Integrated Supply project, and the Town of Windsor can generate the necessary cash resources in order to pay for the reservoir storage project.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Beemer asked Mr. McBreen about the future development to the south development.

Mr. McBreen reported, yes there will be future development to the south, and we have been working with the Weld RE4 school district to determine a school site.

Commissioner Beemer asked Mr. McBreen about the emergency access point to the subdivision.

Mr. McBreen identified the single emergency access point located on SH 257.

Commissioner Beemer asked Mr. Hornbeck what emergency access could be used if this access would become blocked or unavailable.

Mr. Hornbeck reported this emergency access would normally be gated off, and the fire department would have a lock and key access.

Commissioner Beemer reported residents from developments off of WCR 13 only have two access points that she finds concerning, even while this may be a short-term problem.

Mr. McBreen reported they understand it's not an ideal scenario, but it's how the development is designed. That why we have proposed this option for a single access point and an all-weather emergency access design. Hartford Homes is bonding to create the second access point in the future.

Chairman Schick reported his reservations about a single access point.

Commissioner Valdes recuse himself from voting on the item due to conflict of interest.

Commissioner Colonnese asked Mr. Hornbeck how far the street extends from the 880 feet.

Mr. Hornbeck reported the street distance is a total of 1200 feet.

Commissioner Beemer asked Mr. Hornbeck about dedicated right-of-way for future expansion of SH 257.

Mr. Hornbeck reported future expansion of SH 257 is being taken into consideration with adequate rights-of-way.

Commissioner Beemer asked Mr. Hornbeck about the future expansion of SH 257 affecting the landscape buffer.

Mr. Hornbeck reported future expansion would not affect the landscape buffer.

Chairman Schick asked Mr. Ballstadt about the requirement of the 110% bond, and the changed requirements to a 150% bond.

Mr. Ballstadt reported the code previously required a 25% bond, and that was changed to a 100% bond for security of public improvements.

Mr. McMeekin reported the intersection functions fine with a single emergency access point, and the bond in place in conjunction with dedicating the right-of-way, over-lot grading, roadways, and the second access point will be constructed with the second phase of this development.

Chairman Schick reported the second phase of this project is all market driven and could take time.

Commissioner Dennison asked Mr. McMeekin about discussions with CDOT regarding this project, turn lanes, acceleration lanes, and deceleration lanes.

Mr. McMeekin reported they are working with CDOT, and will have turn lanes, acceleration, and deceleration lanes.

Commissioner Reddick asked Mr. McBreen about the original annexation Master Plan about the 1 acre lots on SH 257.

Mr. McBreen reported on the original annexation Master Plan the lot sizes aren't specified on that side of the development. The lots to the North of the development have minimum lot size requirements in the annexation conditions.

Commissioner Colonnese asked Mr. McBreen about requiring a second access from streets identified on the Preliminary Plat.

Mr. McBreen reported the road will extend to WCR 72, and this segment of WCR 70 doesn't exist yet.

Commissioner Colonnese asked Mr. McMeekin about a second access point being an early cost or an additional cost.

Mr. McMeekin reported building a second point access to the north would be a timing change. Phase two of the development will be building WCR 70, and building up WCR 72.

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

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

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

Chairman Schick asked Mr. Hornbeck whether he had anything additional.

Mr. Hornbeck reported he had nothing further to add.

Chairman Schick opened the meeting for commissioner comment.

Commissioner Beemer reported her concern with a single point of access and indicated that she would only recommend approval if staff has verification that the emergency access can be made available to the residents in the event that the primary access is blocked and the fire department has to shut down normal access.

Mr. Ballstadt asked for clarification regarding the availability of the emergency access, as the emergency access will normally have a locked chain access, and the fire department would have a key.

Commissioner Beemer clarified that staff will need to verify with the fire department that they will be able to open the emergency access for use by the residents in the event of an emergency blockage of the primary access.

Cindy Beemer moved to approve the Preliminary Major Subdivision Tacincala Subdivision Hartford Homes with the following conditions; verification that the emergency access will be opened and available to residents in the event of an emergency, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Colonnese, Dennison, Hall, Reddick, Schick; Abstain - Valdes;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Beemer asked staff to provide a map of the different phases of Tacincala Subdivision in future presentations.

Commissioner Colonnese asked Mr. Ballstadt about the neighbor comments about water and recent litigation regarding water projects.

Mr. Ballstadt reported that he believe that the City of Thornton pipeline through Windsor is currently being litigated in Larimer County. He further stated that the Town of Windsor is a participant in the Northern Integrated Supply Project (NISP) which includes new reservoirs in partnership with several other jurisdictions. Mr. Ballstadt stated that he would talk to the Water Resources staff about scheduling a water presentation at an upcoming meeting.

Chairman Schick asked the Commissioner's for feedback on remote Zoom participation. He further indicated his preference for in-person meetings, but is open to the having the option for Zoom participation if needed for a quorum.

Commissioner Beemer reported alternate members that are present at the meeting should be seated as voting members prior utilizing to Zoom participation.

Mr. Ballstadt reported Mayor Rennemeyer has deferred the decision for remote participation to the Chairman of each of the advisory boards.

Mr. Ballstadt reported he will work with the Town Attorney to amend the Planning Commission bylaws and present to the board at an upcoming meeting.

- From Town Board Liaison

Town Board Member Wilson reported on Town Board work session Larimer County Fairgrounds update putting over 240 million dollars into the facility realigning Arena Circle, ice rinks, new hotel, and a new convention center. Updates on 7th Street & Walnut project, Downtown Development Study, and a discussion on feral cats. Town Board is working with Tribe, and the Downtown Development Authority (DDA), and some potential larger corporations looking at moving business to Windsor with economic incentives during Executive Session. Village East 8th Filing, Raindance 17th Filing, Greenspire 4th Filing, 2nd reading on the Community Art program, 2nd reading liquor license sidewalk service on Town owned property, approved a conditional use grant with Great Western Oil; all approved recently by Town Board.

Commissioner Beemer asked Town Board Member Wilson about Vestas Blades America downsizing and local layoffs and how that relates to previous economic incentives provided to them.

Town Board Member Wilson reported Town Board has not had any discussions regarding Vestas Blades America, and some of their downsizing has been at other locations.

Commissioner Beemer reported she had heard of Vestas Blades America in Brighton, Colorado shutting down and heavy layoffs at the Windsor location.

- Communications From Staff

Doug Roth reported LCR 5, and WCR 13 have reopened.

Mr. Ballstadt reported on future meetings agenda regarding the water topic, and revisions to the bylaws for Chairman Schick to review. He also pointed out Town Board will be having a presentation on Monday, August 2nd @5:30p.m. work session regarding the Colorado Oil & Gas Conservation Commission (COGCC) recent rulemaking process and changes.

Commissioner Reddick asked Mr. Ballstadt about the status of the Eastman Park Drive Corridor plan east of SH 257.

Mr. Ballstadt reported the project is still in process and there will be a proposal presented in the future, and Mr. Eisenbraun is overseeing that project.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:19 p.m.

Trisha Conway, Deputy Town Clerk

DRAFT



MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location: 900 South Gate Drive
Re: Rezone from General Commercial (GC) Zoning District to Light Industrial Zoning District (LI) Zoning
Item #: C.1.

Background/ Discussion:

The applicant, Martin Lind, Windsor South Gate Development, LLC., represented by Derek Patterson of TST Engineering and Garret Scallon, Windsor South Gate Development, LLC, has submitted a rezoning application to rezone 37.89 acres from GC (General Commercial) to LI (Limited Industrial) zone district. The proposed rezoning is located at 900 South Gate Drive, north of South Gate Drive and west of Weld County Road 17 in the Town of Windsor. The subject rezoning plat includes South Gate Business Park Subdivision 1st Filing Tract D, a 8.93-acre parcel, and South Gate Business Park Subdivision 4th Filing Lot 3, a 28.96-acre parcel.

The property is currently vacant and is surrounded by following zoning and land uses:

North: Ag (Agricultural – Weld County zoning); industrial (landscape business), and a vacant dairy (previously Cozy Cow Dairy)

South: GC (General Commercial) (South Gate Business Park); existing uses of commercial

East: GC (General Commercial) (South Gate Business Park); existing uses of commercial (Extraction Oil and Gas Headquarters)

West: GC (General Commercial) (South Gate Business Park); existing use of institutional (Aims Community College)

The property was annexed in 2005 with the South Gate 6th Annexation, at which time it was zoned General Commercial PUD. In conjunction with the annexation in 2005, a master plan was approved, known as the South Gate Master Plan. The subject parcel is part of Parcel G in the 2005 master plan, which designates this area as “Corporate Headquarters”; however, the subject parcel, with the exception of the lot to the east (Extraction Headquarters site), has remained undeveloped since this time. The property owner has petitioned to rezone the property to Limited Industrial zoning to create more flexible development opportunities for the parcels than the General Commercial district would allow. The change in zoning would allow for a transition of uses between the commercial zoning to the south of the property and the unincorporated Weld County agricultural zoning with industrial uses to the north.

The Windsor-Greeley Intergovernmental Agreement (IGA), adopted in 2008, describes the US Highway 34 travel corridor as a preferred location for a mix of regional employment and community separator-type land uses. The IGA states that preferred land uses allowed within this corridor should relate to principal employment functions, such as professional business parks, light industrial and select medium industrial uses. The land use area one half mile north of US Highway 34 is identified as Primary Cooperative Land Use Annexation and Utility Area (*Principal Employment Corridor*). The area further north of the one half mile are is identified as *Secondary* Cooperative Land Use Annexation and Utility Area (*Secondary Corridor Area*). Currently, light industrial uses suitable for the business park area are not permitted in the GC zone district.

A summary of the principal land uses allowed within the Town’s General Commercial zone district include:

- Drive-in restaurants
- Grocery stores and supermarkets
- Gasoline service stations and car washes
- Commercial lodging
- Restaurants and bars

- Outdoor sales areas, including garden shops and automobile sales
Lumber and building supply yards
- Public, private, commercial and private group indoor and outdoor recreational facilities All uses allowed in the CB (Commercial Business) zone district

Many of the land uses outlined within the IGA are allowed within the Town's Limited Industrial zone district, but not within the General Commercial zone district, such as:

- Manufacturing, assembly, processing and fabrication plants (fully enclosed, light manufacturing only)
General warehousing
- Plumbing, heating and electrical contractors
- Glazing, insulation carpentry, masonry and painting contractors
- Research and scientific laboratories
- Public utility offices and installation
- Food processing and preparation (fully enclosed with no adverse environmental impacts)
- Printing and publishing houses
- Transportation facilities (excluding truck terminals and truck stops)

The IGA also states that outdoor storage is only allowed when fully screened from all rights-of-way and adjacent to non-industrial zoned properties, and where clearly subordinate to the principal land use. Limited outdoor storage is also allowed within both zoning districts as an accessory/subordinate use to the principal use when fully screened. Outdoor storage within the LI zone is limited to the same screening requirements as the GC zone district, plus no more than 65% of the total square footage of the property may be outdoor storage. Additionally, with the increase of paving, there are additional requirements, including submitting to the Town a maintenance plan for such paving and an increase in landscape area to offset the increase in impervious surface.

The applicant has expressed in the narrative that intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, and uses currently not allowed in the GC zone district, such as manufacturing, warehousing, and material storage. The LI zoning provides the flexibility for these uses, as well as all uses currently allowed within the GC zoning district.

The subject rezoning application constitutes an amendment to the Town's Official Zoning District Map. In accordance with Article II of Chapter 14 of the Municipal Code, the rezoning from GC to LI is in compliance with the Town's 2016 Comprehensive Plan goals and objectives, as outlined below.

The applicant held a neighborhood meeting on July 6, 2021. There were eleven attendees. Please refer to the enclosed meeting summary for all topics discussed at the meeting. The main topics were road infrastructure timing and the private drive, traffic and timing of a future traffic signal at 17th Drive and South Gate Drive. Additionally, if there would be a separate business owner association (BOA) for the rezoned lots.

Conformance with the Comprehensive Plan

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

Chapter 5d – Commercial & Industrial Areas Framework Plan

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

Objective 6: Work cooperatively with adjacent municipalities to coordinate future land use and development within Intergovernmental Planning Areas and amend intergovernmental agreements to meet evolving community needs and land use demand.

Staff comment: The South Gate Business Park is part of the Windsor-Greeley Inter-Governmental Agreement (IGA). The IGA expresses a broad vision for the area, including a mix of commercial and light industrial land uses. The corridor is currently a mix of businesses ranging from commercial uses such as Woodward (engineering offices), institutional/educational with AIMS Community College and Training Center, to retail uses such as Bobcat of the Rockies. The light industrial land uses outlined in the IGA are consistent with the uses allowed within the Town's Light Industrial zone district.

Per the IGA, the Town refers all new development proposals within the South Gate Business Park Subdivision to the City of Greeley for comments and/or recommendations. As such, the subject rezone proposal was referred to the City of

Greeley and Greeley provided a response of no concerns with the proposed rezone.

Objective 9: Pursue the use of zoning and form-based development tools that promote and encourage the type of mixed-use character the community prefers.

Staff comment: South Gate Business Park Subdivision is currently zoned General Commercial. The rezone would provide a zone district that would allow for a transition of uses between the commercial areas to the south and the existing industrial uses within Weld County agricultural zoning to the north of South Gate Business Park.

The IGA focuses on the primary employment uses within one half mile north of US Highway 34 and includes a landscape buffer and building setback of 100 feet from the highway, as well as “entryway treatment” (gateway) design standards, however, the area for the proposed rezone does not have the same commercial visibility as those properties adjacent to the highway corridor.

The northern lots in South Gate Business Park that are contiguous to similar uses in unincorporated Weld County are an appropriate location for rezoning, as opposed to properties further to the south and closer to US 34 that are more appropriately zoned General Commercial. The rezone to LI would offer more flexibility in the land uses by allowing additional suitable industrial business park uses, as identified in the IGA. Development within the proposed rezoned area will remain subject to the South Gate Business Park Annexation architectural design standards and landscape standards, ensuring the visual quality of the area is preserved.

Notification

The applicant held a neighborhood meeting on July 6, 2021, virtually via Zoom. A link to this meeting was included in the mailing to adjacent property owners.

Notifications for the neighborhood meeting were as follows:

June 16, 2021- display ad published in Greeley Tribune

June 16, 2021 - applicant mailed letters to surrounding property owners

June 23, 2021- display add published in the Windsor Beacon

June 23, 2021 – affidavit of mailing to property owners within 500 feet

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

July 7, 2021 – public hearing notice published to Town website

July 8, 2021 – development signs posted on property

July 9, 2021 - applicant mailed letters to surrounding property owners within 500 feet

July 9, 2021 – public notice published in newspaper

July 13, 2021 – affidavit of mailing to property owners within 500 feet

Relationship to Strategic Plan:

The application is consistent with the Town's Strategic Plan Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Recommendation:

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

ATTACHMENTS:

Description

- ▢ Staff Memo
- ▢ Application Material
- ▢ Rezone Plat
- ▢ Neighborhood Meeting Report
- ▢ Windsor-Greeley IGA (Exhibit B)
- ▢ Annexation Agreement (Exhibit B)
- ▢ Rezone Ordinance (draft)
- ▢ Staff Presentation



MEMORANDUM

Date: August 04, 2021
To: Planning Commission
From: Sandra Mezzetti, Planner II
Re: Public Hearing and Recommendation to Town Board – South Gate Business Park Rezoning – Martin Lind, Windsor South Gate Development, LLC, Owner/Applicant; Derek Patterson, TST Engineering, representative; Garret Scallon, Windsor South Gate Development, LLC, owner's authorized representative
Item #: C.1

Background / Discussion

The applicant, Martin Lind, Windsor South Gate Development, LLC., represented by Derek Patterson of TST Engineering and Garret Scallon, Windsor South Gate Development, LLC, has submitted a rezoning application to rezone 37.89 acres from GC (General Commercial) to LI (Limited Industrial) zone district. The proposed rezoning is located at 900 South Gate Drive, north of South Gate Drive and west of Weld County Road 17 in the Town of Windsor. The subject rezoning plat includes South Gate Business Park Subdivision 1st Filing Tract D, a 8.93-acre parcel, and South Gate Business Park Subdivision 4th Filing Lot 3, a 28.96-acre parcel.

The property is currently vacant and is surrounded by following zoning and land uses:

North: Ag (Agricultural – Weld County zoning); industrial (landscape business), and a vacant dairy (previously Cozy Cow Dairy)
South: GC (General Commercial) (South Gate Business Park); existing uses of commercial
East: GC (General Commercial) (South Gate Business Park); existing uses of commercial (Extraction Oil and Gas Headquarters)
West: GC (General Commercial) (South Gate Business Park); existing use of institutional (Aims Community College)

The property was annexed in 2005 with the South Gate 6th Annexation, at which time it was zoned General Commercial PUD. In conjunction with the annexation in 2005, a master plan was approved, known as the South Gate Master Plan. The subject parcel is part of Parcel G in the 2005 master plan, which designates this area as "Corporate Headquarters"; however, the subject parcel, with the exception of the lot to the east (Extraction Headquarters site), has remained undeveloped since this time. The property owner has petitioned to rezone the property to Limited Industrial zoning to create more flexible development opportunities for the parcels than the General Commercial district would allow. The change in zoning would allow for a transition of uses between the commercial zoning to the south of the property and the unincorporated Weld County agricultural zoning with industrial uses to the north.

The Windsor-Greeley Intergovernmental Agreement (IGA), adopted in 2008, describes the US Highway 34 travel corridor as a preferred location for a mix of regional employment and community separator-type land uses. The IGA states that preferred land uses allowed within this corridor should relate to principal employment functions, such as professional business parks, light industrial and select medium industrial uses. The land use area one half mile north of US Highway 34 is identified as Primary Cooperative Land Use Annexation and Utility Area (*Principal Employment Corridor*). The area further north of the one half mile are is identified as *Secondary Cooperative Land Use Annexation and Utility Area (Secondary Corridor Area)*. Currently, light industrial uses suitable for the business park area are not permitted in the GC zone district.

A summary of the principal land uses allowed within the Town's General Commercial zone district include:

- Drive-in restaurants
- Grocery stores and supermarkets
- Gasoline service stations and car washes
- Commercial lodging
- Restaurants and bars
- Outdoor sales areas, including garden shops and automobile sales
- Lumber and building supply yards
- Public, private, commercial and private group indoor and outdoor recreational facilities
- All uses allowed in the CB (Commercial Business) zone district

Many of the land uses outlined within the IGA are allowed within the Town's Limited Industrial zone district, but not within the General Commercial zone district, such as:

- Manufacturing, assembly, processing and fabrication plants (fully enclosed, light manufacturing only)
- General warehousing
- Plumbing, heating and electrical contractors
- Glazing, insulation carpentry, masonry and painting contractors
- Research and scientific laboratories
- Public utility offices and installation
- Food processing and preparation (fully enclosed with no adverse environmental impacts)
- Printing and publishing houses
- Transportation facilities (excluding truck terminals and truck stops)

The IGA also states that outdoor storage is only allowed when fully screened from all rights-of-way and adjacent to non-industrial zoned properties, and where clearly subordinate to the principal land use. Limited outdoor storage is also allowed within both zoning districts as an accessory/subordinate use to the principal use when fully screened. Outdoor storage within the LI zone is limited to the same screening requirements as the GC zone district, plus no more than 65% of the total square footage of the property may be outdoor storage. Additionally, with the increase of paving, there are additional requirements, including submitting to the Town a maintenance plan for such paving and an increase in landscape area to offset the increase in impervious surface.

The applicant has expressed in the narrative that intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, and uses currently

not allowed in the GC zone district, such as manufacturing, warehousing, and material storage. The LI zoning provides the flexibility for these uses, as well as all uses currently allowed within the GC zoning district.

The subject rezoning application constitutes an amendment to the Town's Official Zoning District Map. In accordance with Article II of Chapter 14 of the Municipal Code, the rezoning from GC to LI is in compliance with the Town's 2016 Comprehensive Plan goals and objectives, as outlined below.

The applicant held a neighborhood meeting on July 6, 2021. There were eleven attendees. Please refer to the enclosed meeting summary for all topics discussed at the meeting. The main topics were road infrastructure timing and the private drive, traffic and timing of a future traffic signal at 17th Drive and South Gate Drive. Additionally, if there would be a separate business owner association (BOA) for the rezoned lots.

Conformance with the Comprehensive Plan

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

Chapter 5d – Commercial & Industrial Areas Framework Plan

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

Objective 6: Work cooperatively with adjacent municipalities to coordinate future land use and development within Intergovernmental Planning Areas and amend intergovernmental agreements to meet evolving community needs and land use demand.

Staff comment: The South Gate Business Park is part of the Windsor-Greeley Inter-Governmental Agreement (IGA). The IGA expresses a broad vision for the area, including a mix of commercial and light industrial land uses. The corridor is currently a mix of businesses ranging from commercial uses such as Woodward (engineering offices), institutional/educational with AIMS Community College and Training Center, to retail uses such as Bobcat of the Rockies. The light industrial land uses outlined in the IGA are consistent with the uses allowed within the Town's Light Industrial zone district.

Per the IGA, the Town refers all new development proposals within the South Gate Business Park Subdivision to the City of Greeley for comments and/or recommendations. As such, the subject rezone proposal was referred to the City of Greeley and Greeley provided a response of no concerns with the proposed rezone.

Objective 9: Pursue the use of zoning and form-based development tools that promote and encourage the type of mixed-use character the community prefers.

Staff comment: South Gate Business Park Subdivision is currently zoned General Commercial. The rezone would provide a zone district that would allow for a transition of uses between the commercial areas to the south and the existing industrial uses within Weld County agricultural zoning to the north of South Gate Business Park.

The IGA focuses on the primary employment uses within one half mile north of US Highway 34 and includes a landscape buffer and building setback of 100 feet from the highway, as well as "entryway treatment" (gateway) design standards, however, the area for the

proposed rezone does not have the same commercial visibility as those properties adjacent to the highway corridor.

The northern lots in South Gate Business Park that are contiguous to similar uses in unincorporated Weld County are an appropriate location for rezoning, as opposed to properties further to the south and closer to US 34 that are more appropriately zoned General Commercial. The rezone to LI would offer more flexibility in the land uses by allowing additional suitable industrial business park uses, as identified in the IGA. Development within the proposed rezoned area will remain subject to the South Gate Business Park Annexation architectural design standards and landscape standards, ensuring the visual quality of the area is preserved.

Notification

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Conformance with the Strategic Plan

The application is consistent with the Town's Strategic Plan Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Recommendation

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



May 4, 2021

***South Gate Performance Park Project Narrative
Rezoning Application***

Project No. 0732.0148.00

The South Gate Performance Park Rezone contains 37.89 acres and is petitioning to rezone from GC (General Commercial) to I-L (Limited Industrial). The project is located on Lot 3 of South Gate Business Park, 4th Filing and the adjacent drainage area, Tract B of the South gate Business Park 1st Filing. It is bordered by Southgate Drive to the south, Performance Drive (private road) to the east and Aims Community College on the west.

The intent of the rezoning is to create more flexible development parcels than the General Commercial District would allow. The intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, for the material storage and manufacturing. The I-L zoning provides the flexibility for these uses, as well as all of the currently in the GC zoning district.

There are three more actions that will be submitted in the near future, a Minor Subdivision, a Major Subdivision and then several Site Plans.

The Minor Subdivision (South Gate Performance Park, Ninth Filing) will create (4) lots and (1) large tract. Private roadway and utilities plans will be submitted with the Minor Subdivision to show how the new and future lots are serviced.

The Major Subdivision (South Gate Performance Park, Tenth Filing), will replat the South Gate Performance Park, Ninth Filing Tract A, into additional lots, plat the private roadway as a track and re-plat the regional detention pond, located on the west side of the property. Site Plans will be provided as lots develop. Landscape plans will be provided at time of Site Plan submittals.

