



PLANNING COMMISSION REGULAR MEETING

Town Board Chambers November 3, 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.

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 20, 2021 Planning Commission Meeting - T. Conway, Deputy Town Clerk

C. BOARD ACTION

1. Public Hearing - Final Major Subdivision - South Gate 11th Filing - Tract D of South Gate Business Park 1st Filing and Tract A South Gate Business Park 9th Filing, Martin Lind, Windsor South Gate Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Own's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative
 - Quasi-judicial
 - Senior Planner, David Eisenbraun
2. Recommendation to Town Board - Resolution approving a Final Major Subdivision - South Gate 11th Filing - Tract D of South Gate Business Park 1st Filing and Tract A South Gate Business Park 9th Filing, Martin Lind, Windsor South Gate Development LLC; Owner/Applicant and Derek Patterson, TST Engineering, Own's Representative, Garrett Scallon, Windsor South Gate Development LLC, Owner's Representative
 - Quasi-judicial
 - Staff Presentation: David Eisenbraun, Senior Planner

D. COMMUNICATIONS

- Communications From Planning Commission
- From Town Board Liaison

- Communications From Staff

1. Site Plan Review - South Gate Business Park Subdivision 6th Filing, Lot 2 (1000 Champion Drive) - S.Mezzetti
2. South Gate Business Park Subdivision 2nd Filing, Lot 4 (1113 South Gate Drive) - S.Mezzetti
3. Site Plan Review - South Gate Business Park Subdivision 9th Filing, Lot 2 (1105 South Gate Drive) - S. Mezzetti
4. Site Plan Review - South Gate Business Park Subdivision 5th Filing, Block 1, Lot 1 (1130 South Gate Drive) (Aims Community College Campus Expansion)

E. ADJOURN



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via:
From: Trisha Conway, Deputy Town Clerk
Location:
Re:
Item #: B.1.

ATTACHMENTS:

Description

- ▣ 10.20.21 PC Minutes



PLANNING COMMISSION REGULAR MEETING

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

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MINUTES

A. CALL TO ORDER

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

1. Roll Call

Chairman Schick
Vice-Chair Bushelman
Doug Dennison
Cindy Beemer
Timothy Reddick
Eric Bernhardt
Jose Valdes

Absent

Kelly Hall
Barry Wilson

Also Present:

Paul Hornbeck, Senior Planner
Scott Ballstadt, Planning Director
Doug Roth, Engineer
McKenzie Paine, Visual Media Coordinator
Trisha Conway, Deputy 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

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

3. Public Invited to be Heard

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

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

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

B. CONSENT CALENDAR

Cindy Beemer moved to approve the minutes of the meeting of October 6, 2021 as presented, Eric Bernhardt seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Reddick, Schick, Valdes;

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

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

Chairman Schick opened the public hearing.

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

Chairman Schick opened the meeting for public questions or comment.

John Demianycz 30525 County Road 23 asked for clarification on the project.

Mr. Hornbeck reported it's not an expansion on the use, but is a request to allow taller stacking heights of 29' to remain

John Demianycz 30525 County Road 23 asked about what is in the containers.

Mr. Hornbeck reported he believes it's solar equipment.

Ben Goldwasser, Central Oceans reported the site area will not be expanded, and no additional containers will be coming to the yard. There have been approximately 250 containers shipped from this site. The technology stored is the racking system metal poles, and the panels that are mounted to the poles to ship to these solar sites.

Colleen Blanks 30523 County Road 23 explained her concern about the contents of the ~~containers~~ and the security surrounding the site.

Mr. Goldwasser explained the contents are crates of metal pipe, and the reason for security is the solar developer could purchase material in 2019 in advance to secure future tax credits. Great Western helped Windsor become part of the Denver Foreign trade zone, and hasn't cleared customs yet for a duty-free zone. As part of the requirements Central Oceans works with the Denver U.S. Customs & Border Patrol office to do a minimum of 12-month inspections.

Dean Brown Senior Vice President, Broe Real Estate 400 Pelican Cove reported the project was approved for two years with (2) one-year extensions. The site has been kept clean, and met all of the obligations of the Conditional Use Permit.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Beemer asked for clarification on the request for the height modification continue through the duration of the Conditional Use Grant.

Mr. Hornbeck reported the request would be allowing one year expiring in December 2022 from the two-year extension.

Commissioner Valdes asked about containers being removed and the applicant no longer needing the 29-foot height modification.

Mr. Goldwasser reported yes, the height will naturally decrease as the inventory is distributed.

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

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

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

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

Mr. Hornbeck reported he had nothing further to add.

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

Cindy Beemer moved to forward a recommendation of approval for the Conditional Use Permit (CUP) - Central Oceans - CUP to allow a temporary use not specifically included as a use by right in any zone district, Doug Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Reddick, Schick, Valdes;

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

The applicant Mr. Steve Pfister of Horton Feedlots, LLC, represented by Mr. John Beggs of Russell Mills Studio, 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 drainages, 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

Chairman Schick opened the public hearing.

Chairman Schick opened the meeting for applicant comments

John Beggs, Russell Mills Studios reported they tried to keep as much natural resource aligning the collector road with an appropriate distance from the wetlands, and ditches onsite.

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.

Commissioner Dennison asked about improvement to County Road 34C, and whether they will be part of this filing.

Mr. Hornbeck reported County Road 34C will be improved to provide access.

Commissioner Bushelman asked whether a new street would be added to the original plat to divert traffic from the single-family neighborhood.

Mr. Hornbeck reported that primary access to the subject plat would not go through the single-family neighborhood, but a cross connection will be provided.

Commissioner Valdes asked about commercial access along the Frontage Road along I-25.

Mr. Hornbeck reported there is no Frontage Road, all access would be from Horton Drive.

Commissioner Bernhardt asked about whether this project is going to impact traffic on County Road 5.

Doug Roth reported County Road 5 project are now complete. The traffic study conducted we do anticipate a traffic signal at County Road 34C might be warranted.

Chairman Schick reported he believes this project was taken under consideration with the modifications made to County Road 5.

Mr. Roth reported there will need to be some work done on Westgate Drive to make the connection.

Commissioner Beemer asked for the wetlands to be pinpointed on the map.

Mr. Hornbeck reported the wetlands run from County Road 5 to Horton Drive, and another large area in Filing 1 and 2.

Commissioner Beemer asked about full movement streets in the Subdivision.

Mr. Roth reported Holstein, and Horton Street are both full movement roadways.

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

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

Please refer to previous agenda item for discussion and recommendation.

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

Mr. Hornbeck reported he had nothing further to add.

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

Cindy Beemer moved to approve the preliminary major subdivision - Fossil Creek Ranch Subdivision 3rd filing, Jose Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Reddick, Schick, Valdes;

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

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 drainages, 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.

Chairman Schick opened the public hearing.

Commissioner Valdes reclude himself from the discussion.

Chairman Schick opened the meeting for applicant's presentation or comment.

Pat McMeekin, Hartford Homes reported the new sewer for this development will open 4700 acres of land to the north for development. The developer has put in guard rails for the 2nd point of access. The infrastructure will take 18 months, and the first houses will be constructed Spring of 2023.

Ryan McBreen, Norris Design reported on Filing 1 with 213 units with large buffer lots on the east side. The main entry will have a large park, and will enter onto Hwy 257. The developer Hartford Homes will post bond for a 2nd access that will need to be completed by 2025. Developer will be responsible for the care of the roads until the 2nd access has been completed. The sanity sewer system will service over 4700 acres to the north, and Prairie Song will account for 12% of that total area.

Chairman Schick opened the meeting for public questions or comment.

Carl Hoff 435 Madera Way expressed concern about the current traffic conditions on Hwy 257. In addition, he requested a utility vault for Ventana is access some of those services.

Chairman Schick opened the meeting for Commissioner questions or comment.

Commissioner Dennison asked what CDOT is going to require from the developer for this intersection.

Mr. McBreen reported there will be no improvements on the Eastside of Hwy 257. The improvements will be on the Westside of Hwy 257 to include acceleration, deceleration lanes, and turn lanes. There will not be a traffic light until warrants support the install of such.

Commissioner Beemer asked about historical information as to why CDOT did not require acceleration, and deceleration lanes for the Eastside of Hwy 257 for the Ventana Development.

Mr. Ballstadt reported the lower density, and number of homes normally is the deciding factor.

Commissioner Bernhardt asked about whether the emergency access would be paved, and whether it's assessable.

Mr. McBreen reported the emergency access will be paved. The access will be chained off, but the fire department will have keyed access to open it in the event of an emergency.

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

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

Please refer to previous item for background and recommendation.

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

Mr. Hornbeck reported he had nothing further to add.

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

Cindy Beemer moved to forward a recommendation of approval for the Final Major Subdivision Tacincala Subdivision, Timothy Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Beemer, Bernhardt, Bushelman, Dennison, Reddick, Schick; Abstain - Valdes;

D. COMMUNICATIONS

1. Site Plan Review - Windsor Commons Subdivision 6th (1243 Automation Drive) - Restaurant - P. Hornbeck, Senior Planner

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.

Mr. Hornbeck reported any staff comments regarding the communication items are due by Wednesday, October 27th preferably by email.

2. Site Plan Review - Eagle Crossing Subdivision 11th Filing (4850 Fairgrounds Ave) - Buckingham Multifamily - P. Hornbeck, Senior Planner

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.

- Communications From Planning Commission

Commissioner Beemer asked for a site plan map to be included in the packet presentation. In addition, during the parking study consider not using the garage space as a parking space, due to garages being used for storage space vs parking spaces.

- From Town Board Liaison

Town Board Member Wilson was absent

- Communications From Staff

No communications from staff

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:34 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt
From: David Eisenbraun
Location: North of Highway 34 and West of WCR 17
Re: Public Hearing - Final Major Subdivision - South Gate Business Park Subdivision 11th Filing
Item #: C.1.

Background/ Discussion:

The Final Major Subdivision South Gate Business Park Subdivision, Eleventh Filing, will replat the South Gate Business Park Subdivision, Ninth Filing Tract A, into an additional 6 lots, plat the private roadway as a tract and re-plat the regional detention pond located on the west side of the property. No infrastructure is proposed with the Major Subdivision, only a replat.

This will be the third part of a 4-step process being done for this property. The first being a rezone which was recently approved by Town Board, the second being a Minor Subdivision, submitted concurrently with the Major Subdivision, and the last being site plans for the newly created lots, to be submitted in the future. Site Plans will be provided as lots develop, and may be individual lots or groups of 2-3 lots. Landscape plans will be provided at time of Site Plan submittals.

Previous South Gate Filings and Rezone Context:

The South Gate Business Park Rezone has been approved via the Town to rezone from GC (General Commercial) to I-L (Limited Industrial). The intent of the rezoning is to create more flexible development parcels than the General Commercial district would allow. The intended users of the property are looking for building showroom and office space, with flexible areas, interior and exterior, for the material storage and manufacturing. The I-L zoning provides the flexibility for these uses, as well as all of the uses currently in the GC zoning district.

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

Relationship to Strategic Plan:

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

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

ATTACHMENTS:

Description

- ▢ Staff Presentation
- ▢ Application Materials



Final Major Subdivision

South Gate

11th Filing

David Eisenbraun, Senior Planner

Planning Commission – November 3, 2021



Subdivision

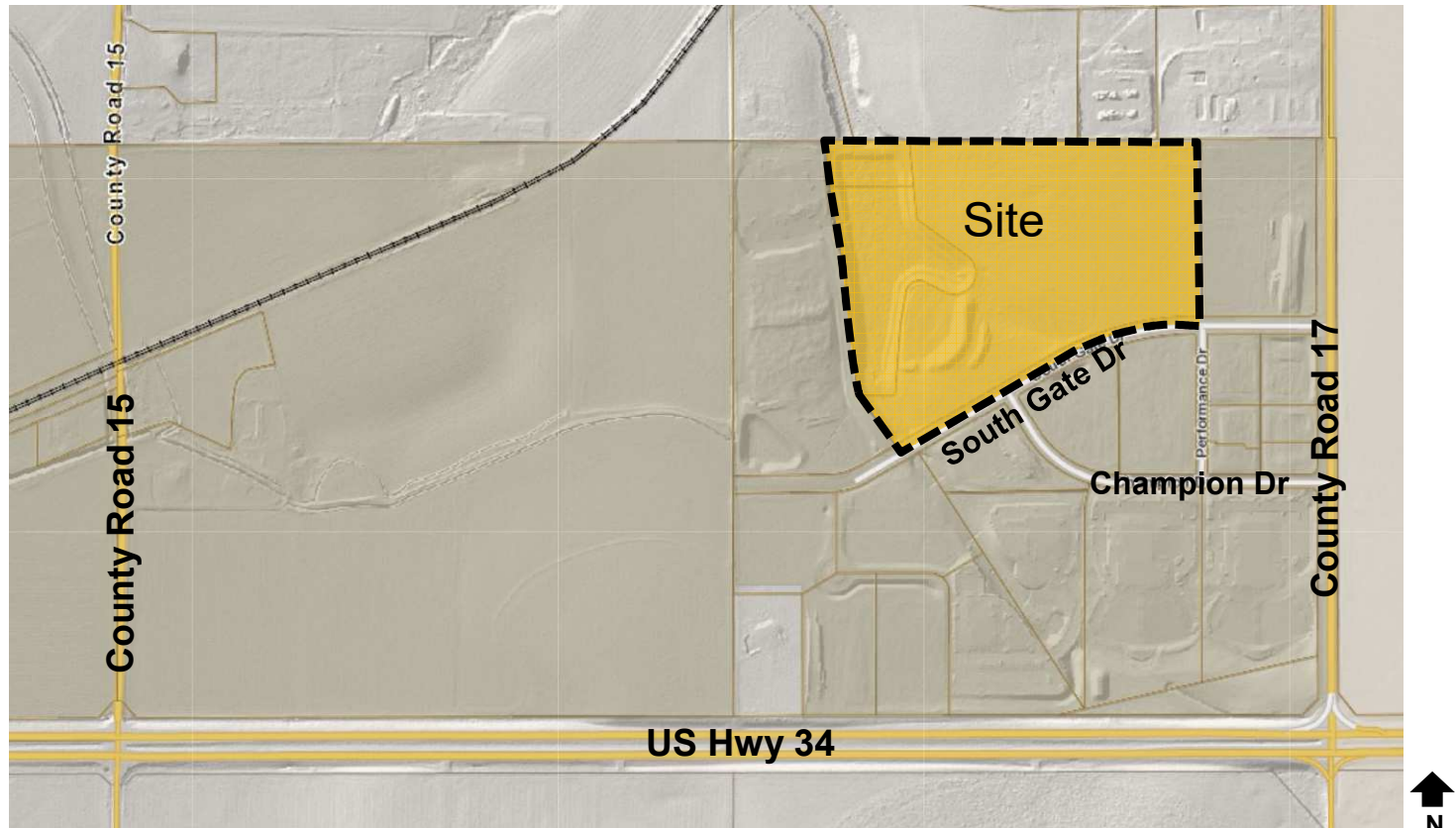
Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 14-2-60. – Subdivision.

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

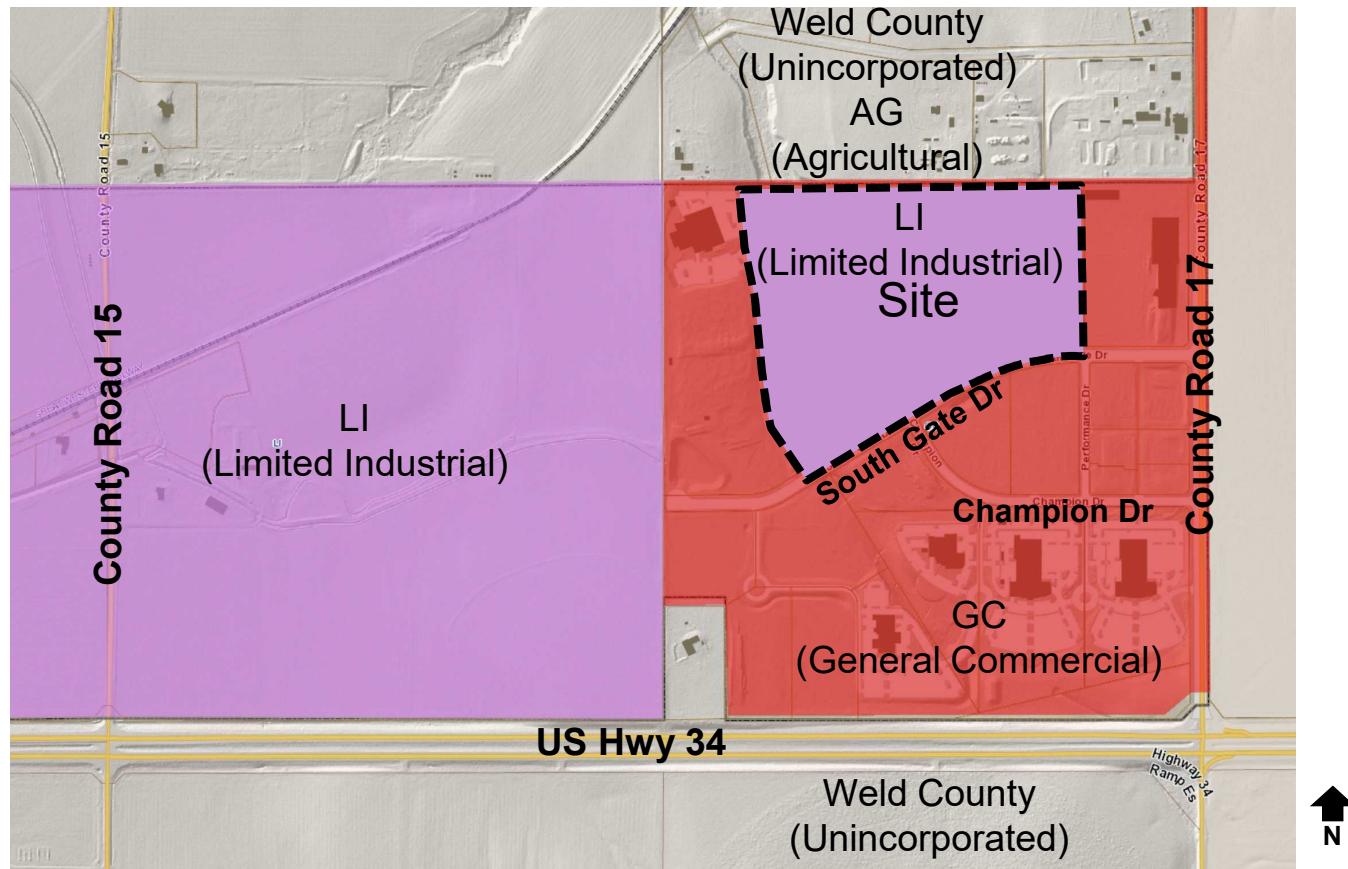


Site Vicinity Map



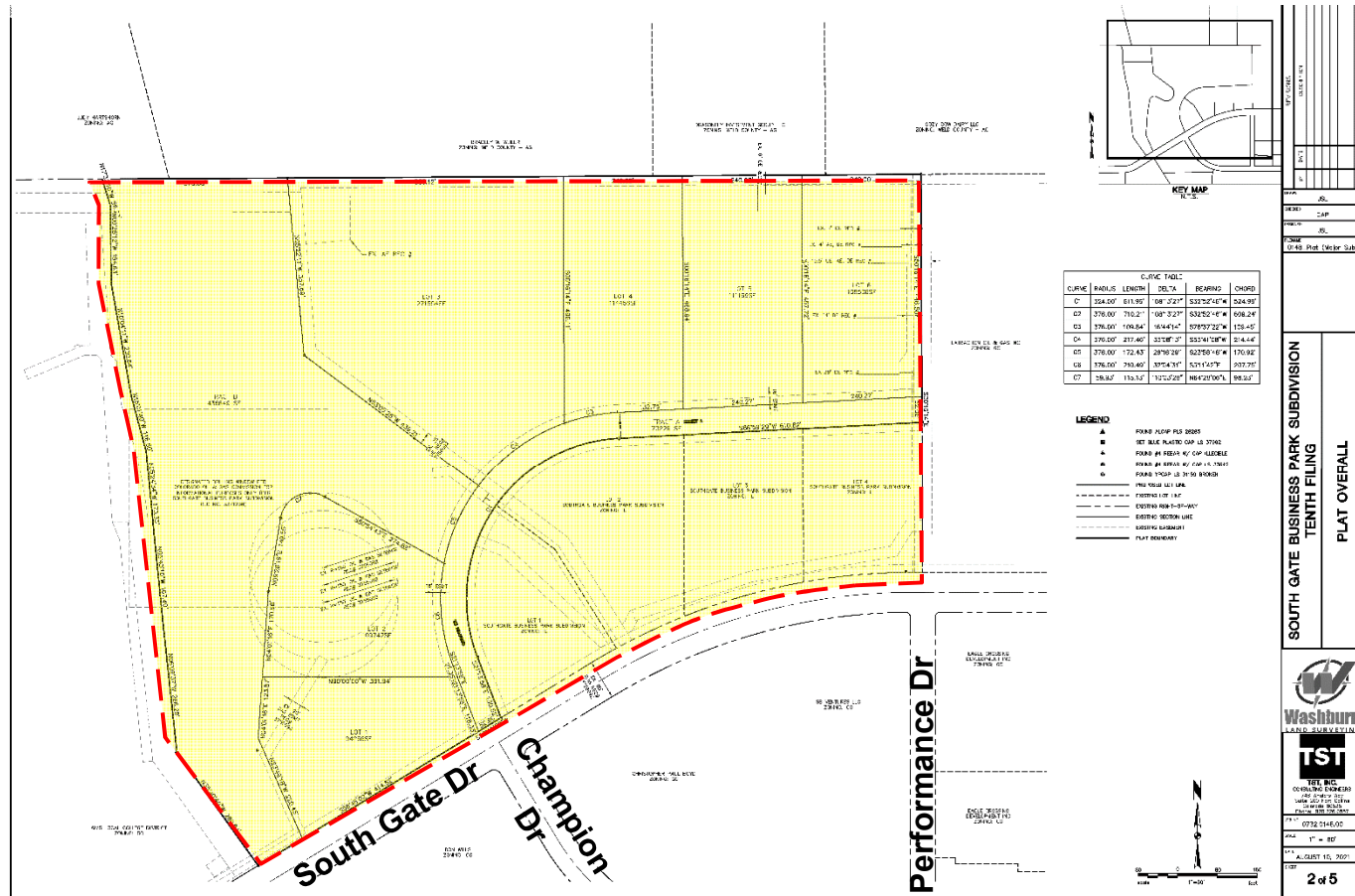


Surrounding Zoning





Final Plat





Final Plat

Plat characteristics:

- ~ 30.29 acres total
- 6 additional lots
- No infrastructure associated with the major subdivision



Notification Area

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

Notifications for this meeting were as follows:

- October 14, 2021 – affidavit of letters mailed to property owners within *500 ft*.
- October 22, 2021 – legal notice posted on the Town of Windsor website
- August 16, 2021 – development review sign posted on the property (left from preliminary)
- October 22, 2021 – legal ad published in the paper





Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objective:

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



Relationship to Comprehensive Plan

Chapter 5d – Commercial & Industrial Areas Framework Plan

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



Relationship to the Strategic Plan

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

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



Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

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



Subdivision Considerations

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

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



May 18, 2021

***South Gate Performance Park Tenth Filing Project Narrative
Major Subdivision Application
Project No. 0732.0148.00***

The Major Subdivision South Gate Performance Park, Tenth Filing, will replat the South Gate Performance Park, Ninth Filing Tract A, into an additional 6 lots, plat the private roadway as a track and re-plat the regional detention pond located on the west side of the property. No infrastructure is proposed with the Major Subdivision, only a replat.

