PLANNING COMMISSION
REGULAR MEETING

February 7, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

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. Approval of minutes of January 17, 2018

C. BOARD ACTION

1. Request for Commercial Corridor Building Material Waiver – Eagle Crossing Subdivision 5th Filing, Lot 2 (Fuzzy's Taco Shop) – Martin Lind, property owner; Marc Rogers, Fuzzy's Taco Shop, applicant / Patricia Kroetch, North Star Design, Inc., applicant's representative
   - Quasi-judicial
   - Staff presentation: Millissa Berry, Senior Planner

2. Public Hearing – Swanson Annexation and Zoning – Jon Turner, North Windsor Holdings, LLC, property owner / Kristin Turner, TBGroup, applicant
   - Legislative
   - Staff presentation: Paul Hornbeck, Senior Planner

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.

3. Recommendation to Town Board – Swanson Annexation and Zoning – Jon Turner, North Windsor Holdings, LLC, property owner / Kristin Turner, TBGroup, applicant
    - Legislative
    - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission

2. Communications from the Town Board liaison

3. Communications from the staff

E. ADJOURN

* *Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.*

Upcoming Meeting Dates

Wednesday, February 21, 2018	7:00 P.M.	Regular Planning Commission meeting**
Wednesday, March 7, 2018	7:00 P.M.	Regular Planning Commission meeting**
Wednesday, March 21, 2018	7:00 P.M.	Regular Planning Commission meeting**
Wednesday, April 4, 2018	7:00 P.M.	Regular Planning Commission meeting**

** Does not include any Planning Commission work sessions which may be requested and may also be scheduled for these dates.

PLANNING COMMISSION
REGULAR MEETING
January 17, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Chairman Schick called the regular meeting of the Planning Commission to order at 7:03 p.m.

1. Roll Call

The following Planning Commission members were present:

		Gale Schick
		Victor Tallon
		Doug Dennison
		Jerry Bushelman
		Mike McWilliams
		Tim Annable
		Travis Yingst - A
		Dan Foreman - A
	Town Board Liaison	Ken Bennett
Also Present:	Planning Director	Scott Ballstadt
	Chief Planner	Carlin Malone
	Senior Planner	Millissa Berry
	Utility Billing Clerk	Amanda Mehlenbacher

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

Mr. Annable moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Tallon, Dennison, Yingst, Bushelman, McWilliams, Annable
Nays – None
Motion carried.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR*

1. Approval of the minutes of December 6, 2017

Mr. Tallon moved to approve the consent calendar as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Tallon, Dennison, Yingst, Bushelman, McWilliams, Annable

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Nays – None
Motion carried.

C. BOARD ACTION

1. Weld County Referral Recommendation –Change of Zone – Hermitage Planned Unit Development (PUD), application PUDZ17-0007 – Charles and Tina Schinner, Yes Investments, LLC, property owners/Deanne Frederickson, AGRO professionals, applicant representative
    - Quasi-Judicial
    - Staff presentation: Carlin Malone, Chief Planner

    Per Ms. Malone, Weld County has referred a change of zone application to the Town for review and comment. The property includes four lots with a total of 22.9 acres zoned A (agriculture). The property is located approximately 275 feet west of Weld County Road 17 (WCR 17)/Town of Windsor corporate limits, approximately .62 miles (3,260 feet) north of U.S. Highway 34. The change of zone application requests a rezoning from agriculture (A) to E (estate) for single-family residential.

    On June 18, 2014, staff presented a Weld County referral for the subject property [Planned Unit Development (PUDK14-0001)] for the Planning Commission's recommendation. The request was for creating three agricultural type lots (single family agricultural residential) from a 25-acre lot created by a previous recorded exemption. At the time of the request, there were two existing homes on the property. The property was located within the Town's Growth Management Area (GMA) and Community Influence Area (CIA). The property was also eligible for annexation, contiguous with the Town's corporate limits (Weld County Road 17) along the eastern property line. Therefore, the Planning Commission recommended approval of the proposed PUD to Weld County with the condition that "any future land use proposals on the site shall be referred to the Town of Windsor with a petition and application for annexation of the subject properties." The excerpt from the June 18, 2014 Planning Commission meeting minutes is included with this memorandum.

    On April 15, 2015, staff presented Weld County referral PUDK15-001, an amendment to PUDK14-001, for the Planning Commission's recommendation. The amendment request was for increasing the total number of single family agricultural residential lots within the PUD from three to five. The property conditions remained the same as the previous application, with the property still eligible for annexation. As such, staff recommended that the Planning Commission recommend denial of the proposed PUD to Weld County, further recommending that the applicant submit a petition and application for annexation of the subject property to the Town of Windsor. The Planning Commission discussed and concluded that the request was generally consistent with the surrounding area, forwarding a recommendation of approval of the application to Weld County, noting that any changes to the proposal be referred back to the Planning Commission for further consideration and recommendation.

    The four lots included in the subject request were part of the previous five-lot PUD zoned A. The lot that is no longer a part of the Hermitage PUD was the only lot within the PUD

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that was contiguous to the Town's corporate limits (WCR 17). Therefore, the subject property is no longer eligible for annexation.

Based upon the referral history on the property, it appears as though the appropriate subdivision process is being evaded by utilizing consecutive minor subdivision processes to incrementally create additional residential lots. This results in a piecemeal development pattern that creates additional demands on infrastructure and services and creates challenges for long-term development of the area. If the applicant's ultimate goal is a larger residential subdivision, a more holistic subdivision application should be required.

The application is not consistent with the Comprehensive Plan nor the Strategic Plan.

Mr. Bushelman expressed his concern with the amount of times the applicant has come before the commission for changes.

Mr. Tallon moved to forward a recommendation of approval of the proposed PUPZ17-0007 application to the Weld County Department of Planning Services subject to the following conditions:

1. **Any change of use and any work associated with WCR 17 is subject to Windsor Street Standards and right-of-way permitting;**
2. **Analyze the total traffic volume to determine the need for auxiliary lanes;**
3. **Provide storm water detention consistent with county requirements;**
4. **Adherence to the CPA design standards, as adopted between Windsor and Weld County;**

Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – None

Nays – Schick, Tallon, Dennison, Yingst, Bushelman, McWilliams, Annable

Motion failed.

2. Site Plan Presentation - Jacoby Farm 5th Filing Lot 5 – Les Schwab Tire Center, George Bunting, SFP-E LLC, applicant / Aaron McLean, Galloway & Company, Inc., applicant's representative
    - Staff presentation: Millissa Berry, Senior Planner

Per Ms. Berry, the applicant is proposing a new site development in the Jacoby Farm Subdivision 5th Filing. The site of the proposed Les Schwab Tire Center is located at 1650 Main Street. The site is zoned General Commercial (GC) and is located adjacent to other GC zoned properties. It is also located along a designated commercial corridor.

Overall development characteristics include:

- total lot area of 1.48 acres
- approximately 28.8% landscaped area
    - a 12,518 square foot building
    - 8 service bays
- Sales area
- 38 parking stalls (request for parking determination on agenda)

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Building characteristics include:

- building materials are a mix of ground face CMU (3 varieties and colors) in earth tone colors, a stone veneer wainscot, and metal panel accents (material and color board submitted)
- the prominent building colors are a mix of tans; accent colors include gray, maroon, and bronze
- building height of 25' 4"
- a flat roof with varied roofline
- treatment of the western façade to break up building mass

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project.

The application is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Mr. Annable inquired if there will be landscaping on the west end of the facility to deter fisherman from using the parking lot.

Erin McClain,6162 S. Willow Dr. Suite 320, Greenwood Village, CO, addressed the Planning Commission and informed the Planning Commission that Les Schwab Tire Center could help mitigate potential parking issues with their customer service approach.

Ms. Berry commented that Les Schwab's typical use of the parking is not as much as the parking lot display suggests.

Mr. McWilliams inquired if the Les Schwab Tire Center will be a locally owned business.

Mr. McClain stated that the Les Schwab business model is to have locally owned store managers. The stores are 50% owned by the local store managers and their employees.

3. Determination of Off-street Parking Requirement in Accordance with Section 16-10-30(7) of the Municipal Code - Jacoby Farm 5th Filing Lot 5 – Les Schwab Tire Center, George Bunting, SFP-E LLC, applicant / Aaron McLean, Galloway & Company, Inc., applicant's representative

- Quasi-judicial
- Staff presentation: Millissa Berry, Senior Planner

Per Ms. Berry, the applicant is proposing a new site development in the Jacoby Farm Subdivision 5th Filing. The site of the proposed Les Schwab Tire Center is located at 1650 Main Street. The site is zoned General Commercial (GC) and is located adjacent to other GC zoned properties. Plan details are presented in a separate memo with this packet. The site plan depicts a 12,518 square foot building with 8 service bays and 38 off-street parking stalls.

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Because Section 16-10-30(a)(7) of the Municipal Code does not include a use category and associated parking requirement for auto repair and service, the applicant has requested a Planning Commission determination regarding parking requirements in accordance with Section 16-10-30(a)(7) of the Municipal Code which states:
Uses not enumerated. In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall determine the appropriate application of the parking requirements to the specific situation.

The two categories within Section 16-10-30(a)(7) that may be applicable are "customer service establishments" that require 1 space per every 250 square feet of gross leasable area and "industrial" which require 1 space per 2 employees. If the former was applied, 50 stalls would be required. If the latter was applied, approximately 10 to 15 spaces would be required.

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

Upon reviewing codes of regional municipalities, all of the communities identified vehicle repair and service as a specific use category in their parking standards. Most required between 1 space per 400 sf to 1 space per 500 sf of building. Evaluating the subject site plan based on the requirements of these other communities, the parking requirement ranged from 10 to 63 stalls with the average requirement being between 30 and 36 spaces.

Upon reviewing site layouts of tire stores in the region, the parking ratio appeared to be similar to the 1 space per 400 – 450 sf range.

With these information sources and the Planning Department's professional experience with site plan review, staff feels that the site plan provides adequate parking for the use.

Mr. Tallon moved to determine the parking is adequate as purposed; Mr. McWilliams seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Tallon, Dennison, Yingst, Bushelman, McWilliams, Annable
Nays – None
Motion carried.

4. Election of Officers (chairman, vice-chairman and secretary) for the 2018 calendar year
    - Staff presentation: Scott Ballstadt, Director of Planning

Mr. Annable moved to nominate Mr. Schick as Chairman, Mr. Tallon as Vice-Chairman and Mr. Dennison as Secretary; Mr. McWilliams seconded the motion. Roll call on the vote resulted as follows:
Yeas – Tallon, Dennison, Yingst, Bushelman, McWilliams, Annable
Nays – Schick
Motion carried.

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D. COMMUNICATIONS

1. Communications from the Planning Commission
   None
2. Communications from the Town Board liaison
   None
3. Communications from the staff
   None

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:23 p.m.

_____
Utility Billing Clerk, Amanda Mehlenbacher

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MEMORANDUM

Date: February 7, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Waiver Request Regarding Section III.B.3.a.5 of the Commercial Corridor Plan Design Criteria – Building Material – Fuzzy's Taco Shop – Eagle Crossing Subdivision 5th Filing Lot 2 – Martin Lind / Eagle Crossing LLC owner; Marc Rogers, applicant; Patricia Kroetch, North Star Design, Inc., applicant's representative
Item #: C.1

Background / Discussion

The applicant, Mr. Marc Rogers of Fuzzy's Taco Shop, is proposing a new site development in the Eagle Crossing Subdivision 5th Filing. The site of the proposed Fuzzy's Taco Shop is located northeast of the intersection of Crossroads Boulevard and Fairgrounds Avenue. The site is zoned General Commercial (GC), is located adjacent to other GC zoned properties, and is located on a designated commercial corridor where commercial corridor design criteria are required. The site plan was presented to the Planning Commission at its December 6, 2017 regular meeting.

Building characteristics include:

- 5,715 square foot building
- building materials are a mix of wood siding and stucco in earth tone colors with metal accents
- building height of 25'
- a flat roof with varied roofline
- covered entry feature
- enclosed outdoor patio area

Details and elevations can be found in the associated PowerPoint presentation.

The applicant is requesting a waiver from the design criteria to allow for the use of stucco to cover 42.31% of one building façade. Section III.B.3.a.5 of the Commercial Corridor Plan Design Criteria states that:

> "Stucco or Exterior Insulation Finish Systems (EIFS) is encouraged to be secondary material or accent element not to exceed thirty-five percent (35%) of the respective building façade."

The Commercial Corridor Plan states that, in order to receive a waiver, the applicant shall have the burden of establishing justification under the following criteria:

- Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship; and
- The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and
- Approval of the waiver request will not be detrimental to the public interest.

Requests for design criteria waivers shall be subject to review and determination by the Planning Commission. The Planning Commission may grant, conditionally grant, or deny any waiver request.

The applicant has been working with staff to reduce the amount of stucco on the building, including substituting some of the stucco material on all facades with wall tile, cement composite panels, and/or metal, and adding a wainscot. The overall amount of stucco on the entire building is 25.5%. However, for the south façade, which faces Crossroads Boulevard, the amount of stucco is 42%. The applicant feels that the building does not have additional design-compatible areas for increasing the amount of alternative materials that would reduce the amount of stucco on the south façade and to do so would cause a redesign of the building (e.g. addition of more windows).

This subject façade is approximately 60 feet wide. The façade is broken up with large window areas, awnings, a railing around the patio area, architectural design walls, and light fixtures. The roof line is varied with parapets capping the walls. Two relatively smaller sections, approximately 60 square feet, of elevation that will have the stucco treatment are recessed from the rest of the façade by approximately 50 feet, reducing the appearance of building massing and the amount of stucco of the façade as viewed from the street. Two shade trees (and a number of shrubs) are proposed between the subject façade and the street.

The building is located a short distance from the Summit which has large areas of CMU, an approved material for the corridors. From the distance to the street, the materials – CMU and stucco – seem comparable in appearance and quality.

If approved, the design would be reflective of the elevations submitted, will protect the public interest at least equally than the standard of no more than 35% of stucco on a façade facing a street, and it does not appear to be detrimental to the public interest.

Because of the various façade treatments and building design, the landscaping, the scale of the façade and the building, and the overall amount stucco used on the building, staff feels that the intent of the Commercial Corridor Design Criteria is met and supports the granting of the waiver.

Financial Impact

Not applicable.

Relationship to Comprehensive Plan

Not applicable.

Relationship to Strategic Plan

Not applicable.

Recommendation

Staff recommends approval of the waiver request to allow one façade, the south façade, to have up to 42.31% stucco as proposed in the submitted design plans.

Attachments

Application Materials
PowerPoint presentation

cc: Marc Rogers, Fuzzy's Taco Shop
Martin Lind, Eagle Crossing LLC, property owner

TOWN OF WINDSOR COLORADO

APPLICATION PACKET
LAND USE APPLICATION

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

2

APPLICATION TYPE:

- [ ] Annexation
- [ ] Master Plan
- [ ] Rezoning
- [ ] Minor Subdivision
- [ ] Lot Line Adjustment
- [ ] Major Subdivision
- [x] Site Plan

SUBTYPE:

(for Major Subdivisions and Site Plans only)

- [ ] Preliminary
- [ ] Final
- [x] Qualified Commercial/Industrial
- [ ] Administrative

Project Name*: Fuzzy's Taco Shop

Legal Description*: LOT 2 EAGLE CROSSING FILING NO. 5

Address/Location*: 4305 N. Fairgrounds Parkway

Existing Zoning: General Commercial **Proposed Zoning:** General Commercial

3

OWNER:

Name(s)*: Martin Lind

Company: Eagle Crossing Windsor, LLC

Address*: 1625 Pelican Lakes Pt. Suite 201, Windsor, CO 80550

Phone #*: 970/686-5808 Email*: mlind@valleyvalley.com

APPLICANT *(Owner or Owner's Representative)*:

Name*: Brad Nichols

Company: YOW Architects PC

Address*: 115 S. Weber St. Suite 200 Colorado Springs CO 80903

Phone #*: (719) 475-8133 Email*: bnichols@yowarch.com

AUTHORIZED REPRESENTATIVE:

Name: Marc Rogers

Company: Fuzzy's Taco Shop

Address: Fort Collins CO

Phone #: (970) 223-8226 Email: marc.rogers@fuzzystacoshop.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: 9/21/17

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

Print Name: Martin Lind as Manager of Eagle Crossing Windsor, LLC

*Required fields

YOW ARCHITECTS PC
115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
(719) 475-8133 www.yowarch.com

WAIVER OF COMMERCIAL CORRIDOR STANDARDS

PROJECT: Windsor Fuzzy's Taco Shop
ADDRESS: 4305 N Fairgrounds Parkway, Windsor, CO 80550
LEGAL DISCRIPTION: Lot 2 Eagle Crossing Filing No. 5
YOW Project Number: 17.184
DATE: 1.10.18
OWNER: Fuzzy's Taco Shop
Contact: Marc Rogers & Jason Beld.
To: Windsor Planning Department, Attn: Millissa Berry

Ms. Berry,

We are requesting a waiver of the Commercial Corridor Standard for Percentage (%) of Stucco on the South Elevation. The requirement is for no more than 35%, however our facade has 42%. From our standard prototypical Fuzzy's Tacos Building, we have already changed the exterior material around the Kitchen from Stucco to Cementitious Panel and added a Ground Table of Porcelain Tile to the base of the building on all sides. Without a complete redesign, there is not a clean area to add more material to reduce the percentage (%) of Stucco on the South Elevation. The total stucco area for the entire building is at 25.5%. The owners are sensitive to the cost increases as we work to meet the Commercial Corridor Requirements. Therefore; we are asking for a waiver for the 7% additional stucco than the requirement on one facade in relation to the overall building being at 25.5%.

