



PLANNING COMMISSION REGULAR MEETING

**March 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 February 21, 2018

C. BOARD ACTION

1. Site Plan Presentation – River Valley Crossing Subdivision 1st Filing Lot 4 – Burger King Restaurant – Joe Lukas of Lukas Family, LP, owner/applicant; Ric Hattman of Hattman Associates, applicant's representative
 - Staff presentation: Millissa Berry, Senior Planner
2. Preliminary Standard Site Plan – Jacoby Farm 7th Filing Tracts A and B – Jacoby Farm Townhomes - Windsor CAR 1 LLC, owner; Russell Baker, Jacoby Farm Townhomes, LLC, applicant; Cathy Mathis of TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner

3. Preliminary Subdivision – Chimney Park Subdivision 4th Filing – Al Haar and Mike Zapf, property owners/applicant / Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner
4. Preliminary Site Plan – Chimney Park Townhomes – Chimney Park Subdivision 4th Filing, Lot 1 – Al Haar and Mike Zapf, property owners/applicant / Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner
5. Public Hearing – Final Major Subdivision – The Ridge at Harmony Road Subdivision 2nd Filing – Jeff Mark, The Landhuis Company, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
6. Recommendation to Town Board – Final Major Subdivision – The Ridge at Harmony Road Subdivision 2nd Filing – Jeff Mark, The Landhuis Company, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
7. Preliminary Subdivision – Raindance Subdivision 3rd Filing – David Nelson, Raindance Land Company LLC, owner / Martin Lind, Raindance Land Company LLC, owner/owner representative / Tom Siegel, Water Valley Land Company, applicant's representative
 - Quasi-judicial
 - 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

<u>Wednesday, March 7, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, March 21, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 4, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 18, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 2, 2018</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

February 21, 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 7:00 p.m.

1. Roll Call

The following Planning Commission members were present:

Gale Schick
Charles Schinner
Victor Tallon
Doug Dennison
Tim Annable
Jerry Bushelman
Mike McWilliams
Dan Foreman - A

Town Board Liaison

Ken Bennett

Also Present:

Planning Director
Senior Planner
Deputy Town Clerk

Scott Ballstadt
Paul Hornbeck
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, Schinner, Tallon, Dennison, Annable, Bushelman, McWilliams

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 February 7, 2018

Mr. Tallon moved to approve the consent calendar as presented; Mr. Annable seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Schinner, Tallon, Dennison, Annable, McWilliams

Nays – None

Abstained – Bushelman

Motion carried.

C. BOARD ACTION

1. Site Plan Presentation – Eagle Crossing Subdivision 6th Filing Lot 1 – Arby's Restaurant - Martin Lind, Eagle Crossing Windsor LLC, owner; Jon Sweet, TST Inc., applicant/applicant's representative

- Staff presentation: Millissa Berry, Senior Planner
Presented by Scott Ballstadt in place of Ms. Berry

The applicant, Mr. Martin Lind, Eagle Crossing Windsor LLC, represented by Mr. Jon Sweet of TST, Inc. is proposing a new site development in the Eagle Crossing Subdivision 6th Filing. The site of the proposed Arby's Restaurant is located northeast of the intersection of Crossroads Boulevard and Fairgrounds Avenue – directly east of 7-11 and south of the Marriott Hotel site. The site is zoned General Commercial (GC) and is located adjacent to other GC zoned properties.

Overall development characteristics include:

- Total lot area of 0.84 acres
- Approximately 29% landscaped area
- A 2,863 square foot building
- 23 parking stalls + bicycle parking

Building characteristics include:

- Building materials are a mix of cultured stone and stucco in earth tone colors with metal accents
- Building height of 20'
- A flat roof with varied roofline
- Patio area
- Drive-thru

Additional site details can be seen in the enclosed staff PowerPoint.

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 site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on February 26, 2018 for the Windsor Town Board.

No recommendation, as this item is for presentation purposes.

Mr. Tallon and Mr. Schick both complimented the applicant adding that the business is a good addition to the area.

