# PLANNING COMMISSION REGULAR MEETING

Town Board Chambers October 20, 2021 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. https://windsorgov.zoom.us/j/86823720818 OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:868 2372 0818

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.

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## 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 October 6, 2021 Planning Commission Meeting - K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - Conditional Use Permit (CUP) - Central Oceans - CUP to allow a temporary use not specifically included as a use by right in any zone district – Great Western Industrial Park 7th Filing, Lot 5 – Ben Goldwasser, Central Oceans, Applicant
   - Quasi-judicial
   - Staff Presentation: Paul Hornbeck, Senior Planner
2. Recommendation to Town Board - Conditional Use Permit (CUP) - Central Oceans - CUP to allow a temporary use not specifically included as a use by right in any zone district – Great Western Industrial Park 7th Filing, Lot 5 – Ben Goldwasser, Central Oceans, Applicant
   - Quasi-judicial
   - Staff presentation: Paul Hornbeck, Senior Planner
3. Public Hearing - Preliminary Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing- Steve Pfister, Horton Feedlots, LLC owner/applicant; John Beggs, Russell Mills Studios, applicant's representative
   - Staff Presentation: Paul Hornbeck, Senior Planner
   - Quasi-judicial
4. Preliminary Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing- Steve Pfister, Horton Feedlots, LLC owner/applicant; John Beggs, Russell Mills Studios, applicant's representative
   - Staff Presentation: Paul Hornbeck, Senior Planner
   - Quasi-judicial

5. Public Hearing - Final Major Subdivision - Tacincala Subdivision - Pat McMeekin, Hartford Homes, Applicant; Ryan McBreen, Norris Design, applicant's representative
    - Staff Presentation: Paul Hornbeck, Senior Planner
    - Quasi-judicial
6. Recommendation to Town Board - Final Major Subdivision - Tacincala Subdivision - Pat McMeekin, Hartford Homes, Applicant; Ryan McBreen, Norris Design, applicant's representative
    - Staff presentation: Paul Hornbeck, Senior Planner
    - Quasi-judicial

D. COMMUNICATIONS

1. Site Plan Review - Windsor Commons Subdivision 6th (1243 Automation Drive) - Restaurant - P. Hornbeck, Senior Planner
2. Site Plan Review - Eagle Crossing Subdivision 11th Filing (4850 Fairgrounds Ave) - Buckingham Multifamily - P. Hornbeck, Senior Planner

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

E. ADJOURN

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:**
**From:** Karen Frawley, Town Clerk
**Location:**
**Re:**
**Item #:** B.1.

**ATTACHMENTS:**

Description

- 10.21 PC Draft Minutes

# PLANNING COMMISSION REGULAR MEETING

Town Board Chambers October 6, 2021 - 7:00 PM Town Board Chambers, 301 Walnut Street, Windsor, CO 80550 Please click this URL to join. https://windsorgov.zoom.us/j/86823720818 OR join by telephone at (888) 788-0099 or (877) 853-5247 - Webinar ID:868 2372 0818

## 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
Roger Colonnese
Jose Valdes

Absent

Timothy Reddick
Doug Dennison
Eric Bernhardt

Also Present:

Carlin Malone, Chief Planner
Scott Ballstadt, Planning Director
Barry Wilson, Town Board Liaison - Zoom
Rhonda McCracken, Business Analyst
Karen Frawley, Town Clerk

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, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Schick, Valdes; Motion Passed.**

3. Public Invited to be Heard

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

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

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

DRAFT

B. CONSENT CALENDAR

**Cindy Beemer moved to approve the minutes of the meeting of September 15, 2021 as presented, Kelly Hall seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Colonnese, Hall, Schick, Valdes; Abstain - Bushelman; Motion Passed.**

C. BOARD ACTION

1. Public Hearing - An Ordinance Approving the Ascent Charter School Annexation to the Town of Windsor - GRHH Performance Fort Collins, LLC, and Performance Charter School Fort Collins, LLC, Applicant

The applicant, GRHH Performance Fort Collins, LLC, and Performance Charter School Fort Collins, LLC, Applicant; represented by Mr. Ethan Mansfield, has submitted a petition to annex approximately 16.36 acres to the Town of Windsor and establishing the zoning district designation of Estate Residential (ER). The subject property is located east of LCR 5, one-fourth mile north of LCR 32E.

The subject property is currently within unincorporated Larimer County and the western boundary along LCR 5 is contiguous with the Town of Windsor Corporate Limits. The property is within the Town's Growth Management Area (GMA) and the Town's 2016 Land Use Plan identifies this area as "Estate Residential." As such, the zoning district established for this property upon annexation will be Estate Residential (ER). Under the Town's land use code, an educational facility is a permitted use in any zoning district.

At their July 12, 2021, regular meeting, Town Board accepted the petition for annexation, initiating annexation proceedings by adopting Resolution No. 2021-39 that declared certain findings of fact concerning the annexation, determining substantial compliance with Colorado Municipal Annexation Act (1965). At their August 23, 2021, regular meeting, the Town Board adopted Resolution No. 2021-52, establishing public hearing dates before the Planning Commission and Town Board. The Town Board will hold a public hearing on the annexation on October 11, 2021.

Chairman Schick opened the public hearing.

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."

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

Chairman Schick opened the meeting for Commissioner questions or comment.

DRAFT

Commissioner Colonnese requested clarification on who requested the annexation. Mr. Ballstadt explained the process and stated that it is up to each applicant to request the annexation.

Commissioner Valdes requested clarification on where the water and sewer will be coming from. Ms. Malone stated that this site is located in the Fort Collins and Loveland Water and Sewer district.

Commissioner Beemer asked if this was a charter school within the Poudre School District and serviced by the Windsor Police Department and asked if this was the first school in another school district that would be serviced by Windsor Police Department? Mr. Ballstadt responded that there is another school that is in another district but utilizes our services.

**Vice Chairman Bushelman moved to close the public hearing, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Schick, Valdes; Motion Passed.**

2. Recommendation to Town Board - An Ordinance Approving the Ascent Charter School Annexation to the Town of Windsor - GRHH Performance Fort Collins, LLC, and Performance Charter School Fort Collins, LLC, Applicant

Please refer to public hearing item materials.

Per Ms. Malone, nothing further to add at this time.

**Vice Chairman Bushelman moved to forward a recommendation of approval for the Ascent Charter School Annexation and zoning designation, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bushelman, Colonnese, Hall, Schick, Valdes; Motion Passed.**

D. COMMUNICATIONS

- Communications From Planning Commission

Commissioner Valdes praised staff for providing through information on the calculations for developers bringing in water compared to the expected usage.

- From Town Board Liaison

Town Board Member Wilson reported on the items that have been discussed during the last few Town Board Work Session and Regular meetings.

- Communications From Staff

Per Mr. Ballstadt, if the Town Board sees it appropriate to approve the comp plan update in the 2022 budget, we will be getting into water a lot more deeply. Staff has been in communication with the Great Western Oil and Gas operators and there have been a lot of complaints lately on the noise. They will be moving one of the two rigs off site in the next few weeks. The second of the two rigs should be gone in early to mid November.

Vice Chair Bushelman asked for an update on Future Legends complex. Mr. Ballstadt stated that staff will be submitting the fees to the applicant to issue the full vertical stadium and dome permits.

DRAFT

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:38 p.m.

_____

Karen Frawley, Town Clerk

DRAFT

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** 30619 County Road 23
**Re:** Public Hearing - Conditional Use Permit (CUP) - Central Oceans
**Item #:** C.1.

**Background/ Discussion:**

The applicant Mr. Ben Goldwasser of Central Oceans, is requesting an amendment and extension of previously approved Conditional Use Permit (CUP). The previous CUP was approved by Town Board on December 9, 2019 to allow a temporary use not specifically included as a use by right in any zone district, in this case a temporary shipping container storage yard. The property is zoned Heavy Industrial (HI) and is generally surrounded by undeveloped or farm land, with an existing industrial business to the west. There are two farm houses located adjacent to the property, one of which is under the same ownership as the subject property.

The use occupies approximately 25 acres of 136 acres on lot 5. The majority of the 25 acres is dedicated to outdoor storage of approximately 2700 shipping containers housing solar equipment. The majority of containers are 40' long, 8' wide and 9'6" high. The containers are stacked up to three high, for a total height of approximately 29'. Containers arrived by truck at the site during 2020 and have since begun being delivered by truck to their final destinations.

The site is enclosed by a chain link fence with three strands of barbed wire and monitored by security cameras. Landscaping is required along the Great Western Drive frontage, around the detention pond on the southern portion of the site, and as a buffer to the farm house to the east.

The CUP approved in 2019 specified that it was valid for a period of two years and that prior to the end of the two-year term, the applicant could request two separate one-year extensions to be reviewed by the Planning Director. If the Director determined the use to be in conformance with all CUP conditions and other applicable code requirements, the one-year extensions could be granted administratively by staff.

One condition contained in the 2019 approval was that container stacking shall be limited to no higher than 19 feet in height except that stacking up 29 feet shall be permissible until December 31, 2021.The reason for this condition was to limit the visual impact of the containers from surrounding areas. The applicant has requested that containers be allowed to continue to be stacked up to a height of 29' until December 31, 2023. The rationale for this request is outlined in the attached letter, but is due to containers leaving the site at a slower pace than anticipated, in part due to the Covid-19 pandemic.

**Standards and Requirements for Conditional Use Grants**

Section 14-2-130 of the Municipal Code outlines the factors to be evaluated prior to the granting of a conditional use.

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies;

Staff comment: The Comprehensive Plan does not specifically address this type of use.

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.

Staff comment: The use does not create unnecessary burdens on existing infrastructure.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

Staff comment: The subject property is located within the Great Western Industrial Park and is generally surrounded by undeveloped or agricultural land, with one industrial business located to the west and two residential homes to the east. Future industrial development is possible on properties to the north, east, and west. Floodplain and the Poudre River make development to the south of the subject area unlikely. The Poudre River Trail passes within approximately ¼ mile south of the subject development. The future Crossroads Boulevard extension from State Highway 257 to O Street in Greeley could someday pass immediately south of the site, but there is no timetable for construction of the roadway at this time.

There are what appear to be two farm houses adjacent to the parcel, including one under the same ownership as the subject parcel. The farmhouse under separate ownership is located immediately east of the site and is zoned Light Industrial in unincorporated Weld County. The remainder of the surrounding properties are zoned Heavy Industrial and are within Windsor Town Limits.

The use is surrounded by a fence with slats and landscaping in certain areas to provide some ground level screening; however the stacking of containers up to 29' tall means the use is visible from the surrounding area.

**Notifications**

The following Planning Commission and Town Board public hearing notifications were completed in accordance with the Municipal Code:

- October 8, 2021 – affidavit of letter mailed to property owners within 500 feet of site
- October 8, 2021 – property posted with a notification sign
- October 10, 2021 – legal ad published in the newspaper

**Relationship to Strategic Plan:**

There are no relevant areas of the Strategic Plan regarding this type of temporary use.

**Conformance with Comprehensive Plan**

The Comprehensive Plan does not specifically address this type of temporary use.

**Recommendation:**

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the amendment and extension of the Conditional Use Permit.

**CC:**

Ben Goldwasser, applicant

**ATTACHMENTS:**

Description

- Applicant's Renewal Request
- GWIP Letter
- Staff Powerpoint

Central Oceans

TO: Town of Windsor
Attn: Planning Department/Town Council
301 Walnut Street
Windsor, CO 80550

FROM: Central Oceans USA
698 Berkmar Circle
Charlottesville, VA 22901

RE: Conditional Use Grant renewal for Great Western Subdivision 7th Filing, Lot 5

Hello Paul,

Pursuant to our Conditional Use Grant concerning the property at 30755 Great Western Drive, Windsor CO, 80550 (Great Western Subdivision 7th Filing, Lot 5) Central Oceans USA would like to formally request renewal of the first of two, one-year CUG renewal options.

We feel that Central Oceans has been a good and responsible tenant of the industrial park and the Town of Windsor over the first ~2 years of tenancy.

- All rent has been paid in full and on time.
- All conditions of the Conditional Use Grant have been met.
- Central Oceans fulfilled all requirements stipulated by the Site Plan Development Agreement (SPDA). All required improvements (ie construction of the storm water facilities, landscaping, and concrete walking trail for the industrial park) have been completed and are in good order.
- The operations on the property have not been obtrusive to other businesses or neighbors.
- Central Oceans has kept the area in and around the premises clean including trash pickup and street sweeping/cleaning.

In light of this we would kindly request you approve renewal of the Conditional Use Grant.

We also request to make one amendment to the Conditional Use Grant upon renewal. We would like to amend the container stack height stepdown clause such

that we are able to remain at our current height until the end of the CUG. We could accomplish this by making the following change to Condition 2 in the CUG:

> **"2. Containers shall be limited to no higher than 19 feet in height except that stacking up 29 feet shall be permissible until December 31, ~~2021~~ 2023. "**

Per our discussions with GWIP the visual impact has not been nearly as great as was previously anticipated and the container storage operation has been a welcome addition to the Great Western industrial park. GWIP has indicated they do not have any issue with this change and fully support it.

We look forward to our continued relationship with the Town of Windsor. Please let us now if you have any questions.

Best regards,

Thomson Silvers
COO
Central Oceans USA LLC.

THE GREAT WESTERN
INDUSTRIAL PARK

August 10, 2021

Central Oceans USA
Mr. Ben Goldwasser
698 Berkmar Circle
Charlottesville, VA 22901

RE: Central Oceans CUP Extension 1 - GWIP

To Whom It May Concern:

I am writing this letter in support of Central Oceans' request for Conditional Use Grant renewal and amendment.

Over the last year and half Central Oceans has been a great addition to the Great Western Industrial Park. They have paid rent in full and on time. They have kept the area within their property and the common roadway clean, and they have completed all of the site improvement obligations included in the SPDA. For these reasons we would kindly ask that you favorably consider their request for CUG renewal.

Central Oceans has also requested an amendment allowing them to keep their containers within the site at the current stack height rather than having to reduce stack height at the end of this calendar year as specified in the current CUG. The initial reason for including this was concern about the unknown visual impact of the containers within the industrial park. I can say now that with the addition of the privacy fence and the landscaping and the orderly way in which the containers were stacked within the yard, the visual impact is not nearly as obtrusive as we had initially thought prior to the start of the tenancy.

Over the past year containers have been leaving the site as planned. To date, 227 containers have departed the yard, and approximately 200 more will depart before the end of this year. This is fewer containers than initially expected for 2021, however container outbounds are expected to pick up substantially in 2022. The containers being stored in Windsor, CO are supplying material to solar power developments throughout the country. Due to delays caused by COVID-19, some of these project's timelines have pushed back, leading to fewer containers departing the Windsor, CO yard in 2021 than initially anticipated.

Central Ocean's request is not intended to accommodate more inbound containers. No additional containers will be arriving to the Windsor, CO yard. Containers will only be departing the yard for the remainder of the current CUG, December 31, 2021, and the two, one-year CUG extensions.

With this understanding GWIP supports Central Ocean's request for stacking height to remain at 29'. The goal of this amendment is to maximize operational efficiencies at the Windsor, CO yard given the limited visual impact of the container stack height.

Sincerely,

Dean Brown
Senior Vice President – Industrial
Broe Real Estate Group

# Conditional Use Permit

## Central Oceans

*Paul Hornbeck, Senior Planner*

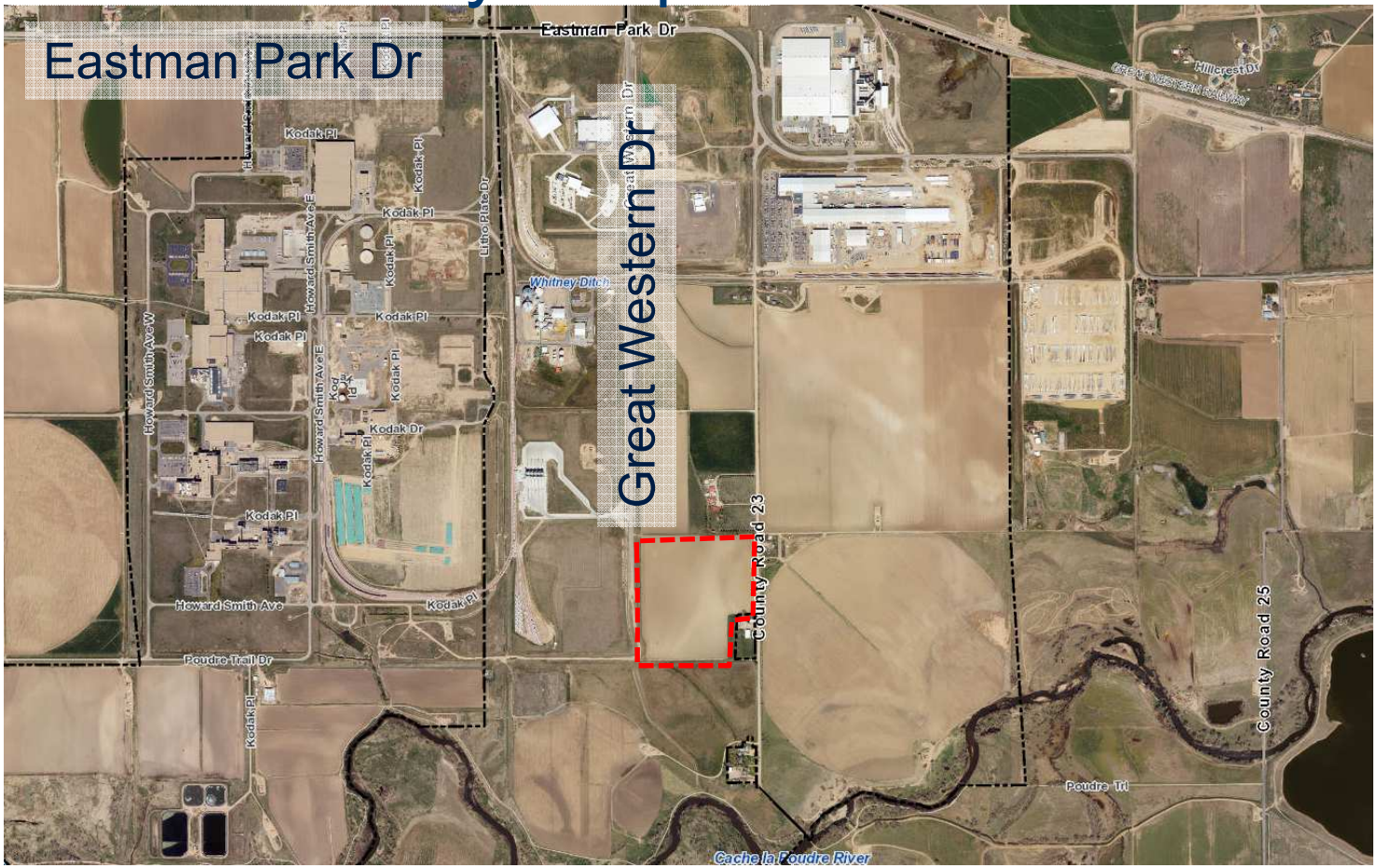
*Planning Commission – October 20, 2021*

# Conditional Use Grant

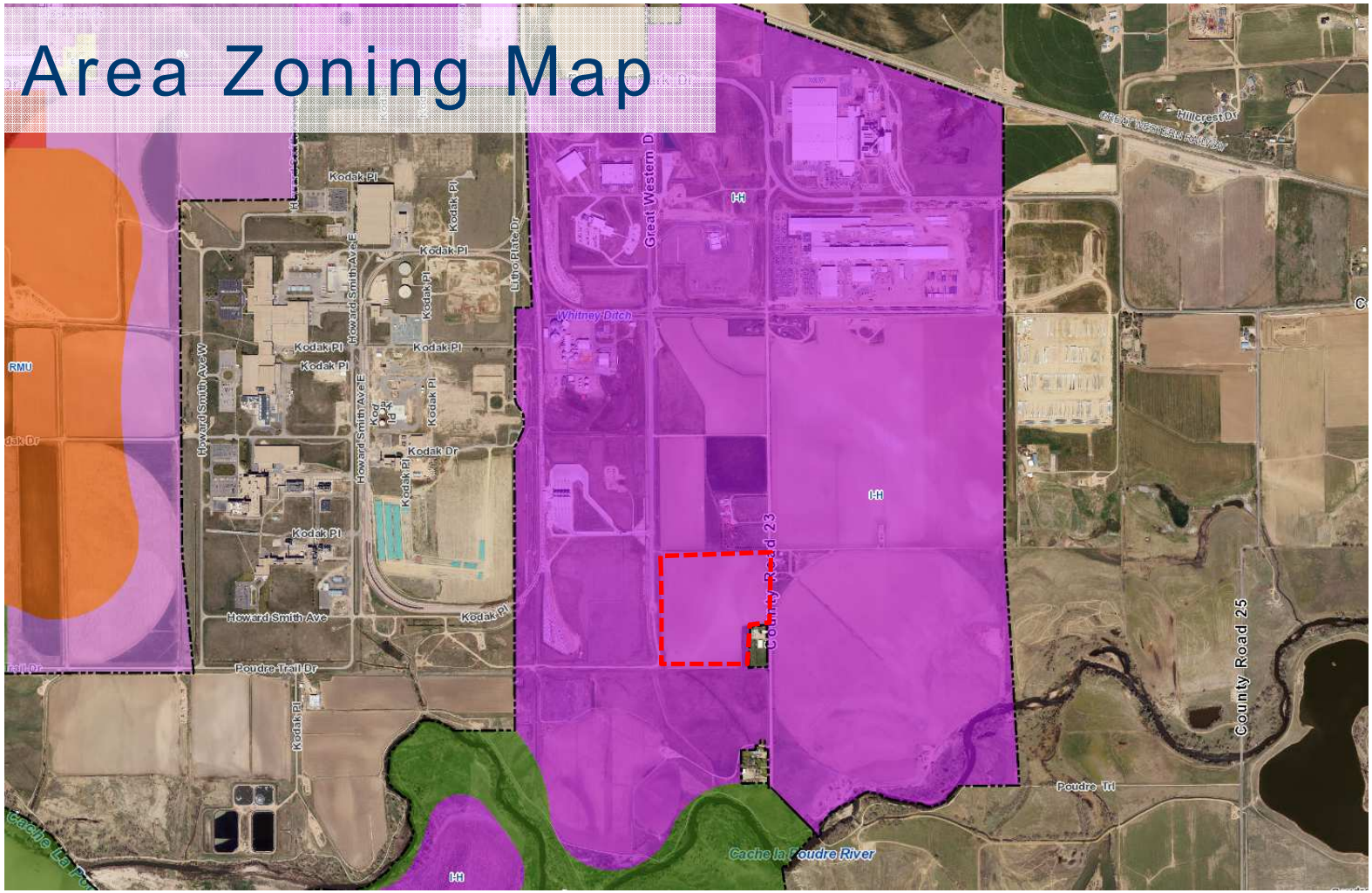
Sec. 14-2-130 - Applicability.

The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Code, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Code, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone. This process is specifically applicable to uses identified as conditional uses in particular zone districts.

