



PLANNING COMMISSION REGULAR MEETING

February 19, 2020 // 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 15, 2020

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant – Kyger Trailhead Parking Area – Wade Willis, Open Space and Trails Manager, Town of Windsor, applicant
 - Quasi-judicial
 - Staff presentation: Sandy Mezzetti, Planner I
2. Recommendation to Town Board – Conditional Use Grant – Kyger Trailhead Parking Area – Wade Willis, Open Space and Trails Manager, Town of Windsor, applicant
 - Quasi-judicial
 - Staff presentation: Sandy Mezzetti, Planner I

D. COMMUNICATIONS

1. Communications from the Planning Commission

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.

2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Code Update – Public Hearing Signs and Postings

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

<u>Wednesday, February 19, 2020</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 4, 2020</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 18, 2020</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 1, 2020</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 15, 2020</u>	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 15, 2020 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

Vice-Chairman Tallon called the regular meeting of the Planning Commission to order at 7:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Victor Tallon
Kelly Hall
Doug Dennison
Jerry Bushelman
Daniel Foreman
Cindy Scheuerman

Town Board Liaison David Sislowksi

Also Present:

Planning Director Scott Ballstadt
Senior Planner Paul Hornbeck
Deputy Town Clerk Trisha Conway

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. Bushelman moved to approve the agenda as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Tallon, Hall, Dennison, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

3. Public Invited to be heard

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

B. CONSENT CALENDAR*

1. Approval of minutes of November 6, 2019
2. Approval of minutes of December 4, 2019
3. Approval of minutes of December 18, 2019

Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows;

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.

Yeas – Tallon, Hall, Dennison, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

BOARD ACTION

1. Preliminary Major Subdivision – Raindance Subdivision 8th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Per Mr. Paul Hornbeck the applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted two preliminary major subdivision plats, known as Raindance Subdivision Eighth and Ninth Filings in accordance with Article IV, Chapter 17. The subdivisions encompass approximately 113.6 acres and are zoned Planned Unit Development (PUD). Located North of New Liberty Road, and East of Weld County Road 13 / Colorado Blvd. The remainder of the 576 acres are platted as future development tracts, largely being designated for the future golf course.

Preliminary Plat characteristics for 8th filing:

- 40.16 total acres
- 138 single-family lots
 - Lot sizes:
 - 52: 5,500 sf lots
 - 86: 6,600 sf lots
- Density: 3.4 dwelling units per acre
- Product: 1 & 2-story houses with attached garages
- Parks (owned and maintained by metropolitan district)
 - Not applicable due to location proximity of Raindance Subdivision 2nd Filing parks.
- Tracts for open space / agriculture use = ~ 3 acres
- Extension of trail system

The applicant held a neighborhood meeting on December 3, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended.

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small-town feel.

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

Ms. Scheuerman asked Mr. Hornbeck about the small highlighted square identified on the Site Vicinity Map.

Mr. Hornbeck stated it was a conservation easement that has since gone away, and it's now part of the Raindance development.

Mr. Bushelman asked Mr. Hornbeck whether Covered Bridge Road would tie into County Road 13.

Mr. Hornbeck stated; Yes it will continue North, and tie into Cherry Blossom.

Mr. Bushelman asked Mr. Hornbeck whether there would be a roundabout or traffic signal at Cherry Blossom and Covered Bridge Road.

Mr. Hornbeck stated; It's assumed there will be a traffic signal, but it could possibly become a roundabout.

Mr. Bushelman moved to approve the preliminary major subdivision Raindance Subdivision 8th Filing in accordance with all staff recommendations; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Tallon, Hall, Dennison, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

2. Preliminary Major Subdivision – Raindance Subdivision 9th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Per Mr. Paul Hornbeck the applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted two preliminary major subdivision plats, known as Raindance Subdivision Eighth and Ninth Filings in accordance with Article IV, Chapter 17. The subdivisions encompass approximately 113.6 acres and are zoned Planned Unit Development (PUD). Located North of New Liberty Road, and East of Weld County Road 13 / Colorado Blvd. The remainder of the 576 acres are platted as future development tracts, largely being designated for the future golf course.

Preliminary Plat characteristics for 9th filing:

- 73.44 total acres
- 239 single-family lots
 - Lot sizes:
 - 122: 5,500 sf lots
 - 117: 6,600 sf lots
- Density: 3.2 dwelling units per acre
- Product: 1 & 2-story houses with attached garages
- Parks (owned and maintained by metropolitan district)
 - One small pocket park with two additional pocket parks (location to be determined).
 - Limited additional parks due to location proximity of Raindance Subdivision 2nd Filing Parks.