2. Public Hearing – Final Major Subdivision – Eagle Crossing Subdivision 4th Filing – Martin Lind, Eagle Crossing Development, Inc., applicant/ Tom Siegel, Water Valley Development & Brian Williamson, TST, Inc., applicant's representatives

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

The applicant, Mr. Martin Lind of Eagle Crossing Development Inc., represented by Mr. Tom Siegel of Water Valley Development and Mr. Brian Williamson of TST, Inc., has submitted a final major subdivision plat, known as Eagle Crossing Subdivision 4th Filing. The subdivision encompasses approximately 91 acres and is currently zoned Limited Industrial, (IL), General Commercial (GC), and High Density Multifamily (MF-2). The proposed Final Subdivision is generally consistent with the Preliminary Subdivision that the Planning Commission approved on October 18, 2017.

The Final Subdivision characteristics include:

- Two lots totaling approximately 21.6 acres of land zoned MF-2 and being concurrently site planned for multifamily development.
- One additional 3.5 acre lot zoned MF-2 for possible future development
- One 5.8 acre lot zoned Limited Industrial
- 6 lots totaling approximately 51 acres of land zoned GC. The six lots may be further subdivided in the future to accommodate specific users as the area develops.
- Approximately nine acres of public right-of-way dedication, including Steeplechase Drive, which would be extended from Highland Meadows Parkway west to connect with Fairgrounds Avenue via Grandstand Avenue and Rodeo Drive.

The applicant held a neighborhood meeting on August 30, 2017, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately 12 neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics and responses.

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

1. Prior to recording of the subdivision plat, the applicant shall provide satisfactory evidence to the Town that the plat does not conflict with the existing surface use agreement in place with the mineral owner.
2. Applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.
3. All outstanding staff comments on subdivision plat, improvement drawings, and related documents shall be addressed prior to recording plat.

Staff requests that the following be entered into the record:

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

Mr. Schick asked if anyone in the audience would like to speak on this matter.
There was none

Mr. Bennett stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as non-voting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

**Mr. Tallon moved to close the public hearing; Mr. Schinner seconded the motion.
Roll call on the vote resulted as follows:
Yeas – Schick, Schinner, Tallon, Dennison, Annable, Bushelman, McWilliams
Nays – None
Motion Carried**

3. Recommendation to Town Board - Final Major Subdivision – Eagle Crossing Subdivision 4th Filing – Martin Lind, Eagle Crossing Development, Inc., applicant/ Tom Siegel, Water Valley Development & Brian Williamson, TST, Inc., applicant's representatives
- Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Mr. Hornbeck had nothing further to add.

**Mr. Tallon moved to forward a recommendation of approval of the Final Major Subdivision – Eagle Crossing Subdivision 4th Filing to the Town Board; Mr. McWilliams seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Schinner, Tallon, Dennison, Annable, Bushelman, McWilliams
Nays – None
Motion carried.**

D. COMMUNICATIONS

1. Communications from the Planning Commission
Mr. Schinner stated that he would be seeking another term as a member of the Planning Commission

Mr. Dennison stated that he would be absent from the next meeting
2. Communications from the Town Board liaison
Mr. Bennett stated that the process for selecting the new Town Manager is currently ongoing. The deadline for applications closed February 20, 2018 with a count of over 100 applicants from 20 different states. Mr. Bennett added that Windsor has become a very popular and attractive community and he is confident that the Town will get a high quality person coming in. A meet and greet will be held on March 19th for the public to meet the final candidates.

Mr. Bennett stated that there are currently 4 Town Board seats available in which 10 people are running for those positions. Mail-in ballots will be out around March 12th.

Mr. Annable asked if there were multiple applicants for every open position.

Mr. Bennett responded yes, two candidates are running for District 2 and 4 and three candidates are running for District 5 and 6.

3. Communications from the staff
None

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:14 p.m.

Deputy Town Clerk, Amanda Mehlenbacher



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Presentation – River Valley Crossing 1st Filing Lot 4 –
Burger King Restaurant – Joe Lukas, Lukas Family LP,
owner/applicant; Ric Hattman, applicant's representative
Item #: C.1

Background / Discussion

The owner/applicant, Mr. Joe Lukas, Lukas Family LP, represented by Mr. Ric Hattman of Hattman Associates, is proposing a new site development in the River Valley Crossing 1st Filing Subdivision. The site of the proposed Burger King Restaurant is located at the southwest corner of Main and 16th Streets and directly east of the Christian Brothers Automotive site. The site is zoned General Commercial (GC) and is located adjacent to other GC zoned properties.