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com

REZONING PETITION

We, Windsor Southgate Development LLC., the undersigned, being the owners of the property described
as:

A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF
COLORADO; SITUATE IN SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST, OF THE SIXTH
PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT D, SOUTH GATE BUSINESS PARK SUBDIVISION FIRST FILING, AS SHOWN ON THE
PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER
ON MARCH 17, 2006 UNDER RECEPTION NO. 3371238.

LOT 3, SOUTH GATE BUSINESS PARK SUBDIVISION FOURTH FILING, AS SHOWN ON THE
PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER
ON MARCH 15, 2011 UNDER RECEPTION NO. 3756092.

Containing 37.89 acres more or less, we hereby request a change in zoning from GC (General
Commercial) to I-L (Limited Industrial) and do hereby pay the required fee.

Date:

5/4/2021

Mailing Address:

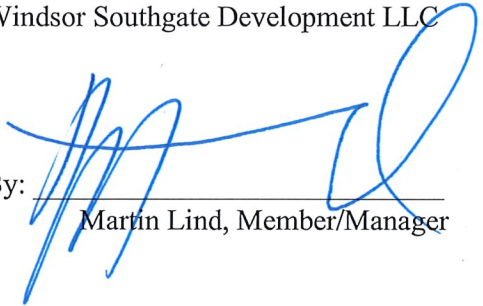
1625 Pelican Lakes Point

Suite 201

Windsor, CO 80550

Owners Signature:

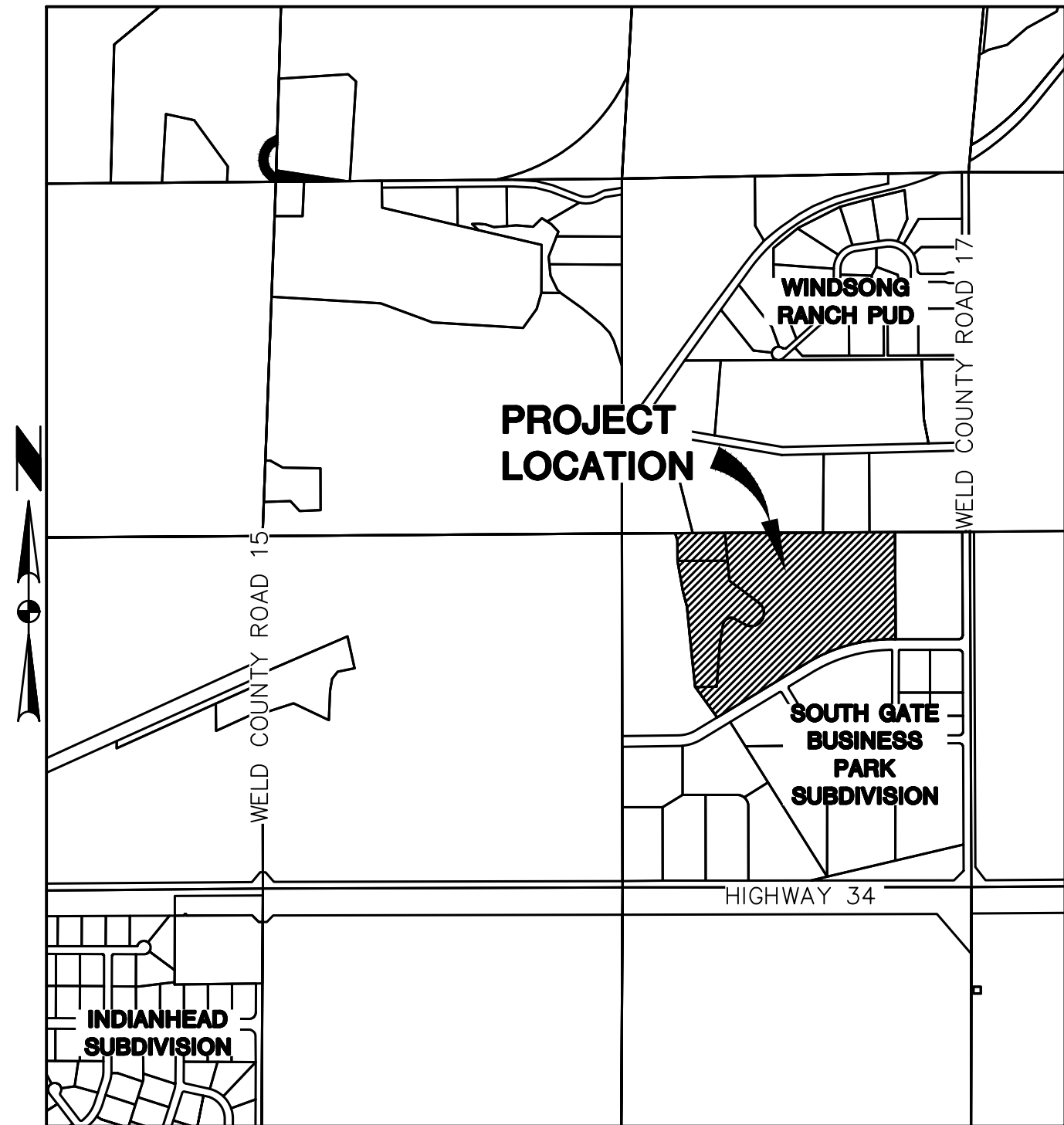
Windsor Southgate Development LLC

By: 

Martin Lind, Member/Manager

TRACT D, FIRST FILING AND LOT 3, FOURTH FILING SOUTH GATE BUSINESS PARK - REZONE

BEING A REZONE OF TRACT D, FIRST FILING AND LOT 3, FOURTH FILING SOUTH GATE BUSINESS PARK SUBDIVISION, SITUATE IN SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE REZONED AS INDICATED ON THIS PLAT. THE WITHIN REZONING PLAT IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS REZONING PLAT. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS REZONING PLAT WITHOUT THE EXPRESS CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE REZONING PLAT, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATE OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND REZONED UNDER THE NAME OF TRACT D, FIRST FILING AND LOT 3, FOURTH FILING SOUTH GATE BUSINESS PARK - REZONE.

OWNER: WINDSOR SOUTH GATE DEVELOPMENT LLC
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE ____DAY OF _____, 20__.

NAME _____ TITLE _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF _____)SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____
THIS ____DAY OF _____, 20__.
MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

LEGAL DESCRIPTION:

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

TRACT D, SOUTH GATE BUSINESS PARK SUBDIVISION FIRST FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON MARCH 17, 2006 UNDER RECEPTION NO. 3371238 CONTAINING 8.93 ACRES MORE OR LESS, AND;

LOT 3, SOUTH GATE BUSINESS PARK SUBDIVISION FOURTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON MARCH 15, 2011 UNDER RECEPTION NO. 3756092 CONTAINING 28.95 ACRES MORE OR LESS.

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____DAY OF _____, 20__.

DEPUTY DIRECTOR OF ENGINEERING _____

PLANNING COMMISSION APPROVAL

APPROVED THIS THE ____DAY OF _____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION _____

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE ____DAY OF _____, 20__.

DIRECTOR OF PLANNING _____

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____DAY OF _____, 20__.

TOWN MANAGER _____

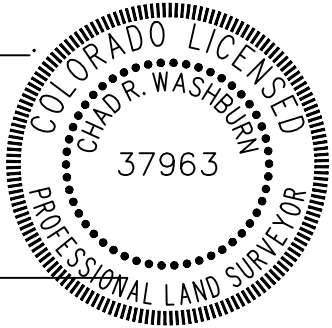
NOTICE OF OTHER DOCUMENTS

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.

SURVEYOR CERTIFICATE:

I, CHAD R. WASHBURN, CERTIFY THAT THIS MAP OF LAND PROPOSED TO BE REZONED WAS MADE BY ME OR UNDER THE MY DIRECT SUPERVISION FROM EXISTING DOCUMENTS OF RECORD, AND THAT THE SAME IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DATED THIS ____ DAY OF _____, 20__.



CHAD R. WASHBURN
COLORADO PROFESSIONAL
LAND SURVEYOR PLS#37963
FOR AND ON BEHALF OF WASHBURN LAND SURVEYING, LLC

BASIS OF BEARING STATEMENT

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR NB9°40'06"E.

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT A REZONING MAP OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE ____DAY OF _____, 20__, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID ORDINANCE ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID REZONING MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR ATTEST: _____
TOWN CLERK

OWNER:

WINDSOR SOUTHGATE DEVELOPMENT LLC
1625 PELICAN LAKES POINT SUITE #201
WINDSOR, CO 80550
(970) 686-5828

ENGINEERING & SURVEYING:

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

TRACT D, FIRST FILING AND LOT 3, FOURTH
FILING SOUTH GATE BUSINESS PARK

REZONE COVER

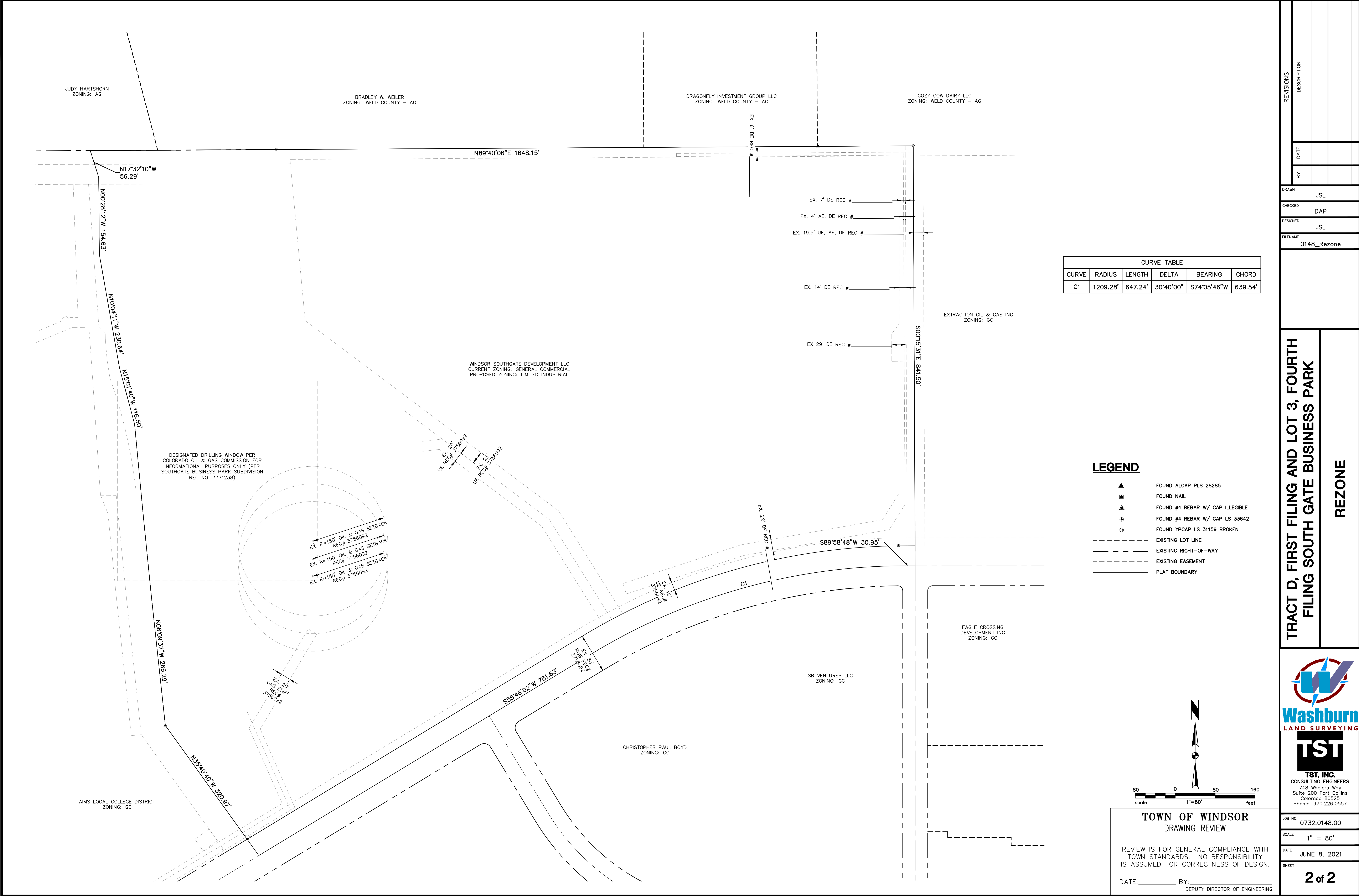


JOB NO. 0732.0148.00

SCALE N.T.S.

DATE JUNE 8, 2021

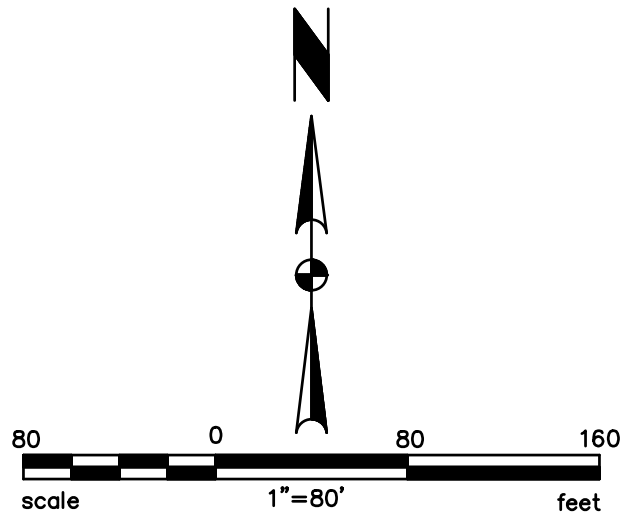
SHEET 1 of 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1209.28'	647.24'	30°40'00"	S74°05'46"W	639.54'

LEGEND

- ▲ FOUND ALCAP PLS 28285
- FOUND NAIL
- ▲ FOUND #4 REBAR W/ CAP ILLEGIBLE
- FOUND #4 REBAR W/ CAP LS 33642
- FOUND YPCAP LS 31159 BROKEN
- EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT
- ___ PLAT BOUNDARY



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

REVISIONS	
DESCRIPTION	DATE

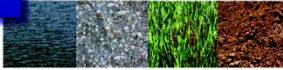
DRAWN	JSL
CHECKED	DAP
DESIGNED	JSL
FILENAME	0148_Rezone

TRACT D, FIRST FILING AND LOT 3, FOURTH
FILING SOUTH GATE BUSINESS PARK

REZONE

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

JOB NO.	0732.0148.00
SCALE	1" = 80'
DATE	JUNE 8, 2021
SHEET	2 of 2



TO: Town of Windsor Planning Staff, Planning Commission and Town Board

FROM: Brian Williamson, RLA, ASLA

DATE: July 11, 2021

SUBJECT: Neighborhood Meeting Report – Southgate Business Park Rezoning

PROJECT NO.: 0732.0148.00

List of attendees:

Brian Williamson – TST Consulting Engineers – Project Representative
Colton Lind – Water Valley Land Company – Asst. Project manager
Martin Lind – Water Valley Land Company - President
Garrett Scallon – Water Valley Land Company – Chief Operating Officer
Sandra Mezzetti – Town of Windsor – Planner II
Carlin Malone – Town of Windsor – Chief Planner
Mark Morrison – Public - Schumann Development Representative
Kathy Weinmeister – Public
Tammy (did not give last name) – Public
Brooke (did not give last name) – Public
Jill Zeiler Triantaphyllis – Public - Zeiler Farms

Description of the meeting:

Mr. Williamson gave an overview of the project including the project location and boundary, the intent to rezone from General Commercial to Limited Industrial, and an overview of the other current applications, Minor and Major Subdivisions. A graphic generally depicting the location of the project and the final proposed development were shared.

Questions from the participants:

1. Mark Morrison –
 - a. Road infrastructure timing and Private Drive
 - i. Road is intended to be built in one phase, the reasoning for the Private Drive to control the access points and the look and feel of the road.
 - b. Asked about the scope of the metro District
 - i. Metro District is in place over in entire Southgate development.
 - c. Asked if Separate HOA for these lots
 - i. Will be run by the existing HOA and Covenants
 - d. Asked about Traffic and timing of a light at 17th and Southgate
 - i. Timing of the light is unknown, offered to send traffic study and narrative to Mark for his review.
2. Martin Lind gave an overview of the current development and redevelopment of the Southgate Business Park.

Exhibit "B"
**US HWY 34 LAND USE, SITE AND
BUILDING STANDARDS**

The following land use and development standards are blended elements of the City of Greeley and Town of Windsor Development Codes and provide Overlay Development Standards for a portion of that area known as the "Strategic Employment Development Corridor (SEDC)" as described in the City of Greeley 2020 Comprehensive Plan west of State Hwy 257 (SH 257) as illustrated on the attached Exhibit A and hereinafter referred to as "Greeley/Windsor Employment Corridor (G/WEC)."

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:
The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);
2. Allowed Land Uses:
As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.
 - * adult schools, e.g. college or university facility, trade or business school
 - * amusement park
 - * arena or auditorium
 - * assembly
 - * beverage processing
 - * driving range
 - * fabrication
 - * farming
 - * financial institution



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14 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

- * food processing (fully-enclosed facilities with no adverse environmental impacts)
- * golf course
- * greenhouse or nursery
- * hospital
- * kennels and animal care facilities
- * mail center
- * manufacturing (fully enclosed, light manufacturing activities)
- * medical supply
- * office
- * open space
- * publishing firms
- * quasi-public facilities (museum, fire & police, zoo, aquarium)
- * radio station
- * research/development lab
- * sports arena
- * stable
- * studios
- * television station
- * testing lab
- * theme park
- * transportation facilities (light rail stations and public transportation depots are permitted. Truck terminals and truck stops are prohibited)
- * veterinary clinics
- * warehouse
- * wholesale goods

Other accessory and supportive land uses, such as restaurants, are allowed only if incidental to the principal land use and located within an established employment, business or industrial park setting.

Retail operations representing “destination commercial” uses may be allowed on a case by case basis following the development referral process as described in this Exhibit and when mutually agreed upon by Greeley and Windsor in writing.

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:

The boundary of the secondary G/WEC area begins ½ mile back of the Principal Employment Corridor boundaries north and south of the US Hwy 34.



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15 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

2. Allowed Land Uses:

Allowed land uses are those permitted within the annexing jurisdiction and may include residential, retail, restaurant, neighborhood commercial and other institutional uses as may be defined by the annexing jurisdiction.

II. SITE DESIGN

A. BUILDING ORIENTATION:

All portions of buildings facing a right-of-way shall be designed and oriented to offer a "front door" level of design to the traveling public (criteria for architectural treatments defined in Section III, below).

B. BUILDING AND STRUCTURE SETBACK:

All buildings and other structures, such as parking lots, shall be setback at least 100' from US Hwy 34. Setbacks from other rights-of-way shall be in accord with the jurisdiction within which the site is located.

C. LANDSCAPING:

Landscaping and buffering shall be designed and approved in accordance with the landscaping requirements of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17.

D. FENCING

Fencing used as part of a landscape treatment shall be designed and approved in accordance with the fencing requirements associated with landscaping of the jurisdiction within which the site is located and shall be designed in such a way as to present a coordinated entryway treatment along US Hwy 34 and WCR 17. No chain link fencing shall be permitted within the principal corridor area. Any proposals for chain link fencing within the secondary corridor area (1) shall meet all any chain link fencing requirements of the jurisdiction within which the site is located, and (2) must be approved by the municipalities.

E. VEHICULAR ACCESS:

Site access will be provided in limited locations from adjacent arterial roadways and provide inter-connectivity between internal and adjacent land uses.

F. PARKING, LOADING, STORAGE:

The location and design of parking, loading and storage operations shall be designed and approved in accordance with the parking, loading and storage requirements of the jurisdiction within which the site is located.



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III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:

The design of all buildings and structures in the Principal Employment Corridor shall be designed and approved in accordance with the corridor architectural requirements of the jurisdiction within which the site is located.

B. BUILDING HEIGHT:

The heights of all buildings and other structures shall be designed and approved in accordance with the height requirements of the jurisdiction within which the site is located.

C. SIGNS:

Allowed signage shall be limited to wall or monument signs and shall be designed and approved in accordance with the sign regulations of the jurisdiction within which the site is located. Pole signs are prohibited.

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

The Overlay Character Zone standards for the G/WEC shall be administered by the jurisdiction within which the site is located. Greeley and Windsor shall employ a Development Referral System wherein any project proposed for a land use action including development, redevelopment, subdivision or variance is automatically referred to the other jurisdiction for review and comment in a manner as established herein



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EXHIBIT "B"

SOUTH GATE ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

I. PURPOSE, INTENT, APPLICATION OF STANDARDS, VARIANCES AND WAIVERS

- A. The Southgate Annexation Corridor (Corridor) holds many unique opportunities. Perhaps the most important opportunity is that this Corridor is the southern "gateway" to the Town of Windsor and the western "gateway" to the City of Greeley. The visual quality of these gateways is directly related to both communities' images, and positive community images are essential for economic development and the ability to attract quality developments.
- B. These design criteria and development standards and guidelines contained within the *Windsor Municipal Code*, the IGA between Windsor and Greeley, and within this Exhibit B have been prepared in an effort to accomplish both of the following objectives:
 - ❖ To protect and enhance property values within the area; and
 - ❖ To increase the opportunities for locating new commercial development and to provide for the expansion of existing businesses within the area.
- C. All commercial site plans for development within the Property shall be reviewed in accordance with the design criteria and development standards set forth in the *Windsor Municipal Code*, the IGA between Windsor and Greeley, and this Exhibit B. The highest and most restrictive design criteria and development standards set forth in the aforesaid site planning requirements shall be applied to the approval of all such commercial site plans within the Property.
- D. Variances and Waivers
 - 1. Variances: If an applicant requests a variance from a standard which is specifically required by the zoning code, any such variance may only be approved by the Board of Adjustment through the normal variance process.
 - 2. Waivers: If an applicant requests a waiver from a design criterion or development standard included herein but is not specifically required by the zoning code, upon a recommendation from the Planning Commission, the Town Board may approve any such waiver to a design criterion or development standard, subject to the following criteria:

- a. The applicant can demonstrate that the strict application of the standard would result in either peculiar and exceptional practical difficulties or exceptional and undue hardship upon the owner of the affected property; or
- b. If, in the opinion of the Town staff, the alternative plan, as submitted, would protect the public interest advanced by the standard for which the waiver is requested equally well or better than would compliance with such standard; or
- c. The Planning Commission determines that in the case of either item a. or item b. above, the approval of any such waiver request would not be substantially detrimental to the public good; and
- d. Documentation being included in the file which (1) outlines the reason(s) why the waiver was approved, and (2) specifies which reviewing body(ies) approved the waiver.

II. SITE PLAN SUBMITTAL REQUIREMENTS

- A. All proposed commercial developments for the Property shall require the submittal of a specialized site plan as a part of or in addition to site planning submittals otherwise required by the Planning Department of the Town. This specialized site plan shall be submitted in accordance with the requirements of the Planning Department of the Town and shall contain the following information together with such additional information as the Planning Department may deem necessary for the particular development proposed:
 1. SITE PLAN drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - d. The location of existing and proposed structures with the location of the entries noted.
 - e. The location and dimensions of all driveways, parking areas, loading areas, and pedestrian walkways.
 - f. The location and type of outdoor storage or trash facilities with a description and/or indication of screening materials proposed.
 - g. The type and location of any ground signs.
 - h. The type and location of any accessory appurtenances such as scales, satellite dishes, antenna, gas pumps, etc.
 - i. The type and location of proposed site lighting.