- Tracts for open space / agriculture use = ~ 16.6 acres
- Extension of trail system

The applicant held a neighborhood meeting on December 3, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended.

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

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

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

Mr. Bushelman moved to approve the preliminary major subdivision Raindance Subdivision 9th Filing in accordance with all staff recommendations; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Tallon, Hall, Dennison, Scheuerman, Bushelman, Foreman; Nays – None; Motion carried.

3. Recommendation to Town Board – Master Plan Amendment – Future Legends – Jeff Katofsky, Future Legends, LLC., owner/applicant; Rob Van Uffelen, Galloway & Company, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Per Mr. Paul Hornbeck the owner/ applicant Mr. Jeff Katofsky of Future Legends, LLC., represented by Mr. Rob Van Uffelen of Galloway & Company, Inc., is requesting to amend a portion in accordance Article II, Chapter 15 of the Altergott Farms Annexation Master Plan, specifically Lot 1, Block 3 of the Diamond Valley Subdivision and Tract A of Diamond Valley Subdivision Fifth Filing for the project known as Future Legends. The property is located North of Eastman Park Drive, and East of Diamond Valley Drive Tract A was transferred from the Town of Windsor to the property owner earlier in 2019, and is the former Diamond Valley Park. The site is approximately 132 acres in size and is zoned Limited Industrial (IL).

The Master Plan depicts the following uses:

- Stadium (3,400 seats)
- Two inflatable domes with multiuse sports fields (94,000 square feet each)

- 8 baseball fields
- 1 baseball miracle field
- 8 soccer/multiuse fields
- Sand volleyball
- Dormitory (30,000 square feet)
- Two hotels (270 total rooms)
- Extended stay facility (50 rooms)
- Medical office building (40,000 square feet)
- General retail uses (80,000 square feet)
- E-Gaming/ Theatre (280 seats)
- Parking (1200+/- stalls)

Other elements on the site include:

- Town master drainage channel to convey storm-water north to south through the site
- Town trail following the general alignment of the drainage channel
- Major Greeley waterlines traversing the site

Two primary access points are proposed as follows:

- An intersection on Eastman Park Drive
- An intersection with Diamond Valley Drive between Jackson Ct. and Logistics Dr.

Additional access points proposed include:

- Parking lot accessed from Diamond Valley Drive
- Emergency access from the Garden Drive which could serve as an additional public exit during events

A traffic study is currently being prepared for the site and subsequent site plans will need to adhere to the findings of the study. The Master Plan shows four phases of construction:

- Phase 1 – two soccer/ multiuse fields approved by administrative site plan in November, 2019 and currently under construction
- Phase 2 – stadium, hotels, and inflatable domes
- Phase 3 – remainder of sports fields
- Phase 4 – retail uses, medical office building, e-gaming/ theatre facility, extended stay facilities to adhere to the findings of the study.

The application is consistent with the following Goals and Objectives of the Comprehensive Plan:

Chapter 5b: Growth Framework

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

Objective: 1. Prioritize new growth in areas currently served by the Town infrastructure and services.

Chapter 8: Open Space, Recreation, & Environmental Features

Goal: Support a comprehensive park and recreation system that provides active and passive recreational opportunities while preserving Windsor's natural assets.

Objective: 3. Develop community partnerships to expand recreational programming and services

The application is consistent with the Strategic Plan, particularly the Facilities focus of economic sustainability and vibrancy, and infrastructure.

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the Master Plan amendment subject to the following conditions:

1. All outstanding staff and Planning Commission comments shall be addressed.
2. Master Plan approval shall not be deemed to release any portion of the Property from the requirements and limitations of the First Amended and Restated Agreement for Cooperative Development and Use of Diamond Valley Property dated January 28, 2019. Release of any such requirements and restrictions shall be effective only upon official action of the Windsor Town Board taken at a regular or special meeting in accordance with the Town's Home Rule Charter.
3. Due to the absence in the record of a transportation impact study (TIS), the type and extent of access improvements to the property from Eastman Park Drive shall be determined based upon the Town's transportation consultant review of the applicant's forthcoming TIS. All other traffic study findings as determined by the Town's transportation consultation review shall be incorporated into the Master Plan as recommended.
4. Permanent structures shall be setback from plugged and abandoned oil and gas wells in accordance with any such setback requirement in place at the time of site plan submittal.
5. As a condition of the first subdivision approval for the Property, the portion of "Area E" providing east-west access to the site as depicted in this Master Plan shall be dedicated as a privately-maintained permanent public access easement to remain open for street and parking purposes associated with Town of Windsor Parks and Recreation-related uses.
6. A 20-foot-wide easement for a future Town-owned 12-inch water line along the eastern property boundary of Area D shall be dedicated to the Town as a condition of the first subdivision approval for the Property. The water line, if installed, shall be installed at the expense of the Town or parties benefitted by the water line.