Overall development characteristics include:

- total lot area of 1.3 acres
- approximately 43% landscaped area
- 3,443 square foot building
- 41 parking stalls (25 required)
- access from a private drive off of 16th Street

Building characteristics include:

- building facades
 - o brick with an accent brick wainscot
 - o vintage wood cement fiber board
- accent materials
 - o ceramic tile around main entry
 - o metal awnings
- colors: mix of tans for field with red and aluminum accents
- building height of 18'
- a flat roof with varied roofline
- drive-thru

Additional site details can be seen in the enclosed staff PowerPoint.

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 site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on March 12, 2018 for the Windsor Town Board.

Relationship to Comprehensive Plan

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

Chapter 5d - Commercial & Industrial Areas Framework Plan

Goal:

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

Objective:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint presentation

cc: Joe Lukas, Lukas Family LP, owner/applicant
Ric Hattman, applicant's representative



APPLICATION PACKET LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: BURGER KING WINDSOR
Legal Description*: LOT 4 RIVER VALLEY CROSSING SUBDIVISION
Address/Location*: 1516 MAIN STREET, WINDSOR, CO 80550
Existing Zoning: GENERAL COMMERCIAL Proposed Zoning: GENERAL COMMERCIAL

3

OWNER:

Name(s)*: JOE LUKAS
Company*: LUKAS FAMILY, LP
Address*: 6550 GUNDAK DR, BOULDER, CO 80303
Phone #: 303-581-0300 Email*:

APPLICANT (Owner or Owner's Representative):

Name*: SAME AS ABOVE
Company*:
Address*:
Phone #: Email*:

AUTHORIZED REPRESENTATIVE:

Name*: RIC HATTMAN
Company*: HATTMAN ASSOCIATES
Address*: 524 S. LOOMIS AVE, FORT COLLINS, CO 80521
Phone #: 970-218-4453 Email*: HATTMAN.ARCHITECTS@GMAIL.COM

4

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

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

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

Date: 11-16-17

Print Name: JOE LUKAS

*Required fields

PROJECT NARRATIVE
WINDSOR BURGER KING
LOT 4, RIVER VALLEY CROSSING SUBDIVISION
1615 MAIN STREET, WINDSOR, COLORADO

GENERAL

The scope of this project is to construct an approximate 3,200 S.F. fast food style restaurant with a double drive-up service system. The property is located in the northeast corner of the subdivision. Colorado Highway 392, Main Street bounds the property to the north. 16th Street is the east boundary of the property. Access to the property is from 16th Street with a curb cut that serves this site and the balance of the subdivision from an internal drive. The building is a single story design with the majority of the building exterior constructed with brick. Accent elements of sloped awns are used over window elements. The entries are emphasized with a vertical tower feature that extends approximately three feet above the standard parapet height calling attention to these functional elements of the building. Pedestrian access is located on the south side of the building and the drive-up functions occur on the north side of the building providing separation of the two major service orientations of the building, being sit-down dining and drive-up service. The Dining room has about eighty seats and the Patio has seating for twelve. The building as well as the patio area is accessible to all clients.

STANDARDS

The property provides for 55 onsite parking spaces which are at a rate of approximately 15 spaces per 1,000 S.F. of building. Two accessible parking spaces are provided with one of these being a van accessible type. Both spaces will be marked by signage on the paving surface and by sign at eye level. These spaces are located adjacent to the main entry of the building and provide the proper grading as per the ADA Standards. Delivery service will be provided on the west side of the building with ramped access to the service area of the building. This will not block any public R.O.W., or the private access drive for the balance of the Subdivision. Service to the facility will occur at off-hours to avoid conflict with the site clients. Bicycle parking for six bikes is provided in close proximity to the building entries to promote alternative modes of transportation to the property.