If you have any questions or need anything further please call me at (719) 475-8133.

Sincerely,

Adam Thesing, AIA
Architect, YOW Architects, P.C.

Lawrence Whittaker, AIA Architect
Director of Architecture

Steven L. Obering, Architect
Director of Planning

D. Gene Yergensen, Architect
Founding Principal

Adam Thesing,AIA Architect
Project Architect

Janine Mejia-Diaz, Designer
Project Manager

Brad McFarland, Architect
Project Architect

Jonathan Whittaker,AIA Architect
Project Architect

Brad Nichols, Planner
Associate Director of Planning

Sonia Griffith, Operations Manager

YOW ARCHITECTS PC

115 SOUTH WEBER STREET SUITE 200 COLORADO SPRINGS, COLORADO 80903
(719) 475-8133 www.yowarch.com

September 27, 2017

Town of Windsor
Planning Department
301 Walnut Street
Windsor, CO 80550

RE: 4305 N. Fairgrounds Avenue, Eagle Crossing Subdivision Lot 4
Qualified Commercial Site Plan – Fuzzy's Taco Shop

This submittal is for approval of a Qualified Commercial Site Plan for a Fuzzy's Taco shop. The site is zoned GC. The 1.37 acre site is located northeast of the Fairgrounds Avenue and Crossroads Boulevard intersection. The included parcel is currently vacant.

A Fuzzy's Taco Shop restaurant is proposed for the site which would encompass approximately 5,715 sf of indoor space and 1,585 sf outdoor patio. The site is parked at 1 space per 200 square feet and 1 space per every 2 employees at maximum occupancy.

This project is harmonious with adjacent land uses and will serve the surrounding neighbors with a quality destination. Vehicular circulation encourages safe travel around and within the site as well discourages cut through traffic. Landscaping provided will screen vehicular parking lots and will enhance the corner intersection of this development. Movement of handicapped persons is safe and convenient throughout the site with the use of sidewalks and ramps. Pedestrian circulation is designed to create safe and pleasurable movement through the site and throughout the development.

Should you require any additional information, please contact me at 719.475.8133.

Respectfully yours,

Brad Nichols, Planning Associate
YOW Architects PC

Lawrence Whittaker, AIA Architect
Director of Architecture

Steven L. Obering, Architect
Director of Planning

Adam Thesing, Architect
Project Architect

Brad McFarland, Architect
Project Architect

Jonathan Whittaker,AIA Architect
Project Architect

Janine Mejia-Diaz, Architect
Project Architect

Brad Nichols, Planner
Planning Associate

Sonia Griffith, Office Manager

Waiver Request Regarding Section III.B.3.a.5 of the Commercial Corridor Plan Design Criteria – Building Material – Fuzzy's Taco Shop – Crossing Subdivision 5th Filing Lot 2

Millissa Berry, Senior Planner

Planning Commission February 7, 2018

Commercial Corridor Plan Design Criteria

Sec. III.B.3. Building Materials.

A relatively wide variety of building materials shall be permitted, however, it is intended that a basic harmony of architecture prevail…

Stucco or Exterior Insulation Finish Systems (EIFS) is encouraged to be secondary material or accent element not to exceed thirty-five percent (35%) of the respective building façade.

The applicant is requesting that the south façade be able to exceed the 35% limitation and the 42% stucco is permitted.

Commercial Corridor Plan Design Criteria

Sec. II.B. Waiver Process.

Requests for design criteria waivers shall be subject to review and determination by the Planning Commission. (Town Board hears appeals to Planning Commission decision.)

The Planning Commission may grant, conditionally grant, or deny any waiver request.

The applicant has the burden of establishing justification for waiver approval under the following criteria:

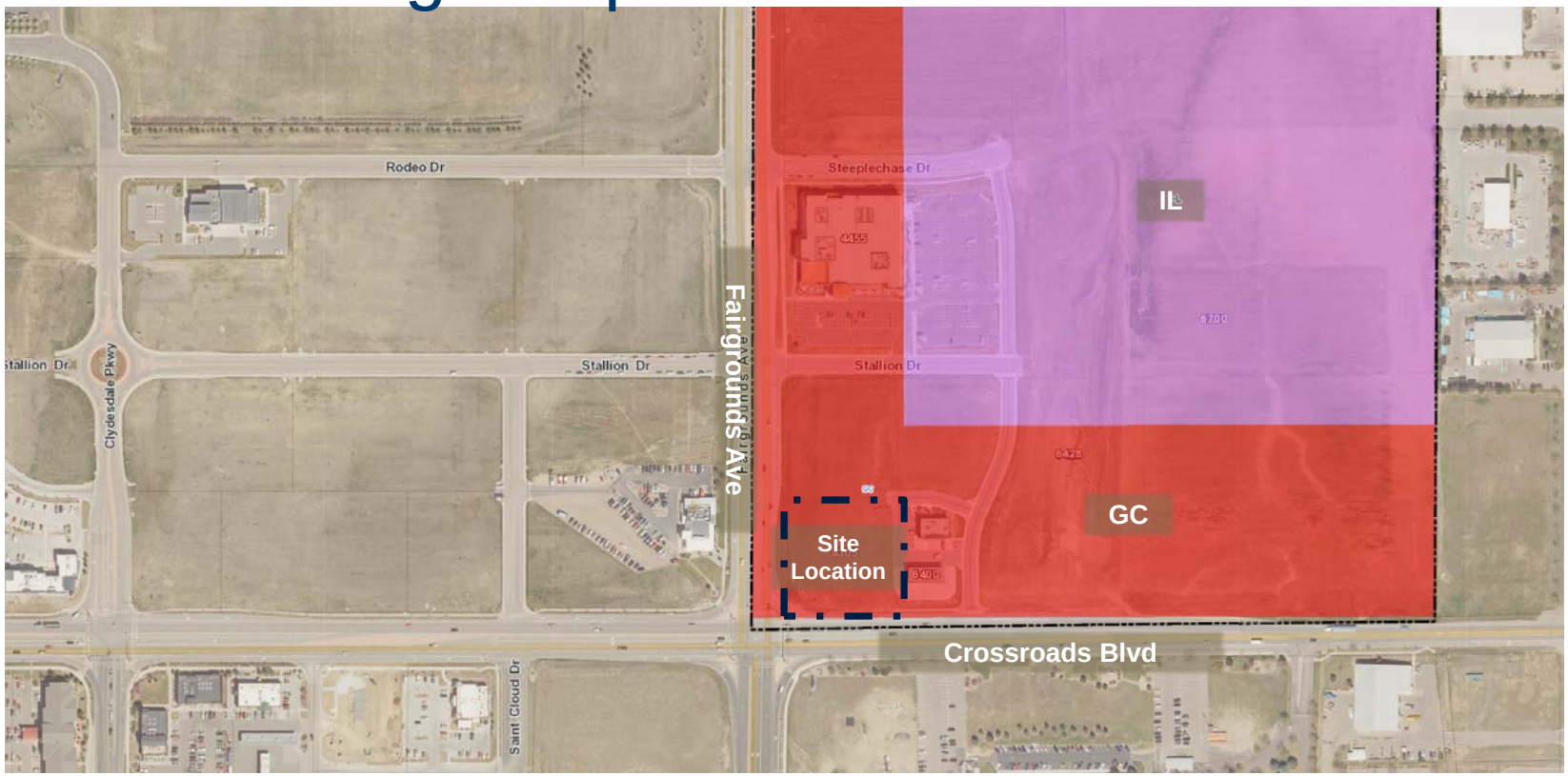
- Strict application of the applicable standard will result in either extraordinary practical difficulties or undue hardship; and
- The proposed waiver, if approved, will protect the public interest equally or better than the standard for which the waiver is requested; and
- Approval of the waiver request will not be detrimental to the public interest.

Commercial Corridor Plan Design Criteria

Sec. I.A. Purpose and Intent.

1. Maintain and enhance the quality of existing commercial development.
2. Provide guidance and direction for renovations and proposed new construction.
3. To protect and enhance property values in the Town's corridors and ensure the long-term economic vitality of the Town through quality development and redevelopment.
4. To increase the opportunity for development and expansion for business.
5. To ensure that redevelopment and new development compliments the positive and unique character of surrounding properties.
6. To integrate new development so that the transition to surrounding residential neighborhoods is accomplished sensitively.

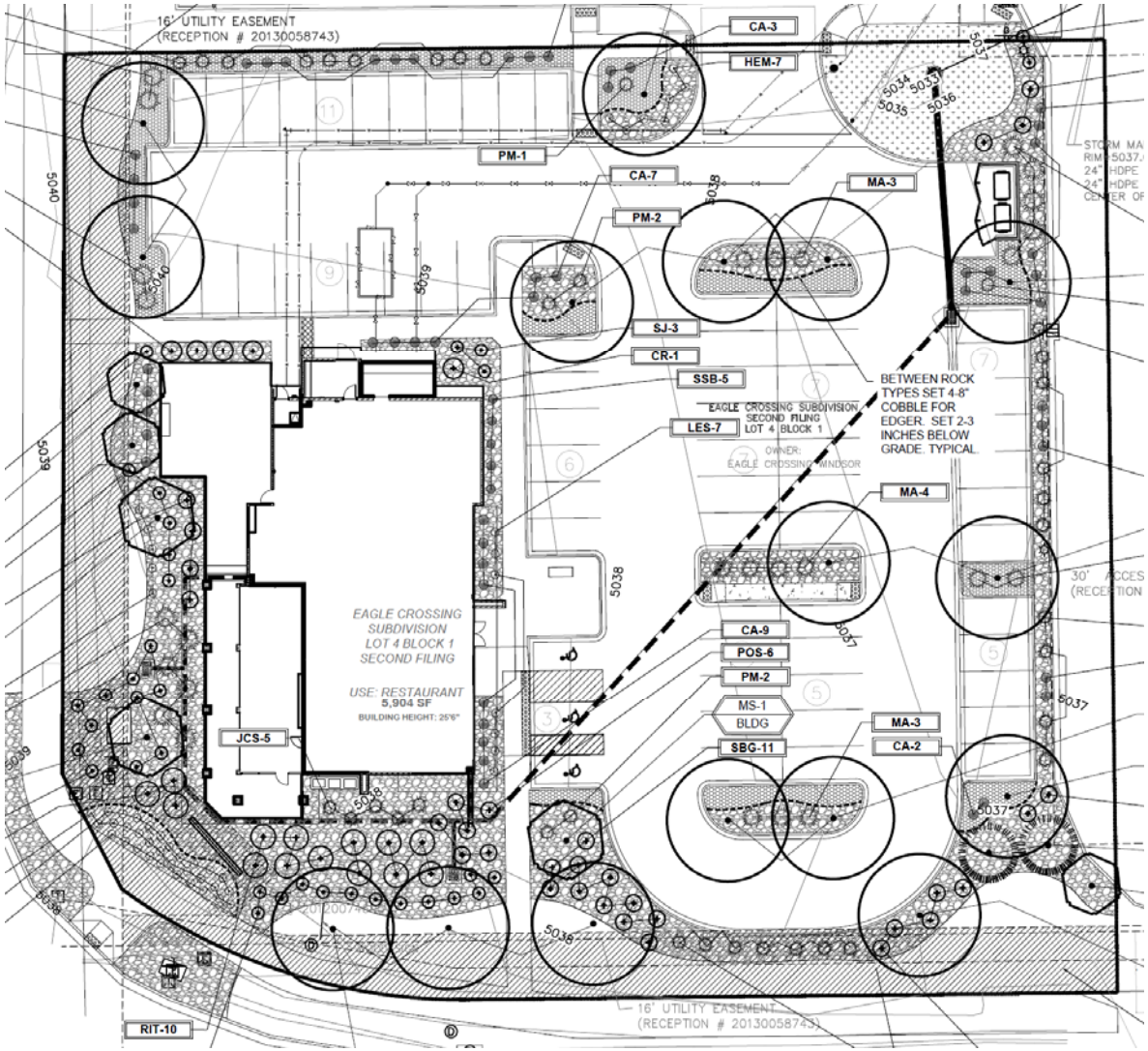
Site Location and Zoning Map



Site Plan

Overall development characteristics include:

- total lot area of 1.37 acres
- approximately 33% landscaped area
- a 5,715 square foot building
- 65 parking stalls



Building Elevations

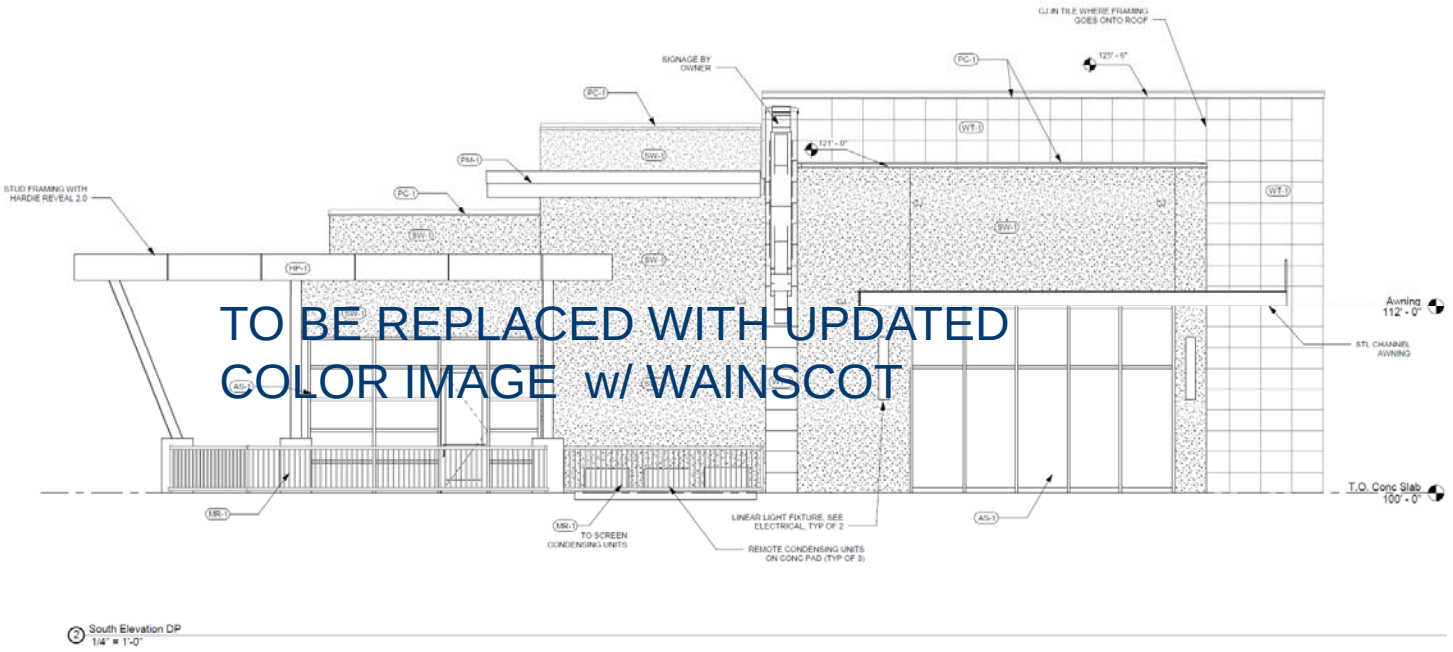
Building characteristics:

- Cement siding, stucco; metal accents
- 25’ height
- a flat roof with varying roofline
- outdoor patio area

Building Elevations

Building Elevations

- 60-foot wide façade
- Scale
- Building design / façade treatments
- Recessed areas
- Landscaping
- Nearby materials



Stucco Calculations

Elevations Material Breakout.V3

	East Elevation		
	Material	SF	%
1	Stucco	707	31.26%
2	Windows	498	22.02%
3	Tile	234	10.34%
4	Steel	64	2.83%
5	Cooler	101	4.47%
6	Flashing	24	1.06%
7	Wood Panels	495	21.88%
8	Tile at Ground Table	139	6.15%
	Total	2262	100.00%

	North Elevation		
	Material	SF	%
1	Stucco	191	12.52%
2	Windows	96	6.30%
3	Tile	215	14.10%
4	Steel	27	1.77%
5	Cooler	211	13.84%
6	Flashing	39	2.56%
7	wood panels	710	46.56%
8	Tile Ground Table	36	2.36%
	Total	1525	100.00%

	South Elevation		
	Material	SF	%
1	Stucco	669	42.31%
2	Windows	359	22.71%
3	Tile	350	22.14%
4	Steel	22	1.39%
5	other	25	1.58%
6	Flashing	63	3.98%
7	Tile Ground Table	93	5.88%
	Total	1581	100.00%

	West Elevation		
	Material	SF	%
1	Stucco	296	15.28%
2	Windows	656	33.87%
3	Tile	187	9.65%
4	conc	26	1.34%
5	other	18	0.93%
6	Flashing	125	6.45%
7	wood panels	500	25.81%
8	coolder	49	2.53%
9	Tile Ground Table	80	4.13%
	Total	1937	100.00%

Total	7305	100.00%

Total Stucco	1863	25.50%

Nearby Building

Recommendation

Because of the various façade treatments and building design, the landscaping, the scale of the façade and the building, and the overall amount stucco used on the building, staff feels that the intent of the Commercial Corridor Design Criteria is met and supports the granting of the waiver.