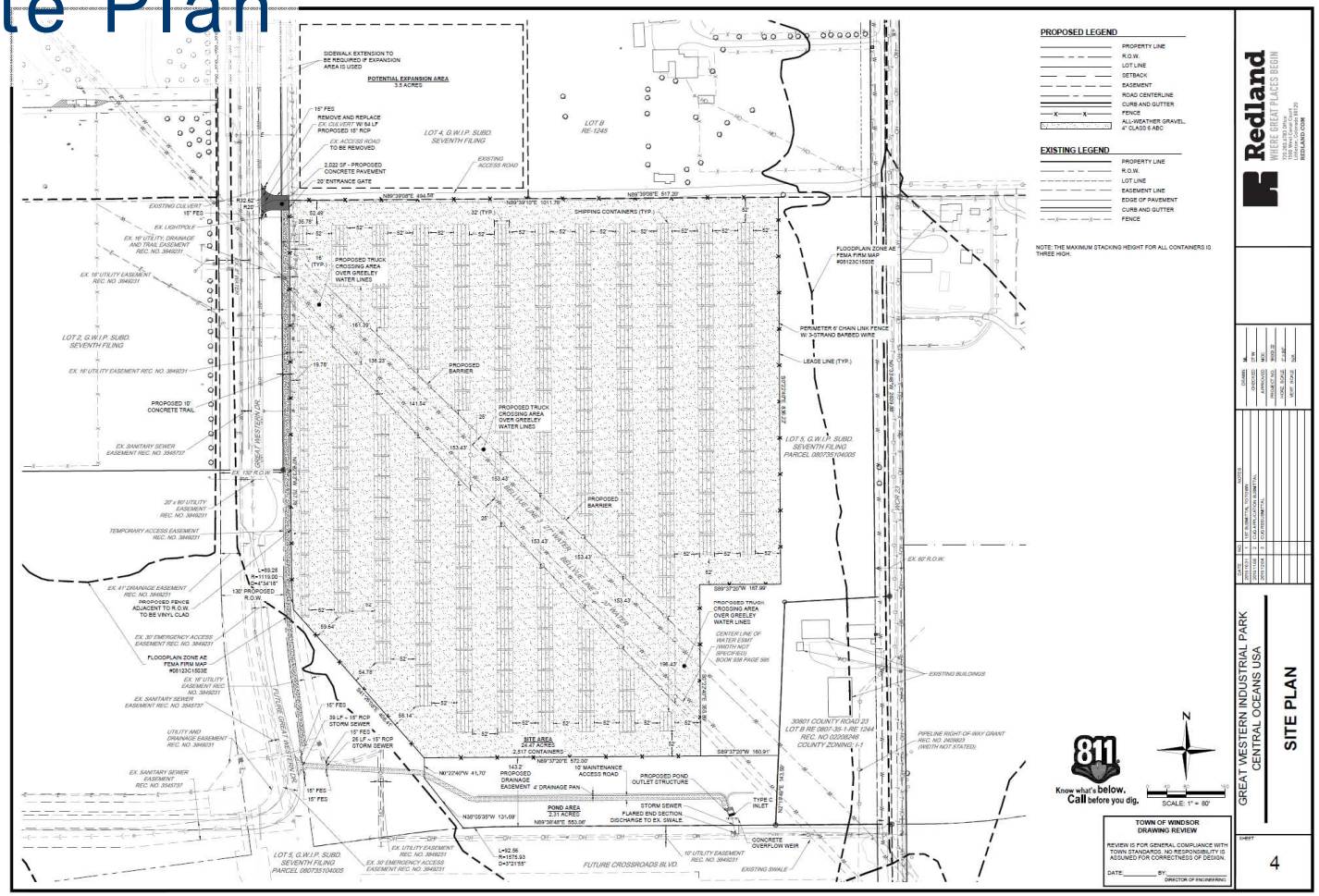
# Site Vicinity Map



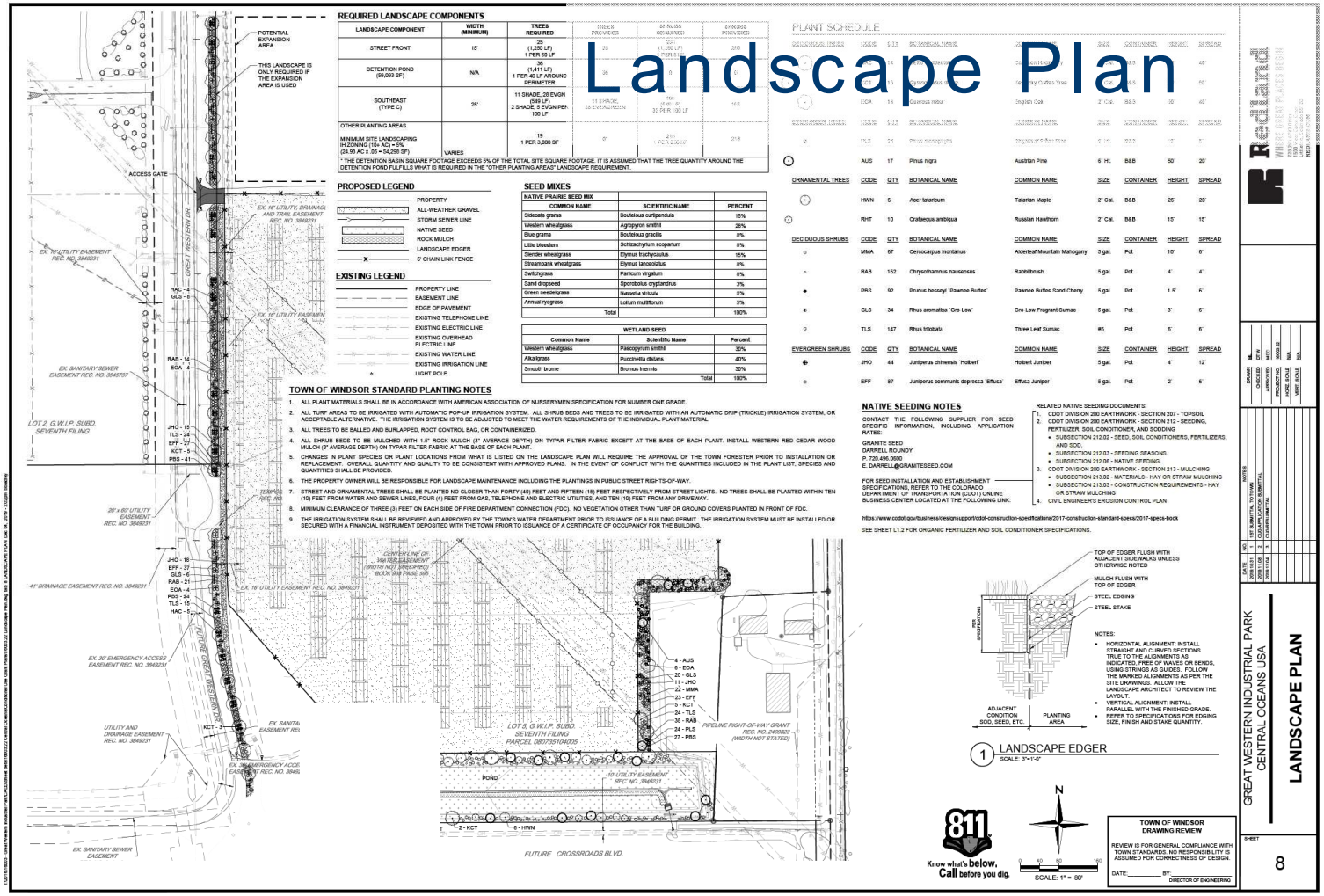
# Area Zoning Map



# Site Plan


PROPOSED LEGEND
EXISTING LEGEND
NOTE: THE MAXIMUM STACKING HEIGHT FOR ALL CONTAINERS IS THREE HIGH.
Redland
WHERE GREAT PLACES BEGIN
GREAT WESTERN INDUSTRIAL PARK
CENTRAL OCEANS USA
SITE PLAN
TOWN OF WINDSOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DIRECTOR OF ENGINEERING
Know what's below. Call before you dig.
SCALE: 1" = 80'
4

# Landscape Plan



# Site Images

# Site Images

# Site Images

# Site Images

# Conditional Use Standards & Requirements

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies;

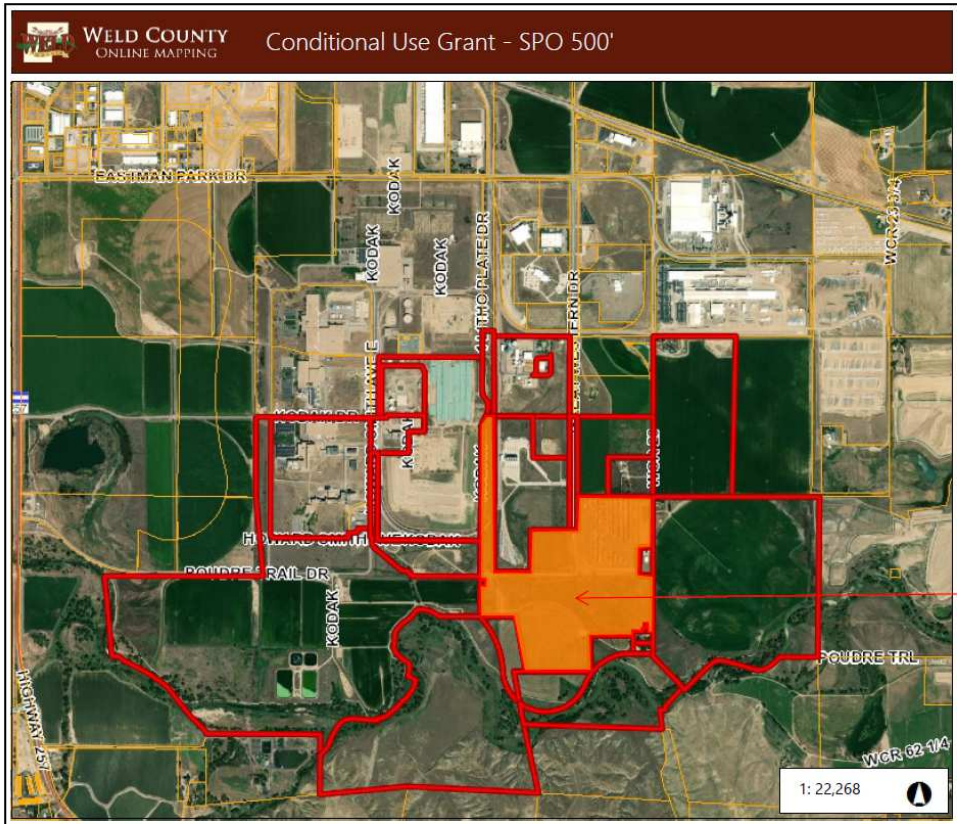
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or heig

# Notification

Notifications for this meeting were as follows:

- October 8, 2021 – affidavit of letter mailed to property owners within 500 feet of site
- October 8, 2021 – property posted with a notification sign
- October 10, 2021 – legal ad published in the newspaper



# Recommendation

Staff recommends Planning Commission forward to Town Board a recommendation of approval of the amendment and extension of the Conditional Use Permit.

# Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** 30619 County Road 23
**Re:** Recommendation to Town Board - Conditional Use Permit (CUP) - Central Oceans
**Item #:** C.2.

**Background/ Discussion:**

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

**CC:**

Ben Goldwasser, applicant
Mark Cevaal, applicant's representative
Dean Brown, land owner's representative

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** East of I-25 between Westgate Dr and CR 34C
**Re:** Public Hearing - Preliminary Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing
**Item #:** C.3.

**Background/ Discussion:**

The applicant Mr. Steve Pfister of Horton Feedlots, LLC, represented by Mr. John Beggs of Russel Mills Studio, has submitted an application for a preliminary major subdivision plat known as Fossil Creek Meadows Subdivision Third Filing. A Master Plan for the subject property and larger surrounding area was approved in 2006 and depicts a mix of single family and multifamily dwellings, with an overall maximum of 751 dwelling units, and approximately 70 acres of commercial development adjacent to I-25. Approximately 10 acres of that commercial property appears to have subsequently been dedicated to the I-25 expansion, leaving 60 acres. Filings one and two of Fossil Creek Meadows are under construction now and include a total of 260 single family lots.

The subject proposal includes 14 lots zoned General Commercial (GC) and 6 lots zoned Residential Mixed Use-One (RMU-1) on either side of Horton Drive, a proposed collector street which would run parallel to I-25. The RMU-1 properties are intended to be developed as multifamily units in accordance with the Master Plan. The proposed plat shifts the collector street further west than originally envisioned on the Master Plan, resulting in a reduction in the amount of gross commercial acreage from approximately 60 acres to 41 acres. When the property was originally annexed, zoning was applied based on the Master Plan, which by nature is a somewhat conceptual depiction of the site. More detailed design of the site has necessitated shifting the collector road further west, largely due to the encumbrances posed by the Arthur Lateral and Fossil Creek Revisor Outlet Ditch. Should this preliminary plat be approved, Planning Commission and Town Board will subsequently review a rezoning application, which would align the zoning and proposed lots, and the final subdivision plat.

The subdivision characteristics include:

- 126 total acres
- 13 acres of road right-of-way
- 14 General Commercial (GC) zoned lots on 31 acres
- 6 Residential Mixed Use One (RMU-1) zoned lots on 39 acres
- A number of drainage, open space, and utility tracts on approximately 43 acres

Vehicular access for this filing is provided primarily by connections of Horton Drive to County Road 34C and Westgate Drive. An additional access is provided with a connection to the single-family portion of filings one and two. A connection would be stubbed out to the property to the south which could eventually provide a second connection to Westgate Drive. A 10' wide multiuse trail is proposed to run along the east side of Horton Drive.

## Review Criteria

The application is consistent with the following review criteria in Municipal Code Sec. 14-2-60(b) for preliminary major subdivisions:

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.

## Notifications

Notifications for this public hearing were as follows:

- October 8, 2021 – Legal ad published in newspaper
- October 4, 2021 - Signs posted on the property
- October 10, 2021 - affidavit of mailing to property owners within 500 feet

**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.

**Staff comment:** The proposed development is respectful of the character of the under-construction filings one and two existing to the east. A transition from the single family lots in filings one and two is provided by open space tracts that are wetlands or ditches. The site plans for development of commercial or multifamily sites in other areas will allow for further review to ensure character is maintained.

The development should be fiscally responsible as the developer will be responsible for extending all utilities to serve the site and water and sewer are provided by districts and not the Town. Furthermore, the commercial development should positively impact the Town's tax base. The multifamily development is fiscally responsible as higher density allows for more efficient delivery of services.

The proposal should be environmentally responsible because it features non-potable water supply for landscaping, includes a trail connection for walking and biking, and would provide commercial services in close proximity to the planned residential development. Additionally, the neighborhood protects the wetlands on the property and respects the Arthur Lateral and Fossil Creek Reservoir Outlet Ditch.

**Chapter 5c – Residential Areas Framework**

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

**Staff Comment:** The proposed development would increase housing diversity with the planned multifamily housing.

**Recommendation:**

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

**CC:**

Steve Pfister, applicant
Mary Wohnrade, applicant's representative
John Beggs, applicant's representative

**ATTACHMENTS:**

Description

- Application Narrative
- Plat
- Staff Powerpoint

## FOSSIL CREEK RANCH MAJOR SUBDIVISION NARRATIVE

The proposed narrative outlines the major subdivision for the Fossil Creek Ranch property

- The Fossil Creek Ranch major subdivision submittal involves the property west of Filing 1 and 2 of the single family detached property.
- This land has been outlined on previous submittals and plats as open tracts created during the single family development phase. After rezoning which involved re-aligning the road, the lots have been identified and subdivided into general commercial and residential lots - with all of the residential along the east side of the collector road and all of the commercial along the west side.
- The design team took careful consideration for all the natural features on the property. This includes the Arthur Ditch that runs from the NW to SE, the Fossil Creek Reservoir Outlet Ditch and the Fossil Creek Ditch that bisects the property running from west to east.
- Maintaining all of these natural features was a unique challenge and results in awkward and smalled tracts of land that will be identified as open tracts or unusable in some way. These tracts may be used for detention or open space for the project as a whole.
- The subdivided lots along I-25 have been broken out into roughly 2 acres each. The other lots range in size - with the majority of the larger lots being allocated for a residential use.

# FOSSIL CREEK RANCH SUBDIVISION THIRD FILING

BEING A REPLAT OF A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

Line Table

| Line No. | Length | Direction |
|---|---|---|
| L1 | 60.00 | S00° 22' 55"W |
| L2 | 30.72 | S86° 01' 26"E |
| L3 | 60.00 | S00° 52' 25"W |
| L4 | 51.62 | S05° 55' 09"W |
| L5 | 51.59 | S15° 39' 15"W |
| L6 | 51.61 | S25° 22' 26"W |
| L7 | 51.59 | S35° 32' 27"W |
| L8 | 20.01 | S42° 07' 09"W |
| L9 | 51.58 | S49° 05' 57"W |
| L10 | 51.58 | S58° 59' 17"W |
| L11 | 54.59 | S68° 05' 17"W |
| L12 | 60.00 | S69° 45' 32"W |

Line Table

| Line No. | Length | Direction |
|---|---|---|
| L13 | 60.02 | S71° 06' 01"W |
| L14 | 66.19 | S68° 32' 34"W |
| L15 | 73.33 | S56° 28' 03"W |
| L16 | 73.34 | S43° 39' 21"W |
| L17 | 73.35 | S30° 44' 34"W |
| L18 | 73.35 | S17° 52' 50"W |
| L19 | 73.35 | S05° 01' 05"W |
| L20 | 73.28 | S07° 50' 17"E |
| L21 | 60.06 | S16° 45' 02"E |
| L22 | 30.00 | S14° 13' 35"E |
| L23 | 66.09 | S06° 24' 25"E |
| L24 | 26.24 | S84° 06' 20"W |

Line Table

| Line No. | Length | Direction |
|---|---|---|
| L25 | 92.70 | S05° 53' 40"E |
| L26 | 79.69 | S17° 01' 10"W |
| L27 | 89.88 | S65° 55' 34"W |
| L28 | 13.36 | N72° 40' 22"W |
| L30 | 50.61 | N77° 25' 47"W |
| L31 | 73.58 | N59° 38' 31"E |
| L32 | 100.66 | S26° 46' 08"E |
| L33 | 31.15 | S02° 16' 34"E |
| L34 | 40.29 | S52° 42' 08"E |
| L35 | 67.15 | S52° 22' 38"E |
| L36 | 65.71 | S65° 34' 19"E |
| L37 | 71.90 | S83° 03' 06"E |

Line Table

| Line No. | Length | Direction |
|---|---|---|
| L38 | 64.72 | S87° 29' 58"E |
| L39 | 61.81 | S89° 40' 19"E |
| L40 | 71.97 | S00° 19' 41"W |
| L41 | 69.08 | N88° 38' 41"W |
| L42 | 36.18 | S55° 30' 43"W |
| L43 | 79.25 | S86° 51' 00"W |
| L44 | 51.88 | N71° 53' 02"W |
| L45 | 51.53 | N50° 33' 48"W |
| L46 | 108.65 | N13° 05' 26"W |
| L47 | 43.38 | S89° 01' 39"W |
| L48 | 103.52 | S66° 50' 23"W |
| L49 | 81.14 | N53° 48' 59"W |

Line Table

| Line No. | Length | Direction |
|---|---|---|
| L50 | 52.50 | S82° 23' 08"W |
| L51 | 59.94 | S46° 01' 01"W |
| L52 | 57.88 | S89° 58' 27"E |
| L53 | 63.64 | N45° 29' 36"E |
| L54 | 84.85 | N44° 30' 24"W |

Curve Table

| Curve No. | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C1 | 6.77 | 185.00 | 2°05'48" | N87° 03' 54"W | 6.77 |
| C2 | 23.47 | 418.29 | 3°12'53" | S87° 37' 53"E | 23.47 |
| C3 | 20.44 | 13.00 | 90°06'30" | N44° 11' 04"W | 18.40 |
| C4 | 20.42 | 13.00 | 90°00'00" | N44° 07' 49"W | 18.38 |
| C5 | 57.99 | 145.00 | 22°54'50" | N05° 33' 45"E | 57.60 |
| C6 | 78.48 | 94.02 | 47°49'38" | N42° 00' 45"E | 76.22 |
| C7 | 45.78 | 184.83 | 14°11'26" | N44° 20' 37"E | 45.66 |
| C8 | 37.79 | 79.17 | 27°21'00" | S37° 45' 50"W | 37.43 |
| C9 | 259.65 | 745.00 | 19°58'07" | S82° 58' 33"W | 258.33 |
| C10 | 7.85 | 5.00 | 90°00'00" | S45° 52' 11"W | 7.07 |
| C11 | 154.18 | 354.00 | 24°57'17" | S11° 36' 27"E | 152.97 |
| C12 | 174.22 | 400.00 | 24°57'17" | S11° 36' 27"E | 172.84 |
| C13 | 192.07 | 441.00 | 24°57'17" | S11° 36' 27"E | 190.56 |
| C14 | 190.95 | 446.00 | 24°31'49" | N11° 49' 11"W | 189.49 |
| C15 | 171.25 | 400.00 | 24°31'49" | N11° 49' 11"W | 169.95 |
| C16 | 107.80 | 359.00 | 17°12'19" | S15° 28' 56"E | 107.40 |
| C17 | 153.70 | 359.00 | 24°31'49" | N11° 49' 11"W | 152.53 |
| C18 | 45.90 | 359.00 | 7°19'30" | S03° 13' 02"E | 45.87 |
| C19 | 105.01 | 354.00 | 16°59'47" | S08° 03' 10"E | 104.63 |
| C20 | 118.66 | 400.00 | 16°59'47" | S08° 03' 10"E | 118.22 |
| C21 | 130.82 | 441.00 | 16°59'47" | S08° 03' 10"E | 130.34 |

Curve Table

| Curve No. | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C22 | 20.97 | 441.00 | 2°43'28" | S00° 55' 00"E | 20.97 |
| C23 | 109.85 | 441.00 | 14°16'19" | S09° 24' 54"E | 109.57 |
| C24 | 226.68 | 446.00 | 29°07'16" | N01° 59' 25"W | 224.25 |
| C25 | 203.30 | 400.00 | 29°07'16" | N01° 59' 25"W | 201.12 |
| C26 | 182.47 | 359.00 | 29°07'16" | N01° 59' 25"W | 180.51 |
| C27 | 7.85 | 5.00 | 90°00'00" | S32° 25' 47"E | 7.07 |
| C28 | 9.81 | 400.00 | 1°24'17" | N11° 52' 04"E | 9.81 |
| C29 | 8.43 | 5.00 | 96°32'57" | S54° 17' 44"W | 7.46 |
| C30 | 202.76 | 400.00 | 29°02'33" | N03° 21' 21"W | 200.59 |
| C31 | 102.33 | 441.00 | 13°17'41" | S05° 55' 22"W | 102.10 |
| C32 | 234.35 | 441.00 | 30°26'50" | S02° 39' 12"E | 231.60 |
| C33 | 212.56 | 400.00 | 30°26'50" | S02° 39' 12"E | 210.07 |
| C34 | 147.65 | 354.00 | 23°53'53" | S05° 55' 41"E | 146.59 |
| C35 | 132.02 | 441.00 | 17°09'09" | S09° 18' 03"E | 131.53 |
| C36 | 18.01 | 359.00 | 2°52'25" | S16° 26' 25"E | 18.00 |
| C37 | 271.14 | 446.00 | 34°49'57" | S00° 27' 39"E | 266.99 |
| C38 | 243.18 | 400.00 | 34°49'57" | N00° 27' 39"W | 239.45 |
| C39 | 218.25 | 359.00 | 34°49'57" | N00° 27' 39"W | 214.91 |
| C40 | 200.25 | 359.00 | 31°57'32" | S00° 58' 34"W | 197.66 |
| C41 | 93.95 | 441.00 | 12°12'20" | S10° 51' 10"W | 93.77 |
| C42 | 490.78 | 400.00 | 70°17'56" | S18° 11' 38"E | 460.57 |

Curve Table

| Curve No. | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C43 | 209.85 | 441.00 | 27°15'53" | S08° 52' 57"E | 207.88 |
| C44 | 434.34 | 354.00 | 70°17'56" | S18° 11' 38"E | 407.60 |
| C45 | 497.51 | 441.00 | 64°38'14" | S15° 21' 47"E | 471.54 |
| C46 | 193.71 | 441.00 | 25°10'01" | S35° 05' 53"E | 192.15 |
| C47 | 7.36 | 5.00 | 84°20'18" | S05° 30' 45"E | 6.71 |
| C48 | 7.85 | 5.00 | 90°00'00" | S81° 39' 24"W | 7.07 |
| C49 | 151.70 | 236.00 | 36°49'48" | S18° 14' 30"W | 149.10 |
| C50 | 176.77 | 275.00 | 36°49'48" | N18° 14' 30"E | 173.74 |
| C51 | 201.84 | 314.00 | 36°49'48" | S18° 14' 30"W | 198.38 |
| C52 | 152.34 | 314.00 | 27°47'51" | N22° 45' 28"E | 150.85 |
| C53 | 49.50 | 314.00 | 9°01'57" | N04° 20' 34"E | 49.45 |
| C54 | 96.43 | 314.00 | 17°35'43" | N08° 37' 28"E | 96.05 |
| C55 | 94.55 | 275.00 | 19°41'58" | N09° 40' 35"E | 94.08 |
| C56 | 92.82 | 236.00 | 22°32'07" | N11° 05' 40"E | 92.23 |
| C57 | 520.17 | 953.69 | 31°15'03" | S68° 57' 58"E | 513.75 |
| C58 | 610.35 | 954.00 | 36°39'24" | S71° 40' 18"E | 599.99 |
| C59 | 639.78 | 1000.00 | 36°39'24" | S71° 40' 18"E | 628.92 |
| C60 | 666.01 | 1041.00 | 36°39'24" | S71° 40' 18"E | 654.71 |
| C61 | 571.01 | 1041.00 | 31°25'40" | S69° 03' 26"E | 563.88 |
| C62 | 90.17 | 965.85 | 5°20'57" | S87° 16' 40"E | 90.14 |
| C63 | 95.00 | 1041.00 | 5°13'44" | S87° 23' 08"E | 94.97 |