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- j. A land use breakdown indicating total site area, total building area, building coverage area, parking and driveway coverage area, and open space area.
 2. LANDSCAPE PLAN drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - a. Streetscape treatment.
 - b. General level of planting proposed, including an indication of planting beds, lawn areas and other proposed ground covers.
 - c. A plant material schedule indicating species, size and quantity of all plant material proposed.
 - d. A complete description of all proposed landscape accessory materials such as edging, planters, and mulches.
 - e. Note indicating all elements of non-potable irrigation system.
 3. BUILDING ELEVATIONS drawn to an appropriate scale on a 24" x 36" sheet containing the following information:
 - a. An indication and description of all materials to be used on all sides of the buildings.
 - b. An indication of signage locations.
 - c. The height of the buildings and any appurtenances.
 4. BUILDING COLOR AND MATERIAL SAMPLES of the actual materials to be used on the building including the following:
 - a. Roofing materials and color.
 - b. Exterior wall materials and colors.
 - c. Trim materials and colors.
 - d. Window and door materials and colors.
- B. Windsor Planning Department reserves the right to require such additional submittals as may be necessary with regard to each proposed development within the Property to accomplish the objectives outlined in Section I. B. herein.



III. LAND USE GUIDELINES. The following land use guidelines are hereby established:

- A. Building coverage on any given site shall not exceed forty percent (40%) of the site area and shall preferably cover less than thirty-three percent (33%) of the site area. This requirement shall be in addition to all open space requirements as set forth in the zoning ordinances of the *Windsor Municipal Code*.
- B. Open landscape area on any site shall be twenty percent (20%) or greater. In appropriate circumstances the landscape area may be reduced to a minimum of fifteen percent (15%) of the site area if the landscaping is of adequate density.
- C. There shall be a one hundred foot (100') minimum setback for all structures which abut US 34; a thirty-five foot (35') minimum setback for all structures which abut WCR 17; and for all other property lines, all minimum setback distances established by the *Windsor Municipal Code* shall apply.
- D. To allow for safety for pedestrians and the traveling public, landscape buffers, and view corridors, the following paving setbacks are hereby established: for all properties that abut US 34, paving shall be set back a minimum distance of one hundred feet (100') from all such property lines; for all properties that abut WCR 17, paving shall be set back a minimum distance of twenty-five feet (25') from all such property lines; for all properties that abut any other public or private street or street easement, paving shall be set back a minimum distance of fifteen feet (15') from all such property lines; and for all other property lines, paving shall be set back a minimum distance of five feet (5') from all other such property lines.
- E. All building and landscaping shall be oriented to minimize visual impact of parking areas.

IV. SITE PLANNING GUIDELINES. The following site planning guidelines are hereby established:

- A. Parking, Loading and Vehicle Display Standards
 - 1. All parking and drive areas shall be paved and shall have concrete curbs with appropriately radiused corners.
 - 2. Bicycle parking shall be provided near building entries, but shall not encroach into pedestrian walkways.
 - 3. In addition to curbs, gutters and sidewalks that are required for all commercial site plans, all commercial site plans shall provide for well-marked, strategically-located pedestrian connections that provide connectivity throughout the commercial development, with the initial commercial site plan that is approved for the Property establishing the "pedestrian theme" for these pedestrian connections that will, in turn, be replicated on all of the commercial sites throughout the Property. The use

of pattern-stamped terra cotta colored concrete or similar materials shall be required to be utilized for these pedestrian connections due to the enhanced visibility they provide for safety.

4. Parking areas shall be minimized between the street or driveway and building entries. Any parking areas adjoining streets shall be buffered and screened with the use of earth berms and/or parking screen walls constructed of materials that are compatible with the building.
5. All off-street loading and refuse areas shall be designed to include adequate space for ingress, egress and maneuvering and shall be screened from view with appropriate landscape elements or with screenwalls constructed of materials which are compatible with the building.
6. All storage or equipment areas shall be fully enclosed with appropriate landscape elements or with screenwalls constructed of materials which are compatible with the principal buildings on the Property.
7. Each site entrance drive (from collector streets) should be continuously landscaped in conjunction with a pedestrian walk connecting the building entry with the street. Such drive shall not serve as direct vehicular access to the individual parking spaces.
8. Landscape islands a minimum of seventeen feet (17') in length and five feet (5') in width shall occur at ends of all parking rows.
9. Parking lot areas shall be broken into sections of no more than two hundred (200) parking spaces maximum and separated by landscaped buffers ten feet (10') wide or greater.
10. Vehicular display areas pertaining to a dealership's sales inventory shall meet all of the following and guidelines:
 - a. Display areas shall not be elevated more than five feet (5') above the average grade elevation of the main display parking area, and all display areas must be parallel to grade level, that is, no inclined ramping shall be permitted for the display of vehicles, etc. ;
 - b. Display areas that are elevated shall be constructed with building materials that are compatible with the building materials used of the principal buildings on the site;
 - c. Display areas for outdoor vehicle sales shall be contained either within a paved parking lot or on display pads constructed of concrete which are connected by a paved drive to a paved parking lot; and



- d. All vehicle display areas shall be clearly defined on the site plan, including the paved circulation pattern to such display areas.

B. Walkways/Hardscape/Site Furniture

1. In addition to the pedestrian connections outlined in paragraph IV. A. 3. above, the use of pattern-stamped terra cotta colored concrete or similar materials shall be required to be utilized at building entrances and at other locations where pedestrian crossings occur at vehicular circulation lanes.
2. Building entries shall incorporate pedestrian amenities such as benches, planters, and works of art.
3. Site furniture shall be consistent of style and size throughout the area.
4. Any plazas, patios, courtyards, retaining walls or other hard surfaces shall be compatible with the materials utilized on the building.

V. LIGHTING GUIDELINES. The following lighting guidelines are hereby established:

- A. All lighting shall be compatible and harmonious throughout the area.
- B. Parking lot lighting shall not exceed thirty feet (30') in height, and the design, materials and appearance of all parking lot lighting fixtures shall be consistent throughout all of the commercial developments within the Property. The design, materials, colors and appearance of the parking lot light fixtures that are approved with the initial commercial site plan for the Property shall establish the "lighting theme" for all other parking lot light fixtures that will, in turn, be replicated on all of the commercial sites throughout the Property.
- C. Light sources must minimize contrast with the light produced by surrounding uses, and must produce an unobtrusive degree of brightness in both illumination levels and color rendition. Incandescent and high-pressure sodium light sources all can provide adequate illumination with low contrast and brightness.
- D. Lighting shall be designed to retain light within the property lines of a given building site and not to spill light outside the respective property lines of any individual property, and, where deemed necessary and appropriate based upon either complaints or further evaluations of the lighting intensity of any developed or developing site, additional shielding of parking lot lights may be required to be installed by the property owner solely at the expense of the property owner.
- E. The face of a building or a ground mounted sign may be flood lit from above the ground provided that the fixture is not more than eighteen inches (18") above grade and is screened by low planting materials or other architectural elements.
- F. All exterior and security lighting shall have underground service.



- G. All exterior lighting fixtures shall be permanent appurtenances, with the location and details of all such lighting fixtures being shown on all commercial site plans and being approved by the Town through the normal commercial site plan approval process.
- H. Portable, temporary and/or movable exterior lighting fixtures or equipment, as well as any types of portable, movable and/or temporary bases or chasses upon which these types of portable, temporary and/or movable exterior lighting fixtures or equipment can be mounted, are prohibited.

VI. ARCHITECTURAL GUIDELINES. The following architectural guidelines are hereby established:

- A. The objective of the architectural guidelines is to obtain consistency and quality in architectural character and to provide a "character theme" for projects developed within the Property, and all structures erected within the Property shall reflect and maintain the character theme which is initially established for the Property.
- B. The predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clock towers or cupolas shall not exceed forty feet (40') in height.
- C. A relatively wide variety of building materials as described herein shall be permitted. However, it is intended that a basic harmony of architecture prevail.
- D. The primary building materials on all elevations of all principal buildings constructed on the Property shall be masonry, which may include articulated architectural grade pre-cast concrete wall panels acceptable to the Town, and glass, with all such masonry consisting of either brick or architectural grade masonry units such as split-face, ground-face or fluted block which have a maximum exposure of six inches (6") and shall be varied in pattern or shall be combined with other accent materials such as stucco, siding, glass, etc. to provide an aesthetically appealing facade which is consistent with the intent of these design criteria and development standards. Any such accent materials shall not account for more than 25 percent (25%) of the wall area of any elevation of any principal building.
- E. Brick is strongly encouraged both as a major building material and as an accent element to the materials above.
- F. All corners, windows, doors, etc. on all elevations of principal buildings are encouraged to be trimmed with wood, metal, or vinyl trim material with a minimum width of five and one-half inches (5½"), with all such trim materials being lightly colored in nature.
- G. Roofing consisting of high-profile asphalt or composition shingles is encouraged to be used on the most prominent building elements. Standing seam metal roofs or



concrete tile roofs will also be allowed provided that such roofs are compatible with the architecture of the proposed project and surrounding buildings.

- H. Plain, uninterrupted building walls and rooflines should be broken up with architectural elements that add interest. No blank wall shall face either WCR 17 or US 34, and for all other elevations on all other principal buildings that face public or private streets, street easements, or walkways, no blank wall shall exceed fifty feet (50') in length.
 - I. Metal siding panels are prohibited. The use of architectural grade metal panels which have a horizontal orientation with a maximum exposure of six inches (6") are allowed on building facades which do not face either WCR 17 or US 34. Except as allowed in paragraph F. above for use as trim materials, metal panels of any type are prohibited on any building facades which face either WCR 17 or US 34. Architectural grade composite metal panels are acceptable as an accent material of no more than 25 percent (25%) of any building facade.
 - J. Wood, vinyl, or aluminum windows with decorative divided lights are encouraged.
 - K. Color schemes should primarily consist of sensitive, muted earth tone colors with lightly colored trimwork.
 - L. All mechanical equipment on building exteriors or roofs must be screened from view of all front and side streets and adjoining side properties. Screening walls/elements shall be of a design and material compatible with those of the building.
 - K. All commercial developments are required to construct fully-enclosed trash enclosures constructed of building materials and colors to match the principal buildings on the site. The location and details of all such trash enclosures shall be provided on the commercial site plan.
- VII. LANDSCAPE PLANTING GUIDELINES. In addition to any other landscape requirements and/or guidelines otherwise in effect for the Town, the following additional minimum guidelines for landscaping are hereby established:
- A. The density of landscaping does not need to be so dense as to completely cover or mask the building site, but it may not be so sparse as to be seen to be superficially applied.
 - B. Landscape materials shall be of long living varieties, and shall be permanent in nature. Short lived materials, such as annual flowers, may be used to accent or supplement the basic permanent landscape plan. Such flower arrangements are encouraged to be utilized in a bed or planter at each building entry.



- C. Plant material shall be uniform in shape and in good, healthy condition, in accordance with AAN specifications for number one grade, and well adapted to the Windsor area climate zone.
 - D. Nothing with invasive roots shall be used.
 - E. Artificial plant materials shall be prohibited.
 - F. Landscaped elements should relate to and compliment the building's structural elements and be used to break up extensive building surfaces.
 - G. There should be an interesting variety of plant materials used. Seasonal colors should be considered.
 - H. All parking lot islands shall be landscaped with at least one shade tree and some low ground cover and/or shrubbery, with all such landscaping being reviewed and approved by the Town as part of the commercial site plan review process.
 - I. A high quality streetscape treatment is a key element along WCR 17 and US 34 and along all collector streets. The effect desired is one of a street defined by deciduous canopy trees, with the entries to building sites accented by planting beds, identifying signage and walkways.
 - J. Deciduous canopy trees should be placed along the street frontage parallel to the public right-of-way. These canopy trees are to be staggered at an average of thirty feet (30') on center.
 - K. Spruce or pine trees along south right-of-ways will be discouraged because of ice buildup in winter.
 - L. All areas along street frontages which do not utilize planting or tree beds shall be seeded or sodded with bluegrass or other high quality turf blend or other ground covers that are permitted in the Town's landscaping regulations and guidelines.
 - M. All landscaped areas, including parking lot islands, shall be irrigated by a fully automatic underground sprinkler system.
 - N. The list of plants that are proposed to be used in landscaping of the site shall be included on the landscaping detail sheets of the commercial site plan.
- VIII. SIGNAGE DETAILS. In addition to the existing sign regulations in effect for the Town, the following additional sign regulations are hereby established:
- A. In conjunction with the first commercial site plan which is filed for the Property, a detailed "Sign Criteria" packet which establishes the sign theme that will be followed for all commercial developments within the Property shall be submitted to the Town for review and approval.



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- B. All commercial site plan submittals shall include sign detail sheets for all signs that are being proposed for the respective site, with all such sign details being reviewed for compliance with the "Sign Criteria" required in paragraph A. above.
- C. All signs shall comply with the Sign Regulations of the *Windsor Municipal Code*.
- D. *In addition to* all of the types of signs, advertising devices and commercial displays which are specifically prohibited in Section 16-126 (c) of the *Windsor Municipal Code*, additional types of signs, advertising devices and commercial displays which are also specifically prohibited to be displayed in any fashion on the Property include, but are not limited to, are advertising devices such as flying tubes, air and wind dancing configurations, balloons tethered higher than two feet (2') higher than the roof lines of vehicles, etc.

TOWN OF WINDSOR

ORDINANCE NO. 2021- [##]

AN ORDINANCE PURSUANT TO CHAPTER 14, ARTICLE II OF THE *WINDSOR MUNICIPAL CODE* APPROVING THE RE-ZONING OF TRACT D, SOUTHGATE BUISNESS PARK FIRST FILING AND LOT 3 OF SOUTH GATE BUISNESS PARK FOURTH FILING

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

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

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

WHEREAS, Tract D of South Gate Business Park 1st Filing and Lot 3 of South Gate Business Park 4th Filing (“Property”), are presently zoned “General Commercial (GC)”, pursuant to the regulations found in Article I of the Zoning Code; and

WHEREAS, the owner of the Property has filed a Petition (“Petition”) requesting re-zoning of the Property from its current designation to a “Limited Industrial (LI)” designation; and

WHEREAS, in accordance with the requirements for re-zoning found in Section 14-2-70 of the *Windsor Municipal Code*, the Petition has been reviewed by staff and referred to the Planning Commission for review and recommendation following a public hearing; and

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

WHEREAS, pursuant to the requirements for re-zoning found in Chapter 14, Article II of the *Windsor Municipal Code*, the Town Board has convened a public hearing and heard relevant evidence with respect to the merits of the Petition; and

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

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

1. Tract D of South Gate Business Park 1st Filing and Lot 3 of South Gate Business Park 4th Filing are and shall henceforth be re-zoned from General Commercial (GC) to Limited Industrial (LI).
2. In addition to all other applicable regulations, the use of the Property shall be subject to the regulations found in Section 16-1-130 of the *Windsor Municipal Code*.

Introduced, passed upon a vote of ____ in favor and ____ opposed on first reading and ordered published this 9th day of August, 2021.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

Passed on second reading upon a vote of ____ in favor and ____ opposed, and ordered published this 23rd day of August, 2021.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk



South Gate Business Park Subdivision 1st Filing Track D & 4th Filing, Lot 3 Rezoning

Sandra Mezzetti, Planner II

Planning Commission August 04, 2021



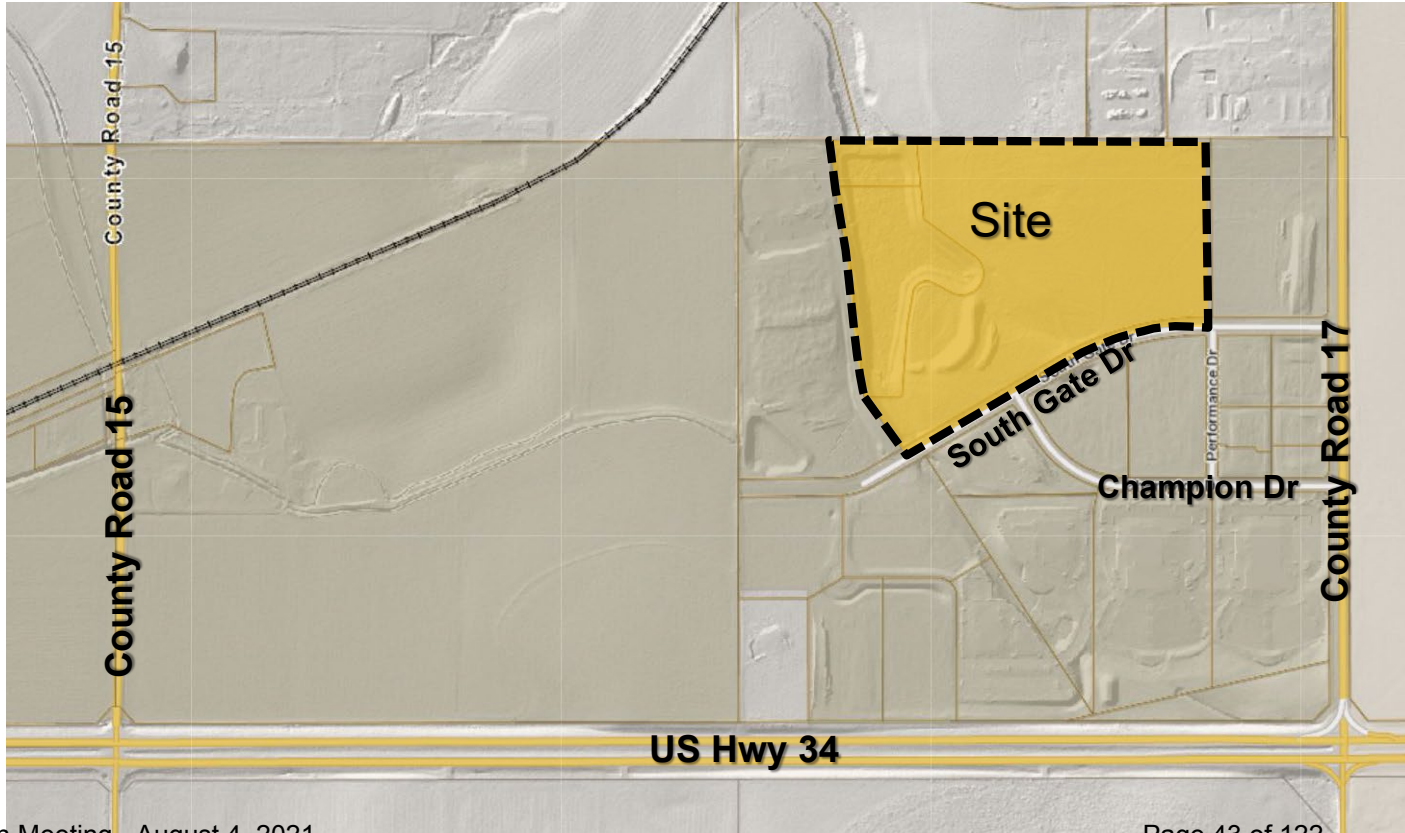
Rezoning Request

Article II of Chapter 14 of the Municipal Code outlines the amendment procedures to established zoning districts:

Sec. 14-2-70.- Rezoning.

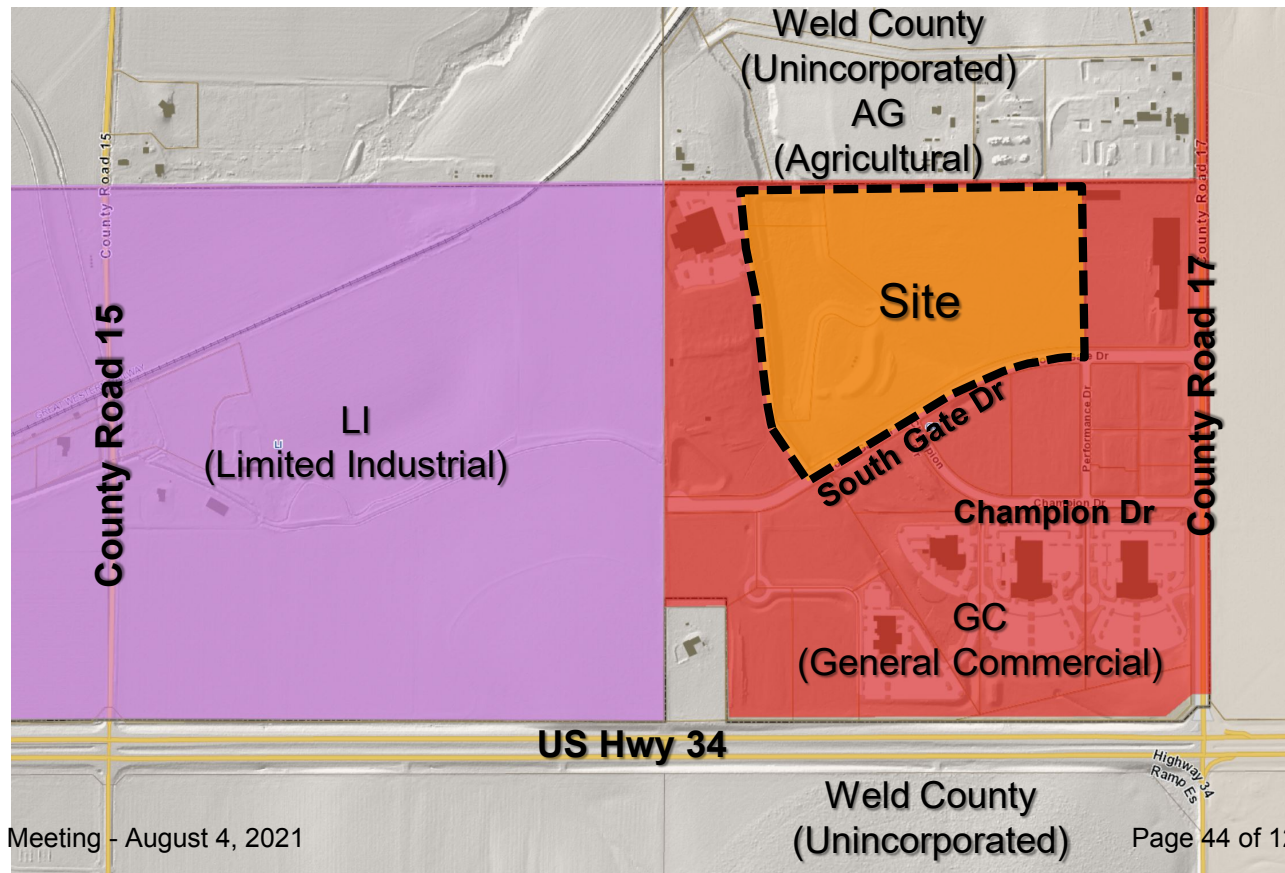
Applicability: *The rezoning process provides review of changes to the boundary of zoning districts that may be necessary to implement the Comprehensive Plan, to account for changed conditions in the general area, or to reflect a change in public policies with respect to future development.*