It does not appear that granting the waiver would be contrary to protecting the public interest at least equally than the standard of no more than 35% of stucco on a façade facing a street, and it does not appear to be detrimental to the public interest.

Staff recommends approval of the waiver request to allow one façade, the south façade, to have up to 42.31% stucco as proposed in the submitted design plans.

MEMORANDUM

Date: February 7, 2018
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Annexation Petition to Annex and Zone certain Property known as Swanson Annexation to the Town of Windsor, Colorado – Jon Turner, North Windsor Holdings, LLC, owner/applicant; Kristin Turner, TB Group, applicant's representative
Item #: C.2

Background / Discussion

The applicant, Mr. Jon Turner, represented by Ms. Kristin Turner, has submitted a petition to annex approximately 28.9 acres to the Town of Windsor as General Commercial (GC) zoned property. The property is located to the northeast of existing town limits just west of the intersection of Harmony Road and SH 257. The purpose of this annexation is to annex Harmony Road right-of-way and assemble adjoining properties as a part of the proposed Rocky Mountain Sports Park. Development of the Rocky Mountain Sports Park itself will require various additional approvals by Town Board.

The Land Use Plan of the 2016 Comprehensive Plan designates this property as General Commercial, consistent with the proposed zoning. Zoning for abutting properties include General Commercial (GC), Limited Industrial (IL) and Weld County Agriculture (A) and Planned Unit Development (PUD).

The Comprehensive Plan Growth Strategy includes the property within in a Developed Area; this area is adjacent to Committed and Secondary Growth Areas. The Harmony Road corridor is one the main growth areas in Town and is foreseen to develop with a mix of residential and commercial uses. The corridor also serves as an important role moving traffic east and west through the region.

The applicant held a neighborhood meeting on December 18, 2017 (please refer to attached the neighborhood meeting summary).

At its January 8, 2018 regular meeting, the Town Board adopted Resolution No. 2018-004 that declared certain findings of fact concerning the Swanson Annexation, determined substantial compliance with Colorado Municipal Annexation Act (1965), and established public hearing dates before the Planning Commission and the Town Board. The established hearing dates were February 7, 2018 for the Planning Commission and February 12, 2018 by the Town Board.

An Annexation Report has been prepared that detail on the adequate provision of utilities and services to the property, maintenance of infrastructure, and a finding of no impact to the school district due to the proposed General Commercial use and zoning.

Financial Impact

Windsor, Severance and the Northlake Metropolitan District signed an agreement for preliminary design, right-of-way acquisition, and final design of sanitary sewer extension to the property. The three stakeholders have contributed their pro-rata shares of the costs for Phase 1. A subsequent separate agreement is required for construction, but it is expected that the three stakeholders will see this through to completion. Installation and financing of all other infrastructure extensions shall be the sole responsibility of the developer. Harmony Road/CR 74 right-of-way included with the annexation and future infrastructure improvements will be maintained by the Town once final construction acceptance has been granted.

Relationship to Comprehensive Plan

The following goals and objectives of the 2016 Comprehensive Plan are relative to the subject annexation:

Chapter 5b – Growth Framework

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

Objective: Prioritize new growth in areas currently served by Town infrastructure and services.

Chapter 5d – Commercial and Industrial Areas Framework Plan

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.
Objectives: Prioritize new growth in areas currently served by town infrastructure.

Chapter 7- Community Facilities and Infrastructure

Goal: Maintain and enhance Windsor as a safe and heathy community that is served by quality facilities and infrastructure that support a high quality of life.
Objective: Coordinate annexation and development with community service and utility providers to ensure adequate levels of service area extended to new growth areas and maintained in existing service areas.

Relationship to Strategic Plan

The following goals and objectives of the 2016 Strategic Plan relate to the subject annexation:

Prosperous Local Economy: Windsor's vibrant local economy provides opportunities for our residents and businesses to prosper. The town collaborates and engages with regional partners to provide opportunities for the community.

Diverse, Desirable Recreation and Cultural Opportunities: people who live, work, and play in Windsor are able to access a variety of recreation and cultural opportunities that enrich their quality of life.

Notification

The following notifications were completed in accordance with the Municipal Code:

Public hearing notifications for Planning Commission and Town Board public hearings were as follows:

- January 8, 2018 – staff submitted legal ad to the newspaper to run four consecutive weeks
    - January 12, 2018 – first week legal ad
    - January 19, 2018 – second week legal ad
    - January 26, 2018 - third week legal ad
    - February 2, 2018 – fourth week legal ad
- January 10, 2018 – large annexation sign posted on property
- January 12, 2018 – public hearing notice published to Town website
- January 16, 2018 - applicant mailed letters to surrounding property owners
- January 17, 2018 – staff mailed Certified Packets to relevant taxing districts

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval of the Swanson Annexation and General Commercial zoning designation to the Town Board, as presented.

Attachments

Application Materials
Neighborhood Meeting Minutes
PowerPoint Presentation

Cc: Jon Turner, applicant
Kristen Turner, applicant's representative

TOWN OF WINDSOR COLORADO

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:

- [X] Annexation
- [ ] Master Plan
- [ ] Rezoning
- [ ] Minor Subdivision
- [ ] Lot Line Adjustment
- [ ] Major Subdivision
- [ ] Site Plan

SUBTYPE:

(for Major Subdivisions and Site Plans only)

- [ ] Preliminary
- [ ] Final
- [ ] Qualified Commercial/Industrial
- [ ] Administrative

Project Name*: Swanson Property

Legal Description*: See attached legal description

Address/Location*: North of WCR 74, between WCR 15 and HWY 257

Existing Zoning: GC/RMU **Proposed Zoning:** GC/RUM

3

OWNER:

Name(s)*: Jon Turner

Company: North Windsor Holdings, LLC

Address*: 8020 S. County Rd 5, #200 Fort Collins, CO 80525

Phone #*: (970) 240-9393 Email*: jon@hillsidecommercialgroup.com

APPLICANT *(Owner or Owner's Representative)*:

Name*: Kristin Turner

Company: TB Group

Address*: 444 Mountain Avenue Berthoud, CO 80513

Phone #*: (970) 532-5891 Email*: kristin@tbgroup.us

AUTHORIZED REPRESENTATIVE:

Name:

Company:

Address:

Phone #: Email:

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: Jon Turner **Date:** 09/26/17

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

Print Name: Jon Turner

**Required fields*

DESCRIPTION:
A parcel of land being a portion of the North Half of Section Five (5), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) and the South Half of Section Thirty-two (32), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:
COMMENCING at the Southeast Corner of said Section 32 and assuming the South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West a distance of 2638.07 feet with all other bearings contained herein relative thereto:
THENCE South 89°12'43" West along the South line of the Southeast Quarter of said Section 32 a distance of 1118.91 feet to a Westerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378 in the Records of Weld County and to the point of **POINT OF BEGINNING.**
THENCE South 00°47'20" East along said Westerly line a distance of 50.00 feet to a Southerly Right of Way line of Weld County Road 74;
The following six (6) courses are along the Southerly Right of Way lines of Weld County Road 74.
THENCE South 89°12'43" West along the Northerly line of Lot 3 and Lot 2 of the Plat of Valley View Ranch P.U.D. recorded April 13, 1992 as Reception No. 02284133 in the Records of Weld County a distance of 337.57 feet to the Easterly line of Lot B, Recorded Exemption No. 0807-05-1 RE-4682 recorded November 26, 2007 as Reception No. 3519338 of the Records of Weld County;
THENCE North 05°36'49" East along said Easterly line of Lot B a distance of 20.13 feet;
THENCE South 89°12'43" West a distance of 1183.54 feet to the West line of the Northeast Quarter of said Section 5;
THENCE South 89°12'42" West a distance of 1537.90 feet;
THENCE South 01°27'49" East a distance of 20.00 feet;
THENCE South 89°12'42" West a distance of 1002.32 feet to an Easterly line of the Harmony Ridge Annexation to Windsor recorded July 1, 2015 as Reception No. 4120832 in the Records of Weld County;
THENCE North 06°11'38" West a distance of 149.47 feet to the Northerly Right of Way line of Weld County Road 74 recorded October 9, 2000 as Reception No. 2798898 in the Records of Weld County;
The following nine (9) courses are along the Northerly Weld County Road 74 Right of Way lines.
THENCE North 06°11'38" West a distance of 149.47 feet;
THENCE North 88°53'46" East a distance of 216.29 feet;
THENCE South 82°08'53" East a distance of 232.97 feet;
THENCE North 89°12'42" East a distance of 569.62 feet;
THENCE South 01°27'49" East a distance of 35.00 feet;
THENCE North 89°12'42" East a distance of 218.20 feet;
THENCE North 00°35'41" West a distance of 40.00 feet to the Southerly line of Tract B, The Home Ranch Subdivision PF-1129 recorded August 12, 2008 as Reception No. 3571643 in the Records of Weld County;
THENCE North 89°12'42" East along said Southerly line a distance of 1319.07 feet to the East line of the Southwest Quarter of said Section 32;
THENCE South 00°33'07" East along said East line a distance of 40.00 feet;
THENCE North 89°12'43" East a distance of 466.71 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-32-4-RE350 recorded November 22, 1978 as Reception No. 1773617 in the Records of Weld County;
The following thirteen (13) courses are along the Southerly, Easterly and Westerly lines of the Windsor North Annexation recorded January 29, 1986 as Reception No. 02040927 in the Records of Weld County

THENCE North 89°12'43" East a distance of 411.29 feet to a Westerly line of Subdivision Exemption No. 0705-32-4 SUBX14-0018 recorded February 18, 2015 as Reception No. 4084234 in the Records of Weld County;
THENCE North 09°59'43" East a distance of 113.36 feet;
THENCE North 05°12'43" East a distance of 235.80 feet;
THENCE North 33°08'17" West a distance of 118.00 feet;
THENCE North 21°25'17" West a distance of 148.40 feet;
THENCE North 02°19'17" West a distance of 111.00 feet;
THENCE North 20°15'43" East a distance of 78.10 feet;
THENCE North 05°04'17" West a distance of 61.60 feet;
THENCE North 33°56'17" West a distance of 215.00 feet;
THENCE North 69°00'03" East a distance of 548.30 feet;
THENCE South 29°39'37" East a distance of 1012.40 feet;
THENCE South 79°31'17" East a distance of 264.20 feet;
THENCE South 21°57'17" East a distance of 279.85 feet to a Northerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378;
THENCE South 89°12'43" West along said Northerly line a distance of 555.85 feet;
THENCE South 00°47'20" East continuing along said Valley View Annexation a distance of 30.00 feet to the South line of the Southeast Quarter of said Section 32 and to the **POINT OF BEGINNING.**

TOTAL ANNEXED AREA for the Swanson Annexation is 28.861 acres, more or less (±).

SWANSON
ANNEXATION PETITION
C.R.S. 31-12-107(1)

I, the landowner of more than 50% of the territory, excluding public streets and alleys, described as:

A parcel of land being a portion of the North Half of Section Five (5), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) and the South Half of Section Thirty-two (32), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Southeast Corner of said Section 32 and assuming the South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West a distance of 2638.07 feet with all other bearings contained herein relative thereto:

THENCE South 89°12'43" West along the South line of the Southeast Quarter of said Section 32 a distance of 1118.91 feet to a Westerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378 in the Records of Weld County and to the point of **POINT OF BEGINNING.**

THENCE South 00°47'20" East along said Westerly line a distance of 50.00 feet to a Southerly Right of Way line of Weld County Road 74;

The following six (6) courses are along the Southerly Right of Way lines of Weld County Road 74.

THENCE South 89°12'43" West along the Northerly line of Lot 3 and Lot 2 of the Plat of Valley View Ranch P.U.D. recorded April 13, 1992 as Reception No. 02284133 in the Records of Weld County a distance of 337.57 feet to the Easterly line of Lot B, Recorded Exemption No. 0807-05-1 RE-4682 recorded November 26, 2007 as Reception No. 3519338 of the Records of Weld County;
THENCE North 05°36'49" East along said Easterly line of Lot B a distance of 20.13 feet;
THENCE South 89°12'43" West a distance of 1183.54 feet to the West line of the Northeast Quarter of said Section 5;
THENCE South 89°12'42" West a distance of 1537.90 feet;
THENCE South 01°27'49" East a distance of 20.00 feet;
THENCE South 89°12'42" West a distance of 1002.32 feet to an Easterly line of the Harmony Ridge Annexation to Windsor recorded July 1, 2015 as Reception No. 4120832 in the Records of Weld County;
THENCE North 06°11'38" West along said Easterly line a distance of 149.47 feet to the Northerly Right of Way line of Weld County Road 74 recorded October 9, 2000 as Reception No. 2798898 in the Records of Weld County;

The following nine (9) courses are along the Northerly Weld County Road 74 Right of Way lines.

THENCE North 88°53'46" East a distance of 216.29 feet;
THENCE South 82°08'53" East a distance of 232.97 feet;
THENCE North 89°12'42" East a distance of 569.62 feet;
THENCE South 01°27'49" East a distance of 35.00 feet;
THENCE North 89°12'42" East a distance of 218.20 feet;
THENCE North 00°35'41" West a distance of 40.00 feet to the Southerly line of Tract B, The Home Ranch Subdivision PF-1129 recorded August 12, 2008 as Reception No. 3571643 in the Records of Weld County;

THENCE North 89°12'42" East along said Southerly line a distance of 1319.07 feet to the East line of the Southwest Quarter of said Section 32;
THENCE South 00°33'07" East along said East line a distance of 40.00 feet;
THENCE North 89°12'43" East a distance of 466.71 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-32-4-RE350 recorded November 22, 1978 as Reception No. 1773617 in the Records of Weld County;

The following thirteen (13) courses are along the Southerly, Easterly and Westerly lines of the Windsor North Annexation recorded January 29, 1986 as Reception No. 02040927 in the Records of Weld County

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THENCE North 05°12'43" East a distance of 235.80 feet;
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THENCE North 69°00'03" East a distance of 548.30 feet;
THENCE South 29°39'37" East a distance of 1012.40 feet;
THENCE South 79°31'17" East a distance of 264.20 feet;
THENCE South 21°57'17" East a distance of 279.85 feet to a Northerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378;
THENCE South 89°12'43" West along said Northerly line a distance of 555.85 feet;
THENCE South 00°47'20" East continuing along said Valley View Annexation a distance of 30.00 feet to the South line of the Southeast Quarter of said Section 32 and to the **POINT OF BEGINNING.**

Containing 28.86 acres more or less, allege the following to be true and correct:

The perimeter of the proposed annexation has a distance of 11621.94' feet, of which 4382.62' feet are contiguous to the existing TOWN limits of the TOWN OF WINDSOR. A minimum of 1/6 of the perimeter of the proposed annexation is contiguous to the TOWN OF WINDSOR.

We further allege:

1. It is desirable and necessary that said territory be annexed to the TOWN OF WINDSOR.

2. A community of interest exists between the said territory and the TOWN OF WINDSOR.

3. Said territory is urban or will be urbanized in the near future.

4. Said territory is integrated or capable of being integrated with the TOWN OF WINDSOR.

5. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.

6. No land held in identical ownership comprises 20 acres and together with improvements had an assessed valuation in excess of $200,000.00 in the year preceding the filing of this Petition.

7. No proceedings for annexation of the territory have been commenced for annexation to another municipality.

8. The signers hereof comprise the landowners of more than 50% of the territory proposed to be annexed exclusive of streets and alleys, and are in fact owners of 100% of the hereinafter described property.