Curve Table

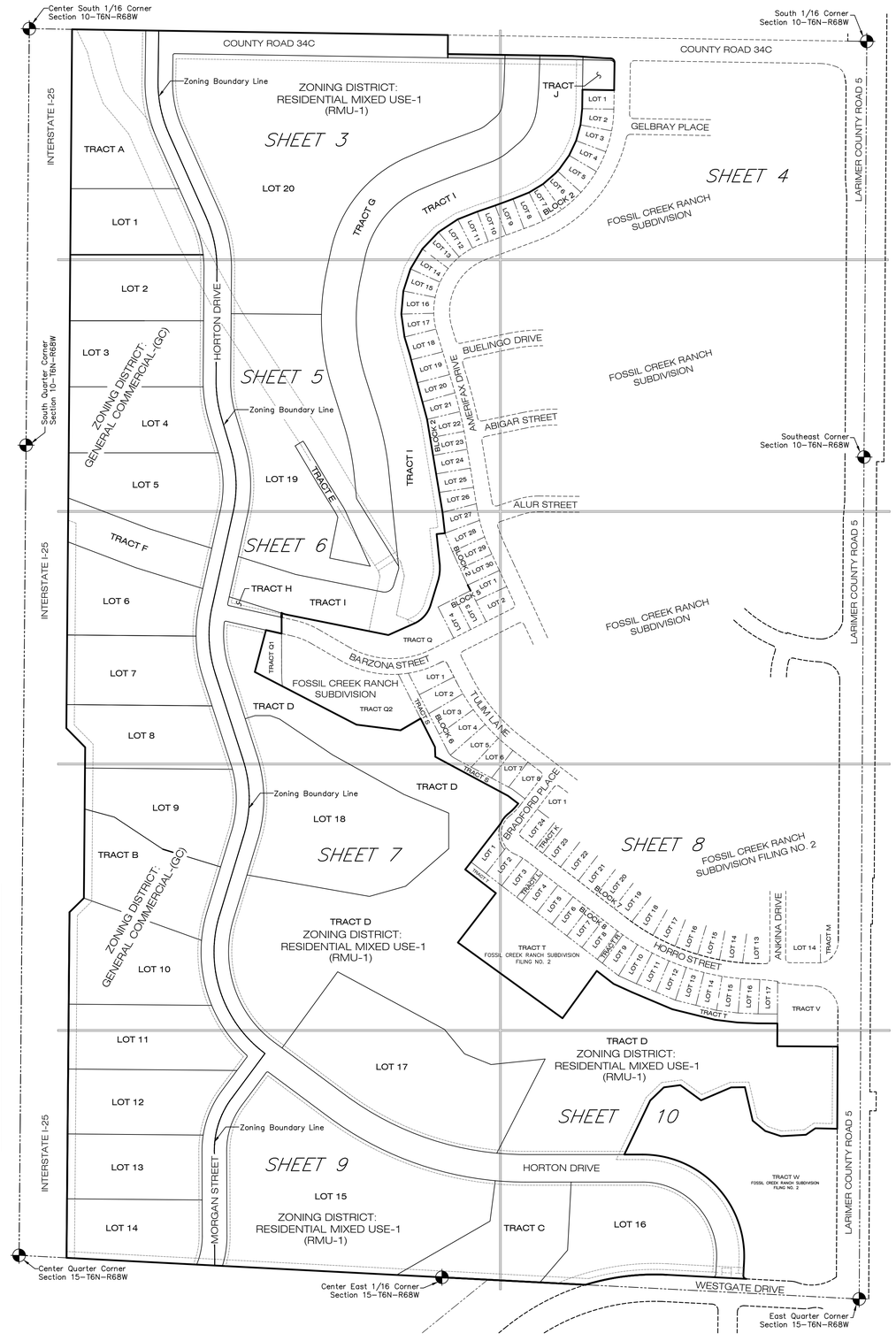
| Curve No. | Length | Radius | Delta | Chord Direction | Chord Length |
|---|---|---|---|---|---|
| C64 | 446.18 | 275.00 | 92°57'37" | N43° 31' 12"W | 398.82 |
| C65 | 379.66 | 234.00 | 92°57'37" | N43° 31' 12"W | 339.36 |
| C66 | 15.71 | 10.00 | 90°00'00" | N47° 57' 37"E | 14.14 |
| C67 | 6.00 | 15.00 | 22°54'50" | N05° 33' 45"E | 5.96 |
| C68 | 44.16 | 30.00 | 84°19'51" | N59° 11' 05"E | 40.28 |

Lot Zoning Table

| LOT DIMENSIONS | ZONING GC | ZONING RMU-1 | TOTAL LOTS |
|---|---|---|---|
| 200' x 420' | 8 | | |
| 220' x 460' | 7 | | |
| 290' x 460' | | 1 | |
| 320' x 830' | | 1 | |
| 340' x 730' | | 1 | |
| 420' x 600' | | 1 | |
| 670' x 820' | | 1 | |
| TOTAL | 15 | 5 | 20 |

Land Use Table

| Parcel | Description | Dedication | Area | Percent | Intended Ownership/Maintenance By |
|---|---|---|---|---|---|
| TRACT A | Open Space | Drainage, Utility & Pedestrian Access Easement | 130,581 sq.ft. (±3.00 acres) | 2.38% | Metro District |
| TRACT B | Open Space | Drainage, Utility & Pedestrian Access Easement | 105,132 sq.ft. (±2.41 acres) | 1.91% | Metro District |
| TRACT C | Open Space | Drainage, Utility & Pedestrian Access Easement | 100,359 sq.ft. (±2.30 acres) | 1.82% | Metro District |
| TRACT D | Open Space | Drainage, Utility & Pedestrian Access Easement | 879,726 sq.ft. (±20.20 acres) | 16.03% | Metro District |
| TRACT E | Open Space | Drainage, Utility & Pedestrian Access Easement | 19,215 sq.ft. (±0.44 acres) | 0.35% | Metro District |
| TRACT F | Irrigation Easement | North Poudre Irrigation Company Easement | 60,581 sq.ft. (±1.39 acres) | 1.10% | Metro District |
| TRACT G | Open Space | Drainage, Utility & Pedestrian Access Easement | 198,240 sq.ft. (±4.55 acres) | 3.61% | Metro District |
| TRACT H | Open Space | Drainage, Utility & Pedestrian Access Easement | 3,499 sq.ft. (±0.08 acres) | 0.06% | Metro District |
| TRACT I | Irrigation Easement | North Poudre Irrigation Company Easement | 366,705 sq.ft. (±8.42 acres) | 6.68% | Developer/NPID (By Seperate Document |
| TRACT J | Open Space | Drainage, Utility & Pedestrian Access Easement | 9,393 sq.ft. (±0.22 acres) | 0.17% | Metro District |
| LOTS (20) | Residential/Commercial | Access, Drainage, Utility and Pedestrian Easement | 3,041,379 sq.ft. (±69.82 acres) | 55.41% | Property Owner |
| RIGHT OF WAY | Public Use | | 573,448 sq.ft. (±13.16 acres) | 10.48% | Town of Windsor |
| TOTAL | | | 5,465,149 sq.ft. (±125.99) | 100.00% | |
| | | | | | |




## SURVEYOR'S CERTIFICATION:

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

COLORADO REGISTERED STEVEN JOHN STENCEL 30462 PROFESSIONAL LAND SURVEYOR

Steven John Stencel
Colorado Registered Professional
Land Surveyor No. 30462
For and on behalf of Intermill Land Surveying, Inc.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:
BY:
REVISIONS:

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537
BUS. (970)-669-0516 / FAX (970)-635-9775

TITLE: FOSSIL CREEK RANCH SUBDIVISION THIRD FILING
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, ALL IN TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO

CLIENT: HORTON FEEDLOTS, INC.

DRAWN BY: MES
CHECKED BY:
APPROVED BY:
DATE: 04-29-2021
SCALE: NTS

PROJECT NO.: P-17-8502

| SHEET | OF |
|---|---|
| 2 | 10 |

PROJECT-PATH: \\VAL\PRJVP-8502-THREETO\DWG\FILINGS-04-09-21\PRELIM-04-09-21.DWG

# Preliminary Major Subdivision Plat

## Fossil Creek Ranch, 3rd Filing

*Paul Hornbeck, Senior Planner*

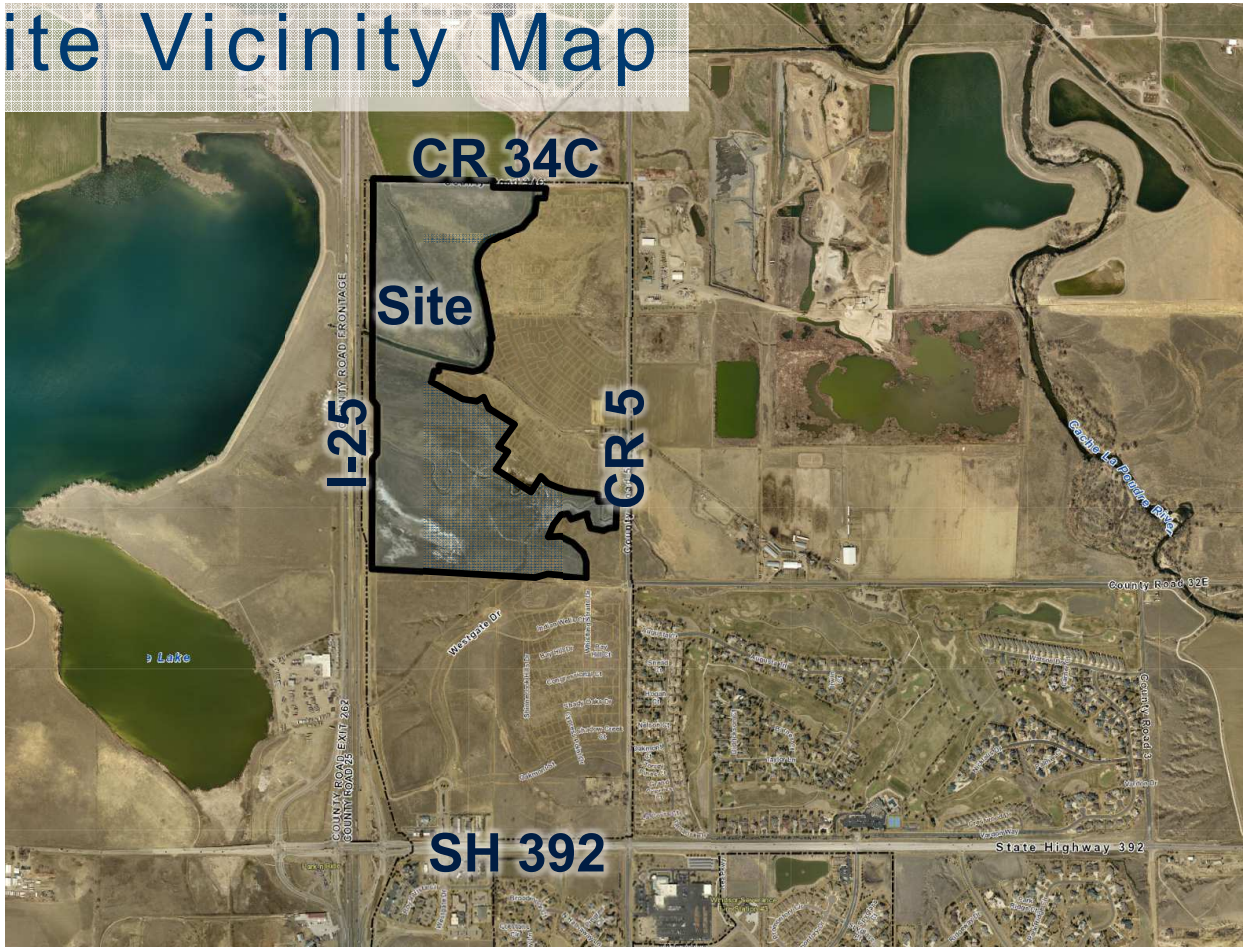
*Planning Commission, October 20, 2021*

# Subdivision

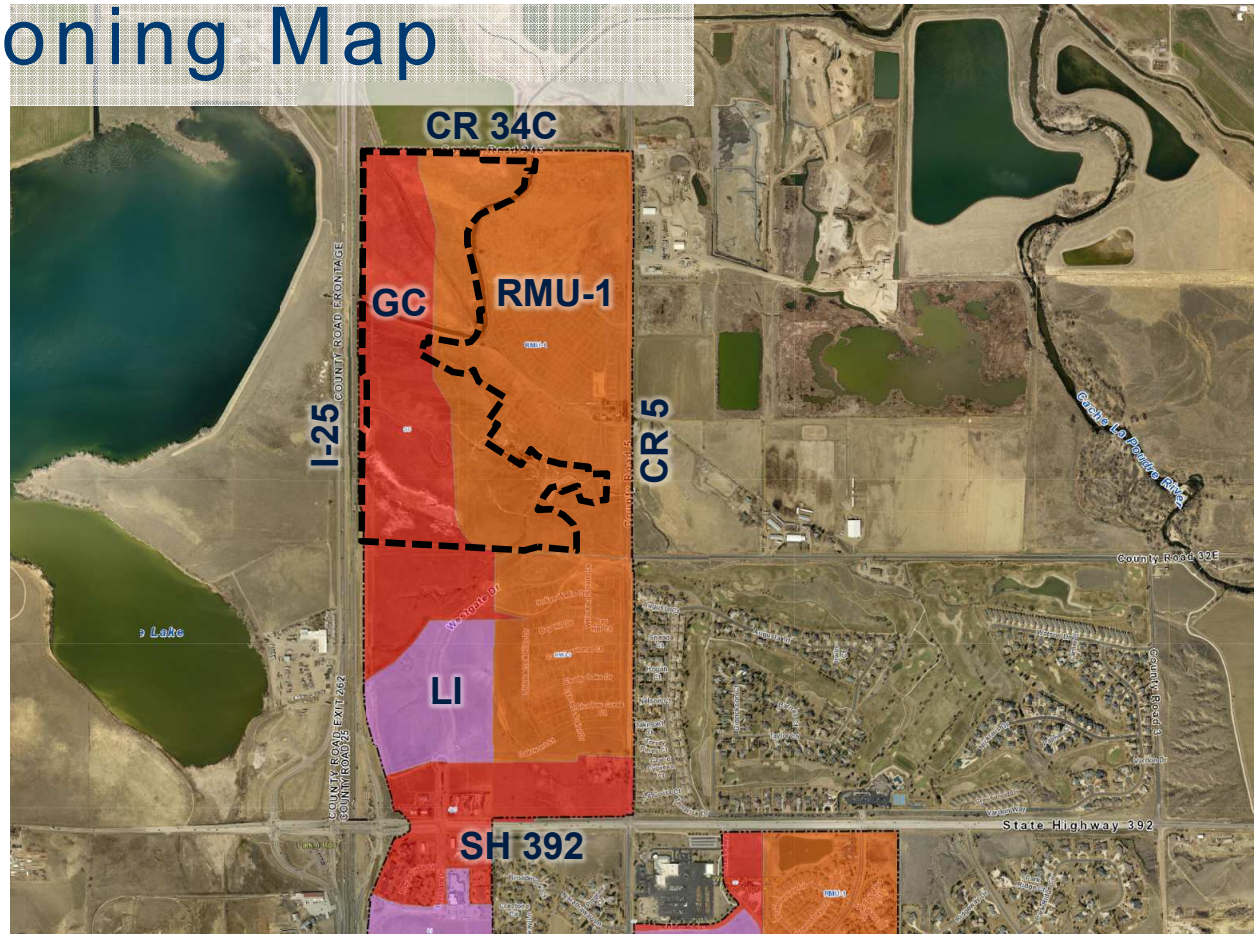
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