Site Vicinity Map



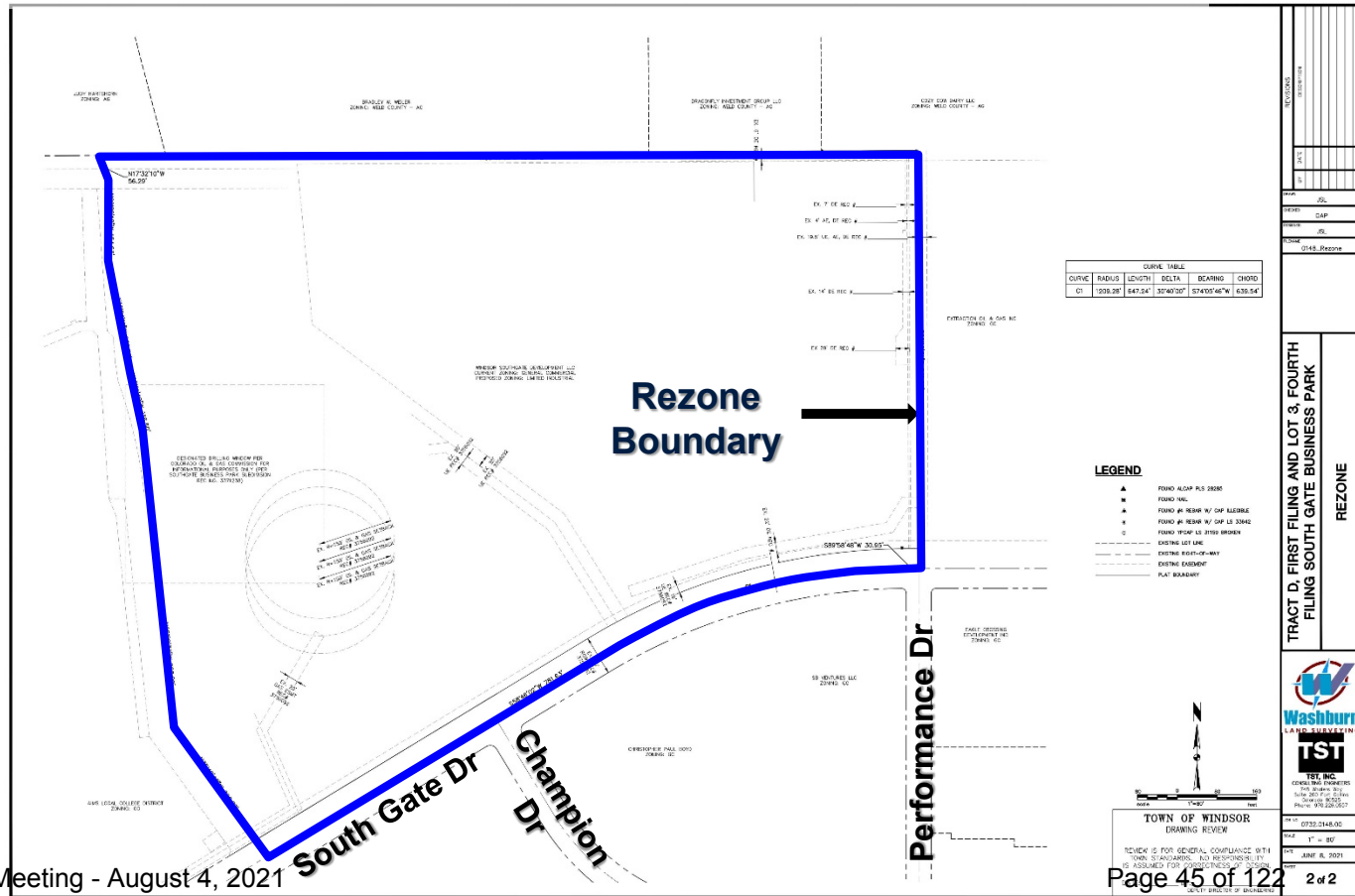


Surrounding Zoning



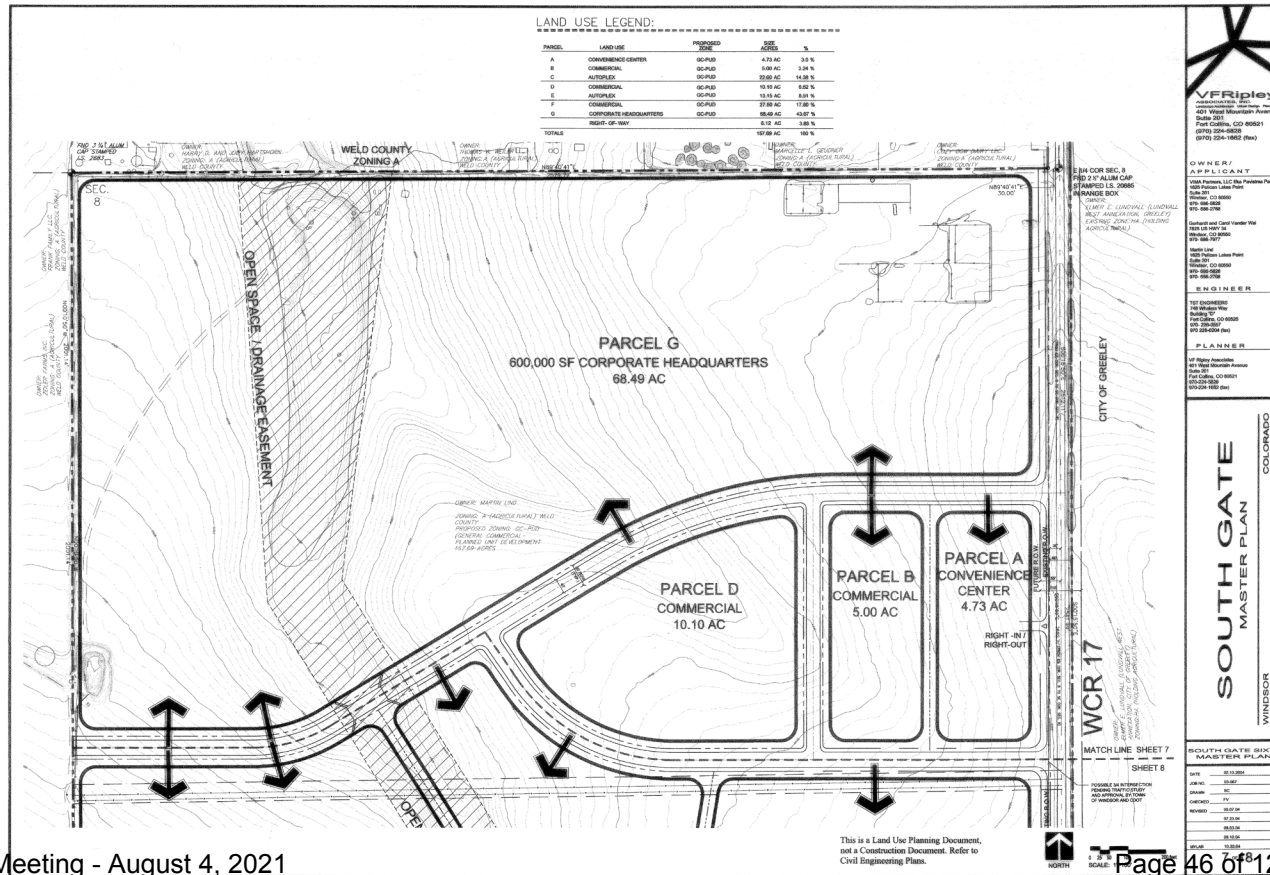


Rezoning Plat



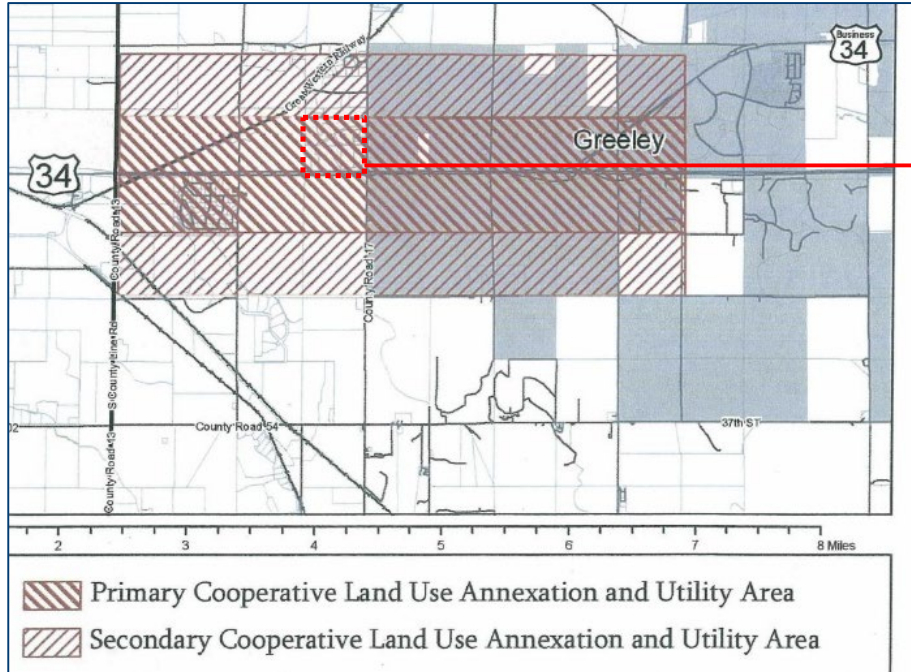


2005 South Gate Master Plan





2008 Windsor-Greeley IGA Primary Corridor Exhibit





Relationship to Municipal Code

Municipal Code Section 16-1-130 Limited Industrial (LI) Zone

Purpose: *The purpose of the LI zone district is to:*

- *Establish and preserve areas for a variety of low to moderate intensity industrial and commercial uses including manufacturing, and warehousing Distribution with limited outdoor storage.*
- *Promote economic vitality.*

Staff Comment: The proposed Limited Industrial zoning is consistent with the intent of the district.



Zone Districts

Town's **General Commercial (GC)** zone district includes:

- Drive-in restaurants
- Grocery stores and supermarkets
- Gasoline service stations and car washes
- Commercial lodging
- Restaurants and bars
- Outdoor sales areas, including garden shops and automobile sales
- Lumber and building supply yards
- Public, private, commercial and private group indoor and outdoor recreational facilities
- All uses allowed in the CB (Commercial Business) zone district

Windsor-Greeley IGA uses allowed in Town's **Limited Industrial (LI)** zone district, but not **GC** zone district:

- Manufacturing, assembly, processing and fabrication plants (fully enclosed, light manufacturing only)
- General warehousing
- Plumbing, heating and electrical contractors
- Glazing, insulation carpentry, masonry and painting contractors
- Research and scientific laboratories
- Public utility offices and installation
- Food processing and preparation (fully enclosed with no adverse environmental impacts)
- Printing and publishing houses
- Transportation facilities (excluding truck terminals and truck stops)



Relationship to Comprehensive Plan

Chapter 5b – Growth Framework

- **Goal:** *Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.*
- **Objective 1:** *Prioritize new growth in areas currently served by Town infrastructure and services.*



Relationship to Comprehensive Plan

Chapter 5d – Commercial & Industrial Areas Framework Plan

- **Goal:** *Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.*
- **Objective 6:** *Work cooperatively with adjacent municipalities to coordinate future land use and development within Intergovernmental Planning Areas and amend intergovernmental agreements to meet evolving community needs and land use demand.*
- **Objective 9:** *Pursue the use of zoning and form-based development tools that promote and encourage the type of mixed-use character the community prefers.*



Relationship to the Strategic Plan

The application is consistent with the Town's Strategic Plan Mission:

- The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.



Notification Area

The applicant held a neighborhood meeting on July 6, 2021:

- June 16, 2021- display ad published in Greeley Tribune
- June 16, 2021 - applicant mailed letters to surrounding property owners
- June 23, 2021- display add published in the Windsor Beacon
- June 23, 2021 – affidavit of mailing to property owners within 500 feet





Notification Area

Planning Commission and Town Board public hearing notifications:

- July 7, 2021 – public hearing notice published to Town website
- July 8, 2021 – development signs posted on property
- July 9, 2021 - applicant mailed letters to surrounding property owners within 500 feet
- July 9, 2021 – public notice published in newspaper
- July 13, 2021 – affidavit of mailing to property owners within 500 feet





Recommendation

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



Rezone Records

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location:
Re: Rezone from General Commercial (GC) Zoning District to Light Industrial Zoning District (LI) Zoning
Item #: C.2.

Background/ Discussion:

Please refer to public hearing item.



MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via:
From: John Thornhill, Community Development Director, and Leif Lesoing, Water Resource Administrator
Location: Town of Windsor Growth Management Area
Re: Overview of Windsor Water Requirements for New Development
Item #: •1.

Background/ Discussion:

Please refer to attached staff presentation.

ATTACHMENTS:

Description

- ☐ Water Resources Overview

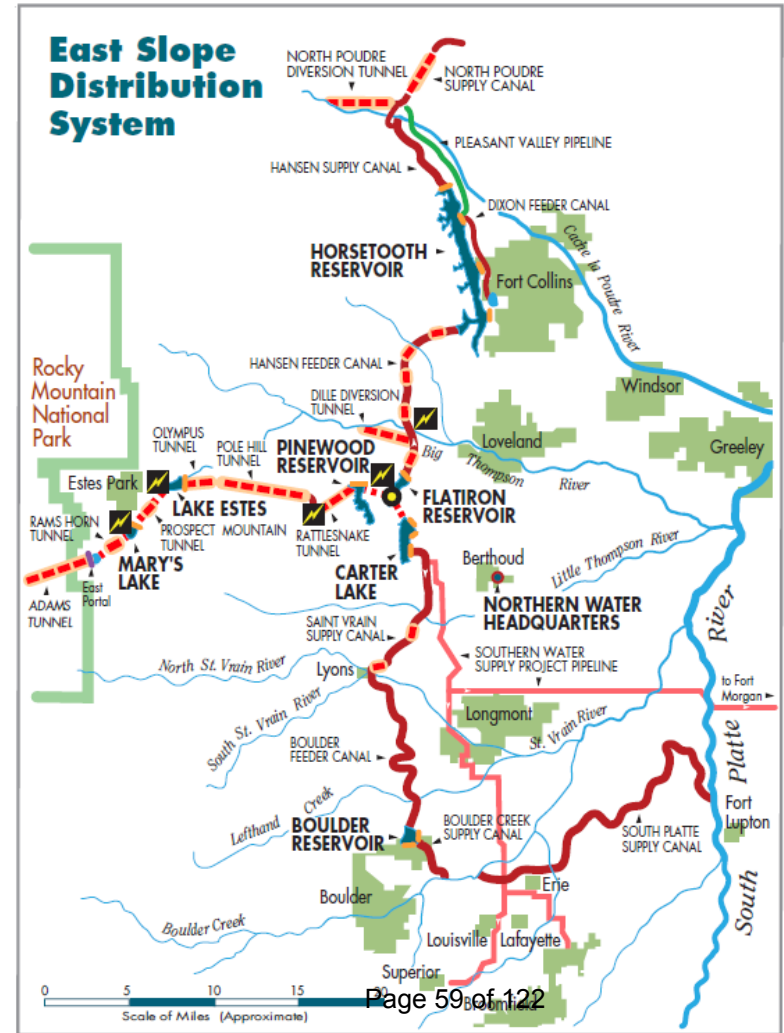


Windsor's Water Resources

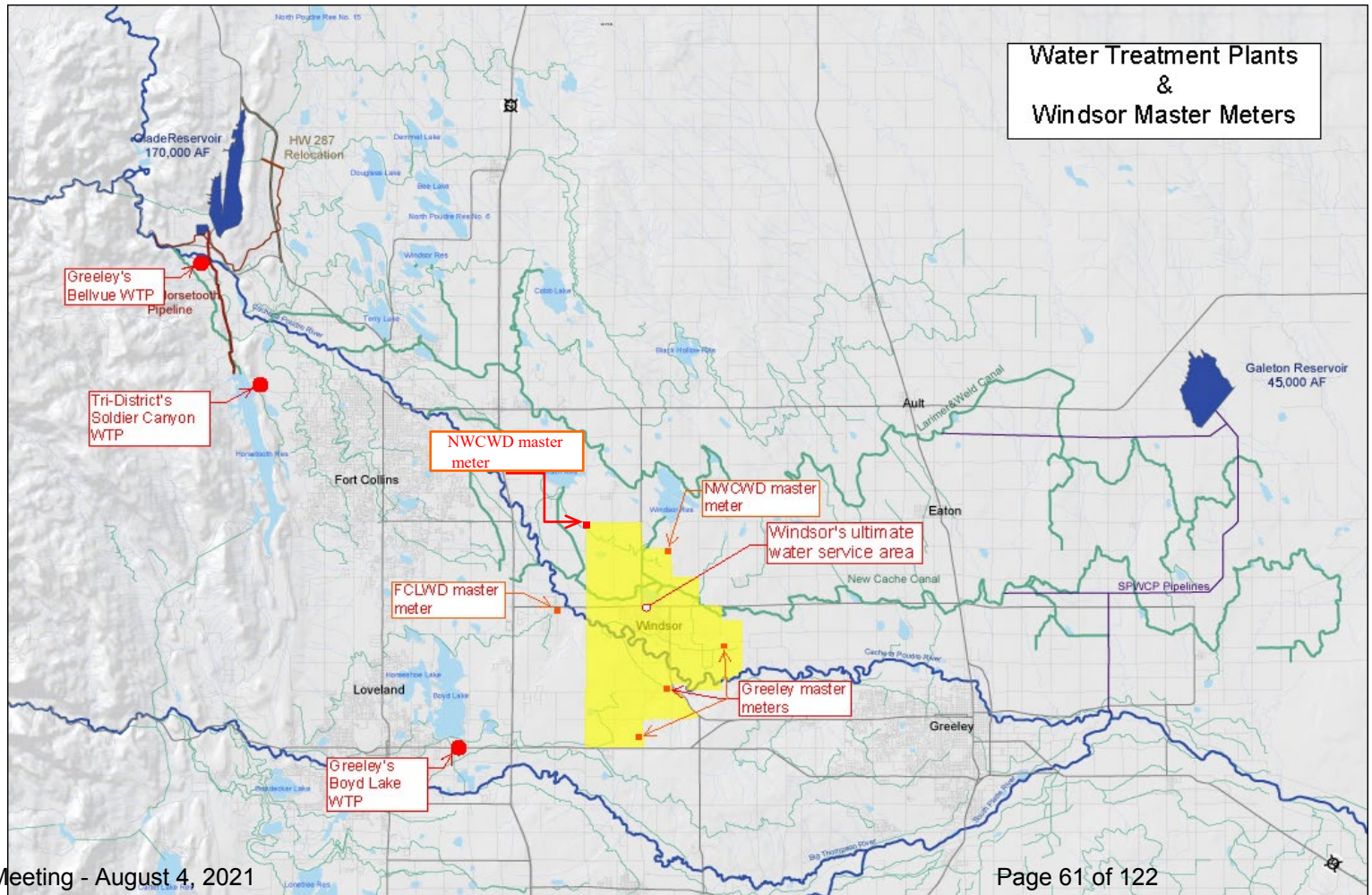
John Thornhill

Leif Lesoing

Planning Commission Meeting - August 4, 2021



Potable Water System Overview



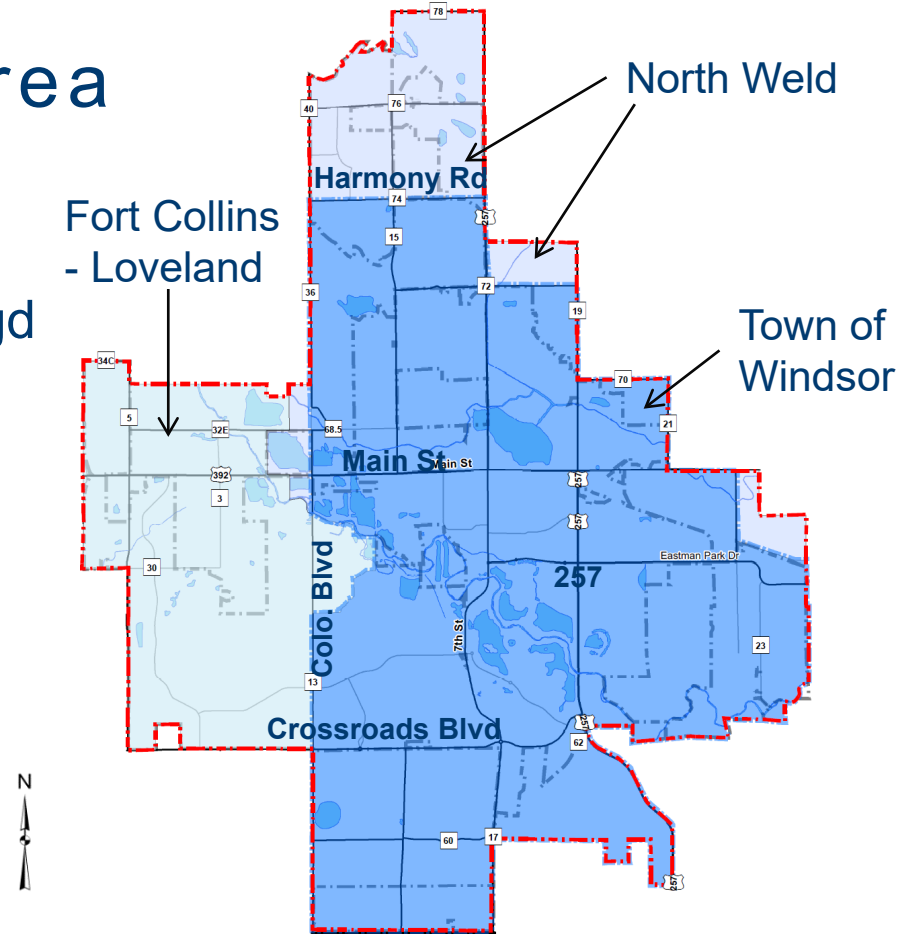


Water Service Area

- Average Daily Winter Demand ~ 1.3 mgd
- Peak Day Summer Demand ~ 4 mgd

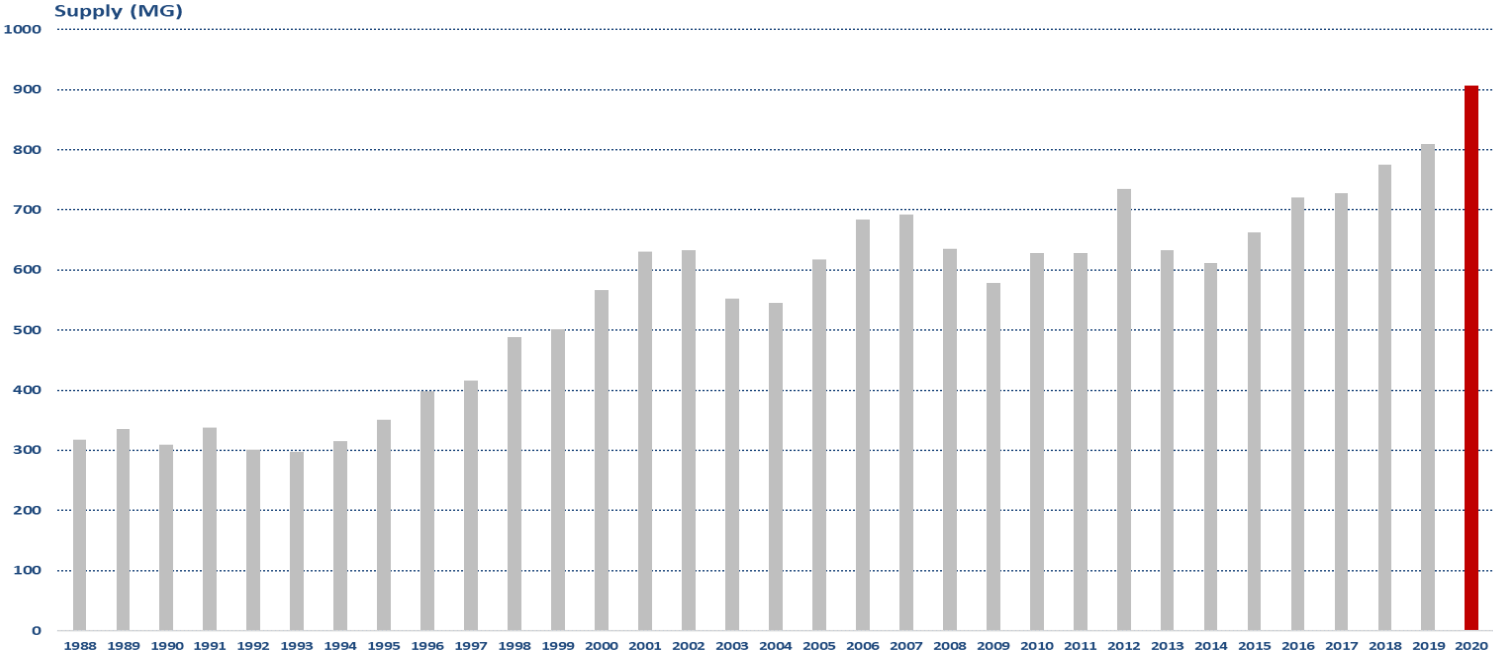
Windsor's Total Population
Estimate: 36,700

