



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers August 18, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. <https://windsorgov.zoom.us/j/86732245749> OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:867 3224 5749

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 August 04, 2021 Planning Commission Meeting - T. Conway, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/Martin Lind, owner/applicants, and Morgan Kidder, applicant's representative
 - Quasi-judicial
 - David Eisenbraun, Senior Planner
2. Recommendation of Approval - Preliminary Major Subdivision - Raindance Subdivision 19th Filing - David Nelson/ Martin Lind, owners/applicants, and Morgan Kidder, applicant's representative
 - Quasi-judicial
 - David Eisenbraun, Senior Planner

D. COMMUNICATIONS

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

E. ADJOURN



MEMORANDUM

Date: August 18, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re: Minutes of the August 04, 2021 Planning Commission Meeting - T. Conway, Deputy Town Clerk
Item #: B.1.

ATTACHMENTS:

Description

- ▣ 08.04.21 Planning Commission Minutes



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.

MINUTES

A. CALL TO ORDER

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

1. Roll Call

Chairman Schick
Vice-Chair Bushelman
Cindy Beemer
Kelly Hall
Timothy Reddick
Jose Valdes
Doug Dennison

Absent

Eric Bernhardt

Also Present:

Roger Colonnese, Alternate
Scott Ballstadt, Director of Planning
Carlin Malone, Chief Planner
Sandra Mezzetti, Planner II
Doug Roth, Civil Engineer
Desa Blair, Civil Engineer
John Thornhill, Community Dev. Director
Leif Lesoing, Water Resource Admin
Barry Wilson, Town Board Liaison
McKenzie Payne, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk
Colton Lind, Water Valley
Garrett Scallon, Water Valley

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

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

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

Cindy Beemer moved to approve the minutes of the meeting of July 21, 2021 as presented, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Dennison, Hall, Reddick, Schick, Valdes; Abstain - Bushelman, Colonnese;

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

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

Chairman Schick reported that any public present for a packing plant or slaughter house conversation from social media is not on tonight's agenda.

Mr. Ballstadt reported that Town of Windsor does not have an application for any packing plant or slaughter house for any future agenda.

Town Board Member 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."

Ms. Mezzetti reported after the packet was distributed the Planning department received several inquiries about this development. Only one of the inquires was regarding this property about what uses are going to be proposed in this area.

Chairman Schick opened the meeting for the applicants presentation.

Brian Williamson, TST, Inc Consulting Engineers reported on the concept plan, general buildings about 10,000 sq. feet with larger manufacturing lots with space to showcase goods. The purposes of rezoning is to diversify the potential land uses on the property, retain the general commercial land uses, and demand for the flex industrial building in Windsor.

Chairman Schick opened the public hearing.

Brent Eskew 7711 Windsong Road, Windsor reported .25 mile North of this property is the Windsong Subdivision. Mr. Eskew reported concern regarding what the light industrial uses will cause a lot more of light, and noise pollution in a residential area.

Franklin Hal 28605 County Road 17, Windsor reported concern of noise and light pollution with his home being 500 feet from the proposed rezoning, and the Great Western Industrial Park is located close enough to this location with the same light industrial uses.

Kathleen Fagerstone 28885 Brookside Drive, Windsor reported she has concerns about light industrial uses surrounding noise, smell, light pollution, food processing is also listed on the Commercial application.

Milford Lee Mast 1825 Hydrangea Drive, Windsor asked about another public hearing being scheduled to review the proposed uses if the rezoning of this development is approved.

Mr. Ballstadt reported after the rezoning is approved the major subdivision process will require another public hearing. Minor subdivisions and site plans are all completed administratively.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Beemer asked Ms. Mezzetti about the building located west of this lot.

Ms. Mezzetti reported that building is Aims Community College.

Commissioner Beemer asked Mr. Ballstadt about the annexation, and the Intergovernmental agreement (IGA) why the rezoning wasn't proposed at that time.

Mr. Ballstadt reported the Greeley IGA was adopted at the same time this annexation was under review. South Gate annexation was originally proposed for the car dealerships.

Commissioner Valdes asked Mr. Williamson about the light industrial area to the west.

Mr. Williamson reported he did not believe the applicant owned the property west of this location.

Commissioner Valdes reported concern about all of the different light industrial uses this property could be used for.

Mr. Williamson reported that the IGA limits truck terminals, truck stops, limiting to light industrial manufacturing, limiting several different uses. There are current site plan proposals in the works, but the applicant has limitations on what's proposed for those lots.

Mr. Ballstadt reported all of the properties to the west are all covered by similar development standards that are going to promote Commercial side of industrial. The Greeley IGA restricts uses, and the South Gate Annexation includes the Town of Windsor's commercial standards.

Commissioner Dennison asked Mr. Ballstadt: with all of the restrictions, do they address things like light, noise, and general concerns presented tonight by the public?

Mr. Ballstadt reported: yes, they would need to meet the Municipal Code standards for protection of dark sky and light pollution. For noise pollution, the code does not identify decibel levels, but the police department could enforce a nuisance.

Commissioner Dennison asked Mr. Ballstadt about timing restrictions for noise, and light pollution.

Mr. Ballstadt reported there is nothing written into the Municipal Code, but the site plan can be conditioned during review if it's presented to become a nuisance.

Mr. Ballstadt reported that the subdivision will require approval, and each individual lot will require a site plan approval. Staff will be reviewing all of the landscaping, parking, and architectural plans as part of the overall review.

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

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

Please refer to public hearing item material.

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

Ms. Mezzetti reported she had nothing further to add.

Chairman Schick opened the meeting for commissioner comment.

Commissioner Hall asked Mr. Ballstadt what the process is to put a noise ordinance into the Municipal Code.

Mr. Ballstadt reported the Town Board would have to amend the land use code for a specific recommendation. The current code is based off of noise and nuisance allows for some flexibility determining whether it's reasonable or not. Most of the complaints received are construction noise in active subdivisions, and when you restrict shutting down a job it prolongs the construction process.

Vice Chairman Bushelman moved to forward a recommendation of approval to Town Board for the 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., Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Dennison, Hall, Reddick, Schick, Valdes; Abstain - Colonnese;

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Dennison asked Chairman Schick about when a commissioner recuse from a Board Action item do they need to leave the room.

Chairman Schick reported whenever a Commissioner believes they have a conflict of interest the Commissioner must recuse, and leave the room until the motion has been discussed and voted on by the remaining members.

- From Town Board Liaison

Town Board Member Wilson reported during Town Board Work Session there was discussion about increasing the Park Development Fee. Update on body cams with legislation at the State level, 2nd discussion about the regulation of feral cats. Presentation from Mr. Robbins head of the Colorado Oil & Gas Conservation Commission (COGCC) reviewed Oil & Gas regulations at the State level. Discussion about financial assurances related to the Stromberger Farm the Town of Windsor considered purchasing in December 2017. There was an explosion, and the ground is now contaminated. During an environmental study the Town of Windsor found the contamination, and the COGCC said it's the fire departments responsibility on Oil & Gas, and the Colorado Department of Public Health and Environment (CDPHE) said the chemicals aren't classified yet in Colorado as hazardous materials. There is no accountability to clean up the hazardous material, which has not been cleaned up. Discussions on snow plows with approval of two new plows, which are ordered to get them into circulation. Boardwalk walk discussions regarding nuisances, laws being broken, dedicated a full-time police officer to the area. Town Board distributed awards to some deserving police officers for their efforts, and saving lives. Approved an incentive agreement for Woodward moving into the industrial area along Hwy 34, Street names are changing in Raindance, and an annexation to Colorado Blvd / County Road 13 North of Highway 392 in front of Kyger Reservoir.

Commissioner Valdes asked Town Board Member Wilson about the police activity or nuisances at Boardwalk Park.

Town Board Member Wilson reported vandalism, fighting, theft, drug use, alcohol use are some of the concerns at Boardwalk Park. The police have gathered data, and want to make it a safer environment for all residents.

- Communications From Staff

- 1.

Overview of Windsor Water Requirements for New Development

Mr. Thornhill introduced Leif Lesoing, Water Resource Administrator for the Town of Windsor.

Mr. Lesoing reported on the Town of Windsor water dedication policies. The portable water system is the water that's treated, and Windsor receives treated water from Fort Collins/Loveland Water District, North Weld County Water District, and the City of Greeley. North Weld and Fort Collins share Solider Canyon Filer Plant with East Larimer County District. City of Greeley has two treatment plants located in Bellevue, and Boyd Lake on the south side. Average daily winter demand is 1.3 million gallons per day, and in the summer it's 4 million gallons per day. Town of Windsor total population is 36,700, and Windsor's water service area population estimate is 24,000 - 25,000. Last year the Town of Windsor went over 9 million gallons of water, receiving 212 million gallons from Greeley, 110 million gallons from Fort Collins/Loveland Water District, and 588 million gallons from North Weld Water. About 70% percent of Windsor is all residential water use, and 90% percent of the accounts is what makeup Windsor water. Colorado Big Thompson project the Town owns 3,969 units, and 533.75 shares (2,135 CBT Units) in North Poudre Irrigation Company.

Commissioner Valdes asked Mr. Lesoing about the current and anticipated supply of Northern Integrated Supply Project (NISP).

Mr. Lesoing reported it's anticipated to have record of decision on NISP in the next year. This is

the final stage of the mitigation process to ensure water quality, wetlands, and U.S. Fish and Wildlife.

Commissioner Valdes reported unless NISP comes online at a population of 40,000 the Town of Windsor would have trouble supplying water to residents.

Mr. Lesoing reported that's correct, but there would be measures taken to slow growth if water was not available.

Mr. Thornhill reported Town of Windsor only supplies a water service area of 25,000 residents. The Town is invested in the NISP project at 8.25% percent which costs over 100 million dollars, maintaining that project, the debt ratio has all been a part of cash n' lieu on all new growth coming into Windsor. Mr. Thornhill reported the Town is working on temporary resources of water if that firm yield has been met.

Mr. Lesoing reported on the non-potable dual use systems in Windsor: 1994 Water Valley becomes Windsor's first development to propose building a dual water distribution system, 19995 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.

Mr. Ballstadt reported that historically it's a requirement that farms bring the dual-water system for indoor and outdoor water.

Mr. Lesoing reported Ordinances require mandatory construction of non-potable secondary water systems for irrigation, systems privately managed by metropolitan districts, HOA's, or other public or private entity subject to approval by the Town of Windsor. There are established geographical areas where non-potable systems shall be required, and conditions of non-potable secondary water systems shall be a condition of annexation.

Mr. Lesoing reported starting in 2019 the Town of Windsor is 100% cash in lieu of raw water dedication. Single family home has to bring 0.25 foot per house, and Multi-family is 0.15 foot per house with a Non-potable system (AF). Single family home has to bring 0.5 foot per house, and Multi-family is 0.15 foot per house plus 18 gallons per square foot or irrigation area Without a non-potable system (AF). Commercial / Industrial varies based upon demand with a non-potable system (AF), and indoor demand plus 18 gallons per square foot and 26% system shrink Without non-potable system (AF).

Commissioner Dennison asked Mr. Thornhill about the Town of Windsor taking an official position on Terry Ranch.

Mr. Thornhill reported the Town of Windsor talked to the individuals running that project, we couldn't commit that money elsewhere. There was discussion about drought protection for the future with that project, and that's a possibility with other entities. Right now City of Greeley is the only municipality that has purchased that water, and owns those units for development.

Commissioner Reddick asked Mr. Thornhill about retro fitting all of the Communities with non-potable or irrigation water.

Mr. Thornhill reported it's possible if the developer can purchase the water rights on the open market.

Mr. Thornhill reported we have a water efficiency plan on file with the State, Water & Sewer Board is actively looking at the different areas. The 3000 customers that are on a portable water system how can we get them to use water more efficiently.

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.

Mr. Ballstadt reported on the Site Plan review for Lot 2 Eagle Crossing 10th Filing. The information is

located in the packet, deadline for any Commissioner comments is Friday, August 6th.

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

Mr. Ballstadt reported on the Site Plan review for South Gate Business Park Subdivision The information is located in the packet, deadline for any Commissioner comments is Friday, August 6th.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:25 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: August 18, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: East of Colorado Blvd and South of Iron Wheel Drive
Re: Public Hearing - Preliminary Major Subdivision - Raindance Subdivision 19th Filing
Item #: C.1.

Background/ Discussion:

The applicant, Mr. Lind, has submitted, on behalf of the owner Mr. David Nelson, a preliminary major subdivision plat known as RainDance Subdivision Nineteenth Filing. The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance Development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project.

The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive.

The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. a loop lane will be constructed along Falling Leaf Dr. where more parking will be available. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D. standards.

Access to the site is provided through proposed streets in the 18th Filing. Falling Leaf Drive on the southwestern side and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

Relationship to Strategic Plan:

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

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Objectives

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

Chapter 5c – Residential Areas Framework

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

Objectives

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

Recommendation:

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all

remaining Planning Commission and staff comments being addressed on the final major subdivision plat.