Mr. Bushelman asked Mr. Hornbeck whether Future Legends would contribute to the road fund.

Mr. Hornbeck stated at building permit stage Future Legends would be subject to road impact fees.

Mr. Bushelman asked Mr. Hornbeck about phased completion.

Mr. Hornbeck deferred to the applicant to discuss their phasing plan.

Mr. Tallon requested the applicant come up to discuss timeline of the phasing plan. Mr. Ryan Spilborghs, representing Future Legends first thanked Mr. Hornbeck and Mr. Ballstadt for all of their work and help getting the project to this point. He then deferred to Mr. Tim Nelson, Senior Planner Galloway & Company in Greenwood Village, Colorado. Mr. Nelson stated Phase 1 consists of the two soccer fields that meet the agreement with the town, and those started construction on November 2019 for an estimated completion Spring 2020. Phase 2 includes the stadium, and the two inflatable domes, parking, and access from Eastman Park Drive has been submitted for review to the Town of Windsor. Phase 3, and Phase 4 will follow immediately afterwards, and the retail will be the final phase.

Mr. Dennison asked Mr. Spilborghs where the hotels, commercial, and retail shops will be located.

Mr. Spilborghs stated the hotels will be adjacent to the stadium. Mr. Nelson stated the hotels will border the stadium following right field, and the first base line. The dormitory is the L-shaped building shown outside of the stadium. The retail plaza is shown in Phase 4 immediately outside of the entrance. The Greeley waterline runs under the plaza so there will be no buildings in the grand plaza area.

Ms. Hall asked Mr. Nelson will hotel construction start at the same time as the stadium.

Mr. Nelson stated; Yes, it's all part of Phase 2, and has been submitted to the Town of Windsor for initial review.

Ms. Hall asked Mr. Hornbeck whether it's standard to make a recommendation for plugged oil and gas wells.

Mr. Hornbeck stated its unique to the situation for two reasons, knowing there is a plugged abandoned well onsite, and secondly the Town Board is going to be considering an ordinance for setback from plugged and abandoned wells in the near future.

Mr. Bushelman moved to forward a recommendation of approval to the Town Board for the Master Plan Amendment for Future Legends as presented by staff and subject to recommendations by staff; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Tallon, Hall, Dennison, Scheurman, Bushelman, Foreman; Nays – None; Motion carried.

C. COMMUNICATIONS

1. Communications from the Planning Commission
 - None
2. Communications from the Town Board liaison
 - None
3. Communications from the staff
 - Upcoming Town Board Work Session meetings: January 20, 2020, at 6:00 p.m. - topic land use code update followed by oil and gas location standards and January 27, 2020, at 6:00 p.m. - topic air quality related to oil and gas.

ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:27 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: February 19, 2020
To: Planning Commission
From: Sandra Mezzetti, AICP, Planner I
Re: Public Hearing and Recommendation to Town Board –
Conditional Use Grant – Kyger Reservoir Trailhead Gravel
Parking – Wade Willis, Open Space and Trails Manager for the
Town of Windsor Parks, Recreation, and Culture (PRC),
applicant
Item #: C.1 & C.2

Background / Discussion

The applicant, Mr. Wade Willis, Open Space and Trails Manager for the Town of Windsor, is requesting a Conditional Use Grant (CUG) to allow gravel parking at the Kyger Reservoir trailhead located west of County Road 13 (Colorado Boulevard), south of County Road 68.5 (Jacoby Road), north of SH 392/Main Street. Currently, the Town's Municipal Code does not address gravel parking areas located within or adjacent to natural areas; therefore, the entire parking area would need to be paved unless a CUG for the gravel parking lot is granted. Approval of the CUG request, along with an approved site plan, would allow for the construction of a permanent gravel parking lot located at the trailhead for the Kyger Reservoir Trail, which is generally more compatible with the surrounding natural area. The CUG request is for the gravel parking lot use only. Staff is currently reviewing a site plan submitted by the applicant for the parking area, as well as public improvement plans for the Kyger Trail (administrative reviews). There will be no expiration for the subject CUG. The applicant hopes to commence construction in March 2020.

Standards and Requirement for Conditional Use Grants

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located west of Colorado Boulevard (County Road 13) and south of County Road 68.5 (Jacoby Road), and north of SH 392/Main Street. The subject site is generally surrounded by undeveloped land, and open space and Kyger Reservoir to the west. The east side of Colorado Boulevard consists of undeveloped parcels within unincorporated Weld County.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The subject site will be used as a parking area for the Kyger Trail trailhead. The overall property is undeveloped natural open space and will remain in an undeveloped state, with the exception of trail and parking area improvements. The gravel parking, as opposed to asphalt paving, preserves the natural aesthetic of the area. Accessible parking spaces, however, must

be paved to comply with ADA (Americans with Disabilities Act) requirements. No buildings are proposed as part of this CUG application.