Windsor's Water Service Area
Population Estimate: 24,000 - 25,000





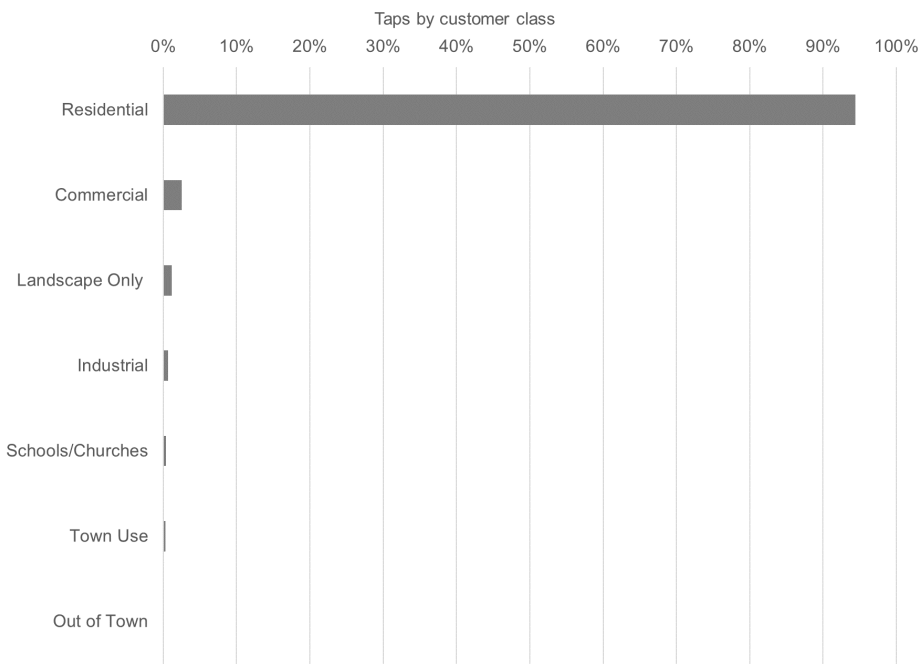
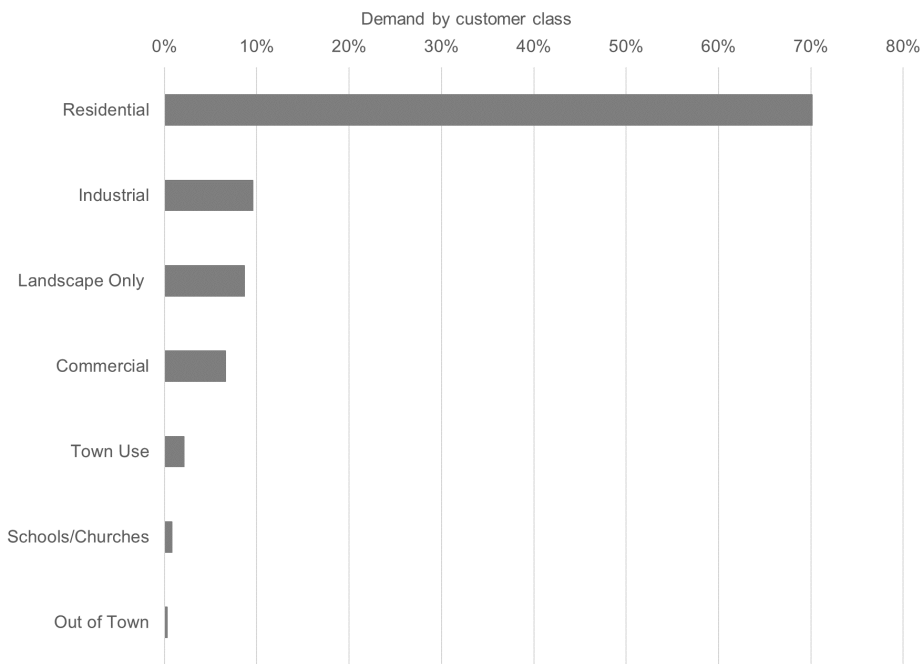
Annual Demand

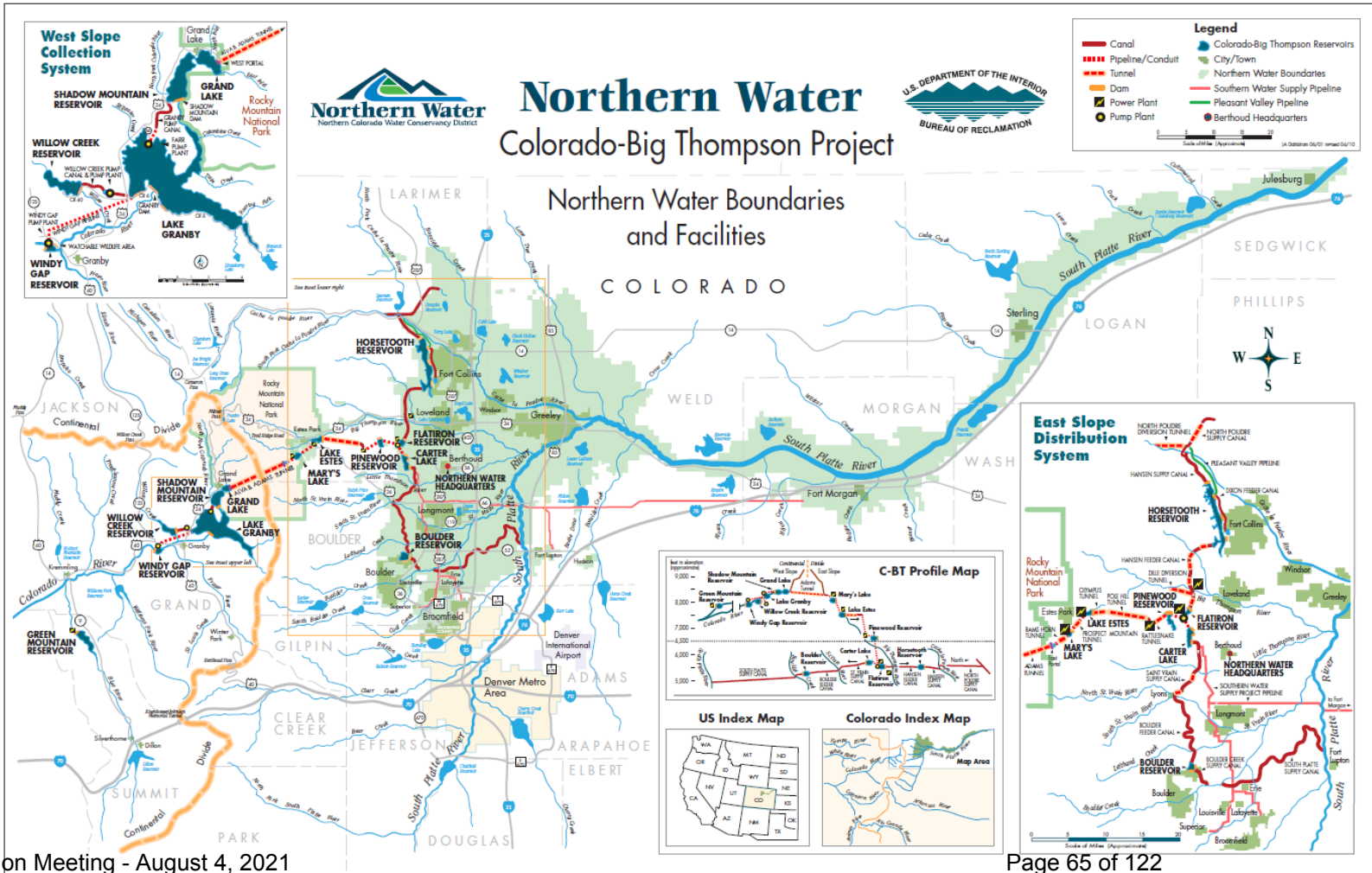


- Greeley: 212 million gallons
- FCLWD: 110 million gallons
- NWCWD: 588 million gallons



Water Use by Customer Class

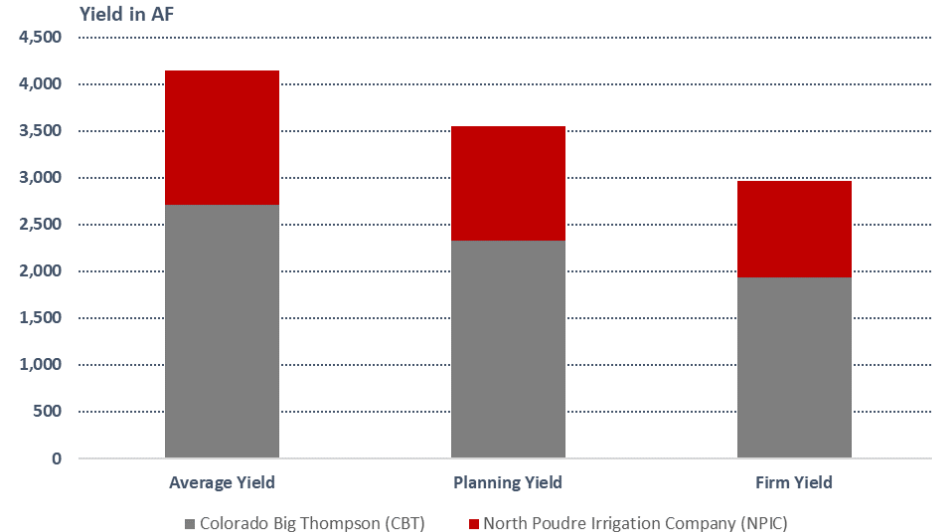






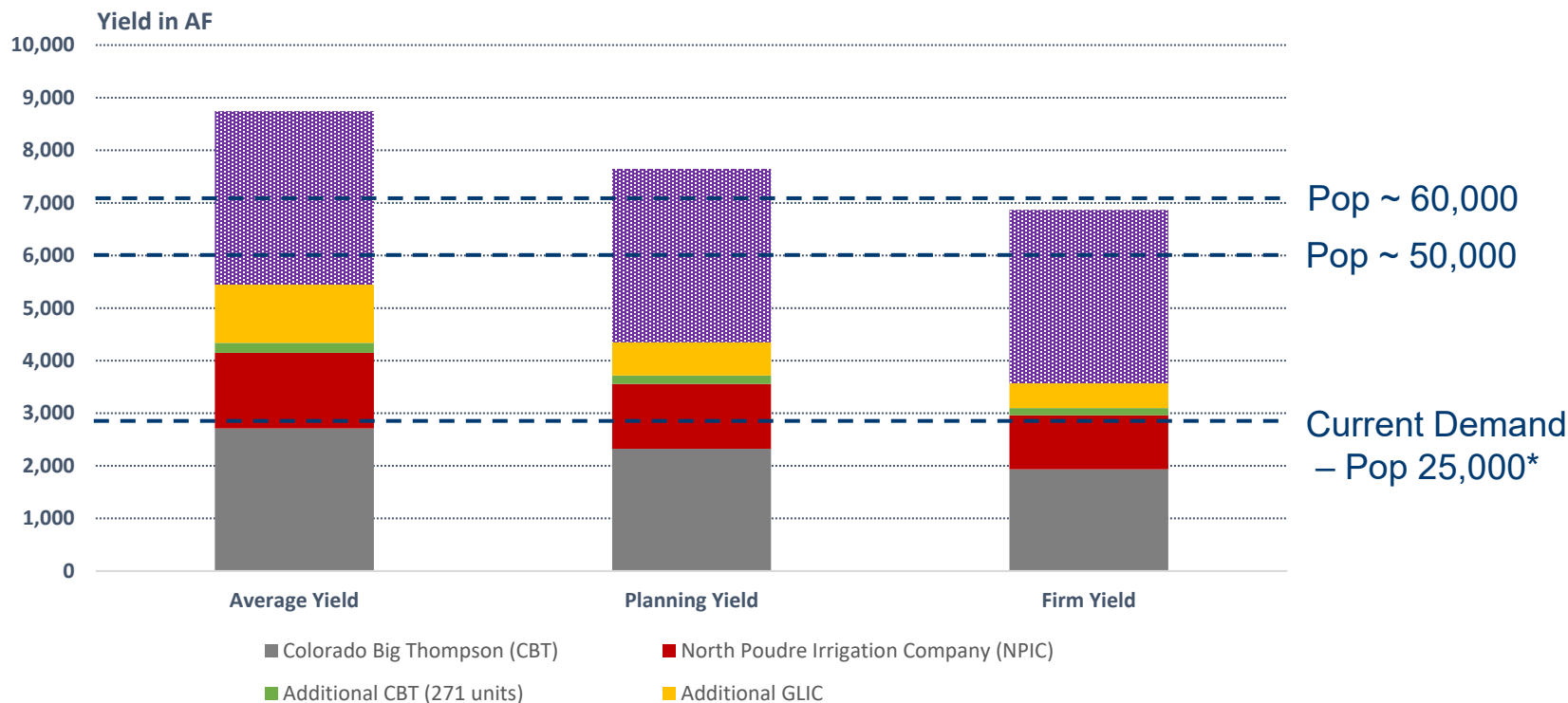
Treatable Water Sources

- Colorado Big Thompson Units
 - 3,969 units
 - Average Yield = 2,778 acre-feet
 - Firm Yield = 1,985 acre-feet
 - **Planning Yield = 2,381 acre-feet**
- North Poudre Irrigation Company
 - 533.75 shares (2,135 CBT units)
 - Average Yield = 1,495 acre-feet
 - Firm Yield = 1,068 acre-feet
 - **Planning Yield = 1,281 acre-feet**





Current + Anticipated Supply

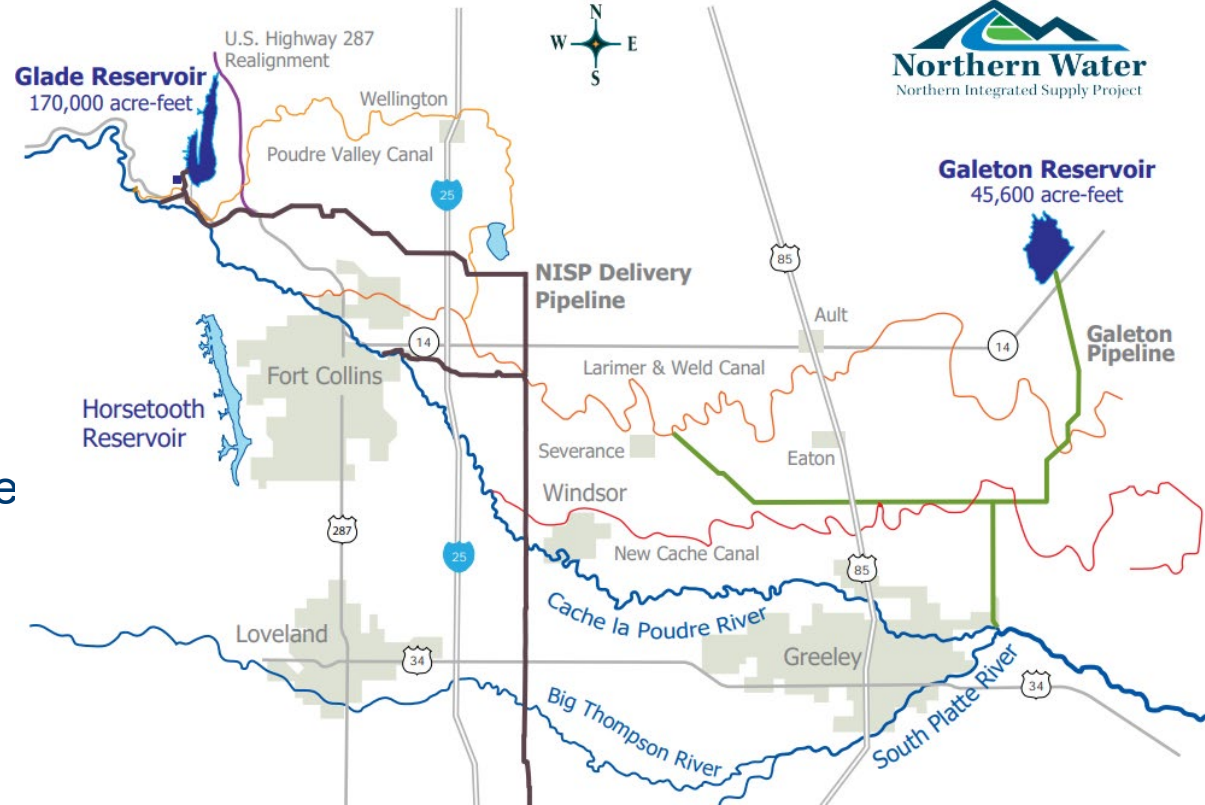




Northern Integrated Supply Project



- 3,300 acre-feet yield
- \$100+ million cost
- State of Colorado issued Water Quality Certification
- Larimer County Board of Commissioners approved the county 1041 permit
- Record of Decision (ROD) Spring 2021?





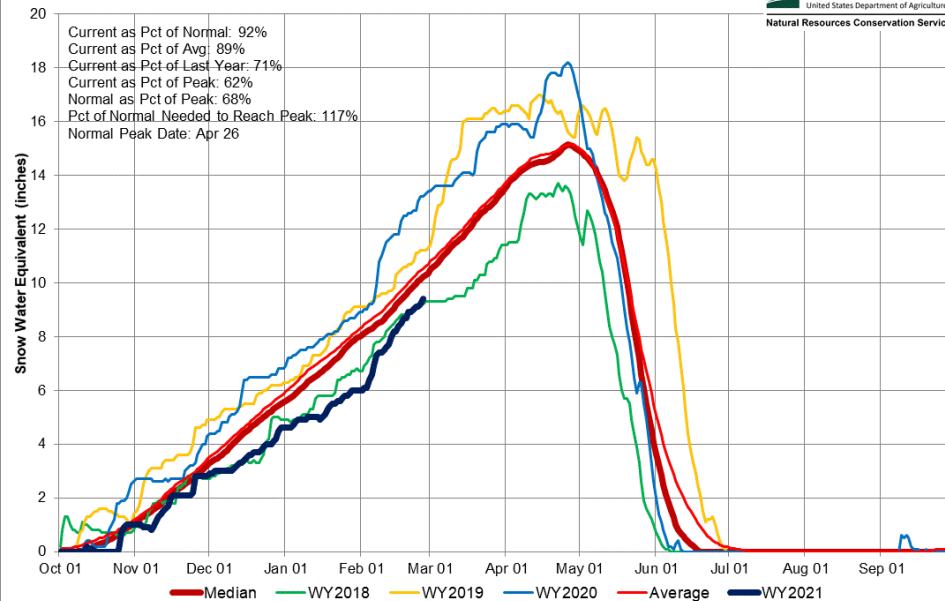
2021 Snowpack

Cache La Poudre Basin Snowpack Report March 1, 2021



South Platte River Basin Time Series Snowpack Summary

Based on Provisional SNOTEL data as of Feb 26, 2021



DWR Snow Courses	SWE	Historic Average	% of Average	% of Last Year	Average Depth
Deadman Hill	11.4	12.1	94	83	43
Joe Wright Snotel	14.5	16.4	88	80	52
Long Draw	12.8	12.4	103	77	48
Hourglass	4.6	5.9	78	59	23
Lost Lake	9.7	9.6	101	88	39
Bennett Creek	3.7	5.8	64	55	20
Chambers Hill	5.9	7.5	79	65	25
Red Feather	6.5	5.8	112	84	26

Basin Average

92% 76%

NRCS Snow Courses	SWE	30 yr Average	% of Average	% of Last Year	Average Depth
Cameron Pass	15.2	14.4	105	62	53
Deadman Hill Snotel	12.9	12.4	104	84	54
Chambers Lake	5.5	5.8	95	62	23
Big South	4.1	3.3	124	71	18

Basin Average

105% 69%



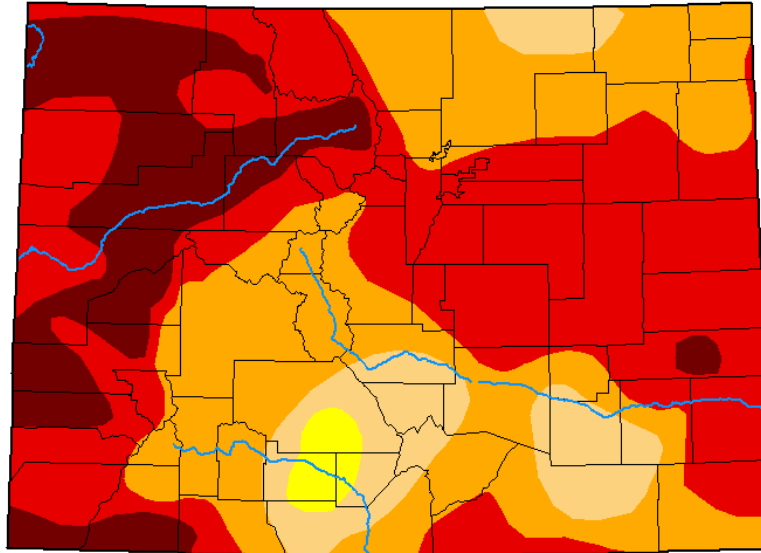
2021 Outlook

U.S. Drought Monitor Colorado

February 23, 2021

(Released Thursday, Feb. 25, 2021)

Valid 7 a.m. EST



Intensity:

- None
- D0 Abnormally Dry
- D1 Moderate Drought
- D2 Severe Drought
- D3 Extreme Drought
- D4 Exceptional Drought

The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.unl.edu/About.aspx>

Author:

David Miskus
NOAA/NWS/NCEP/CPC



Water Conservation Overview

Water Conservation Highlights

- Drought Management Plan
- Final year for washer and toilet rebates
- Mayor's Water Challenge
- Northern Water and Parks department audits
- Garden in a Box
- Landscape Bootcamp



Non-Potable Water System Overview



Private Non-Potable Dual – Use Systems



History

1994: Water Valley becomes Windsor's first development to propose building a dual water distribution system.

1995: Data for existing homes showed that approximately 50% of total water use was for indoor use.

2003: Passed ordinance requiring secondary water systems for irrigation of new residential development within the Town of Windsor urban growth boundary.