Therefore, the undersigned hereby request that the TOWN OF WINDSOR approve the annexation of the area described above and do herewith pay the required fees.

In addition to the annexation, the undersigned request the zoning of GC (General Commercial) for the above described property.

Date	Owners Signature	Mailing Address
10/3/17		6379 CROOKED STICK DR. WINDSOR, CO 80550

SWANSON ANNEXATION

TO THE TOWN OF WINDSOR, COLORADO

LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 67 WEST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION:

A parcel of land being a portion of the North Half of Section Five (5), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) and the South Half of Section Thirty-two (32), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Southeast Corner of said Section 32 and assuming the South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West a distance of 2638.07 feet with all other bearings contained herein relative thereto:

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THENCE South 89°12'42" West a distance of 1537.90 feet;

THENCE South 01°27'49" East a distance of 20.00 feet;

THENCE South 89°12'42" West a distance of 1002.32 feet to an Easterly line of the Harmony Ridge Annexation to Windsor recorded July 1, 2015 as Reception No. 4120832 in the Records of Weld County;

THENCE North 06°11'38" West along said Easterly line a distance of 149.47 feet to the Northerly Right of Way line of Weld County Road 74 recorded October 9, 2000 as Reception No. 2798898 in the Records of Weld County;

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THENCE North 00°35'41" West a distance of 40.00 feet to the Southerly line of Tract B, The Home Ranch Subdivision PF-1129 recorded August 12, 2008 as Reception No. 3571643 in the Records of Weld County;

THENCE North 89°12'42" East along said Southerly line a distance of 1319.07 feet to the East line of the Southwest Quarter of said Section 32;

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THENCE North 89°12'43" East a distance of 466.71 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-32-4-RE350 recorded November 22, 1978 as Reception No. 1773617 in the Records of Weld County;

The following thirteen (13) courses are along the Southerly, Easterly and Westerly lines of the Windsor North Annexation recorded January 29, 1986 as Reception No. 02040927 in the Records of Weld County

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THENCE North 33°08'17" West a distance of 118.00 feet;

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THENCE South 21°57'17" East a distance of 279.85 feet to a Northerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378;

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THENCE South 00°47'20" East continuing along said Valley View Annexation a distance of 30.00 feet to the South line of the Southeast Quarter of said Section 32 and to the **POINT OF BEGINNING.**

TOTAL ANNEXED AREA for the Swanson Annexation is 28.86 acres, more or less (±).

SURVEYOR:
Northern Engineering
Steven A. Lund
820 8th Street, Greeley, Colorado
970-395-9880

APPLICANT:
North Windsor Holdings, LLC
Christopher J. Frye
8020 S. County Road 5, Unit 200
Fort Collins, CO 80528

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

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST:

Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be annexed and master planned as indicated on this plat under the name of SWANSON ANNEXATION. In compliance with Town of Windsor regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seal this the _____ day of_____,20____.

_____ OWNER

_____ OWNER

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20____.

My commission expires:_____

_____ Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Engineering

PLANNING COMMISSION APPROVAL

Approved this the _____ day of _____, 20____.

_____ Chairman, Windsor Planning Commission

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Planning

MAYOR'S CERTIFICATE

This is to certify that an annexation map of the property described herein was approved by Ordinance No. _____ of the Town of Windsor passed and adopted on the _____ day of _____ , 20____, A.D. and that the Mayor of the Town of Windsor, as authorized by said ordinance, on behalf of the Town of Windsor, hereby acknowledges and adopts the said annexation map upon which this certificate is endorsed for all purposes indicated thereon.

_____ ATTEST: _____
Mayor Town Clerk

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20____.

_____ Town Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Public Works

SYMBOL LEGEND
FOUND PROPERTY MONUMENT
FOUND SECTION CORNER
CALCULATED POSITION

LINE LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- ANNEXATION BOUNDARY LINE
- LOT LINE
- EXISTING ANNEXATION LINES

SWANSON ANNEXATION

TOTAL PERIMETER	11621.94'
CONTIGUOUS BOUNDARY	4382.62'
MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED	1936.99'

INDICATES PRESENT CITY BOUNDARY LINE

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

SURVEY NOTES:

1. Basis of Bearings: The South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West (assumed bearing) and Monumented as shown hereon.

2. Unit of measure is U.S. Survey Feet.

3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.

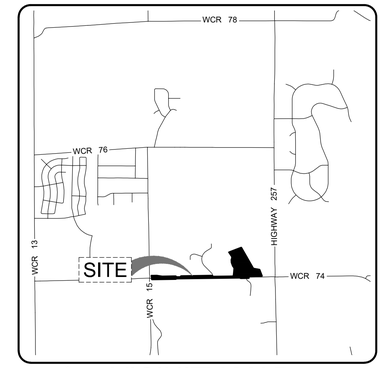
4. This survey does not constitute a title search by the surveyor.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Windsor, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Windsor, County of Weld, State of Colorado.

_____
Steven A. Lund - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995



VICINITY MAP
SCALE: 1" = 3000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S00° 47' 20"E
L2	20.13'	N05° 36' 49"E
L3	20.00'	S01° 27' 49"E
L4	149.47'	N06° 11' 38"W
L5	216.29'	N88° 53' 46"E
L6	232.97'	S82° 08' 53"E
L7	35.00'	S01° 27' 49"E
L8	218.20'	S89° 12' 42"W
L9	40.00'	N00° 35' 41"W
L10	40.00'	S00° 33' 07"E
L11	113.36'	N09° 59' 43"E
L12	118.00'	N33° 08' 17"W
L13	148.40'	N21° 25' 17"W
L14	111.00'	N02° 19' 17"W
L15	78.10'	N20° 15' 43"E
L16	61.60'	N05° 04' 17"W
L17	30.00'	S00° 47' 20"E
L18	51.24'	N53° 31' 15"E

NORTH

100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.

Revisions:

		By:	Date:
1	ADDRESSED 1ST ROUND COMMENTS	A.M.L	12-22-17

SECTION: 5 & 32
TOWNSHIP: 6 N & 7 N
RANGE: 67 W of 6th PM

NORTHERN ENGINEERING
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 820 8th Street, 80631
970.221.4158
northernengineering.com

DATE: 10/02/2017
SCALE: 1" = 100'
REVIEWED BY: S. Lund
PROJECT: 103-051.04
DESIGNED BY:
DRAWN BY: A. Lund

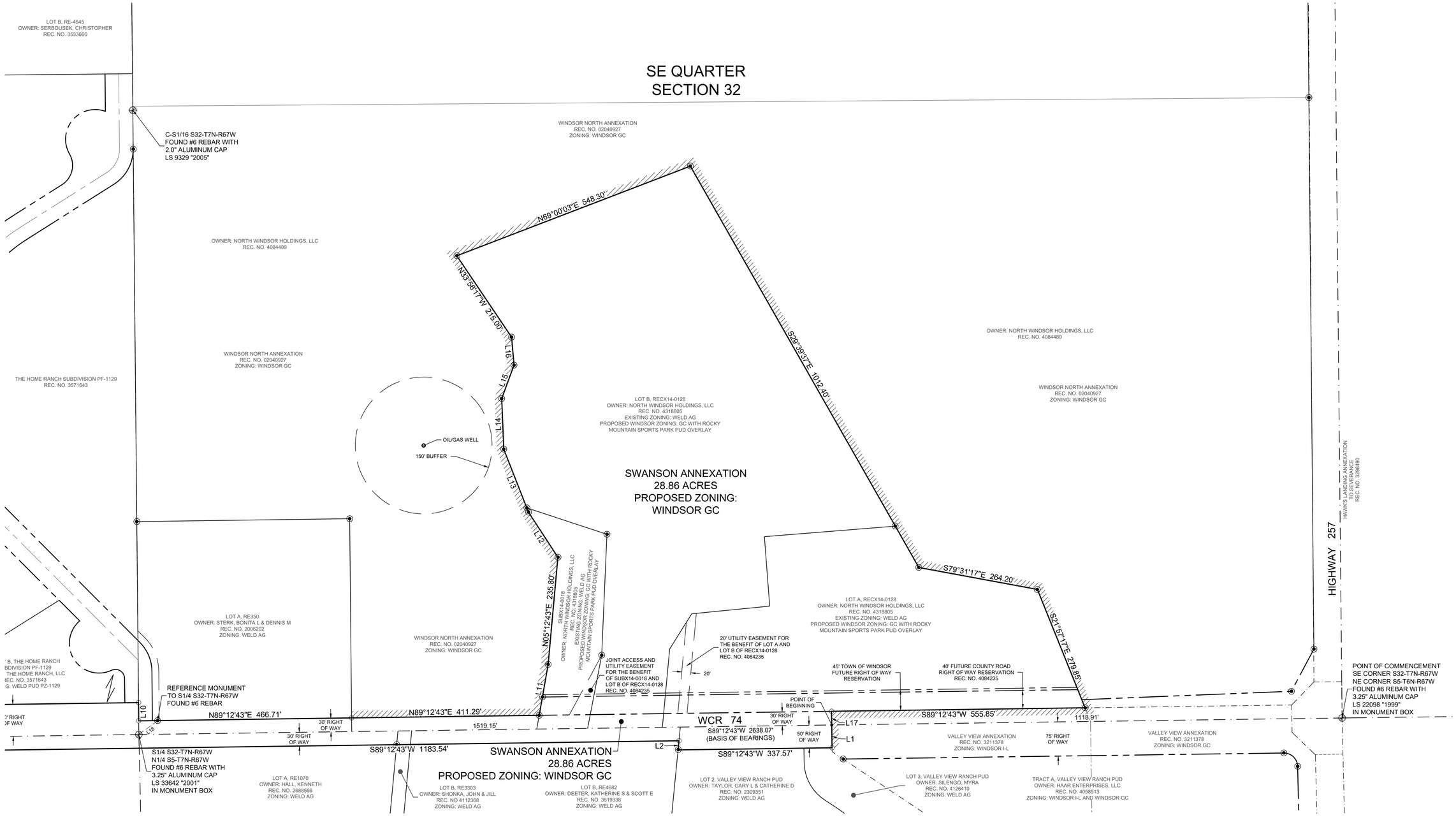
SWANSON ANNEXATION
FOR
NORTH WINDSOR HOLDINGS, LLC
8020 S. CR 5, UNIT 200, FORT COLLINS, CO

Sheet
1
Of 3 Sheets

SWANSON ANNEXATION

TO THE TOWN OF WINDSOR, COLORADO

LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 67 WEST AND THE SOUTH HALF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO



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SYMBOL LEGEND
FOUND PROPERTY MONUMENT
FOUND SECTION CORNER
CALCULATED POSITION

LINE LEGEND
SECTION LINE
RIGHT OF WAY LINE
ANNEXATION BOUNDARY LINE
LOT LINE
EXISTING ANNEXATION LINES

Steven A. Lund - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995

Revisions:

	By:	Date:
1 ADDRESSED 1ST ROUND COMMENTS	A.M.L	12-22-17

SECTION: 5 & 32
TOWNSHIP: 6 N & 7 N
RANGE: 67 W of 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 9th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 103-051.04
DESIGNED BY:
DRAWN BY: A. Lund
DATE: 10/02/2017
SCALE: 1" = 100'
REVIEWED BY: S. Lund

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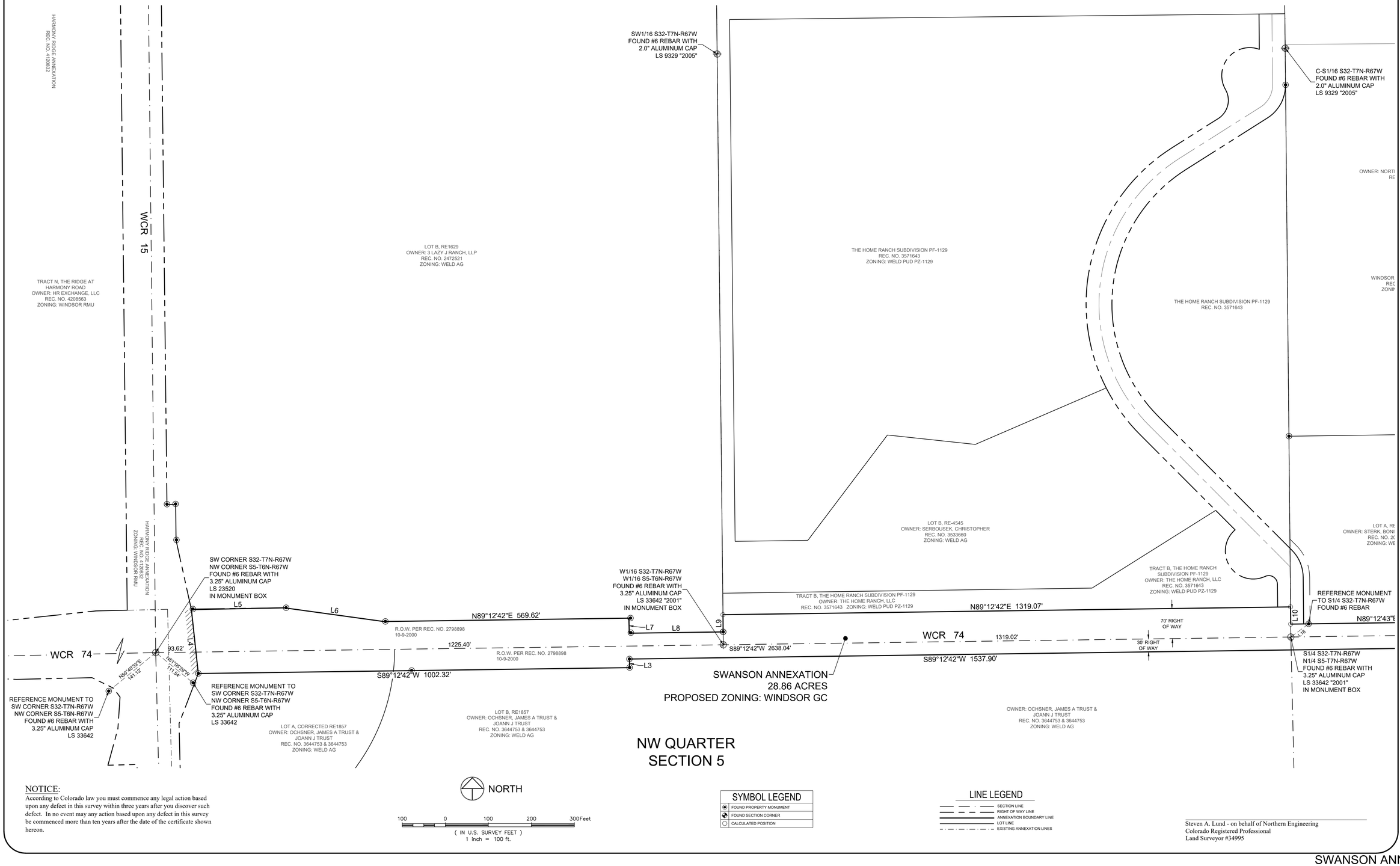

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Steven A. Lund - on behalf of Northern Engineering
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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 1001 11th Street, 80631
970.221.4158
northernengineering.com

PROJECT: 103-051.04
DESIGNED BY:
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DRAWN BY: A. Lund
REVIEWED BY: S. Lund

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FOR
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8020 S. CR 5, UNIT 200, FORT COLLINS, CO

Sheet
3
Of 3 Sheets

TB GROUP
landscape architecture | planning | illustration

TO: Town of Windsor
FROM: Kristin Turner
DATE: December 18, 2017

RE: Neighborhood Meeting Notes

1. Why annex into Windsor?
    a. The Town of Windsor has requested this property be annexed into the Town. The applicant, North Windsor Holdings, LLC, also wishes to annex into the Town.

2. Who owns this property? Is the property owner annexing into Windsor?
    a. North Windsor Holdings, LLC is the property owner as well as the applicant for the annexation.

3. Will adjacent, county properties be forcibly annexed?
    a. This annexation will have no affect on adjacent, county properties.

4. Why is Harmony Road shown as part of this annexation? Are you annexing multiple properties owns land along Harmony Road?
    a. Additional right-of-way along Harmony Road is included in this annexation along the Swanson property for future road improvements. No other property owners land has been included in this annexation. Only right-of-way along the Swanson property has been included.

444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

ANNEXATION IMPACT REPORT
SWANSON ANNEXATION

Please see the enclosed Annexation Plat for a full legal description on the subject property.

1) (a) Please see the enclosed Annexation Plat and vicinity map for current and proposed municipal boundaries.

   (b) Please see item #3 below for information regarding provision of utility services.

   (c) Please see the enclosed Annexation Plat, Town of Windsor Land Use Plan map and the proposed Land Use Map Amendment for the current and proposed land use patterns.