3. Appropriate location of the building or buildings on the lot.

No buildings are proposed as part of this CUG application.

4. Adequate provision of parking, loading and circulation facilities.

Nineteen total parking stalls are proposed, seventeen standard and two accessible parking stalls. Accessible parking stalls are located adjacent to the 10' wide concrete trail and will be striped, paved, and signed as required for ADA conformance.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The gravel parking area is mitigated by the paved apron reducing the possibility of gravel being tracked onto Colorado Boulevard (CR 13).

6. Potential effect of the use on storm drainage in the area.

The proposed access drive and parking area will be a gravel base, thus allowing for storm water infiltration; therefore, reducing impacts on area storm drainage.

7. Adequacy of planting screens where necessary.

The subject property is undeveloped natural open space; therefore, no new landscaping is proposed as part of the this CUG application.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

The proposal does not include use or storage of hazardous or noxious material.

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The layout and general compatibility of the proposed use is consistent with the existing zoning and surrounding area uses.

Relationship to Comprehensive Plan

The Comprehensive Plan does not specifically address the gravel parking use.

Relationship to Strategic Plan

There are no relevant areas of the Strategic Plan regarding the gravel parking use.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented, with no expiration date.

Notification

The Municipal Code requires a public hearing notification for a CUG. Notifications were provided as follows:

- February 4, 2020 – legal notices posted on the Town of Windsor website

- February 6, 2020 – development review sign posted on the property
- February 7, 2020 – legal ad published in the paper
- February 7, 2020 -- affidavit of letters mailed to property owners within 100 feet

Attachments

Application materials
Staff PowerPoint

copy: Wade Willis, applicant



APPLICATION FOR CONDITIONAL USE

(Please see Town of Windsor [Fee Schedule](#) for Application Fees)

TOWN OF WINDSOR
301 Walnut Street
Windsor, CO 80550

Office: (970) 674-2415
Fax: (970) 674-2456

www.windsorgov.com

TO BE COMPLETED BY APPLICANT

(Type or print in black ink)

Street Address*: 7301 N. County Rd. 1 Lot: Block:

Subdivision:

*****Conditional Use Grant approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.*****

*Describe the non conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non conforming use and result of any communication with neighbors. (use back or additional sheets if necessary)

This is a gravel parking lot for trail and open space users in a flood way area. Provision of a gravel parking lot, as opposed to an asphalt paved parking lot preserves the natural aesthetic of the area.

Windsor Municipal Code Section 16-7 and Section 16-31.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1"=30') and specifications necessary for the proper consideration of this grant shall be submitted with this application.
- Conditional use grant evaluation criteria are detailed in Windsor Municipal Code Section 16-7-50.
- Notification requirements are detailed in Windsor Municipal Code Section 16-31.

*Present use of land: Open Space Size: 150 Acres

*Present use of structure: NA Size:

*Proposed use of land: Publicly accessible open space and trails Size: 150 Acres

*Proposed use of structure: Size:

If granted this conditional use grant, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that all statements and proposal submitted within this application are true and correct to the best of my knowledge.

Submitted this 8 day of January, 20 20

Wade Willis

Applicant (please print)

Applicant's Signature

970-674-2434

970-674-2456

Phone (daytime)

Fax

wwillis@windsorgov.com

Email

Town of Windsor

Property Owner* (please print)

Property Owner's Signature*

970-674-2434

970-674-2456

Phone* (daytime)