This will be the third part of a 4-step process being done for this property. The first being a rezone which is currently under way, the second being a Minor Subdivision, submitted concurrently with the Major Subdivision, and the last being site plans for the newly created lots, to be submitted in the future.

Site Plans will be provided as lots develop, and may be individual lots or groups of 2-3 lots. Landscape plans will be provided at time of Site Plan submittals.

The South Gate Performance Park Rezone is petitioning to rezone from GC (General Commercial) to I-L (Limited Industrial).

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

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

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

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

ideas@tstinc.com
www.tstinc.com

Application Packet Land Use Application



1

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

2

Application type:

☐ Annexation	☐ Site Plan - Minor
☐ Master Plan	☐ Site Plan - Major
☐ Rezoning	
☐ Minor Subdivision	
☒ Major Subdivision – Preliminary	
☐ Major Subdivision – Final	

Project Name*: South Gate Business Park Tenth Filing

Legal Description*: Sec. 8, T5N, R67 West of the 6th P.M., Town of Windsor, Weld

Address/Location*: 900 South Gate Drive, Windsor CO, 80550

Existing Zoning: GC **Proposed Zoning:** LI

Acres/Square Feet: 30.29 Acres **Number of Dwelling Units:** 0

3

Owner:

Name(s)*: Martin Lind

Company: Windsor Southgate Development LLC

Address*: 1625 Pelican Lakes Point, Suite 201, Windsor CO, 80525

Phone #: 970-686-5828 Email*: mlind@watervalley.com

Applicant (Owner or Owner's Representative):

Name*: Derek Patterson

Company: TST, Inc. Consulting Engineers

Address*: 748 Whalers Way, Suite 200, Fort Collins CO, 80525

Phone #: 970-226-0557 Email*: dpatterson@tstinc.com

Authorized Representative:

Name: Colton Lind

Company: Windsor Southgate Development LLC

Address: 1625 Pelican Lakes Point, Suite 201, Windsor CO, 80525

Phone #: 970-686-5828 Email: clind@watervalley.com

4

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

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

Signature: _____

Date: _____

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

Print Name: _____

*Required fields

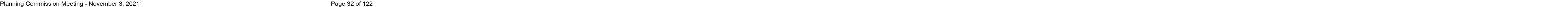
Revised 2/5/2021

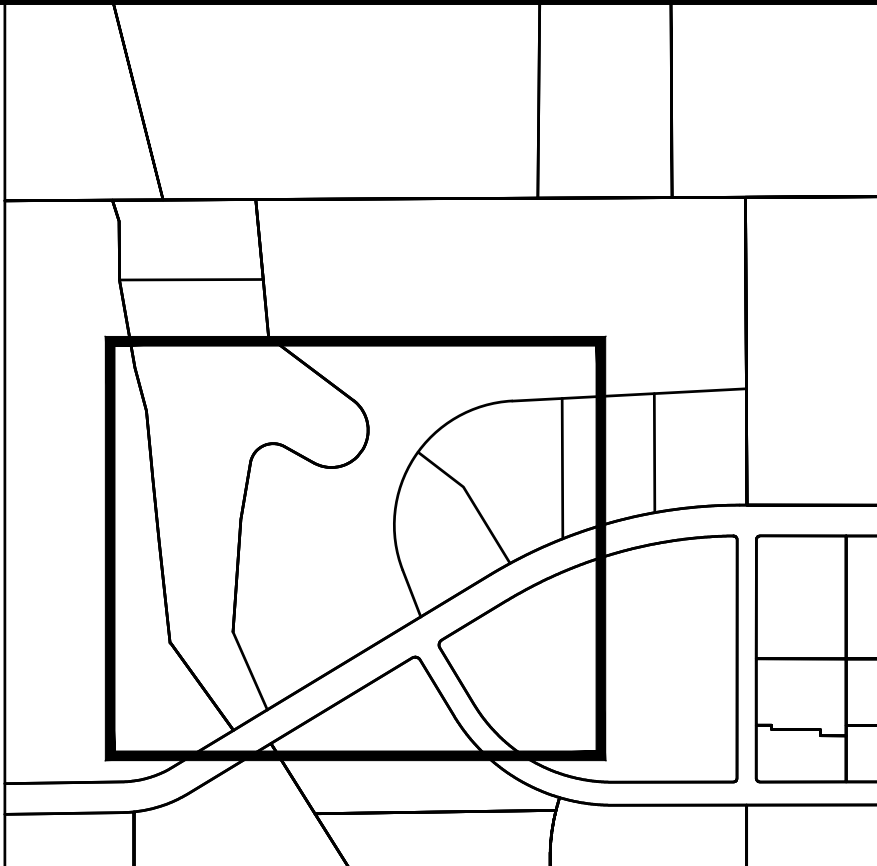
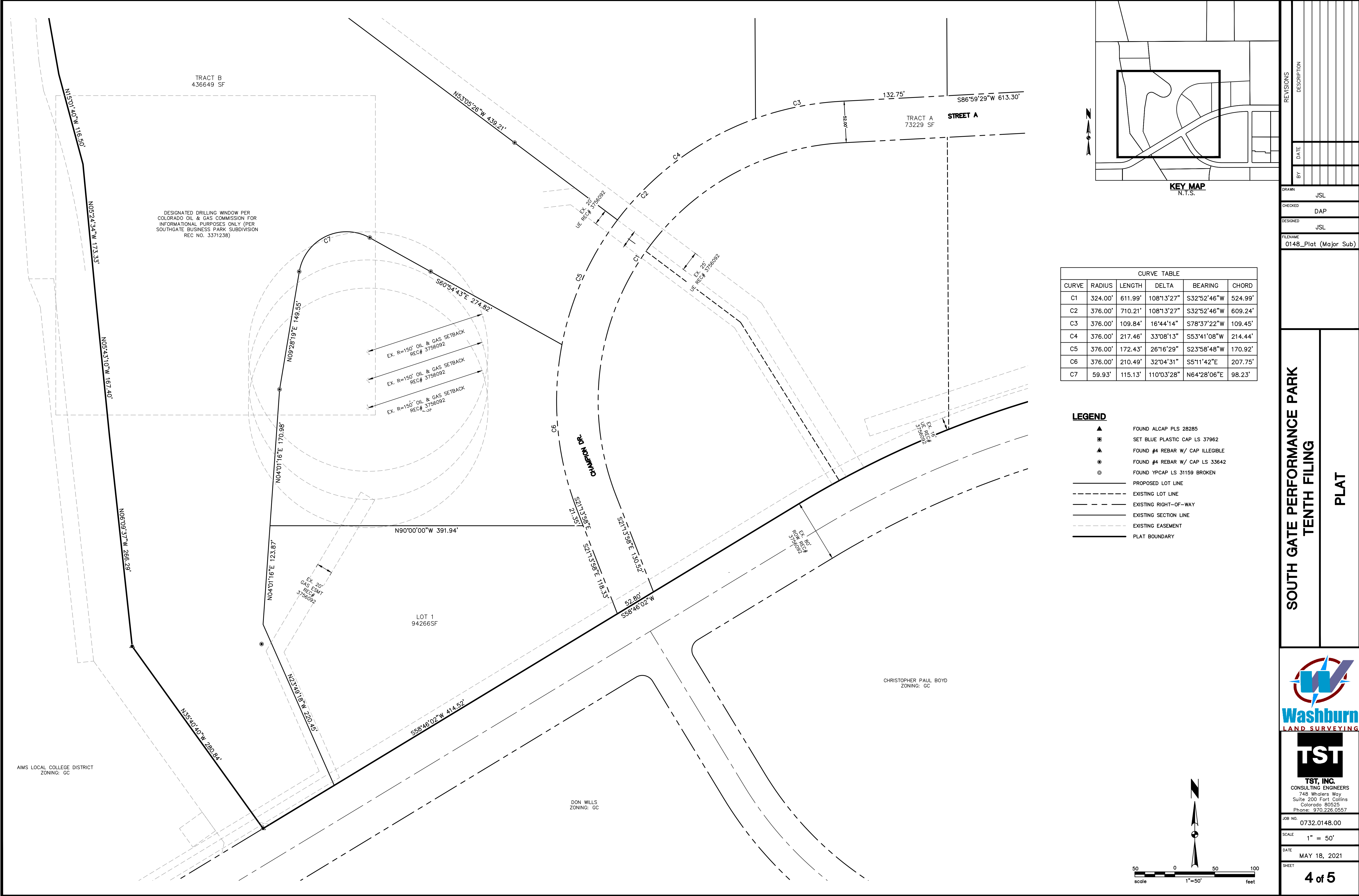
Town of Windsor – Planning Department

301 Walnut Street | Windsor, Colorado 80550 | phone 970-674-2415 | fax 970-674-2456 | www.windsorgov.com

Planning Commission Meeting - November 3, 2021

Page 29 of



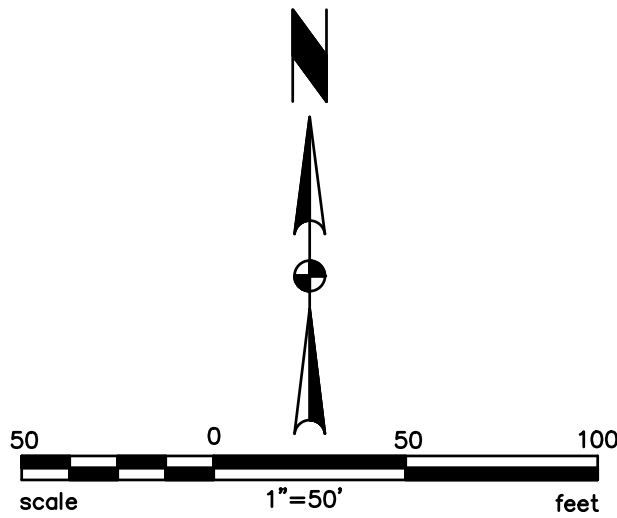


KEY MAP
N.T.S.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	324.00'	611.99'	108°13'27"	S32°52'46"W	524.99'
C2	376.00'	710.21'	108°13'27"	S32°52'46"W	609.24'
C3	376.00'	109.84'	16°44'14"	S78°37'22"W	109.45'
C4	376.00'	217.46'	33°08'13"	S53°41'08"W	214.44'
C5	376.00'	172.43'	26°16'29"	S23°58'48"W	170.92'
C6	376.00'	210.49'	32°04'31"	S5°11'42"E	207.75'
C7	59.93'	115.13'	110°03'28"	N64°28'06"E	98.23'

LEGEND

- ▲ FOUND ALCAP PLS 28285
- SET BLUE PLASTIC CAP LS 37962
- ▲ FOUND #4 REBAR W/ CAP ILLEGIBLE
- FOUND #4 REBAR W/ CAP LS 33642
- ⊙ FOUND YPCAP LS 31159 BROKEN
- PROPOSED LOT LINE
- - - EXISTING LOT LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT
- PLAT BOUNDARY



REVISIONS

NO.	DATE	BY	DESCRIPTION
1		JSL	
2		DAP	
3		JSL	

DRAWN

CHECKED

DESIGNED

FILENAME

0148_Plat (Major Sub)

SOUTH GATE PERFORMANCE PARK
TENTH FILING

PLAT

Washburn
LAND SURVEYING

TST

TST, INC.

CONSULTING ENGINEERS

748 Whalers Way

Suite 200 Fort Collins

Colorado 80525

Phone: 970.226.0557

JOB NO.

0732.0148.00

SCALE

1" = 50'

DATE

MAY 18, 2021

SHEET

4 of 5



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: David Eisenbraun, Senior Planner
Location: South Gate Business Park, west of Weld County Road 17, north of South Gate Drive
Re: Recommendation to Town Board - Final Major Subdivision - South Gate Business Park 11th Filing
Item #: C.2.

Background/ Discussion:

Please see public hearing item.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the final major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location: 1000 Champion Drive
Re: Site Plan Review - South Gate Business Park Subdivision 6th Filing, Lot 2
Item #: •1.

Background/ Discussion:

Site Plan Summary

Owner: Gordon Boersma/IDS Homes Inc.
Applicant: Robert Molloy
Business: Boersma Commercial
Location: 1000 Champion Drive
Subdivision/Lot-Block: South Gate Business Park 6th Filing Lot 2
Zoning: General Commercial (GC)
Adjacent Zoning:

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

Overall development characteristics:

- Lot area: 3.70 acres
- Building area: Commercial building –21,000 s.f.
- Parking required: 63 spaces
- Parking provided: 65 spaces including 2 ADA spaces
- Required landscape/open space per the South Gate Annexation agreement: 20%
- Provided landscape/open space: 26.0%
- Primary access is from Champion Drive with a secondary access for deliveries and employee/company vehicle secured parking from South Gate Drive. Building characteristics include:
- The building is designed for an 3,500 s.f. insulation and gutter business with the remaining 17,500 s.f. as commercial office space available to lease.
- Building materials: Stone veneer, vertical metal panels with stucco finish and a standing seam metal roof system with metal cupolas to break-up the long ridgeline. Each building entry will be covered.
- The building is a single story structure with a maximum building height of 26'-0".
- Development of this parcel is subject to the allowed uses outline in the Windsor-Greeley IGA and design criteria within the South Gate Annexation Agreement.

Comment Period

The site plan has been reviewed administratively by staff.

Attachments

Site plan, landscape plan, building elevations and building renderings

Included for information: Windsor-Greeley IGA Exhibit B and South Gate Annexation Agreement Exhibit B.

Please provide comments no later than Friday, November 5th, 2021.

ATTACHMENTS:

Description

- ▢ Application Material
- ▢ Windsor-Greeley IGA Exhibit B
- ▢ South Gate Annexation Agreement Exhibit B

OCTOBER 2021

OCTOBER 2021

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

OWNER/DEVELOPER:		ARCHITECT:	
IDS HOMES GORDY BOERSMA 12698 SHILOH ROAD GREELEY, CO 80631 970.566.1346		THE MORGANTI GROUP, INC. MARVIN MORGANTI 2903 ASPEN DRIVE, SUITE B LOVELAND, CO 80538 970.667.4000	
LANDSCAPE ARCHITECT:		CIVIL ENGINEER:	
PLANSCAPES ROBERT MOLLOY 980 NORWAY MAPLE DRIVE LOVELAND, CO 80538 970.988.5301		I2 CONSULTANTS, INC. TROY W. CAMPBELL, P.E. 16911 POTTS PLACE MEAD, CO 80542 970.217.9148	

WATER SYSTEM:		SANITARY SEWER:	
	TOWN OF WINDSOR 922 N. 15TH STREET WINDSOR, CO 80550 970.674.5400		TOWN OF WINDSOR 922 N. 15TH STREET WINDSOR, CO 80550 970.674.5400
STORM DRAINAGE SYSTEM:		FIRE:	
	TOWN OF WINDSOR JANINE HEGEMAN 301 WALNUT STREET WINDSOR, CO 80550 970.674.2400		WINDSOR SEVERANCE FIRE RESCUE SANDRA FRIEDRICHSEN 100 N. 7TH STREET WINDSOR, CO 80550 970.686.2626
GAS/ELECTRIC UTILITY:		TELECOMMUNICATION:	
	ATMOS ENERGY 866.286.6700 POUDRE VALLEY REA 800.432.1012		CENTURYLINK CARSON ORTEGA CARSON.ORTEGA@CENTURYLINK.COM

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

1	C-1	COVER SHEET
2	C-2	STANDARD GENERAL NOTES
3	C-3	HORIZONTAL CONTROL PLAN
4	C-4	OVERALL UTILITY PLAN
5	C-5	FINAL GRADING PLAN
6	C-6	DRAINAGE PLAN
7	C-7	INITIAL EROSION CONTROL PLAN
8	C-8	INTERIM AND FINAL EROSION CONTROL PLAN
9	C-9	DETAIL SHEET 1
10	C-10	DETAIL SHEET 2
11	C-11	DETAIL SHEET 3
12	C-12	DETAIL SHEET 4
13	L1.0	LANDSCAPE PLAN
14	A2.1	PARTIAL FLOOR PLAN (AREA A)
15	A2.2	PARTIAL FLOOR PLAN (AREA B)
16	A2.3	TENANT IMPROVEMENTS BAYS 1 & 2 TENANT IMPROVEMENTS BAY 3
17	A3.1	ELEVATIONS
18	A3.2	ELEVATIONS
19	A3.3	ELEVATIONS
20	SP-1	SITE PHOTOMETRIC PLAN

EXISTING ZONING FOR THE PROPERTY: GC (GENERAL COMMERCIAL)

SOUTH GATE SUBDIVISION IS SUBJECT TO THE SOUTH GATE ANNEXATION AGREEMENT DESIGN STANDARDS AND GREELEY-WINDSOR IGA.

STATE PLANE STATEMENT:
THESE DRAWINGS ARE AT A MODIFIED STATE PLANE COORDINATE SYSTEM BROUGHT TO GROUND AT 0,0,0
WITH A SCALE FACTOR OF 0.99973537 (1.00026470).

BENCHMARK:
ALL ELEVATIONS ARE BASED ON TOWN OF WINDSOR BENCHMARK "34-17". ELEVATION = 4972.01
(NAVD88 VERTICAL DATUM).

LOT 2, SOUTH GATE BUSINESS PARK, 6TH FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY
OF WELD, STATE OF COLORADO, ON _____, 20____, UNDER
BOOK _____, PAGE____,RECEPTION NUMBER _____.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT THE TOWN OF WINDSOR HAS REVIEWED THIS SITE PLAN AND HAS WRITTENLY ADVISED THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE LAND PLANNING OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE LAID OUT AND SITE PLANNED UNDER THE NAME OF LOT 2, SOUTH GATE BUSINESS PARK SUBDIVISION 6TH FILING.

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

NOTARIAL CERTIFICATE

STATE OF _____)	OWNER _____	OWNER _____
COUNTY OF _____)		

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

MY COMMISSION EXPIRES:

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT	CENTURYLINK COMMUNICATIONS	POUDRE VALLEY REA
COMCAST CABLE	ATMOS ENERGY	

APPROVED THIS THE _____ DAY OF _____, 20____.

APPROVED THIS THE _____ DAY OF _____, 20____.

THIS IS TO CERTIFY THAT A SITE PLAN OF THE PROPERTY DESCRIBED HEREIN IS APPROVED BY THE TOWN OF WINDSOR PASSED AND ADOPTED ON THIS THE _____ DAY OF _____, 20____ A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID SITE PLAN UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: _____
TOWN CLERK

APPROVED THIS THE _____ DAY OF _____, 20____.

APPROVED THIS THE _____ DAY OF _____, 20____.

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

TROY W. CAMPBELL
PRINT NAME

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

**i2
Consultants,
Inc.**
16911 Potts Place
Mead, Colorado
970.217.9148

SOUTH GATE BUSINESS PARK SUBDIVISION 6th FILING

SITE PLAN
COVER SHEET

LOT 2, SOUTH GATE BUSINESS PARK SUBDIVISION, 6TH FILING

SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST

TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

© i2 CONSULTANTS, INC.

Design	TWC	Drawn
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Checked TWC	Checked TWC
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Date OCTOBER 5 2021

Job No. 1055-1

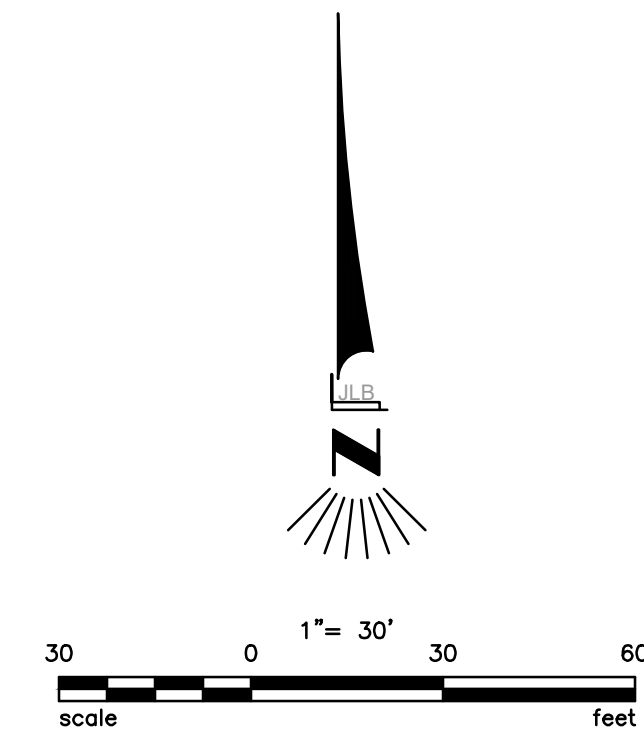
0- SGL 2 6TH CV

SHEET
C-1

1 OF 20 SHEETS

STATE PLANE STATEMENT:
THESE DRAWINGS ARE AT A MODIFIED STATE PLANE
COORDINATE SYSTEM BROUGHT TO GROUND AT 0,0,0 WITH A
SCALE FACTOR OF 0.99973537 (1.00026470).

LOT 3, SOUTHGATE BUSINESS
PARK SUBDIVISION 4TH FILING
OWNER: WINDSOR SOUTH GATE
DEVELOPMENT LLC



EXISTING

WATER LINES
SANITARY SEWER
ELECTRIC
GAS
OVERHEAD
TELEPHONE
STORM DRAIN

VALVE
FIRE HYD.
METER
GAS VALVE
GUY ANCHOR
PEDESTAL
MANHOLE

PROPOSED

CONTOURS (1')
FLOW DIRECTION
EXISTING ASPHALT
EXISTING CONCRETE
PROPOSED CONCRETE
SPILL CURB & GUTTER

1. BUILDING WILL BE TYPE IV-B CONSTRUCTION.
2. DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
3. THE EDGE OF THE ASPHALT PATCH SHALL NOT BE WITHIN THE WHEEL PATH OF THE LANE. CONTRACTOR SHALL COORDINATE ASPHALT PATCH WITH THE TOWN OF WINDSOR.
4. CONTRACTOR SHALL INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS ON THE EAST SIDE OF THE BUILDING TO DIRECT RUNOFF AWAY FROM THE BUILDING FOR A MINIMUM OF 5'. CONTRACTOR SHALL PIPE THE DOWNSPOUTS ON THE WEST SIDE OF THE BUILDING TO THE FLOWLINE OF THE NEAREST PARKING STALL. PIPE SHALL BE A MINIMUM OF 4".
5. ALTERNATIVE COMPLIANCE TO MUNICIPAL CODE SECTION 15-5-10(a), DISPERSED PARKING LOT A.3(1) FOR NO MORE THAN A SINGLE ROW OF PARKING MAY BE LOCATED BETWEEN THE PRINCIPAL BUILDING AND THE AND THE RIGHT-OF-WAY, HAS BEEN GRANTED BASED ON THE DOUBLE ROW OF PARKING WILL ONLY BE AVAILABLE TO THE WEST OF THE MAIN ACCESS POINT AND NOT BETWEEN THE TWO ACCESS, THUS PROVIDING A SAFER CONDITION FOR PEDESTRIANS BY NOT HAVING TO CROSS A PASSING THROUGH DRIVE AISLE BETWEEN ROWS AND INCREASED LANDSCAPING HAS BEEN PROVIDED BY SCREENING FOR THE PARKING AREA. THE ALTERNATIVE COMPLIANCE PROMOTES HEALTH, SAFETY AND WELFARE BETTER THAN STRICT APPLICATION OF THE CODE.