2) The application materials did not include a draft or final pre-annexation agreement. The Town of Windsor does not typically require a pre-annexation agreement unless such an agreement is determined to be necessary during the initial review.

3) Municipal services will be provided as follows:
   - Water – The proposed development will be served by North Weld County Water District.
   - Sewage Disposal – The proposed development will be served by Town of Windsor.
   - Drainage Facilities – Drainage infrastructure per the Town's requirements is to be constructed by the developer solely at the developer's expense.
   - Fire Protection – Windsor-Severance Fire Rescue.
   - Police Protection – Town of Windsor Police Department.
   - School – Weld County School District RE-4.

4) Windsor, Severance and the Northlake Metropolitan District signed an agreement for preliminary design, right-of-way acquisition, and final design. The three stakeholders have contributed their pro-rata shares of the costs for Phase 1. A subsequent separate agreement is required for construction, but it is expected that the three stakeholders will see this through to completion. Installation and financing of all other infrastructure extensions shall be the sole responsibility of the developer.

5) Please find the enclosed list identifying all existing districts within the area to be annexed.

6) The Weld County School District RE-4 provided the following comments in regard to the application materials:

   The above referenced site plan is located near Highway 257 and Weld County Road 74. Weld County School District RE-4 understands that this project proposes a zoning of general commercial and there is no student impact to the school district. If use of the land should change, the School District respectfully requests the opportunity to respond with comments regarding the impact of any re-zoning or land use changes. Your continuing cooperation is sincerely appreciated, as is the opportunity to comment upon issues of interest to the Town, the School District and our mutual constituents. Should you have questions or desire further information, please contact me at your convenience.

All development proposals are required to comply with the Town of Windsor Comprehensive Plan, Zoning and Subdivision Ordinances and applicable Corridor Plans.

Paul Hornbeck

Paul Hornbeck, Senior Planner

January 15, 2018
Date

SWANSON ANNEXATION

TO THE TOWN OF WINDSOR, COLORADO

LOCATED IN THE NORTH HALF OF SECTION 5, TOWNSHIP 6 NORTH, RANGE 67 WEST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION:

A parcel of land being a portion of the North Half of Section Five (5), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) and the South Half of Section Thirty-two (32), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

COMMENCING at the Southeast Corner of said Section 32 and assuming the South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West a distance of 2638.07 feet with all other bearings contained herein relative thereto:

THENCE South 89°12'43" West along the South line of the Southeast Quarter of said Section 32 a distance of 1118.91 feet to a Westerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378 in the Records of Weld County and to the point of **POINT OF BEGINNING.**

THENCE South 00°47'20" East along said Westerly line a distance of 50.00 feet to a Southerly Right of Way line of Weld County Road 74;

The following six (6) courses are along the Southerly Right of Way lines of Weld County Road 74.

THENCE South 89°12'43" West along the Northerly line of Lot 3 and Lot 2 of the Plat of Valley View Ranch P.U.D. recorded April 13, 1992 as Reception No. 02284133 in the Records of Weld County a distance of 337.57 feet to the Easterly line of Lot B, Recorded Exemption No. 0807-05-1 RE-4682 recorded November 26, 2007 as Reception No. 3519338 of the Records of Weld County;

THENCE North 05°36'49" East along said Easterly line of Lot B a distance of 20.13 feet;

THENCE South 89°12'43" West a distance of 1183.54 feet to the West line of the Northeast Quarter of said Section 5;

THENCE South 89°12'42" West a distance of 1537.90 feet;

THENCE South 01°27'49" East a distance of 20.00 feet;

THENCE South 89°12'42" West a distance of 1002.32 feet to an Easterly line of the Harmony Ridge Annexation to Windsor recorded July 1, 2015 as Reception No. 4120832 in the Records of Weld County;

THENCE North 06°11'38" West along said Easterly line a distance of 149.47 feet to the Northerly Right of Way line of Weld County Road 74 recorded October 9, 2000 as Reception No. 2798898 in the Records of Weld County;

The following nine (9) courses are along the Northerly Weld County Road 74 Right of Way lines.

THENCE North 88°53'46" East a distance of 216.29 feet;

THENCE South 82°08'53" East a distance of 232.97 feet;

THENCE North 89°12'42" East a distance of 569.62 feet;

THENCE South 01°27'49" East a distance of 35.00 feet;

THENCE North 89°12'42" East a distance of 218.20 feet;

THENCE North 00°35'41" West a distance of 40.00 feet to the Southerly line of Tract B, The Home Ranch Subdivision PF-1129 recorded August 12, 2008 as Reception No. 3571643 in the Records of Weld County;

THENCE North 89°12'42" East along said Southerly line a distance of 1319.07 feet to the East line of the Southwest Quarter of said Section 32;

THENCE South 00°33'07" East along said East line a distance of 40.00 feet;

THENCE North 89°12'43" East a distance of 466.71 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-32-4-RE350 recorded November 22, 1978 as Reception No. 1773617 in the Records of Weld County;

The following thirteen (13) courses are along the Southerly, Easterly and Westerly lines of the Windsor North Annexation recorded January 29, 1986 as Reception No. 02040927 in the Records of Weld County

THENCE North 89°12'43" East a distance of 411.29 feet to a Westerly line of Subdivision Exemption No. 0705-32-4 SUBX14-0018 recorded February 18, 2015 as Reception No. 4084234 in the Records of Weld County;

THENCE North 09°59'43" East a distance of 113.36 feet;

THENCE North 05°12'43" East a distance of 235.80 feet;

THENCE North 33°08'17" West a distance of 118.00 feet;

THENCE North 21°25'17" West a distance of 148.40 feet;

THENCE North 02°19'17" West a distance of 111.00 feet;

THENCE North 29°15'43" East a distance of 78.10 feet;

THENCE North 05°04'17" West a distance of 61.60 feet;

THENCE North 33°56'17" West a distance of 215.00 feet;

THENCE North 69°00'03" East a distance of 548.30 feet;

THENCE South 29°39'37" East a distance of 1012.40 feet;

THENCE South 79°31'17" East a distance of 264.20 feet;

THENCE South 21°57'17" East a distance of 279.85 feet to a Northerly line of Valley View Annexation to Windsor recorded August 23, 2004 as Reception No. 3211378;

THENCE South 89°12'43" West along said Northerly line a distance of 555.85 feet;

THENCE South 00°47'20" East continuing along said Valley View Annexation a distance of 30.00 feet to the South line of the Southeast Quarter of said Section 32 and to the **POINT OF BEGINNING.**

TOTAL ANNEXED AREA for the Swanson Annexation is 28.86 acres, more or less (±).

SURVEYOR:
Northern Engineering
Steven A. Lund
820 8th Street, Greeley, Colorado
970-395-9880

APPLICANT:
North Windsor Holdings, LLC
Christopher J. Frye
8020 S. County Road 5, Unit 200
Fort Collins, CO 80528

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ACKNOWLEDGEMENT OF OWNERSHIP INTEREST:

Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be annexed and master planned as indicated on this plat under the name of SWANSON ANNEXATION. In compliance with Town of Windsor regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

In witness whereof, we have hereunto set our hands and seal this the _____ day of_____,20_____.

_____ OWNER

_____ OWNER

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20____.

My commission expires:_____

_____ Notary Public

ENGINEERING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Engineering

PLANNING COMMISSION APPROVAL

Approved this the _____ day of _____, 20____.

_____ Chairman, Windsor Planning Commission

PLANNING DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Planning

MAYOR'S CERTIFICATE

This is to certify that an annexation map of the property described herein was approved by Ordinance No. _____ of the Town of Windsor passed and adopted on the _____ day of _____ , 20____, A.D. and that the Mayor of the Town of Windsor, as authorized by said ordinance, on behalf of the Town of Windsor, hereby acknowledges and adopts the said annexation map upon which this certificate is endorsed for all purposes indicated thereon.

_____ Mayor ATTEST: _____ Town Clerk

TOWN MANAGER'S APPROVAL

Approved this the _____ day of _____, 20____.

_____ Town Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the _____ day of _____, 20____.

_____ Director of Public Works

SYMBOL LEGEND

●	FOUND PROPERTY MONUMENT
✚	FOUND SECTION CORNER
○	CALCULATED POSITION

LINE LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- ANNEXATION BOUNDARY LINE
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- EXISTING ANNEXATION LINES

SWANSON ANNEXATION

TOTAL PERIMETER..... 11621.94'

CONTIGUOUS BOUNDARY..... 4382.62'

MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 1936.99'

INDICATES PRESENT CITY BOUNDARY LINE

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

SURVEY NOTES:

1. Basis of Bearings: The South line of the Southeast Quarter of Section 32 as bearing South 89°12'43" West (assumed bearing) and Monumented as shown hereon.

2. Unit of measure is U.S. Survey Feet.

3. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.

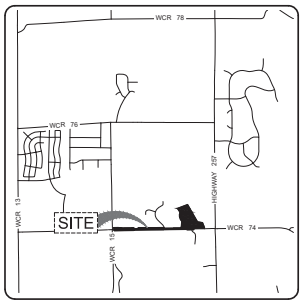
4. This survey does not constitute a title search by the surveyor.

SURVEYOR'S STATEMENT

I, Steven A. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description of land proposed to be annexed to the Town of Windsor, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Windsor, County of Weld, State of Colorado.

_____
Steven A. Lund - on behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #34995



VICINITY MAP
SCALE: 1" = 3000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S00° 47' 20"E
L2	20.13'	N05° 36' 49"E
L3	20.00'	S01° 27' 49"E
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NORTH

100 0 100 200 300 Feet
(IN U.S. SURVEY FEET)
1 inch = 100 ft.

Revisions:

No.	By:	Date:
1	ADDRESSED 1ST INTERNAL COMMENTS	A.M.L. 12-26-17

SECTION: S 5 & 32
TOWNSHIP: 6 N & 7 N
RANGE: 67 W of 6th PM

NORTHERN ENGINEERING
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80631
970. 221.4158
northernengineering.com

DATE: 10/02/2017
SCALE: 1" = 100'
PROJECT: 1057.001.04
DESIGNED BY:
DRAWN BY: A. Lund
REVIEWED BY: S. Lund

SWANSON ANNEXATION
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8020 S. CR 5, UNIT 200, FORT COLLINS, CO

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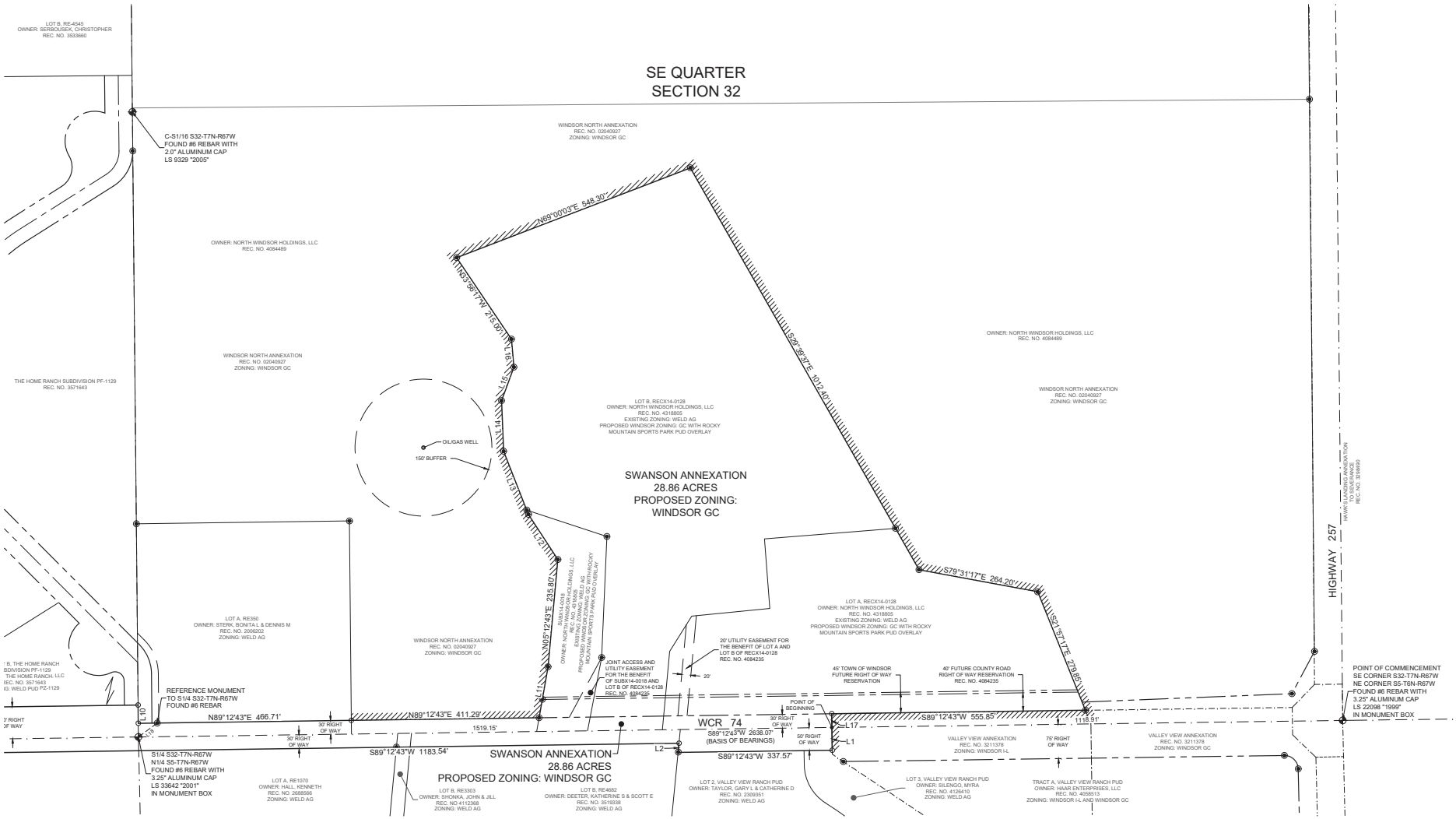

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Land Surveyor #34995

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FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4 20 8th Street, 80631
970. 221.4158
northernengineering.com

PROJECT: 1.03.NWC.124
DESIGNED BY:
DRAWN BY: A. Lund
DATE: 10/02/2017
SCALE: 1" = 100'
REVIEWED BY: S. Lund

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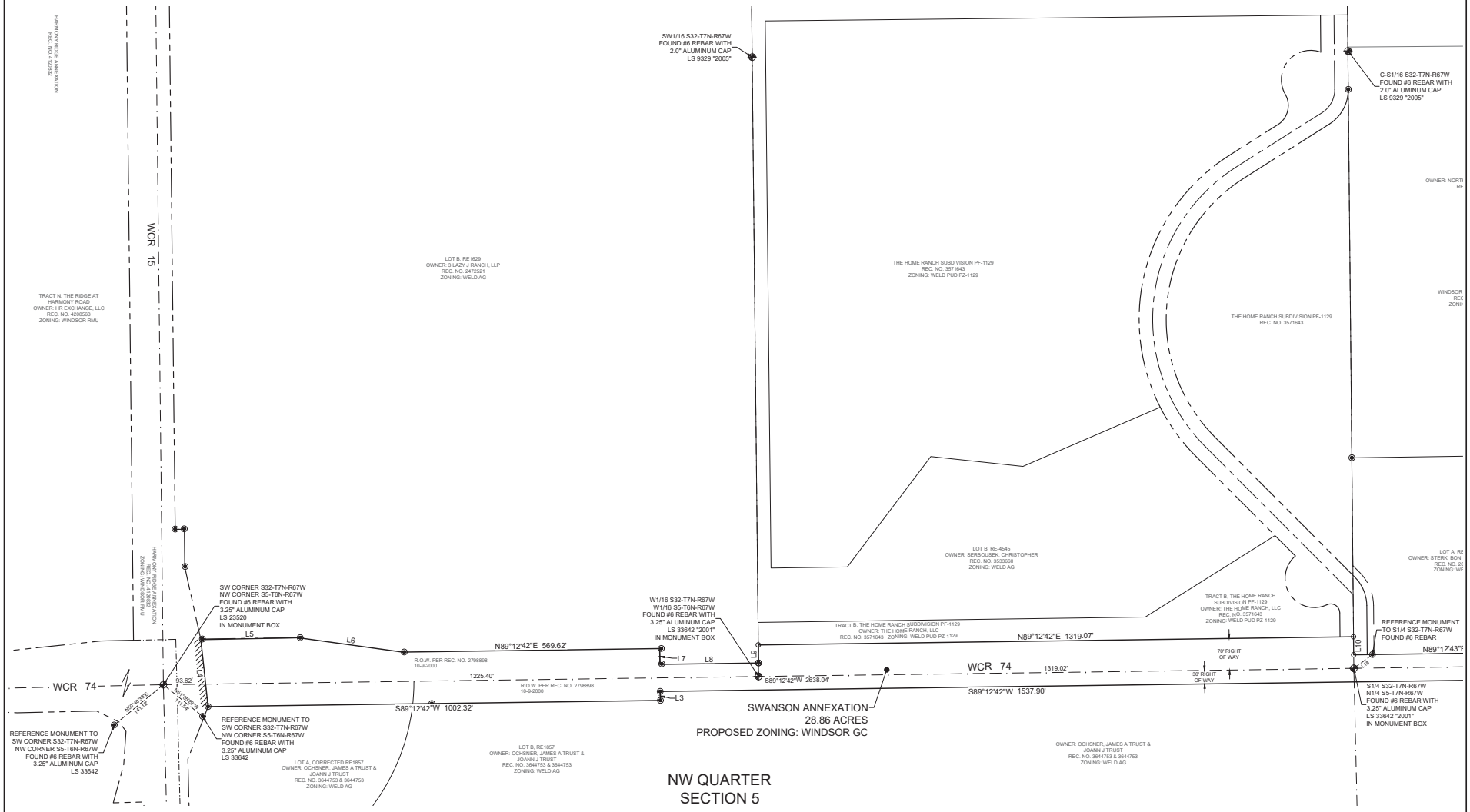