ATTACHMENTS:

Description

- ▢ Staff Presentation
- ▢ Updated Master Plan
- ▢ Application Materials



Preliminary Major Subdivision

RainDance
19th Filing

David Eisenbraun, Senior Planner

Planning Commission – August 18, 2021



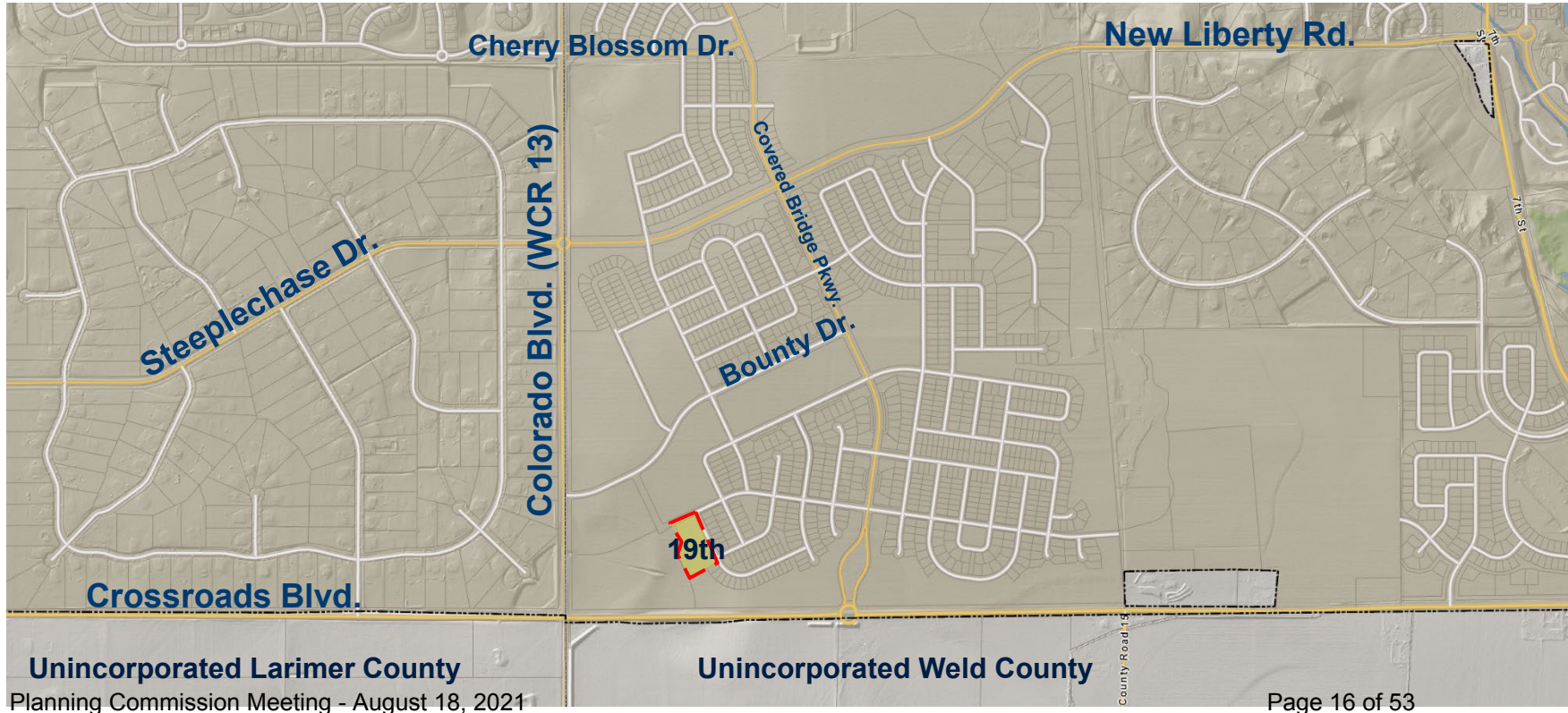
Subdivision

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

Sec. 14-2-60. – Subdivision.

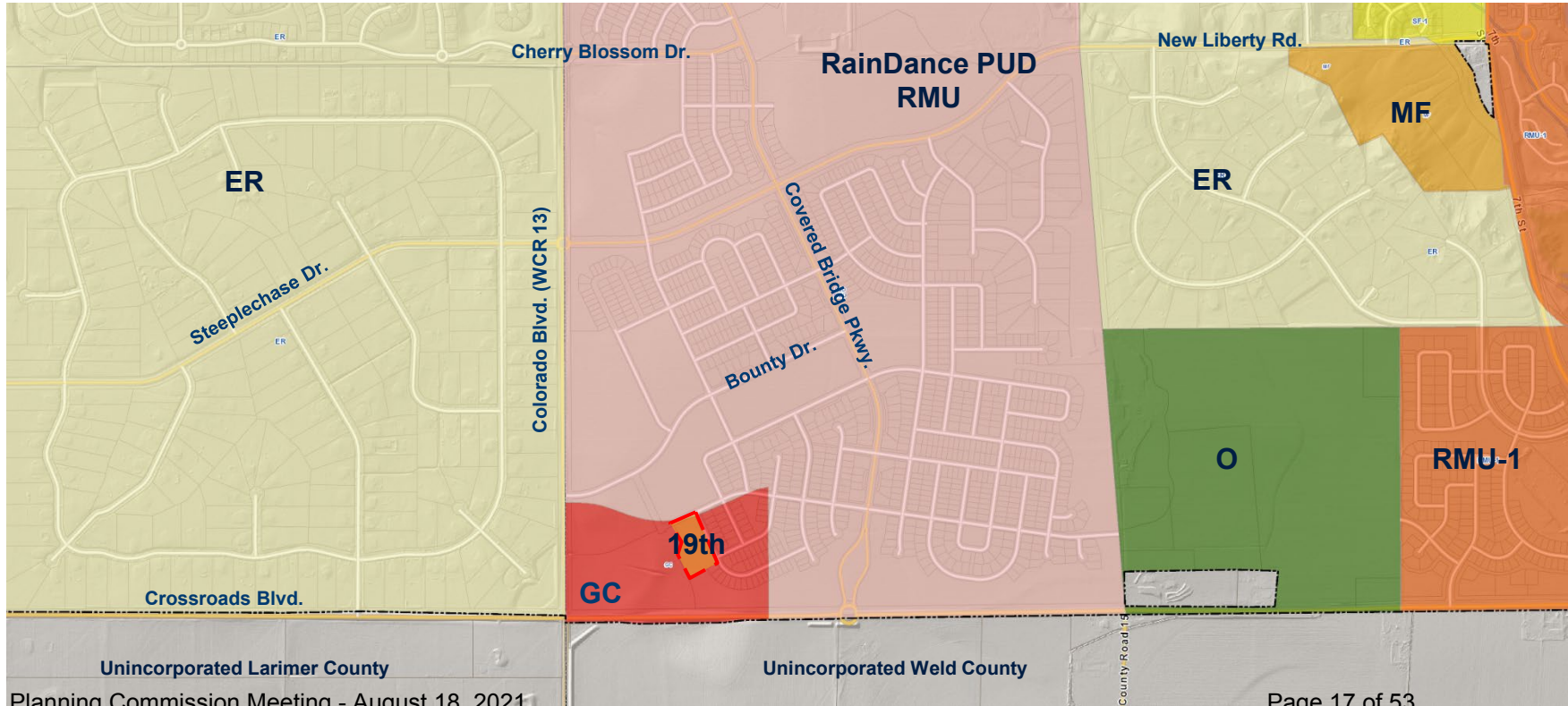
(a) **Applicability.** Subdivision plat applications are required to establish or alter the legal boundaries of property and to account for public facilities and services.

Site Vicinity Map





Zoning Map





Preliminary Plat

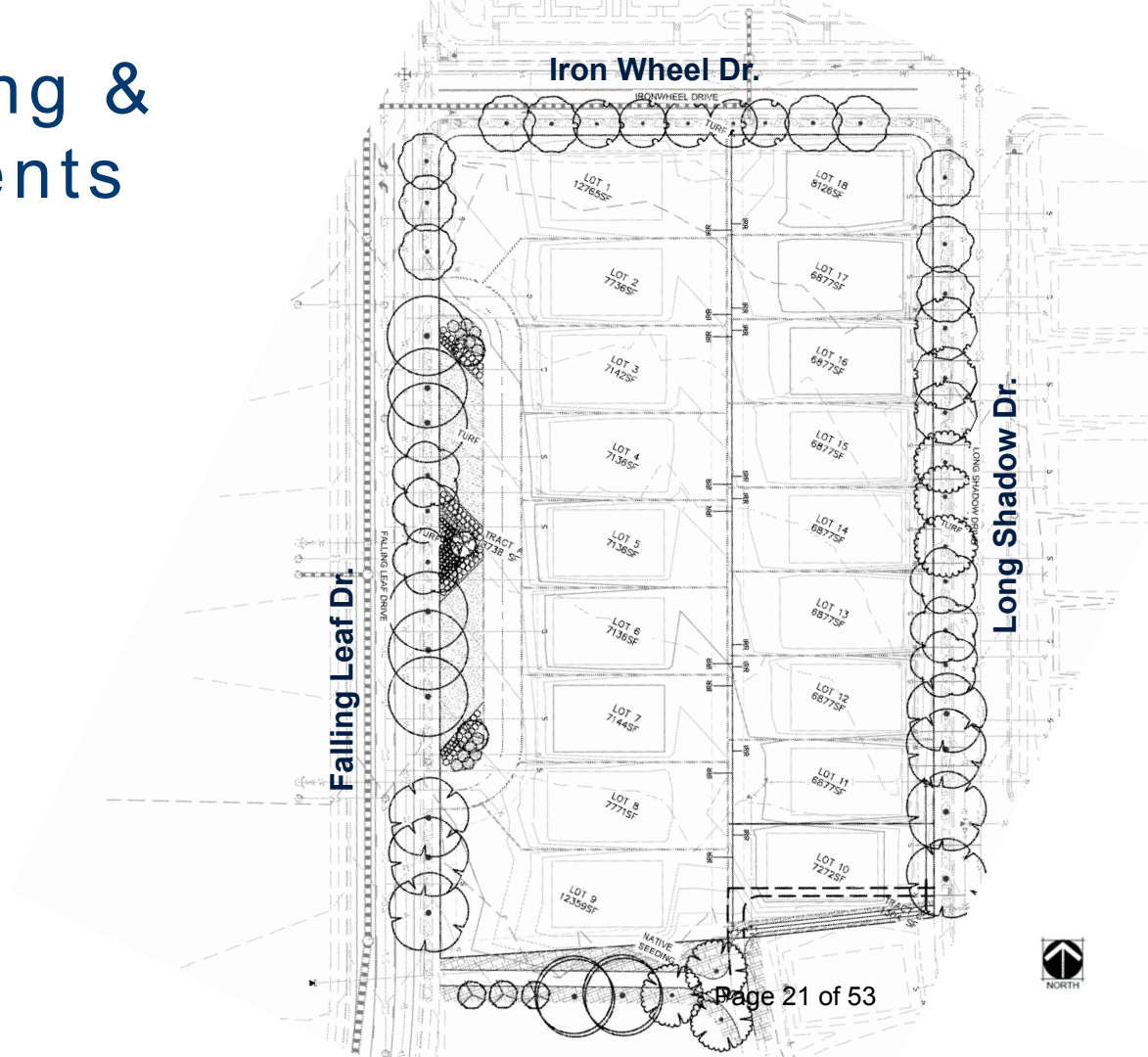
Plat characteristics:

- ~ 3.62 acres total
- 18 detached single-family residential lots
- Density: 5 du/ac
- Total open space including drainage: ~ 0.18 acres (5%)
- Park – adjacent to RainDance Community Park



Landscaping & Improvements

- Open space / drainage = ~ 0.5 ac. (5%)
- No pocket park, just additional open space and landscaping around loop lane.



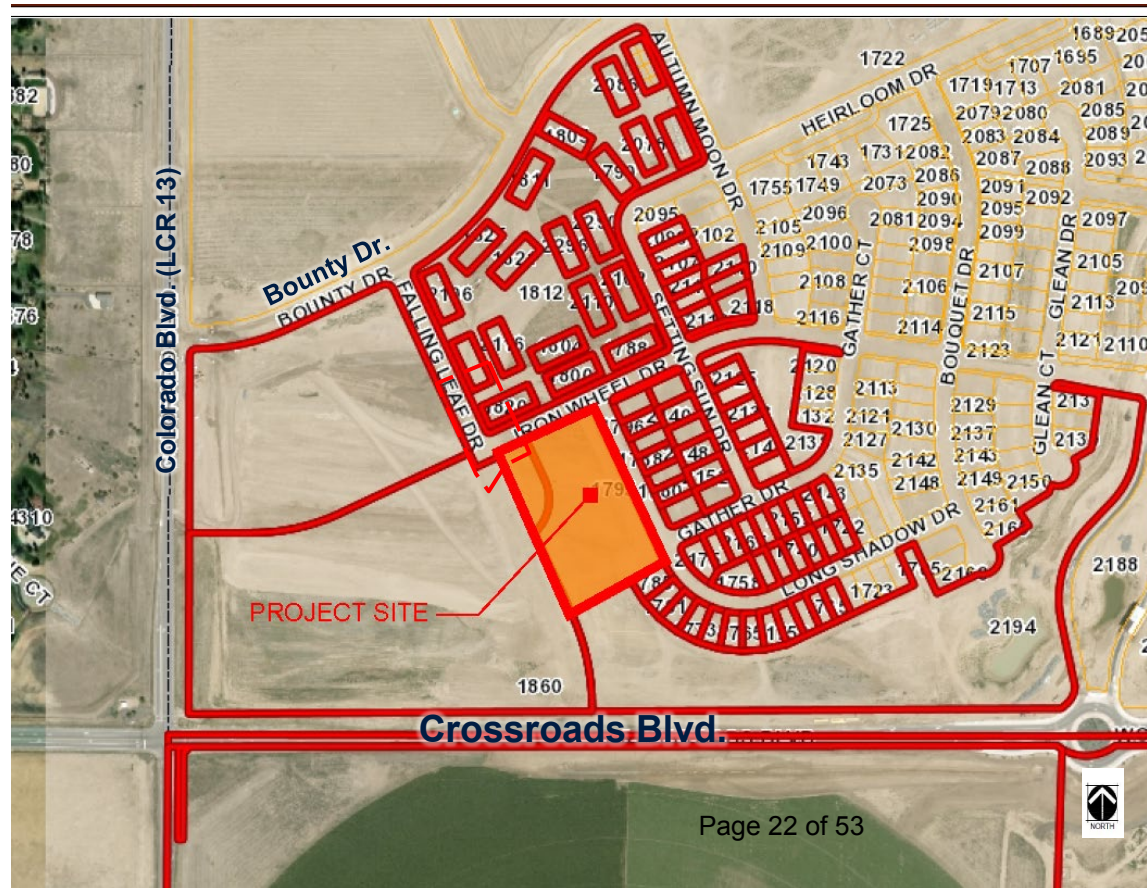
Notification Area

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

Notifications for this meeting were as follows:

- August 2, 2021 – affidavit of letters mailed to property owners within 500 ft.
- August 6, 2021 – legal notice posted on the Town of Windsor website
- August 4, 2021 – development review sign posted on the property
- August 6, 2021 – legal ad published in the paper

Planning Commission Meeting - August 18, 2021





Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objective:

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



Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

Goal:

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

Objective:

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



Recommendation

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

Staff requests that the following be entered into the record:

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



Subdivision Considerations

Sec. 14-2-60(b). Subdivision Criteria:

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

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



NORTH **SCALE: 1"=250'**



APPLICATION PACKET

LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: Raindance Subdivision Nineteenth Filing

Legal Description*: Sec 31, T6 North, R67 West of the 6th P.M., Windsor, Weld County

Address/Location*: Raindance Subdivision

Existing Zoning: RMU with PUD overlay

Proposed Zoning: RMU with PUD overlay

Acres/Square Feet: 3.62 acres/ 157,654.62 sqft

Number of Dwelling Units: 18

3

OWNER:

Name(s)*: David Nelson

Company: Raindance Development, LLC

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

Phone #: 312-543-3161 Email*: DNelson@DRWHoldings.com

APPLICANT (Owner or Owner's Representative):

Name*: Martin Lind

Company: Raindance Development, LLC

Address*: 1625 Pelican Lakes Point, Suite 201, Windsor, CO, 80050

Phone #: (970) 868-5828 Email*: mlind@watervalley.com

AUTHORIZED REPRESENTATIVE:

Name: Morgan Kidder or Larry Buckendorf

Company: Raindance Investments, LLC

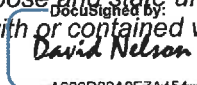
Address: 7251 W 20th St. L-200 Greeley CO, 80634

Phone #: 970-352-7072 Email: morgan@crow-creek.com

4

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

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

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

Date: May 4, 2021 | 10:19 AM CDT

Print Name: David Nelson Vice President

*Required fields

Revised 12/4/2019

Town of Windsor – Planning Department



May 04, 2021

Raindance Subdivision Nineteenth Filing – Project Narrative

Project No. 1070.0013.00

The Raindance Subdivision Nineteenth Filing continues the character and patterns of Raindance Development. Continuation of pedestrian walks allow for connection of regional trails and tie into the overall Raindance project.