EXISTING ZONING FOR THE PROPERTY: GC (GENERAL COMMERCIAL)

SOUTH GATE SUBDIVISION IS SUBJECT TO THE SOUTH GATE ANNEXATION DESIGN STANDARDS AND GREELEY-WINDSOR IGA.

ZONING G-C GENERAL COMMERCIAL			
GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	% OF GROSS AREA
BUILDING FOOTPRINT	21,000	0.48	13%
LANDSCAPE AREA	40,539	0.94	26%
PAVED DRIVE/PARKING AREA	28,032	0.64	17%
SIDEWALK & REAR PAD	17,681	0.41	11%
SECURED PARKING AREA*	53,356	1.23	33%
TOTAL SITE AREA	161,032	3.697	100
TOTAL PARKING REQUIRED			
3,500 sq ft LIMITED INDUSTRIAL USE PARKING			
RATIO: 1 SPACE/ 2 EMPLOYEES			
REQUIRED PARKING: 4 SPACE (8 EMPLOYEES)			
17,500 sq ft COMMERCIAL OFFICES			
RATIO: 1 SPACE FOR EVERY 300 sq ft BUILDING			
REQUIRED PARKING: 59 SPACES			
ON SITE PARKING REQUIRED: 63 SPACES			
PARKING SPACES PROVIDED: 63 REGULAR SPACES			
HANDICAP PARKING: 2 SPACES			
TOTAL VEHICLE PARKING PROVIDED: 65 SPACES			
BIKE PARKING: 1 RACK, 3 SPACES			
*SECURED PARKING AREA SHALL BE RECYCLED ASPHALT			



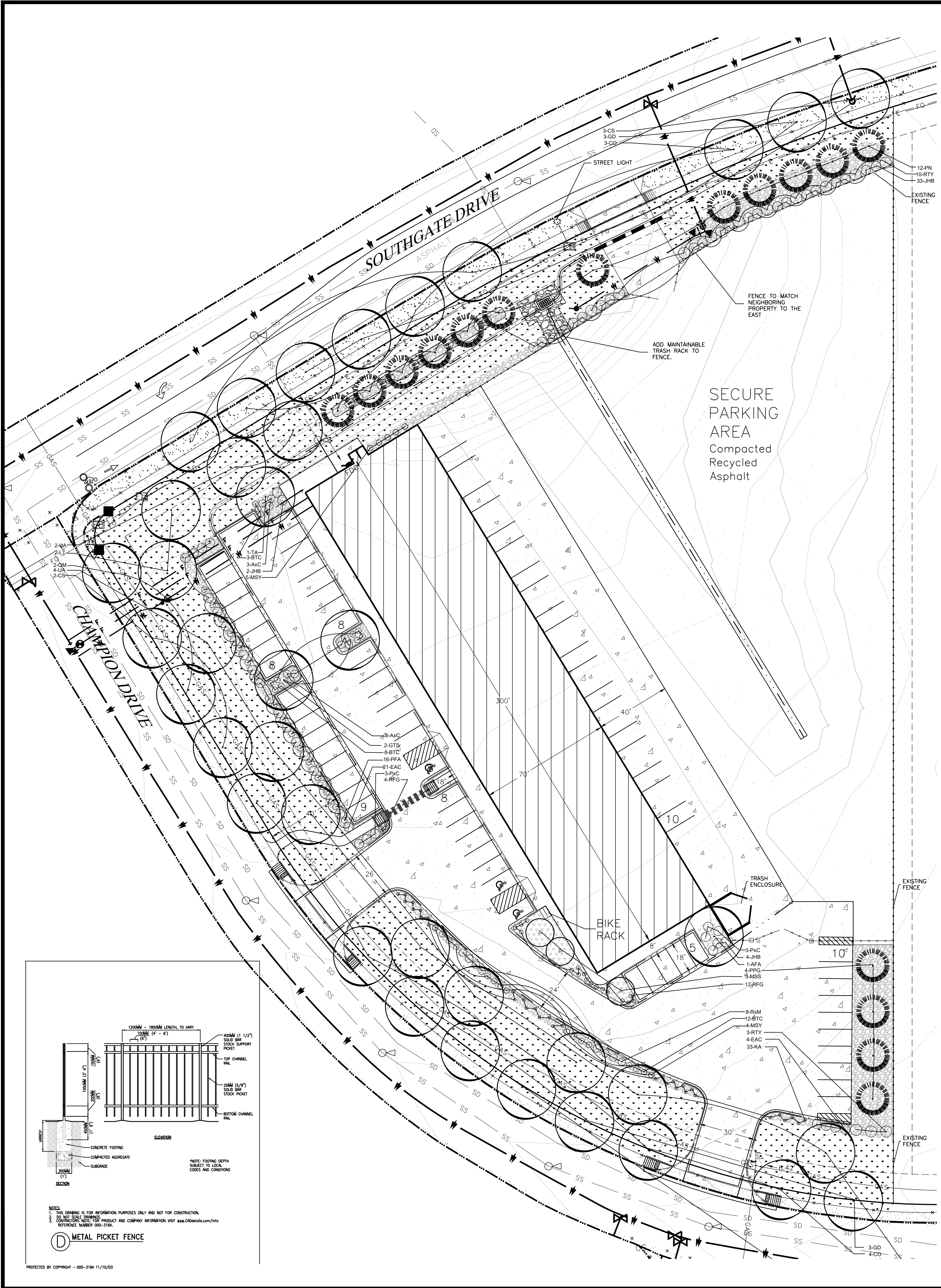
Know what's **below**.
Call before you dig.

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

DATE: _____ BY: _____
DEPUTY DIRECTOR OF ENGINEERING

SOUTH GATE BUSINESS PARK SUBDIVISION 6th FILING
SITE PLAN
HORIZONTAL CONTROL PLAN
LOT 2, SOUTH GATE BUSINESS PARK SUBDIVISION 6th FILING
SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

[illegible]



PROPOSED PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	NOTES	QTY	% OF TOTAL
DECIDUOUS TREES					
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	7 17%
GTS	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honeylocust	2" cal	B+B	2 5%
GD	Gymnocladus dioica	Kentucky Coffeetree	2" cal	B+B	6 16%
AFA	Acer x freemannii 'Autumn Blaze Maple'	Autumn Blaze Maple	2" cal	B+B	1 3%
QM	Quercus macrocarpa	Burr Oak	2" cal	B+B	4 11%
TA	Tilia americana 'Redmond'	Redmond Linden	2" cal	B+B	1 5%
CS	Catalpa speciosa	Western Catalpa	2" cal	B&B	5 13%
LT	Liriodendron tulipifera	Tulip Tree	2" cal	B+B	2 3%
AC	Phellodendron amorense	Amur Corktree	2" cal	B&B	4 11%
UA	Ulmus x 'Cathedral'	Cathedral Elm	2" cal	B&B	6 16%
				38	100%
ORNAMENTAL TREES					
MSS	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal	B&B	3
EVERGREEN TREES					
PPG	Picea pungens glauca	Colorado Blue Spruce	6' ht.	B+B	4
PN	Pinus nigra	Austrian Pine	6' ht.	B+B	12
EVERGREEN SHRUBS					
JHB	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal.	6" o.c.	39
DECIDUOUS SHRUBS					
RTY	Rhus typhina	Staghorn Sumac	5 gal.	3" o.c.	10
CSB	Cornus sericea 'Bailey'	Bailey Redtwig Dogwood	5 gal.	8" o.c.	10
Axc	Arctostaphylos x coloradoensis	Pncito Manzanita	5 gal.	5" o.c.	9
Pxc	Prunus x cistena	Purple Leaf Plum	5 gal.	5" o.c.	6
BTC	Berberis thunbergii 'Crimson Pygmy'	Chrimson Pygmy Japanese Barberry	5 gal.	4" o.c.	22
EAC	Euonymus alata 'Compactus'	Dwarf Burning Bush	5 gal.	5" o.c.	25
PFA	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	5 gal.	3" o.c.	17
Rxm	Rosa 'Knockout'	Knock Out Rose	5 gal.	3" o.c.	8
PERENNIALS AND ORNAMENTAL GRASSES					
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.	33
MSY	Miscanthus sinensis 'Morning Lights'	Morning Lights Fountain Grass	2 gal.	4" o.c.	9
RFG	Rudbeckia fulgida 'Goldstrum'	Black-eyed Susans	1 gal.	24" o.c.	21

PLANT NOTES

- All plant materials shall be in accordance with American Association of Nurserymen specification for number one grade.
- All turf areas to be irrigated with automatic pop-up irrigation system. All shrub beds and trees to be irrigated with an automatic drip (trickle) irrigation system, or acceptable alternative. The irrigation system is to be adjusted to meet the water requirements of the individual plant material.
- All trees to be balled and burlapped, root control bag, or containerized.
- All shrub beds to be mulched with wood mulch (3" average depth) on tyar filter fabric.
- Edging between grass and shrub beds shall be 1/ff x 4" steel set level with top of sod.
- Changes in plant species or plant locations from what is listed on the landscape plan will require the approval of the Town Forester prior to installation or replacement. Overall quantity and quality to be consistent with approved plans. In the event of conflict with the quantities included in the plant list, species and quantities shall be provided.
- Street and ornamental trees shall be planted no closer than forty (40) feet and fifteen (15) feet respectively from streetlights. No trees shall be planted within ten (10) feet from water and sewer lines, four (4) feet from gas, telephone, and electric utilities, and ten (10) feet from any driveway.
- Minimum clearance of three (3) feet on each side of fire department connection (FDC). No vegetation other than turf or ground covers planted in front of FDC.
- The irrigation system shall be reviewed and approved by the Town's Water Department prior to issuance of a building permit. The irrigation system must be installed or secured with a financial instrument deposited with the Town prior to issuance of a certificate of occupancy for the building.
- Developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so the proposed grading, storm drainage, or other construction does not conflict nor preclude installation and maintenance of landscape elements on this plan.
- Prior to installation of plant materials, areas that have been compacted shall be thoroughly loosened. Organic amendments such as compost, peat, or aged manure shall be thoroughly incorporated at a rate of at least three (3) cubic yards per 1,000 square feet.
- Turf grass will be seeded or sodded with drought tolerant blend. Trees to be planted in turf areas will be installed with an organic mulch ring that has a radius of at least eighteen (18) inches.
- To the maximum extent feasible, topsoil that is removed during construction activity shall be conserved for later use on areas requiring revegetation and landscaping.
- Foundation shrubs beds to be designed and installed after completion of each building.
- Contact Town of Windsor Parks and Recreation Department prior to planting in order for Town to verify proper planting.

NOTE: SHORT GRASS PRAIRIE NATIVE SEED MIXTURE. THIS MIXTURE IS TO BE USED BETWEEN OCTOBER 15th AND March 30th ONLY AT A RATE OF 30.75 PLS LBS/ACRE

Pruning Notes:
Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken branches. Some interior twigs and lateral branches may be pruned. However, do not remove the terminal buds of buds of branches that extend to the edge of the crown.

PLANT LEGEND

DECIDUOUS CANOPY TREES

EVERGREEN TREES

DECIDUOUS AND/OR EVERGREEN SHRUBS

PERENNIALS

FLOWERING ORNAMENTAL TREES

STEEL EDGER

CONCRETE FLAT WORK

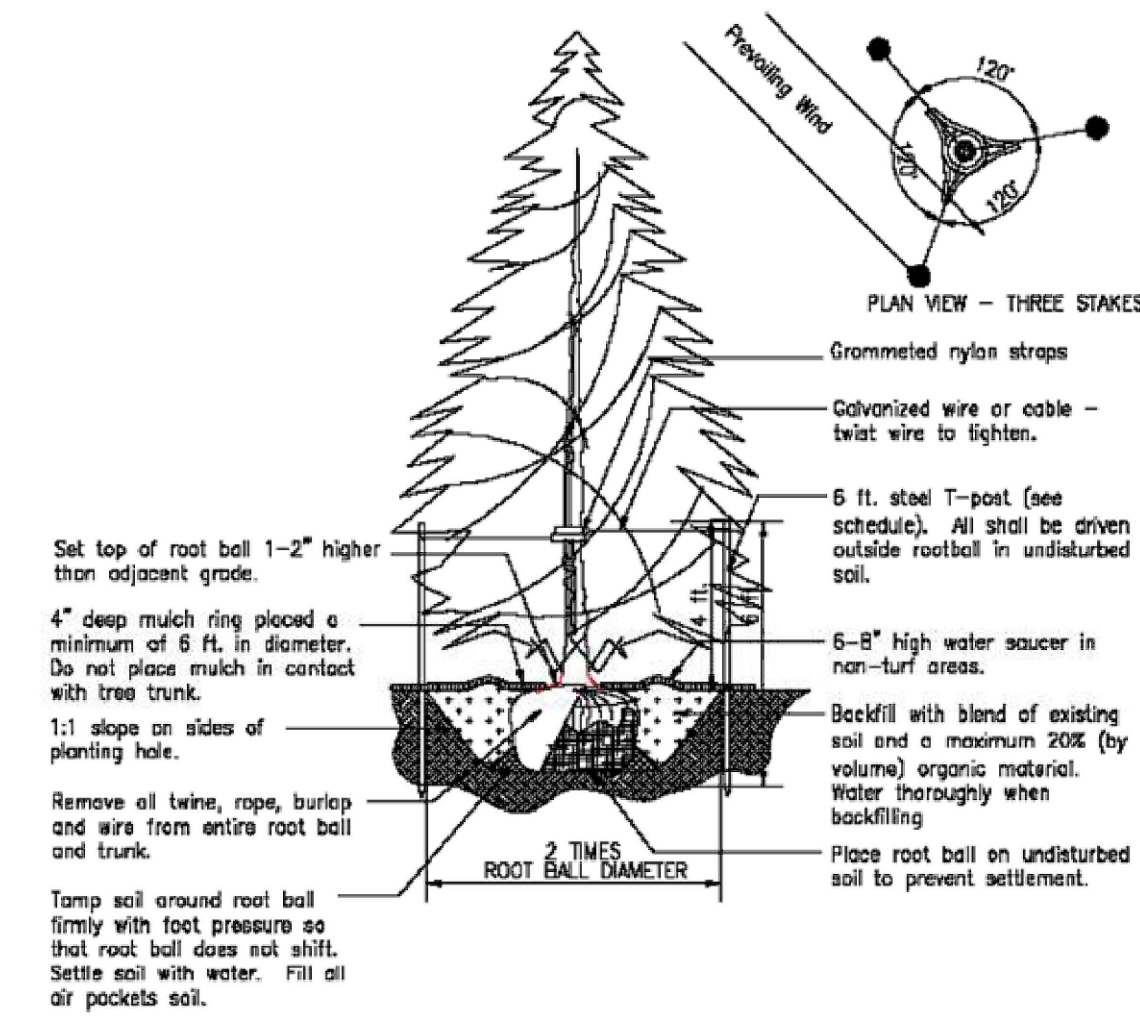
NATIVE GRASSES

SHREDDED BARK MULCH

RECYCLED ASPHALT

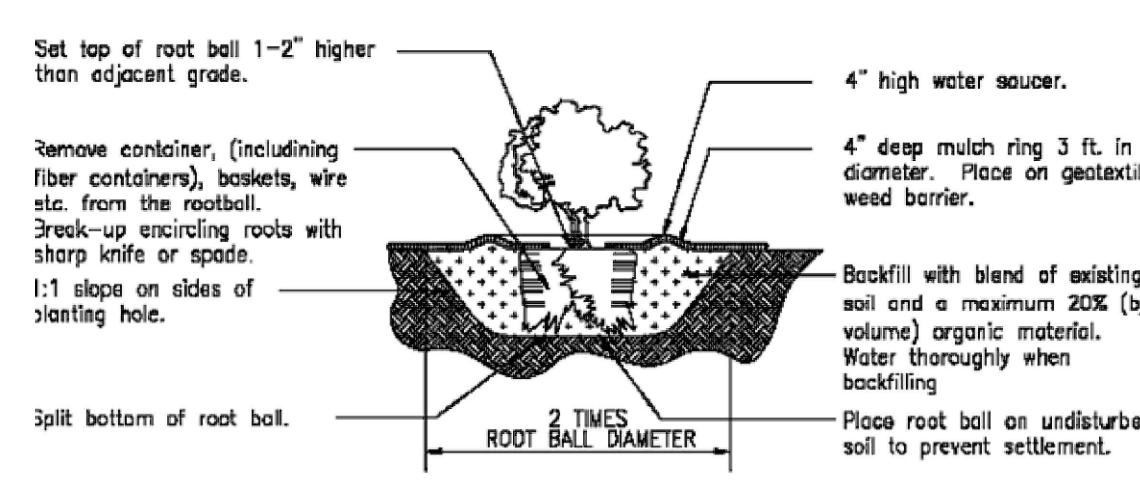
TREE PLANTING - VERTICAL STAKES

NOT TO SCALE



CONIFER TREE PLANTING - GUY WIRES

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

Placement Notes:
Set shrub plumb. Space plants, and place for best effect.

Pruning Notes:
Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

Staking Notes:
Stake trees per following schedule, then remove at end of first growing season, follows:
1-2" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
1-2" - 3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.
3" caliper size and larger - 3 stakes per diagram

Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-2" of growth and buffer all branches from wire.

MINIMUM SITE LANDSCAPE CALCULATIONS		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA	20% = 32,206 sq ft	40,539 sq ft = 26%
1 TREE/750 sq ft of LANDSCAPING	32,206 sf / 750 = 43	57 TREES
5 SHRUB/750 sq ft of LANDSCAPING	32,206 sf / 750 = 43 x 5 = 214	144 SHRUBS 14 additional trees = 10 shrubs TOTAL = 214 shrubs
STREET TREES	1 TREE/40 linear feet of street frontage	900/40 = 23 TREES

ENGINEER
i2 CONSULTANTS INC.
TROY CAMPBELL, PE
970-217-9148
troy@i2consultants.com

LANDSCAPE ARCHITECT
ROB MOLLOY
980 NORWAY MAPLE DRIVE
LOVELAND, CO
970-988-5301

BOERSMA COMMERCIAL
SITE PLAN MAJOR
WINDSOR, COLORADO

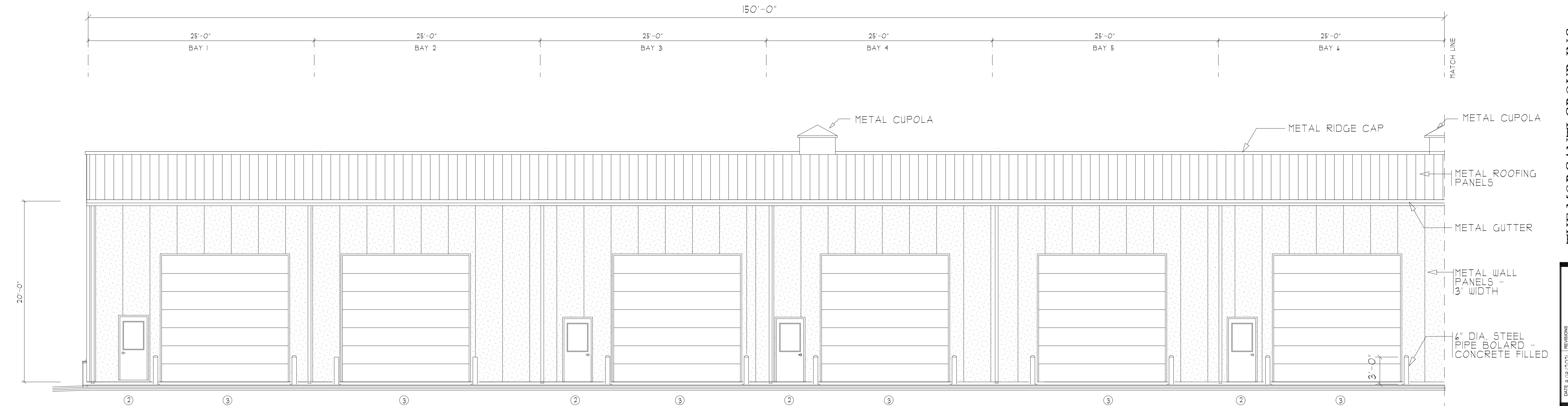
LANDSCAPE PLAN

DATE 6/13/2021
JOB NO.
DRAWN RM
CHECKED
REVISED 8/17/2021

LS 1.0



WEST (CHAMPION DRIVE) ELEVATION
NORTH HALF OF BUILDING



EAST ELEVATION
SOUTH HALF OF BUILDING

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WAREHOUSE FACILITY
CHAMPION DRIVE - LOT 2, SOUTH GATE BUSINESS PARK
WINDSOR, COLORADO