SITE SPECIFICS

The landscaping area is approximately 50% of the site area. All mulched areas are of an organic nature. Low water consuming trees, plants, and grasses are planned to be used for the landscaping. Canopy type trees are used along the street frontage and spaced to provide a continuous canopy and shade for walkways at maturity. Fescue type turf cover is used in the lawn areas to reduce the amount of water that needs to be consumed to support the turf cover and provide a clean and maintained look of the property. Currently there are no significant native trees, shrubs, or turf covers on the property that needs to be preserved. There are trees along the R.O.W.'s that were planted as a part of the Subdivision. These trees will be incorporated into the final landscape plan for the property. All areas of the landscaping are designed to reduce the consumption of water. Plantings are of a low to moderate need for water. Fescue grasses are used in place of Kentucky Blue grass reducing the need and frequency of watering to maintain a green appeal to the front yard appeal. The plantings selected do not impede the view corridors for traffic that approaches or leaves the site. The landscaping provided enhances the property and helps maintain the quality of life in the Community. All plantings used on the site are hardy and well adapted to the local climate found on the site. To enhance the viability of the plantings the soil of each planting area is enhanced with soil amendments that will aid in the establishment of the plant stock as well as the root system of each plant.

The current zoning is CR – Commercial Residential District. The uses planned for this site are in conformance with the current zoning. No change in Zoning is requested or required for this application. Land Uses in the area and planned for adjacent properties are of an intense commercial nature.

The public utilities and infra-structures for the property are in existence. Water, sanitary, and storm drainage utilities are extended to the site requiring the site developer to provide utility connections to the existing systems. Storm water drainage has been provided for the Subdivision in a regional basin for the property. This common facility will be large enough to service this property as well as the balance of the Subdivision at completion of the whole Subdivision. This property will release less storm water than calculated for the overall drainage study due to its high percentage of landscape areas. Erosion control will be designed specifically for the conditions found on this property. These measures will be installed at the beginning of the construction and will be maintained throughout the construction period. These facilities will remain in place until turf cover is established and paving on site is completed.

Water services are designed to support the needs of this business as well as supporting the on-site irrigation of the landscaping. Fire protection is properly provided for with facilities that meet or exceed the required fire flows that would be needed in the case of an emergency situation. There is an existing fire hydrant on the property in proximity of the southwest corner adjacent to the internal drive. Sanitary service to the site is properly sized for the land use. A grease interceptor will be included as part of the design to meet the needs of the commercial kitchen facilities. Sources of electrical power, natural gas fuel, and communications are all present on the site. These services are underground and service to the building for these utilities will be constructed underground. Satellite communications if used at this facility will be provided with a residential sized dish and will be screened from view by the parapet walls of the building. The trash area is fully screened from view in all directions. The area is properly sized to contain liquid and solid waste as well as recycling products. Metal gates are used to secure the area and provide continuous visual screening of the trash area.

OPERATIONS

The facility is designed to be functional as a twenty-four hour operation. Typically the late evening hours until early morning between the hours of 11:00 PM to 6:00 AM are serviced only from the drive-up function. The dining room is typically closed within these late evening hours. Whether this particular restaurant will operate twenty-four hours a day will be determined by market demand. Most facilities in communities of this size are typically open from 6:00 AM to 11:00 PM and that is what is anticipated at this time. These hours of operation will be fine-tuned based on the local market.

Lighting will be confined to the site in direction and intensity as per the Town Ordinances. All lighting levels will meet the Town Guidelines for exterior lighting including being down directed and shielded. All lighting both pole mounted and mounted on the building will be shielded to prevent glare to adjacent properties and the night sky. All exterior lights are down directed. All exterior lighting will be controlled by photo cell and time clocks. Lighting levels on site after business hours will be reduced to what is required for proper life and safety concerns. A photometric plan will be provided with the application. No noticeable vibrations, noises, pollutants, or foul odors will originate from the operations of this facility as defined by OSHA Standards. No detrimental radiation or hazardous waste will be sourced from this operation.

DIMENSIONAL STANDARDS

The building is a single story and has a maximum height not exceeding 24'-0" in height for the parapet. The front yard setback from Main Street is greater than 35.75' from the property line. The side yard to the west is 49 feet. The side yard on the east is 114 feet from 16th Street R.O.W. The setback from the internal drive and south property line is at least 140 feet. Proper setbacks for this type of land use are provided with this proposal.

Pedestrian access is provided meeting or exceeding the sizes required for walk ways provided along the public street right-of-way and leading from there onto the site. A direct pedestrian pathway is provided from the street to the front entry of the building. The minimum width of this walkway is five feet

All parking spaces are nine feet wide and nineteen feet long. At locations where parking is adjacent to sidewalks the parking stall length is seventeen feet long using a two foot overhang of the curb for the parked car. Pedestrian ways are maintained at a clear four foot in width in these situations where the car overhangs the sidewalk. All drive isles are for two way traffic and are at least twenty-four feet wide. All current easements are shown and can be found on the site design set dimension plan. All parking areas, drives, drive-up lanes, and truck loading drive are paved with asphalt or concrete as per the soils report depending on the anticipated usage of these areas. The double drive-up order station has proven to allow faster turnaround time for patrons to receive their orders.