The project is located on Lot 2 of the Raindance Subdivision Eighteenth Filing, on the southeastern side of Iron Wheel Drive, the northeastern side of Falling Leaf Drive and the southwestern side of Long Shadow Drive.

The project intent is to construct 1 and 2-story, single family, buildings on the 3.62-acre site. The site consists of 18 total lots with an overall density of 4.97 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 36 spaces. Each lot provides 1-2 garage parking spaces, with parking also provided in the driveway. Additionally, on-street parking will be provided on Long Shadow Drive. a loop lane will be constructed along Falling Leaf Dr. where more parking will be available. The current zoning of the site is RMU with P.U.D. overlay. This project meets all P.U.D. standards.

Access to the site is provided through PROPOSED streets IN THE 18TH Filing. Falling Leaf Drive on the southwestern side and the existing Long Shadow Drive on the northeastern side. No new water or sewer utility main lines will be installed with this project, however utility services for the buildings along Long Shadow Drive will be installed.

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

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

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

ideas@tstinc.com
www.tstinc.com

**BEING A REPLAT OF LOT 2 OF RAINDANCE SUBDIVISION EIGHTEENTH FILING, SITUATE IN THE SOUTHWEST
QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY
OF WELD, STATE OF COLORADO**

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

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



TOTAL LOTS
18

TOTAL TRACTS
2

ZONING
PUD

DESCRIPTION OF LAND USE	ZONING	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 18 BLOCK 1	PUD	3.24	89.54%	OWNER
TRACTS A, B (TRACT A PRIVATE DRIVE, TRACT B OPEN SPACE)	PUD	0.38	10.46%	METRO DIST.
RIGHT-OF-WAY		0.00	0.00%	TOWN
TOTAL		3.62	100.00%	

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°12'08"E.

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

A circular professional seal for a Colorado Licensed Professional Land Surveyor. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, the name "CHAD R. WASHBURN" is written in a curved path, and the license number "37963" is centered in the middle.

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

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

THE _____ DAY OF _____, 20_____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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

THE _____ DAY OF _____, 20____

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

A REPLAT OF ONE PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO; SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, RANDANCE SUBDIVISION EIGHTEENTH FILING, AS SHOWN ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER ON _____ UNDER RECEPTION NO. _____.

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

MAYOR

ATTEST: _____
TOWN CLERK

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPT.	XCEL ENERGY	BH EATON DITCH
------------------------------------	-------------	----------------

COMCAST CABLE Poudre Valley REA

APPROVED THIS THE ____ DAY OF _____, 20__.

CHAIRMAN,
WINDSOR PLANNING COMMISSION

APPROVED THIS THE _____ DAY OF _____, 20____.

TOWN MANAGER

ENGINEERING MANAGER

APPROVED THIS THE ___ DAY OF _____, 20__.

DIRECTOR OF PLANNING

APPROVED THIS THE _____ DAY OF _____, 20____.

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

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.

[illegible]

DRAWN	JSL
CHECKED	DAP
DESIGNED	JSL
FILENAME	0013_Plat Cover

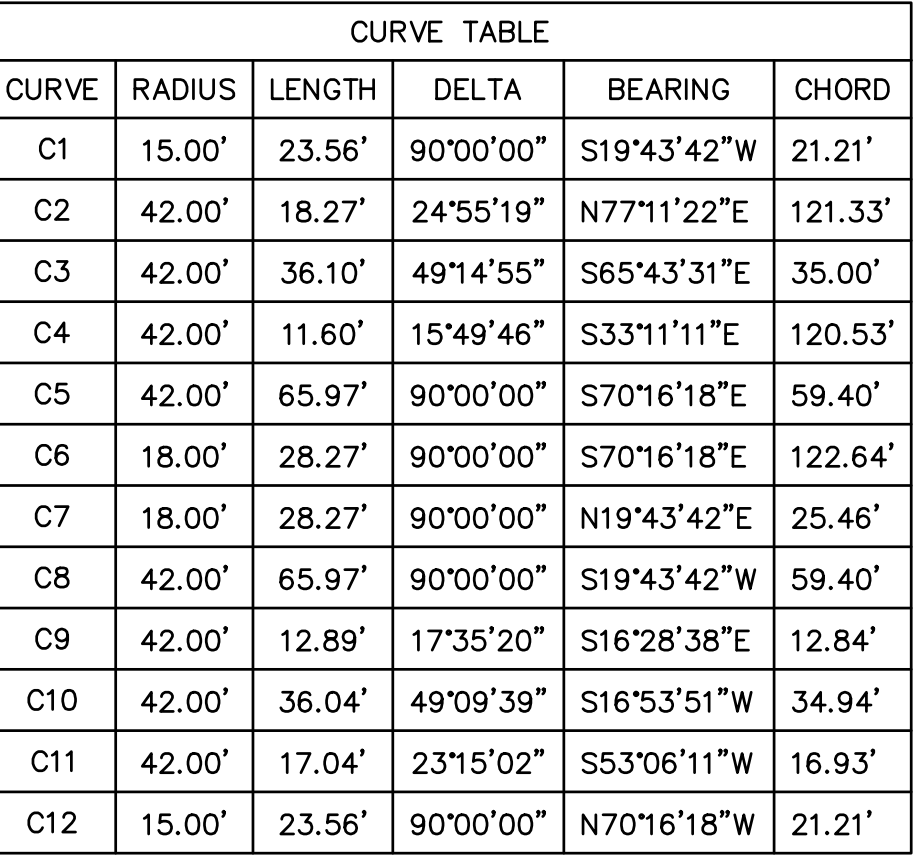
RAINANCE SUBDIVISION NINETEENTH FILING



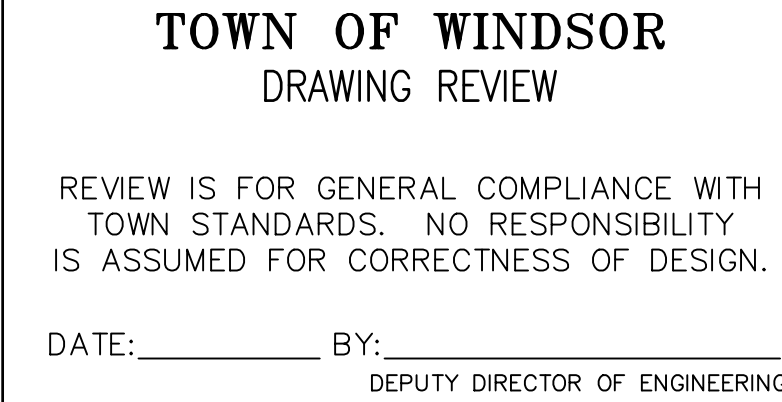
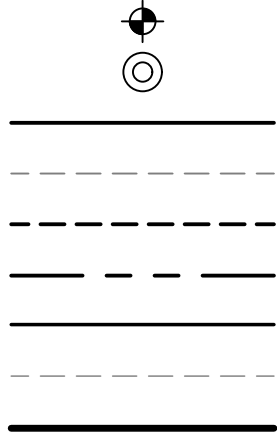
TST
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

IB NO.	1070.0013.00
SCALE	N.T.S.
DATE	MAY 04, 2021
SHEET	

1 of 2



FOUND ALQUOT CORNER AS DESCRIBED
SET NAIL IN DISK LS 37963
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING LOT LINE
EXISTING RIGHT-OF-WAY
EXISTING SECTION LINE
EXISTING EASEMENT
PLAT BOUNDARY



	DRAWN	JSL
CHECKED		DAP
DESIGNED		JSL
FILENAME		
0013_Plat		

PLAT



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

JOB NO.	1070.0013.00
SCALE	1" = 30'
DATE	MAY 04, 2021
SHEET	2 of 2

CONSTRUCTION PLANS FOR RAINDANCE SUBDIVISION NINETEENTH FILING

BEING A REPLAT OF LOT 2, RAINDANCE SUBDIVISION, EIGHTEENTH FILING, SITUATE IN THE SOUTHWEST QUARTER SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



VICINITY MAP
NOT TO SCALE

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

**ENGINEERING, SURVEYING, LANDSCAPE
ARCHTICTURE AND PLANNING**
TST, INC. CONSULTING ENGINEERS
748 WHALERS WAY, SUITE 200
FORT COLLINS, CO 80525
(970) 226-0557

PROJECT BENCHMARK

TOWN OF WINDSOR BENCHMARK #56. A 3 ¼" ALUMINUM CAP SET IN CONCRETE MARKED "WAGNER, 1996, NGS", IN THE VICINITY OF THE SE CORNER OF SECTION 30, T6N, R67W, 29.4' NORTH OF CENTERLINE NEW LIBERTY ROAD, 28.8' SOUTH SOUTHEAST OF FENCE CORNER AND APPROXIMATELY 620' SOUTH SOUTHEAST OF THE WATER TANK.

NAVD 88 – ELEV. 4971.756

BASIS OF BEARING STATEMENT

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON IS ASSUMED TO BEAR S00°12'08"E.

INDEX TO PLANS

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LEGEND

EXISTING FIRE HYDRANT	
EXISTING 5' CONT.	
EXISTING 1' CONT.	
EXISTING RIGHT-OF-WAY	
EXISTING ELECTRIC	
EXISTING IRRIGATION	
EXISTING SANITARY SEWER	
EXISTING WATER W/ VALVE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED RIGHT-OF-WAY	
PROPOSED 1' CONTOUR	
PROPOSED 5' CONTOUR	
PROPOSED FLOW ARROW	
TOP OF FOUNDATION ELEVATION	TOF=51.13
FINISHED GRADE	F.G.=50.63
PROPOSED WATER SERVICE	
PROPOSED IRRIGATION LINE	
PROPOSED IRRIGATION SERVICE	
PROPOSED SANITARY SEWER SERVICE	
DRAINAGE BASIN	
X = AREA, ACRES	
AB-C = BASIN NUMBER	
Y = 100-YR RUNOFF COEFFICIENT "C"	
PROPOSED DRAINAGE DESIGN POINT	
PROPOSED BASIN BOUNDARY	

ABBREVIATIONS

AC-FT	ACRE FEET
ASSY.	ASSEMBLY
B.O.	BLOW OFF
B.V.C.	BEGIN VERTICAL CURVE
DIA	DIAMETER
ESMT	EASEMENT
E.V.C.	END VERTICAL CURVE
FES	FLARED END SECTION
F.H.	FIRE HYDRANT
FL	FLOW LINE
FG	FINISHED GRADE
GTV	GATE VALVE
H.D.P.E.	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
IN	INCH
INV	INVERT
L	LEFT
L.F.	LINEAL FEET
LP	LOW POINT
M.H.	MANHOLE
MIN.	MINIMUM
M.R.J.	MECHANICALLY RESTRAINED JOINT
N.T.S.	NOT TO SCALE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
P.R.C.	POINT OF REVERSE CURVE
P.T.	POINT OF TANGENCY
P.V.C.	POLY VINYL CHLORIDE PIPE
P.V.I.	POINT OF VERTICAL INTERSECTION
PKG	PARKING
R	RADIUS
R.O.W.	RIGHT OF WAY
SEWER	SANITARY SEWER
S	SLOPE
STA.	STATION
ST-X	STORM SEWER
T.B.	THRUST BLOCK
T.O.P.	TOP OF PIPE
T.R.M.	TURF REINFORCEMENT MAT
TYP.	TYPICAL
W/	WITH
W/L	WATER LINE
V.C.	VERTICAL CURVE

RAINDANCE SUBDIVISION
NINETEENTH FILING
COVER SHEET



TST, INC.
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Phone: 970.226.0557

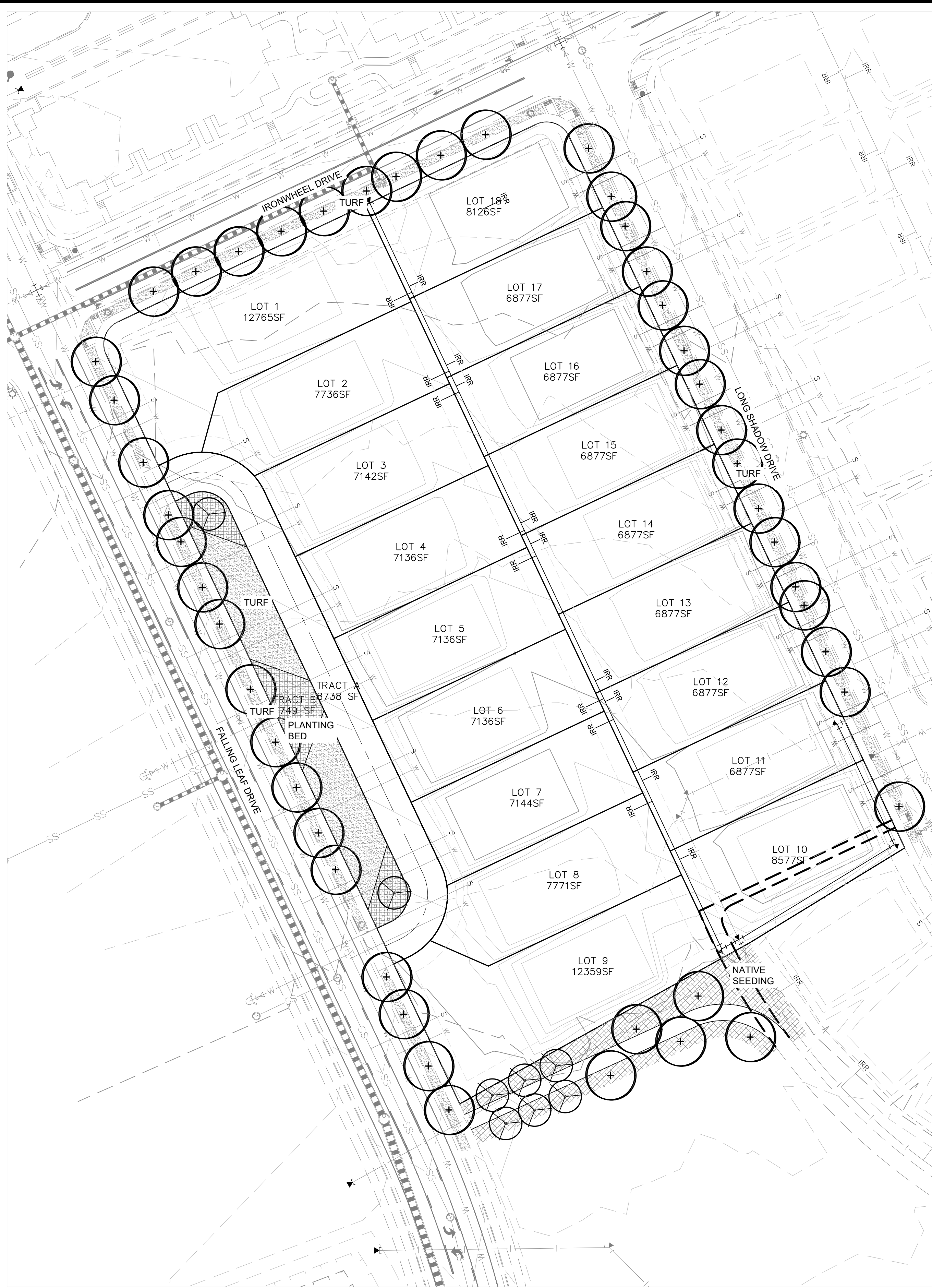
TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

JOB NO.
1070.0013.00
SCALE
N.T.S.
DATE
MAY 04, 2021
SHEET

1 of 14



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DEC	46	C-DECIDUOUS	DECIDUOUS	B&B 2.5" CAL. MIN.
ORN	8	C-ORNAMENTAL	ORNAMENTAL	B&B 1.5" CAL MIN.