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NORTHERN ENGINEERING
970.221.4158
northernengineering.com
FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 4.20.18 (9 Nov), 80631

PROJECT: 1000.004
DESIGNED BY:
DRAWN BY: A. Lund
DATE: 10/02/2017
SCALE: 1" = 100'
REVIEWED BY: S. Lund

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8020 S. CR 5, UNIT 200, FORT COLLINS, CO

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SWANSON ANNEXATION
AFFECTED TAXING DISTRICTS

AIMS JUNIOR COLLEGE

CLEARVIEW LIBRARY

NORTH WELD COUNTY WATER (NWC)

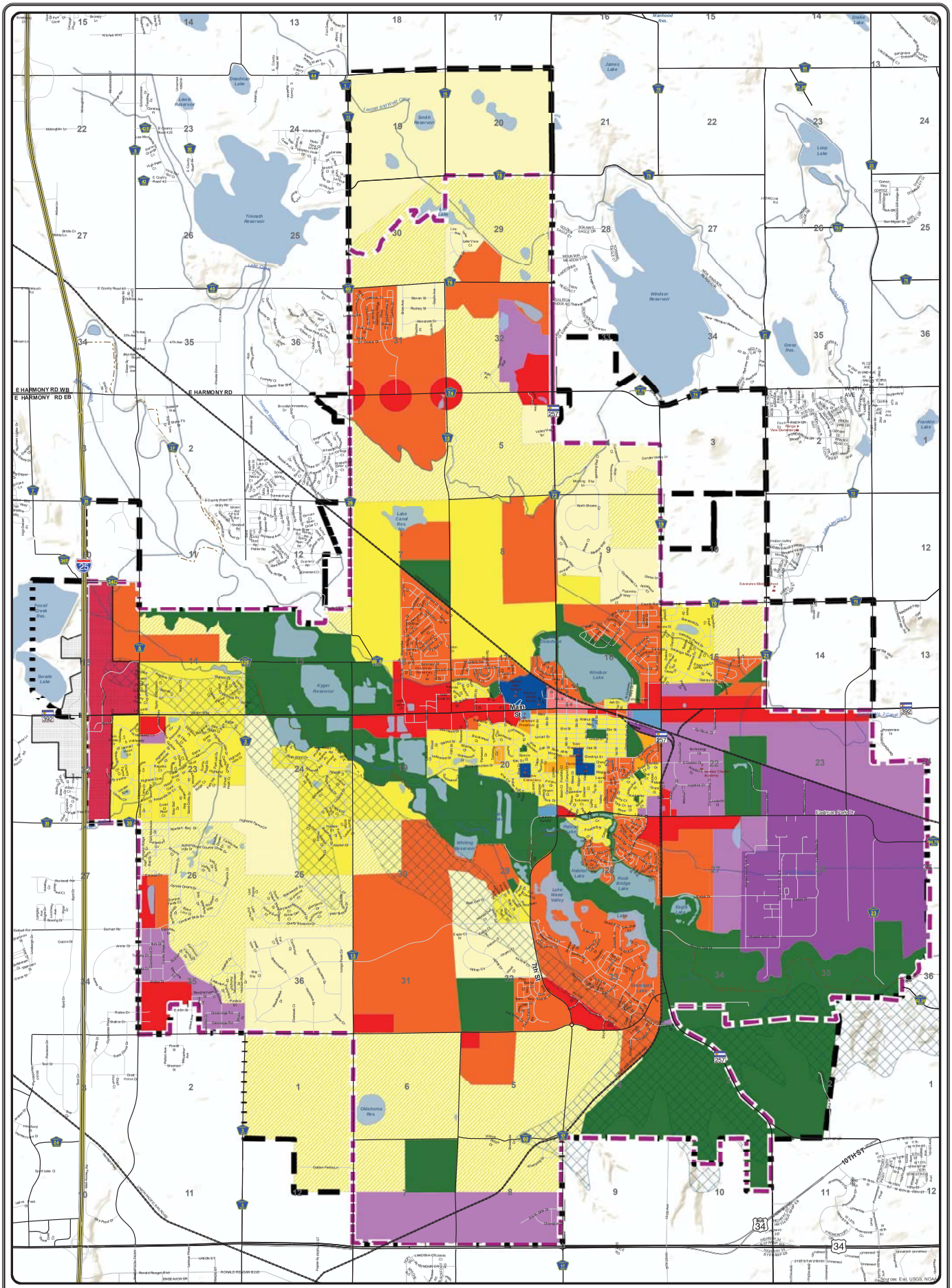
NORTHERN COLORADO WATER (NCW)

SCHOOL DIST RE4-WINDSOR

WELD COUNTY

WEST GREELEY CONSERVATION

WINDSOR-SEVERANCE FIRE


E HARMONY RD WB
E HARMONY RD EB
E HARMONY RD
Main St
7th St
10TH ST
Eastman Park Dr
Timnath Reservoir
Lake Lindsey
Lake Canal Res. No. 2
Kyger Reservoir
Windsor Lake
Whiting Reservoir
Lake Water Valley
Rock Bridge Lake
Eagle Lake
Windsor Reservoir
Smith Reservoir
Boedecker Lake
Lowry Reservoir
James Lake
Loop Lake
Grass Res.
Fossil Creek Res.
Terada Lake
Oklahoma Res.
Manhood Res.
Drake Lake
Franklin Lake
Lake Lindsey
Timnath Reservoir Outlet
Boxelder Creek
Fossil Creek
Tributary
Tributary
Tributary

ROCKY MOUNTAIN SPORTS PARK

COMPREHENSIVE PLAN AMENDMENT

PLANNING COMMISSION APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

_____
CHAIRMAN,
WINDSOR PLANNING COMMISSION

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____.

_____
DIRECTOR OF PLANNING

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THE 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 PORTIONS OF THE DEVELOPMENT SITE.

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 1360 FEET OF LOT "B" OF RECORDED EXEMPTION NO. 0705-32-4-RE 350, ACCORDING TO THE MAP RECORDED NOVEMBER 22, 1978 AT RECEPTION NO. 1773617 IN BOOK 852, BEING A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 2:
THE E 1/2 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT A TRACT OF LAND CONVEYED TO SAMUEL T. WELCH BY DEED RECORDED JUNE 9, 1898 IN BOOK 155 AT PAGE 312, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN THE E 1/2 OF THE NE 1/4 AND THE SW 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., BEING PART OF THE SITE OF WILLIAMS RESERVOIR AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCING AT A POINT WHENCE THE SE CORNER OF SAID NE 1/4 OF SECTION 32 BEARS S 23 DEGREES 20' E, A DISTANCE OF 1115 FEET; THENCE N 12 DEGREES W, 360 FEET; THENCE N 64 DEGREES W TO THE WEST LINE OF SAID E 1/2 OF THE NE 1/4 OF SAID SECTION 32; THENCE SOUTH ON SAID LINE TO THE NE CORNER OF SAID SW 1/4 OF THE NE 1/4 OF SAID SECTION 32; THENCE WEST 180 FEET; THENCE S 38 DEGREES 30' E, 260 FEET; THENCE S 50 DEGREES E, 400 FEET; THENCE S 75 DEGREES E, 342 FEET; THENCE N 44 DEGREES E, 373 FEET TO THE PLACE OF BEGINNING; ALSO THE RIGHT OF WAY FOR FEEDER DITCH ALONG THE NORTH LINE OF SAID SW 1/4 OF THE NE 1/4 OF SAID SECTION 32 FROM LATERAL DITCH TO SAID WILLIAMS RESERVOIR AS NOW CONSTRUCTED. ALSO RIGHT OF WAY FOR FEEDER DITCH FROM STATION 1 TO LATERAL DITCH TO A POINT NEAR STATION 7 ON SAID WILLIAMS RESERVOIR IN SOUTH PART OF E 1/2 OF THE NE 1/4 OF SAID SECTION 32 AS NOW CONSTRUCTED. ALSO RIGHT OF WAY FOR OUTLET DITCH FROM SAID WILLIAMS RESERVOIR COMMENCING AT INITIAL POINT OF SAID RESERVOIR IN E 1/2 OF THE NE 1/4 OF SAID SECTION 32 AND RUNNING THENCE S 40 DEGREES E, 365 FEET; THENCE S 77 DEGREES E, TO EAST LINE OF LAST NAMED TRACT; THENCE S 77 DEGREES E, 100 FEET; THENCE N 77 DEGREES E, 1000 FEET; THENCE S 71 DEGREES E, 400 FEET; THENCE S 54 DEGREES E, 1342 FEET TO GRANTEES LAND, THE SW 1/4 OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M.. ALSO RIGHT OF WAY FOR DITCH FROM OUTLET DITCH TO SE CORNER OF SAID E 1/2 OF THE NE 1/4 OF SAID SECTION 32.

ALSO EXCEPT A TRACT OF LAND CONVEYED TO THE DEPARTMENT OF HIGHWAYS BY DEED RECORDED JULY 22, 1966 AT RECEPTION NO. 1493270 IN BOOK 571, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A TRACT OR PARCEL OF LAND IN THE E 1/2 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST, FROM WHICH THE NE CORNER OF SECTION 32 BEARS S 89 DEGREES 28' 15" E, A DISTANCE OF 109.6 FEET; 1. THENCE S 0 DEGREES 06' E, A DISTANCE OF 40.0 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE COUNTY ROAD (JAN. 1966); 2. THENCE S 44 DEGREES 47' E, A DISTANCE OF 71.1 FEET; 3. THENCE S 0 DEGREES 06' E, A DISTANCE OF 2612.7 FEET TO THE SOUTH LINE OF THE NE 1/4 OF SECTION 32; 4. THENCE ALONG THE SOUTH LINE OF THE NE 1/4 OF SECTION 32, N 89 DEGREES 28' 30" E, A DISTANCE OF 58.2 FEET TO THE SE CORNER OF THE NE 1/4 OF SECTION 32; 5. THENCE ALONG THE EAST LINE OF SECTION 32, N 0 DEGREES 04' 15" W, A DISTANCE OF 2701.6 FEET TO THE NE CORNER OF SECTION 32; 6. THENCE ALONG THE NORTH LINE OF SECTION 32, N 89 DEGREES 28' 15" W, A DISTANCE OF 109.6 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

PARCEL 3:
LOT B, RECORDED EXEMPTION NO. 0705-29-3-RE 657, ACCORDING TO MAP RECORDED JANUARY 3, 1984 AT RECEPTION NO. 1951801 IN BOOK 1017, BEING LOCATED IN THE SW 1/4 AND SE 1/4 OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

PARCEL 4:
THE NW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE NW 1/4 AND THE N 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO;

EXCEPT A TRACT OF LAND LOCATED IN THE NW 1/4 OF SAID SECTION 32, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 32, AND CONSIDERING THE NORTH LINE OF THE NW 1/4 OF SECTION 32 TO BEAR S 89 DEGREES 19' 40" E, WITH ALL OTHER BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; THENCE S 89 DEGREES 19' 40" E, 1125.19 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89 DEGREES 19' 40" E, 232.03 FEET; THENCE S 02 DEGREES 35' 45" W, 199.56 FEET; THENCE S 26 DEGREES 12' 05" W, 66.14 FEET; THENCE N 76 DEGREES 42' 15" W, 201.70 FEET; THENCE N 00 DEGREES 40' 20" E, 215.05 FEET TO THE TRUE POINT OF BEGINNING.

AND EXCEPT A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 AND IN THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32, MORE PARTICULARLY DESCRIBED AS FOLLOWS; ASSUMING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 32 TO BEAR N 00 DEGREES 00' 00" W AND WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO: COMMENCING AT THE NW CORNER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; THENCE S 00 DEGREES 00' 00" W ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 1378.50 FEET TO A POINT, SAID POINT BEING THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32; THENCE S 89 DEGREES 26' 00" E ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 591.50 FEET TO A POINT ON THE CENTERLINE OF AN IRRIGATION DITCH, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE CENTERLINE OF SAID IRRIGATION DITCH BY THE FOLLOWING COURSES AND DISTANCES: N 44 DEGREES 21' 00" E, A DISTANCE OF 99.98 FEET; N 55 DEGREES 15' 00" E, A DISTANCE OF 70.99 FEET; N 69 DEGREES 23' 50" E, A DISTANCE OF 147.98 FEET; N 03 DEGREES 36' 20" E, A DISTANCE OF 107.50 FEET; THENCE S 36 DEGREES 30' 50' E, A DISTANCE OF 343.40 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32; THENCE N 89 DEGREES 26' 00" W ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 478.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 5:
LOT B OF RECORDED EXEMPTION NO. 0705-32-4-RE688 ACCORDING TO THE MAP RECORDED MAY 29, 1984 IN BOOK 1031 UNDER RECEPTION NO. 1968486, WELD COUNTY RECORDS, BEING A TRACT OF LAND LOCATED IN THE SE 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

EXCEPT THOSE PORTIONS AS CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY WARRANTY DEED RECORDED AUGUST 29, 2005 AT RECEPTION NO. 3317751.

PARCEL 6:
A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ASSUMING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 32 TO BEAR NORTH 00 DEGREES 00' 00" WEST AND WITH ALL OTHER BEARINGS HEREIN RELATIVE THERETO; COMMENCING AT THE NW CORNER OF SECTION 32; THENCE SOUTH 00 DEGREES 00' 00" WEST ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 1378.50 FEET TO A POINT; SAID POINT BEING THE SW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 26' 00" EAST ALONG THE SOUTH LINE OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 1069.50 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 26' 00" EAST ALONG THE SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 284.32 FEET TO A POINT, SAID POINT BEING THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 32; THENCE SOUTH 00 DEGREES 07' 00" EAST ALONG THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 32, A DISTANCE OF 382.18 FEET; THENCE NORTH 36 DEGREES 30' 50" WEST, A DISTANCE OF 478.96 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO

PARCEL 7:
LOT A OF RECORDED EXEMPTION NO. 0705-32-4-RECX 14-0128, ACCORDING TO MAP RECORDED FEBRUARY 18, 2015 AT RECEPTION NO. 4084235, WELD COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

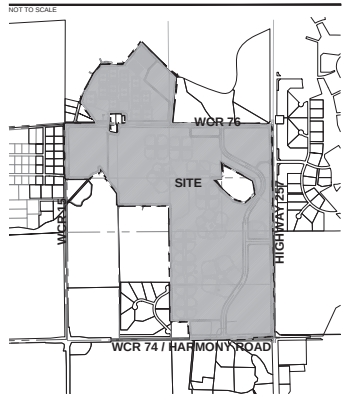
EXCEPT ANY PORTION LYING WITHIN THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY DEED RECORDED AUGUST 29, 2005 AT RECEPTION NO. 3317750.