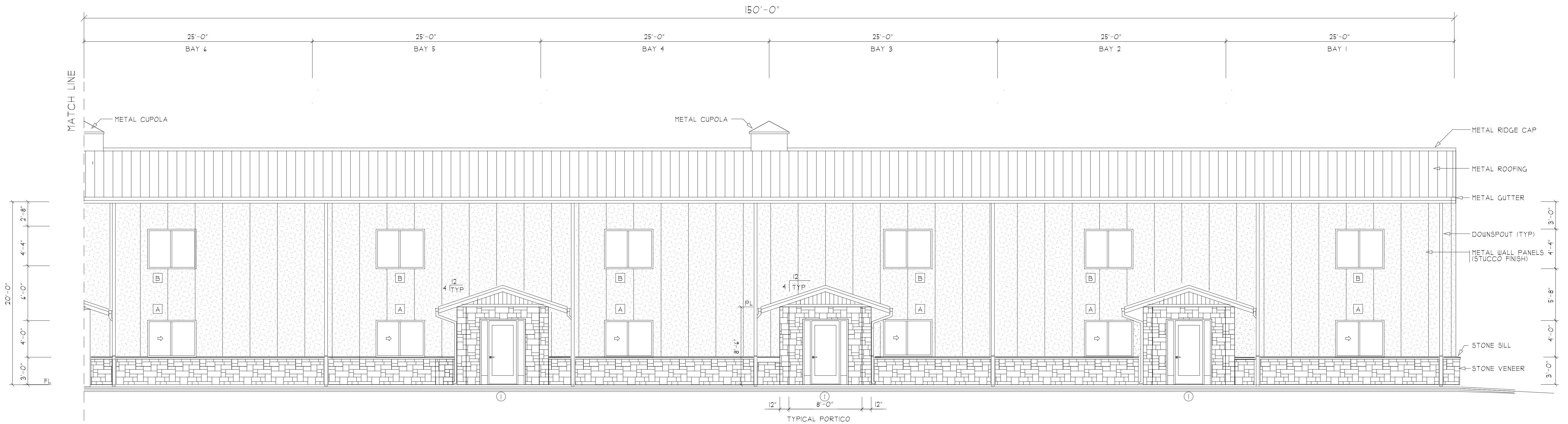
THE MORGANTI GROUP, INC.
ARCHITECTURE AND PLANNING

2903 ASPEN DRIVE, SUITE B
LOVELAND, COLORADO

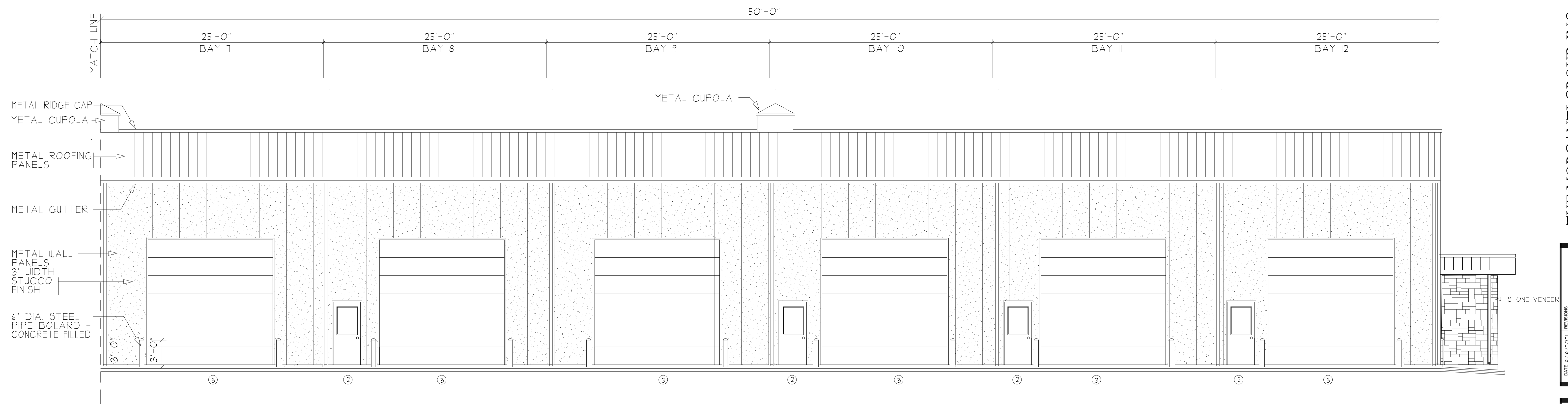
PHONE (970) 667-4000
FAX: (970) 667-4634

DATE 8/18/2021 REVISIONS
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ELEVATIONS

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WEST (CHAMPION DRIVE) ELEVATION
SOUTH HALF OF BUILDING



EAST ELEVATION
NORTH HALF OF BUILDING

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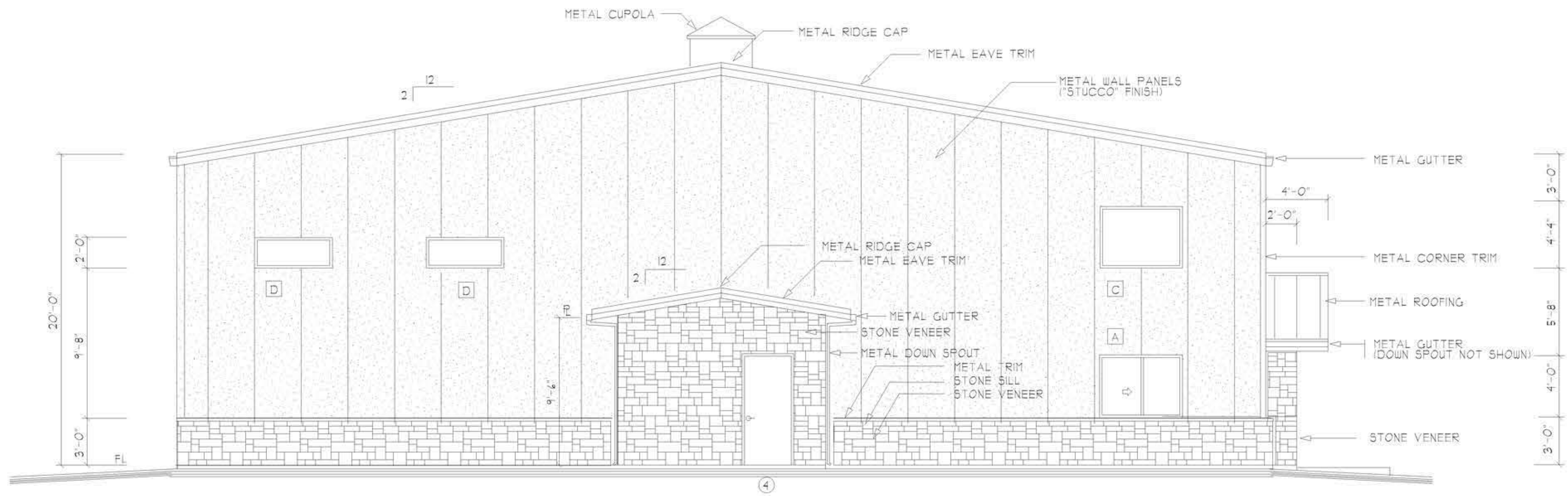
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ARCHITECTURE AND PLANNING

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A3.2
OF
08

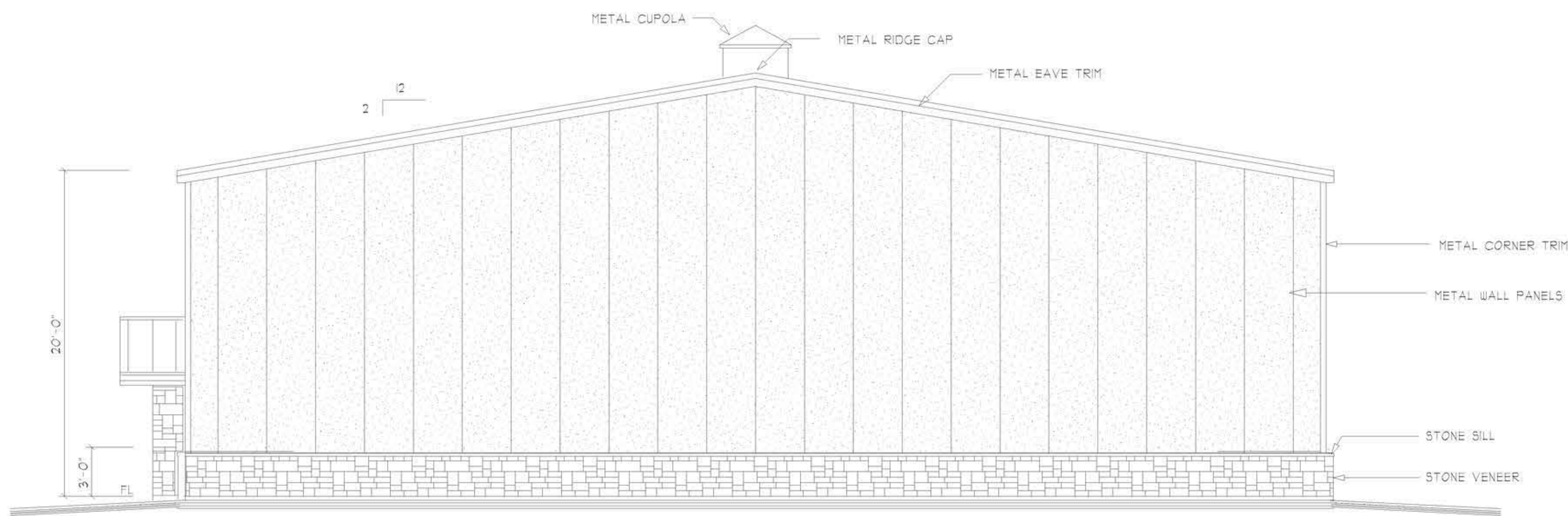


NORTH (SOUTHGATE DRIVE) ELEVATION

ADOBE TEXTURE
WALL PANELS



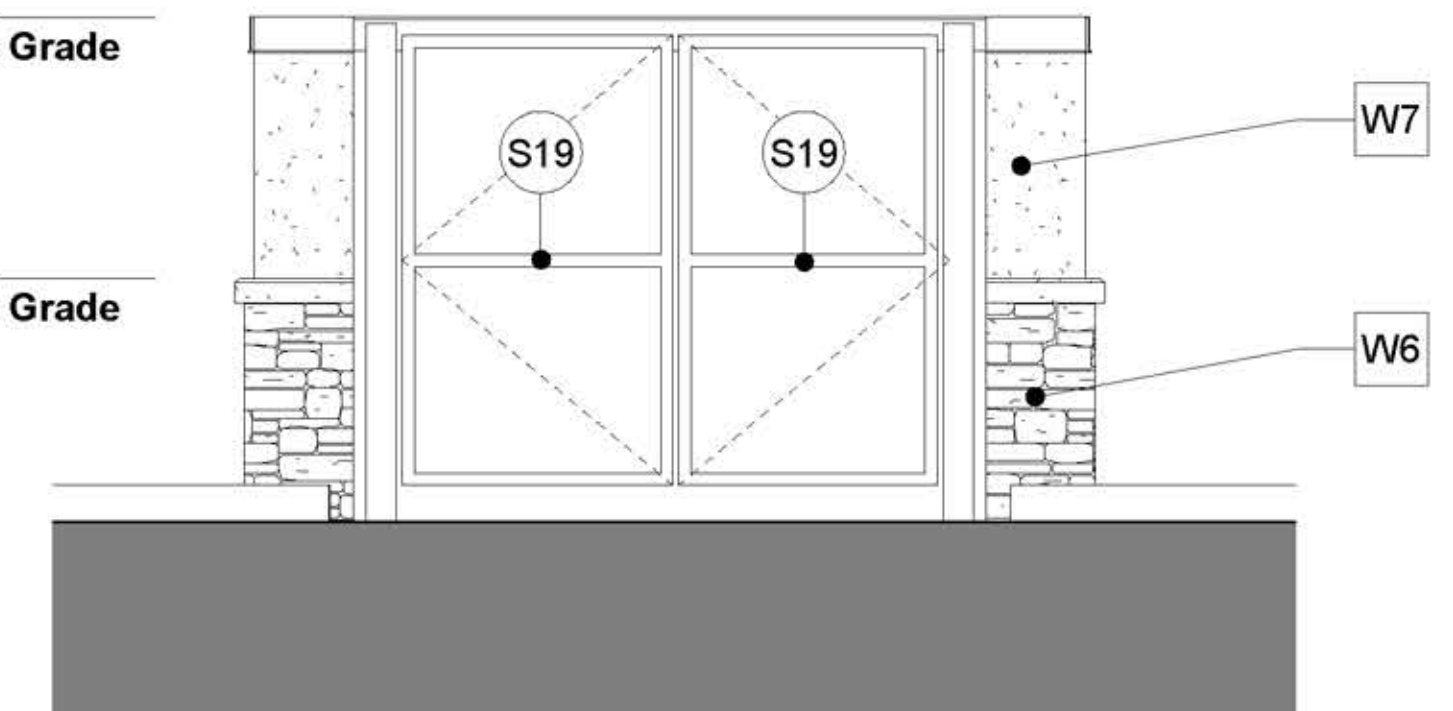
ECHO RIDGE
LEDGER STONE



SOUTH ELEVATION

T.O. Wall
6' - 0" Above Grade

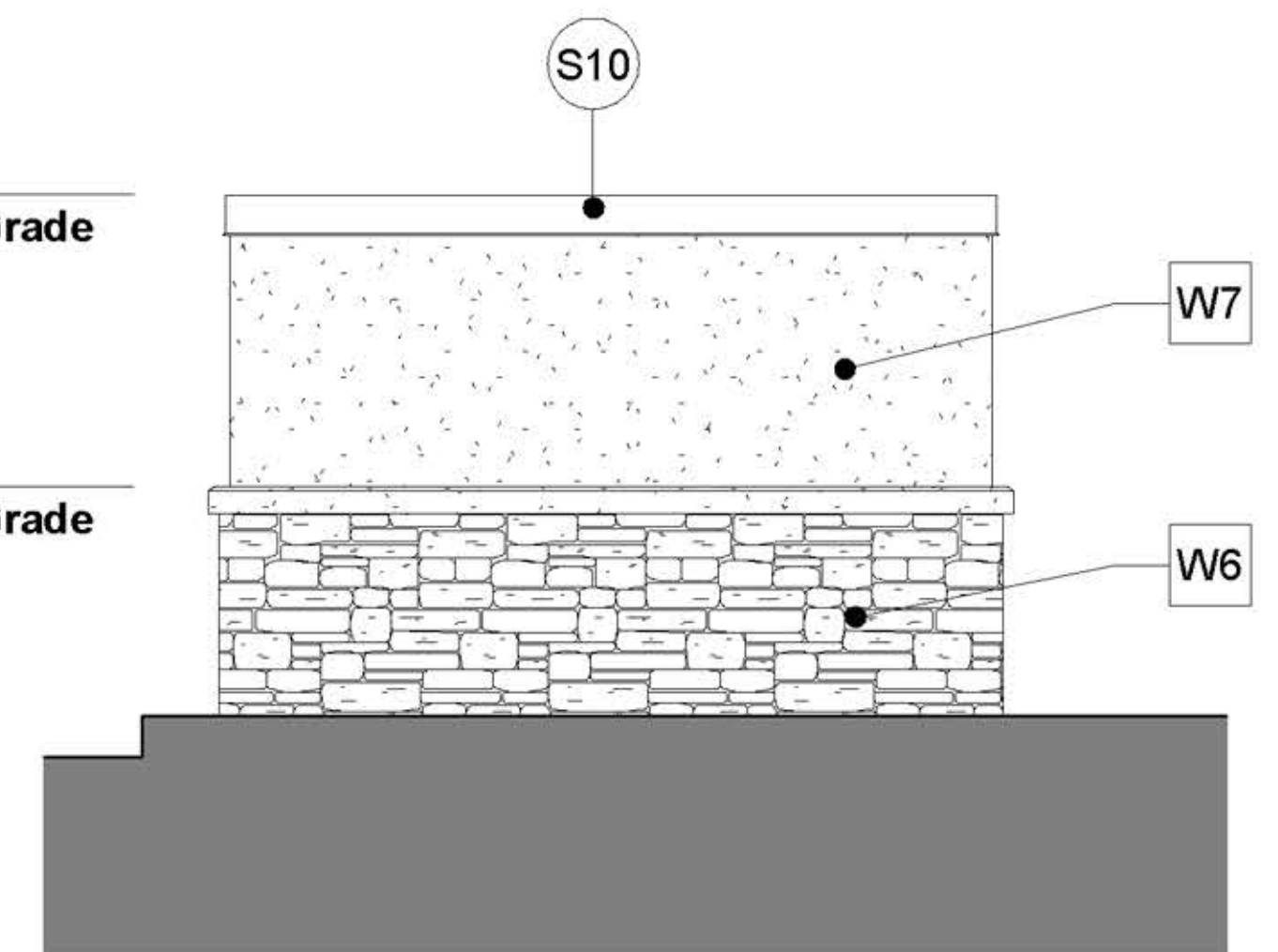
T.O. Stone
3' - 4" Above Grade



4 Trash Enclosure Gate Elevation
1/4" = 1'-0"

T.O. Wall
6' - 0" Above Grade

T.O. Stone
3' - 4" Above Grade



5 Trash Enclosure Typical Elevation
1/4" = 1'-0"

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WAREHOUSE FACILITY
CHAMPION DRIVE - LOT 2, SOUTH GATE BUSINESS PARK
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ELEVATIONS

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21038
SHEET NO.
A3.3
OF 3

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

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

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:

The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);

2. Allowed Land Uses:

As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.

- * adult schools, e.g. college or university facility, trade or business school
- * amusement park
- * arena or auditorium
- * assembly
- * beverage processing
- * driving range
- * fabrication
- * farming
- * financial institution



3556256 05/23/2008 02:46P Weld County, CO
14 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

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

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

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

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:

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



3556256 05/23/2008 02:46P Weld County, CO
15 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

2. Allowed Land Uses:

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

II. SITE DESIGN

A. BUILDING ORIENTATION:

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

B. BUILDING AND STRUCTURE SETBACK:

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

C. LANDSCAPING:

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

D. FENCING

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

E. VEHICULAR ACCESS:

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

F. PARKING, LOADING, STORAGE:

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



3556256 05/23/2008 02:46P Weld County, CO
16 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:

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

B. BUILDING HEIGHT:

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

C. SIGNS:

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

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

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



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16 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

EXHIBIT "B"

SOUTH GATE ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

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

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

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

II. SITE PLAN SUBMITTAL REQUIREMENTS

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



3267282 03/10/2005 10:45A Weld County, CO
18 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



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

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

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

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

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

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



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

B. Walkways/Hardscape/Site Furniture

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

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

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



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

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

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



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

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



3267282 03/10/2005 10:45A Weld County, CO
24 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



3267282 03/10/2005 10:45A Weld County, CO
25 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location: 1113 South Gate Drive
Re: Site Plan Review - South Gate Business Park Subdivision 2nd Filing
Item #: •2.

Background/ Discussion:

Site Plan Summary

Owner: Philip Schuman/South Gate Flex, LLC
Applicant: Mark Morrison
Business: South Gate Flex
Location: 1113 South Gate Drive
Subdivision/Lot-Block: South Gate Business Park 2nd Filing Block 1 Lot 4
Zoning: General Commercial (GC)
Adjacent Zoning:
North – GC and LI (Limited Industrial)
East – GC
South – GC
West – GC

Overall development characteristics:

- Lot area: 5.57 acres
- Building area: 2 commercial buildings – 12,000 s.f. each building.
- Parking required: 80 spaces (1 space/300 s.f.)
- Parking provided: 87 spaces including 4 ADA spaces
- Required landscape/open space per the South Gate Annexation agreement: 20%
- Provided landscape/open space: 50.8%
- Primary access from South Gate Drive via private drive (west side), secondary access via private drive (south side)

Building characteristics include:

- Two buildings are proposed. Both buildings are single story structures with a maximum building height of 29'-4".
- The buildings are designed for a multitude of flexible uses with the core intention of providing and office/professional front façade and overhead doors on the rear façade.
- Building materials: Eldorado Stone wainscot with precast sill and glass storefronts with architectural vertical metal siding, metal sunscreen canopies and standing seam metal roof.
- Development of this parcel is subject to the allowed uses outline in the Windsor-Greeley IGA and design criteria within the South Gate Annexation Agreement.

Comment Period

The site plan has been reviewed administratively by staff.

Attachments

Site plan, landscape plan, building elevations and building renderings.

Included for information: Windsor-Greeley IGA Exhibit B and South Gate Annexation Agreement Exhibit B.

Please provide comments no later than Friday, November 5th, 2021.

ATTACHMENTS:

Description

- ▢ Application Material
- ▢ Windsor-Greeley IGA Exhibit B
- ▢ South Gate Annexation Agreement Exhibit B



3267282 03/10/2005 10:45A Weld County, CO
16 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

EXHIBIT "B"

SOUTH GATE ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

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

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

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

II. SITE PLAN SUBMITTAL REQUIREMENTS

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



3267282 03/10/2005 10:45A Weld County, CO
18 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



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

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

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

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

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

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



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

B. Walkways/Hardscape/Site Furniture

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

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

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



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

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

- A. The objective of the architectural guidelines is to obtain consistency and quality in architectural character and to provide a "character theme" for projects developed within the Property, and all structures erected within the Property shall reflect and maintain the character theme which is initially established for the Property.
- B. The predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clock towers or cupolas shall not exceed forty feet (40') in height.
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- E. Brick is strongly encouraged both as a major building material and as an accent element to the materials above.
- F. All corners, windows, doors, etc. on all elevations of principal buildings are encouraged to be trimmed with wood, metal, or vinyl trim material with a minimum width of five and one-half inches (5½"), with all such trim materials being lightly colored in nature.
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concrete tile roofs will also be allowed provided that such roofs are compatible with the architecture of the proposed project and surrounding buildings.

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 - B. Landscape materials shall be of long living varieties, and shall be permanent in nature. Short lived materials, such as annual flowers, may be used to accent or supplement the basic permanent landscape plan. Such flower arrangements are encouraged to be utilized in a bed or planter at each building entry.



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



3267282 03/10/2005 10:45A Weld County, CO
25 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



3556256 05/23/2008 02:46P Weld County, CO
13 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

Exhibit "B"

US HWY 34 LAND USE, SITE AND BUILDING STANDARDS

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

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:

The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);

2. Allowed Land Uses:

As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.

- * adult schools, e.g. college or university facility, trade or business school
- * amusement park
- * arena or auditorium
- * assembly
- * beverage processing
- * driving range
- * fabrication
- * farming
- * financial institution



3556256 05/23/2008 02:46P Weld County, CO
14 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

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

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

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

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:

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



3556256 05/23/2008 02:46P Weld County, CO
15 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

2. Allowed Land Uses:

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

II. SITE DESIGN

A. BUILDING ORIENTATION:

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

B. BUILDING AND STRUCTURE SETBACK:

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

C. LANDSCAPING:

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

D. FENCING

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

E. VEHICULAR ACCESS:

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

F. PARKING, LOADING, STORAGE:

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



3556256 05/23/2008 02:46P Weld County, CO
16 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:

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

B. BUILDING HEIGHT:

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

C. SIGNS:

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

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

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



3267282 03/10/2005 10:45A Weld County, CO
16 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

EXHIBIT "B"

SOUTH GATE ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

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

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

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

II. SITE PLAN SUBMITTAL REQUIREMENTS

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



3267282 03/10/2005 10:45A Weld County, CO
18 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



3267282 03/10/2005 10:45A Weld County, CO
19 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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

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

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

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

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

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



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

B. Walkways/Hardscape/Site Furniture

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

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

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



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

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

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

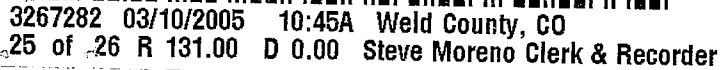


concrete tile roofs will also be allowed provided that such roofs are compatible with the architecture of the proposed project and surrounding buildings.

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



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



- 25

Page



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt, Planning Director
From: Sandra Mezzetti, Planner II
Location: 1105 South Gate Drive
Re: Site Plan Review - South Gate Business Park Subdivision 9th Filing, Lot 2
Item #: •3.