GROUND COVERS	BOTANICAL NAME	COMMON NAME
	BLUEGRASS TURF	BLUEGRASS TURF
	NATIVE SEED MIX	NATIVE SEED MIX
	SHRUBS AND ORNAMENTAL GRASSES	SHRUBS AND ORNAMENTAL GRASSES

PROPOSED PLANTINGS

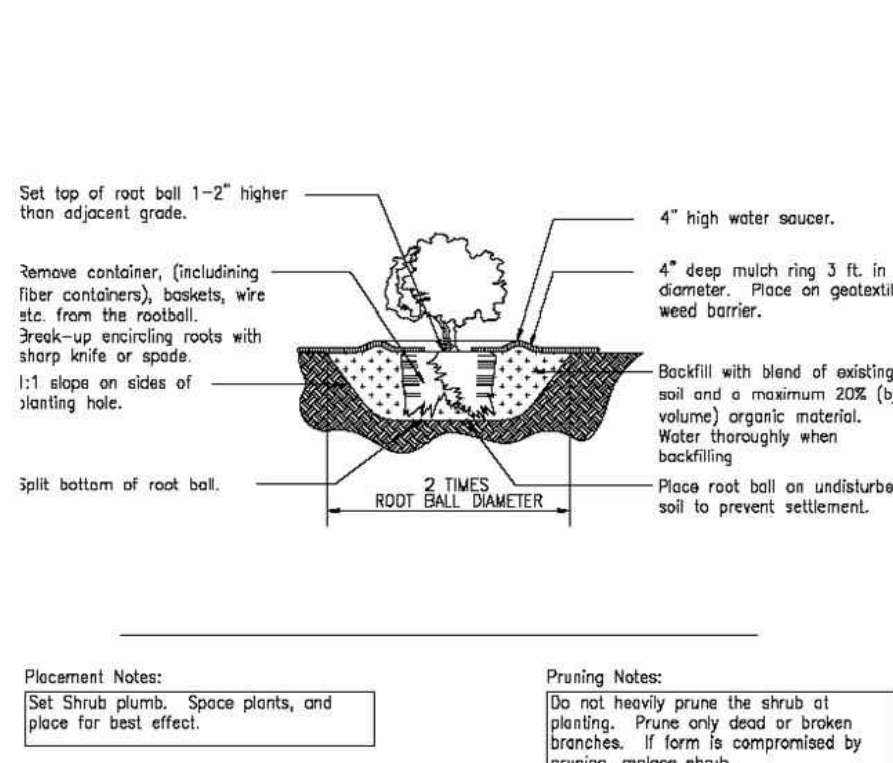
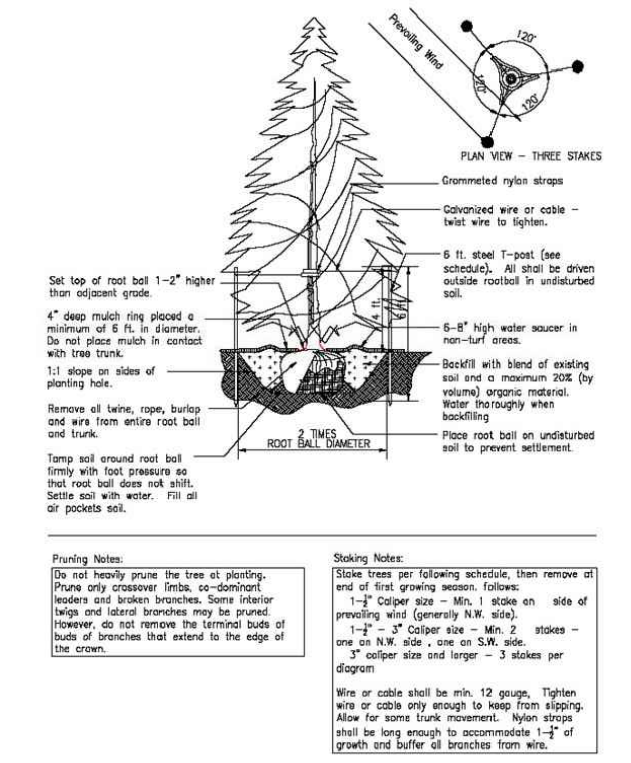
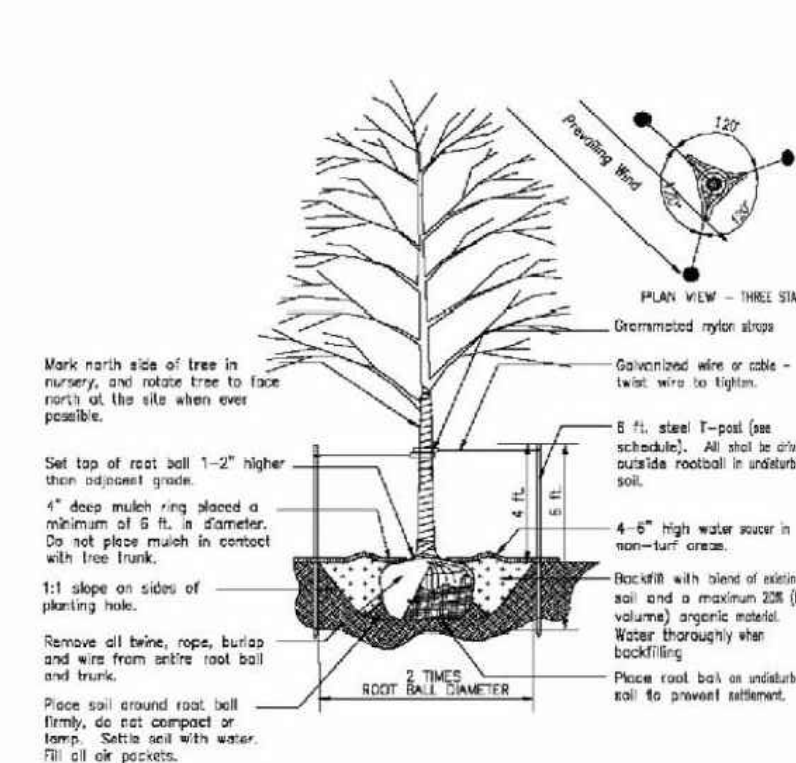
SMALL TREES							
SYM	BOTANICAL	COMMON	Size	SPRD	HGT	HYDRO	
AGIN	ACER GINNALA 'FLAME'	AMUR MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW	
AGRA	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	B&B 1.5" CAL MIN.	30'	30'	LOW	
ATAT	ACER TATARICUM	TATARIAN MAPLE	B&B 1.5" CAL MIN.	20'	20'	LOW	
MSSN	MALUS X 'SPRING SNOW'	SPRING SNOW CRAB APPLE	B&B 1.5" CAL MIN.	25'	30'	MED	
MTHU	MALUS X 'THUNDERCHILD'	THUNDERCHILD CRAB APPLE	B&B 1.5" CAL MIN.	20'	20'	MED	
PCAL	PYRUS CALLERYANA 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	B&B 1.5" CAL MIN.	30'	35'	MED	
PCCH	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	B&B 1.5" CAL MIN.	18"	35'	MED	
SRET	SYRINGA RETICULATA	JAPANESE TREE LILAC	B&B 1.5" CAL MIN.	20'	25'	LOW	

STREET/LARGE TREES							
SYM	BOTANICAL	COMMON	Size	SPRD	HGT	HYDRO	
AGLA	AESCULUS GLABRA	OHIO BUCKEYE	B&B 2.0" CAL MIN.	30'	40'	MED	
AHIP	AESCULUS HIPPOCASTANUM	EUROPEAN HORSECHESTNUT	B&B 2.0" CAL MIN.	35'	35'	MED	
CSPE	CATALPA SPECIOSA	NORTHERN CATALPA	B&B 2.0" CAL MIN.	50'	60'	LOW	
COCC	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B&B 2.0" CAL MIN.	50'	60'	LOW	
GTII	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	B&B 2.0" CAL MIN.	40'	40'	LOW	
GTSM	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	B&B 2.0" CAL MIN.	40'	50'	LOW	
GTSK	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B&B 2.0" CAL MIN.	30'	40'	LOW	
GDIO	GYMNOCLADIUS DIOICA	KENTUCKY COFFEE TREE	B&B 2.0" CAL MIN.	50'	60'	LOW	
QBIC	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B 2.0" CAL MIN.	60'	60'	LOW	
QMAC	QUERCUS MACROCARPA	BURR OAK	B&B 2.0" CAL MIN.	50'	50'	LOW	
QMUE	QUERCUS MUHLENBERGII	CHINKAPIN OAK	B&B 2.5" CAL MIN.	50'	50'	MED	
QROB	QUERCUS ROBUR	ENGLISH OAK	B&B 2.0" CAL MIN.	40'	60'	MED	
QSHU	QUERCUS SHUMARDII	SHUMARD RED OAK	B&B 2.0" CAL MIN.	40'	50'	LOW	
TAME	TILIA AMERICANA	AMERICAN LINDEN	B&B 2.0" CAL MIN.	40'	50'	MED	
TCOR	TILIA CORDATA	LITTLELEAF LINDEN	B&B 2.0" CAL MIN.	35'	40'	MED	
UCAR	ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER'	FRONTIER ELM	B&B 2.5" CAL MIN.	25'	35'	MED	
UACC	ULMUS X 'ACCOLADE'	ACCOLADE ELM	B&B 2.0" CAL MIN.	40'	70'	MED	

SHRUBS							
SYM	BOTANICAL	COMMON	Size	SPRD	HGT	HYDRO	SPC
BC	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	2' O.C.	2'	LOW	36" o.c.
BN	BUDDLEIA DAVIDII 'NANHO BLUE'	NANHO BLUE BUTTERFLY BUSH	5 GAL	8' O.C.	10'	MED	96" o.c.
CN	CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	4' O.C.	4'	LOW	48" o.c.
CA	CORNUS SERICEA 'ARTIC FIRE'	ARTIC FIRE DOGWOOD	5 GAL	4' O.C.	4'	MED	48" o.c.
EG	EUONYMUS FORTUNE 'EMERALD GAIETY' TM	EMERALD GAIETY EUONYMUS	5 GAL	4' O.C.	2'	MED	48" o.c.
FG	FORSYTHIA X INTERMEDIA 'GOLD TIDE' TM	GOLD TIDE FORSYTHIA	5 GAL	4' O.C.	2'	MED	48" o.c.
JC	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL	3' O.C.	3'	LOW	36" o.c.
JG	JUNIPERUS COMMUNIS 'GREEN CARPET'	GREEN CARPET JUNIPER	5 GAL	6' O.C.	1'	LOW	72" o.c.
JB	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPI	5 GAL	1' O.C.	8'	LOW	96" o.c.
JB2	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	1' O.C.	8'	LOW	96" o.c.
PA2	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAGE	5 GAL	4' O.C.	4'	LOW	48" o.c.

PLANTING NOTES

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATION FOR NUMBER ONE GRADE.
- ALL TURF AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE 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 (3" AVERAGE DEPTH) ON TYPAR FILTER FABRIC. PLEASE NOTE 4" TO 8" COBBLE MULCH OVER TYPAR FILTER FABRIC WHERE INDICATED ON THE PLAN.
- EDGING BETWEEN GRASS AND BED SHALL BE 3" X 4" ROLL-TOP STEEL SET LEVEL WITH TOP OF SOD.
- 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 ILLUSTRATED SHALL BE PROVIDED.
- LANDSCAPING OF PROJECT MAY BE PHASED.
- THE ADJACENT PROPERTY OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING PLANTINGS IN THE PUBLIC STREETS RIGHT-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN 40' AND 15' RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN 10' FROM WATER AND SEWER LINES, 4' FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND 10' FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTING IN FRONT OF A 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 LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST (3) CUBIC YARDS PER 1,000 SQUARE FEET.
- TURF GRASS WILL BE SEEDDED OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING HAVING A RADIUS OF AT LEAST (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING VEGETATION AND LANDSCAPING.
- FOUNDATION SHRUB BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- 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 REPLACING DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.