Fax*

wwillis@windsorgov.com

Email*

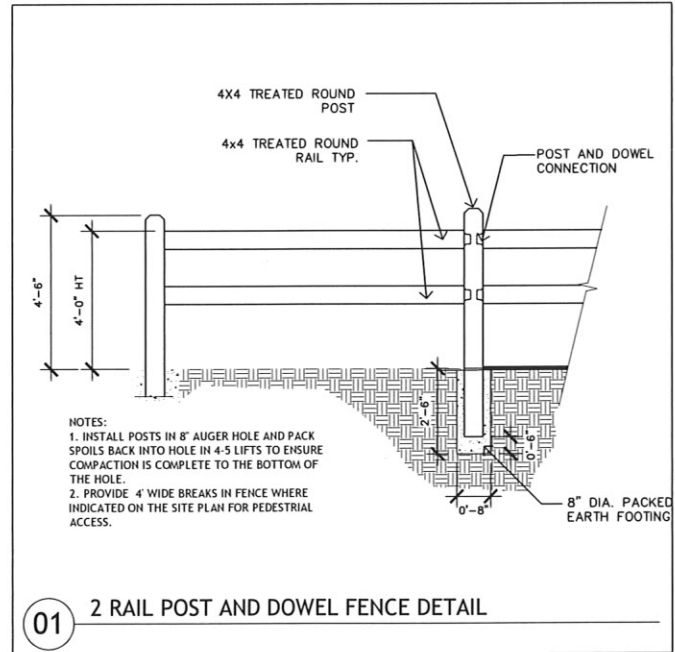
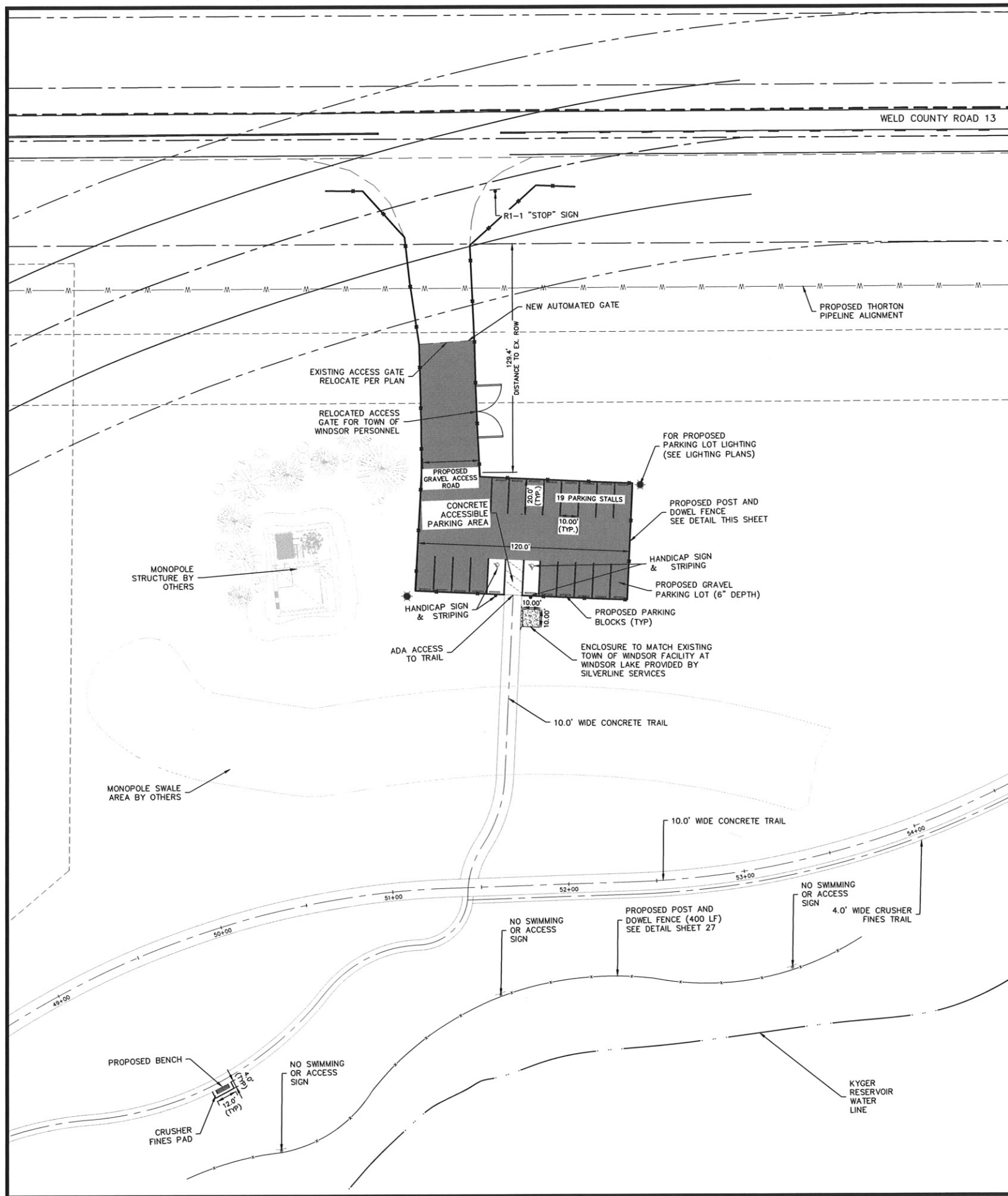
Applicant's Representative (if any) Name

Phone Fax Email

* indicates required fields

Project Description:

This is a gravel parking lot for trail and open space users in a flood way area. Provision of a gravel parking lot, as opposed to an asphalt paved parking lot preserves the natural aesthetic of the area. This is also consistent regionally for open space and trail heads in surround municipalities.