Background/ Discussion:

Site Plan Summary

Owner: Don Wills/424 Holding Company, LLC
Applicant: Freeman Architects, John Freeman
Business: Dynamic Drywall
Location: 1105 South Gate Drive
Subdivision/Lot-Block: South Gate Business Park 9th Filing Lot 2
Zoning: General Commercial (GC)
Adjacent Zoning:

North – GC and LI (Limited Industrial)
East – GC
South – GC
West – GC

Overall development characteristics:

- Lot area: 2.25 acres
- Building area: Commercial building – 6,520 s.f.
- Parking required: 14 spaces
- Parking provided: 16 spaces including 1 ADA spaces
- Required landscape/open space per the South Gate Annexation agreement: 20%
- Provided landscape/open space: 39.7%
- Primary access is from South Gate Drive with a secondary access from Champion Drive.

Building characteristics include:

- The building is designed for a drywall company with office and warehouse space.
- The owner anticipates two additional buildings in the future which will require an amended site plan prior to development.
- Building materials: Stone veneer, stucco and architectural vertical metal siding with rough sawn timber headers over the windows.
- The building will have a covered front entry with heavy timber and stone columns and heavy timber accents.
- The roof will be a standing seam metal roof.
- The building is a single story structure with a maximum building height of 21'-0".
- Development of this parcel is subject to the allowed uses outline in the Windsor-Greeley IGA and design criteria within the South Gate Annexation Agreement.

Comment Period

The site plan has been reviewed administratively by staff.

Attachments

Site plan, landscape plan, building elevations and building renderings.

Included for information: Windsor-Greeley IGA Exhibit B and South Gate Annexation Agreement Exhibit B.

Please provide comments no later than Friday, November 5th, 2021.

ATTACHMENTS:

Description

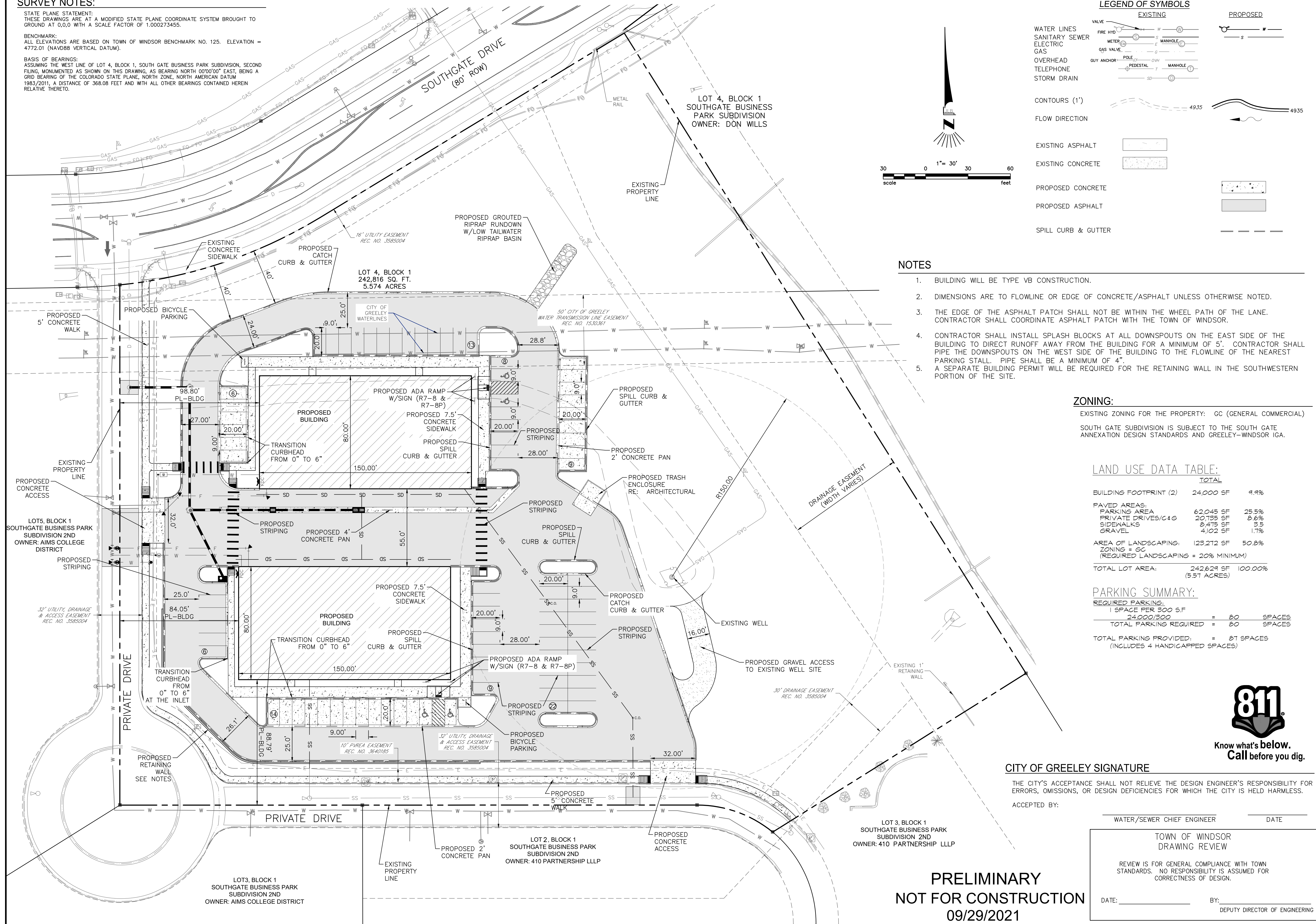
- ▢ Application Material
- ▢ Windsor-Greeley IGA Exhibit B
- ▢ South Gate Annexation Agreement (Exhibit B)

SURVEY NOTES:

STATE PLANE STATEMENT:
THESE DRAWINGS ARE AT A MODIFIED STATE PLANE COORDINATE SYSTEM BROUGHT TO
GROUND AT 0.0,0 WITH A SCALE FACTOR OF 1.000273455.

BENCHMARK:
ALL ELEVATIONS ARE BASED ON TOWN OF WINDSOR BENCHMARK NO. 125. ELEVATION =
4772.01 (NAV88 VERTICAL DATUM).

BASIS OF BEARINGS:
ASSUMING THE WEST LINE OF LOT 4, BLOCK 1, SOUTH GATE BUSINESS PARK SUBDIVISION, SECOND
FILING, MONUMENTED AS SHOWN ON THIS DRAWING, AS BEARING NORTH 00°00'00" EAST, BEING A
GRID BEARING OF THE COLORADO STATE PLANE, NORTH ZONE, NORTH AMERICAN DATUM
1983/2011, A DISTANCE OF 368.08 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN
RELATIVE THERETO.



LEGEND OF SYMBOLS

	EXISTING	PROPOSED
WATER LINES		
SANITARY SEWER		
ELECTRIC		
GAS		
OVERHEAD		
TELEPHONE		
STORM DRAIN		
CONTOURS (1')		
FLOW DIRECTION		
EXISTING ASPHALT		
EXISTING CONCRETE		
PROPOSED CONCRETE		
PROPOSED ASPHALT		
SPILL CURB & GUTTER		

NOTES

- BUILDING WILL BE TYPE VB CONSTRUCTION.
- DIMENSIONS ARE TO FLOWLINE OR EDGE OF CONCRETE/ASPHALT UNLESS OTHERWISE NOTED.
- THE EDGE OF THE ASPHALT PATCH SHALL NOT BE WITHIN THE WHEEL PATH OF THE LANE. CONTRACTOR SHALL COORDINATE ASPHALT PATCH WITH THE TOWN OF WINDSOR.
- CONTRACTOR SHALL INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS ON THE EAST SIDE OF THE BUILDING TO DIRECT RUNOFF AWAY FROM THE BUILDING FOR A MINIMUM OF 5'. CONTRACTOR SHALL PIPE THE DOWNSPOUTS ON THE WEST SIDE OF THE BUILDING TO THE FLOWLINE OF THE NEAREST PARKING STALL. PIPE SHALL BE A MINIMUM OF 4". A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THE RETAINING WALL IN THE SOUTHWESTERN PORTION OF THE SITE.

ZONING:

EXISTING ZONING FOR THE PROPERTY: GC (GENERAL COMMERCIAL)

SOUTH GATE SUBDIVISION IS SUBJECT TO THE SOUTH GATE ANNEXATION DESIGN STANDARDS AND GREELEY-WINDSOR IGA.

LAND USE DATA TABLE:

	TOTAL	
BUILDING FOOTPRINT (2)	24,000 SF	4.9%
PAVED AREAS:		
PARKING AREA	62,045 SF	25.5%
PRIVATE DRIVES/C&G	20,735 SF	8.6%
SIDEWALKS	8,475 SF	3.5%
GRAVEL	4,102 SF	1.7%
AREA OF LANDSCAPING:	123,272 SF	50.8%
ZONING = GC		
(REQUIRED LANDSCAPING = 20% MINIMUM)		
TOTAL LOT AREA:	242,816 SF	100.00%
	(5.57 ACRES)	

PARKING SUMMARY:

REQUIRED PARKING:		
1 SPACE PER 300 S.F.		
24,000/300	=	80 SPACES
TOTAL PARKING REQUIRED	=	80 SPACES
TOTAL PARKING PROVIDED:	=	87 SPACES
(INCLUDES 4 HANDICAPPED SPACES)		



Know what's below.
Call before you dig.

CITY OF GREELEY SIGNATURE

THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR
ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY:

WATER/SEWER CHIEF ENGINEER

DATE

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

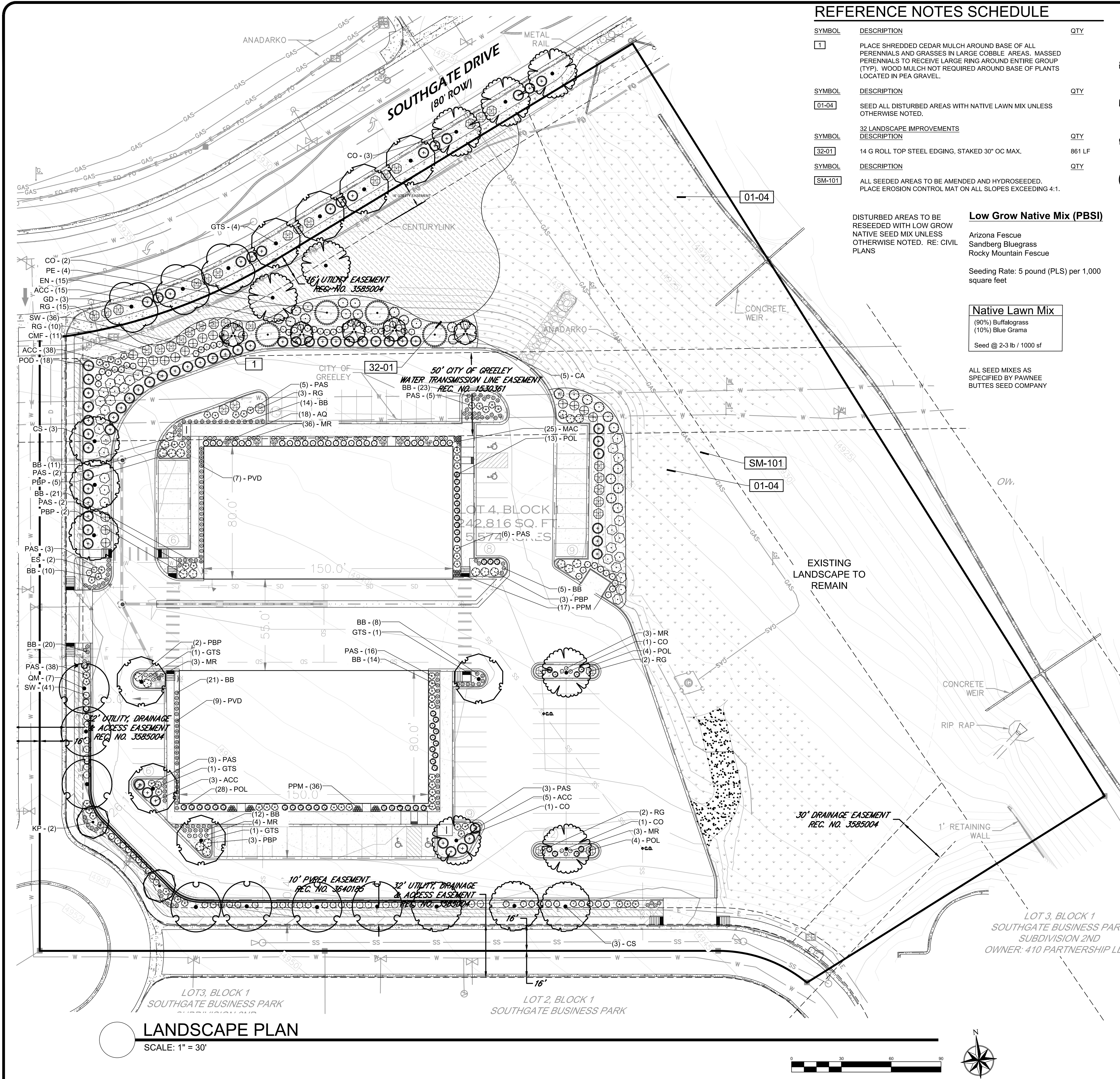
PRELIMINARY
NOT FOR CONSTRUCTION
09/29/2021

i2
Consultants,
Inc.
16911 Potts Place
Mead, Colorado
970.217.9148

SOUTH GATE BUSINESS PARK
SITE PLAN
HORIZONTAL CONTROL PLAN
LOT 4, BLOCK 1 SOUTH GATE BUSINESS PARK SUBDIVISION, SECOND FILING
SECTION 8, TOWNSHIP 5 NORTH, RANGE 67 WEST
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESIGN	DATE	BY	REVISION/ISSUE	DATE	BY
Design TWC	Drawn				
Checked TWC	Checked TWC				
Date	SEPTEMBER 29, 2021				
Job No.	1024-2				
D-	SG_HC				
SHEET	HC1				
3	OF 23				
SHEETS					

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REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
SYMBOL	DESCRIPTION	QTY
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
SYMBOL	DESCRIPTION	QTY
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	861 LF
SYMBOL	DESCRIPTION	QTY
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

DISTURBED AREAS TO BE RESEED WITH LOW GROW NATIVE SEED MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

Low Grow Native Mix (PBSI)

Arizona Fescue
Sandberg Bluegrass
Rocky Mountain Fescue

Seeding Rate: 5 pound (PLS) per 1,000 square feet

Native Lawn Mix

(90%) Buffalograss
(10%) Blue Grama
Seed @ 2-3 lb / 1000 sf

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	CS	6	CATALPA SPECIOSA / CATALPA	B & B	2" CAL
	CO	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL
	CA	5	CRATAEGUS AMBIGUA / RUSSIAN HAWTHORN	B & B	1.5" CALIPER MULTISTEM
	GTS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	2" CAL
	GD	3	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2" CAL
	KP	2	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	1.5" CAL MULTISTEM
	PE	4	PINUS EDULIS / PINON PINE	6" B&B	
	QM	7	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	B & B	2" CAL
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	ACC	67	ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA 5678DA	5 GAL	
	CIT	18	CEROCARPUS INTRICATUS / LITTLE LEAF MOUNTAIN MAHOGONY	5 GAL	
	CMF	18	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	
	EN	26	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	5 GAL	
	ES	2	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL	
	MAC	25	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	5 GAL	
	MR	49	MAHONIA REPENS / CREEPING MAHONIA	5 GAL	
	PAS	65	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	5 GAL	
	POD	31	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
	POL	49	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL	
	PBP	21	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	
	RG	37	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	BB	159	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
	PVD	16	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL	
	SW	87	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AQ	18	AQUILEGIA CHRYSANTHA / GOLDEN COLUMBINE	1 GAL	
	PPM	53	PENSTEMON PINIFOLIUS 'MERSEA YELLOW' / PENSTEMON	4" POT	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	WILD	49,563 SF	NATIVE LAWN MIX / SEE SHEET L1.0 2-3 LBS/1000 SF	SEED	
	NLSM	14,205 SF	PBSI LOW GROW NATIVE 5 LBS PER 1000 SQUARE FEET.	SEED	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RM	22,303 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE		ZONING = GC (GENERAL COMMERCIAL)			
Total Site area per platted documents 242,816	Total Landscape Area Required (20%) 48,563	Total Landscape Area Provided (On-site) 48,563 sf (20.00%)			
STREET FRONT					
Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Total SF	No. of Trees Req./Prov. (1/50 LF)
Southgate Dr	Collector	15 / 15	400	6,000	8 / 8
West	Collector	15 / 15	320	4,800	6 / 6
South	Collector	15 / 15	370	5,550	7 / 7
Shrubs Req/Prov N/A	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided		
-	N/A	-	84%		
-	N/A	-	82%		
-	N/A	-	83%		
PARKING LOT EXTERIOR					
Total Number of Spaces Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft)	No. of Trees Req./Prov. (1/40 LF)	Shrubs Req/Prov (1 / 2.5 LF)	
79	North	135	3 / 3	54 / 54	
	West	45	1 / 1	18 / 18	
	South	135	3 / 3	54 / 54	
FOUNDATION LANDSCAPING					
Building Frontage	LF of Foundation	Amount Landscape Bed Required (50%)	Amount Landscape Provided (lf)	Landscape Bed Width Provided	
North	150	75 lf	150	5'	
South	150	75 lf	150	5'	
West	150	75 lf	150	5'	
PARKING LOT INTERIOR LSP					
Parking Spaces Provided	Parking Trees Required / Provided	Shrubs ub Req/Prov			
79 (14,220)	7 / 7	35 / 35			
TREE LAWN					
Street Name or Zone Boundary (elev.)	Linear Frontage	Trees Required	Trees Provided		
Southgate Dr	400	10 (1 per 40 lf)	10		

ALL TREES SHALL BE PLACED A MINIMUM 10 FEET AWAY FROM WATER, SANITARY AND STORM SEWERS AND ALL SHRUBS SHALL BE PLACED A MINIMUM OF 4 FEET AWAY FROM WATER, SANITARY, AND STORM SEWERS.

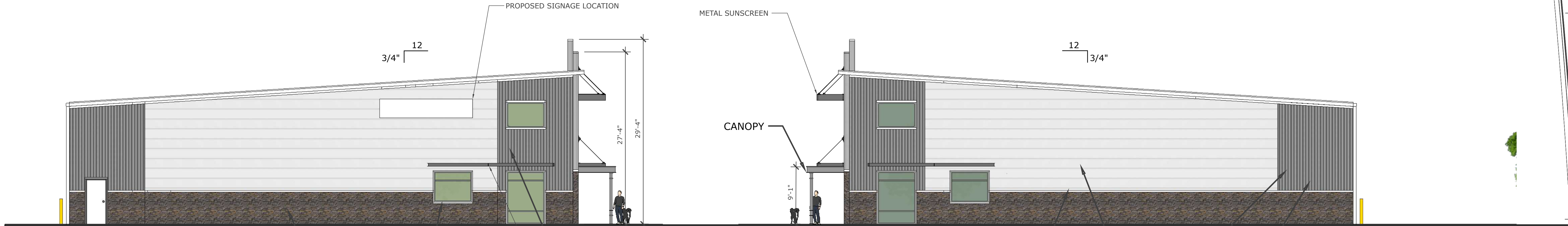
REVISIONS:
Town Comment: 6.23.21
Town Comment: 09.02.21
Town Comment: 09.28.21

NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning • Irrigation Design
5639 Colt Drive, Longmont, CO 80503
(303) 443-0369 • nrd@ndscolorado.com

GC SOUTHGATE FLEX
WINDSOR, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 04.15.21
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L10

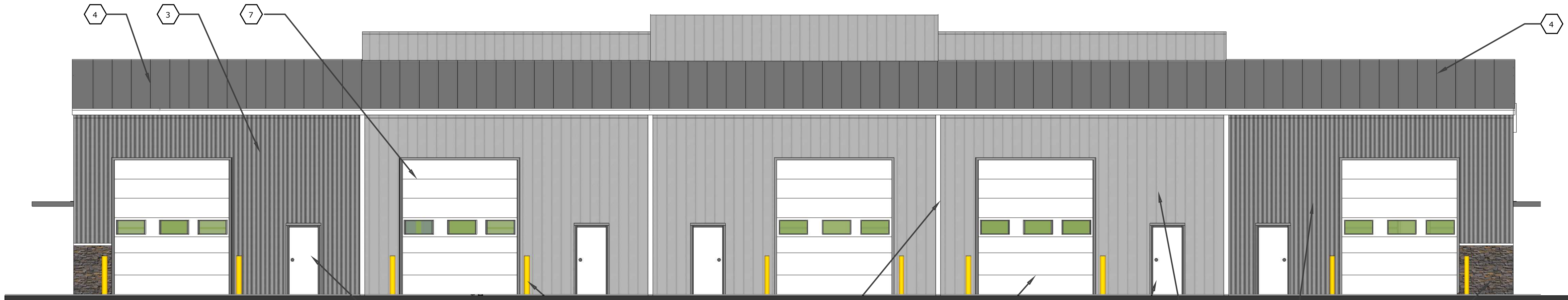


Side Elevation

1/8" = 1'-0"

Side Elevation

1/8" = 1'-0"



SYMBOL KEY

- 1

VERTICAL METAL SIDING
Kynar 500 - Shasta White
- 2

VERTICAL METAL SIDING -
GALVALUME
- 3

VERTICAL METAL SIDING -
Kynar 500 - Zinc Grey
- 4

METAL ROOFING
GALVALUME
- 5

ALUMINUM STOREFRONT WINDOW SYSTEM
CLEAR ANODIZED ALUMINUM
- 6

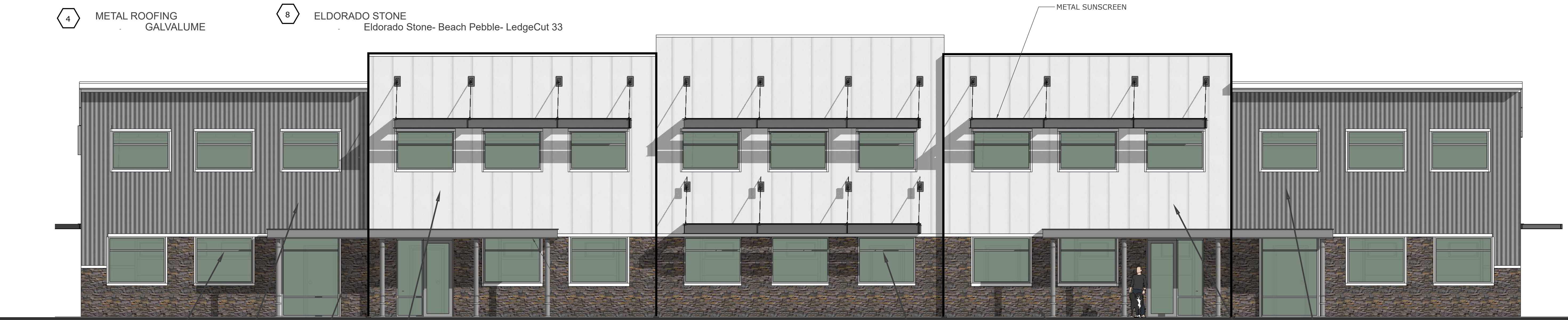
HOLLOW METAL DOOR AND FRAME
PAINTED WHITE TO MATCH METAL PANEL
- 7

PAINTED ALUMINUM OVERHEAD DOOR SYSTEM
Kynar 500 - Shasta White
- 8

ELDORADO STONE
Eldorado Stone- Beach Pebble- LedgeCut 33

Back Elevation

3/16" = 1'-0"