TOWN OF WINDSOR DRAWING REVIEW

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

DATE: _____ BY: _____
TOWN ENGINEER

REVISIONS		DESCRIPTION
BY	DATE	

DRAWN	PDB
CHECKED	BW
DESIGNED	MJB
FILENAME	1070.0013_LA Plan



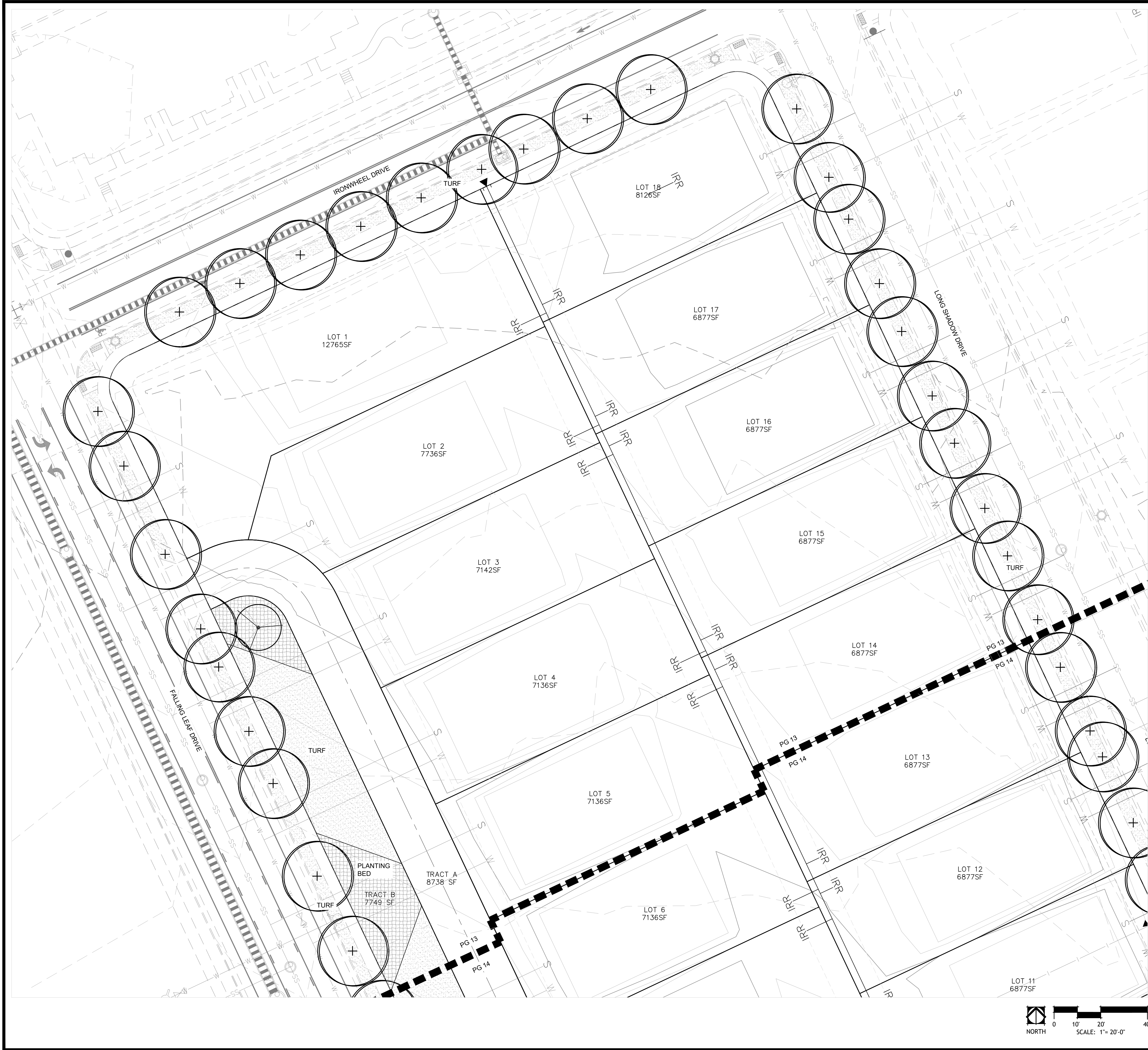
RAINANCE SUBDIVISION
NINETEENTH FILING
LA OVERVIEW



TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO.	1070.0013.00
SCALE	1"=40'
DATE	MAY 04, 2021
SHEET	

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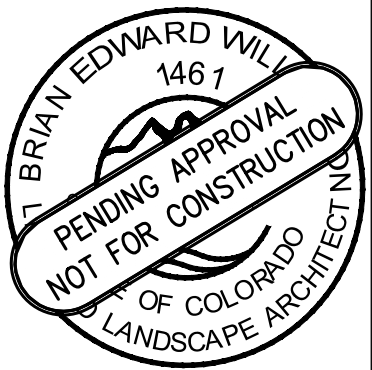
KEY MAP
N.T.S.

PLANT SCHEDULE

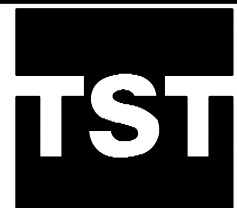
TREES	COMMON NAME
	DECIDUOUS
	ORNAMENTAL
GROUND COVERS	COMMON NAME
	BLUEGRASS TURF
	NATIVE SEED MIX
	SHRUBS AND ORNAMENTAL GRASSES

REVISIONS	DESCRIPTION
BY	DATE

DRAWN	PDB
CHECKED	BW
DESIGNED	MJB
FILENAME	1070.0013_LA Plan



RAINANCE SUBDIVISION
NINETEENTH FILING
LA PLANS



TST, INC.
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748 Whalers Way
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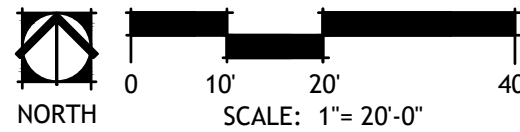
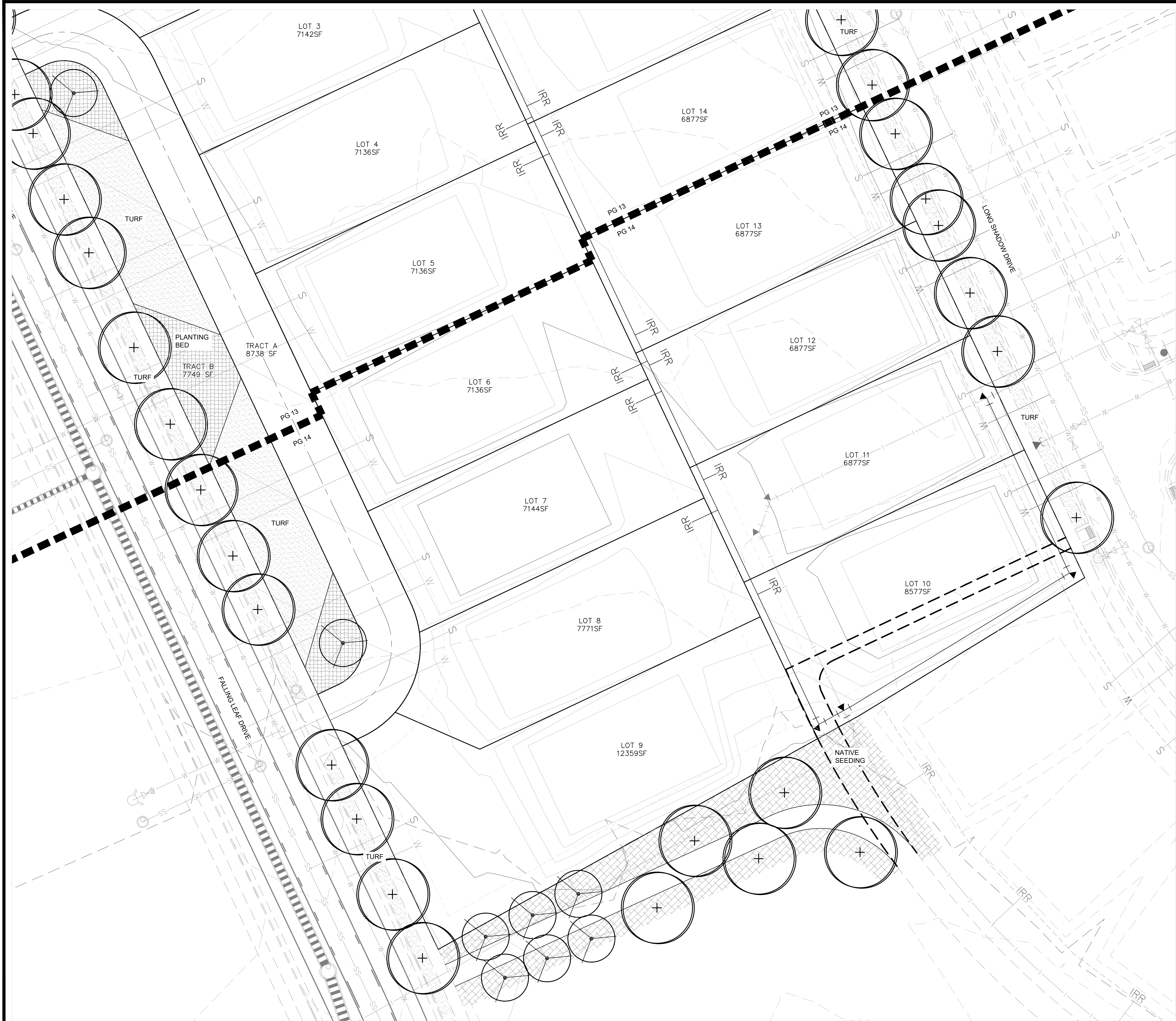
JOB NO.	1070.0013.00
SCALE	1"=20'
DATE	MAY 04, 2021
SHEET	13 of 14

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
TOWN ENGINEER

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KEY MAP
N.T.S.

PLANT SCHEDULE

TREES	COMMON NAME
	DECIDUOUS
	ORNAMENTAL
GROUND COVERS	COMMON NAME
	BLUEGRASS TURF
	NATIVE SEED MIX
	SHRUBS AND ORNAMENTAL GRASSES

TOWN OF WINDSOR DRAWING REVIEW

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

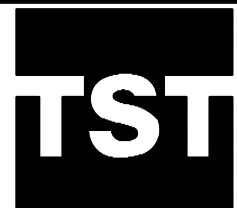
DATE: _____ BY: _____
TOWN ENGINEER

RAINANCE SUBDIVISION
NINETEENTH FILING

LA PLANS

REVISIONS	DESCRIPTION
BY	DATE

DRAWN	PDB
CHECKED	BW
DESIGNED	MJB
FILENAME	1070.0013_LA Plan



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JOB NO.	1070.0013.00
SCALE	1"=20'
DATE	MAY 04, 2021
SHEET	14 of 14



MEMORANDUM

TO: Tom Siegel, Water Valley
John Meyers, TST
Dennis Wagner/Doug Roth, Town of Windsor

FROM: Matt Delich

DATE: November 30, 2017

SUBJECT: Raindance Filing 3 Traffic Impact Study
(File: 1679ME02)

This memorandum constitutes a traffic impact study for the proposed Raindance Filing 3, located north of (adjacent to) Crossroads Boulevard and east of Weld County Road 13 (WCR13) in Windsor, Colorado. The site location is shown in Figure 1. The site plan is shown in Figure 2. A master transportation study, "Raindance Transportation Impact Study (TIS)," was prepared in February 2017. Filing 1 and Filing 2 of Raindance has approval from the Town of Windsor, but has not begun construction. The access to the site will be via a full-movement access (Covered Bridge Parkway) to/from Crossroads Boulevard, a full-movement access (Access A) to/from WCR13, the WCR13/Steeplechase-New Liberty intersection, and various full-movement accesses to/from New Liberty Road. Covered Bridge Parkway will be approximately 2740 feet (on-centers) east of WCR13. As shown on the site plan, the roundabout has been constructed at the Crossroads/Covered Bridge intersection. Access A will be approximately 1150 feet (on-centers) north of Crossroads Boulevard.

The existing geometry at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, and Crossroads/Covered Bridge intersections is shown in Figure 3. Weld County Road 13 is a north/south county road, designated as a Rural Minor Arterial (2-lane) on the Town of Windsor Functional Classification Map. Weld County Road 13 has a two-lane cross section with 4-5 foot shoulders. The existing speed limit is 45 mph north of Crossroads Boulevard and 50 mph south of Crossroads Boulevard. At the Crossroads/WCR13 intersection, WCR13 has combined northbound and southbound left-turn/through lanes, and northbound and southbound right-turn lanes. The Crossroads/WCR13 intersection has signal control. There are no defined pedestrian facilities along WCR13 in this area. At the WCR13/Steeplechase-New Liberty intersection, WCR13 has northbound and southbound left-turn lanes, and combined northbound and southbound through/right-turn lanes. The WCR13/Steeplechase-New Liberty intersection has stop sign control on Steeplechase Drive/New Liberty Road.

Crossroads Boulevard is an east/west road, designated as a Rural Major Arterial (4-lane) on the Town of Windsor Functional Classification Map. Crossroads Boulevard has a two-lane cross section with 4-5 foot shoulders west of the roundabout. Crossroads Boulevard has been widened to a four-lane cross section from the roundabout to 7th Street (≈1.5 miles). The existing speed limit is 55 mph east of WCR13 and 45 mph west of WCR13. At the Crossroads/WCR13 intersection, Crossroads Boulevard has eastbound and westbound left-turn lanes, and combined eastbound and westbound through/right-turn lanes. There are no defined pedestrian facilities along Crossroads Boulevard in this area.

New Liberty Road is an east/west road, designated as an Urban Major Collector (2-lane) in this area on the Town of Windsor Functional Classification Map. New Liberty Road has a two-lane cross section (with center raised median) with 4-5 foot shoulders. The existing speed limit is 40 mph. At the WCR13/Steeplechase-New Liberty intersection, Steeplechase Drive/New Liberty Road has eastbound and westbound left-turn lanes, and combined eastbound and westbound through/right-turn lanes.

Recent morning and afternoon peak hour traffic counts at the Crossroads/WCR13 intersection and WCR13/Steeplechase-New Liberty intersection are shown in Figure 4. Raw traffic counts are provided in Appendix A. Traffic counts at the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections were obtained in January 2017. Since the counts were performed on different days, the traffic volumes were averaged/balanced and are shown in Figure 5.

Using the volumes shown in Figure 5, the current morning and afternoon peak hour operation at the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections is shown in Table 1. Calculation forms for these analyses are provided in Appendix B. The intersections were analyzed using the signalized and unsignalized intersection techniques from the 2010 Highway Capacity Manual (2010 HCM). Acceptable operation is defined as level of service (LOS) D or better, overall, during the peak hours. At stop sign controlled intersections, minor street left turns may operate at LOS E/F during the peak hours. This is considered to be normal in urban areas during the peak hours. At signalized intersections, individual movements and legs may operate at LOS E during the peak hours. A description of level of service for signalized and unsignalized intersections from the 2010 Highway Capacity Manual is also provided in Appendix B. As can be seen in Table 1, the Crossroads/WCR13 and WCR13/Steeplechase-New Liberty intersections are currently operating acceptably with existing control and geometry. It is important to note that with the existing traffic volumes, a westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection.

Trip generation is important in considering the impact of a development such as this upon the existing and proposed street system. A compilation of trip generation information contained in Trip Generation, 9th Edition, ITE was used to estimate trips that would be generated by a proposed/expected use. Land use code 210 – Single Family Detached

was used for the Raindance Filing 3 project. Table 2 shows the expected trip generation to/from the site on a daily and peak hour basis. A trip is defined as a one-way vehicle movement from origin to destination. The trip generation resulted in 2218 daily trip ends, 175 morning peak hour trip ends, and 233 afternoon peak hour trip ends.

Trip distribution for the Raindance Filing 3 project was estimated using the knowledge of the existing and planned street system, development trends, and engineering judgment. Figure 6 shows the trip distribution used in the following analyses. The trip distribution is the same used in the cited TIS.

Trip assignment is the product of both the trip generation and trip distribution processes. The Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections were analyzed. Figure 7 shows the morning and afternoon site generated peak hour traffic at the key intersections.