REVISIONS	
DATE	DESCRIPTION

BY	BW
CHECKED	BW
DESIGNED	BW
FILENAME	Parking lot variance request

RIVER BLUFFS & KYGER PIT TRAIL
CONDITIONAL USE APPLICATION

Parking Lot Layout

TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80555
Phone: 970.226.0557

JOB NO. 0059.0055.00

SCALE 1" = 30'

DATE November 2019

SHEET

1 of 1



**Public Hearing and
Recommendation to Town
Board**

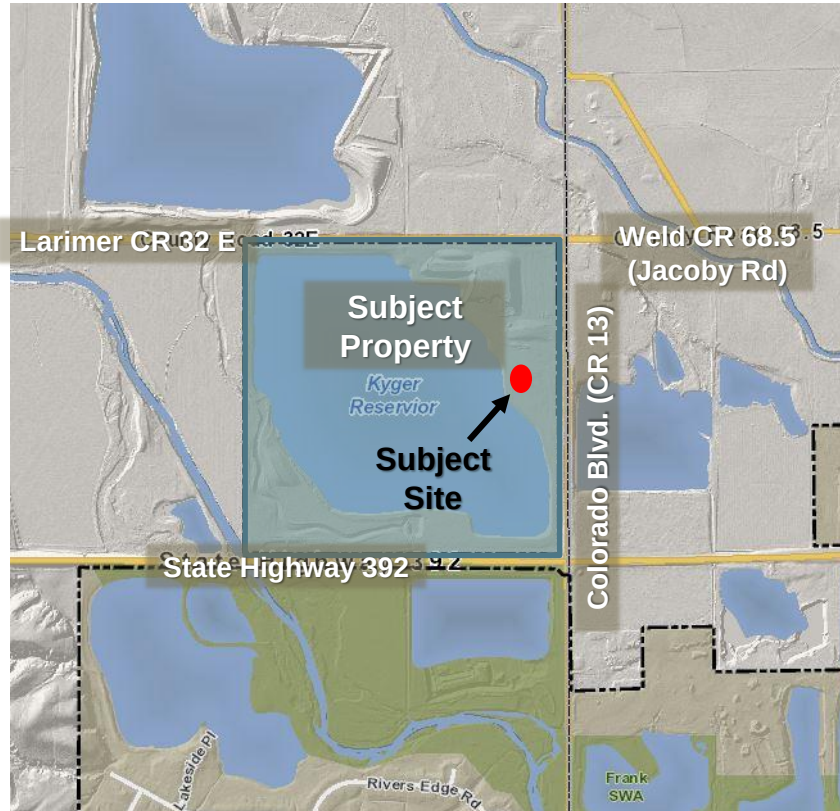
Conditional Use Grant

**Kyger Trailhead Gravel Parking
Area**

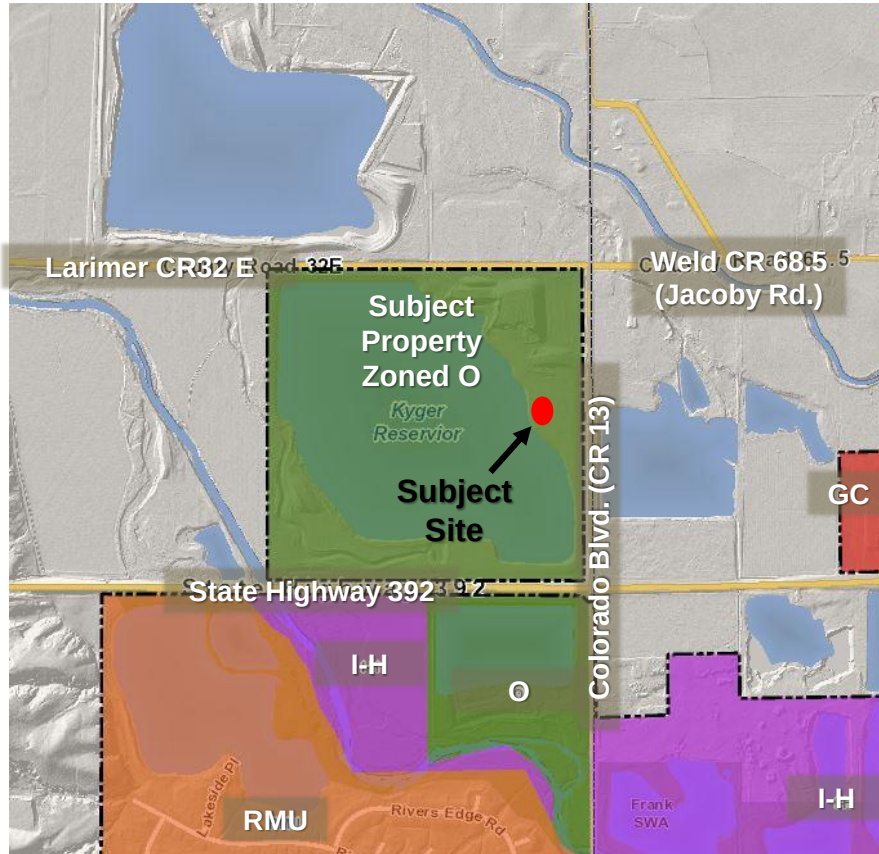
Sandra Mezzetti, Planner I

Planning Commission February 19, 2020

Site Vicinity Map

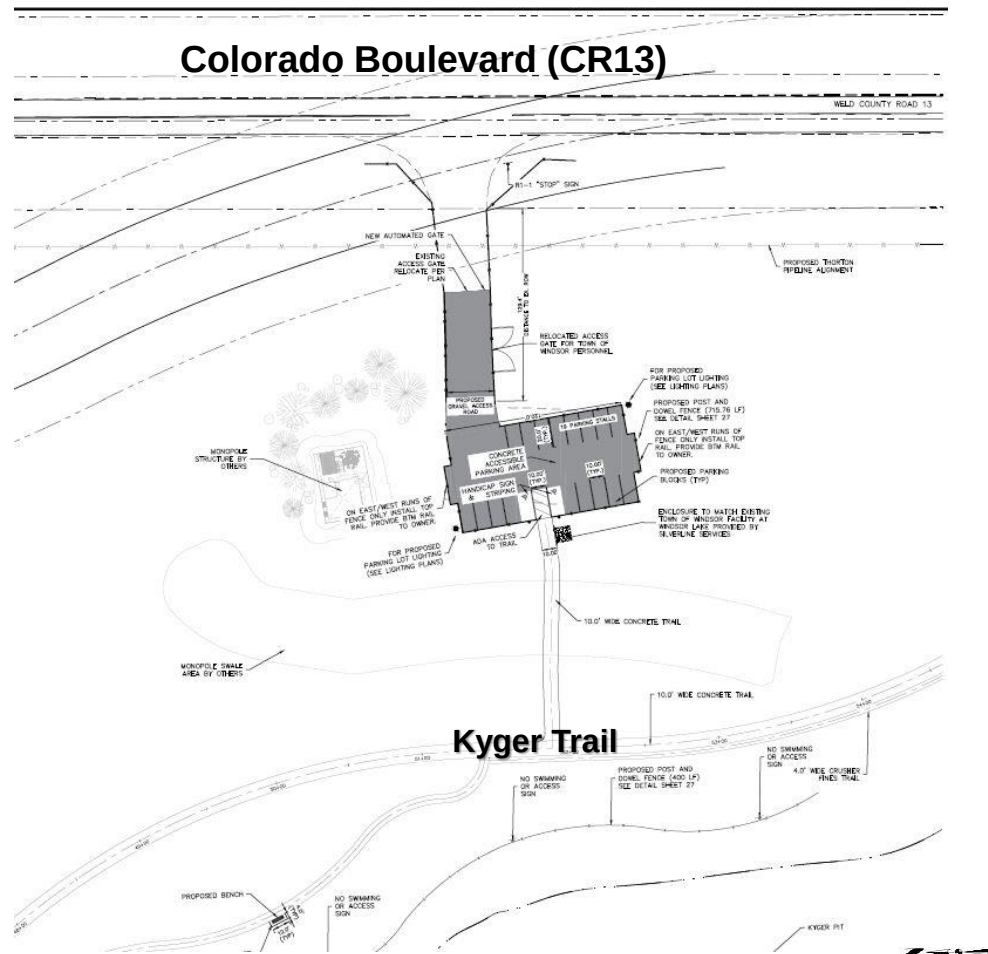


Zoning Map

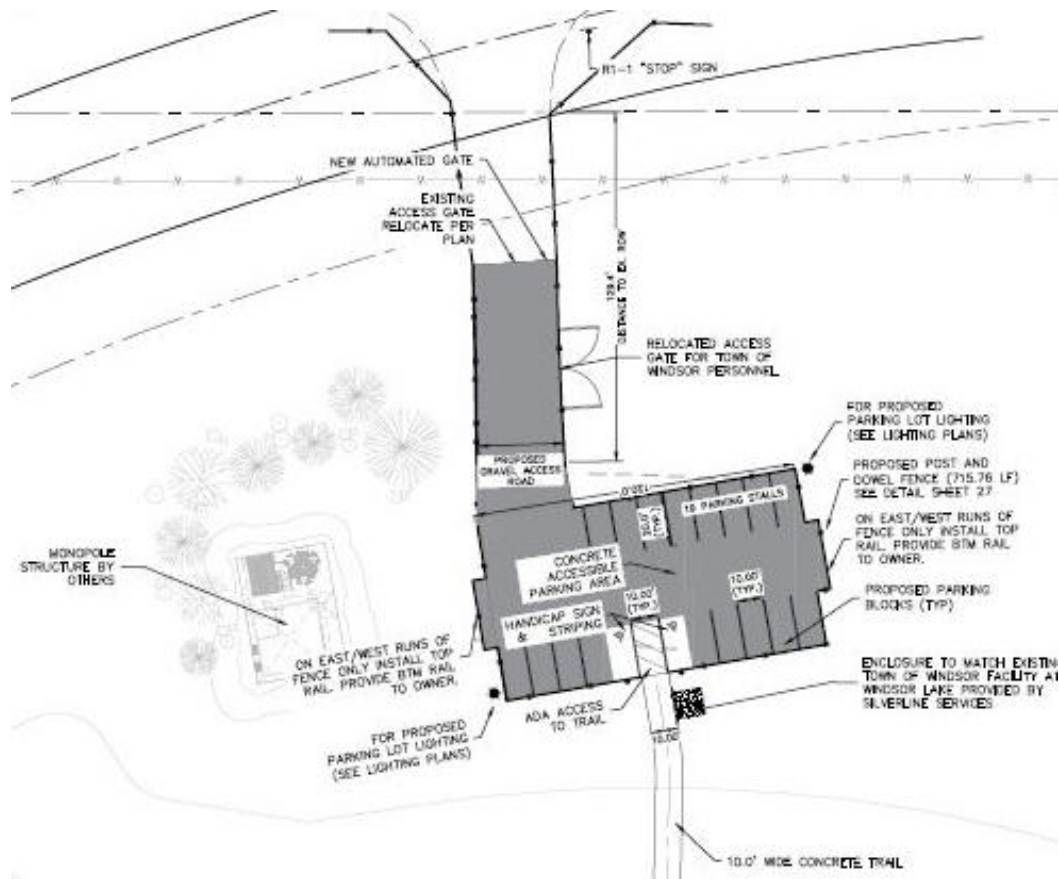




Site Plan



Enlarged Site Plan





Analysis

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located west of Colorado Boulevard (County Road 13) and south of County Road 68.5 (Jacoby Road), and is generally surrounded by undeveloped land, and open space and Kyger Reservoir to the west. The east side of Colorado Boulevard consists of undeveloped parcels within unincorporated Weld County.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The subject property will be used as a parking area for the Kyger Trail trailhead. The overall property is undeveloped natural open space and will remain in an undeveloped state, with the