DESIGN STANDARDS

There is a buffer yard of street shade trees along both Main Street and 16th Street. This buffer yard is also provided along the south property boundary for the internal drive. This landscape buffer provided shade trees at a minimum rate of one tree for each forty feet of frontage. The use of earth berming will be used to soften the visual impact of the building. This is augmented with the placement of ornamental trees and evergreen trees spaced between the shade trees to provide variation in the street scape view. This treatment of a regular shade tree placement paired with the placement of evergreen and ornamental trees along the street frontages will soften the scale of the development as well as provide shade for the pedestrian walkway along the public ways. Berms will be used to additionally screen the cars in the drive-up lane from the cars passing by on Main Street.

All of the landscape areas on the property are covered with live turf cover or organic mulch. The sod used as turf cover is blue fescue that maintains a manicured look and uses substantially less water than Kentucky bluegrass or other bluegrass varieties. All trees are medium to low

water demanding plants and are marked as such on the landscape schedule. The Shrubs are all Low or medium water demanding allowing them to be used in groups for year round cover, green foliage and seasonal color. The site is provided with a fully automatic irrigation system that allows individual zone watering and watering duration per zone. The system is also equipped with a rain monitor which prohibits irrigation when adequate nature precipitation has been received. The property owner will maintain landscaped areas within the R.O.W. adjacent to the sidewalk back to the property line as well as on the whole property. All plantings will comply with the current American Association of Nurserymen. Plants will meet the size requirements of the Town. No tree or planting are placed within the sight triangles required for the vehicle vision in both directions from all curb cuts and public streets that may be affected by the landscaping on the property.

All mechanical units are located on the roof. These items of equipment are all located behind parapet walls which totally screen of them from any public way adjacent to the property as well as from view from adjacent properties. Utility connections to public services such as natural gas and electric will be painted to match the wall that they are placed on or adjacent.

BUILDING STANDARDS

This building is a finished design product on all sides of the structure. The building design has curb appeal on the Main Street side as well as the orientation to the parking areas on the south side of the structure. Visual interest is also provided on the east and west elevations eliminating blank walls and walls that have no variation in off-sets. High quality materials that are of a permanent nature are used for the building. The majority of the solid wall surfaces will be brick. The number of finish materials used on the exterior of the building helps provide a uniform look as well as harmony with other buildings in the area. Equal emphasis is placed on all sides of the building with high quality materials and variation in the wall alignment. This allows a varying display of shade and shadow on the building throughout the day. In addition the use of the tower elements that articulate beyond the main face of the building the entry features and drive-up areas further define the forms of the elevations. There is a variation in wall design that provides off-sets, shadow lines and variety in height on all sides of the building. The building provides a variety of materials, color, textures, height and depth on all sides. A dominate finish material of brick, a permanent durable material is used as the primary building material. Wall articulation is provided for all elevations of the building. This provides a versatile view of the building depending on view point and time of day. The visual effect of the building changes during the day dependent upon lighting and shadow.

The building provides articulation in having the main entry doors recessed in a projecting wall on a different plane than the main walls of the building. The building articulates the entry by featuring a regular pattern dividing the siding areas by the revealed shape of the material. The siding material is of a permanent impervious material. A human scale at ground level is provided with the majority of the building having a brick as the main architectural element and the siding divided at a regular accented interval. Metal is used as an accent feature over the windows. Mirrored glass is not used on the property. The parapet is at least 18" high on all sides of the building. This provides that all mechanical equipment on the roof is screened from view from the ground adjacent to the building. There is a variation on parapet height of three to four feet in articulation that breaks the mass of any elevation of the building. Bright colors are used on less than ten percent of the building and bright colors are not the dominant surface area of any elevation. Bright colors are used to be accents to the majority of the building which is earth tone in nature. These areas are recessed from the main walls of the building. All light fixtures used on the building are integrated into the wall surface and are down directed lighting sources.

This concludes our narrative explanation of the Windsor Burger King project.