Background traffic projections for the short range (2022) future horizon were obtained by increasing the traffic on Crossroads and WCR13 Avenue at a rate of two percent per year. In addition to this, trip generation from Filing 1 and Filing 2 of Raindance was also added to the traffic volumes. Figure 8 shows the short range (2022) background peak hour traffic at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections.

The traffic volumes generated by the proposed Raindance Filing 3 were added to the background traffic volumes to produce the total traffic volume forecasts for the short range (2022) future. Figure 9 shows the short range (2022) total peak hour traffic at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections.

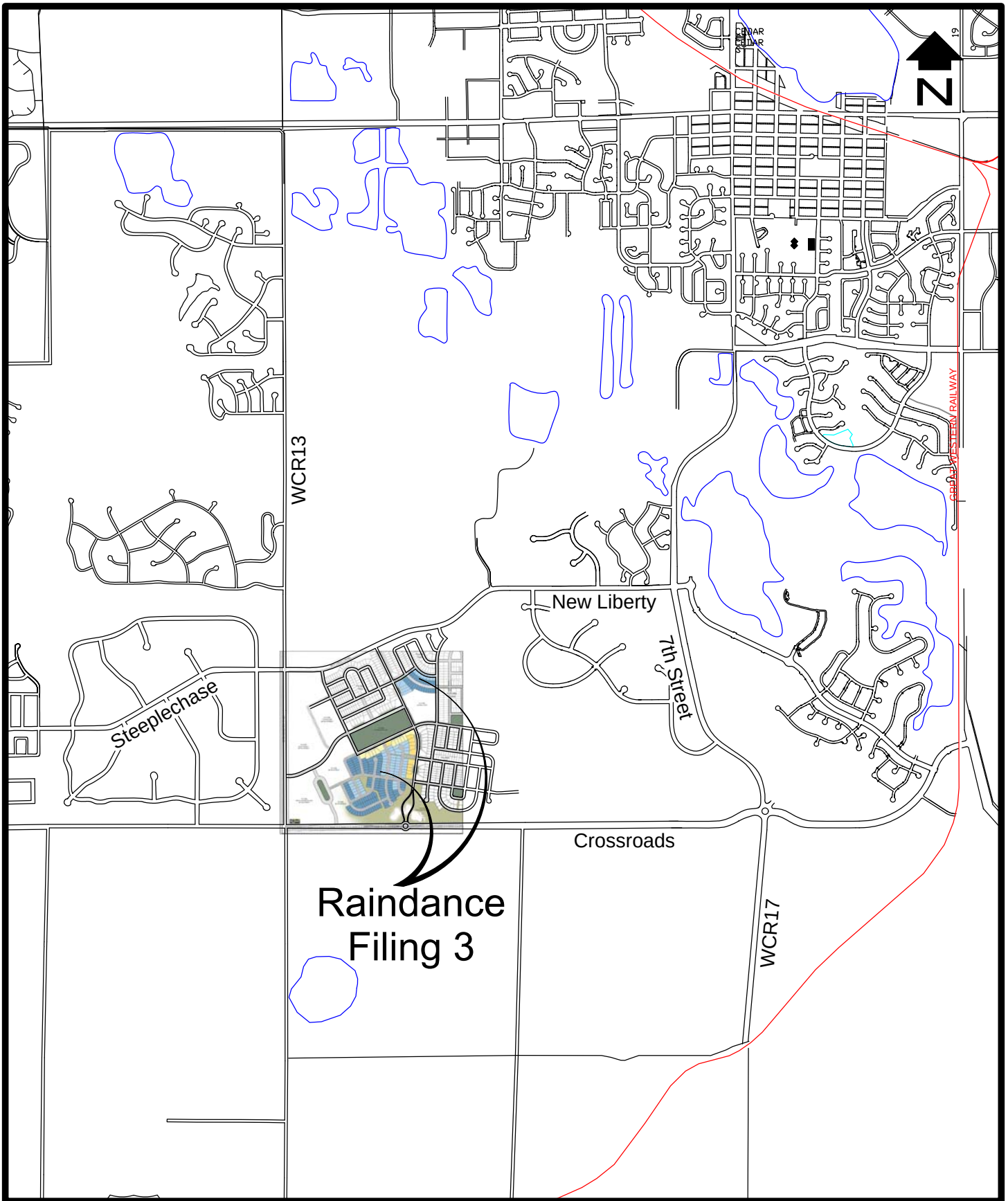
As a matter of policy, traffic signals are not installed at any location unless warrants are met according to the Manual on Uniform Traffic Control Devices. The WCR13/Crossroads intersection is currently signalized. For the roads in the vicinity of the Raindance development, four hour and/or eight hour signal warrants are applicable. These warrants require much data and are applied when the traffic is actually on the area road system. It is acknowledged that peak hour signal warrants should not be applied, but since the peak hour forecasts are readily available in a traffic impact study, it is reasonable to use them to estimate whether other signal warrants may be met. If peak hour signal warrants will not be met at a given intersection, it is reasonable to conclude that it is not likely that other signal warrants would be met. If peak hour signal warrants are met, it merely indicates that further evaluation should occur in the future as the development occurs. However, a judgment can be made that some intersections will likely meet other signal warrants. Using the short range (2022) total peak hour traffic (Figure 9), the peak hour signal warrant will not be met at the WCR13/Steeplechase-New Liberty intersection. The peak hour signal warrant analysis is provided in Appendix C.

Table 3 shows the short range (2022) background peak hour operation at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections. The key intersections will operate at acceptable levels of service during the morning and afternoon peak hours. Calculation forms for this analysis are provided in Appendix D.

Table 4 shows the short range (2022) total morning and afternoon peak hour operation at the Crossroads/WCR13, WCR13/Steeplechase-New Liberty, WCR13/Access A, and Crossroads/Covered Bridge intersections. The key intersections will operate at acceptable levels of service. Calculation forms for these analyses are provided in Appendix E.

Figure 10 shows a schematic of the short range (2022) intersection geometry. Windsor utilizes the CDOT State Highway Access Code (SHAC) with regard to auxiliary lanes. The forecasted traffic with Filings 1, 2, and 3 do not require a four-lane cross section on Crossroads Boulevard to the west of the Crossroads/Covered Bridge intersection. As mentioned earlier, a westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection with the existing traffic volumes. The Raindance development adds no traffic to the southbound right-turn movement at the WCR13/Steeplechase-New Liberty intersection. It is assumed that auxiliary lanes would be built at the WCR13/Access A intersection with Filings 1 and 2 of Raindance.

It is concluded that the key intersections will meet the Windsor operational criteria. A westbound right-turn lane is required at the Crossroads/WCR13 intersection and a southbound right-turn lane is required at the WCR13/Steeplechase-New Liberty intersection with the existing traffic volumes.



SITE LOCATION

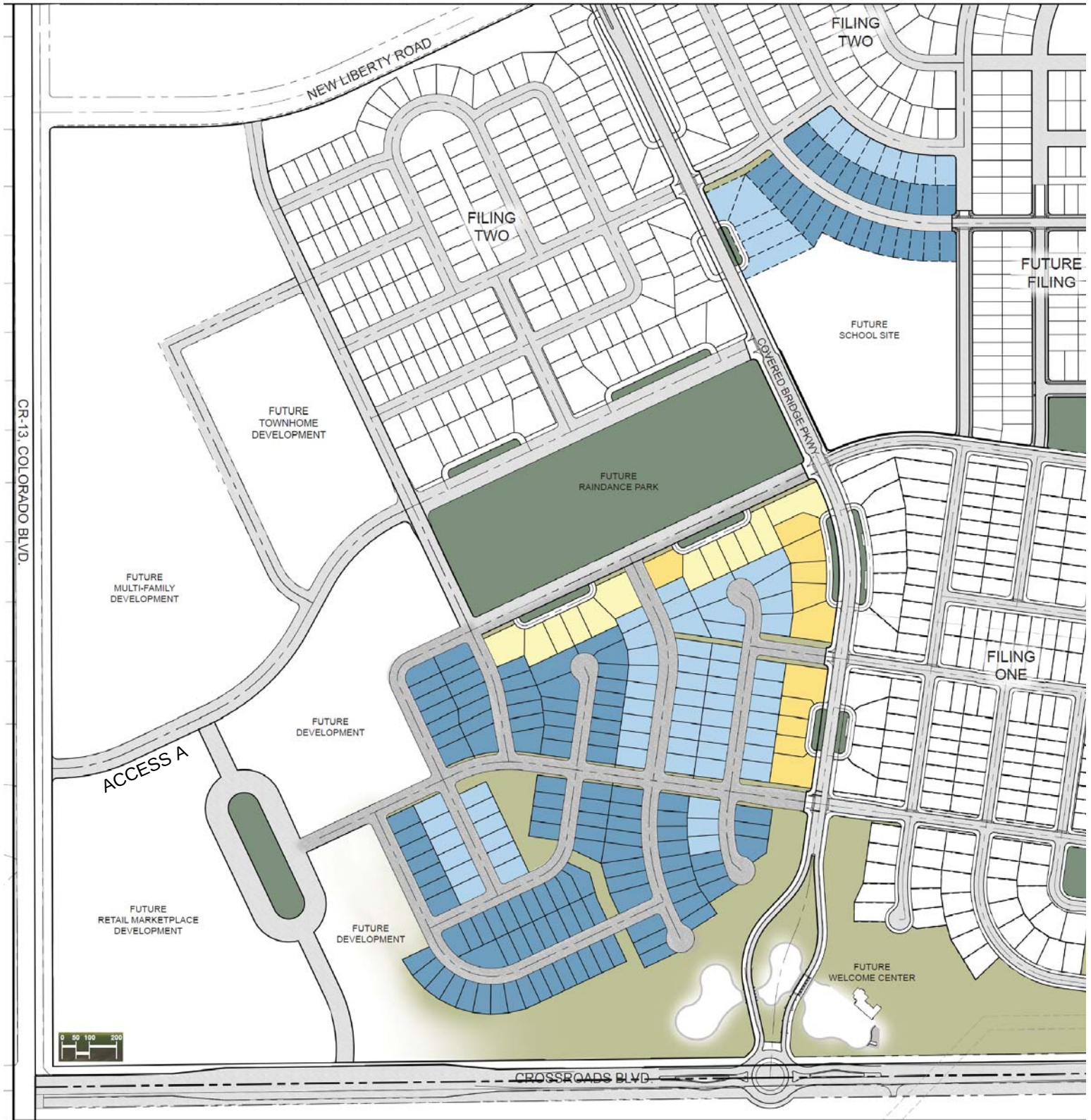
Figure 1



Raundance Filing 3 TIS, November 2017



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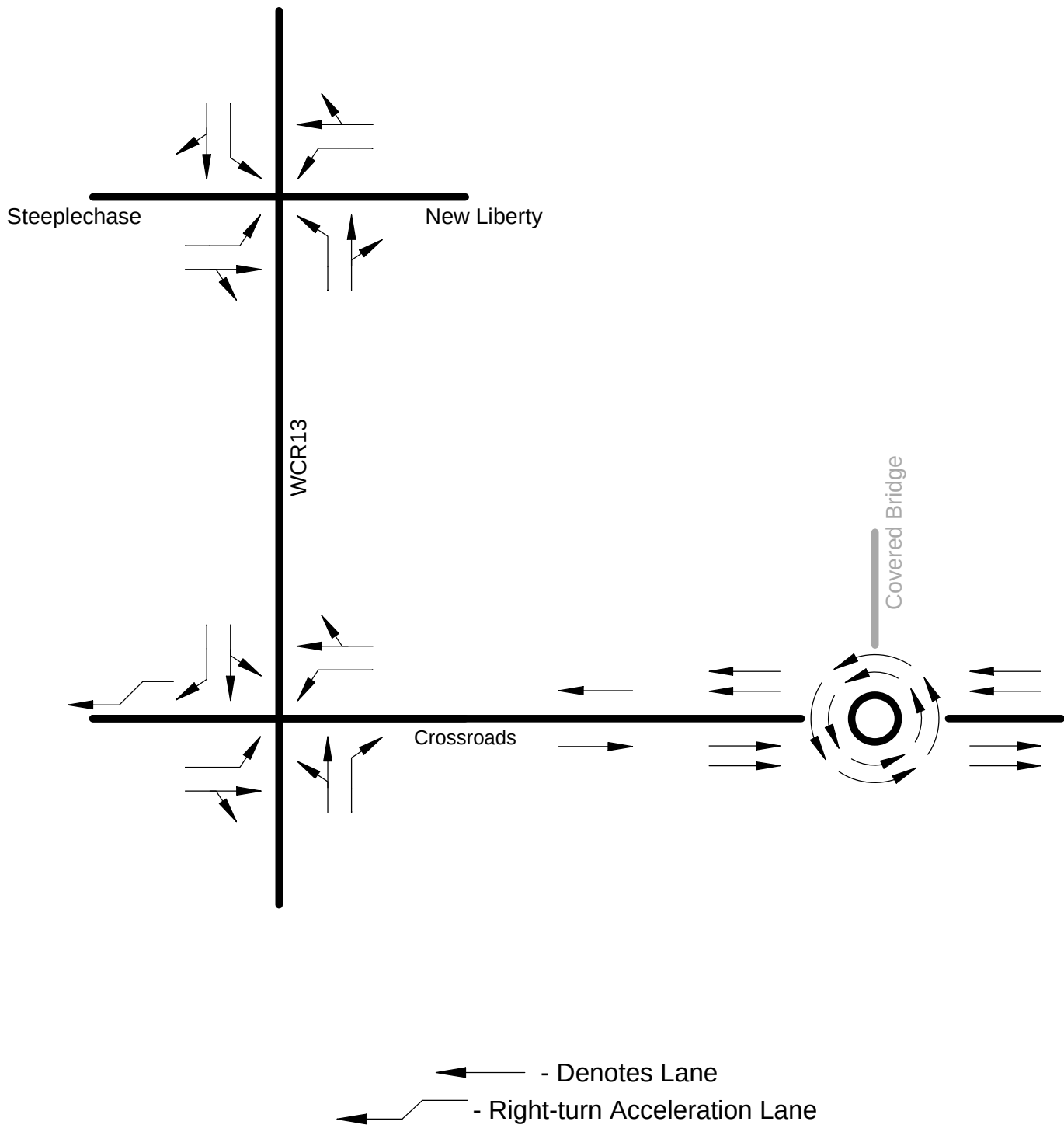