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

# Site Vicinity Map

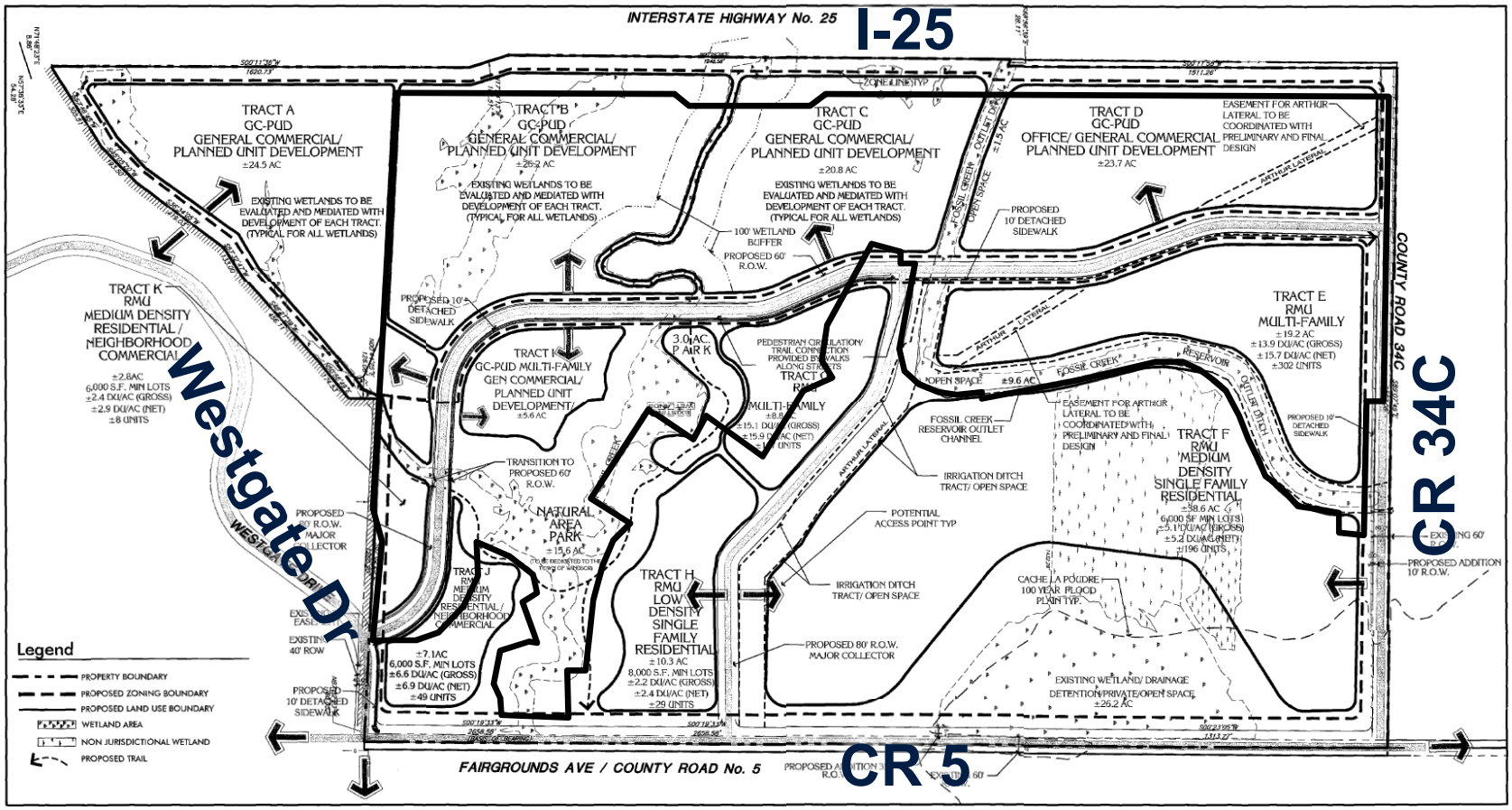


# Zoning Map

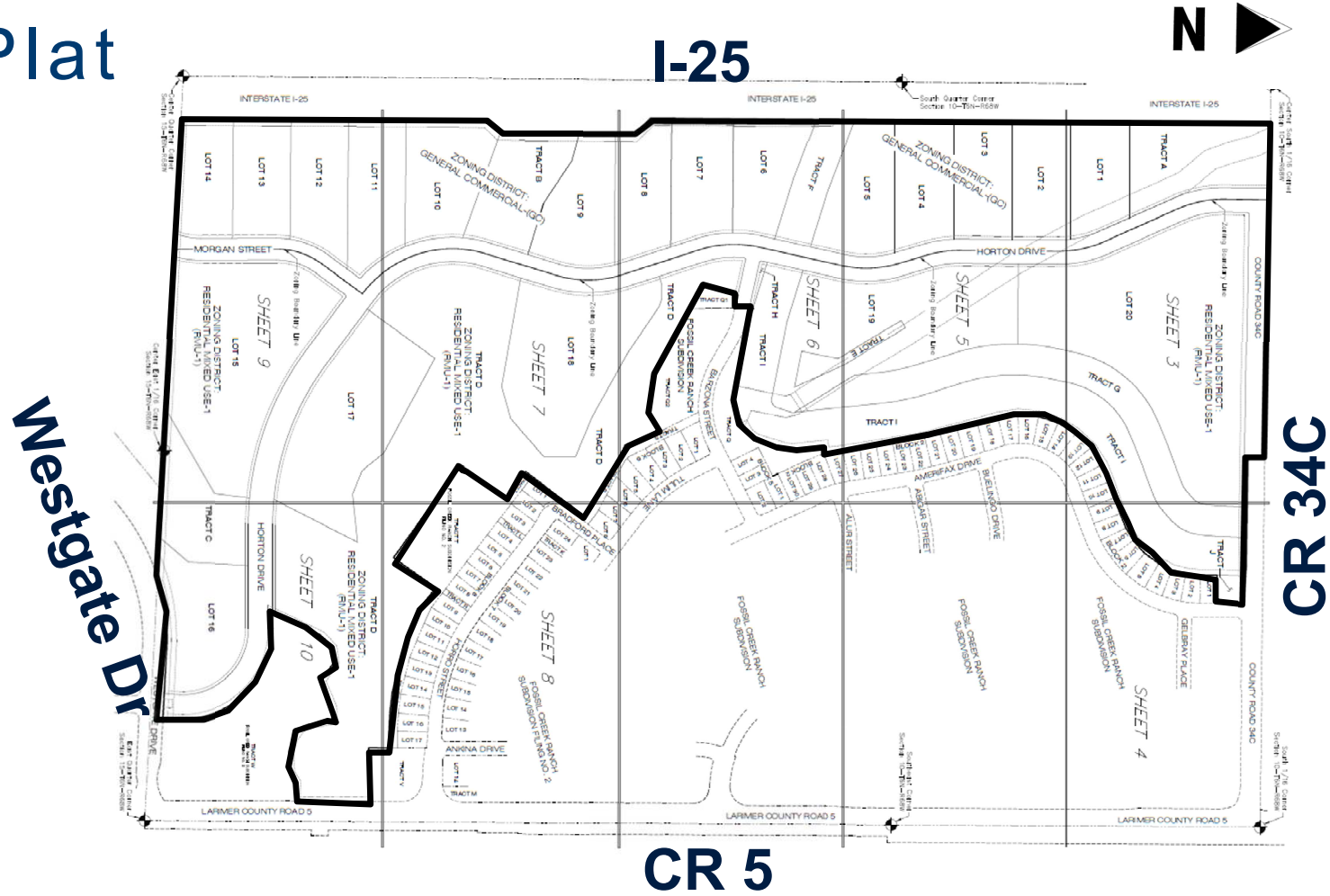


# Master Plan

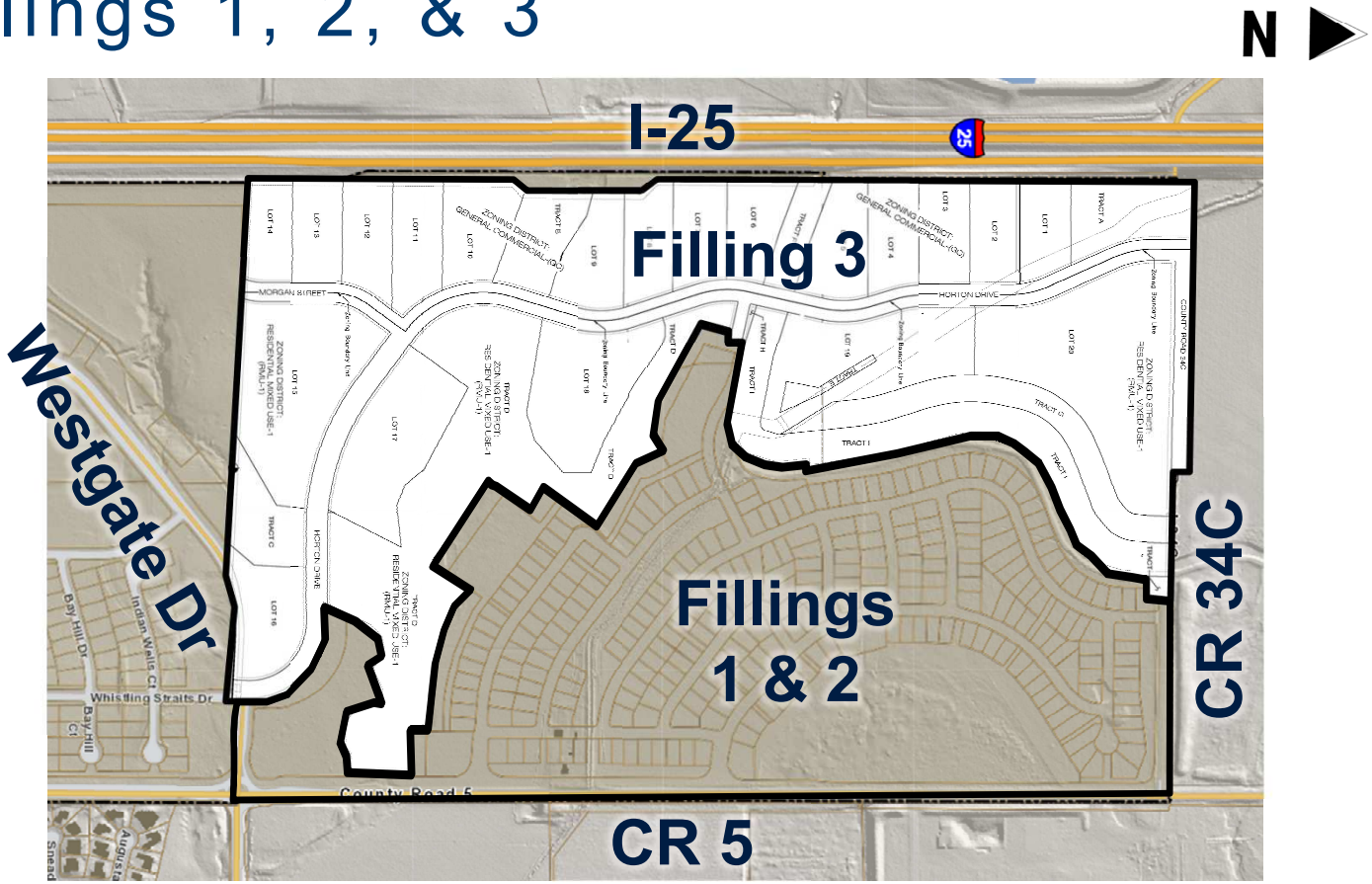
N



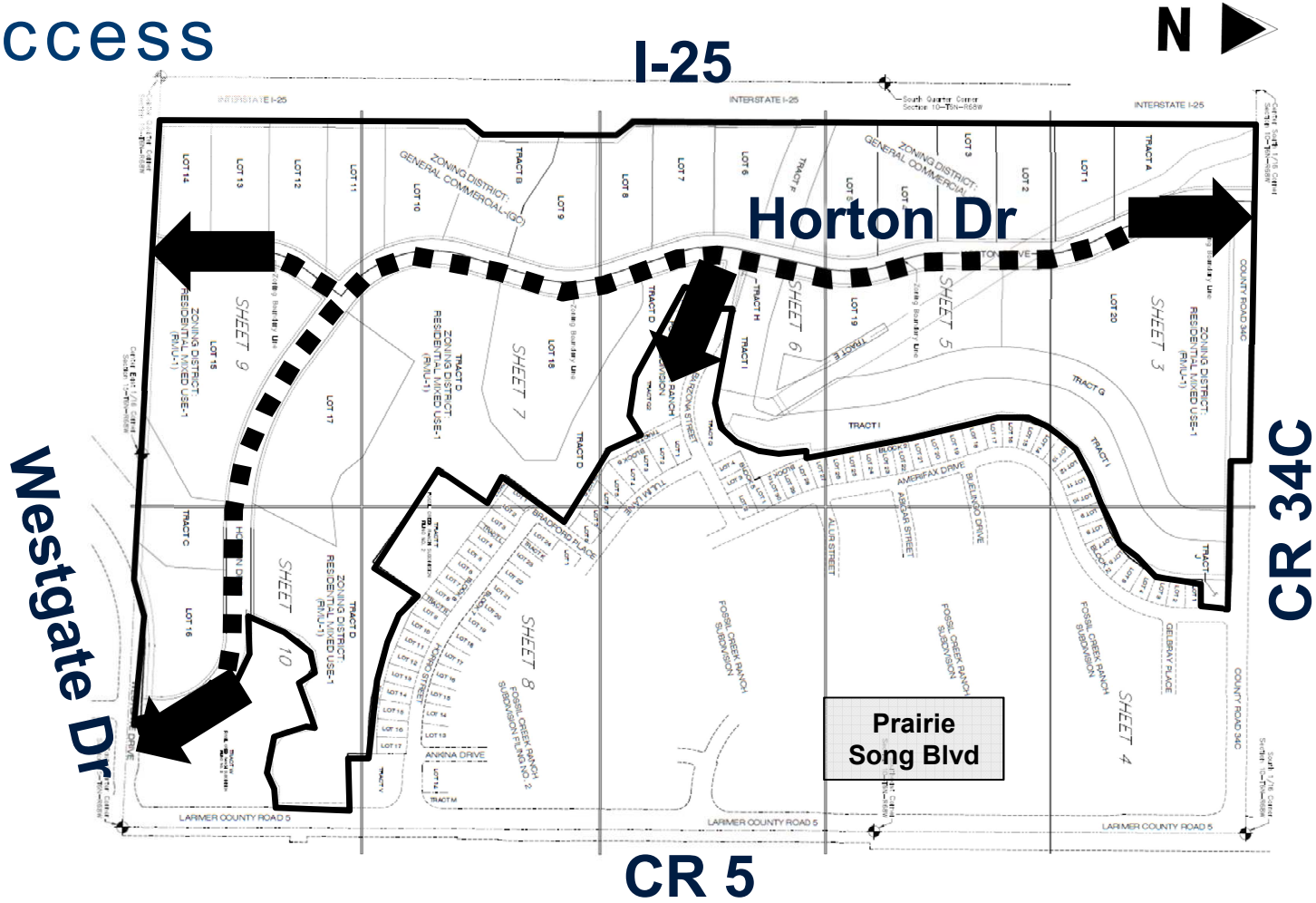
# Plat


N
I-25
CR 34C
Westgate Dr
CR 5
INTERSTATE I-25
HORTON DRIVE
MORGAN STREET
COUNTY ROAD 34C
LARIMER COUNTY ROAD 5
ZONING DISTRICT: GENERAL COMMERCIAL-(GC)
ZONING DISTRICT: RESIDENTIAL MIXED USE-1 (RMU-1)
FOSSIL CREEK RANCH SUBDIVISION
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
TRACT A
TRACT B
TRACT C
TRACT D
TRACT E
TRACT F
TRACT G
TRACT H
TRACT I
TRACT J
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
AMERIFAX DRIVE
BUENAVIDO DRIVE
ASPEN STREET
ALLIS STREET
BRADFORD PLACE
ANKINA DRIVE
GELBRAY PLACE

# Filings 1, 2, & 3


N
I-25
Filling 3
Fillings
1 & 2
Westgate Dr
CR 34C
CR 5
HORTON DRIVE
MORGAN STREET
COUNTY ROAD 34C
ZONING DISTRICT: GENERAL COMMERCIAL (GC)
ZONING DISTRICT: RESIDENTIAL MIXED USE-1 (RMU-1)
ZONING DISTRICT: GENERAL MIXED USE-1 (GMU-1)
Zoning Boundary Line
TRACT I
TRACT J
TRACT K
TRACT L
TRACT M
TRACT N
TRACT O
TRACT G
TRACT H
LOT 1
LOT 2
LOT 3
LOT 4
LOT 6
LOT 9
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
Bay Hill Dr
Indian Wells Ct
Whistling Straits Dr
Bay Hill Ct
County Road 5
Augusta
Snead

# Access


N
CR 34C
Horton Dr
Prairie Song Blvd
I-25
CR 5
Westgate Dr
INTERSTATE I-25
LARIMER COUNTY ROAD 5
COUNTY ROAD 34C
SHEET 3
SHEET 4
SHEET 5
SHEET 6
SHEET 7
SHEET 8
SHEET 9
SHEET 10
ZONING DISTRICT: GENERAL COMMERCIAL-(GC)
ZONING DISTRICT: RESIDENTIAL MIXED USE-1 (RMU-1)
FOSSIL CREEK RANCH SUBDIVISION
FOSSIL CREEK RANCH SUBDIVISION FILING NO. 2
ALLIR STREET
ASBURY STREET
BLUE LAGO DRIVE
AMERIFAX DRIVE
BRADFORD PLACE
ANKINA DRIVE
GELBRAY PLACE
TRACT A
TRACT B
TRACT C
TRACT D
TRACT G
TRACT H
TRACT I
TRACT J
LOT 1
LOT 2
LOT 3
LOT 6
LOT 7
LOT 8
LOT 9
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LOT 11
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LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20

# Strategic Plan Conformance

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

# Comprehensive Plan Conformance

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

**Chapter 5b – Growth Framework**
**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

**Chapter 5c – Residential Areas Framework**
**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

# Subdivision Review Criteria

(1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.

(2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

(3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.

(4) Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.

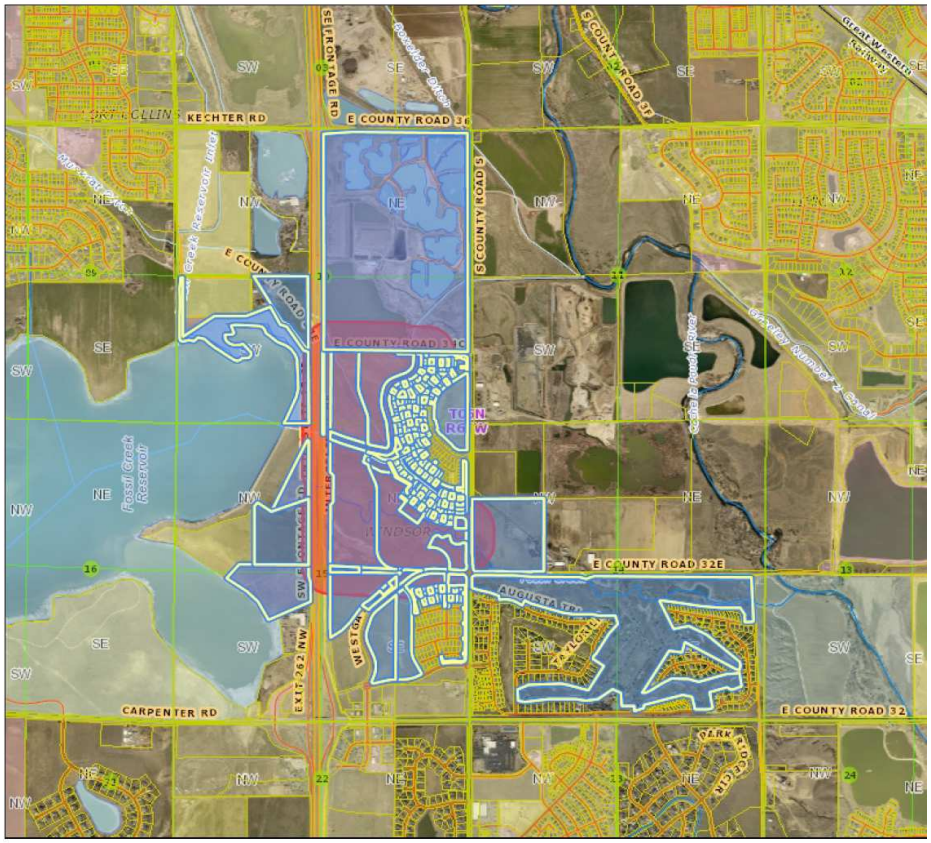
(5) Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.

(6) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.

# Public Notification

Public Hearings

- Oct. 8, 2021– legal ad published in newspaper
- Oct. 4, 2021 - Sign posted on property
- Oct. 10, 2021 – notice sent to property owners within 500 feet



# Recommendation

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

# Record

Staff requests that the following be entered into the record:

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

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** East of I-25 between Westgate Dr and CR 34C
**Re:** Public Hearing - Preliminary Major Subdivision - Fossil Creek Ranch Subdivision 3rd Filing
**Item #:** C.4.

**Background/ Discussion:**
Please refer to previous agenda item for discussion and recommendation.

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** Southwest of SH 257 & WCR 72
**Re:** Public Hearing - Final Major Subdivision - Tacincala Subdivision
**Item #:** C.5.

**Background/ Discussion:**

The applicant Mr. Pat McMeekin of Hartford Homes, represented by Mr. Ryan McBreen of Norris Design, has submitted an application for a final 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.

The approved master plan consists of a total of 718 acres of land, which includes 580 acres between Weld County Road (WCR) 15, State Highway (SH) 257, WCR 72, and the future WCR 70, as well as 138 acres west of WCR 15. This master plan includes a maximum of 1923 units, an 11 acre school site east of WCR 15, and a 57 acre community park west of WCR 15. The Town and RE-4 School District are under contract to purchase the 138 acres of property west of WCR 15, which is north of the Town's Public Services Facility. This property is envisioned to be home to a middle school, the 57 acre community park site, and future police station.

The subject application is the first of many anticipated phases for the buildout of the Master Plan area and consists of 213 single family lots west of SH 257. The Master Plan has a few unique requirements that were based upon resident input at the time of approval, including a minimum of 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.

In addition to the subject application, the applicant has also submitted an application to amend the Master Plan for the area surrounding the property, which Planning Commission can expect to see in the near future. Since the subject proposal is in conformance with the existing Master Plan and would be consistent with the proposed Master Plan, this subdivision is being considered in advance of the amendment.

The subdivision characteristics include:

- 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. Planning Commission approved the preliminary plat with the single point of access with the following conditions:

- Consultation with the Fire District to ensure they would open the emergency access to traffic in case of a prolonged closure to the primary access, which staff has confirmed;
- 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 to Windsor Lake along SH 257.

A school site will be dedicated with future filings of the subdivision and is anticipated to be located south of the proposed development adjacent to the future alignment of WCR 70.

**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.

**Staff comment:** The proposed development is respectful of the character of the existing Ventana neighborhood to the east by incorporating a landscape buffer along SH 257 and using one acre lot sizes adjacent to the highway as a transition to more typical lot sizes.

The development should be fiscally responsible as the developer will be responsible for extending all utilities to serve the site, the site is located in close proximity to existing town services, and added population in close proximity to downtown should support local businesses and the Town's tax base.

The proposal should be environmentally responsible because it features non-potable water supply for landscaping, includes a robust trail network with future connections to Windsor Lake and downtown anticipated, and is a short walk, bike, or drive to many services in Windsor's downtown and Main Street corridor.

**Chapter 5c – Residential Areas Framework**

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

**Staff Comment:** The proposed development offers limited diversity in housing types with standard size single family lots and a few larger, one acre lots. The applicant has indicated future phases are expected to offer a much greater diversity, with a wide range of housing types. This first phase will enable development of infrastructure to serve future phases with greater diversity in housing types.

## Notifications

Notifications for this public hearing were as follows:

· October 8, 2021 – Legal ad published in newspaper
· October 4, 2021 - Signs posted on the property
· October 8, 2021 - affidavit of mailing to property owners within 500 feet

**Recommendation:**

Staff recommends that the Planning Commission forward to Town Board a recommendation to approve the final major subdivision as presented, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to recording the subdivision plat;
2. A development agreement shall be finalized prior to recording the subdivision plat;
3. Agreements with the Town of Windsor and Springer Ditch regarding conveyance of groundwater and stormwater runoff shall be completed prior to recording the subdivision plat
4. CDOT shall approve all SH 257 improvements prior recording the subdivision plat
5. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
6. Applicant shall coordinate with adjacent property owner on the design, construction, and timing of CR 70 improvements;

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

**CC:**

Pat McMeekin, applicant
Ryan McBreen, applicant's representative

**ATTACHMENTS:**

Description

- Application Narrative
- Plat
- Staff Powerpoint

July 27, 2021

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

**Re: Tacincala (aka Prairie Song) – Filing 1: Major Subdivision – Final**

Dear Mr. Hornbeck,

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

Introduction
This first phase, Filing 1, within the Prairie Song master planned community encompasses approximately 292.1 acres broken down as follows:

- Single-Family Detached Lots – 38.5 acres
- Right-of-Way (ROW) – 37.7 acres
- Parks/Open Space/Buffer/Pond – 45.3 acres
- Future Development Areas/Tracts – 170.6

Within this Filing, 213 single-family residential lots are proposed, including a variety of lots sizes in the following ranges 50' x 120', 60' x 110', and 75' x 115', with 4 lots a minimum of 34,500 sf each also proposed.

The four large, 34,500 sf minimum, lots proposed along the eastern edge, coupled with the proposed landscape buffer along Highway 257 in this area, meet the requirements of the annexation agreement for the property and are consistent with the approved Master Plan (as well as the proposed Amended Master Plan) and will provide a density transition from the existing residential uses to the east, across Highway 257, to the more traditional single-family residential uses proposed within Prairie Song. This mix of residential lot types will provide a variety of housing sizes and price points, allowing for a diverse mix of future residents and opportunities.

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

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

Landscape, Parks, and Amenities

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

This first phase includes a 3.5+ acre amenitized park that will provide active and passive recreational opportunities. This park's location at the main eastern entrance of Prairie Song also serves as a great welcoming feature and sets the tone for the overall community, one of ample outdoor recreational opportunities. Extensive open space is planned, as well as an extensive network of trails that will interconnect this project with the rest of Prairie Song and the greater Windsor community. Opportunities for outdoor recreation and also starts establishing the foundation for the greater network of open space and trails that will be developed within the overall Prairie Song community as it grows into the future.

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

Infrastructure Improvements

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

Street Names

Street names in this application are as follows (please see attached plan sets for street name locations:

- Prairie Song
- Thunderclap
- Rainshadow
- Bentgrass
- Prairie Winds
- Rustling Lark
- Kettlepond
- Mesic
- Hummocky
- Loess
- Warbling Waterthrush

Subdivision Filing Number

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

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

Sincerely,
Norris Design

Ryan McBreen, Principal

Submittal Summary Annotated Checklist (double check is all this included)
Section 1

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

- Agree to comply with hearing and mineral owner notifications - *Yes*

Section 2

- Drawing Requirement items 1-8 included on Plat – *Included*
- Location of existing and proposed ROW, easements, etc. – *Included*
- Land Use Table – *Included*
- Lot numbers and information - *Included*
- Designation of flood areas – *Included*
- Traffic Study – *Included*
- Traffic Control Plan – *Included*
- Soils Report – *Included*
- Description of hazardous areas - *Included*
- Topographic Map – *Included*
- Landscaping for public Right of way – *Included in civil improvement plans*
- Preferred method of water rights dedication – *The Applicant will be paying cash-in-lieu at the time of building permit.*

Section 3

- All drawings and requirements for Preliminary Major Subdivision - *Included*
- Complete street plans and profiles, drainage plans and profiles, sanitary sewer plans and profiles, water main plans with grades and sizes indicated, overlot and final grading plans - *Included*
- A grading, erosion and sediment control plan and permit fees - *Included, fees to be paid at time of building permit*
- Final drainage plan and report - *Included*
- Final utility plans - *Included*
- Design soil test results and corresponding location map - *Included*
- Final boundary closure calculations for exterior subdivision boundary and each individual lot - *Included*
- Complete description of primary control points with dimensions, angles, bearings, and similar data - *Included*
- All bearings, distances, chords, radii, central angles, and tangent lengths for all lots, blocks, perimeters, easements, and rights-of-way - *Included*
- Location and physical description of all monuments - *Included*

Below are the submittal files provided Via eTRAKiT on July 27, 2021

- 1-MAJS-FIN-APP
- 1-MAJS-FIN-DR
- 1-MAJS-FIN-GEO
- 1-MAJS-FIN-IMP
- 1-MAJS-FIN-PLAT
- 1-MAJS-FIN-TIS
- 1-MAJS-FIN-TIS-MEMO
- 1-MAJS-FIN-REND
- 2-MAJS-PRE-RTC
- 2-MAJS-PRE-TIS-RTC

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

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

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

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

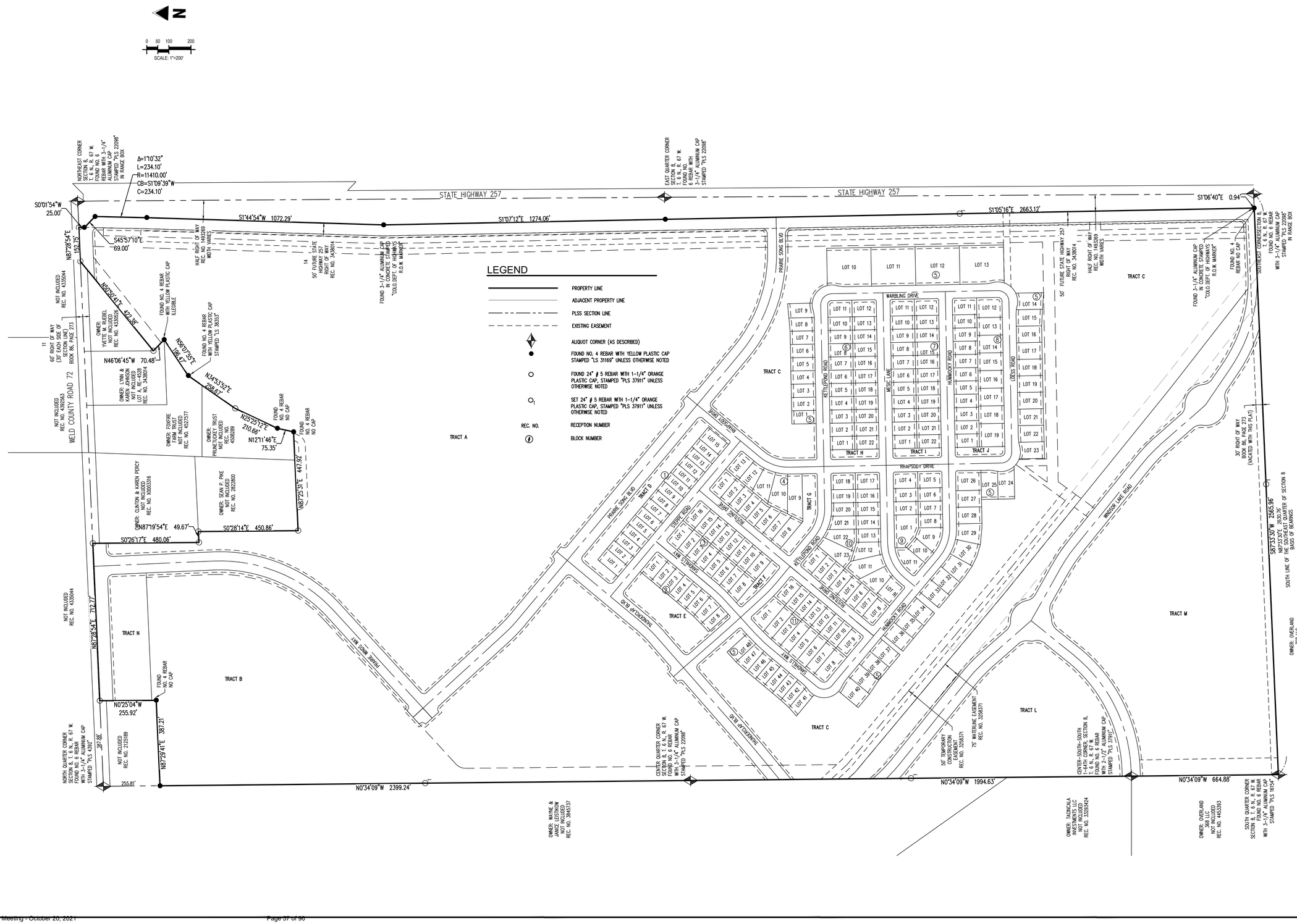
**Applicant:**
Hartford Acquisitions LLC
Attn: Patrick McMeekin
4801 Goodman Rd.
Timnath, CO 80547
970.825-7392
patrick@hartfordco.com

**Applicant Representative /Planner / Landscape Architect:**
Norris Design
Attn: Ryan McBreen
244 North College Ave. #130
Fort Collins, CO 80524
970.409.3414
rmcbreen@norris-design.com

# TACINCALA SUBDIVISION

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

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





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



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

| # | Date | Issue / Description | Init. |
|---|---|---|---|
| 1 | 9/14/2021 | Town comments | AN |