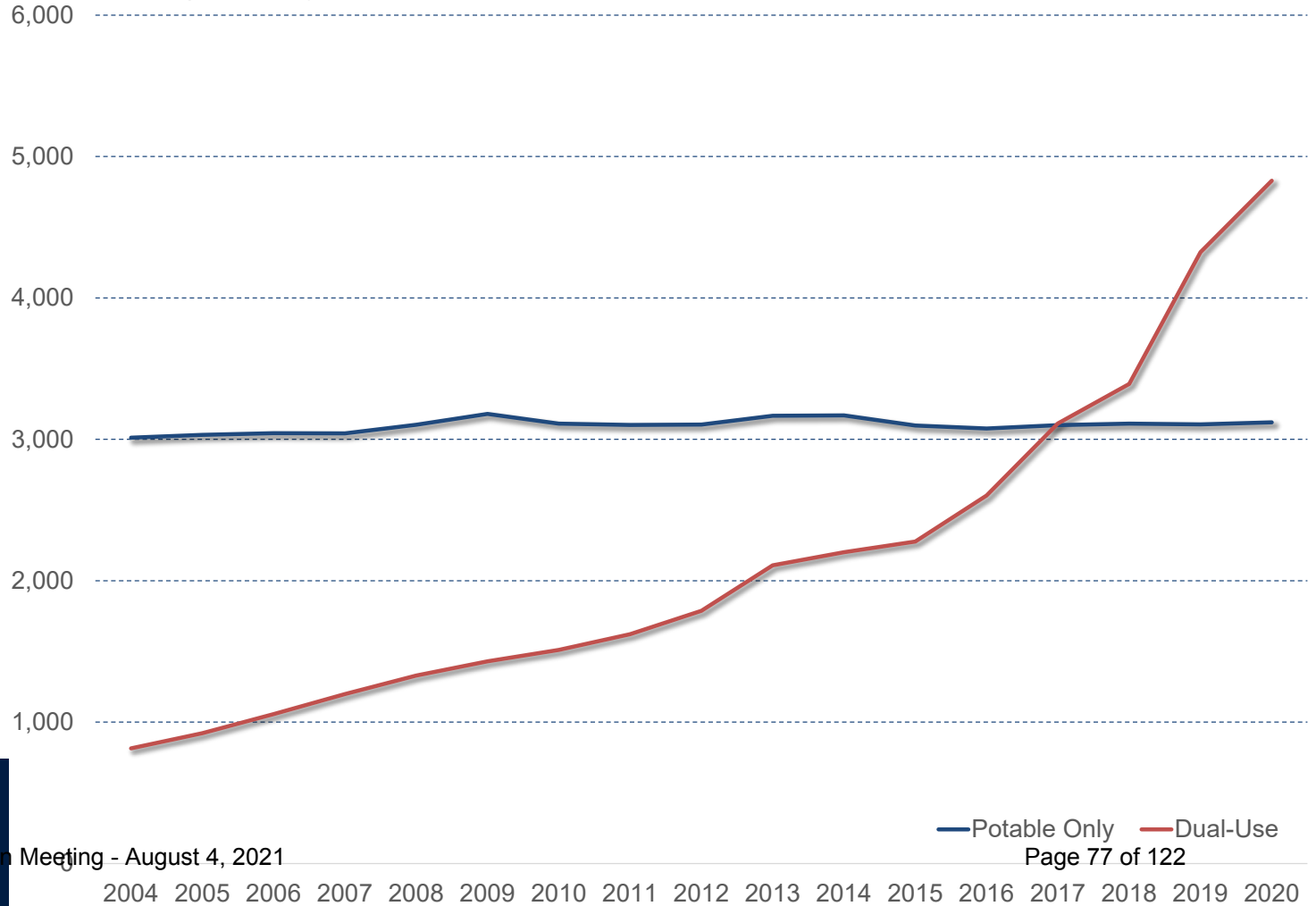


Ordinance

- Mandatory construction of non-potable secondary water systems for irrigation
- Systems privately managed by metropolitan districts, HOAs, or other public or private entity subject to approval by the Town of Windsor
- Established geographical areas where non-potable systems shall be required
- Construction of non-potable secondary water systems shall be a condition of annexation



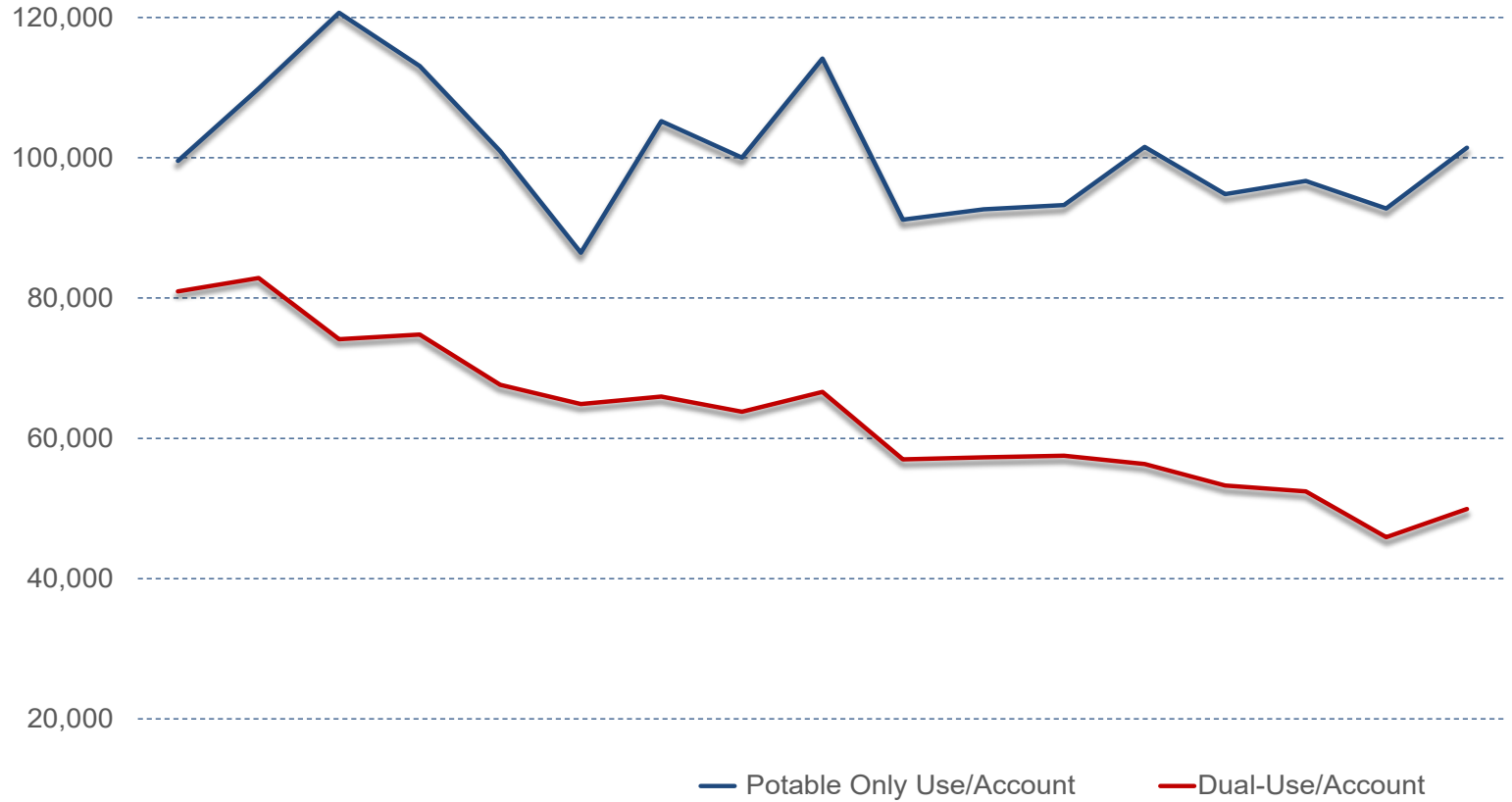
of Single - Family Residential Accounts



— Potable Only — Dual-Use



Gallons/Year





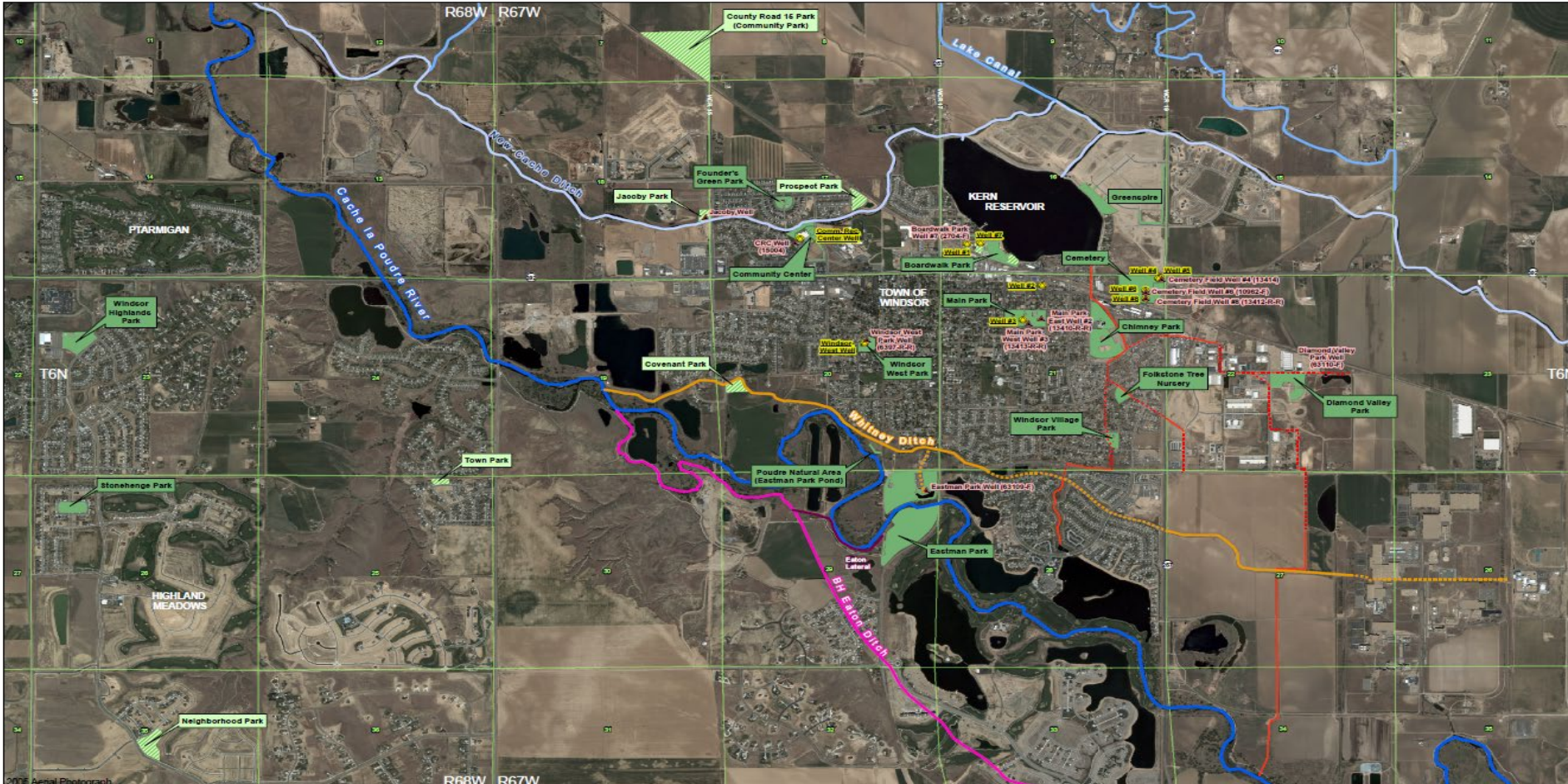
Benefits

- Benefits the ditch company and ag users – keeps water in the ditch
- Stretches the capacity of existing water treatment plants and delays the need to upgrade facilities or build new ones.

Benefits cont..

- Reduction in peak summer demands keeps costs of potable treatment lower.
- Keeps water in the river – supplies are not exchanged or diverted elsewhere for treatment.
- Environmental benefits – reduced chemical use, reduced transportation of supplies, reduction in harmful residuals processing

Town Non-Potable Use





water rights • planning • engineering

FROM ORIGINAL MAP:
KERN RESERVOIR &
DITCH COMPANY
WINDSOR PLAN
FOR AUGMENTATION

Altergott Exhibit Town of Windsor

Date: 06-13-2017

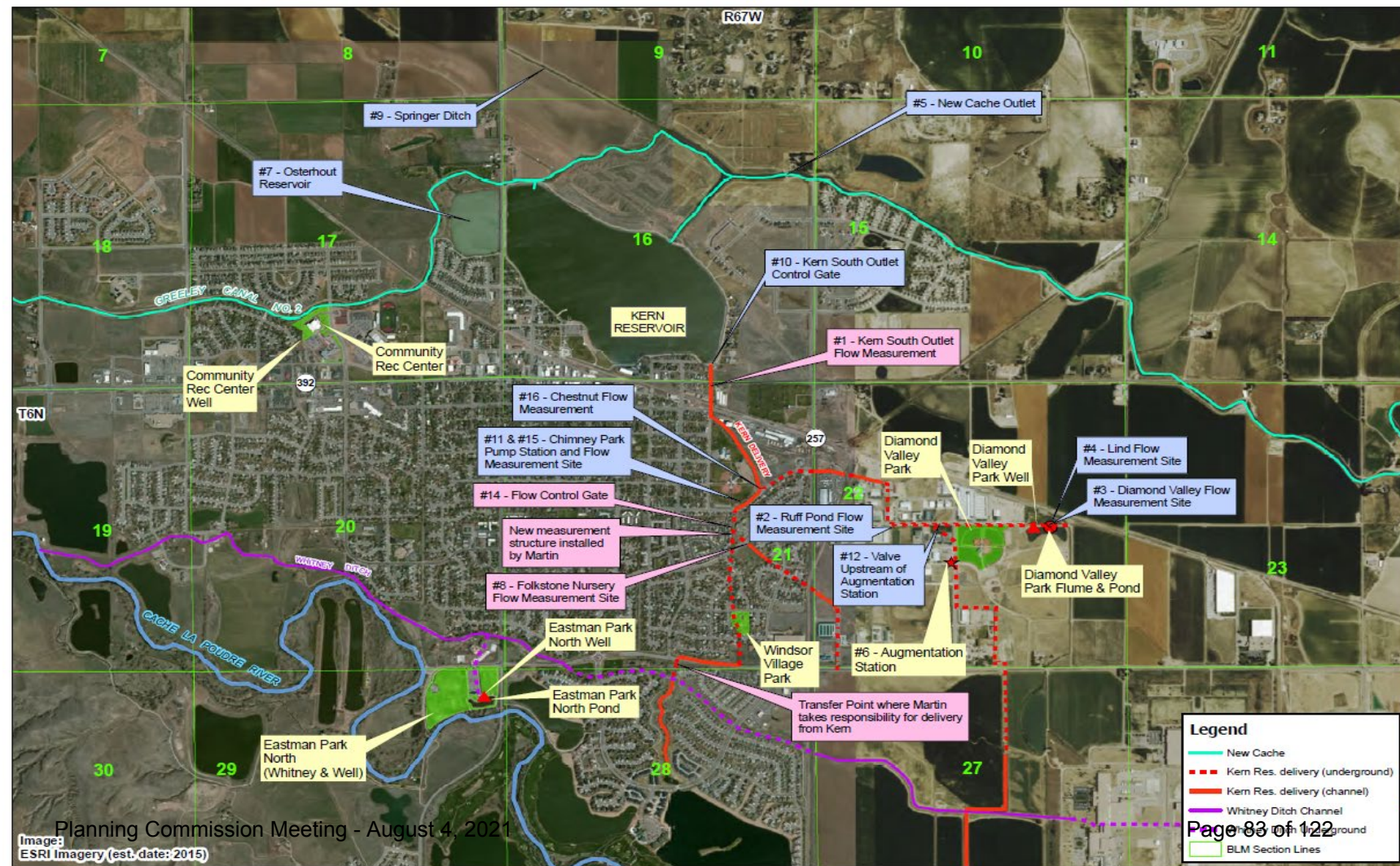
Drawn by: NEA

Scale: As Shown

Job No.: 09-280



0 395 790 1,580
Feet



Legend

- New Cache
- Kern Res. delivery (underground)
- Kern Res. delivery (channel)
- Whitney Ditch Channel
- BLM Section Lines

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Planning Commission Meeting - August 4, 2021

Image:
ESRI Imagery (est. date: 2015)

Kern Reservoir Water Rights

- Town owns 100% (100 shares) of the Kern Reservoir and Ditch Company
 - 1,800 acre-feet of storage
 - Irrigation of ~ 1,000 acres
 - Appropriation date of February 10, 1882
 - Case No. 02CW301
 - Annual Fill Limit of 1,277 acre-feet (1,048 average)
 - Return flow obligation of 518 acre-feet
 - Annual Consumptive Use Limit of 530 acre-feet
 - Front Range Energy 500 acre-feet augmentation lease
- Kern Junior Water Right
 - Case No. 02CW276
 - Reservoir enlargement in 2002
 - Claimed 1,966 acre-feet with right to fill and refill in priority



Kyger Reservoir

Lined Poudre River Storage

Kyger Reservoir

- 1,257 acre-feet of storage
- Water can be:
 - Gravity from river
 - Pumped from river
 - Pumped from reservoir
- 20 cfs flow (two pumps)
- Used for augmentation
 - Parks
 - School District
 - Kern RFO's
 - Non-potable irrigation
- Cost ~ \$5,000/AF





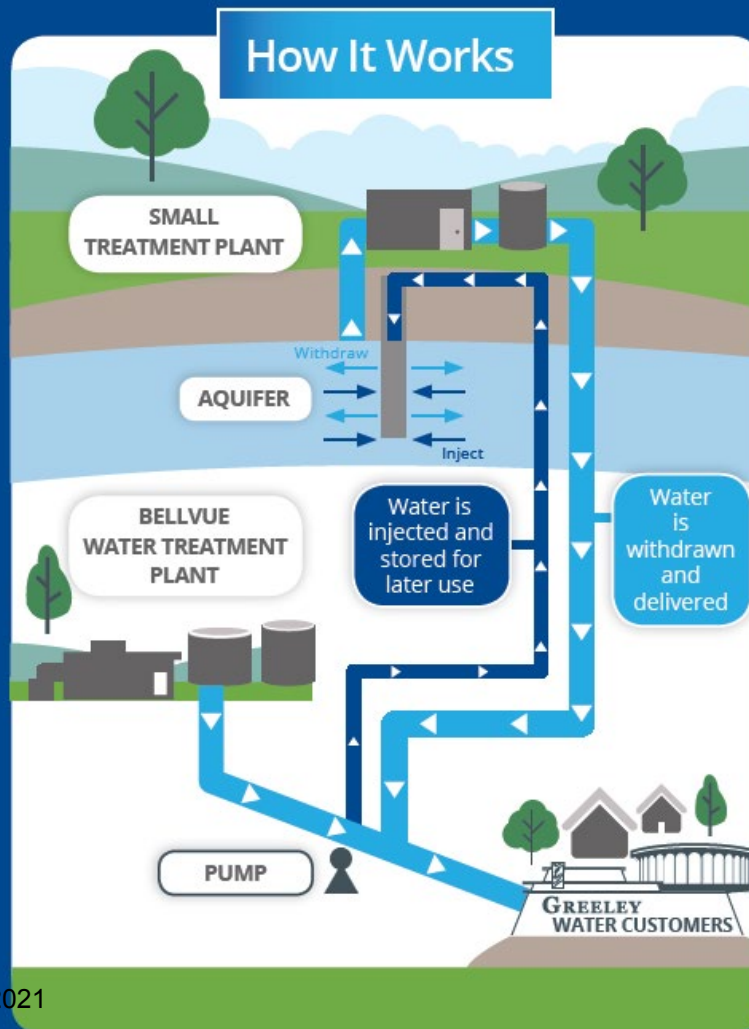
Challenges/Opportunities

- Windsor is growing rapidly
- Northern Integrated Supply Project (NISP)
 - Approval/Timing
 - Raw Water Dedication
 - Financing
- Regional Partnerships
 - Short-term treated water rentals
 - Water Treatment partnerships
- Wildfires
- Terry Ranch Project



Terry Ranch Project Aquifer Storage and Recovery (ASR)

- The Terry Ranch Project would develop approximately 1.2 million acre-feet of non-tributary groundwater from an underground aquifer located in northwest Weld County
- Terry Ranch would also help Greeley store water during wet years to be used in dry years
- Protection from forest fires
- Testing has shown that the Terry Ranch water has low levels of naturally occurring uranium, which can easily be treated and removed. Greeley's high mountain water also contains low levels of uranium.
- Greeley removes uranium and several other contaminants daily
- In a 30-day pilot test, Greeley proved it could treat Terry Ranch water to nondetectable limits of uranium





Thank you!

Planning Commission Meeting - August 4, 2021

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MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location: 6561 Crossroads Blvd./north of Crossroads Blvd., east of Hospitality Dr., south of Stallion Dr.
Re: Site Plan Review - Eagle Crossing Subdivision 10th - The Brands East Retail
Item #: •2.

Background/ Discussion:

- Administrative / Communication
- Staff Representative: Sandra Mezzetti, Planner II

ATTACHMENTS:

Description

- ▢ Staff Memo
- ▢ Site Plan



MEMORANDUM

Date: August 04, 2021
To: Planning Commission
From: Sandra Mezzetti, Planner II
Re: Staff Communication Item–Eagle Crossing 10th Filing Lot 2
Item #: D.2

Site Plan Summary

Owner: Martin Lind/Eagle Crossing Windsor LLC
Applicant: Colton Lind
Business: The Brands East Retail
Location: 6561 Crossroad Boulevard, North of Crossroads Boulevard, west of Hospitality Drive and south of Stallion Drive

Subdivision/Lot-Block: Eagle Crossing 10th Filing Lot 2

Zoning: Planned Unit Development (PUD)

Adjacent Zoning: North – PUD
East – PUD
South – GC
West – PUD

Overall development characteristics:

- Lot area: 1.75 acres
- Building area: Retail building – 9,800 s.f., Kiosk building – 1,500 s.f.
- Parking required: 50 spaces
- Parking provided: 56 spaces including 2 ADA spaces
- Required landscape/open space in the PUD Zone district: 10%
- Provided landscape/open space: 33.9%
- Access from Hospitality Drive via private drive

Building characteristics include:

- Building materials: Ledgerstone wainscot with precast sill, composite wall panels and wood grain siding and metal canopy.
- Both buildings are single story structures with a maximum building height of 24'-0".

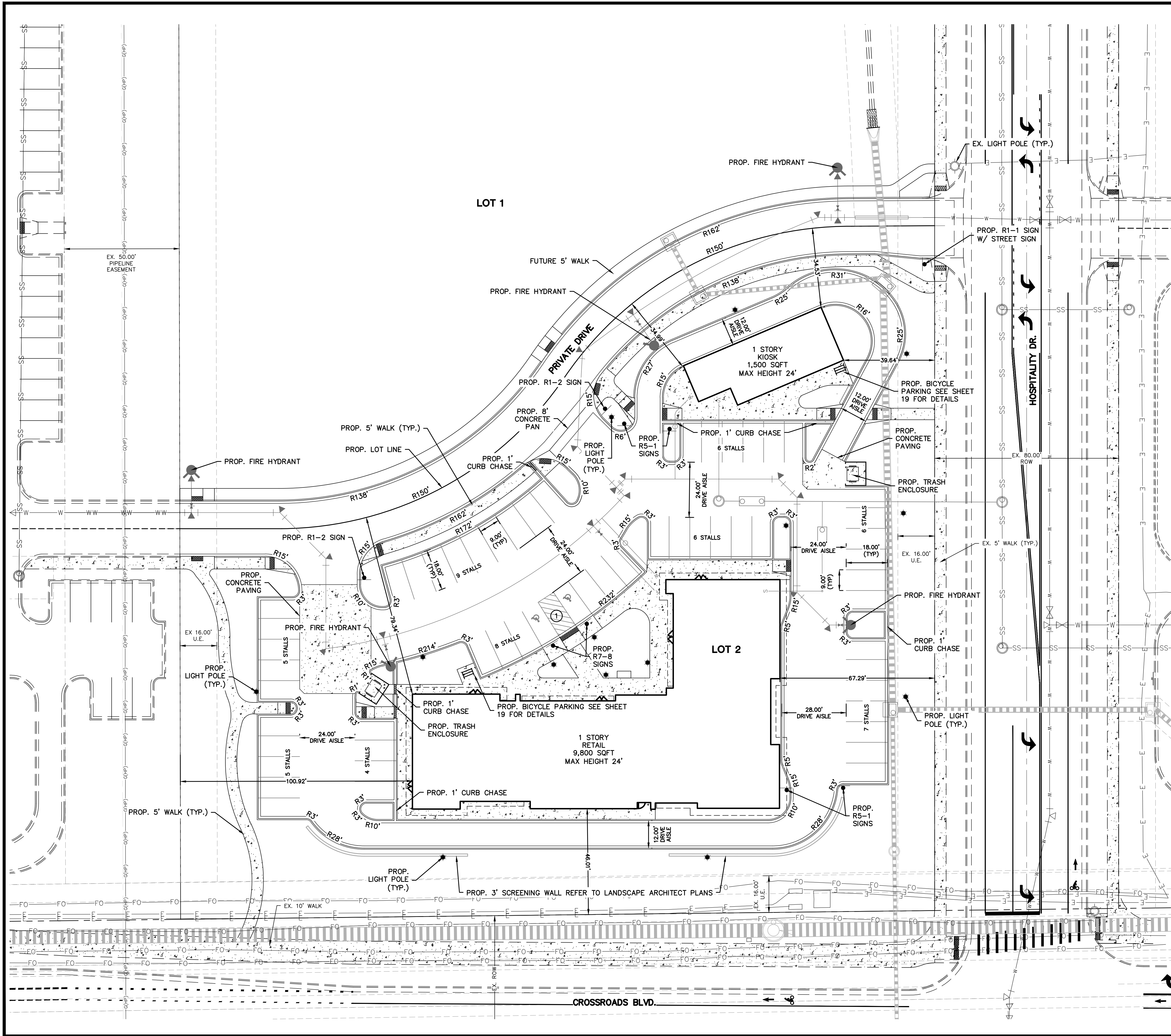
Comment Period

The site plan has been reviewed administratively by staff.