Front Elevation

3/16" = 1'-0"

SOUTHGATE FLEX

SOUTHGATE BUSINESS PARK

WINDSOR, CO 80550

CONCEPTUAL DESIGN

Issued For SD:	00/00/2021
Issued For DD:	00/00/2021
Issued For Permit:	00/00/2021
Issued For Construction:	00/00/2021
Revision Number	Revision Date

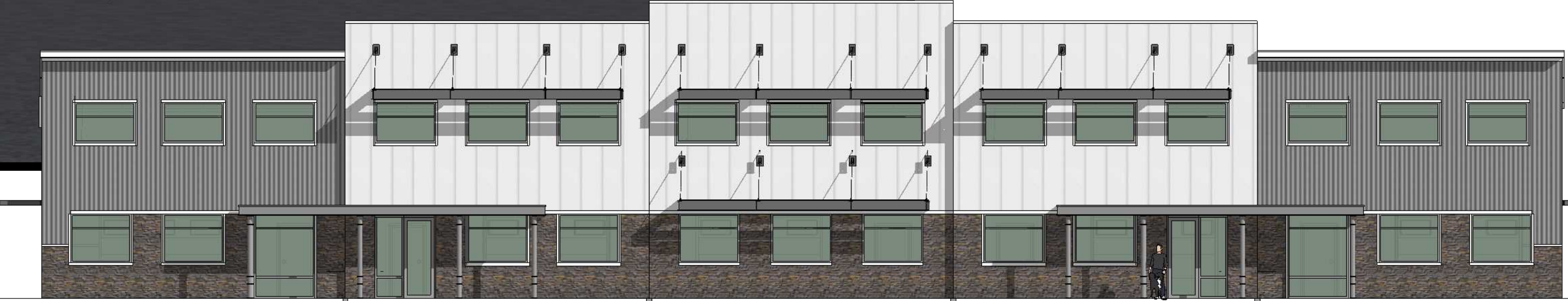
Seal:

20053

Plot Date: July 29, 2021

ELEVATIONS

A02



FRONT VIEW
NTS

Front Elevation
1" = 10'-0"

SOUTHGATE FLEX
SOUTHGATE BUSINESS PARK
WINDSOR, CO 80550

CONCEPTUAL DESIGN

Issued For SD:	00/00/2021
Issued For DD:	00/00/2021
Issued For Permit:	00/00/2021
Issued For Construction:	00/00/2021
Revision Number	Revision Date

Seal: 20053
Plot Date: July 29, 2021

PERSPECTIVE

A03



3556256 05/23/2008 02:46P Weld County, CO
13 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

Exhibit "B"

US HWY 34 LAND USE, SITE AND BUILDING STANDARDS

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

I. LAND USE

A. PRINCIPAL EMPLOYMENT CORRIDOR

1. Physical Area Defined:

The boundary of the principal G/WEC is ½ mile north and south of the US Hwy 34 west of SH 257 and east of WCR 13 (County Line Road);

2. Allowed Land Uses:

As described in the Comprehensive Planning documents for Greeley and Windsor the US Hwy 34 travel corridor is the preferred location for a mix of regional employment and community separator types of land uses. The principal land uses allowed in this corridor shall relate to principal employment functions, such as professional business park uses (e.g. "FIRE: Finance, Insurance, Real Estate"), light industrial and select medium industrial uses and special regional destination uses. Outside storage is not permitted in this area unless fully screened from all rights-of-way and adjacent non-industrially zoned lands, and where incidental clearly subordinate to the principal land use. The following land uses are considered principal uses in this corridor; further subject to the zoning district standards and review processes in the governing jurisdiction.

- * adult schools, e.g. college or university facility, trade or business school
- * amusement park
- * arena or auditorium
- * assembly
- * beverage processing
- * driving range
- * fabrication
- * farming
- * financial institution



3556256 05/23/2008 02:46P Weld County, CO
14 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

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

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

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

B. SECONDARY CORRIDOR AREA

1. Physical Area Defined:

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



3556256 05/23/2008 02:46P Weld County, CO
15 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

2. Allowed Land Uses:

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

II. SITE DESIGN

A. BUILDING ORIENTATION:

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

B. BUILDING AND STRUCTURE SETBACK:

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

C. LANDSCAPING:

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

D. FENCING

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

E. VEHICULAR ACCESS:

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

F. PARKING, LOADING, STORAGE:

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



3556256 05/23/2008 02:46P Weld County, CO
16 of 19 R 96.00 D 0.00 Steve Moreno Clerk & Recorder

III. BUILDING DESIGN

A. ARCHITECTURAL REVIEW STANDARDS:

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

B. BUILDING HEIGHT:

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

C. SIGNS:

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

IV. DEVELOPMENT MANAGEMENT & REFERRAL SYSTEM

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



3267282 03/10/2005 10:45A Weld County, CO
16 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

EXHIBIT "B"

SOUTH GATE ANNEXATION DESIGN CRITERIA AND DEVELOPMENT STANDARDS

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

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

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

II. SITE PLAN SUBMITTAL REQUIREMENTS

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



3267282 03/10/2005 10:45A Weld County, CO
18 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



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

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

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

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

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

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



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

B. Walkways/Hardscape/Site Furniture

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

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

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



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

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

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



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

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



3267282 03/10/2005 10:45A Weld County, CO
24 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



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25 of 26 R 131.00 D 0.00 Steve Moreno Clerk & Recorder

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



MEMORANDUM

Date: November 3, 2021
To: Planning Commission
Via: Scott Ballstadt, Director of Planning
From: Carlin Malone, Chief Planner
Location: 1130 South Gate Drive
Re: Site Plan Review - South Gate Business Park Subdivision 5th Filing, Lot 1 (Aims Expansion)
Item #: •4.

Background/ Discussion:

Site Plan Summary

Owner: Aims Community College – Michael Millsapps, Executive Director

Applicant: Katy Thompson, Ripley Design Inc.

Business: Aims Community College Windsor Campus

Location: 1130 South Gate Drive

Subdivision/Lot-Block: South Gate Business Park Subdivision 5th Filing, Block 1, Lot 1

Zoning: General Commercial (GC)

Adjacent Zoning:

North – Weld County (A, Agriculture)
East – GC and LI (Limited Industrial)
South – GC
West – LI

Overall development characteristics:

- Lot area: 17.77 acres
- Building area -
 - existing: 82,718 s.f.;
 - proposed: 21,410 s.f.
 - total: 104,128 s.f.
- Parking -
 - vehicle, existing: 264 spaces (8 ADA); proposed: 73 spaces; total: 337 spaces (ADA – 12 spaces)
 - bicycle, existing: 48 spaces; proposed: 10 spaces; total: 58 spaces
- Required landscape/open space per the South Gate Annexation agreement: 20%
 - Provided: 34%
- Primary access from South Gate Drive via private drive (east side), secondary access via South Gate Drive (south side)

Building characteristics include:

- One building and outdoor classrooms are proposed on the southern portion of the campus, north of South Gate Drive. The campus building is a three-story structure with a building height of 44'-8" with roof screen height of 56'-8".
- Building materials: Masonry; roof canopy with decorative ballast and wood soffit; metal, aluminum, steel, and glass.
- Development of this parcel is subject to the allowed uses outline in the Windsor-Greeley IGA and design criteria within the South Gate Annexation Agreement.

Comment Period

The site plan has been reviewed administratively by staff.

Attachments

Site plan, landscape plan, and building elevations.

Please provide comments no later than Friday, November 5th, 2021.

ATTACHMENTS:

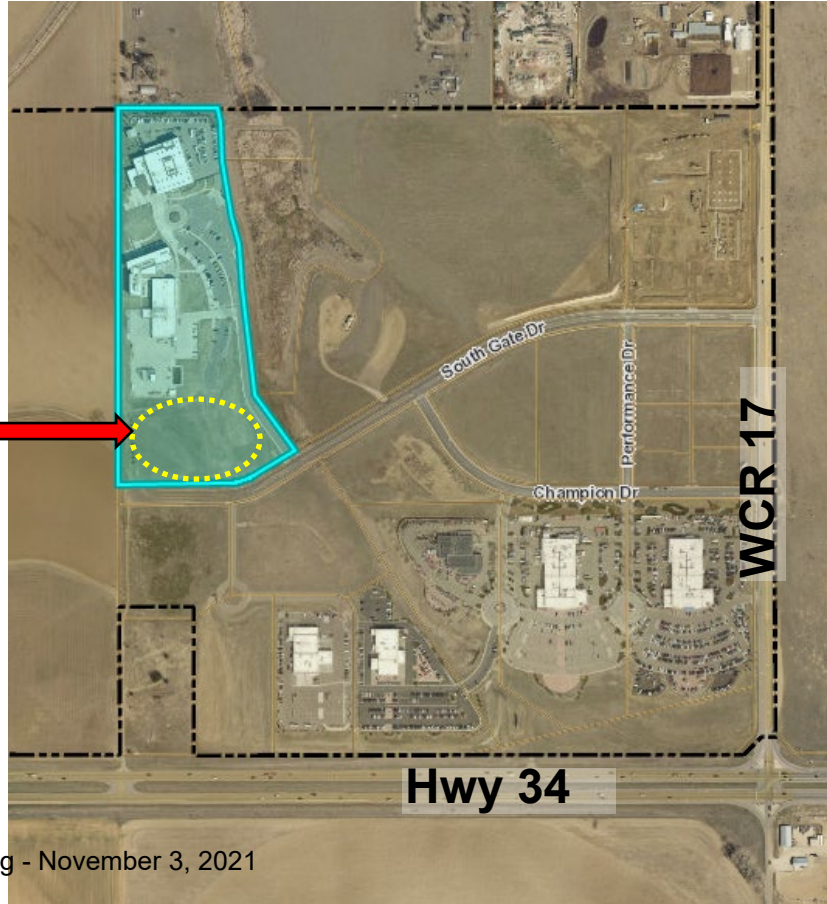
Description

- ▢ Vicinity Map
- ▢ Project Narrative
- ▢ Site Plan
- ▢ Building Elevations



Site Vicinity Map

**Aims Windsor
Campus
Expansion
Area**



Aims Community College – Windsor Campus
Site Plan Review Narrative
19 July 2021

Aims Community College prides itself as being one of the top community colleges in Colorado and is consistently recognized as such. With a total of four different campus across Northern Colorado, the Windsor campus houses the Automotive & Technology Center as well as northern Colorado's Public Safety Institute which provides training for emergency services personnel.

The project site is located at 1130 Southgate Drive (Parcel #095708407001) on approximately 17.75 acres; however, this project proposes to only develop 5.92 acres of the campus. There are currently two existing academic buildings on the campus, and the proposed project will add a third academic building to the southern portion of the site. Access to this building will be provided from the private road that extends north from Southgate Drive. The total square footage of the building is approximately 35,500 square feet and will include additional classroom and office space to support the growing needs of the campus. The proposed building height is approximately 44' to the top of roof and 48' to the top of parapet.

The project will also include an expansion of the campus' training yard at the southwest corner of the property which will include 5 buildings and 2 sheltered areas for outdoor classrooms. This fenced in space will provide simulations areas for the Fire Science, EMS/Paramedic, and Police Academy programs on the campus.

An additional 73 parking stalls will be provided for the new academic building and training yard at the southeast corner of the site. It is anticipated that the site will utilize the regional detention pond to the east of the Aims property. We appreciate the Town's feedback on this exciting project! If you have any questions or need any additional information for your review, please do not hesitate to contact me.

Sincerely,

Katy Thompson
E: katy.thompson@ripleydesigninc.com
P: 970-224-5828

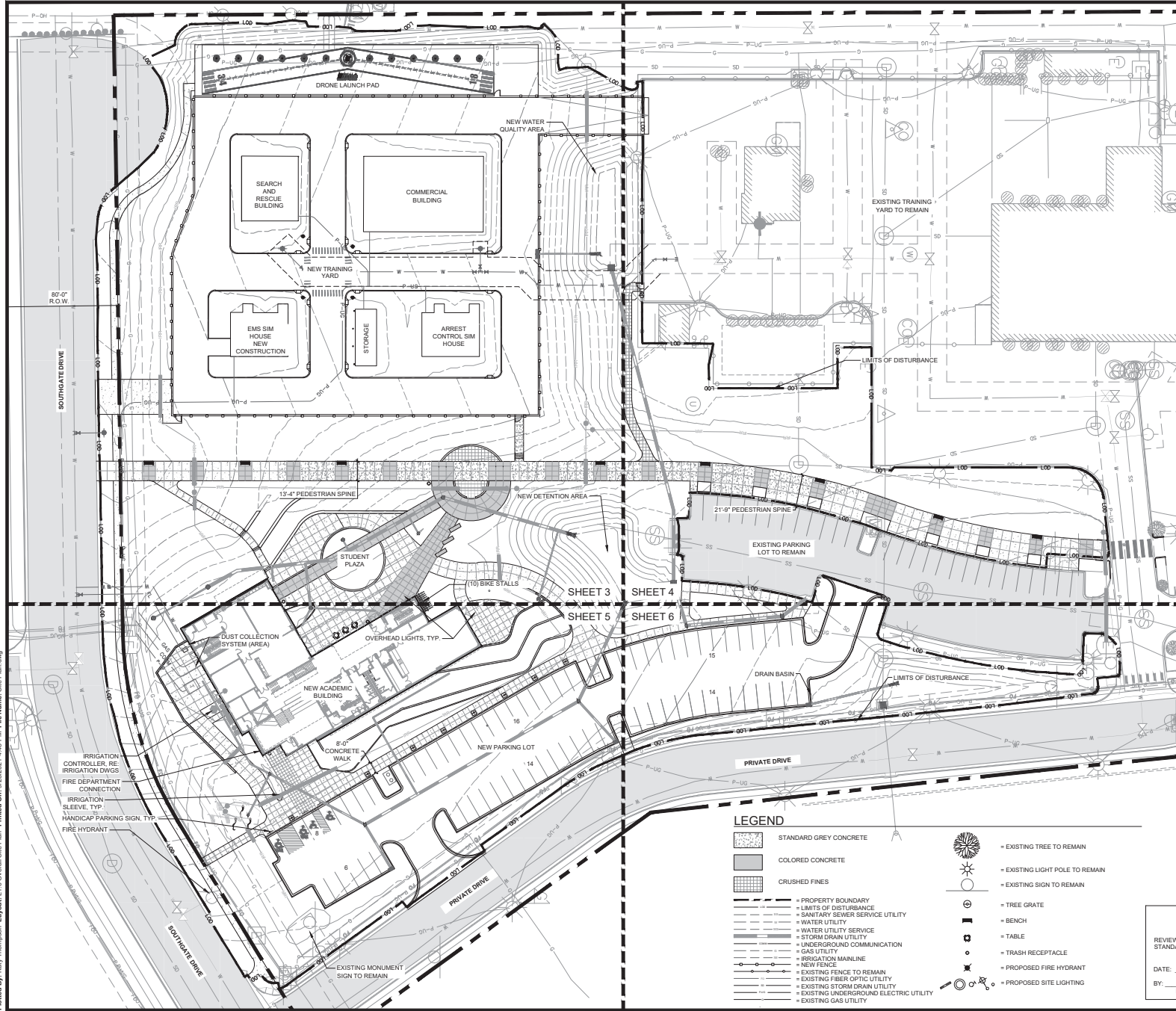
Ripley Design, Inc.
419 Canyon Ave. Suite 200
Fort Collins, CO 80521



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AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:



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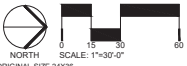
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CIVIL ENGINEER

OLSSON
Megan Walter
1880 Fall River Dr.
Loveland, CO 80538
p. 970.555.3707



ISSUED		
No.	DESCRIPTION	DATE
01	MAJOR SITE PLAN	7/19/2021
02	MAJOR SITE PLAN ROUND 2	8/28/2021
REVISIONS		
No.	DESCRIPTION	DATE

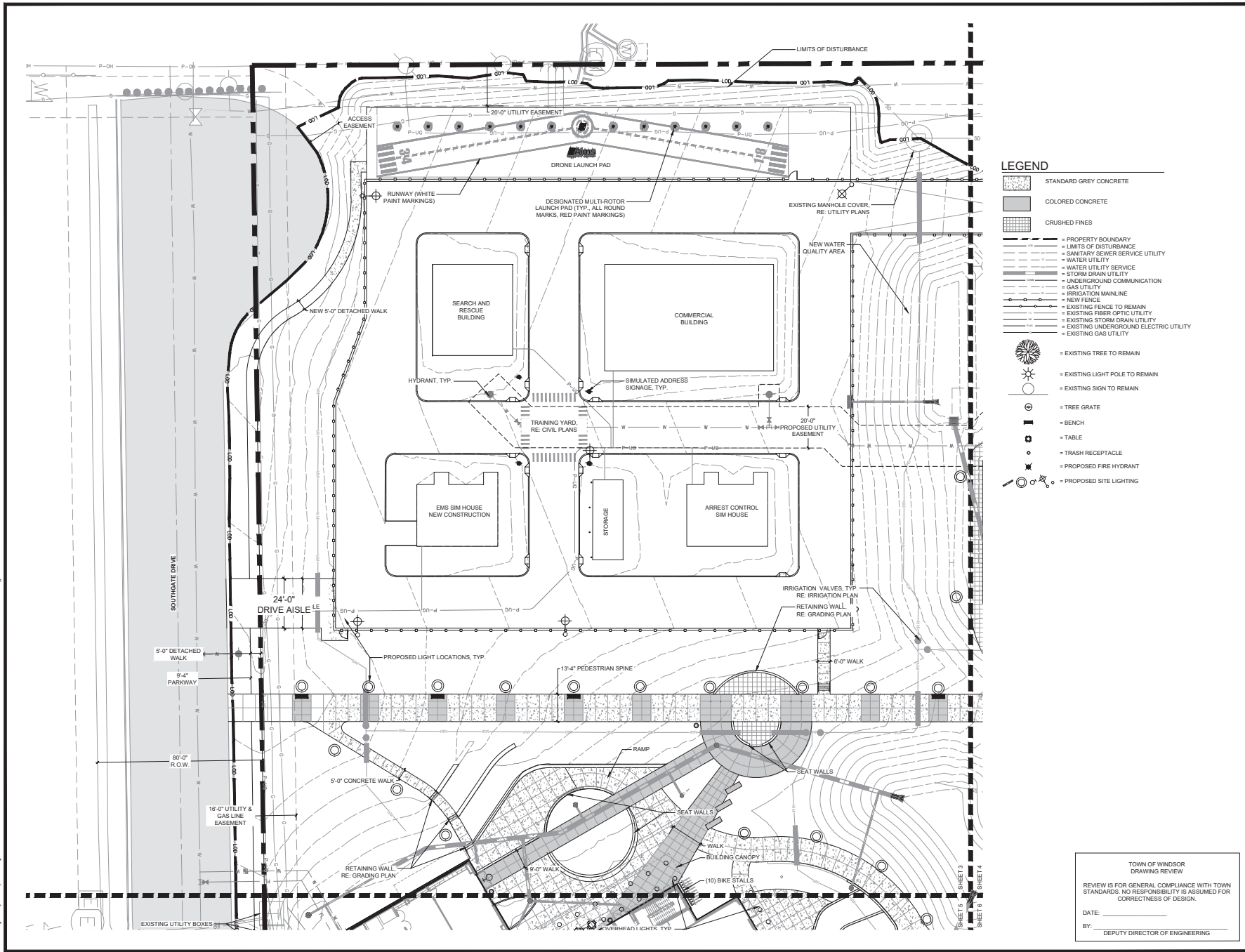
OVERALL SITE PLAN

SEAL:



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

PROJECT No. 820-044
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



- LEGEND**
- STANDARD GREY CONCRETE
 - COLORLED CONCRETE
 - CRUSHED FINES
 - PROPERTY BOUNDARY
 - LIMITS OF DISTURBANCE
 - SANITARY SEWER SERVICE UTILITY
 - WATER UTILITY
 - WATER UTILITY SERVICE
 - STORM DRAIN UTILITY
 - GAS UTILITY
 - IRRIGATION MAINLINE
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 - EXISTING FENCE TO REMAIN
 - EXISTING FIBER OPTIC UTILITY
 - EXISTING STORM DRAIN UTILITY
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 - EXISTING GAS UTILITY
 - EXISTING TREE TO REMAIN
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 - EXISTING SIGN TO REMAIN
 - TREE GRATE
 - BENCH
 - TABLE
 - TRASH RECEPTACLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SITE LIGHTING

AIMS WINDSOR
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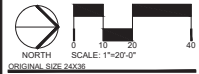
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SITE PLAN
ENLARGEMENT