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

2
SHEET 2 OF 15

# Final Major Subdivision Plat

## Tacincala

*Paul Hornbeck, Senior Planner*

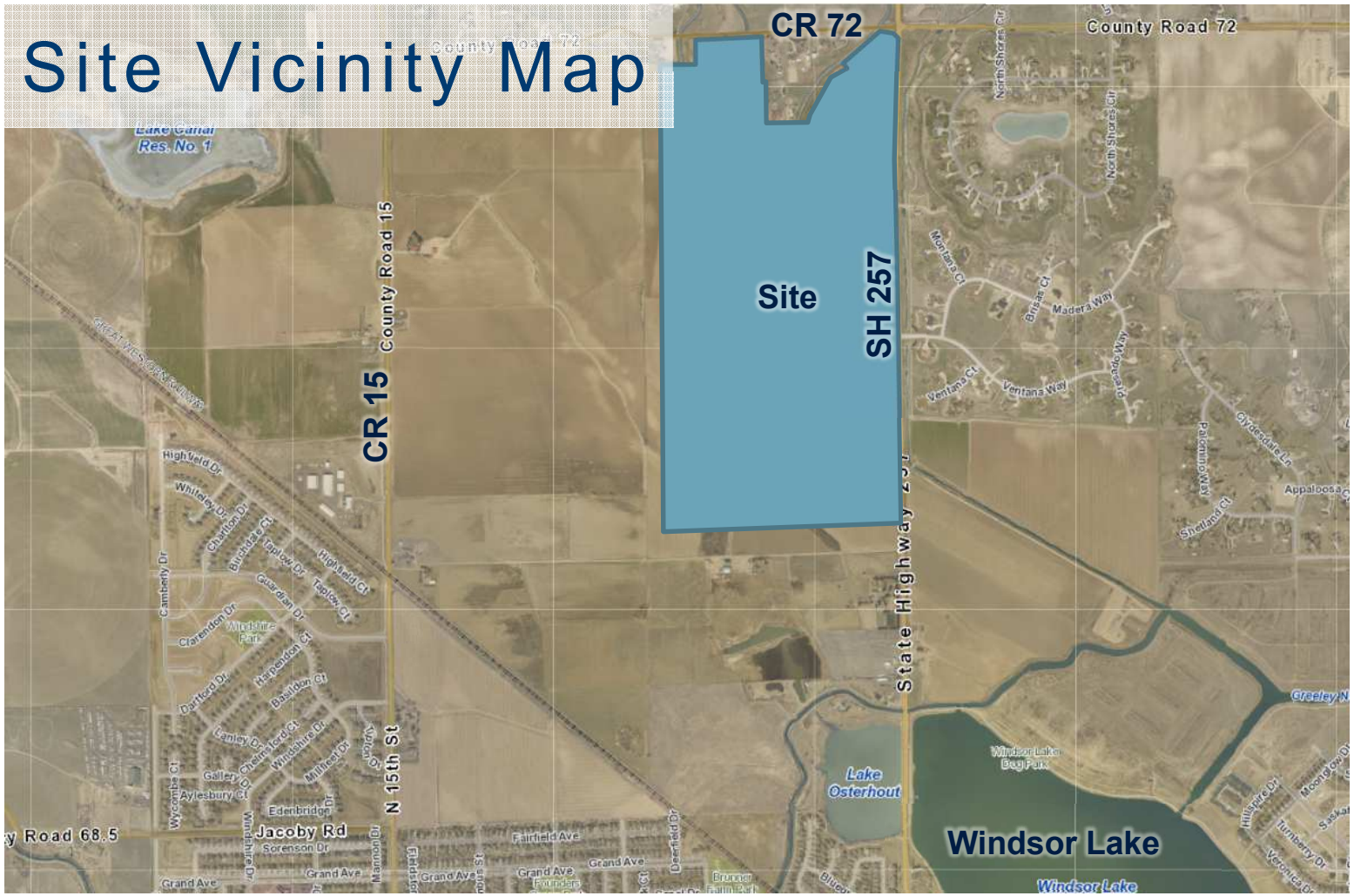
*Planning Commission, October 20, 2021*

# Subdivision

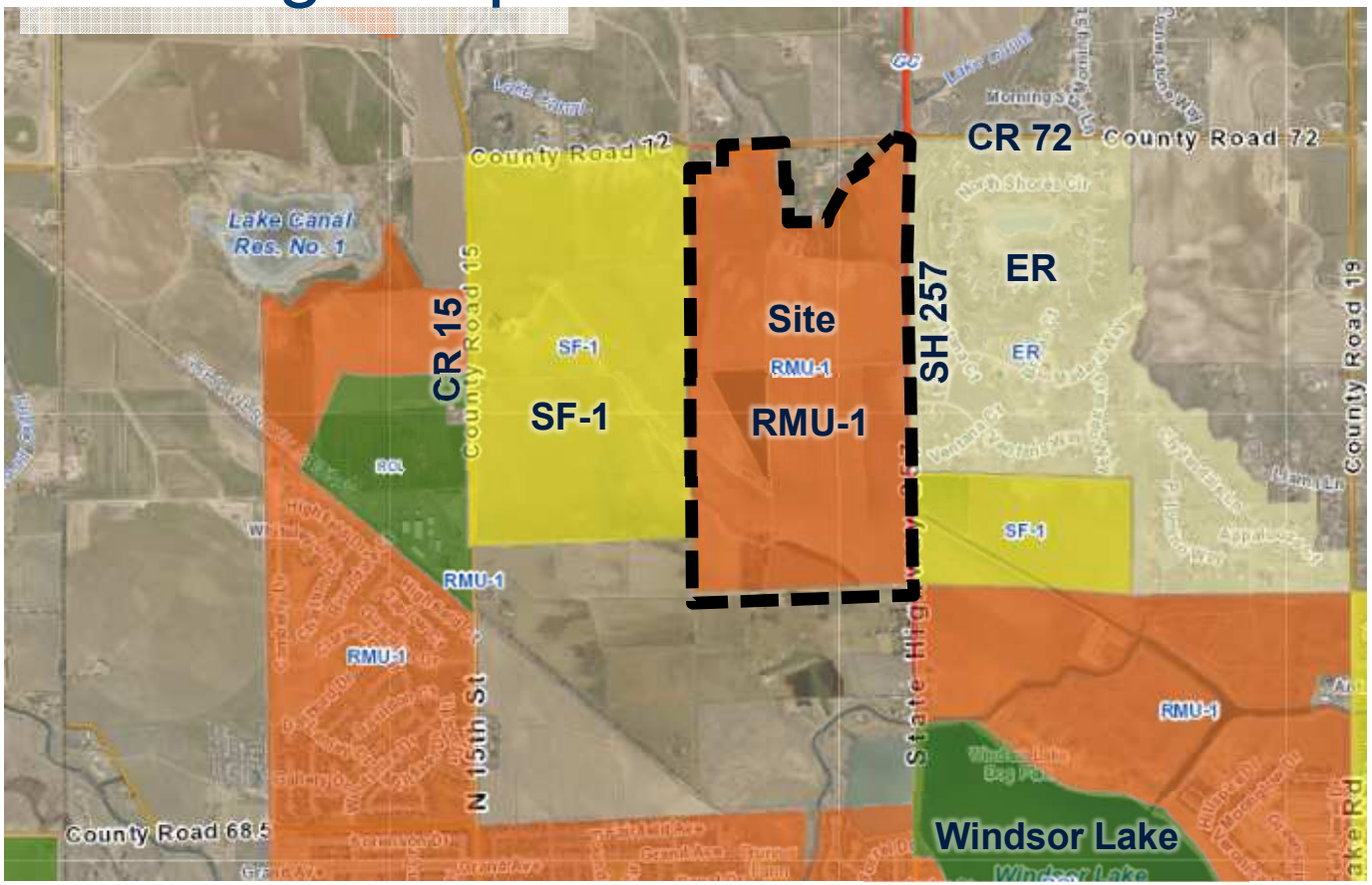
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

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

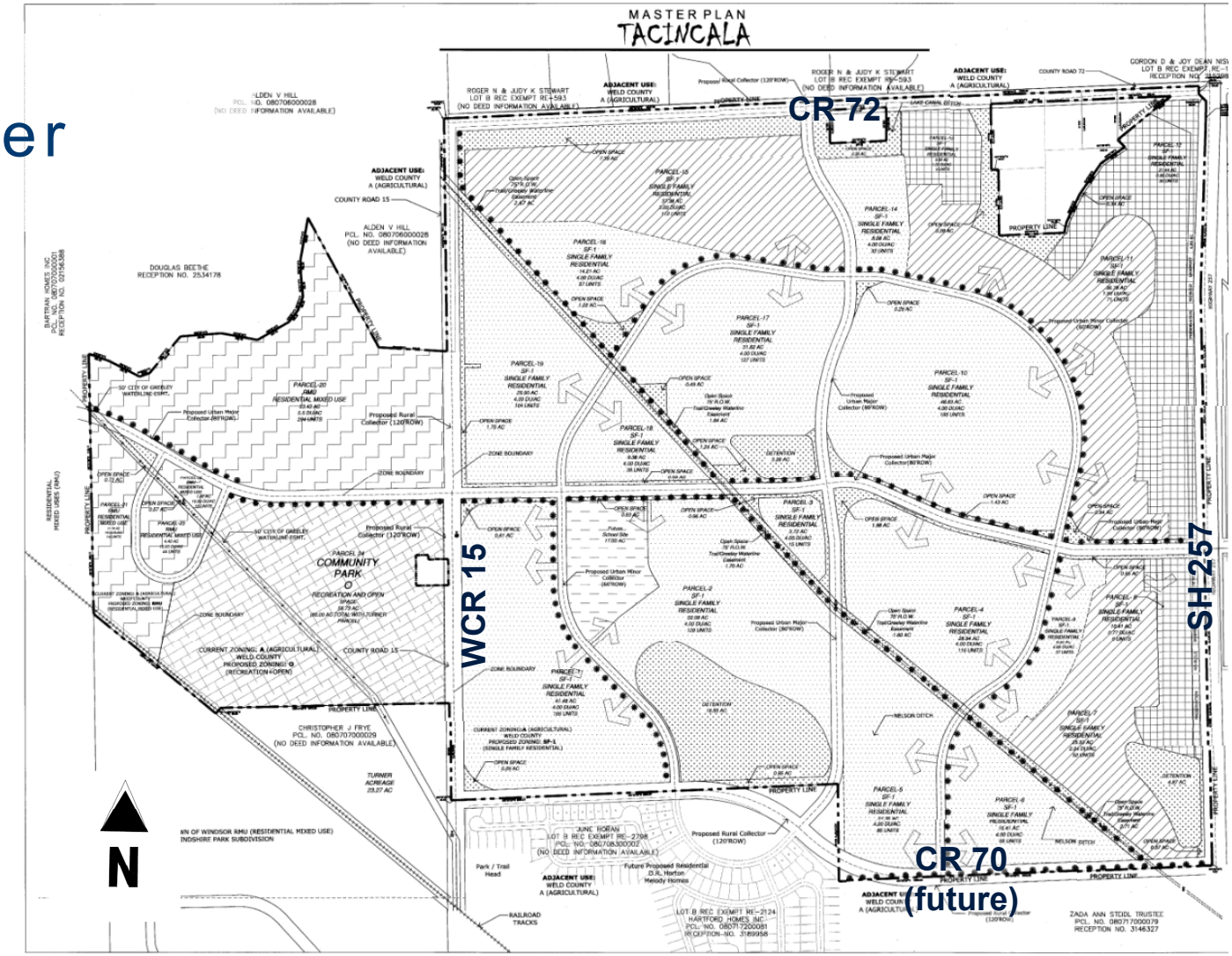
# Site Vicinity Map



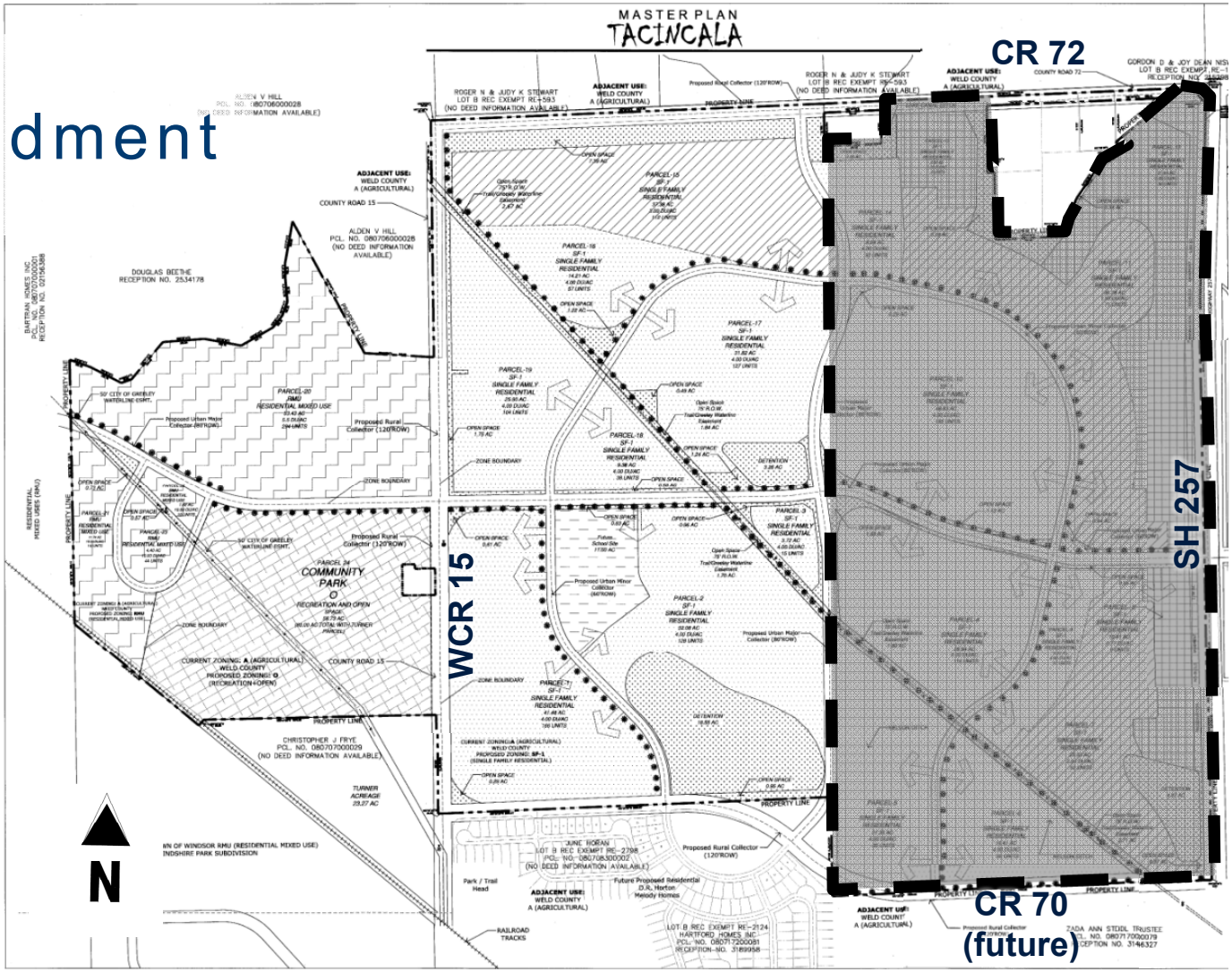
# Zoning Map


County Road 72
CR 72
County Road 12
Lake Canal Res. No. 1
CR 15
County Road 15
SF-1
SF-1
Site
RMU-1
RMU-1
SH 257
ER
ER
County Road 19
SF-1
RMU-1
RMU-1
RMU-1
N 15th St
County Road 68.5
Windsor Lake

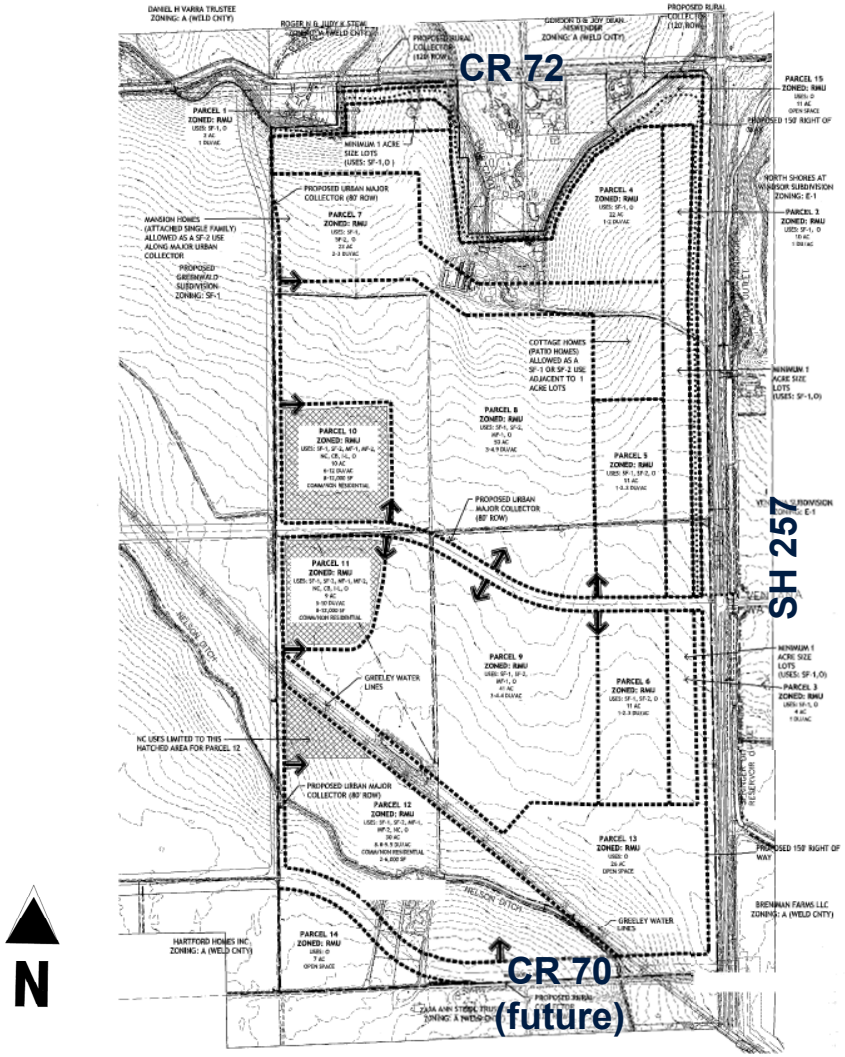
# 2006 Master Plan



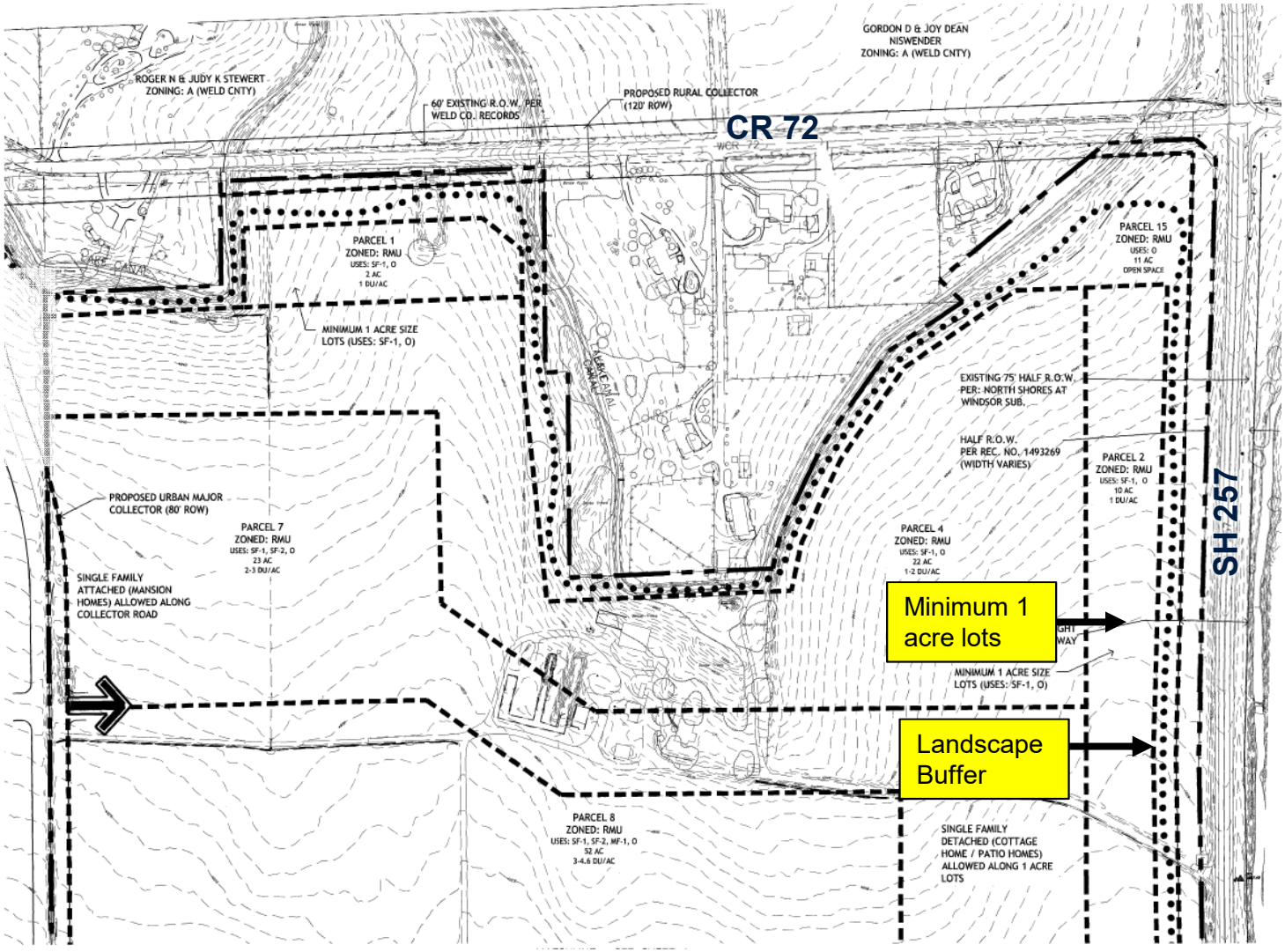
# 2011 Amendment Area



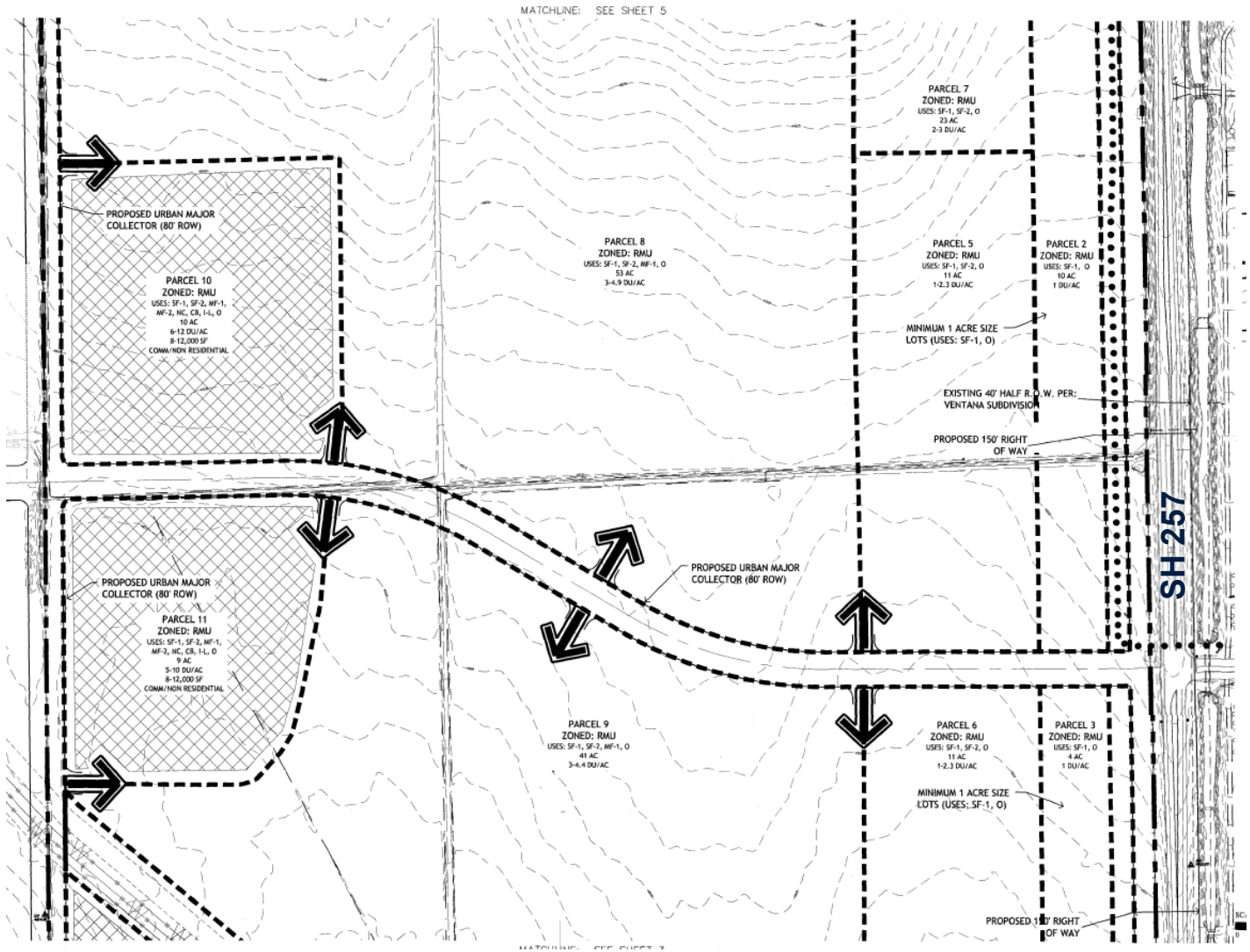
# 2011 Amended Master Plan



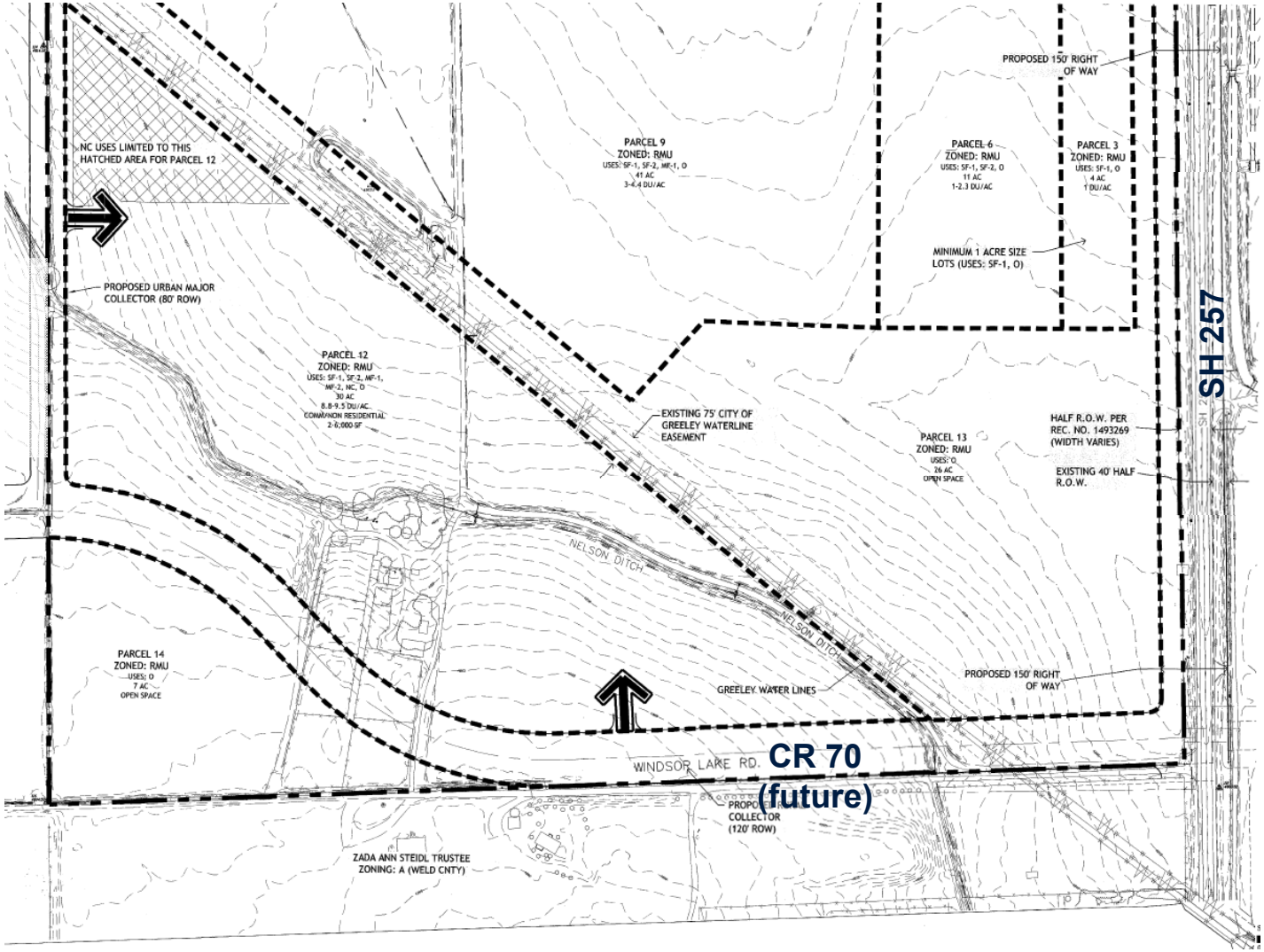
# 2011 Amended Master Plan (north)