PARCEL 8:
LOT B OF RECORDED EXEMPTION NO. 0705-32-4-RECX 14-0128, ACCORDING TO MAP RECORDED FEBRUARY 18, 2015 AT RECEPTION NO. 4084235, WELD COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

PARCEL 9:
SUBDIVISION EXEMPTION NO. 0705-32-4 SUBX 14-0018, ACCORDING TO MAP RECORDED FEBRUARY 18, 2015 AT RECEPTION NO. 4084234, WELD COUNTY RECORDS, BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

VICINITY MAP

NOT TO SCALE



SHEET INDEX

COVER SHEET	1
LAND USE PLAN	2

CHECKED BY: DT
DRAWN BY: AB

NORRIS DESIGN
Planning | Landscape Architecture | Urban Design
1101 Bannock Street
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P 303.892.1166
F 303.892.1186
www.norris-design.com

ROCKY MOUNTAIN SPORTS PARK
COMPREHENSIVE PLAN AMENDMENT
WINDSOR, CO

OWNER:
NORTH WINDSOR HOLDING LLC
8020 S. COUNTY ROAD 5, UNIT 200
WINDSOR, CO 80528
(970) 204-9393

ARCHITECT:
PERKINS AND WILL
475 LINCOLN STREET, SUITE 100
DENVER, CO 80203
(303) 308-0200

CIVIL ENGINEER:
NORTHERN ENGINEERING
301 N. HOWES STREET, SUITE 100
FORT COLLINS, CO 80521
(970)221-4158

DESIGN/BUILD:
HELLAS
12710 RESEARCH BOULEVARD
SUITE 240
AUSTIN, TX 78759
(512)250-2910

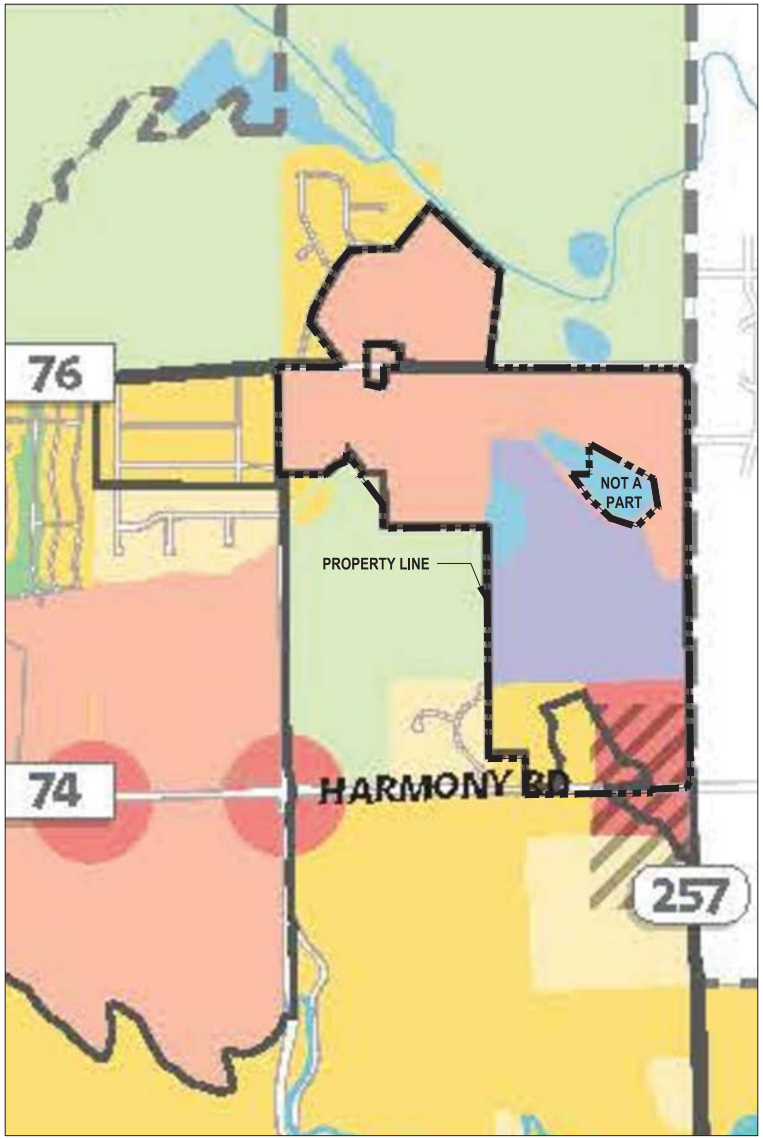
NOT FOR CONSTRUCTION

DATE:
11/13/2017 SUBMITTAL

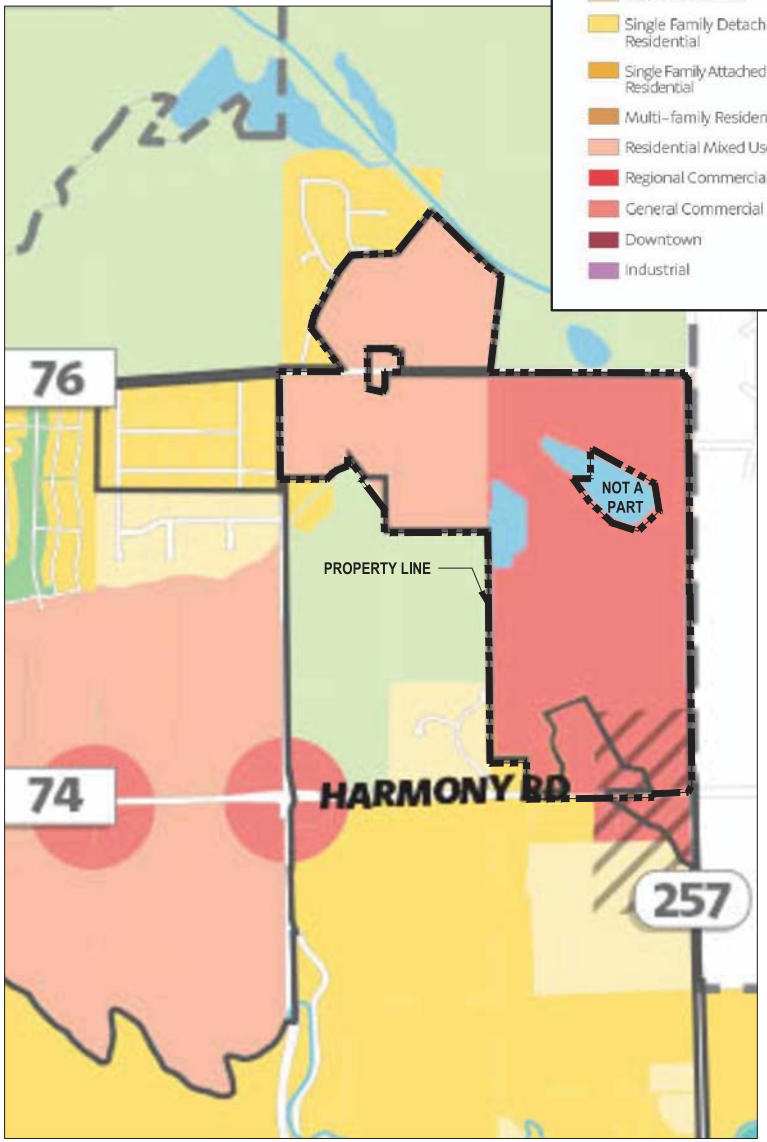
SHEET TITLE:
COVER SHEET

ROCKY MOUNTAIN SPORTS PARK

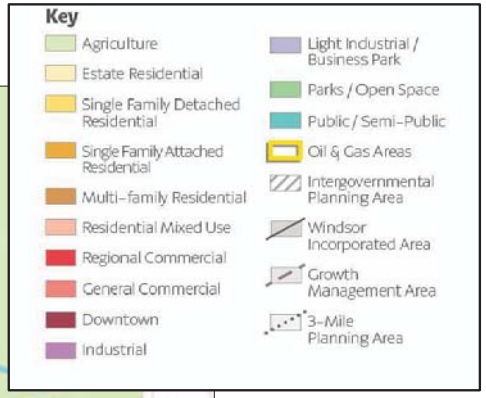
COMPREHENSIVE PLAN AMENDMENT



CURRENT COMPREHENSIVE PLAN



PROPOSED COMPREHENSIVE PLAN



NOTE:
IMAGES AND LEGEND ARE FORM THE TOWN OF WINDSOR'S 2016 COMPREHENSIVE PLAN, PAGE 5.7.

NORTH

SCALE: 1" = 750'

CHECKED BY: DT
DRAWN BY: AB

NORRIS DESIGN

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www.norris-design.com

ROCKY MOUNTAIN SPORTS PARK
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CIVIL ENGINEER:
NORTHERN ENGINEERING
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FORT COLLINS, CO 80521
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DESIGN/BUILD:
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12710 RESEARCH BOULEVARD
SUITE 240
AUSTIN, TX 78759
(512)250-2910

NOT FOR CONSTRUCTION

DATE:
11/13/2017 SUBMITTAL

SHEET TITLE:
LAND USE PLAN

Swanson Annexation and Zoning

Paul Hornbeck, Senior Planner

Planning Commission February 7, 2018

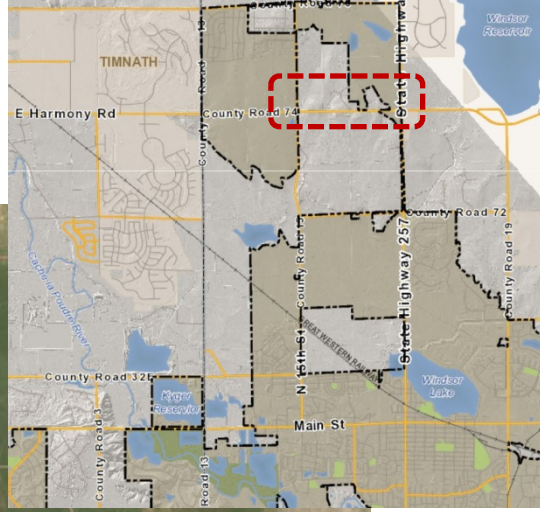
Annexation

Article I of Chapter 15 of the Municipal Code outlines the purpose and procedures of the annexation process, including:

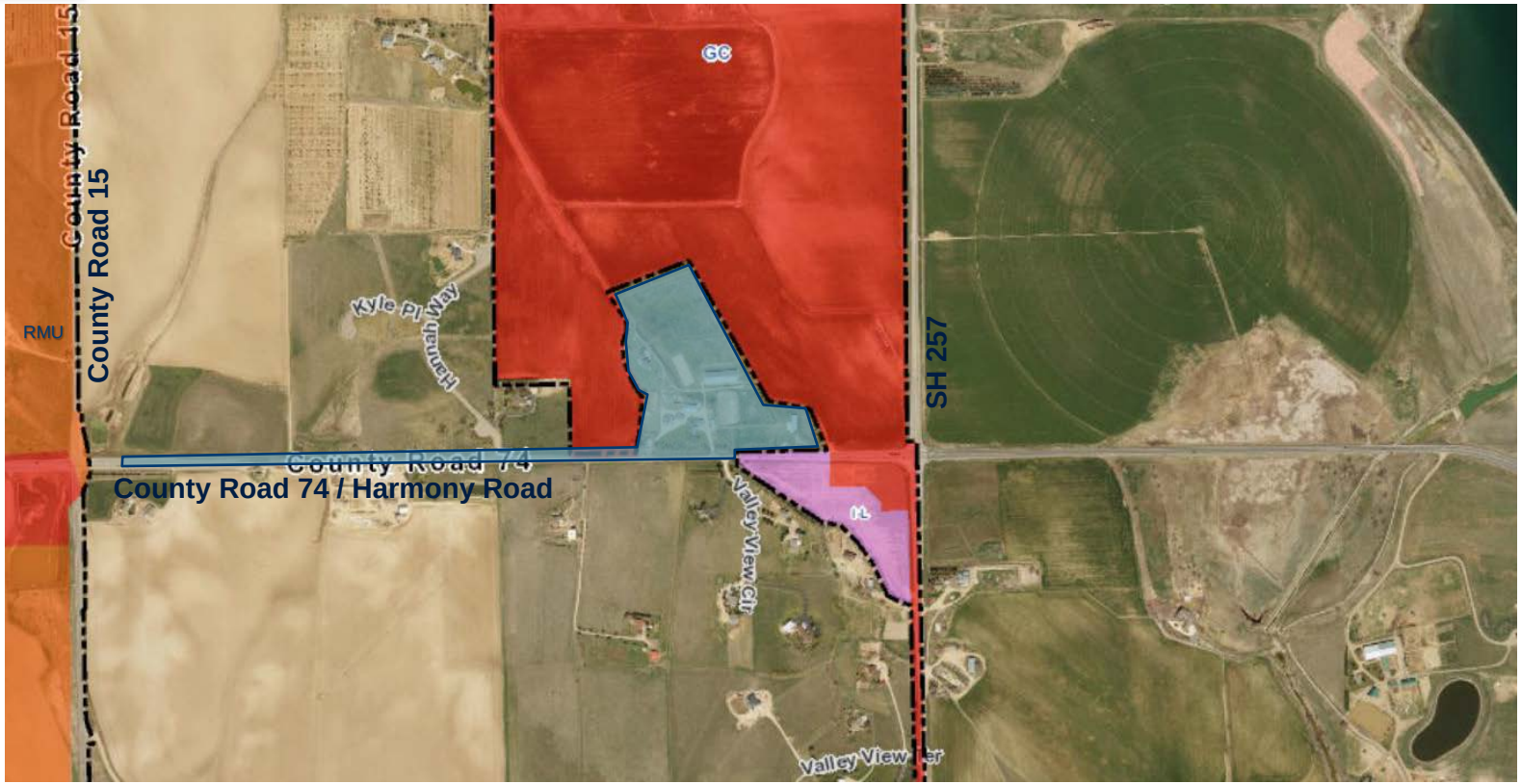
Sec. 15-1-10. Purpose.

The purpose of this Article is to establish a procedure to bring land under the jurisdiction of the town in compliance with the Colorado Municipal Annexation Act of 1965, as amended.