SITE PLAN

Figure 2



Raindance Filing 3 TIS, November 2017

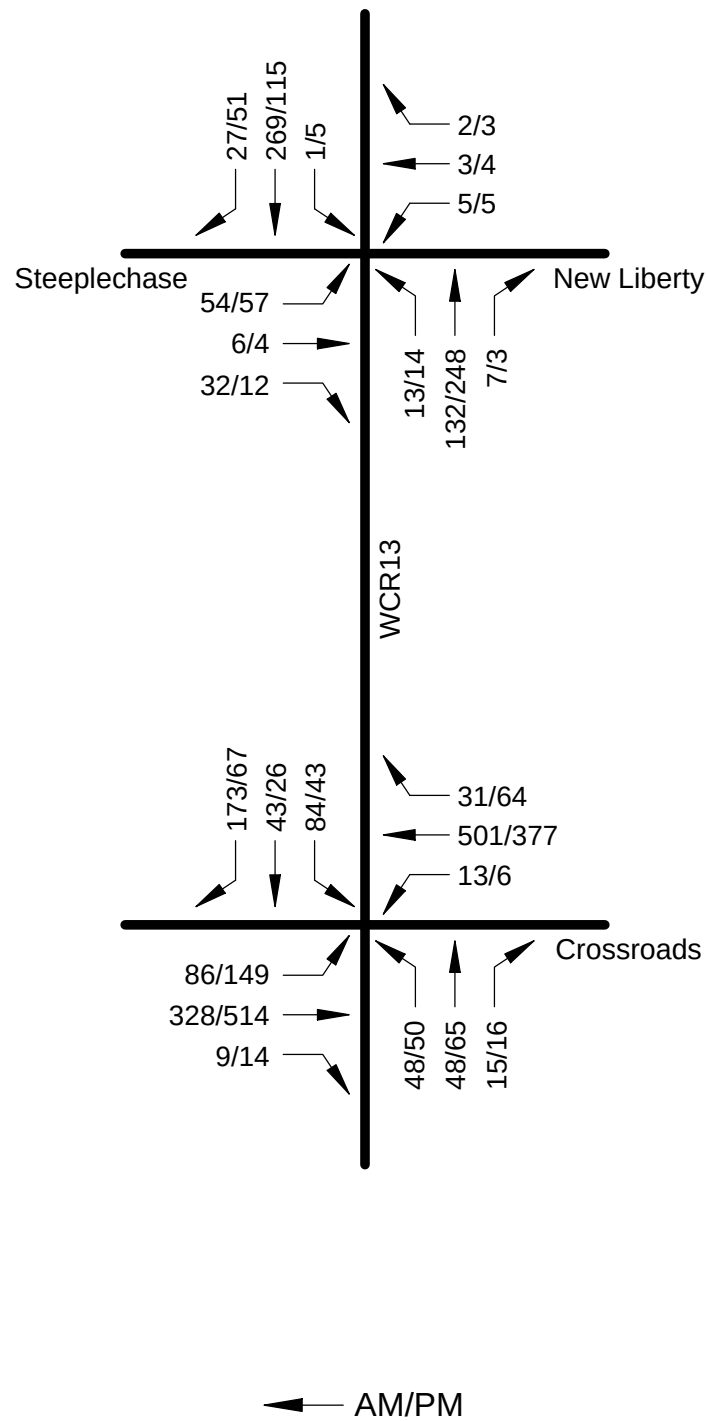


EXISTING INTERSECTION GEOMETRY

Figure 3

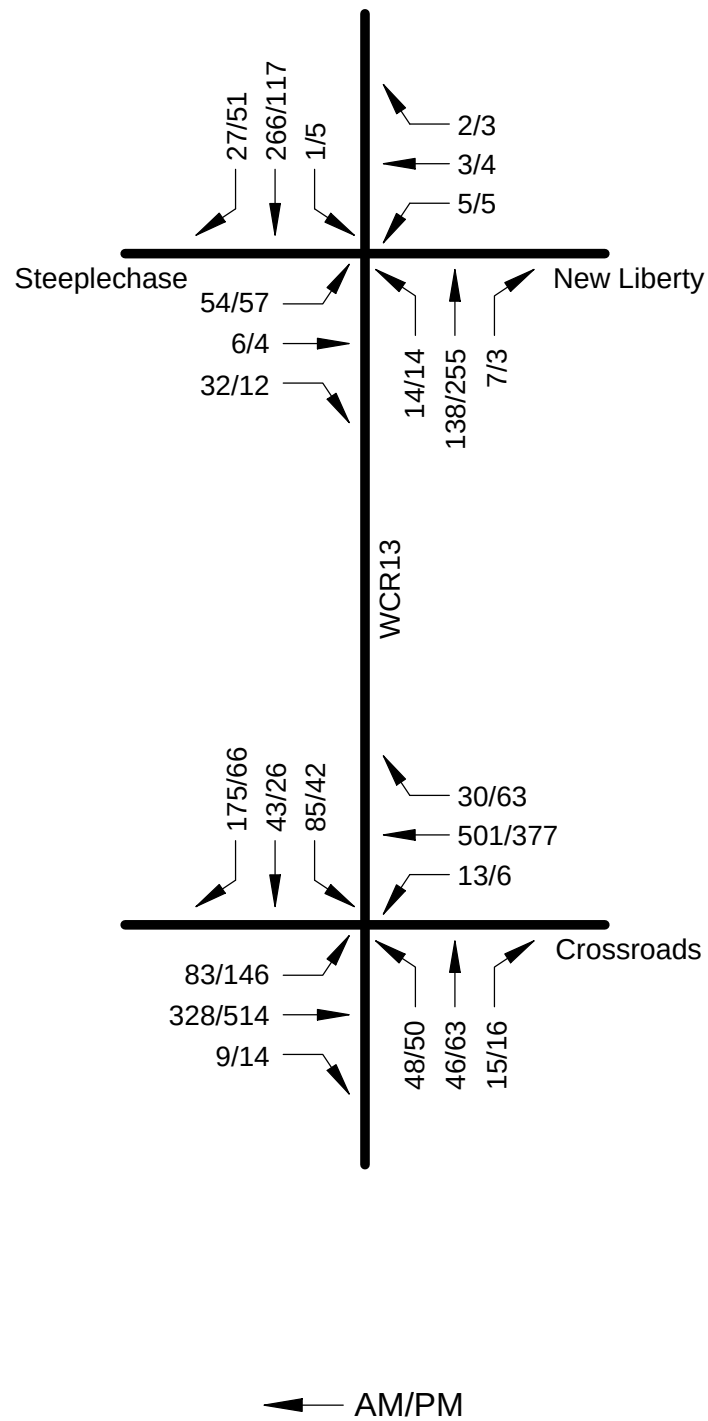


Raindance Filing 3 TIS, November 2017



RECENT PEAK HOUR TRAFFIC

Figure 4



AVERAGED/BALANCED RECENT PEAK HOUR TRAFFIC

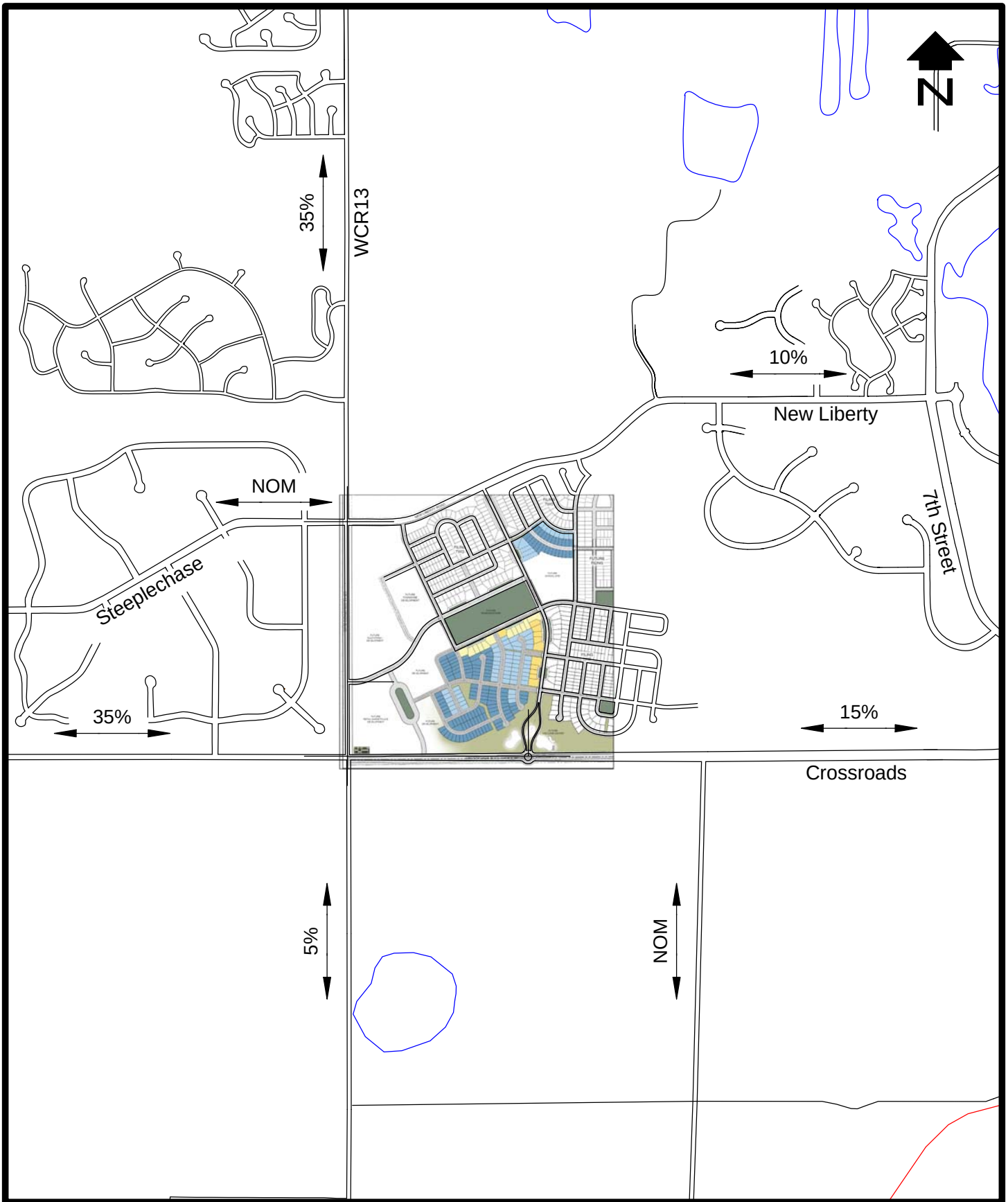
Figure 5



Raindance Filing 3 TIS, November 2017

TABLE 1 Current Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
Crossroads/WCR13 (signal)	EB LT	C	C
	EB T/RT	B	B
	EB APPROACH	B	B
	WB LT	B	B
	WB T/RT	C	B
	WB APPROACH	C	B
	NB LT/T	D	C
	NB RT	A	A
	NB APPROACH	D	C
	SB LT/T	C	C
	SB RT	A	A
	SB APPROACH	C	C
	OVERALL	C	B
WCR13/Steeplechase-New Liberty (stop sign)	EB LT	B	B
	EB T/RT	B	A
	EB APPROACH	B	B
	WB LT	B	B
	WB T/RT	B	B
	WB APPROACH	B	B
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A

TABLE 2 Trip Generation												
Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single Family	233 D.U.	9.52	2218	0.19	44	0.56	131	0.63	147	0.37	86



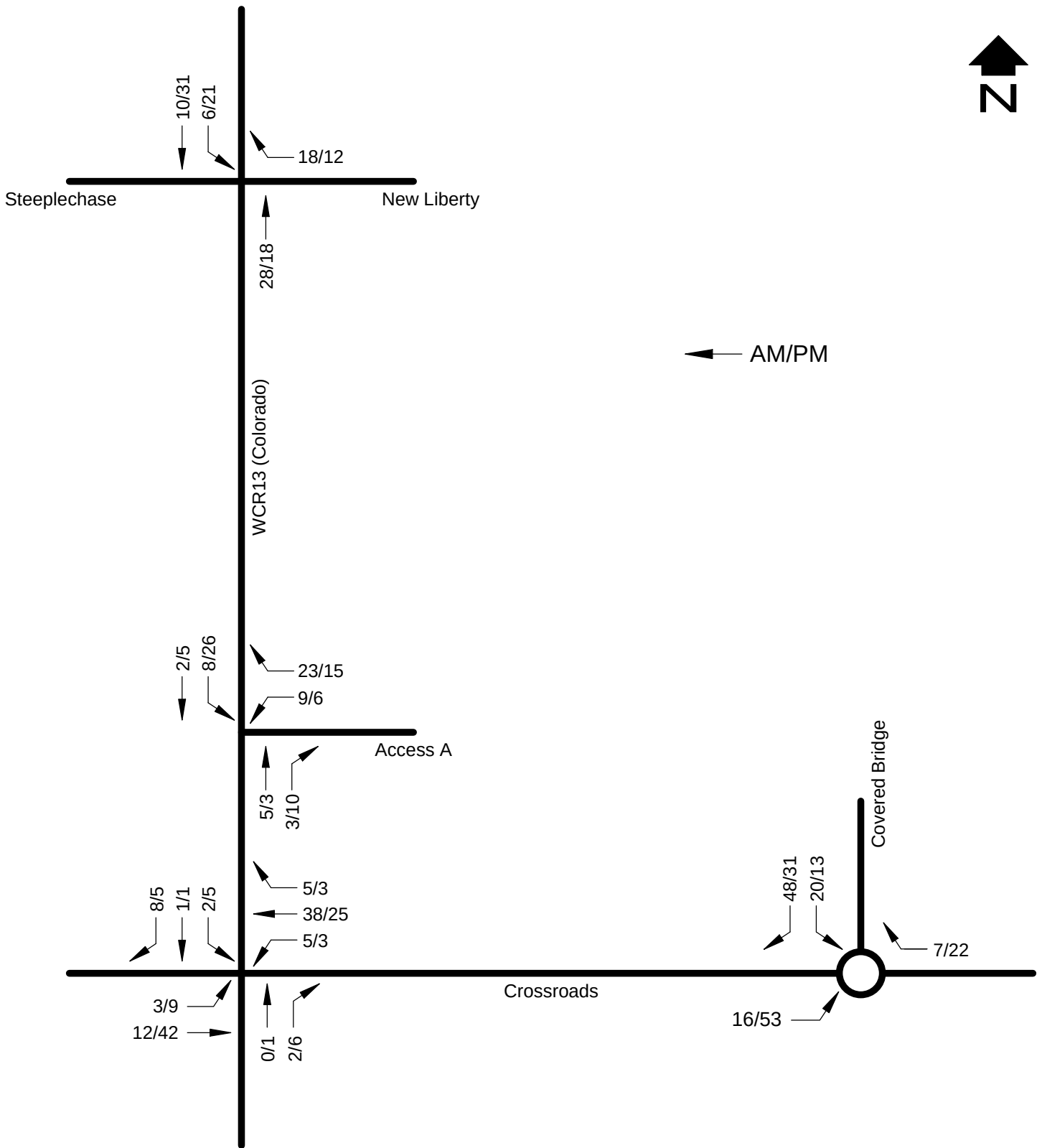
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TRIP DISTRIBUTION