Attachments

Site plan, landscape plan, building elevations and building renderings

Please provide comments no later than Friday, August 6th, 2021.

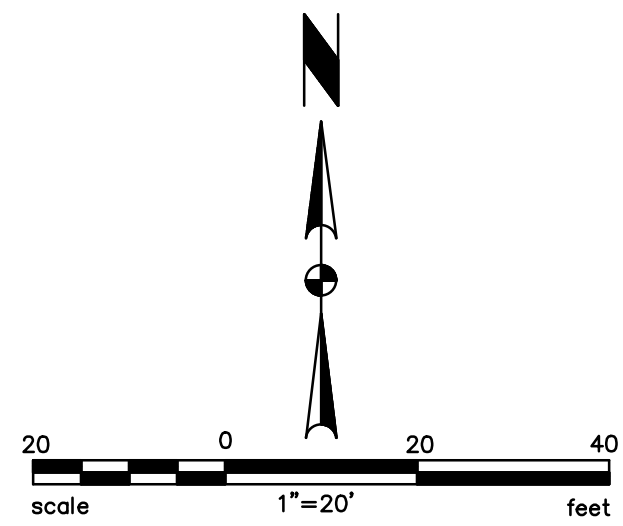
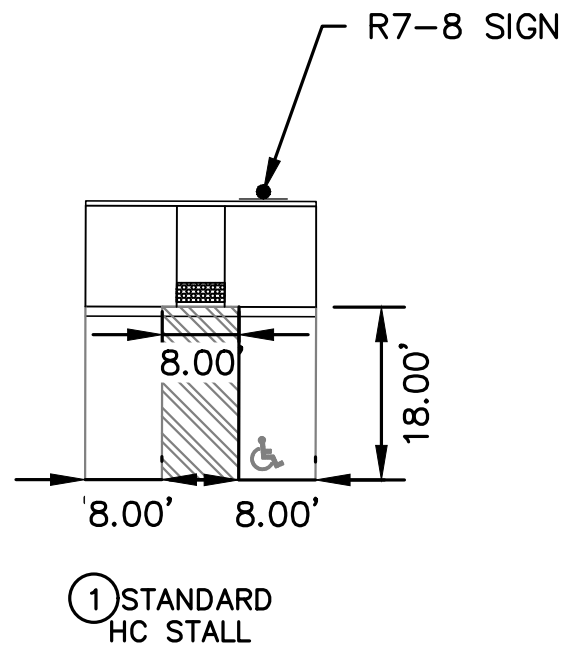


SITE DATA	
LEGAL DESCRIPTION:	
LOT 9, EAGLE CROSSING FOURTH FILING, SITUATE IN SECTION 35, TOWNSHIP 6 NORTH, RANGE 68 WEST, OF THE 6TH P.M.; TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO	
EXISTING ZONING:	PUD
SITE ACREAGE:	76,227 SF (1.75 ACRES)
TOTAL BUILDING AREA:	11,300 SF (2 BUILDINGS)
OCCUPANCY:	A (ASSEMBLY)
	M (MERCANTILE)
CONSTRUCTION TYPE:	V-B

LAND USE DATA TABLE		
BUILDINGS FOOTPRINT	11,300 SF	14.9%
CONCRETE	11,205 SF	14.7%
ASHPALT	27,865 SF	36.6%
AREA OF LANDSCAPING	25,850 SF	33.9%
TOTAL LOT AREA	76211 SF	100% (1.75 ACRES)

BUILDING SQ. FT. DATA	
KIOSK	1,500 SF
RETAIL	9,800 SF
TOTAL BUILDING	11,300 SF

PARKING SUMMARY	
RETAIL REQUIREMENTS:	
1/250 SF OF TOTAL BUILDING AREA	
9,800 SF / 250 = 39.2 PARKING SPACES	
FOOD/ DRINK REQUIREMENTS:	
1/200 SF OF TOTAL BUILDING AREA	
1,500 SF / 200 = 7.5 PARKING SPACES	
1/2 EMPLOYEES	
6 EMPLOYEES/2 = 3 PARKING SPACES	
TOTAL NUMBER OF SPACES REQUIRED:	
39.2 + 7.5 + 3 = 49.7 PARKING SPACES	
TOTAL NUMBER OF SPACES:	
PROVIDED: 56	
NUMBER OF ACCESSIBLE SPACES:	
PROVIDED: 2	



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

EAGLE CROSSING SUBDIVISION TENTH
FILING LOT 2 - SITE PLAN

SITE PLAN



NORRIS DESIGN
Planning | Landscape Architecture | Branding
244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.409.3414
www.norris-design.com

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

JOB NO. 0732.0056.00

SCALE 1" = 20'

DATE JUNE 29, 2021

SHEET

4 of 26

REVISIONS

DESCRIPTION

DATE

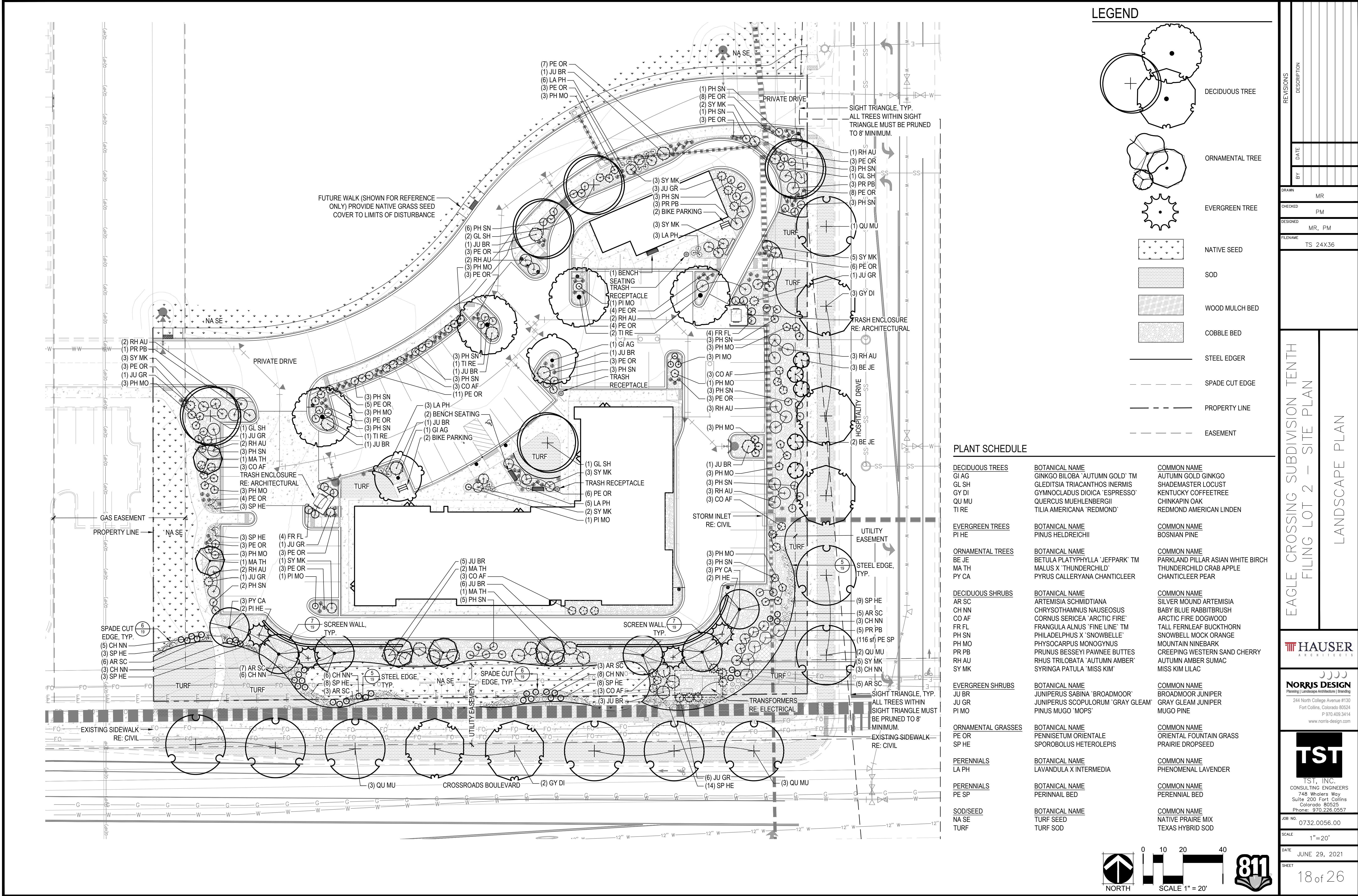
BY

DRAWN JSL

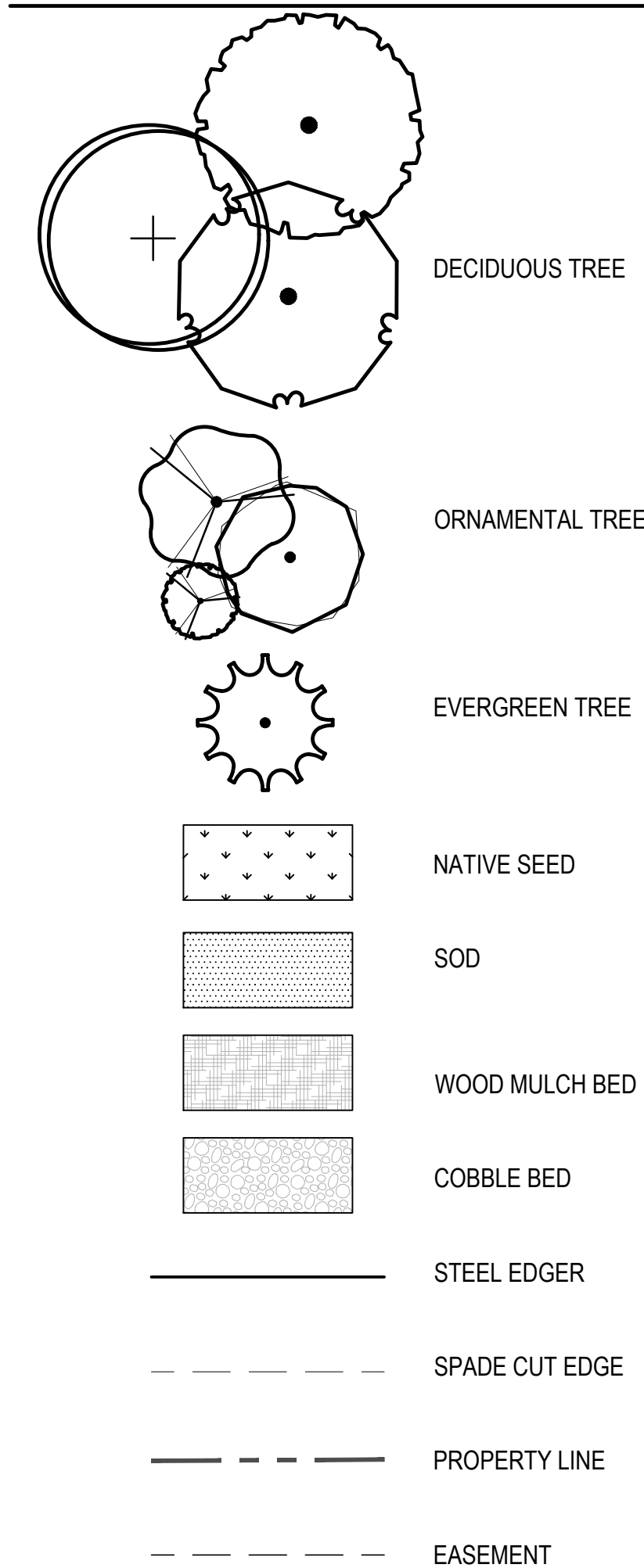
CHECKED JMJ

DESIGNED MPG

FILENAME 0056_Site Plan



LEGEND



PLANT SCHEDULE

DECIDUOUS TREES GI AG GL SH GY DI QU MU TI RE	BOTANICAL NAME GINKGO BILOBA 'AUTUMN GOLD' TM GLEDTISIA TRIACANTHOS INERMIS GYMNOCLADUS DIOICA 'ESPRESSO' QUERCUS MUEHLENBERGII TILIA AMERICANA 'REDMOND'	COMMON NAME AUTUMN GOLD GINKGO SHADEMASTER LOCUST KENTUCKY COFFEETREE CHINKAPIN OAK REDMOND AMERICAN LINDEN
EVERGREEN TREES PI HE	BOTANICAL NAME PINUS HELDREICHII	COMMON NAME BOSNIAN PINE
ORNAMENTAL TREES BE JE MA TH PY CA	BOTANICAL NAME BETULA PLATYPHYLLA 'JEFPARK' TM MALUS X 'THUNDERCHILD' PYRUS CALLERYANA CHANTICLEER	COMMON NAME PARKLAND PILLAR ASIAN WHITE BIRCH THUNDERCHILD CRAB APPLE CHANTICLEER PEAR
DECIDUOUS SHRUBS AR SC CH NN CO AF FR FL PH SN PH MO PR PB RH AU SY MK	BOTANICAL NAME ARTEMISIA SCHMIDTIANA CHRYSOTHAMNUS NAUSEOSUS CORNUS SERICEA 'ARCTIC FIRE' FRANGULA ALNUS 'FINE LINE' TM PHILADELPHUS X 'SNOWBELLE' PHYSOCARPUS MONOGYNUS PRUNUS BESSEYI PAWNEE BUTTES RHUS TRILOBATA 'AUTUMN AMBER' SYRINGA PATULA 'MISS KIM'	COMMON NAME SILVER MOUND ARTEMISIA BABY BLUE RABBITBRUSH ARCTIC FIRE DOGWOOD TALL FERNLEAF BUCKTHORN SNOWBELL MOCK ORANGE MOUNTAIN NINEBARK CREEPING WESTERN SAND CHERRY AUTUMN AMBER SUMAC MISS KIM LILAC
EVERGREEN SHRUBS JU BR JU GR PI MO	BOTANICAL NAME JUNIPERUS SABINA 'BROADMOOR' JUNIPERUS SCOPULORUM 'GRAY GLEAM' PINUS MUGO 'MOPS'	COMMON NAME BROADMOOR JUNIPER GRAY GLEAM JUNIPER MUGO PINE
ORNAMENTAL GRASSES PE OR SP HE	BOTANICAL NAME PENNISETUM ORIENTALE SPOROBOLUS HETEROLEPIS	COMMON NAME ORIENTAL FOUNTAIN GRASS PRAIRIE DROPSSEED
PERENNIALS LA PH	BOTANICAL NAME LAVANDULA X INTERMEDIA	COMMON NAME PHENOMENAL LAVENDER
PERENNIALS PE SP	BOTANICAL NAME PERINNAIL BED	COMMON NAME PERENNIAL BED
SOD/SEED NA SE TURF	BOTANICAL NAME TURF SEED TURF SOD	COMMON NAME NATIVE PRAIRE MIX TEXAS HYBRID SOD

REVISIONS

DESCRIPTION

DATE

BY

DRAWN

MR

CHECKED

PM

DESIGNED

MR, PM

FILENAME

TS 24X36

EAGLE CROSSING SUBDIVISION TENTH
FILING LOT 2 – SITE PLAN

LANDSCAPE PLAN

HAUSER
ARCHITECTS

NORRIS DESIGN
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TST
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Phone: 970.226.0557

JOB NO.
0732.0056.00

SCALE
1"=20'

DATE
JUNE 29, 2021

SHEET
18 of 26

EAST ELEVATION

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4 WEST ELEVATION

4 WEST ELEVATION

ELEVATIONS

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244 North College Avenue #130
Fort Collins, Colorado 80524
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JOB NO. 0732.0056.00

SCALE 1/8" = 1'-0"

DATE MARCH 30, 2021

SHEET

23 OF 26





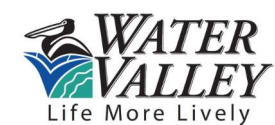
Brands East Retail

02.18.2021

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PERSPECTIVE VIEWS





Brands East Retail

02.18.2021
Planning Commission Meeting - August 4, 2021



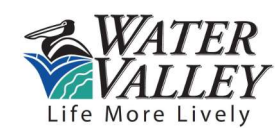
Brands East Retail

02.18.2021

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PERSPECTIVE VIEWS





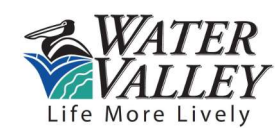
Brands East Retail

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PERSPECTIVE VIEWS





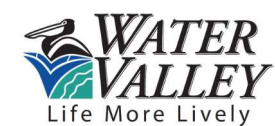
Brands East Retail

02.18.2021

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PERSPECTIVE VIEWS





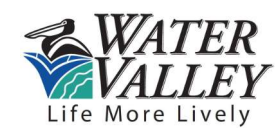
Brands East Retail

02.18.2021

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PERSPECTIVE VIEWS





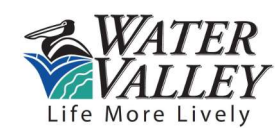
Brands East Retail

02.18.2021

Planning Commission Meeting - August 4, 2021

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PERSPECTIVE VIEWS





MEMORANDUM

Date: August 4, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: 753 Champion Drive / Southwest Corner of Champion Drive and Weld County Road 17 (WCR 17)
Re: Site Plan Review - South Gate Business Park Subdivision (Woodward Expansion/Redevelopment)
Item #: •3.

ATTACHMENTS:

Description

- ▢ Staff Memo & Application Materials



MEMORANDUM

Site Plan Summary

Owner: Steve Stiesmeyer, Woodward Inc.
Applicant: Wayne Timura, Next Level Development Woodward
Business: Woodward, Inc.
Location: 753 Champion Drive / South Gate Business Park – Southwest Corner of Champion Drive and Weld County Road 17 (WCR 17)

Subdivision/Lot-Block: South Gate Business Park, Block 1, Lot 1

Zoning: General Commercial (GC)
Special District: Windsor-Greeley Intergovernmental Agreement (IGA) – land use designation of Primary Employment.
Adjacent Zoning: North – General Commercial (GC), Town of Windsor
East – Holding Agriculture (HA), City of Greeley
South – US Highway 34, unincorporated Weld County (Town of Johnstown Growth Management Area)
West – GC (Town of Windsor)

Overall development characteristics:

- Lot area: 9.575 acres
- Building area. *Total s.f. expansion: 5,100 s.f.*
 - Existing: 39,500 s.f. (footprint) / 45,422 s.f. (total)
 - Proposed: 44,660 s.f. (footprint) / 50,522 s.f. (total)
 - 1st floor – 44,600 s.f.
 - 2nd floor – 5,922 s.f.
- Building height: 30'
- Required landscape/open space in GC zone district: 20%
- Landscaping. *Total increase: 1.6%*
 - Existing: 34.8%
 - Proposed: 36.4%
- Existing parking: 127 spaces (3 ADA)
- Proposed parking: 220 spaces (7 ADA)

Building characteristics include:

- Building materials: glass, architectural metal panels (Kingspan). See elevations for further detail.

Comment Period

The site plan has been reviewed administratively by staff.

Please provide comments no later than Friday, August 6th, 2021.

Attachments

Applicant narrative, site plan, landscape plan, and building elevations; illustration of overall campus layout, landscape plan, building elevations and site amenities.



1-SP-ADMIN-NARR
Windsor Administrative Site Plan Application Project Narrative

Woodward ATF 753 Champion Drive
Woodward Technology Center
WTC2 Phase 1 Building Addition

Woodward initially leased then purchased 871 Champion Drive (WTC1) and has been operating Research and Development at this site since 2013. Woodward now plans to relocate an engineering and product development test center from Loveland to the adjacent property at 753 Champion Drive (WTC2) that they recently purchased.

A significant investment will be made by Woodward to renovate and significantly upgrade the 753 Champion Drive facility and site to accommodate the complex Air Valve Engineering and Test operations ATF. Initially, this review package represents a small building addition as an initial phase of more extensive campus-wide improvements envisioned for the future. For this initial Phase 1, a 5,100± square foot building addition is planned on the northwest corner of the existing facility at 753 Champion to accommodate large air compressors required for the testing function. It is anticipated that the height of the addition new parapet would be not more than 18" above the existing. The planned building addition will be constructed with a metal panel façade to complement the existing building elevations. Building elevations and a photo of the architectural metal panel have been included on the drawings for review.

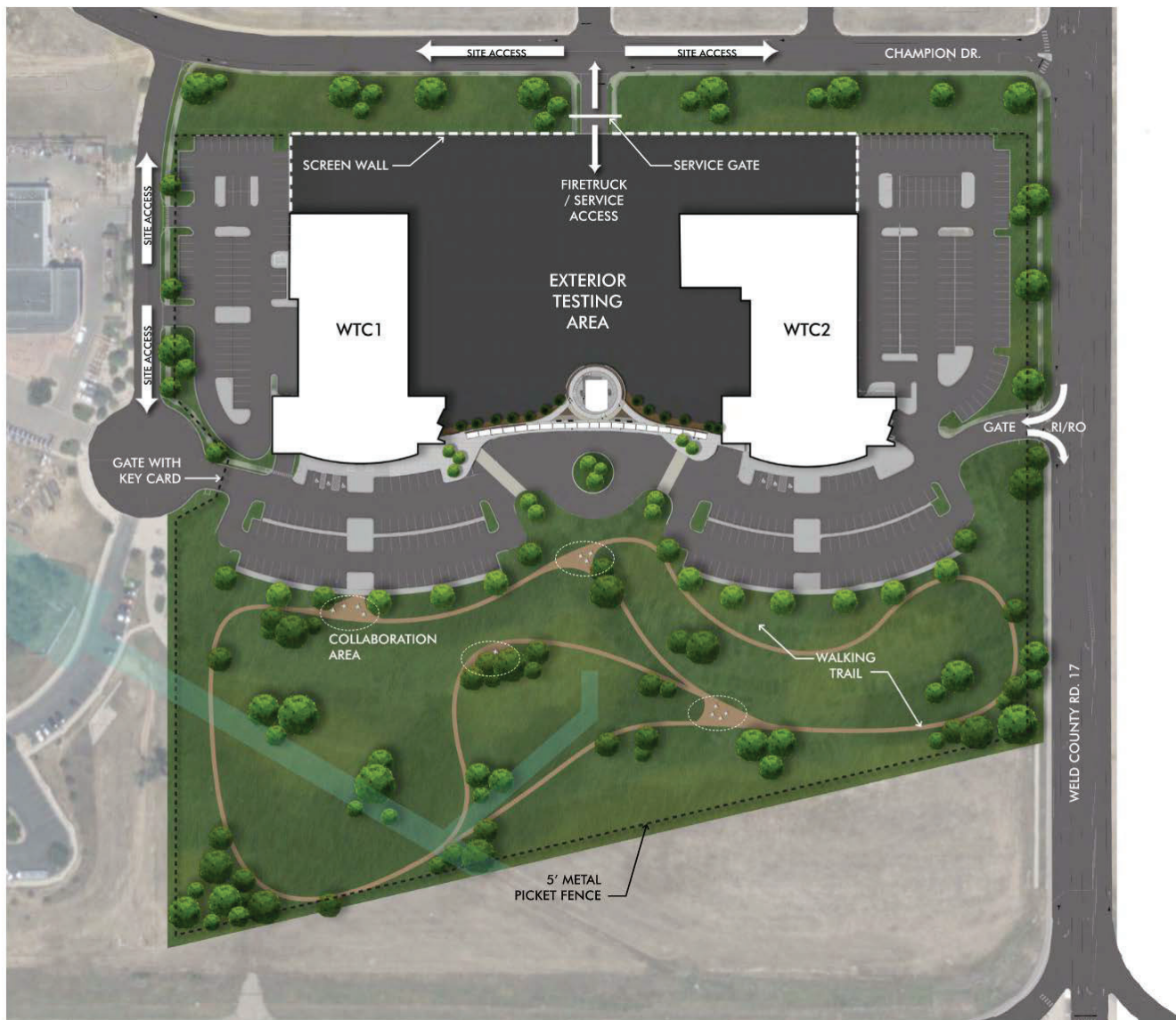
Planned exterior improvements will include installation of nitrogen tanks on the north side of the existing facility plus air tanks and air coolers on the west building addition. New electrical transformers are planned to be located on the west side of the existing facility adjacent to an existing transformer. The equipment will be screened using a CMU wall panel system. However, a precast concrete or metal screen wall system is being considered as a more cost-effective solution.