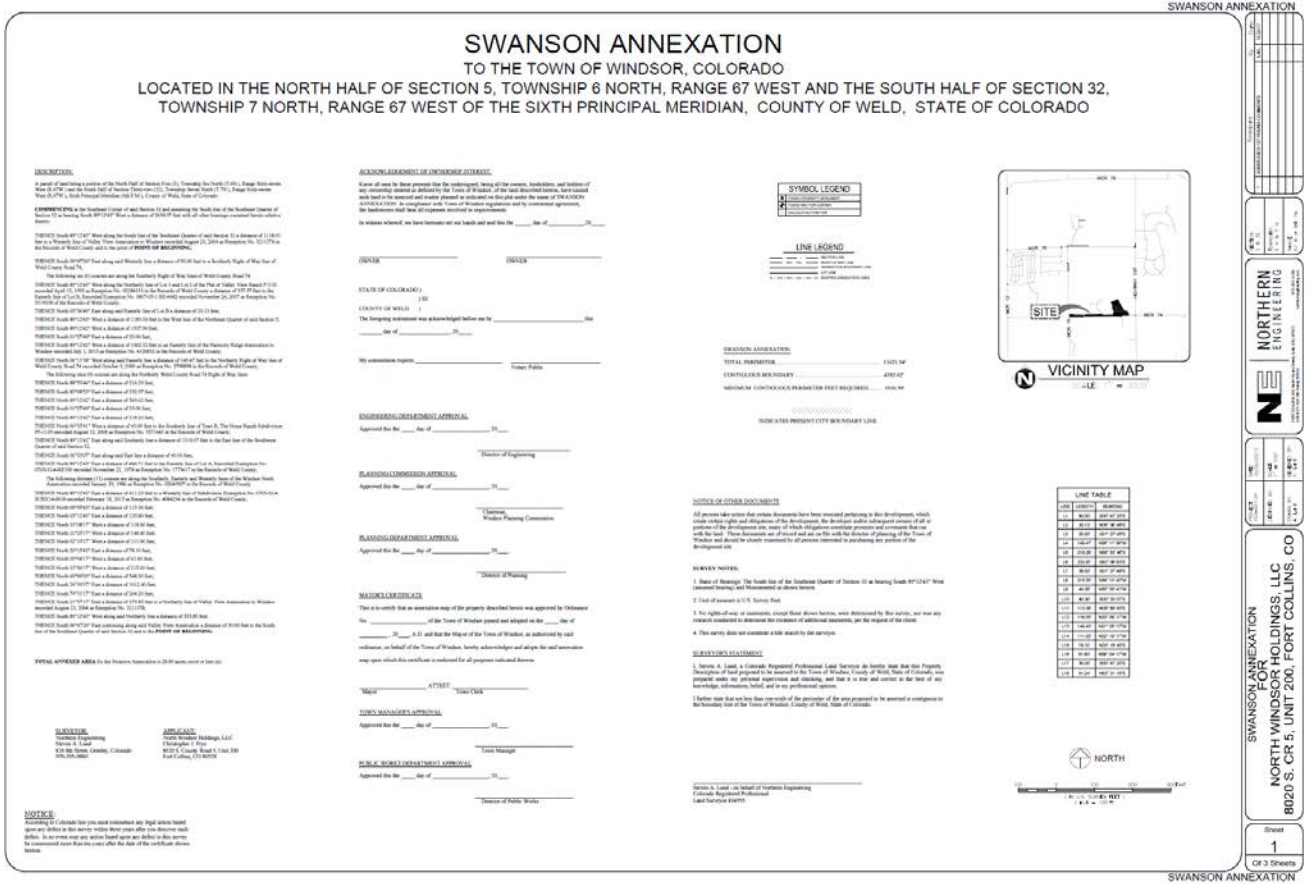
Site Vicinity Map



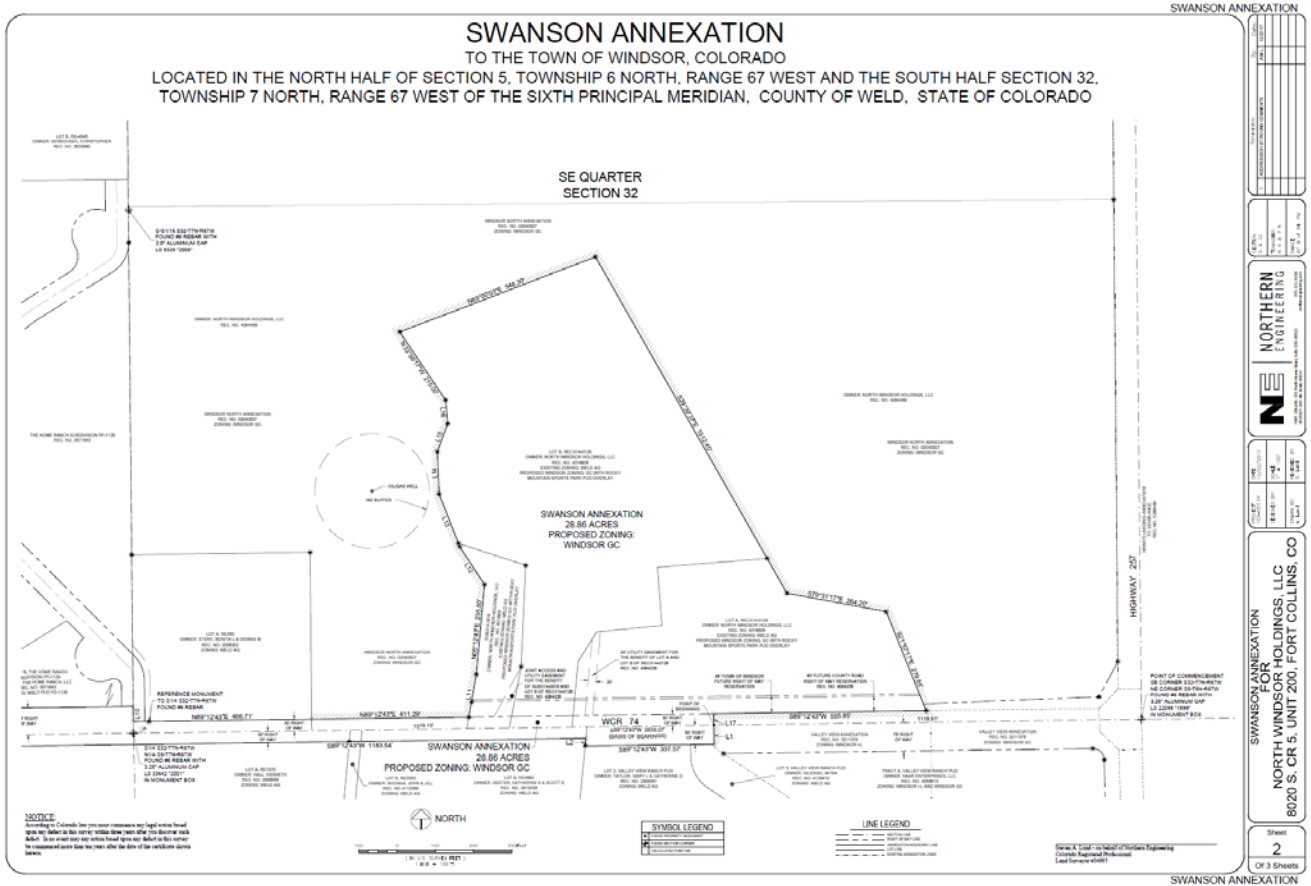
Area Zoning Map



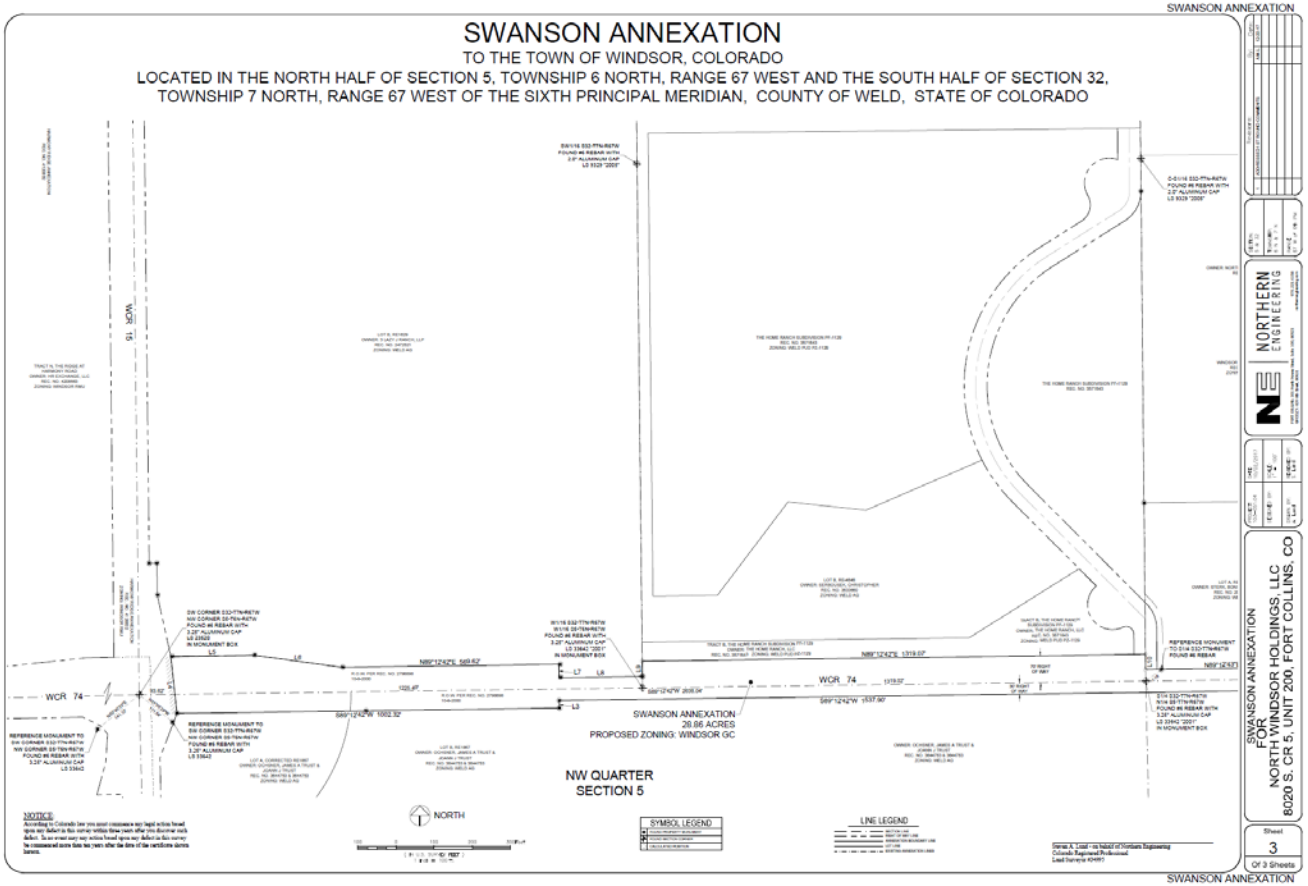
Annexation Plat



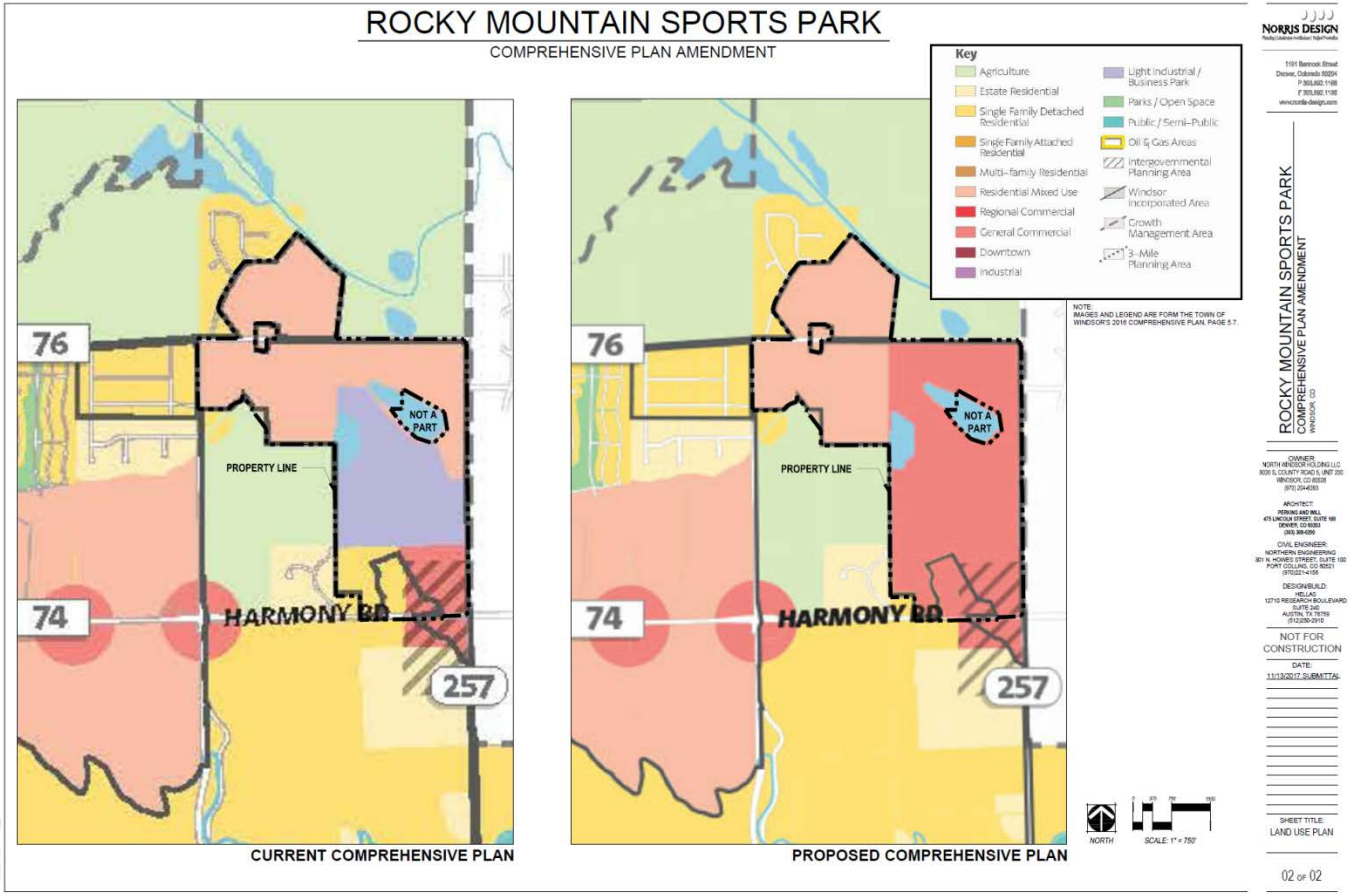
Annexation Plat



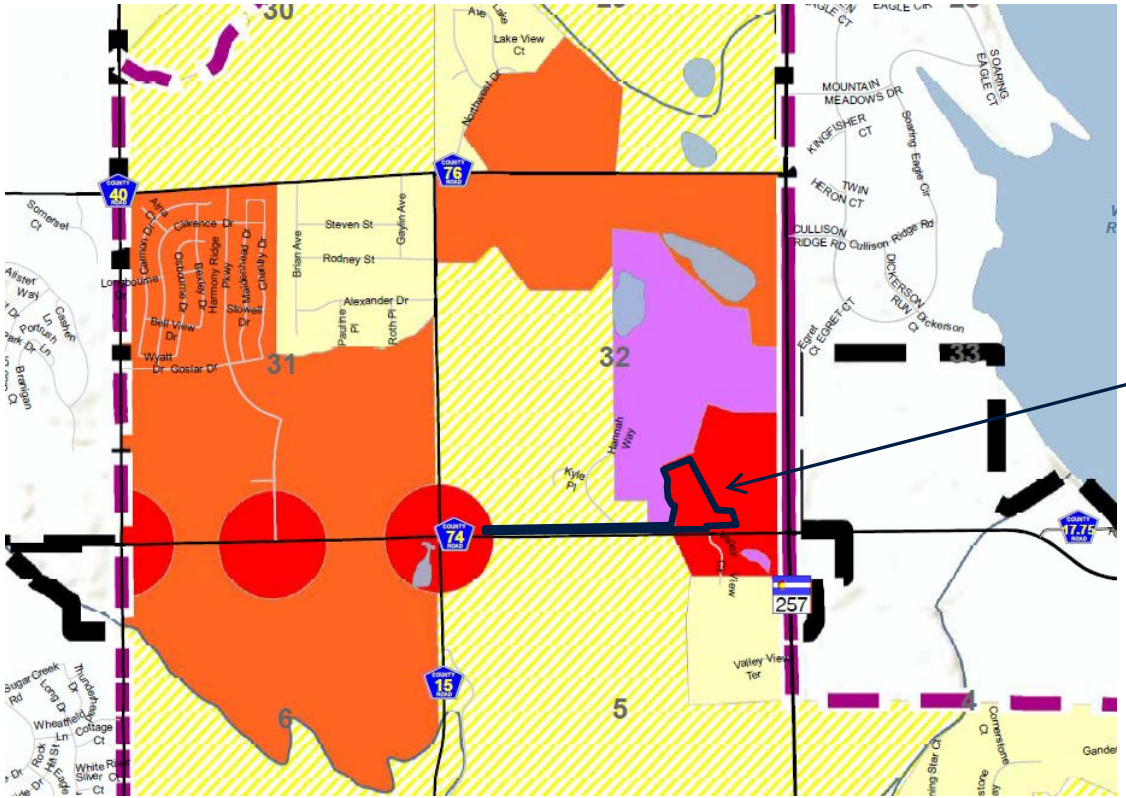
Annexation Plat



Land Use Plan



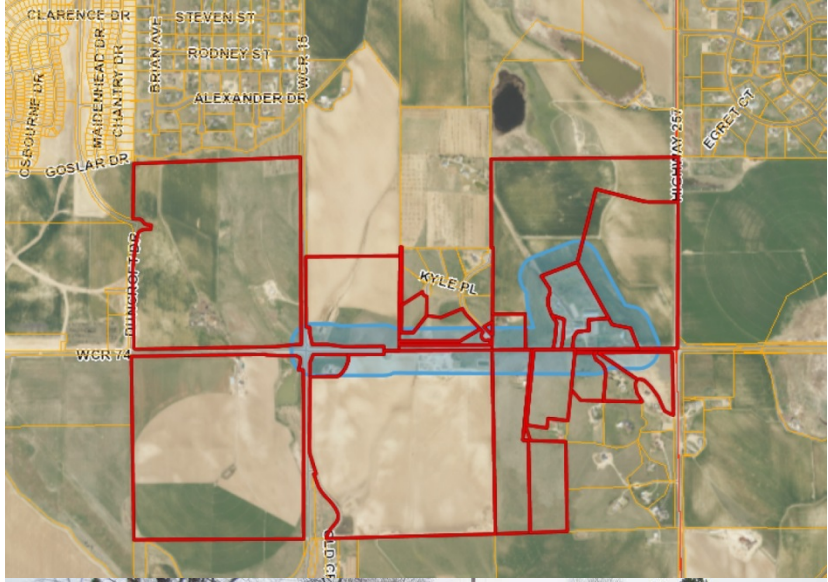
Land Use Plan



Notification Area

Planning Commission and Town Board public hearing notifications:

- 1/8/18 – staff submitted legal ad to the newspaper to run four consecutive weeks
  - 1/12/18 – 1st week legal ad
  - 1/19/18 – 2nd week legal ad
  - 1/26/18 – 3rd week legal ad
  - 2/2/18 – 4th week legal ad
- 1/10/18 – annexation sign posted on property
- 112/18 – public hearing notice on Town website
- 1/16/18 - applicant mailed letters to surrounding property owners
- 1/17/18 – staff mailed certified packets to relevant taxing districts



Recommendation

Staff recommends that Planning Commission forward a recommendation of approval of the Swanson Annexation and General Commercial zoning designation to the Town Board, as presented.

Annexation Records

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- All testimony presented during the public hearing
- Recommendation