Figure 6



Raindance Filing 3 TIS, November 2017

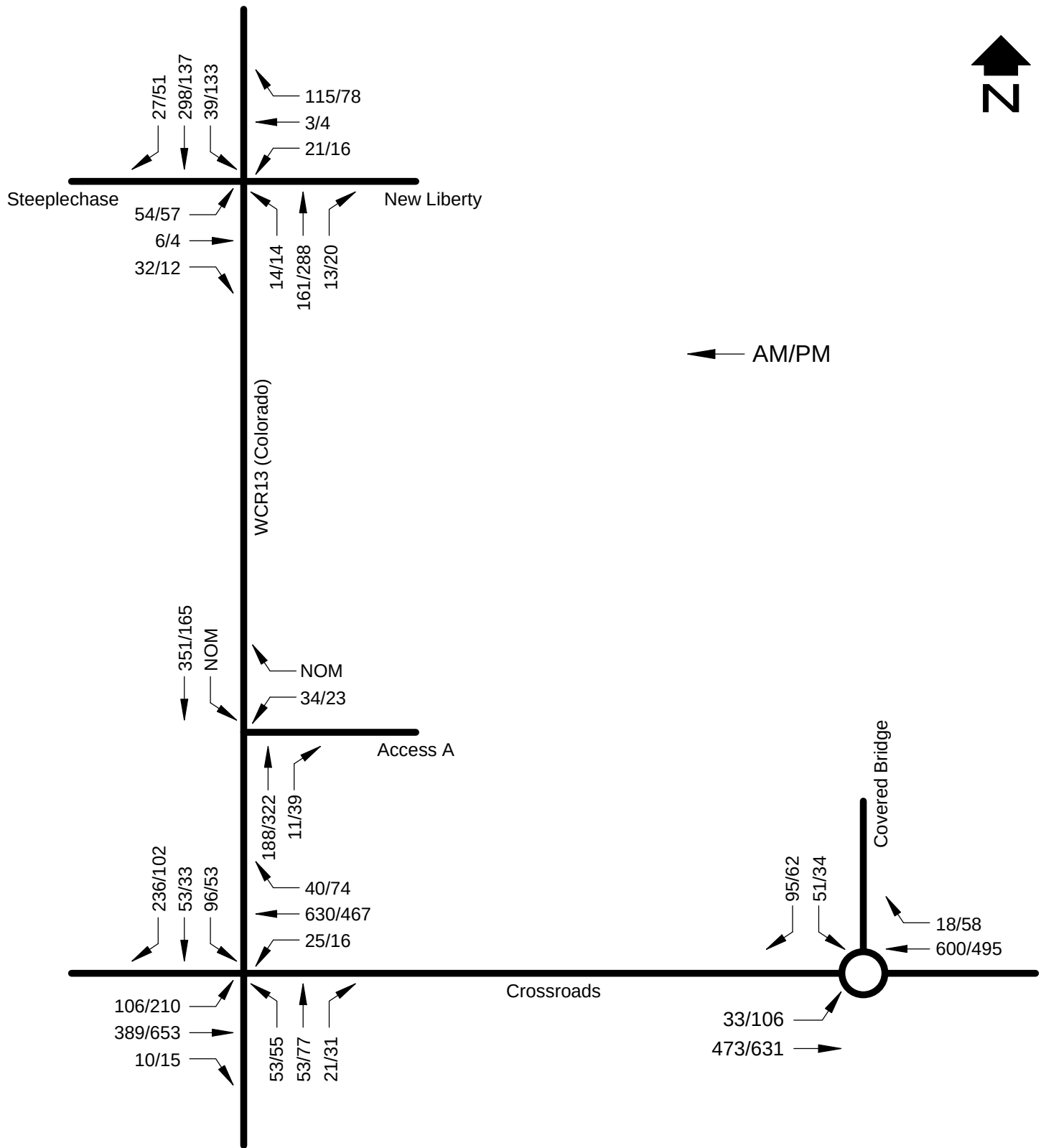


SITE GENERATED PEAK HOUR TRAFFIC

Figure 7



Raindance Filing 3 TIS, November 2017

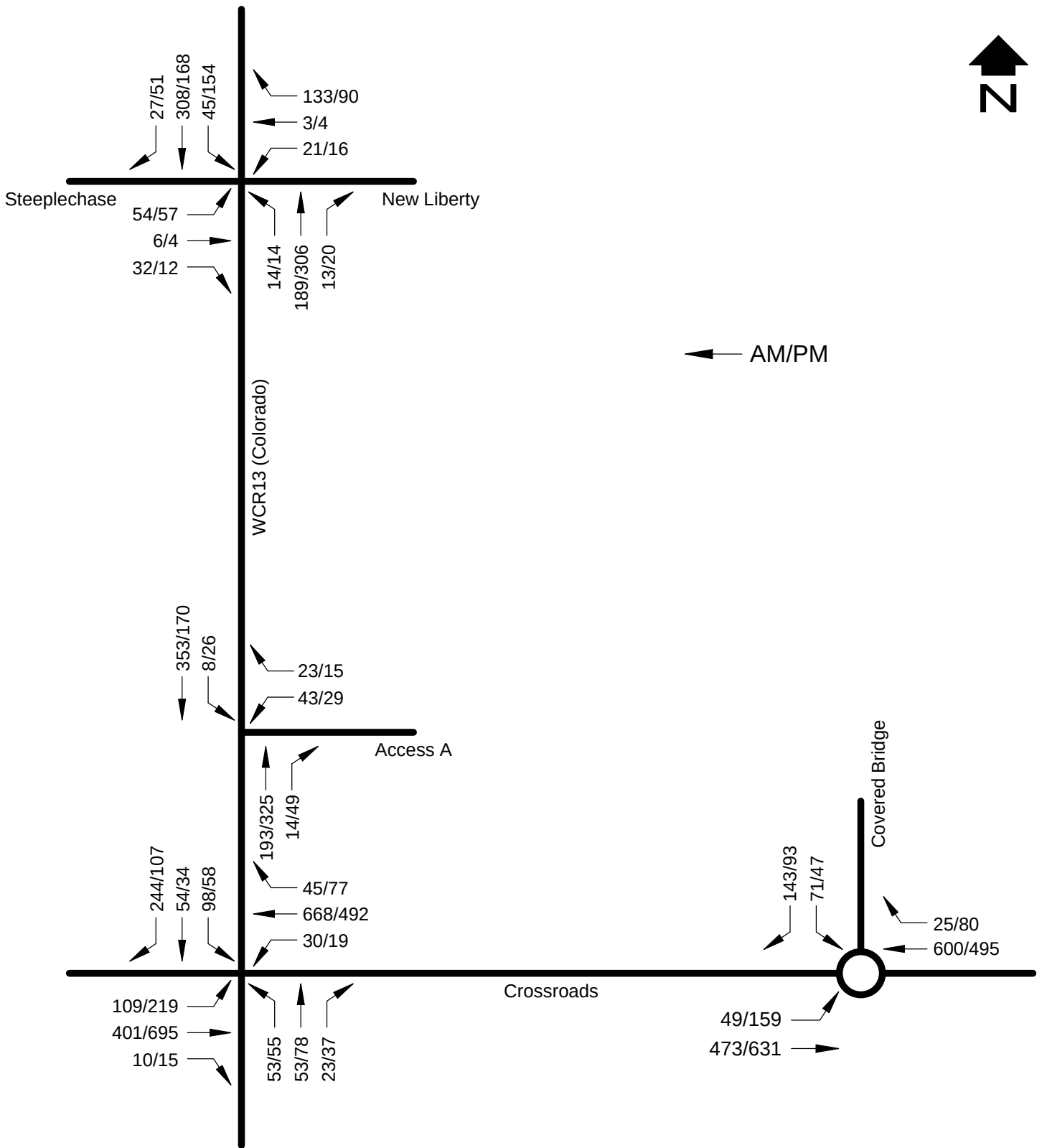


SHORT RANGE (2022) BACKGROUND PEAK HOUR TRAFFIC

Figure 8



Raindance Filing 3 TIS, November 2017



SHORT RANGE (2022) TOTAL PEAK HOUR TRAFFIC

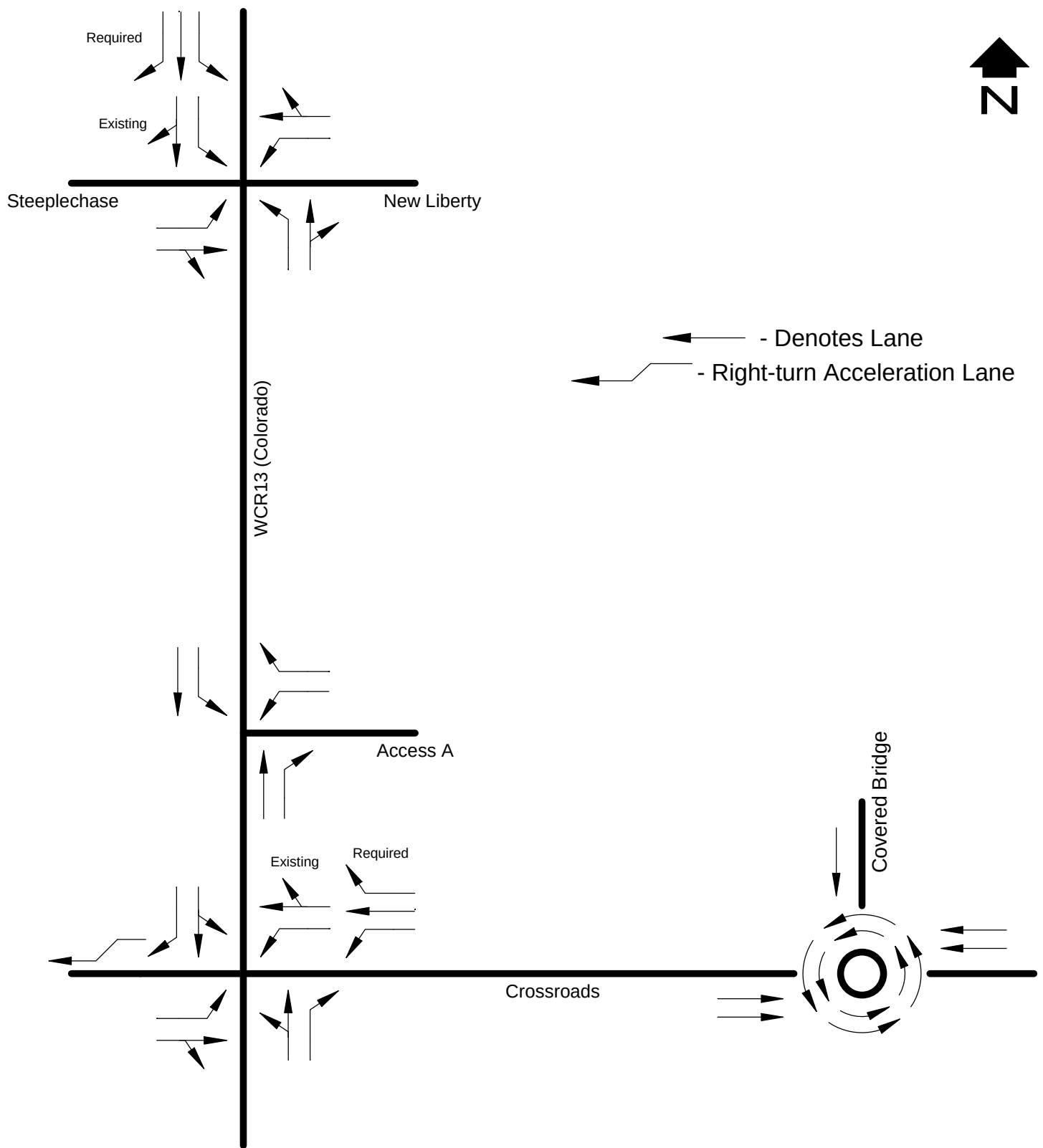
Figure 9



Raindance Filing 3 TIS, November 2017

TABLE 3 Short Range (2022) Background Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
Crossroads/WCR13 (signal)	EB LT	B	B
	EB T/RT	B	B
	EB APPROACH	B	B
	WB LT	B	B
	WB T/RT	C	B
	WB APPROACH	C	B
	NB LT/T	D	D
	NB RT	A	A
	NB APPROACH	D	D
	SB LT/T	D	D
	SB RT	C	A
	SB APPROACH	D	D
	OVERALL	C	C
WCR13/Steeplechase-New Liberty (stop sign)	EB LT	C	D
	EB T/RT	B	B
	EB APPROACH	C	C
	WB LT	C	C
	WB T/RT	B	B
	WB APPROACH	B	B
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A
WCR13/Access A (stop sign)	WB LT	B	B
	WB RT	A	A
	WB APPROACH	B	B
	SB LT	A	A
	OVERALL	A	A
Crossroads/Covered Bridge (roundabout)	EB LT/T	A	A
	EB T	A	A
	EB APPROACH	A	A
	WB T	B	B
	WB T/RT	A	A
	WB APPROACH	B	A
	SB LT/RT	A	A
	OVERALL	A	A

TABLE 4 Short Range (2022) Total Peak Hour Operation			
Intersection	Movement	Level of Service	
		AM	PM
Crossroads/WCR13 (signal)	EB LT	C	C
	EB T/RT	B	C
	EB APPROACH	B	C
	WB LT	B	B
	WB T/RT	D	B
	WB APPROACH	C	B
	NB LT/T	D	D
	NB RT	A	A
	NB APPROACH	D	D
	SB LT/T	D	D
	SB RT	C	A
	SB APPROACH	D	D
	OVERALL	C	C
WCR13/Steeplechase-New Liberty (stop sign)	EB LT	D	D
	EB T/RT	B	B
	EB APPROACH	C	D
	WB LT	C	C
	WB T/RT	B	B
	WB APPROACH	B	B
	NB LT	A	A
	SB LT	A	A
	OVERALL	A	A
WCR13/Access A (stop sign)	WB LT	B	B
	WB RT	A	B
	WB APPROACH	B	B
	SB LT	A	A
	OVERALL	A	A
Crossroads/Covered Bridge (roundabout)	EB LT/T	A	A
	EB T	A	A
	EB APPROACH	A	A
	WB T	B	B
	WB T/RT	A	A
	WB APPROACH	B	B
	SB LT/RT	B	A
	OVERALL	A	A



SHORT RANGE (2022) GEOMETRY

Figure 10



Raindance Filing 3 TIS, November 2017



MEMORANDUM

Date: August 18, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: East of Colorado Blvd and South of Iron Wheel Drive
Re: Recommendation of Approval - Preliminary Major Subdivision - Raindance Subdivision 19th Filing
Item #: C.2.

Background/ Discussion:

See public hearing item.

Recommendation:

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