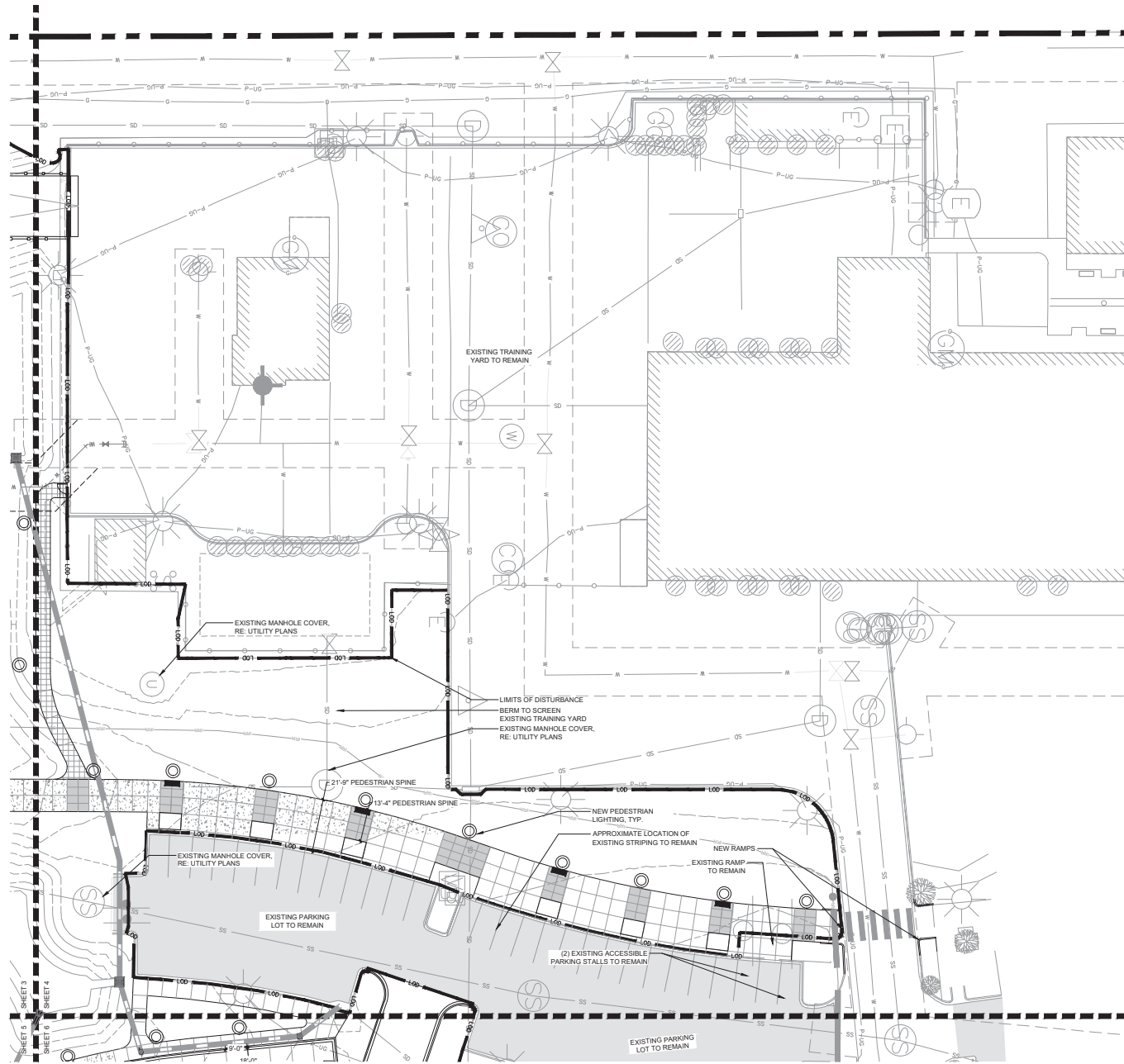
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Plotted By: Kelly Thompson Layout: L3.0 SITE PLAN ENLARGEMENT Printed On: 9/26/2021 4:48 PM File Name: Site Plan.dwg



LEGEND

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AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:



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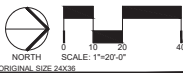
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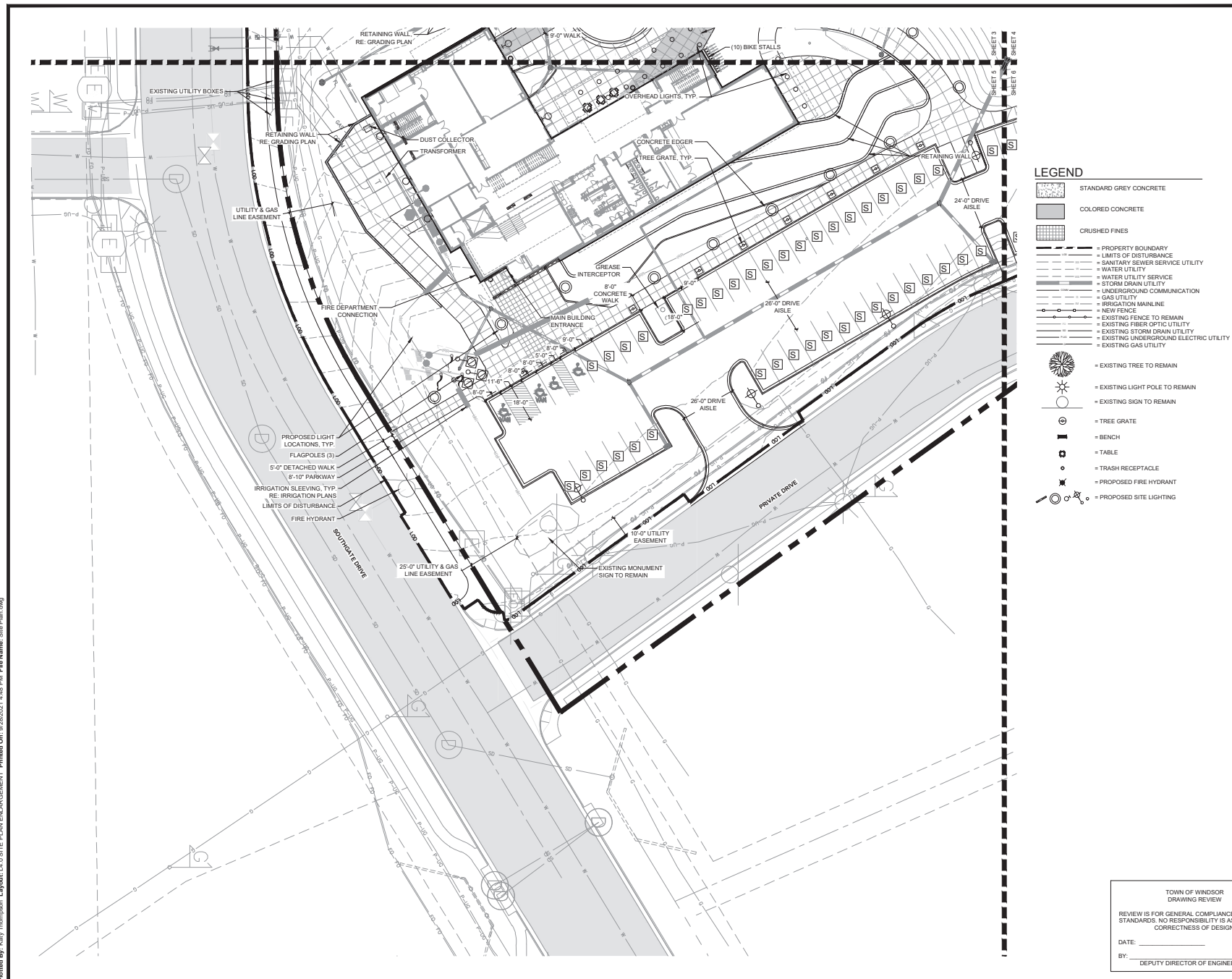
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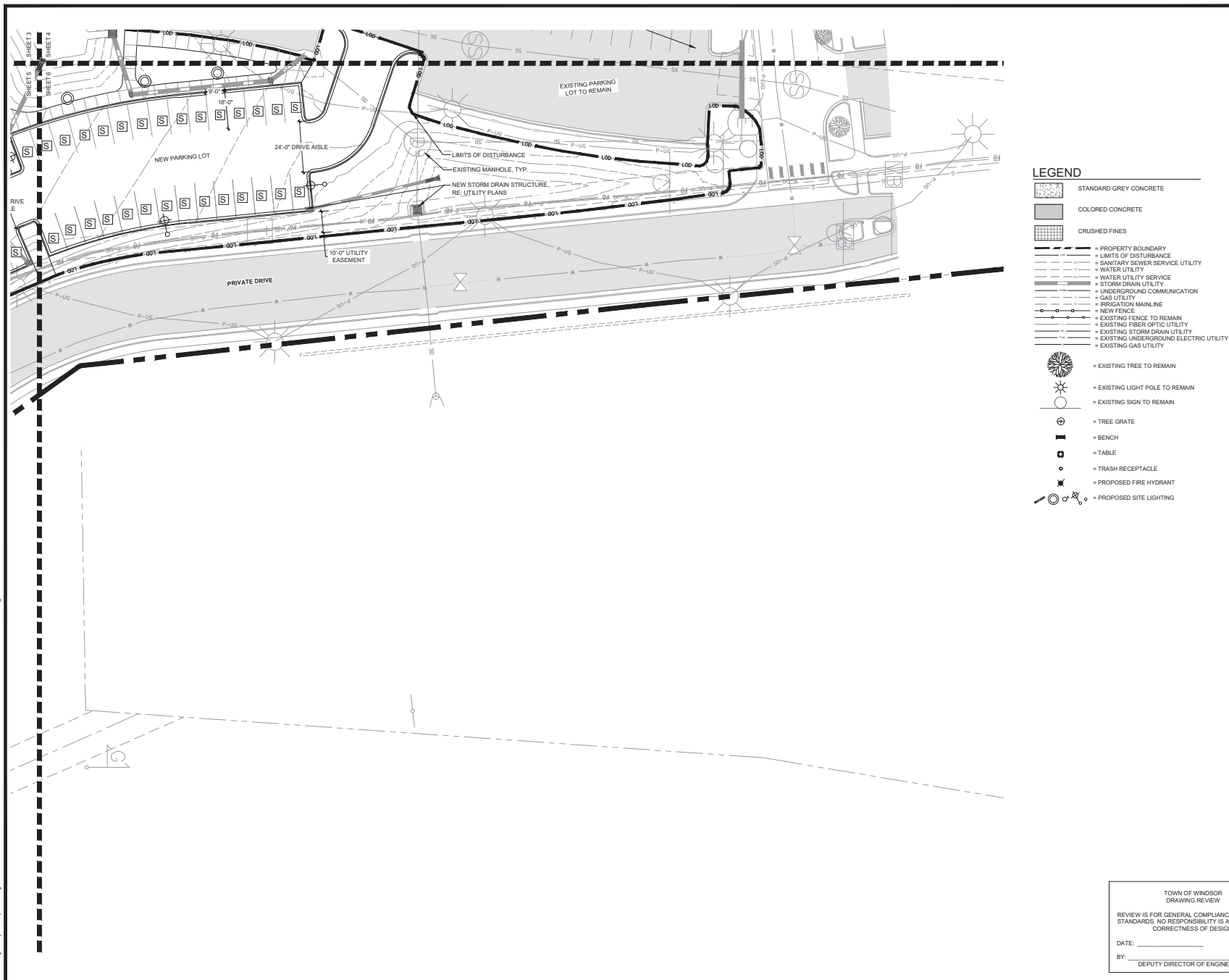
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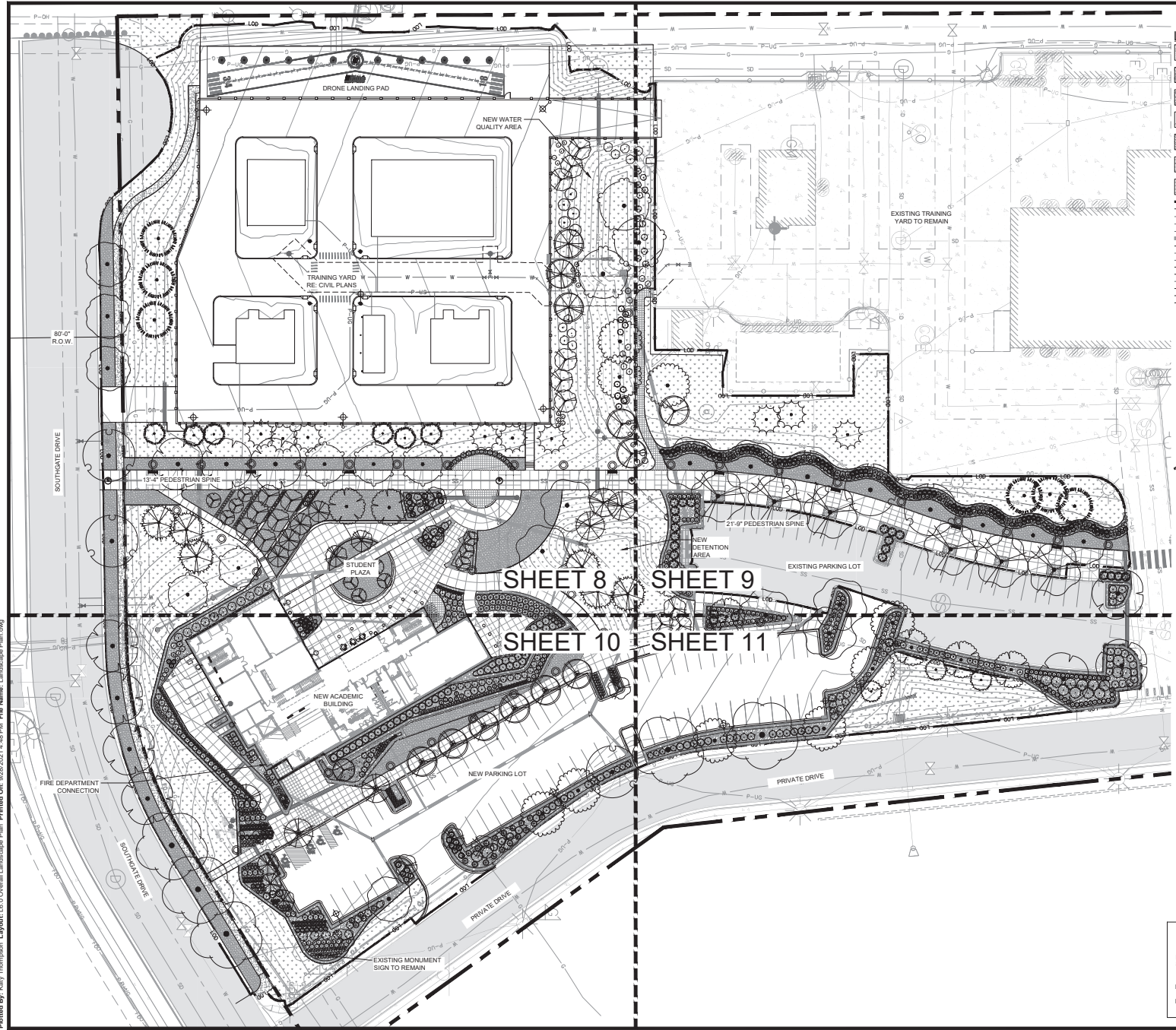


PROJECT No.: 823044
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4 OF 53







- LEGEND**
- STANDARD GREY CONCRETE
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AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:

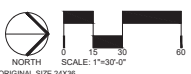


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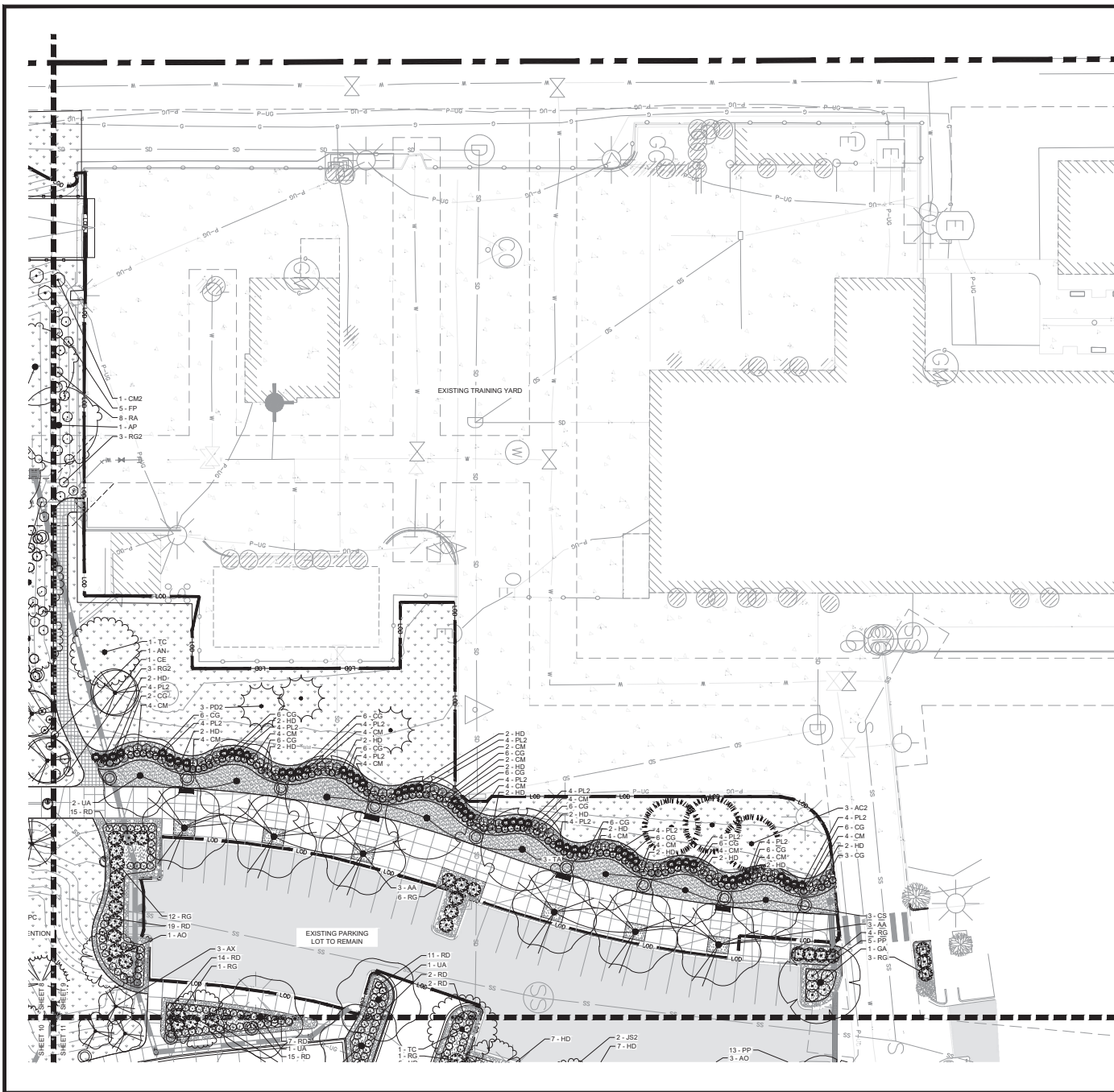
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OVERALL LANDSCAPE PLAN

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PLANT SCHEDULE

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4 - PL2
2 - CG1
4 - CM

1 - TC
1 - AN
3 - CE
3 - RG2
2 - HD
4 - PL2
2 - CG1
4 - CM

3 - PD2
9 - CG
4 - PL2
2 - HD
4 - CM
6 - CG
2 - HD
4 - PL2
4 - CM

2 - UA
15 - RD
12 - RG
19 - RD
1 - AO

3 - AX
14 - RD
1 - RD
1 - RD
1 - RD

11 - RD
1 - UA
2 - RD
1 - RD
1 - RD

7 - HD
2 - JS2
7 - HD
13 - PP
3 - AO

3 - CS
3 - AA
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AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:



APPLICANT/LANDSCAPE ARCHITECT

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ORIGINAL SIZE 24X36

ISSUED

No. DESCRIPTION DATE

01 MAJOR SITE PLAN 7/16/2021

02 MAJOR SITE PLAN ROUND 2 9/28/2021

REVISIONS

No. DESCRIPTION DATE

LANDSCAPE PLAN ENLARGEMENT

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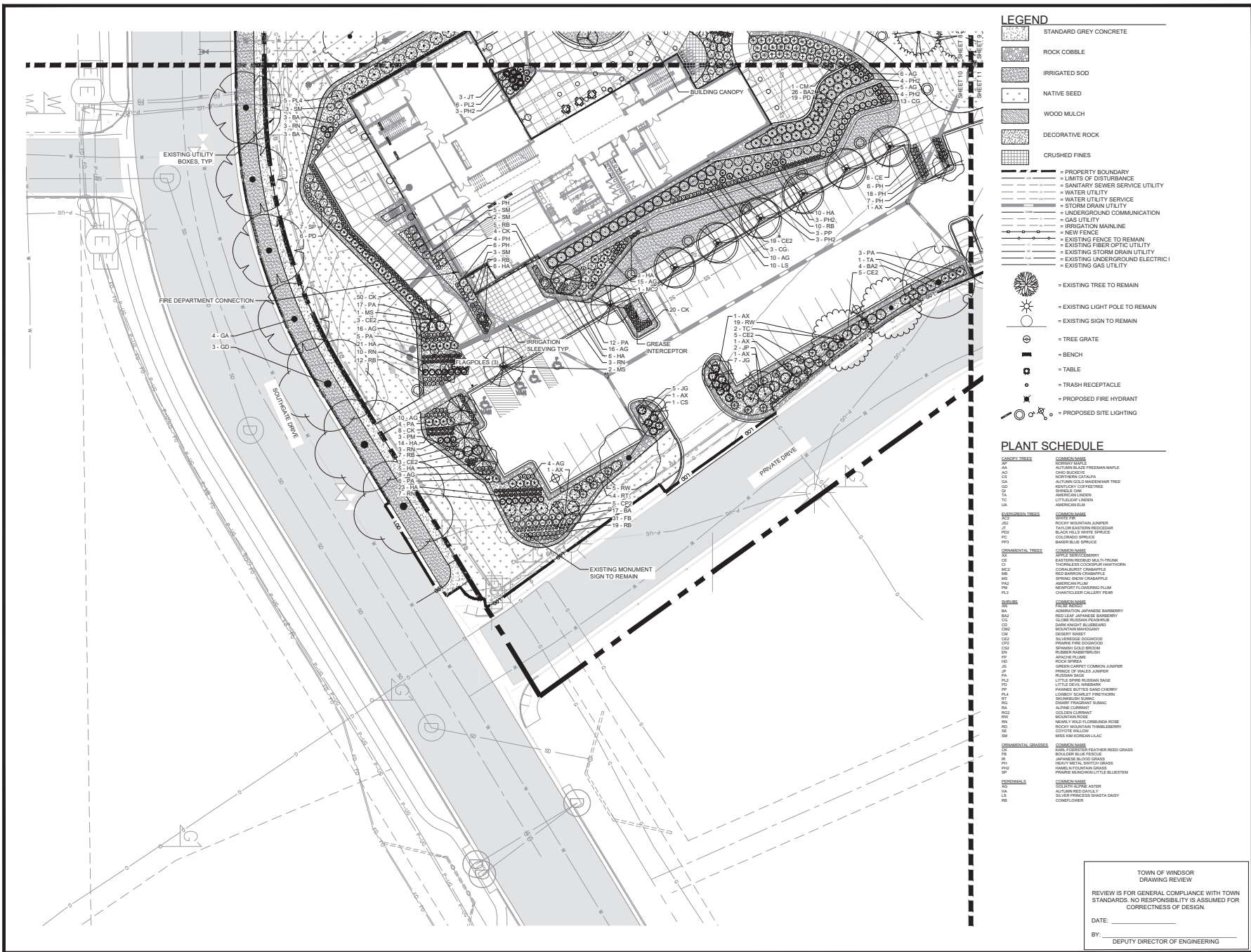


PROJECT No. R20-044

DRAWN BY:

REVIEWED BY:

DRAWING NUMBER:



AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:



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OWNER

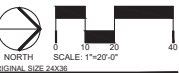
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ORIGINAL SIZE 24X36