exception of trail improvements and parking area improvements. The gravel parking, as opposed to asphalt paving, preserves the natural aesthetic of the area. Accessible parking spaces, however, must be paved to comply with ADA (Americans with Disabilities Act) requirements. No buildings are proposed as part of this CUG application.



Analysis

3. Appropriate location of the building or buildings on the lot.

No buildings are proposed as part of this CUG application.

4. Adequate provision of parking, loading and circulation facilities.

Nineteen total parking stalls are proposed, seventeen standard and two accessible parking stalls. Accessible parking stalls are located adjacent to the 10' wide concrete trail and will be striped, paved, and signed as required for ADA conformance.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The gravel parking area is mitigated by the paved apron reducing the possibility of gravel being tracked onto Colorado Boulevard (CR 13).

6. Potential effect of the use on storm drainage in the area.

The proposed access drive and parking area will be a gravel base thus allowing for storm water infiltration; therefore, reducing impacts on area storm drainage.



Analysis

7. Adequacy of planting screens where necessary.

The subject property is undeveloped natural open space, therefore, no new landscaping is proposed as part of the this CUG application.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

The proposal does not include use or storage of hazardous or noxious material.

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The layout and general compatibility of the proposed use is consistent with the existing zoning and surrounding area uses.



Recommendation

Staff recommends the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to Town Board as presented.



CUG

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Recommendation



Approval Criteria

Sec. 16-7-50. - Standards and requirements for conditional use grants.

(a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:

- (1) The character and quality of the area in which the use will be located.
- (2) The physical appearance of the use, including suitability of architectural and landscaping treatment.
- (3) Appropriate location of the building or buildings on the lot.
- (4) Adequate provision of parking, loading and circulation facilities.
- (5) Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.
- (6) Potential effect of the use on storm drainage in the area.
- (7) Adequacy of planting screens where necessary.
- (8) Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.
- (9) The general compatibility of the proposed use with the area in which it is to be located.