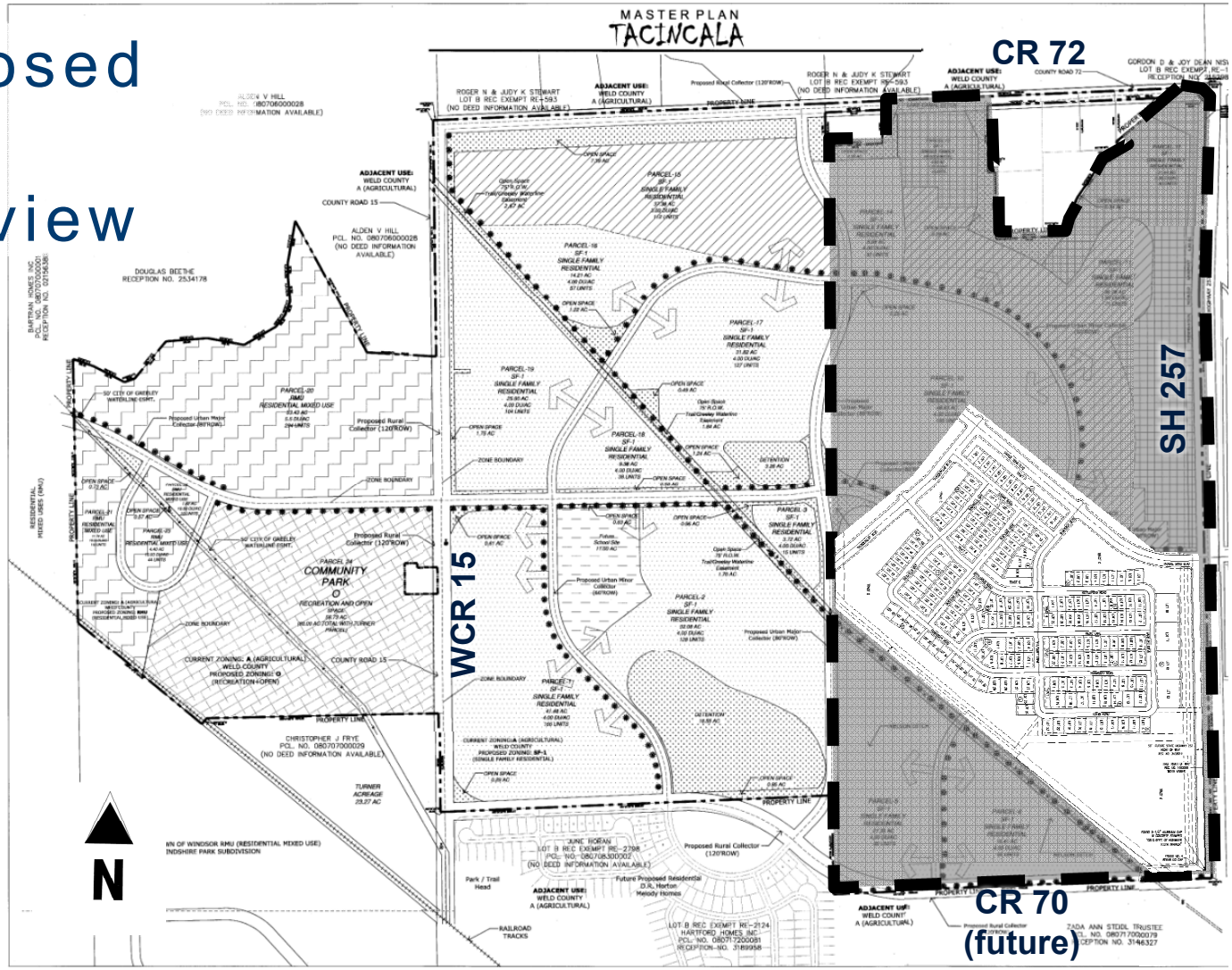
# 2011 Amended Master Plan (central)



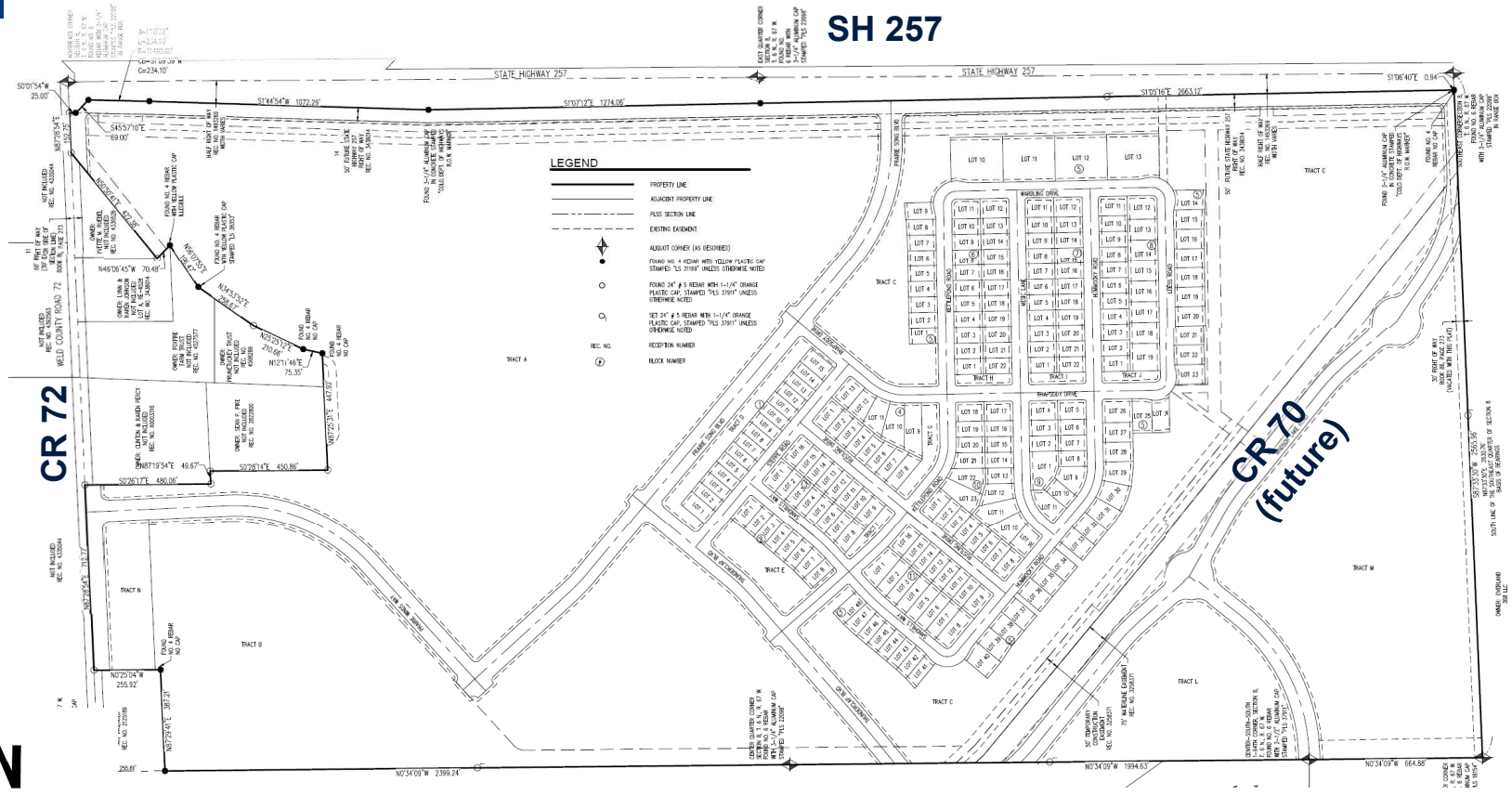
# 2011 Amended Master Plan (south)



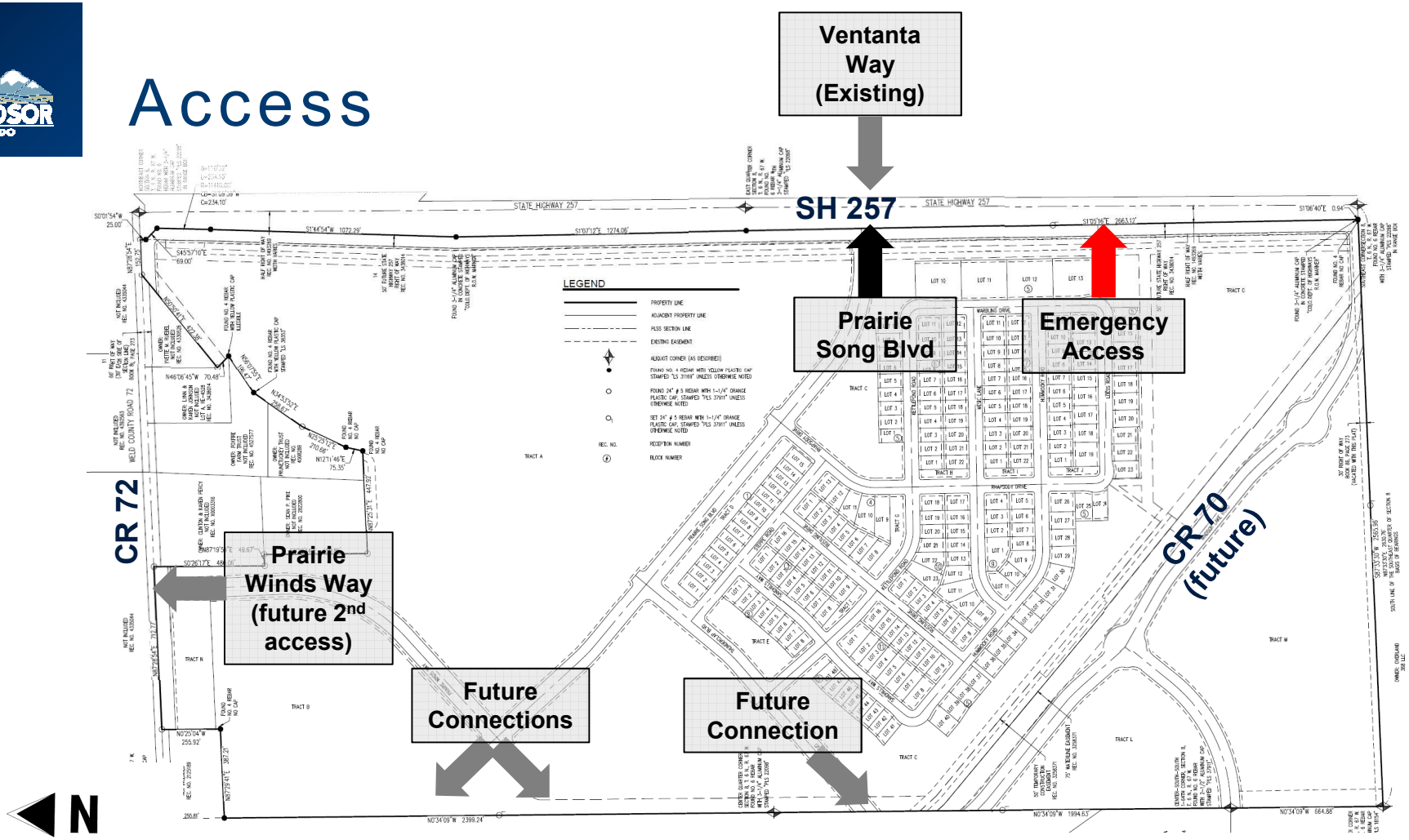
# Proposed Plat Overview



# Plat


SH 257
CR 72
CR 70
(future)
LEGEND
PROPERTY LINE
ADJACENT PROPERTY LINE
PLSS SECTION LINE
EXISTING EASEMENT
ALIQUOT CORNER (AS DESCRIBED)
FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP STAMPED "LS 31166" (UNLESS OTHERWISE NOTED)
FOUND 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS (OTHERWISE NOTED)
SET 24" # 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911" UNLESS OTHERWISE NOTED
REC. NO. RECEPTION NUMBER
BLOCK NUMBER
STATE HIGHWAY 257
TRACT A
TRACT B
TRACT C
TRACT E
TRACT L
TRACT M
N

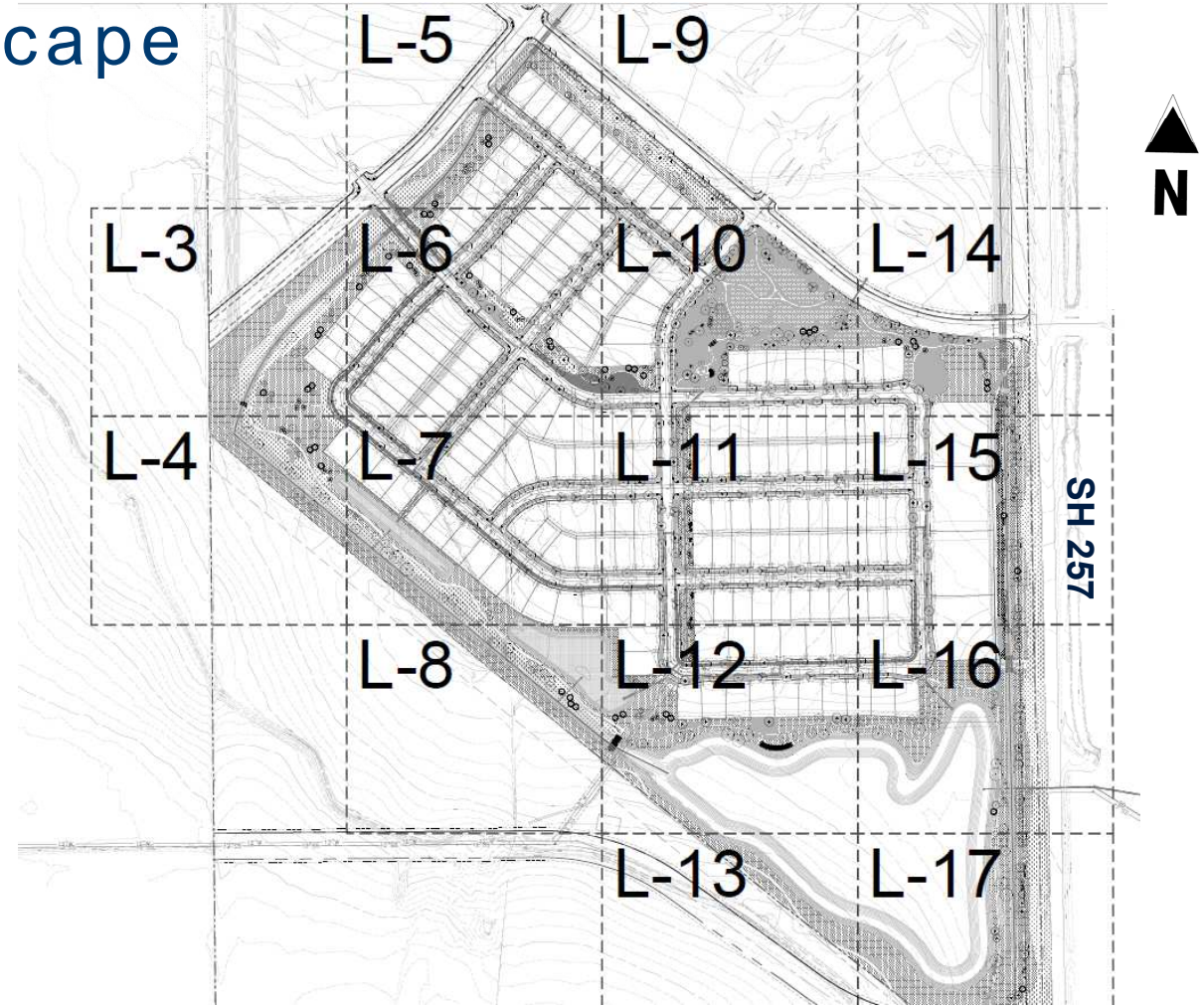
# Access


Ventanta Way (Existing)
SH 257
Prairie Song Blvd
Emergency Access
CR 72
Prairie Winds Way (future 2nd access)
Future Connections
Future Connection
CR 70 (future)
N

# Illustrative Plan

N

# Landscape Plan



# Strategic Plan Conformance

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

# Comprehensive Plan Conformance

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

**Chapter 5b – Growth Framework**
**Goal:** Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

**Chapter 5c – Residential Areas Framework**
**Goal:** Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

# Subdivision Review Criteria

(1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.

(2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

(3) Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.

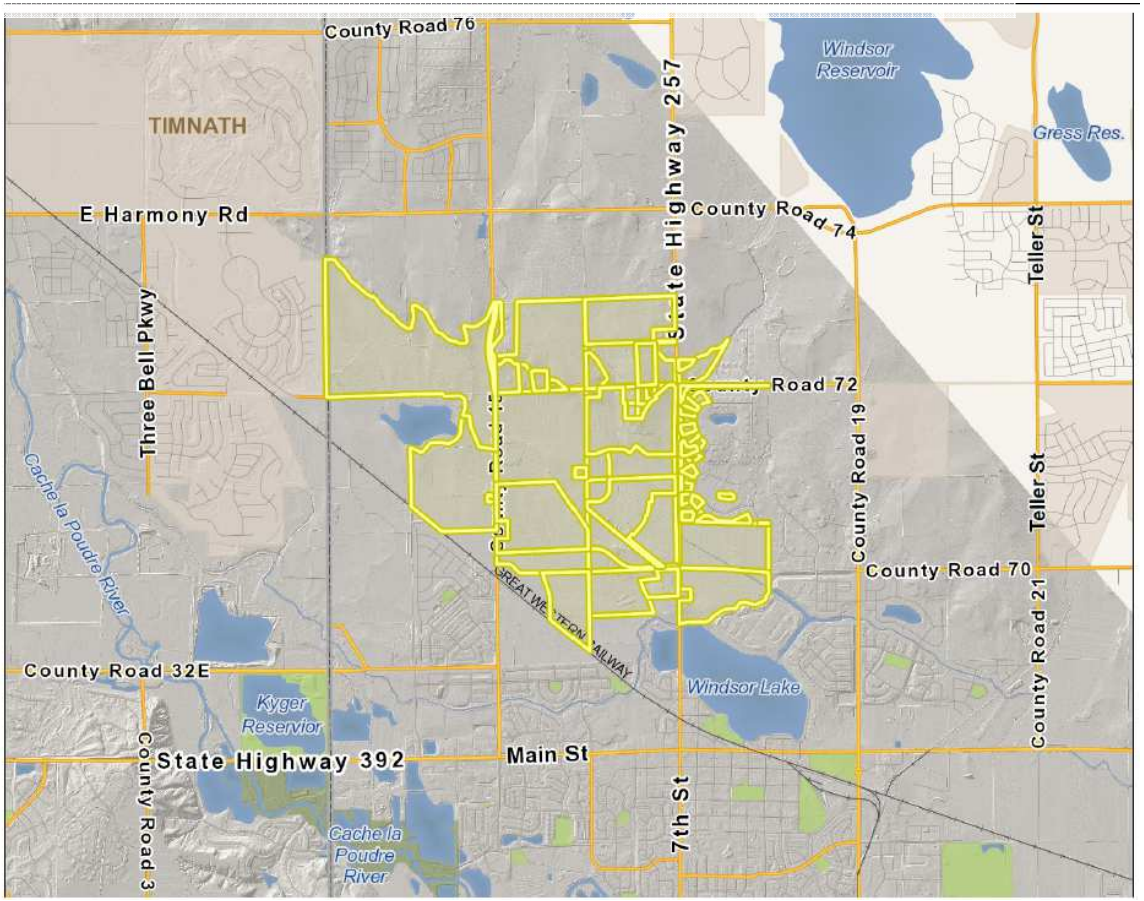
(4) Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.

(5) Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.

(6) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.

# Public Notification

- Oct. 8, 2021– legal ad published in newspaper
- Oct. 4, 2021 - Sign posted on property
- Oct. 8, 2021 – notice sent to property owners within 500 feet



# Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation to approve the final major subdivision as presented, subject to the following conditions:

1. All remaining Planning Commission, staff, and referral agency comments shall be addressed prior to recording the subdivision plat;
2. A development agreement shall be finalized prior to recording the subdivision plat;
3. Agreements with the Town of Windsor and Springer Ditch regarding conveyance of groundwater and stormwater runoff shall be completed prior to recording the subdivision plat
4. CDOT shall approve all SH 257 improvements prior recording the subdivision plat

# Recommendation

5. Extension of all utilities to the property shall be the responsibility of the applicant; however, the Town may collect and pass through reimbursement from other benefiting property owners at the time of their development;
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8. A single point of access as shown is acceptable provided:
   a) An emergency access acceptable to Windsor Severance Fire Rescue shall be provided
   b) Developer or metro district will maintain all subdivision roads until second point of access is provided

# Recommendation

c) Developer will design and pl at right-of-way for a second point of access via CR 72 to the provide the Town a bond for 110% of the construction cost
d) The Town may utilize this bond at its sole discretion if the second point of access is  deemed necessary based on traffic conditions and/or public safety considerations.

# Record

Staff requests that the following be entered into the record:

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

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** Southwest of SH 257 & WCR 72
**Re:** Recommendation to Town Board - Final Major Subdivision - Tacincala Subdivision
**Item #:** C.6.

**Background/ Discussion:**

Please refer to previous item for background and recommendation.

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:**
**Re:** Site Plan Review - Windsor Commons Subdivision 6th (1243 Automation Drive) - Restaurant
**Item #:** D.1.

**Background/ Discussion:**

This property was previously site planned as a multitenant retail space and the adjacent units were recently constructed. The subject site plan is generally consistent with the approved site plan but is an updated building design.

**Site Plan Summary**

**Owner:** Joel Walters, Emjoda, LLC.
**Applicant:** David Stranathan, Asher Architects
**Business:** Restaurant
**Location:** 1243 Automation Dr

**Subdivision/Lot-Block:** Windsor Commons 6th Filing
**Zoning:** General Commercial (GC)

**Adjacent Zoning:**

North – Limited Industrial (LI)
East – General Commercial (GC)
South – General Commercial (GC)
West – General Commercial (GC)

**Overall development characteristics:**

Lot area: 0.5 acres

- Building area.
- Total: 4707 s.f.
  - Footprint: 2997 s.f.
- Employees: 10
- Parking
  - Required: 29
  - Provided: 54 spaces shared with other tenants

**Building characteristics include:**

- Building height: 30'
- Building materials: stucco and stone veneer.

**Comment Period**

The site plan has been reviewed administratively by staff.