Site Plan Presentation

River Valley Crossing
Subdivision 1st Filing
Lot 4 – Burger King

Millissa Berry, Senior Planner

Planning Commission March 7, 2018



Qualified Commercial Site Plan

Article IX of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Qualified Commercial and Industrial Site Plan process, including:

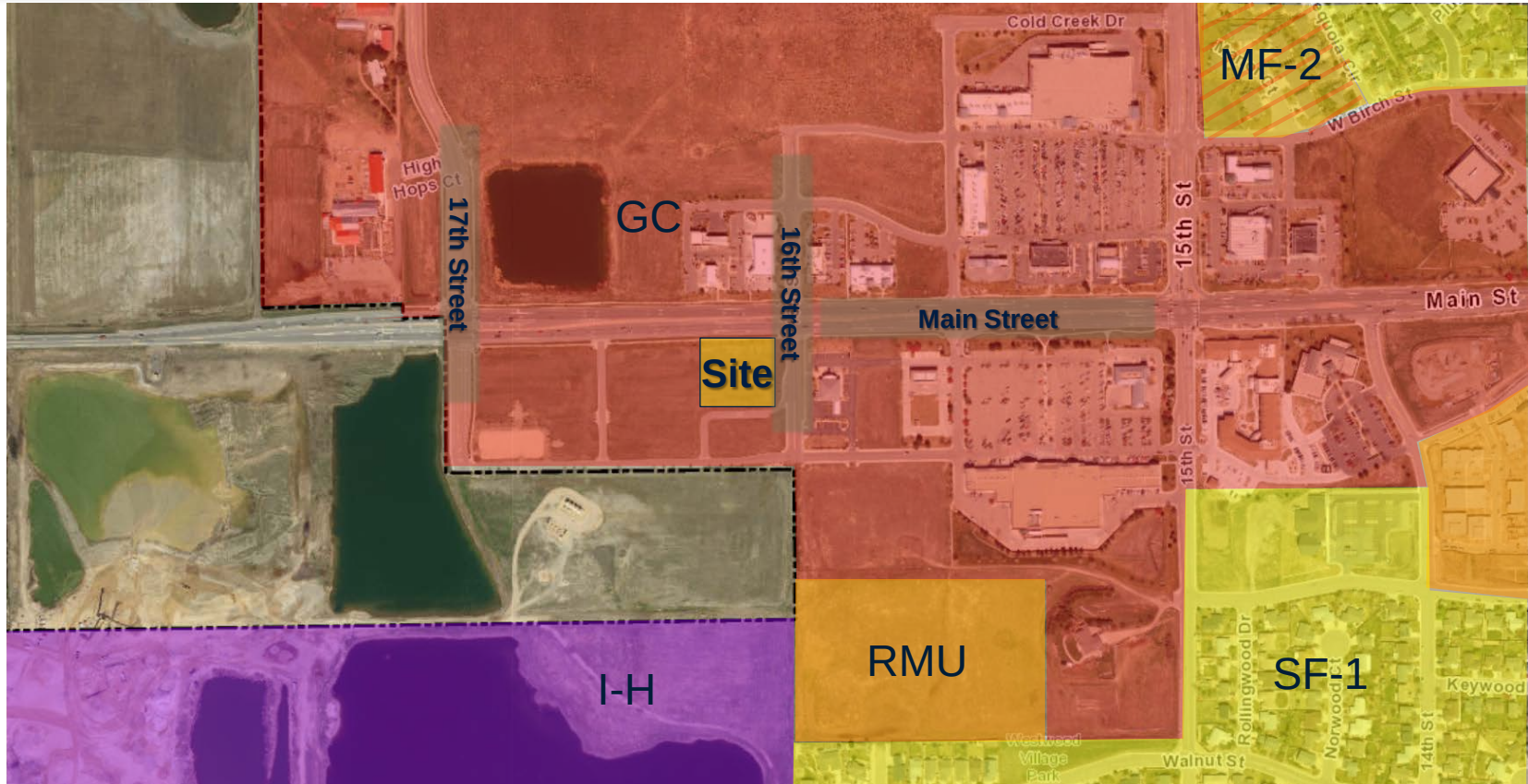
Sec. 17-9-10. Purpose.