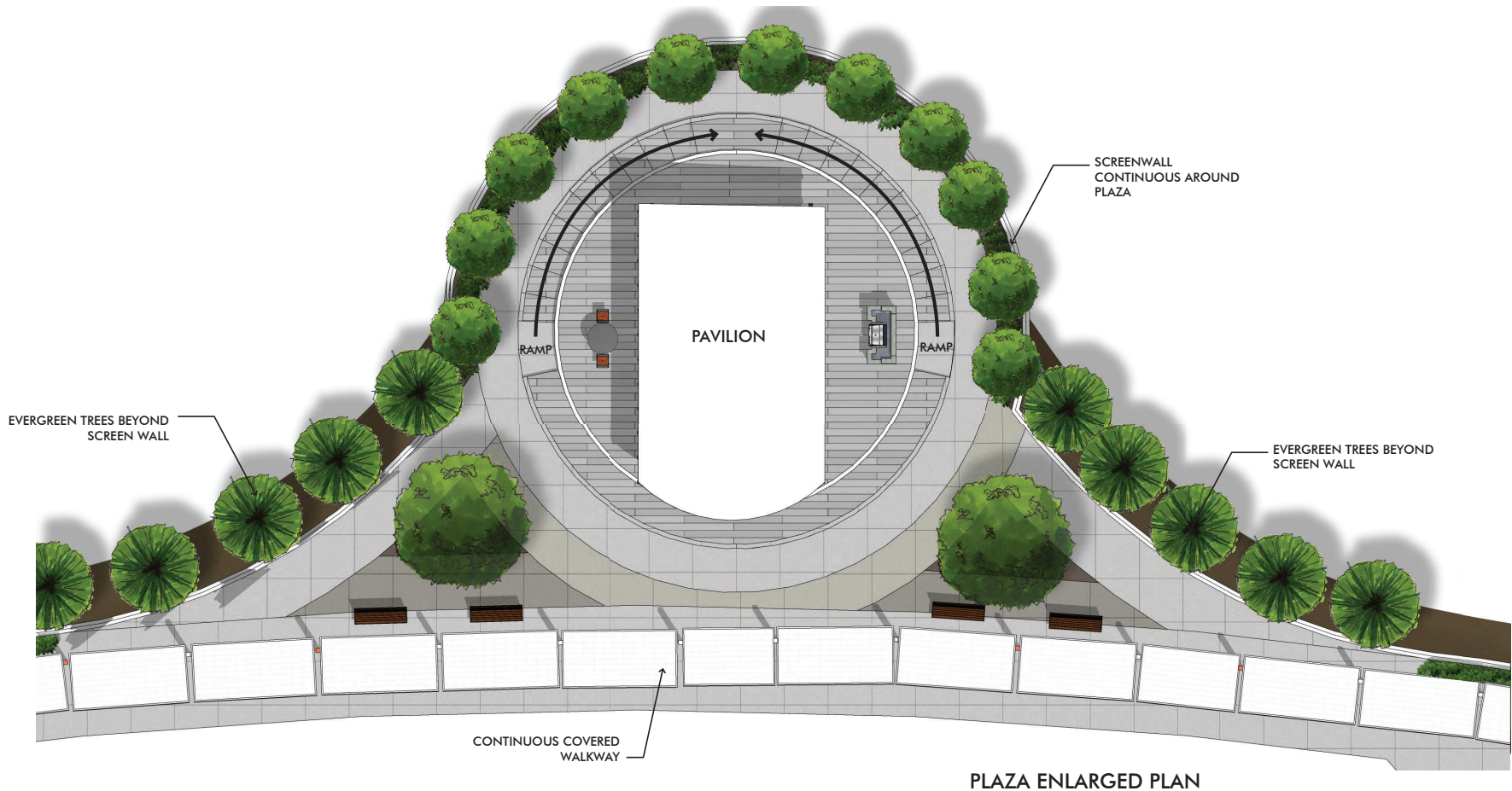
For reference, the attached master plan site rendering shows future more significant improvements to upgrade the functionality and aesthetics of the campus. These improvements will be designed and submitted for review by the City of Windsor through one or more Qualified Industrial Site Plan review processes. Based on the January 2021 DRC review and subsequent discussions this small building addition Phase 1 can be processed through an Administrative Site Plan review to allow the building renovations and site improvements to begin relatively quickly.

Over time, Woodward's planned operations for the 753 Champion facility will focus on engineering design and analysis of new products for use in aircraft engine applications, which will include air valves and other controls and related components to improve fuel efficiency and emissions of future aircraft. Testing will be conducted for research, development, and qualification of such components, including testing with high pressure air and at simulated high temperature engine conditions. It is anticipated that Woodward will add other testing capabilities to the campus over the next 5 to 10 years. It is expected that, at WTC2 Phase 1 occupancy, the WTC campus will grow from the existing 70 members/employees on campus to about 140, and then could grow to 200 in 5 to 10 years.

Commercial Real Estate, Development and Construction Management

735 Lancers Court West, Suite 100, Monument, CO 80132
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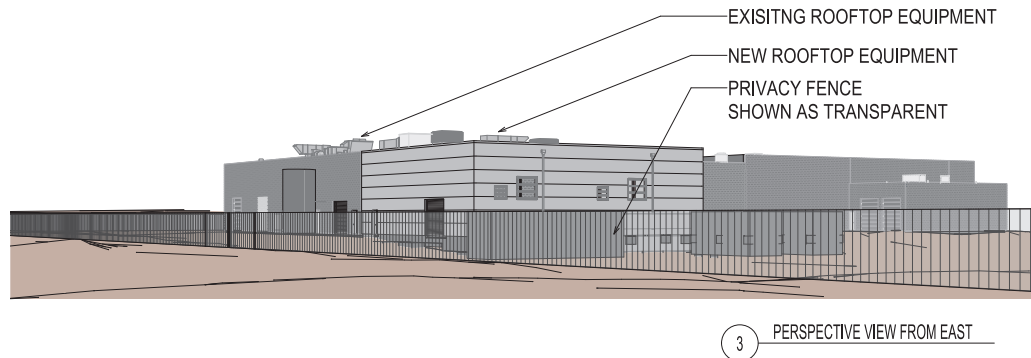
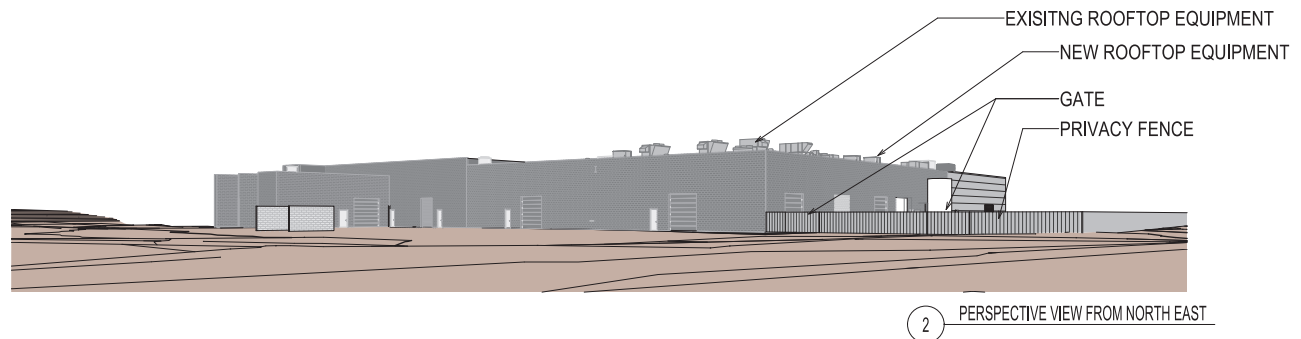
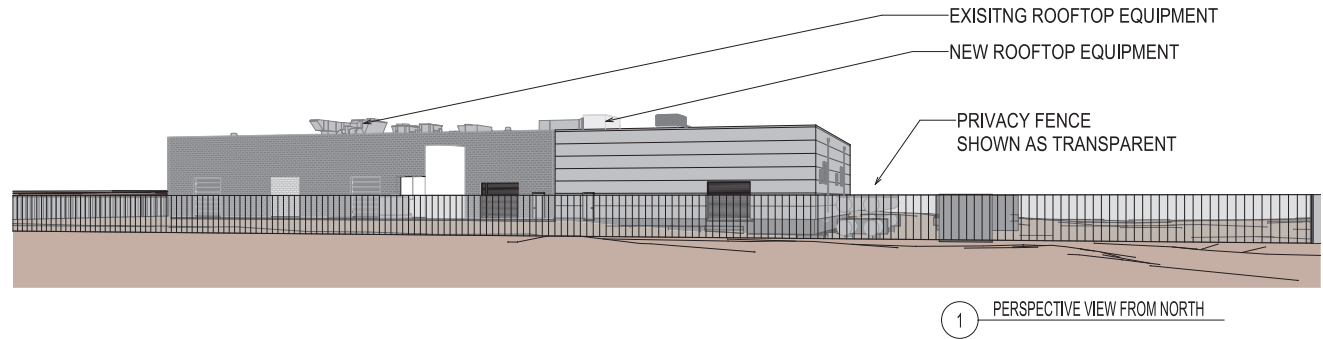




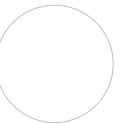




SOUTH GATE BUSINESS PARK SUBDIVISION, BLOCK 1, LOT 1
 SITE PLAN - PHASE 2
 753 CHAMPION DRIVE, WINDSOR, CO
 (WOODWARD ATF EXPANSION)



WOODWARD ATF
 753 CHAMPION DR, WINDSOR COLORADO



REVISION	DATE
100% CONSTRUCTION DOCUMENTS	
Project Number	20192.00
Date	8/11/2021
Drawn By	Author
Checked By	Checker
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ARCHITECTURAL PERSPECTIVES	



AS - 102

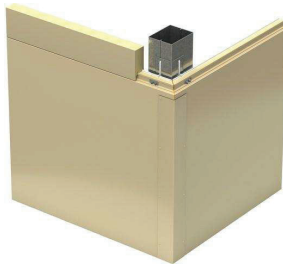
3 of 13

SOUTH GATE BUSINESS PARK SUBDIVISION, BLOCK 1, LOT 1
 SITE PLAN - PHASE 2
 753 CHAMPION DRIVE, WINDSOR, CO
 (WOODWARD ATF EXPANSION)

WALL CLADDING LEGEND

- M1 - ARCHITECTURAL METAL WALL PANEL, COLOR: TBD
- M2 - METAL PANEL, PRIVACY FENCE, VERTICAL
- M3 - METAL PANEL, ENTRY WALL, HORIZONTAL
- ST - EXISTING STUCCO, COLOR: TBD

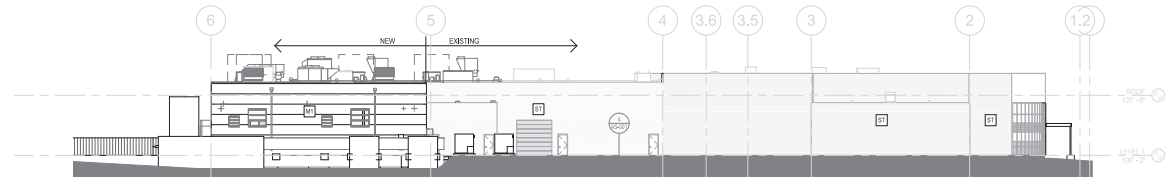
METAL PANEL M1 PROFILE (COLOR TBD)



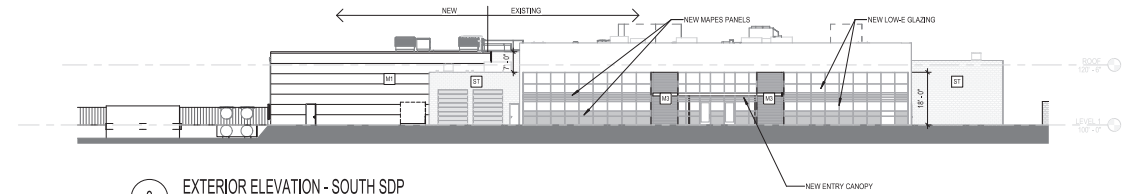
METAL PANEL M2 & M3 PROFILE AND COLOR:
 KINGSPAN ARCHITECTURAL METAL PANEL
IC72-Panel (36")



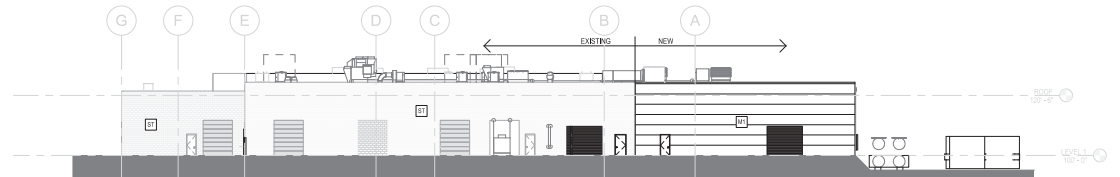
Charcoal (17)
 SR = 0.30 TE = 0.87 SRI = 31



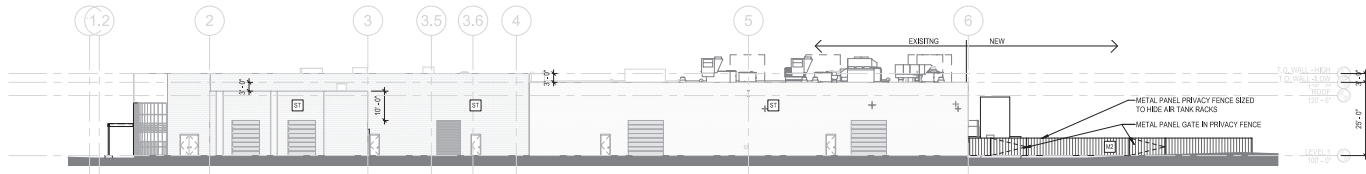
4 EXTERIOR ELEVATION - WEST SDP
 1" = 20'-0"



3 EXTERIOR ELEVATION - SOUTH SDP
 1" = 20'-0"



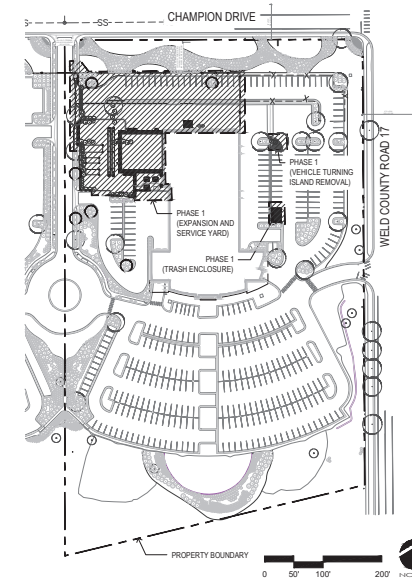
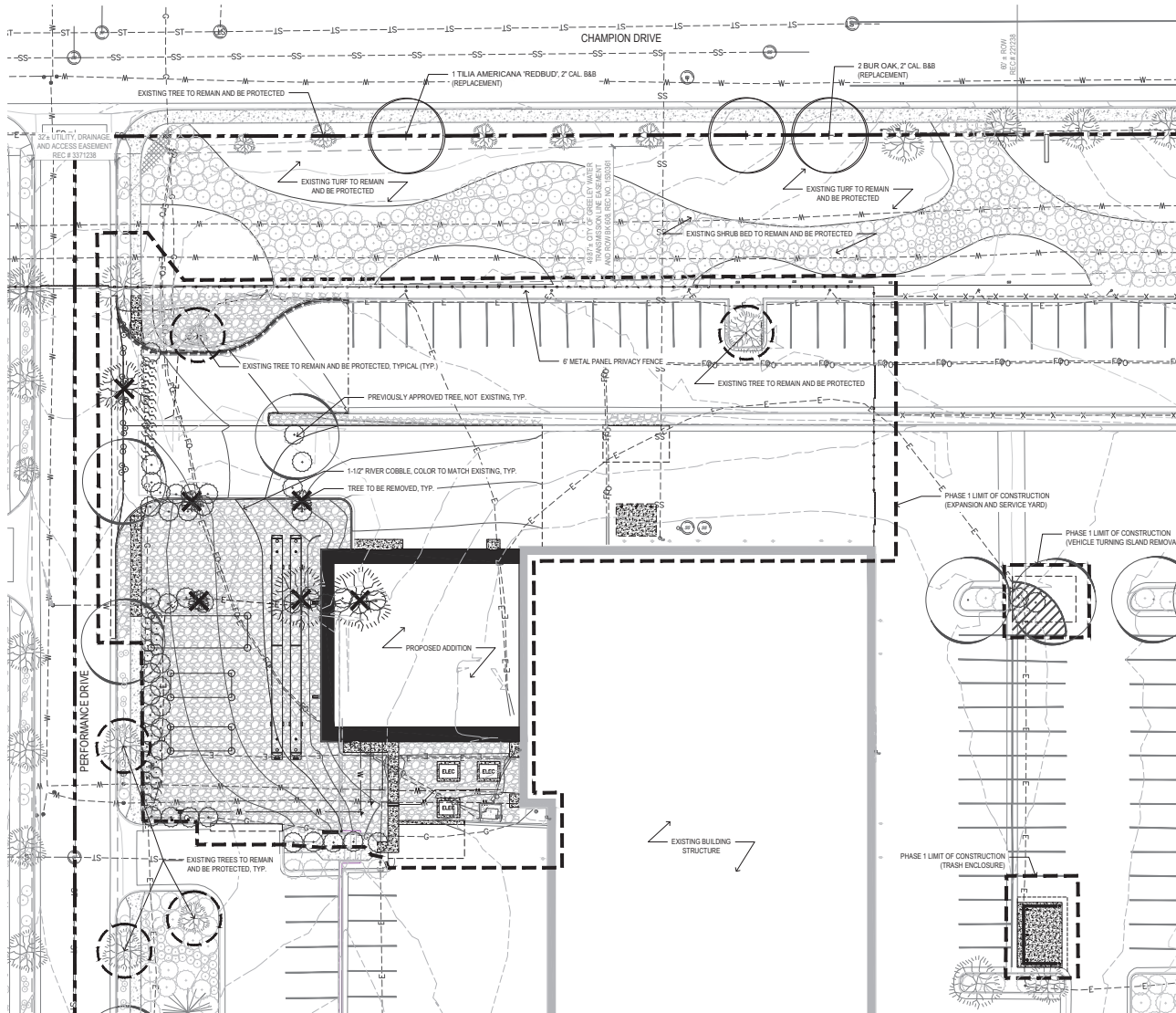
2 EXTERIOR ELEVATION - NORTH SDP
 1" = 20'-0"



1 EXTERIOR ELEVATION - EAST SDP
 1" = 20'-0"



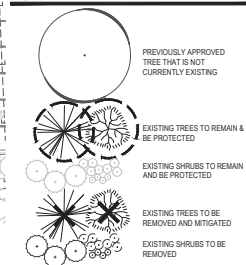
SOUTH GATE BUSINESS PARK SUBDIVISION, BLOCK 1, LOT 1
SITE PLAN - PHASE 2
753 CHAMPION DRIVE, WINDSOR, CO
(WOODWARD ATF EXPANSION)



LANDSCAPE NOTES

- All plant materials shall be in accordance with American Association of Nurserymen specification for number one grade.
- All turf areas to be irrigated with automatic pop-up irrigation system. All shrub beds and trees to be irrigated with an automatic drip (trickle) irrigation system, or acceptable alternative. The irrigation system is to be adjusted to meet the water requirements of the individual plant material.
- All trees to be balled and burlapped, root control bag, or containerized.
- All shrub beds to be mulched with wood mulch (2" average depth) on tyar filter fabric.
- Edging between grass and shrub beds shall be 18" x 4" steel set level with top of soil.
- 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.
- The owner will be responsible for landscape maintenance including the plantings in public street rights-of-way.
- Street and ornamental trees shall be planted no closer than forty (40) feet and fifteen feet respectively from street lights. No trees shall be planted within ten (10) feet from water and sewer lines, four (4) feet from gas, telephone and electric utilities, and ten (10) feet from any driveway.
- Minimum clearance of three (3) feet on each side of fire department connection (FDC). No vegetation other than turf or ground covers planted in front of FDC.
- The irrigation system shall be reviewed and approved by the Town's Water Department prior to issuance of a building permit. The irrigation system must be installed or secured with a financial instrument deposited with the Town prior to issuance of a certificate of occupancy for the building.
- Developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so the proposed grading, storm drainage, or other construction does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- Prior to installation of plant materials, areas that have been compacted shall be thoroughly loosened. Organic amendments such as compost, peat, or aged manure shall be thoroughly incorporated at a rate of at least three (3) cubic yards per 1,000 square feet.
- Turf grass will be seeded or sodded with drought tolerant blend. Trees to be planted in turf areas will be installed with an organic mulch ring that has a radius of at least eighteen (18) inches.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- Foundation shrubs beds to be designed and installed after completion of each building.
- No substantial impediment to visibility between the heights of three (3) feet and eight (8) feet shall be created or maintained at street intersections within a site triangle described as follows: beginning at the point of intersection of the edges of the driving surface, then to forty (40) feet along both intersecting edges and then along a transverse line connecting these points.
- Second domestic water meter to be shown on landscape plan for irrigation connection or non-potable water source connection.
- If plants are in need of replacement due to declining health, disease, or death, the plants must be replaced with the original species unless approved by the Town Forester.
- The existing irrigation system will be field adjusted as needed.

LEGEND



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

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Landscape Architecture
Urban Design
Master Planning

WOODWARD ATF
753 CHAMPION DR, WINDSOR COLORADO



REVISION	DATE
WINDSOR BITE PLAN	2/16/2020
Project Number	LA-270
Date	6/17/21
Drawn By	JAI
Checked By	JAI
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Sheet Name
SITE / LANDSCAPE
PLAN



L-100
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