**Please provide comments no later than Monday, October 25th, 2021.**

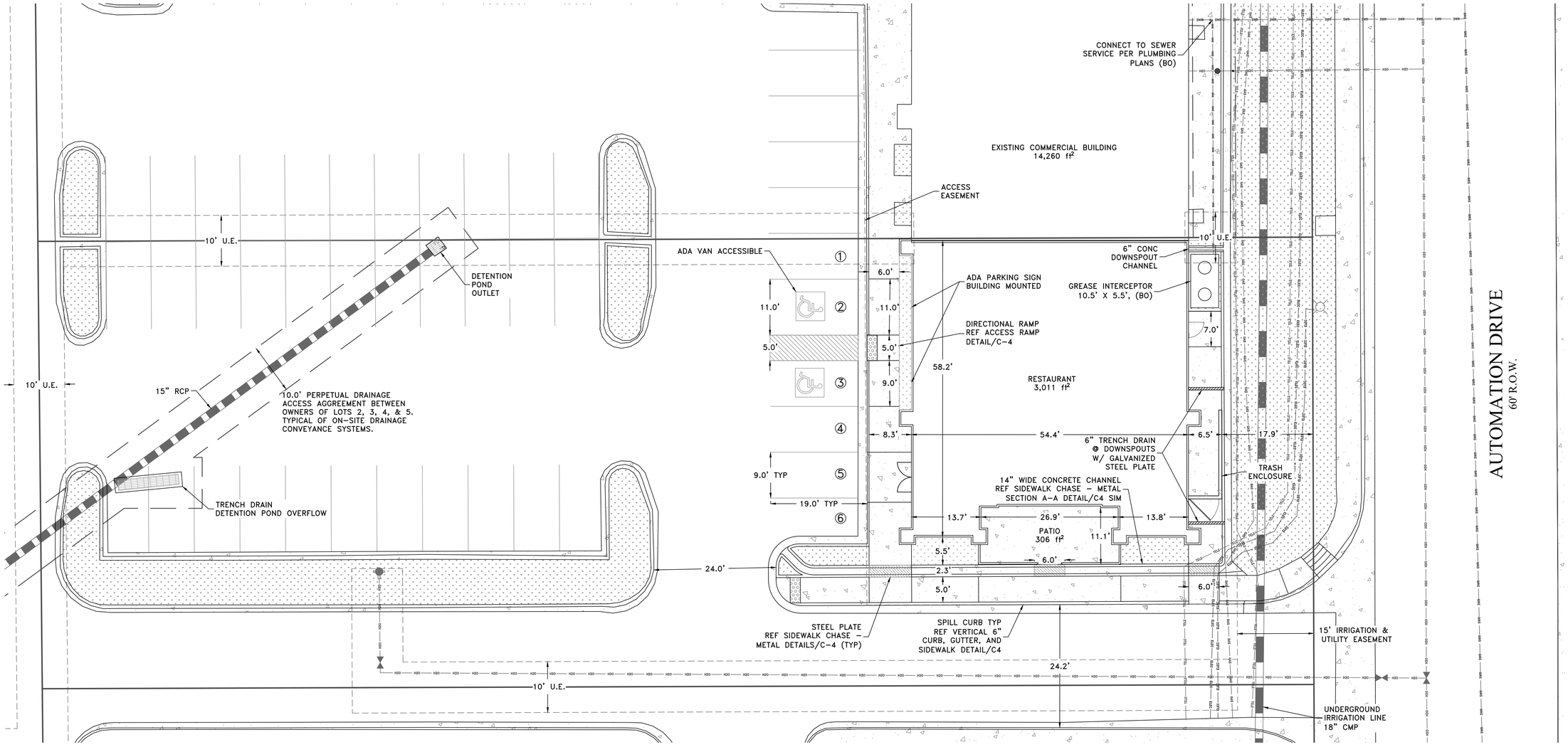
**ATTACHMENTS:**

Description

- Site Plan Drawings

# WINDSOR COMMONS SUBDIVISION SIXTH FILING SITE PLAN

LOT 1 OF THE WINDSOR COMMONS SUBDIVISION, SIXTH FILING
LOCATED IN PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO




## LEGEND

- = PROPERTY BOUNDARY
- = EASEMENTS
- GAS — = BURIED GAS LINE
- ELEC — = BURIED ELECTRIC LINE
- H2O — = BURIED WATER LINE
- SWR — = SANITARY SEWER LINES
- STORM — = STORM SEWER LINES
- = FLOW LINE
- = STREET LAMP
- = WATER VALVE
- = STREET SIGN
- = FIRE HYDRANT
- = WATER METER
- = LANDSCAPE AREA
- = CONCRETE

0' 10' 20' 30'
SCALE 1"=10'

| ABBREVIATIONS | |
|---|---|
| ASPH | ASPHALT |
| BO | BY OTHERS |
| CMP | CORRUGATED METAL PIPE |
| CONC | CONCRETE |
| FL | FLOW LINE |
| LF | LINEAR FOOT |
| RCP | REINFORCED CONCRETE PIPE |
| SS | SANITARY SEWER |
| TYP | TYPICAL |
| U.E. | UTILITY EASEMENT |

SITE PLAN NOTES:

1. LOT LINES BASED ON WINDSOR COMMONS SUBDIVISION, FIRST FILING PLAT RECORDED WITH THE WELD COUNTY CLERK & RECORDER ON MAY 9TH, 2001 AT RECEPTION No. 2847390.

2. PROPOSED LOT 3 COVERAGE
   - BUILDING AREA = 3,011 ft² (13.7%)
   - CONCRETE AREA = 3,109 ft² (14.2%)
   - ASPHALT AREA = 12,993 ft² (59.1%)
   - LANDSCAPE AREA = 2,856 ft² (13.0%)

TOTAL LOT 3 AREA = 21,969 ft²

3. UTILITY SERVICES WILL BE EXTENDED FROM THE EXISTING BUILDING TO THE PROPOSED RESTAURANT.

4. COORDINATE DRY UTILITY SERVICE CONSTRUCTION WITH UTILITY PROVIDER.

5. EARTHWORK RECOMMENDATIONS.
   - 5.1. A GEOTECHNICAL ENGINEER SHOULD BE CONSULTED FOR SITE SPECIFIC EARTHWORK AND FOUNDATION RECOMMENDATIONS.
   - 5.2. IMPORT MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER PRIOR TO IMPORTING TO THE SITE.
   - 5.3. SCARIFY, MOISTURE CONDITION AND RECOMPACT SUBGRADE A MINIMUM OF 12 INCHES IN ALL FILL AREAS AND UNDER ALL CONCRETE PRIOR TO FILLING OR PLACING CONCRETE.
   - 5.4. MOISTURE CONDITION AND COMPACT NATIVE ON-SITE SOILS IN LIFTS NOT TO EXCEED 8 INCHES IN ALL FILL AREAS.
   - 5.5. MOISTURE CONDITION NATIVE ON-SITE SOILS TO WITHIN ±2% OF OPTIMUM MOISTURE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A ASTM D698, STANDARD PROCTOR.
   - 5.6. MOISTURE CONDITION AGGREGATE BASE COURSE (ABC) TO WITHIN ±2% OF OPTIMUM MOISTURE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY A ASTM D698, STANDARD PROCTOR.

6. PERFORM SOILS COMPACTION TESTING;
   - 6.1. FOR FOUNDATION AND TRENCH BACKFILL EVERY 1 FOOT LIFT AND 25 LINEAR FEET. A MINIMUM OF TWO TESTS PER LIFT OR SIDE OF FOUNDATION SHALL BE PERFORMED.
   - 6.2. FOR SUBGRADE AND BASE COURSE UNDER PAVEMENT AND SITE CONCRETE TEST EACH AT A MINIMUM OF 50 LINEAR FEET.

7. PROVIDE THIRD PARTY COMPACTION TESTING REPORTS TO CIVIL ENGINEER WITHIN 48 HOURS OF PLACING FILL OR BACKFILL.

8. GENERAL SITE CONCRETE REQUIREMENTS;
   - 8.1. READY MIXED CONCRETE SHALL BE TESTED FOR COMPLIANCE AT TIME OF PLACEMENT WITH THE PARAMETERS BELOW OR SUPPLIER SPECIFICATIONS.
   - 8.2. ONLY NON-CALCIUM ADMIXTURES ALLOWED FOR USE ON PROJECT.
   - 8.3. REFERENCE ACI 306 FOR COLD WEATHER CONCRETE REQUIREMENTS.
   - 8.4. MIN. 28 DAY COMPRESSIVE STRENGTH = 4,000 PSI
   - 8.5. ALLOWABLE SLUMP RANGE = 3" - 5"
   - 8.6. ENTRAINED AIR CONTENT = 5% - 7%, EXTERIOR CONCRETE

9. ALL EXCAVATIONS MUST FOLLOW OSHA SAFETY STANDARDS.

10. PROVIDE THIRD PARTY TESTING REPORTS TO THE TOWN OF WINDSOR FOR ALL EXCAVATIONS WITHIN PUBLIC RIGHT-OF-WAY.

11. PROVIDE MATERIAL SUBMITTALS AND TESTING REPORTS TO THE CIVIL ENGINEER. DOCUMENTS CAN BE EMAILED TO alles_taylor_duke@yahoo.com. ALLOW FOR ONE WEEK OF REVIEW FOR SUBMITTALS.

811 Know what's below. Call before you dig.

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


ALLES TAYLOR & DUKE, LLC
3610 35th Ave., Unit 6
Evans, Colorado 80620
(970) 330-0308
ENGINEERING & LAND SURVEYING SERVICES

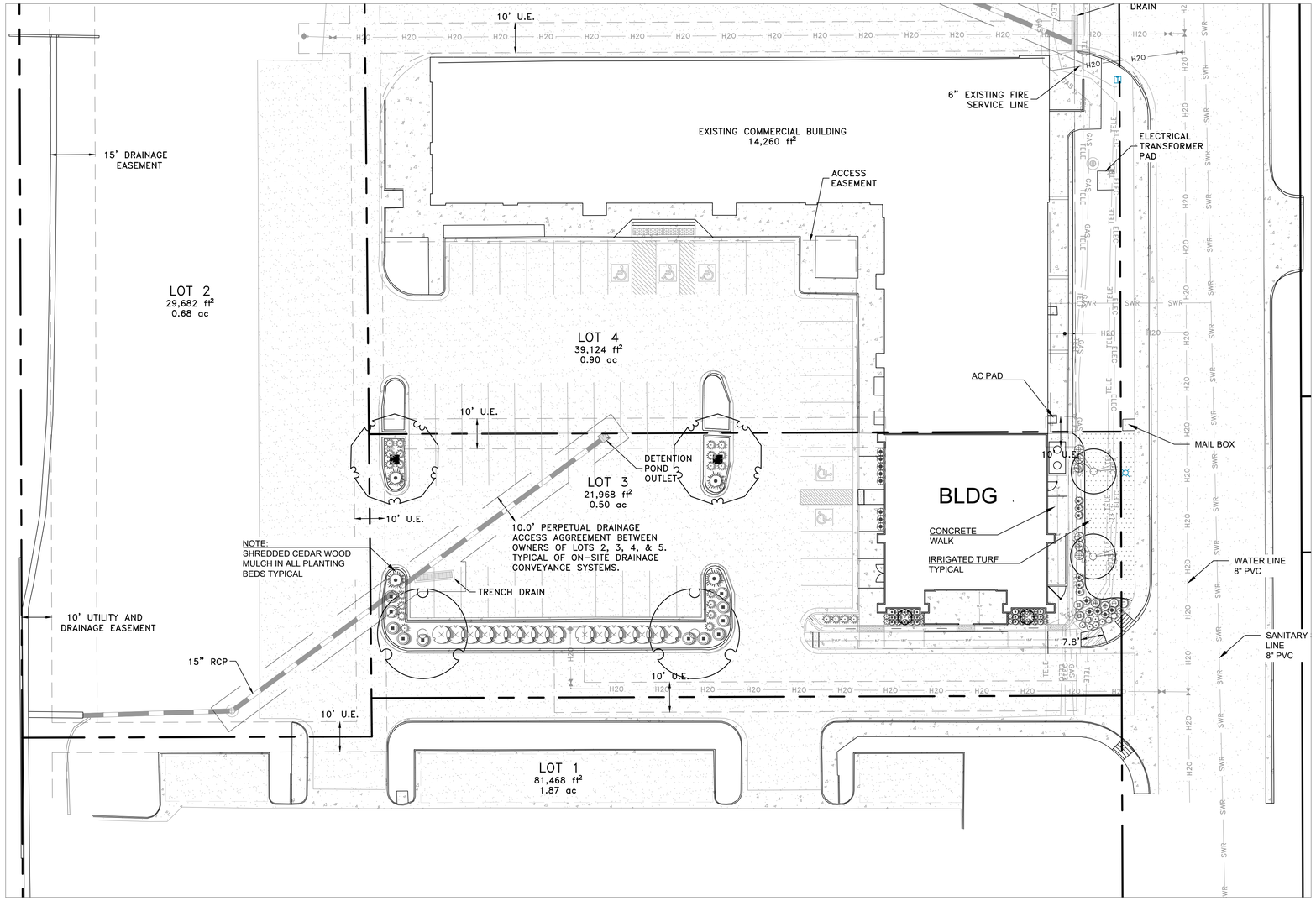

PRELIMINARY REVIEW SET NOT FOR CONSTRUCTION

| DESIGNED BY: | DEC |
|---|---|
| DRAWN BY: | DEC |
| CHECKED BY: | MAT |
| DATE | PROJECT NO. |
| 09/16/2021 | 2021-039 |

| No. | DATE | REVISIONS DESCRIPTION | CHK'D |
|---|---|---|---|

PROPOSED SITE PLAN
JOEL WALTERS
1246 AUTOMATION DRIVE
WINDSOR, CO 80550
COUNTY OF WELD COLORADO
SW 1/4 OF SEC. 22, TWN. 6 N, RNG 67 W

SCALE: 1" = 10'
C-2
SHEET 2 OF 6




## LANDSCAPE PLAN

0 20' 30' 40'

SCALE 1" = 20'-0"

NORTH

## PLANT LIST

| DECIDUOUS TREES | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 2 | Gleditsia triacanthos inermis `Skyline` Skyline Honeylocust | 2.0" cal. BB | 50` | 40` |
| | 2 | Quercus macrocarpa Bur Oak | 2.0" cal. BB | 80` | 70` |

| ORNAMENTAL TREES | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 2 | Malus x `Coaralburst` Coralburst Crabapple | 1.5" cal. BB | 15` | 15` |
| | 2 | Malus x 'Red Barron' Red Barron Crabapple | 2.0" cal. BB | 15` | 5` |

| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 3 | Caryopteris x clandonensis 'Blue Mist' Blue Mist Bluebeard | 5 gal. | 3` | 3` |

| DECIDUOUS SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 11 | Rhus aromatica `Gro-Low` Gro-Low Fragrant Sumac | 5 gal. | 3` | 5` |
| | 16 | Ribes alpinum Alpine Currant | 5 gal. | 4` | 4` |
| | 6 | Viburnum opulus 'Nanum' Dwarf European Cranberrybush | 5 gal. | 2` | 2` |

| EVERGREEN SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 4 | Juniperus communis `Alpine Carpet` Alpine Carpet Juniper | 5 gal. | | |

| GRASSES | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 16 | Bouteloua gracilis `Blonde Ambition` Blonde Ambition Blue Grama | 1 gal. | 2` | 2` |
| | 13 | Calamagrostis x acutiflora `Overdam` Varigated Feather Reed Grass | 1 gal. | | |
| | 6 | Miscanthus sinensis `Purpurescens` Flame (Purple Maiden) Grass | 1 gal. | 4` | 3` |
| | 3 | Pennisetum orientale `Karley Rose` Pink Oriental Fountain Grass | 1 gal. | 3` | 3` |
| | 24 | Schizachyrium scoparium 'Blaze' Blaze Little Bluestem | 1 gal. | 3` | 3` |

| PERENNIALS | QTY | BOTANICAL / COMMON NAME | SIZE | HEIGHT | WIDTH |
|---|---|---|---|---|---|
| | 12 | Agastache cana 'Sinning' TM Sonoran Sunset Hummingbird Mint | 1 gal. | 1.5` | 1.5` |
| | 9 | Hemerocallis x 'Stella in Red' Stella in Red Daylily | 1 gal. | 2` | 2` |
| | 8 | Rudbeckia hirta fulgida Black-eyed Susan | 1 gal. | 2` | 2` |

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE:_____ BY:_____
ENGINEERING MANAGER

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

WINDSOR COMMONS
LOT 3
1245 AUTOMATION DRIVE

Windsor, Colorado

PREPARED FOR

| REVISIONS | DATE |
|---|---|
| 2nd Submittal | 8-12-21 |

DATE

6-11-21

SHEET TITLE

LANDSCAPE PLAN

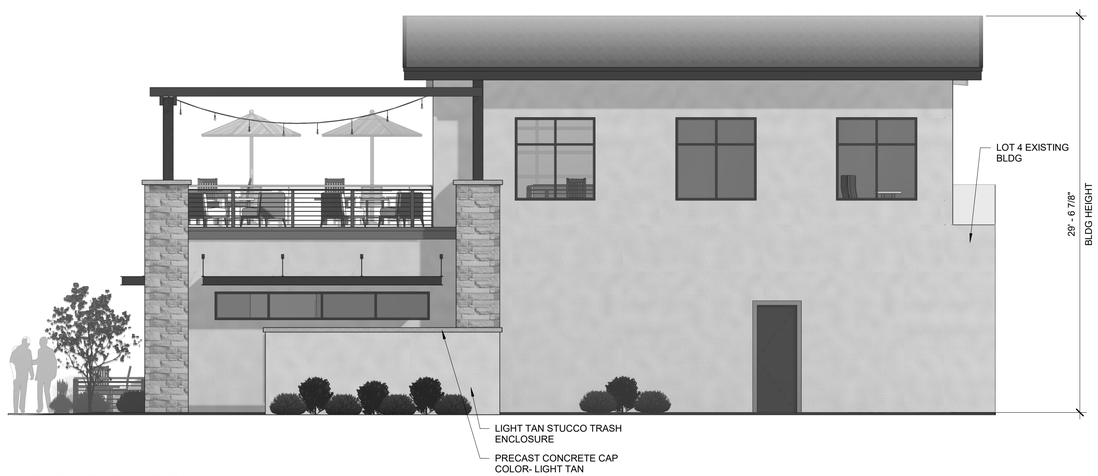
SHEET INFORMATION

1

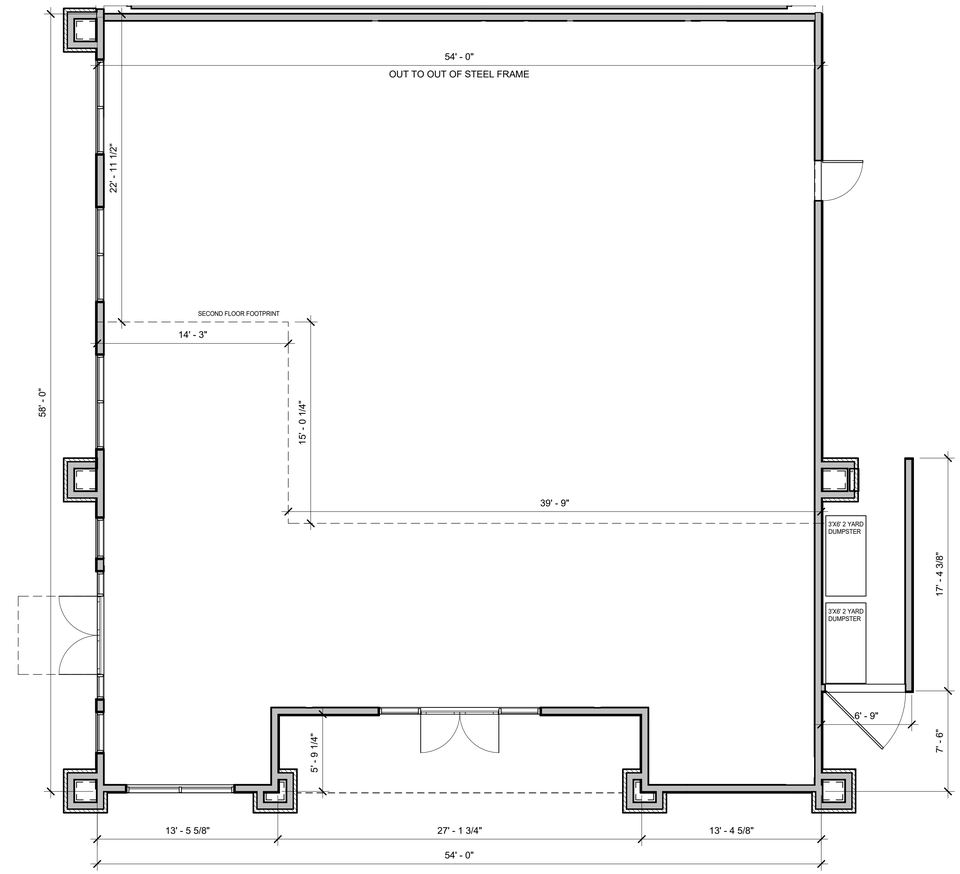
of 2

1 FRONT (SOUTH) ELEVATION
SCALE: 3/16" = 1'-0"

2 WEST ELEVATION - NEW ENTRY DOOR LAYOUT
SCALE: 3/16" = 1'-0"




3 EAST ELEVATION
SCALE: 3/16" = 1'-0"




4 BUILDING FOOTPRINT
SCALE: 3/16" = 1'-0"

## ELEVATION NOTES

**1. TYP. FOUNDATION**

Reinforced concrete wall. See Struc. Dwgs. Provide damp proofing below grade.

**2. LOWER LEVEL**

Reinforced concrete slab on airtight plastic membrane on structural fill per Struct. Dwgs.

**3. MAIN & UPPER LEVEL**

3/4" T&G subfloor glued and nailed at 11 7/8" engineered floor joists at spacing per Structural. See Struct. Dwgs.

**4. TYPICAL EXTERIOR**

-Shake Shingle:
-Stone Veneer:
-Board & Batt:
-Stucco:
-Barn Wood:

**5. TYPICAL ROOF**

Lightweight concrete flat roofing tiles over underlayment over roof sheathing (per Struct. Dwgs.) over pre engineered roof trusses 24" o.c. (per Struct. Dwgs.) and substrate per manufacturers instructions. Provide blown-in fiberglass insulation at flat ceiling locations and fiberglass batt at vaulted locations and at garage ceiling. Provide 1" min. air space between insulation and roof sheathing for ventilation (provide baffles at soffit vents if required). At minimum, provide ice and water shield from lowest edged to a point at least 24" inside the exterior wall line and all valleys, eaves, and crickets. Provide roof and soffit vents to achieve attic ventilation per current local code. Flash all roof-to-cool and wall-to-wall junctions and penetrations.

**6. METAL ACCENT**

Metal Roofing panels over underlayment over roof sheathing (per. Struct. Dwgs.) over pre-engineered roof (per Struct. Dwgs.). Install roof panels and underlayment per manufacture recommendations and per current local code.

7. Reinforced concrete slab. Slope away from house for positive drainage per code. See Struct. Dwgs.
8. Guardrail to comply with Sec. R312.2018 IRC.
9. Handrail to comply with Sec. R311.7.8 2018 IRC. Handrail to run full length of stairs located 34" to 38" above stair nosing.
10. Approximate line of grad. Builder to coordinate actual positive slope grading away from home on per lot basis.
11. Electrical panel
12. Exterior light fixtures
13. Provide foundation drain per architectural details.
14. Do not scale drawings. Notify architect of discrepancies.

## ELEVATION LEGEND

| | | |
|---|---|---|
| 1. | TW | TOP OF CONCRETE WALL |
| 2. | TF | TOP OF CONCRETE FOOTING |
| 3. | | STEP IN FOOTING |
| 4. | | STEP IN TOP OF WALL |
| 5. | | STEP IN CONCRETE OR PLYWOOD |
| 6. | F1 | PAD FOOTING MARK, SEE SCHEDULE ON |
| 7. | | COLUMN |

## NOTES

1. Separate sign permit required for all signs.

## 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

ENTITLEMENTS REVIEW ONLY

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ASHER ARCHITECTS
a: 512 5th St.
BERTHOUD CO. 80513
p: 970-532-9970
w. AsherArch.com
e: David@AsherArch.com

# WINDSOR COMMONS - RESTAURANT PROP.
1246 Automation Dr.
Windsor, CO 80550

PROJECT INFORMATION:
**21-C08**
DOCUMENT DATE:
**9/21/2021 9:42:12 AM**
DOCUMENT PHASE:
**BUILDING PERMIT**

DRAWN BY: SAM DATE 08/09/21
CHECKED BY: DATE
REVIEWED BY: DATE
REV # DATE COMMENTS

ELEVATIONS

**A2.0**

# MEMORANDUM

**Date:** October 20, 2021
**To:** Planning Commission
**Via:** Scott Ballstadt, Director of Planning
**From:** Paul Hornbeck, Senior Planner
**Location:** 4850 Fairgrounds Ave
**Re:** Site Plan Review - Eagle Crossing Subdivision 11th Filing (4850 Fairgrounds Ave) - Buckingham Multif
**Item #:** D.2.