ISSUED	No.	DESCRIPTION	DATE
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02	MAJOR SITE PLAN ROUND 2	5/28/2021	

REVISIONS	No.	DESCRIPTION	DATE

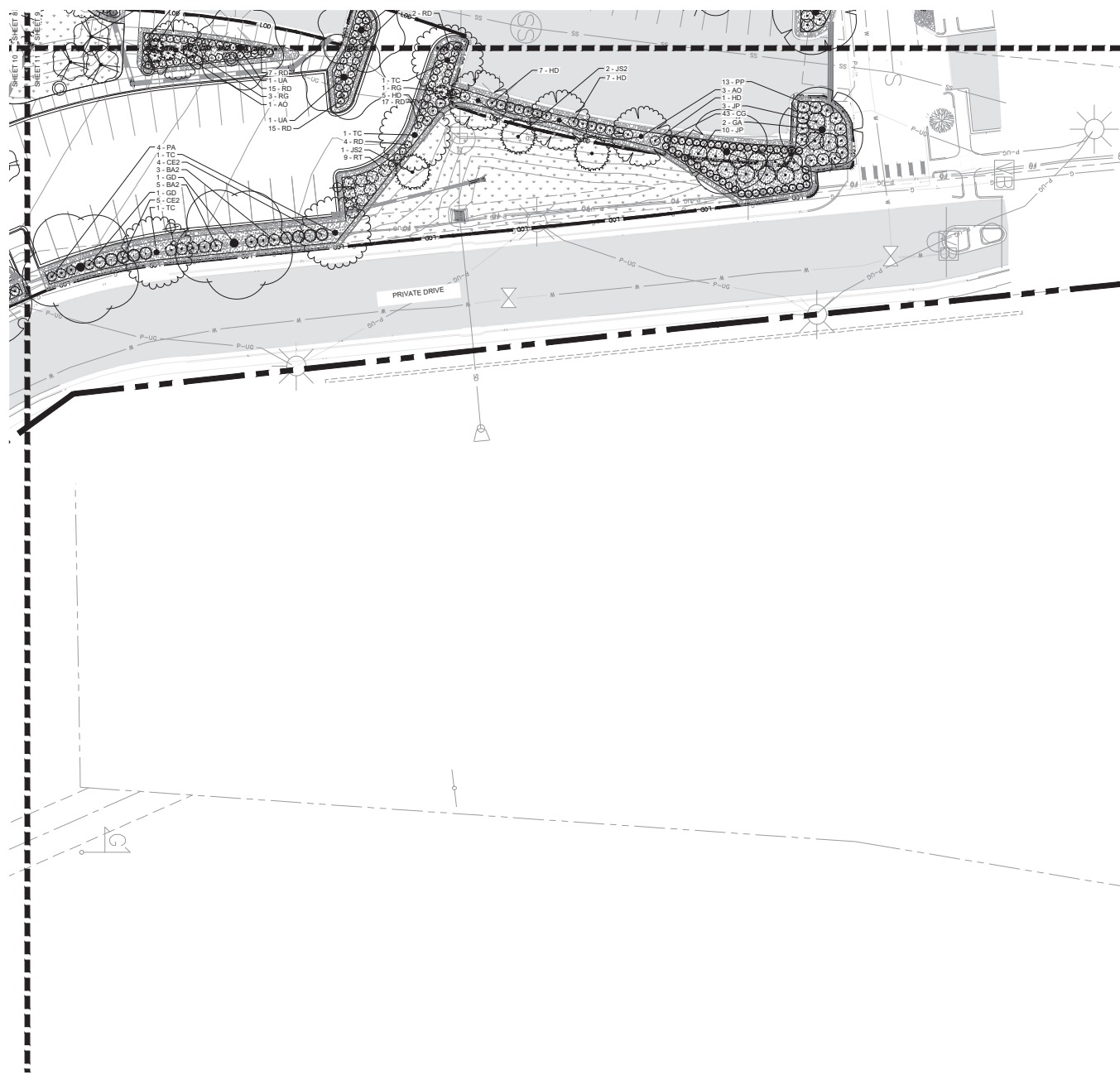
LANDSCAPE PLAN ENLARGEMENT

SEAL:



PROJECT No.	1920-044
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

10 OF 53



LEGEND

	STANDARD GREY CONCRETE
	ROCK COBBLE
	IRRIGATED SOD
	NATIVE SEED
	WOOD MULCH
	DECORATIVE ROCK
	CRUSHED FINES
	= PROPERTY BOUNDARY
	= LIMITS OF DISTURBANCE
	= SANITARY SEWER SERVICE UTILITY
	= WATER UTILITY
	= STORM DRAIN UTILITY
	= UNDERGROUND COMMUNICATION
	= GAS UTILITY
	= IRRIGATION MAINLINE
	= NEW FENCE
	= EXISTING FENCE TO REMAIN
	= EXISTING ELECTRIC UTILITY
	= EXISTING STORM DRAIN UTILITY
	= EXISTING UNDERGROUND ELECTRIC
	= EXISTING GAS UTILITY
	= EXISTING TREE TO REMAIN
	= EXISTING LIGHT POLE TO REMAIN
	= EXISTING SIGN TO REMAIN
	= TREE GRATE
	= BENCH
	= TABLE
	= TRASH RECEPTACLE
	= PROPOSED FIRE HYDRANT
	= PROPOSED SITE LIGHTING

[illegible]

AIMS WINDSOR
CAMPUS

MAJOR SITE PLAN

PREPARED BY: _____



APPLICANT / LANDSCAPE ARCHITECT _____

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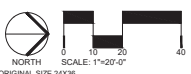
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ISSUED		
No.	DESCRIPTION	DATE
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02	MAJOR SITE PLAN ROUND 2	9/28/2021
REVISIONS		
No.	DESCRIPTION	DATE

LANDSCAPE PLAN
ENLARGEMENTLANDSCAPE PLAN
ENLARGEMENT

SEAL: _____



PROJECT No.:	R20-044
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

11 OF 53

Plotted By: Katy Thompson Layout: L1, G, LANDSCAPE NOTES AND DETAILS Printed On: 5/28/2021 4:49 PM File Name: Landscape Plan.dwg

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERMEN SPECIFICATION FOR NURSERY ONE GRADE.
2. ALL PLANT MATERIALS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUBS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC Drip (D) IRRIGATION SYSTEM. OR ACCEPTABLE ALTERNATE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
3. ALL TREES TO BE BATTED AND SUPPORTED WITH RIGID CONTAINING BARS OR CONDUITS.
4. ALL SHRUBS AND TREES TO BE MULCHED WITH WOOD MULCH (1" AVERAGE DEPTH) ON TYPICAL FILTER FABRIC.
5. EDGES BETWEEN GRASS AND SHRUBS SHALL BE 18" x 4" FEET STEEL W/EL WITH TOP OF SOIL.
6. CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN ENGINEER PRIOR TO INSTALLATION OR REPLACEMENT.
7. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLAN. IN THE EVENT OF CONFLICT WITH THE QUANTITIES LISTED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE QUANTIFIED.
8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTING AND IRRIGATION SYSTEMS.
9. STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTY (50) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
10. MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC) NO VEGETATION OTHER THAN TURF OR GRASS COVER PLANTED IN FRONT OF FDC.
11. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO SUBMITTAL OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED ON A SCHEDULE WITH A FINANCIAL INCREMENT COORDINATED WITH THE TOWN PROJECT SCHEDULE. CERTIFICATE OF OCCUPANCY FOR THE BUILDING.
12. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THE PLAN.
13. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER 1,000 SQUARE FEET.
14. TURF GRASS SHALL BE SEEDS OR SOODED WITH DROUGHT TOLERANT BLENDS. TREES TO BE PLANTED EIGHTEEN (18) INCHES.
15. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSIDERED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
16. FOUNDATION SHRUBS AND TREES TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
17. CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
18. FOR TOWN TO VERIFY PROPER PLANTING, TREE SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITH A SITE TRIANGLE. FURNISHED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SIDES OF THE DRIVING FUTURE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
19. SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-POTABLE WATER SOURCE CONNECTION.
20. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DISEASE, INJURY, OR DRAIN, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

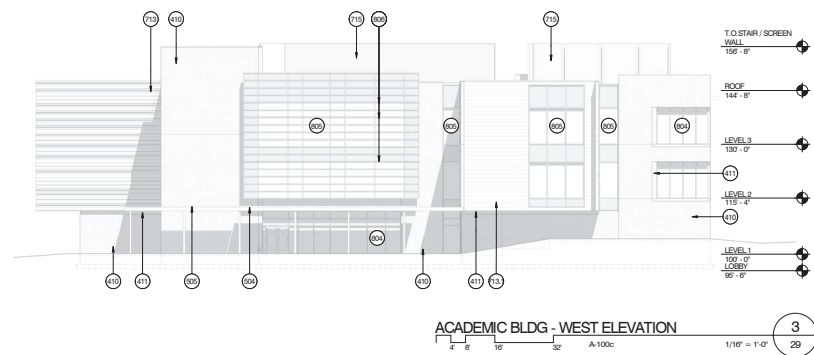
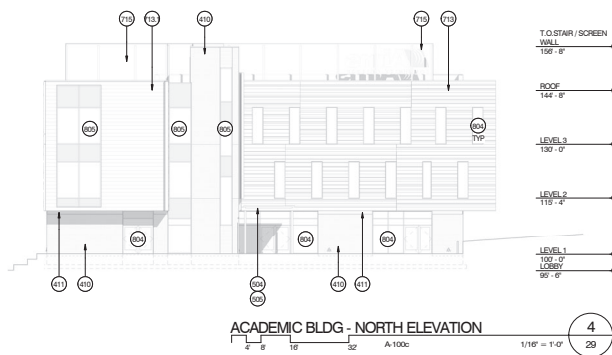
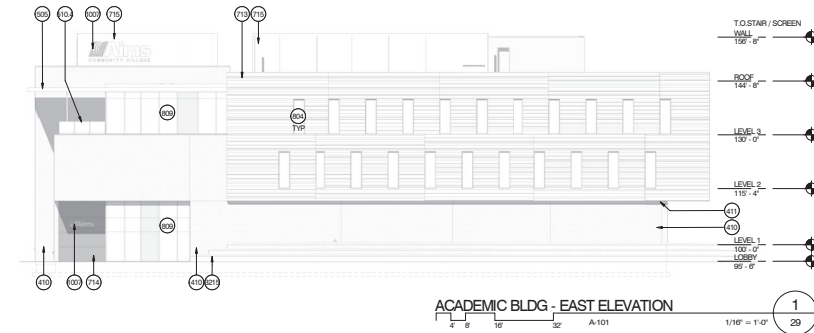
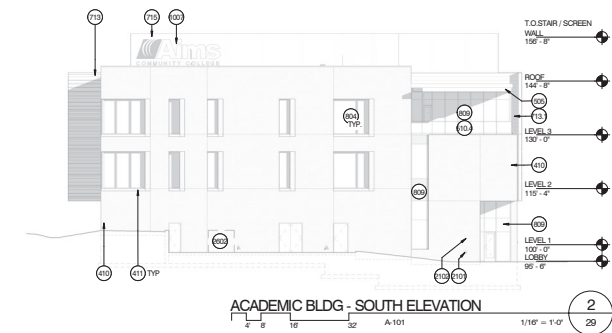
PLANT SCHEDULE

ORNAMENTAL TREES		QTY	SYMBOL	DESCRIPTION
AA	1	1		ACER X FREEMAN 'JEFFERSON' 1M / AURUM BLAZE FREEMAN MAPLE
AD	2	2		ADONIS 'SANDRA' / ONCE-BLOWN
AD	3	3		ADONIS 'SANDRA' / ONCE-BLOWN
AD	4	4		ADONIS 'SANDRA' / ONCE-BLOWN
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AD	6	6		ADONIS 'SANDRA' / ONCE-BLOWN
AD	7	7		ADONIS 'SANDRA' / ONCE-BLOWN
AD	8	8		ADONIS 'SANDRA' / ONCE-BLOWN
AD	9	9		ADONIS 'SANDRA' / ONCE-BLOWN
AD	10	10		ADONIS 'SANDRA' / ONCE-BLOWN
AD	11	11		ADONIS 'SANDRA' / ONCE-BLOWN
AD	12	12		ADONIS 'SANDRA' / ONCE-BLOWN
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AD	16	16		ADONIS 'SANDRA' / ONCE-BLOWN
AD	17	17		ADONIS 'SANDRA' / ONCE-BLOWN
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AD	73	73		ADONIS 'SANDRA' / ONCE-BLOWN
AD	74	74		ADONIS 'SANDRA' / ONCE-BLOWN
AD	75	75		ADONIS 'SANDRA' / ONCE-BLOWN
AD	76	76		ADONIS 'SANDRA' / ONCE-BLOWN
AD	77	77		ADONIS 'SANDRA' / ONCE-BLOWN
AD	78	78		ADONIS 'SANDRA' / ONCE-BLOW

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WORK NOTES

- 410 MASONRY PATTERN 1 - ENDICOTT IRONSPOT, THREE COLOR BRICK BLEND
- 411 MASONRY PATTERN 2 - ENDICOTT DARK IRONSPOT
- 504 ROOF CANOPY WITH DECORATIVE BALLAST AND WOOD SPIRT (S-G)
- 505 ROOF TRELLIS STEEL PRIMARY STRUCTURE, PAINTED RE STRUCTURAL, PROVIDE PREFINISHED ALUMINUM AIRFOIL BLADES ATTACHED VIA CLIPS TO STEEL FRAME GLASS GUARDRAIL
- 510.4 FORMED METAL WALL PANEL WITH VARIED PROFILES, COLOR - DOVE GRAY, MATTE FINISH
- 713.1 FORMED METAL WALL PANEL, COLOR - ANODIZED ALUMINUM
- 714 COMPOSITE METAL PANEL, COLOR PER COLLEGE BRANDING
- 715 FORMED METAL PANEL SCREEN WALL, PERFORATED, COLOR - ANODIZED ALUMINUM
- 804 ALUMINUM STOREFRONT
- 805 CURTAINWALL - CAPTURED
- 806 EXTERIOR SUN CONTROL DEVICE, BY CURTAINWALL MFR.
- 808 CURTAINWALL - 4 SIDED SSG
- 1007 CUSTOM METAL SIGNAGE MOUNTED TO EXTERIOR WALL OR SCREEN WALL SYSTEM, OFC
- 2101 FIRE DEPARTMENT CONNECTION, RE PLUMBING AND CIVIL
- 2102 KNOX BOX
- 2102 TRANSFORMER, RE ELEC
- 3215 CONCRETE RETAINING WALL, RE LANDSCAPE

AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:



APPLICANT / LANDSCAPE ARCHITECT

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OWNER

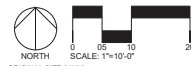
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ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	MAJOR SITE PLAN	7/16/2021
02	MAJOR SITE PLAN ROUND 2	9/28/2021

ACADEMIC BUILDING EXTERIOR ELEVATIONS

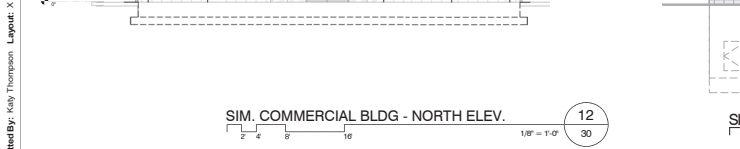
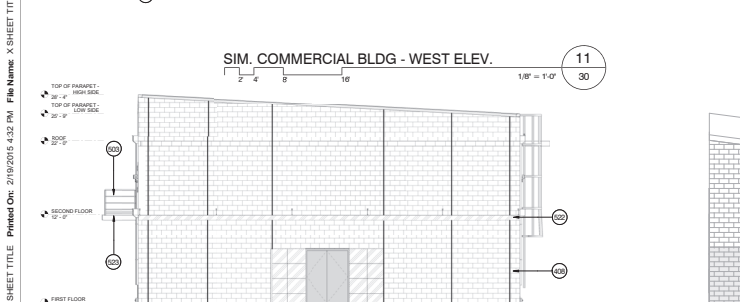
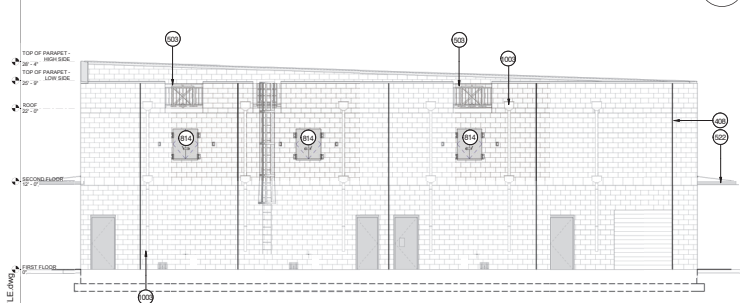
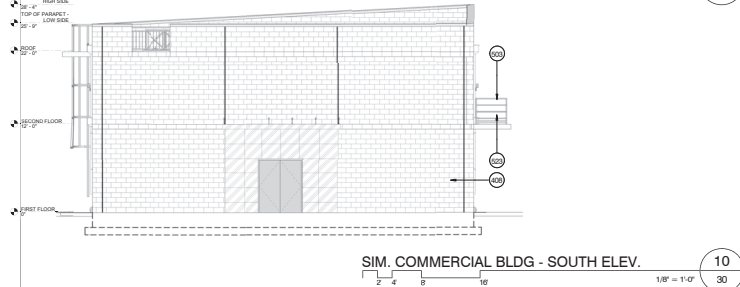
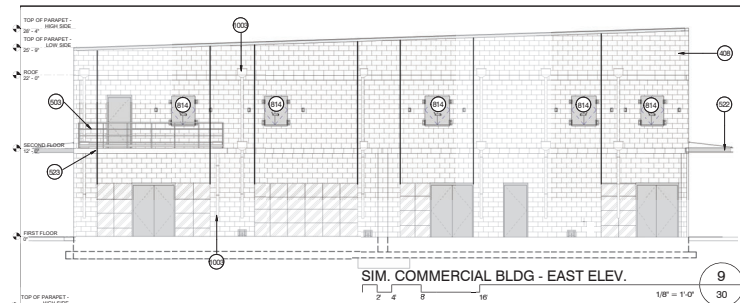
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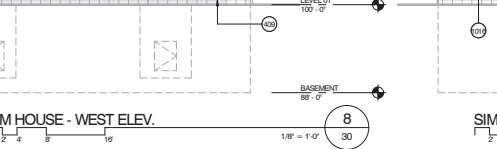
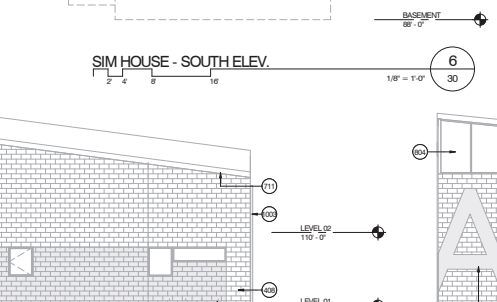
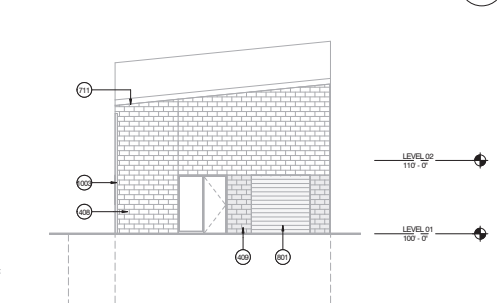
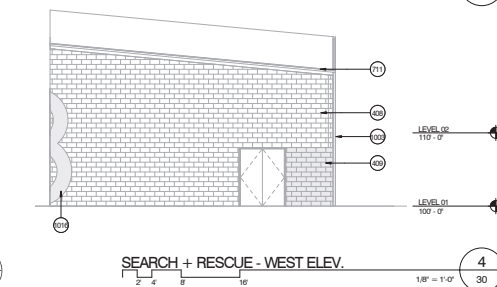
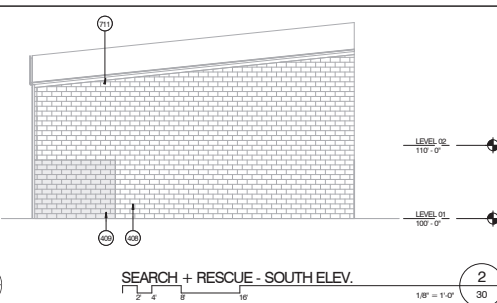
PROJECT No.: R20-044
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

50 OF 53

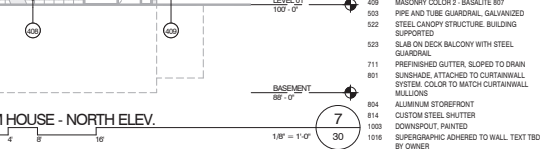
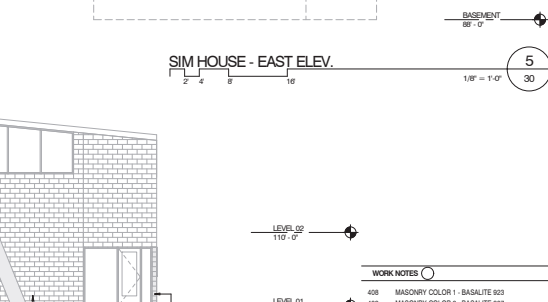
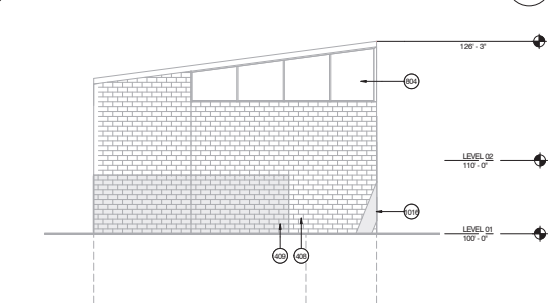
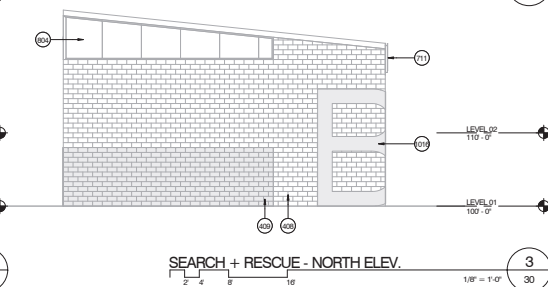
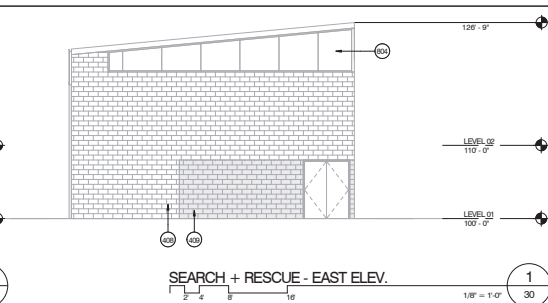
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AIMS WINDSOR CAMPUS

MAJOR SITE PLAN

WINDSOR, CO
PREPARED BY:

LANDSCAPE ARCHITECTURE, LAND PLANNING

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NORTH
SCALE: 1"=10'-0"

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
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02	MAJOR SITE PLAN ROUND 2	9/28/2021

No.	DESCRIPTION	DATE

TRAINING YARD
EXTERIOR ELEVATIONS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R20-044
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

51 OF 53