**Background/ Discussion:**

**Site Plan Summary**
**Owner:** Colton Lind, Eagle Crossing Windsor, LLC.
**Applicant:** Chris Mulloy, Buckingham Companies
**Applicant's Rep.:** Ryan McBreen, Norris Design
**Business:** Apartments
**Location:** 4850 Fairgrounds Ave

**Subdivision/Lot-Block:** Eagle Crossing Subdivision 11th Filing Lots 1 & 2
**Zoning:** Planned Unit Development (PUD)

**Adjacent Zoning:**
North – Planned Unit Development (PUD)
East – Planned Unit Development (PUD)
South – General Commercial (GC)
West – Flexible Zoning Overlay - Developing Industrial (City of Loveland)

**Overall development characteristics:**
- Lot area: 12 acres
- Buildings:
  - 10 apartment buildings
  - 1 clubhouse
- Units: 353 apartment units
- Parking
  - Required:530
  - Provided: 545

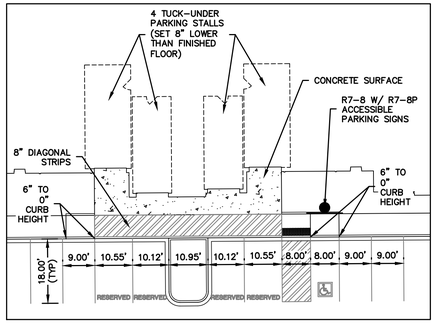
**Building characteristics include:**
- Building height: three stories - 46'
- Building materials: fiber cement lap siding, board and batten siding, and brick

**Comment Period**
The site plan has been reviewed administratively by staff.

**Please provide comments no later than October 25, 2021.**

**ATTACHMENTS:**

Description
- Site Plan Drawings




**TYPICAL BLDG PARKING**

## SITE PARKING

| DESCRIPTION | LOT 1 | LOT 2 | TOTAL |
|---|---|---|---|
| GARAGE PARKING | 30 | 16 | 46 |
| CARPORT PARKING | 16 | 31 | 47 |
| TUCK-UNDER PARKING | 32 | 8 | 40 |
| SURFACE PARKING | 270 | 142 | 412 |
| TOTAL PARKING PROVIDED | 348 | 197 | 545 |

PARKING REQUIRED = 1.5 STALLS PER UNIT, 353 X 1.5 = 530 STALLS
(11 HC ACCESSIBLE SPOTS REQUIRED, MINIMUM OF 2 TO BE HC VAN ACCESSIBLE)
*PARKING RATIO WAS TAKEN FROM THE BRANDS EAST PUD

## BUILDING & UNIT COUNT

| DESCRIPTION | BUILDINGS | UNITS |
|---|---|---|
| TOTAL SITE | 10 | 353 |
| LOT 1 | 8 | 283 |
| LOT 2 | 2 | 70 |

## OPEN SPACE

| DESCRIPTION | SF |
|---|---|
| TURF, PLAYGROUND, AND OPEN SPACE | 52,769 |
| POOL DECK / AMENITIES | 11,963 |
| PATIO (50 SF/UNIT) | 17,750 |
| TOTAL | 82,482 |

LIVEABLE OPEN SPACE REQUIRED
225 SF PER UNIT = 225 X 353 = 79,425 SF

## DENSITY CALCULATIONS

| DESCRIPTION | DU/AC |
|---|---|
| TOTAL SITE | 29.4 |
| LOT 1 | 34.3 |
| LOT 2 | 18.8 |

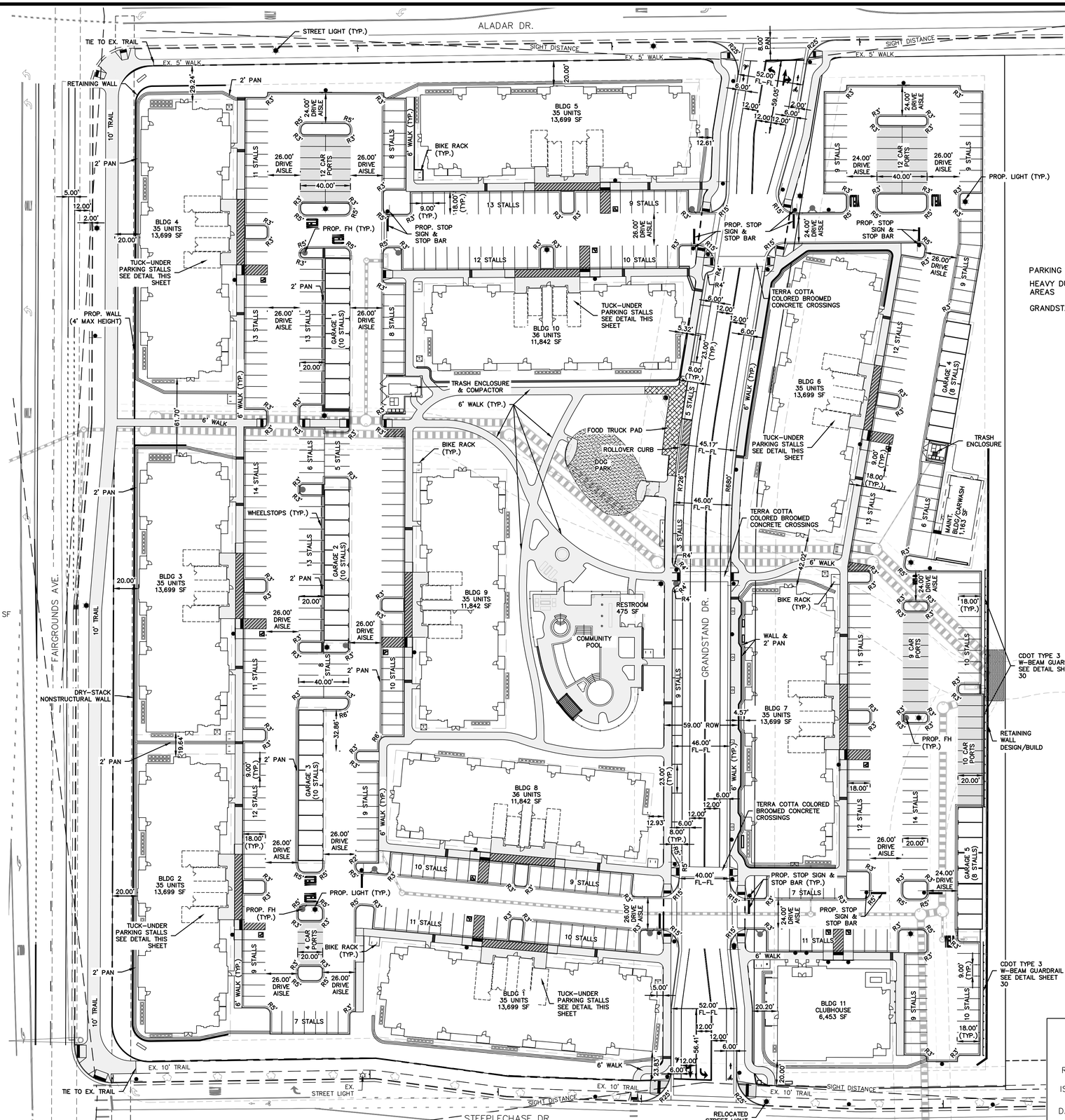
## OVERALL LAND USE TABLE

| DESCRIPTION | SF | AC | % |
|---|---|---|---|
| LOT 1 | 359,702 | 8.26 | 69 |
| LOT 2 | 162,799 | 3.74 | 31 |
| TOTAL SITE | 522,501 | 12.00 | 100 |

| LOT 1 | SF | AC | % |
|---|---|---|---|
| TOTAL AREA | 359,702 | 8.26 | 100 |
| LANDSCAPE AREA | 111,095 | 2.55 | 31 |
| BUILDING AREA | 104,496 | 2.40 | 29 |
| GARAGE AREA | 6,957 | 0.16 | 2 |
| HARDSCAPE & WALK | 34,175 | 0.79 | 9 |
| PARKING/DRIVE | 102,979 | 2.36 | 29 |

| LOT 2 | SF | AC | % |
|---|---|---|---|
| TOTAL AREA | 162,799 | 3.74 | 100 |
| LANDSCAPE AREA | 49,039 | 1.13 | 30 |
| BUILDING AREA | 28,501 | 0.65 | 18 |
| GARAGE AREA | 3,877 | 0.09 | 2 |
| CLUBHOUSE | 7,616 | 0.18 | 5 |
| HARDSCAPE & WALK | 6,825 | 0.16 | 4 |
| PARKING/DRIVE | 66,941 | 1.53 | 41 |

BUILDING HEIGHT: 46' 2"
MAXIMUM BUILDING HEIGHT: 75' OR FLIGHT CEILING OF FORT COLLINS-LOVELAND AIRPORT, WHICHEVER IS LOWER
EXISTING ZONING: PUD
NEW PUBLIC ROAD LENGTH: 857 LINEAR FEET




## NOTES

1. ALL LIGHT FIXTURES SHALL BE FULL CUT-OFF AND MOUNTED IN THE FULL CUT-OFF POSITION.
2. WALLS THAT ARE GREATER THAN 4-FT IN HEIGHT (MEASURED BOTTOM OF FOOTER TO TOP OF WALL) WILL REQUIRE A SEPARATE BUILDING PERMIT
3. ALL LIGHT POLES TO BE ROUND AND NON-REFLECTIVE COLOR WITH A HEIGHT OF 30'.
4. STRUCTURAL RETAINING WALLS SHALL BE DESIGN BUILD UNDER SEPARATE COVER.
5. SEE SHEET 22 FOR SIGNAGE INFORMATION.
6. ALL WALLS IN EXCESS OF 30" TO HAVE RAILING INSTALLED. FENCE TYPE SHALL BE ECHELON PLUS CLASSIC OR APPROVED EQUAL.

| | HOT BITUMINOUS PAVEMENT | AGGREGATE BASE | FLY ASH TREATED SUBGRADE |
|---|---|---|---|
| PARKING STALL | 3.5" | 6" | 12" |
| HEAVY DUTY AREAS | 4" | 6" | 12" |
| GRANDSTAND DR | 5" | 8" | 10" |

scale 1"=40' feet (40 0 40 80)

**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

| BY | DATE | DESCRIPTION |
|---|---|---|
| | | |

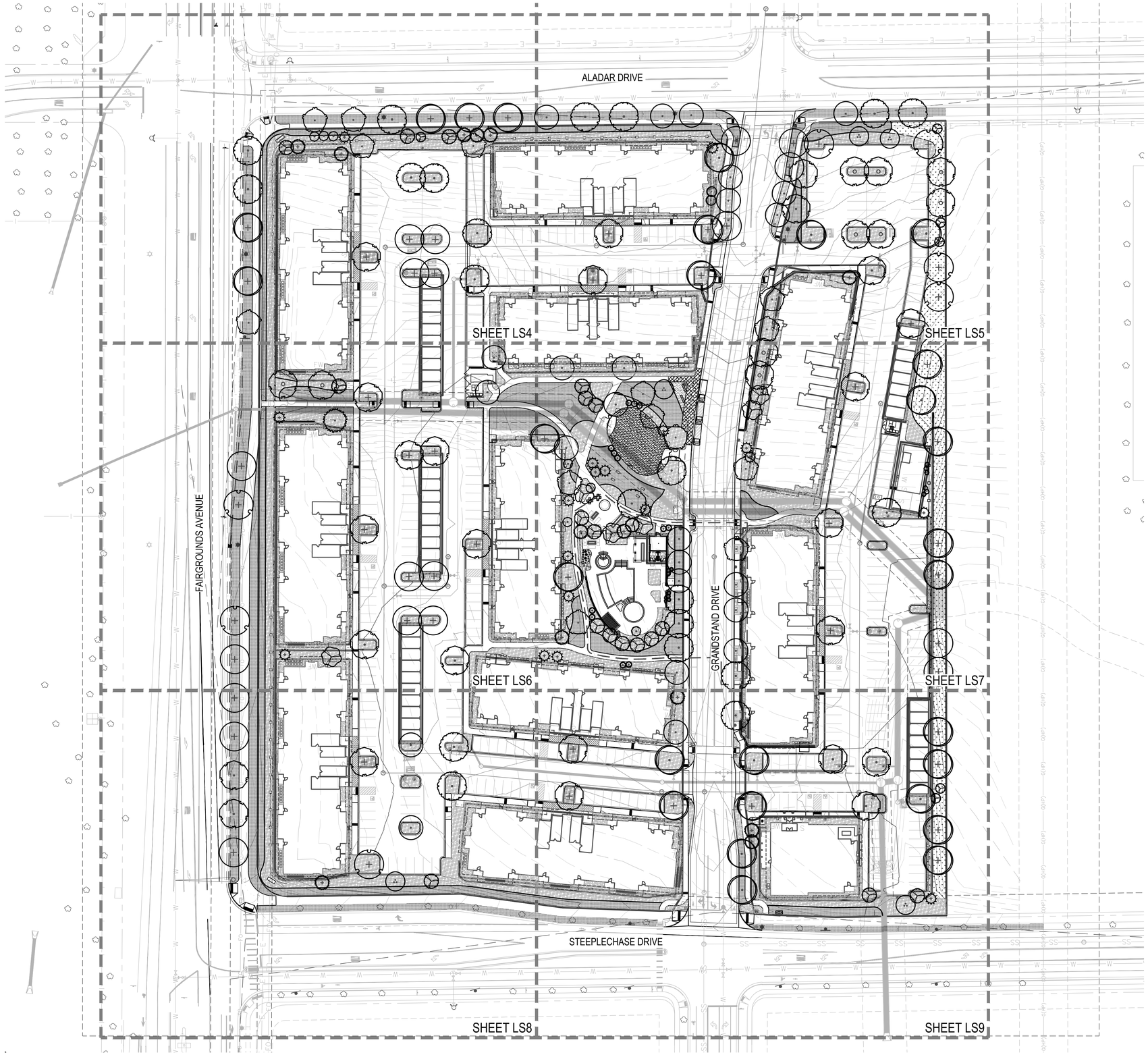
DRAWN: STE
CHECKED: JFS
DESIGNED: STE
FILENAME: 0001_Site Plan

COLORADO LICENSED NATHAN J. FOX PENDING APPROVAL NOT FOR CONSTRUCTION PROFESSIONAL ENGINEER

# EAGLE CROSSING 11TH FILING LOT 1 & LOT 2
## BRANDS EAST APARTMENT
## SITE PLAN

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

JOB NO. 1246.0001.00
SCALE 1" = 40'
DATE OCTOBER 2021
SHEET 4 of 61




LS3

REVISIONS

| BY | DATE | DESCRIPTION |
|---|---|---|
| PM | 8/31/21 | RESUBMITTAL |
| PM | 10/4/21 | RESUBMITTAL |

DRAWN BV,LF, JS

CHECKED PM

DESIGNED BV,LF, JS

FILENAME PLAN–BRANDS

NOT FOR CONSTRUCTION

BRANDS EAST APARTMENTS

# OVERALL LANDSCAPE PLAN

NORRIS DESIGN
Planning | Landscape Architecture | Branding

244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.409.3414
www.norris-design.com

JOB NO.

SCALE

DATE AUGUST 2021

SHEET 33 of 61

BLDG TYPE 1 - FRONT ELEVATION

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

BLDG TYPE 1 - BACK ELEVATION

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

BLDG TYPE 1 - SIDE ELEVATION

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

BLDG TYPE 1 - SIDE ELEVATION

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

| REVISIONS | | |
|---|---|---|
| BY | DATE | DESCRIPTION |

DRAWN

CHECKED

DESIGNED

FILENAME

# BRANDS EAST APARTMENTS

## EXTERIOR ELEVATIONS

STUDIO M
ARCHITECTURE & PLANNING

JOB NO. 20044

SCALE

DATE OCTOBER 2021

SHEET 55 of 61

BLDG TYPE 2 - FRONT ELEVATION

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

BLDG TYPE 2 - BACK ELEVATION

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

BLDG TYPE 2 - SIDE ELEVATION

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

BLDG TYPE 2 - SIDE ELEVATION

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

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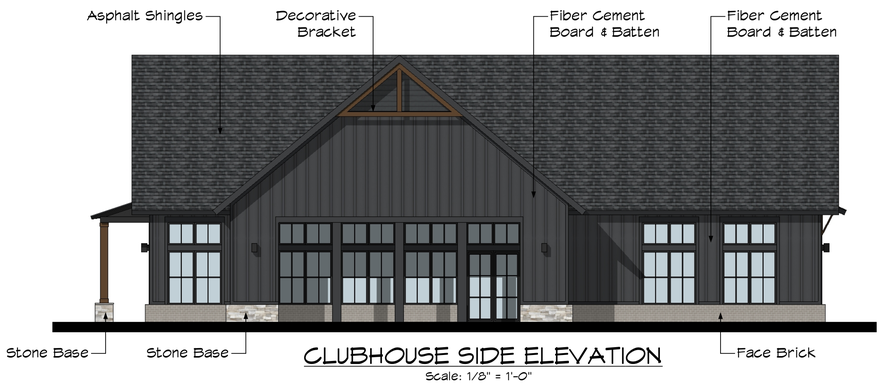
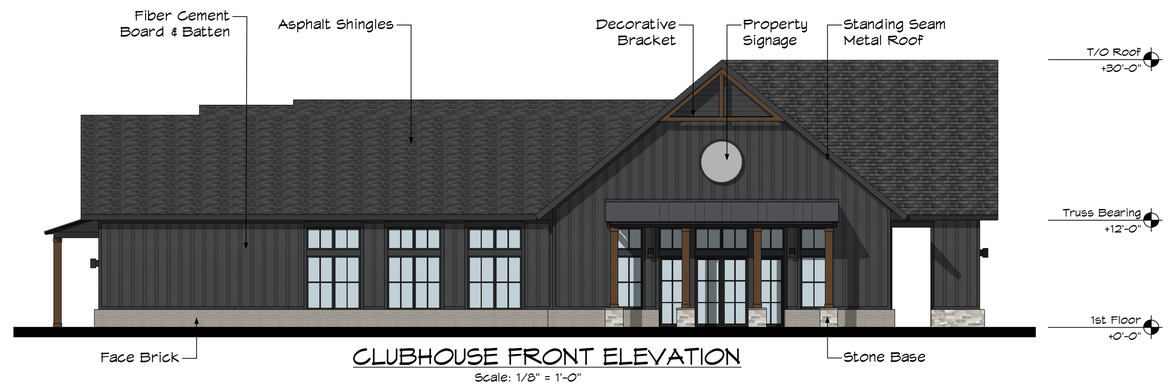


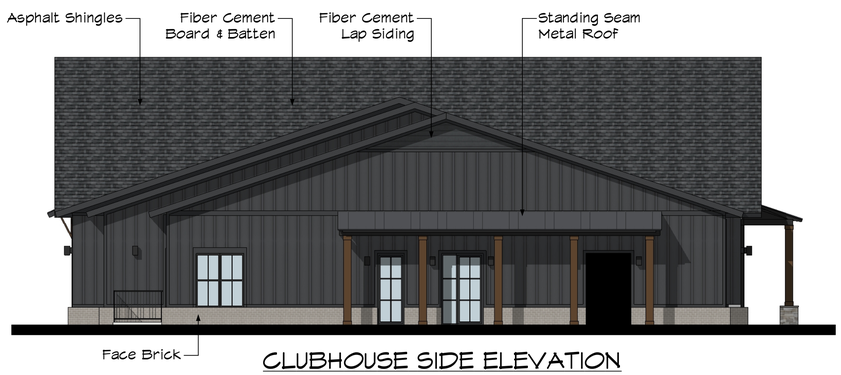

CLUBHOUSE SIDE ELEVATION

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



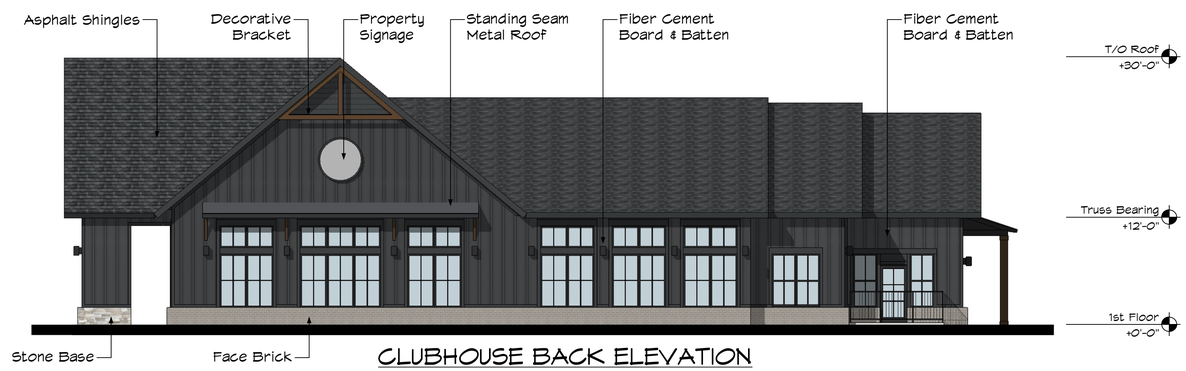

CLUBHOUSE FRONT ELEVATION

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




CLUBHOUSE SIDE ELEVATION

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




CLUBHOUSE BACK ELEVATION

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

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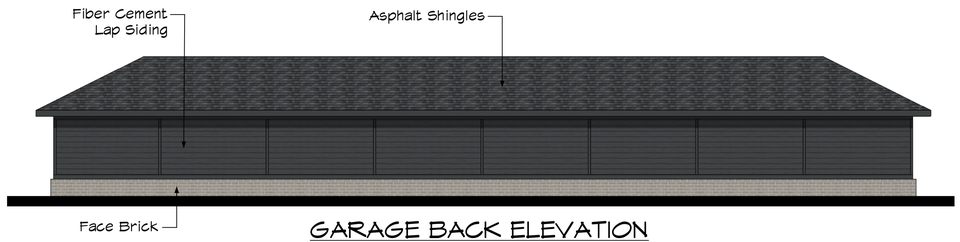
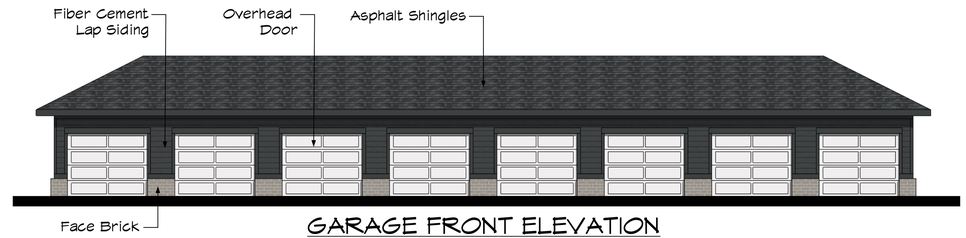
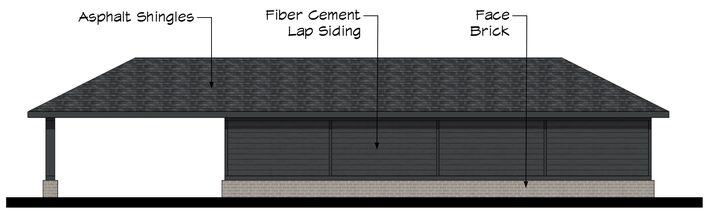


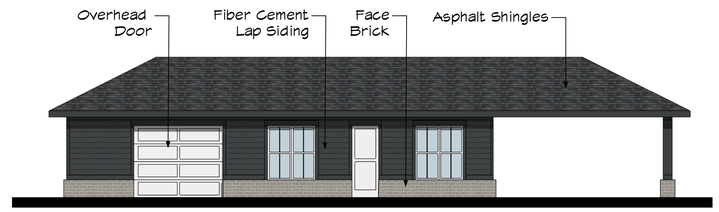

GARAGE BACK ELEVATION
Scale: 1/8" = 1'-0"



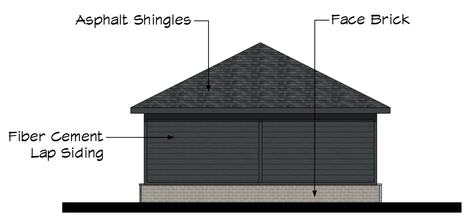

GARAGE FRONT ELEVATION
Scale: 1/8" = 1'-0"



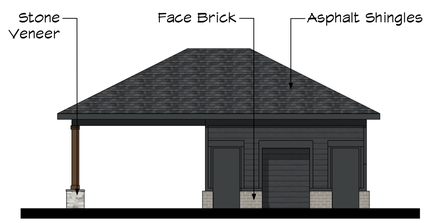

MAINTENANCE / CAR WASH BACK ELEVATION
Scale: 1/8" = 1'-0"



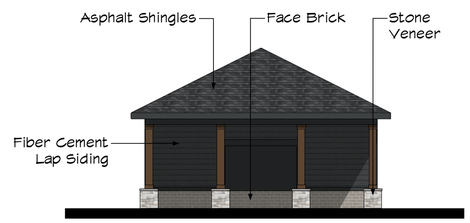

MAINTENANCE / CAR WASH FRONT ELEVATION
Scale: 1/8" = 1'-0"



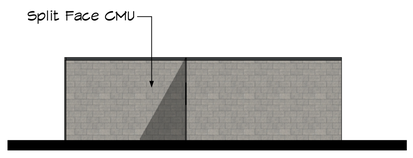

POOL BLDG REAR ELEVATION
Scale: 1/8" = 1'-0"



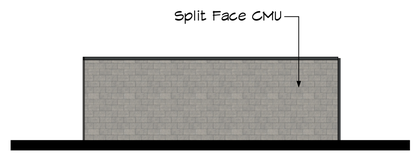

POOL BLDG SIDE ELEVATION
Scale: 1/8" = 1'-0"



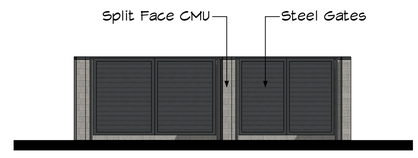

POOL BLDG FRONT ELEVATION
Scale: 1/8" = 1'-0"




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




TRASH ENCLOSURE SIDE ELEVATION
Scale: 1/8" = 1'-0"




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

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BLDG TYPE 1 - FRONT SIDE PERSPECTIVE VIEW

BLDG TYPE 2 - FRONT SIDE PERSPECTIVE VIEW

BLDG TYPE 1 - BACK SIDE PERSPECTIVE VIEW

BLDG TYPE 2 - BACK SIDE PERSPECTIVE VIEW

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CLUBHOUSE - BACK SIDE PERSPECTIVE VIEW

CLUBHOUSE - FRONT SIDE PERSPECTIVE VIEW

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