Commercial and industrial site plans proposed to be developed on lots that have either previously been subdivided or are presently being subdivided as part of a minor subdivision shall qualify for administrative site plan review in accordance with the requirements of this Section. The provisions of this Section, as well as the administrative site plan review procedures set forth in Section 17-8-30, shall not apply to multifamily residential projects or site plans, which shall remain subject to the subdivision and site plan review procedures otherwise set forth in this Chapter.

Site Vicinity Map



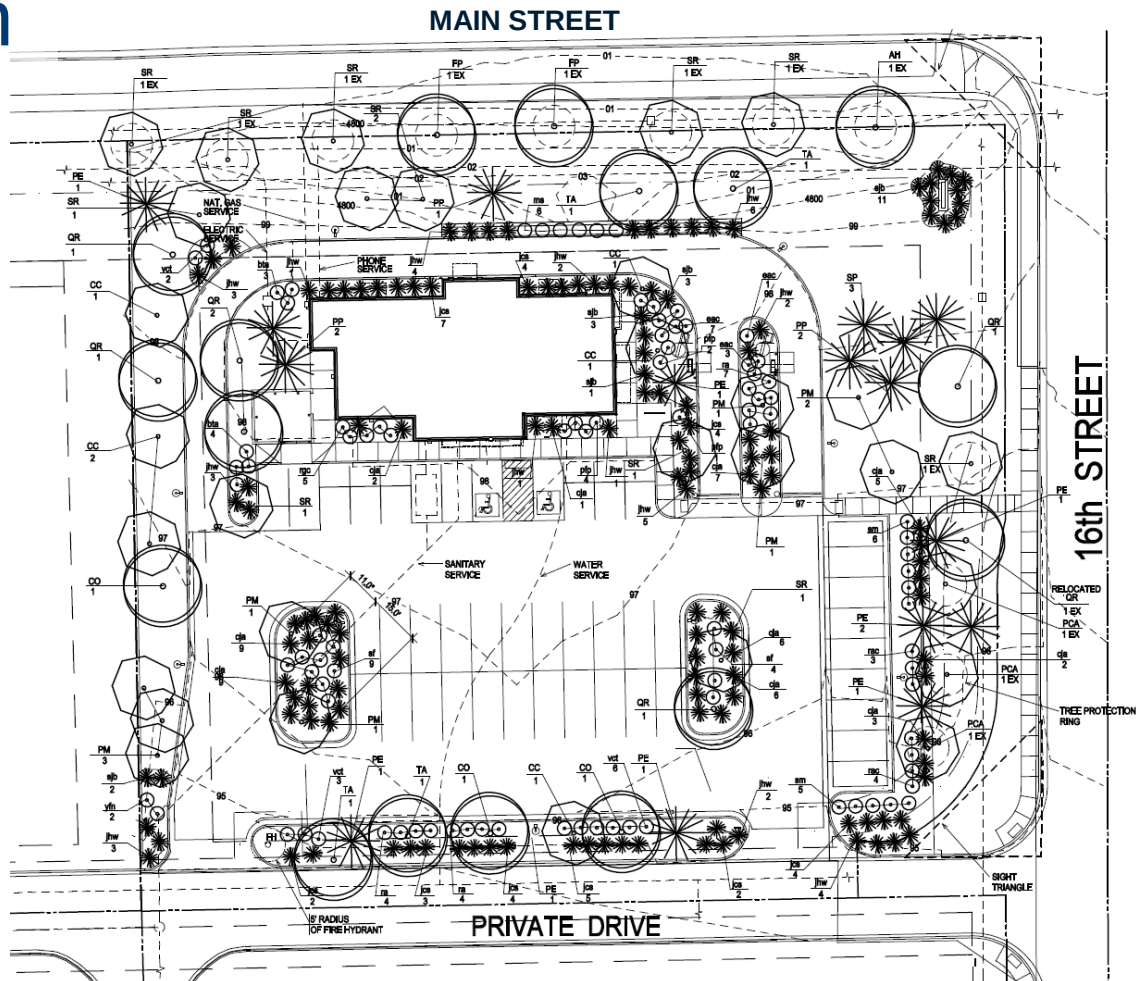
Site Zoning Map



Site Plan

Development characteristics:

- 1.3 acres
- 3,443 sf building
- 41 parking stalls (26 required)
- 43% landscaped area



Site Plan

COLORADO HIGHWAY 392

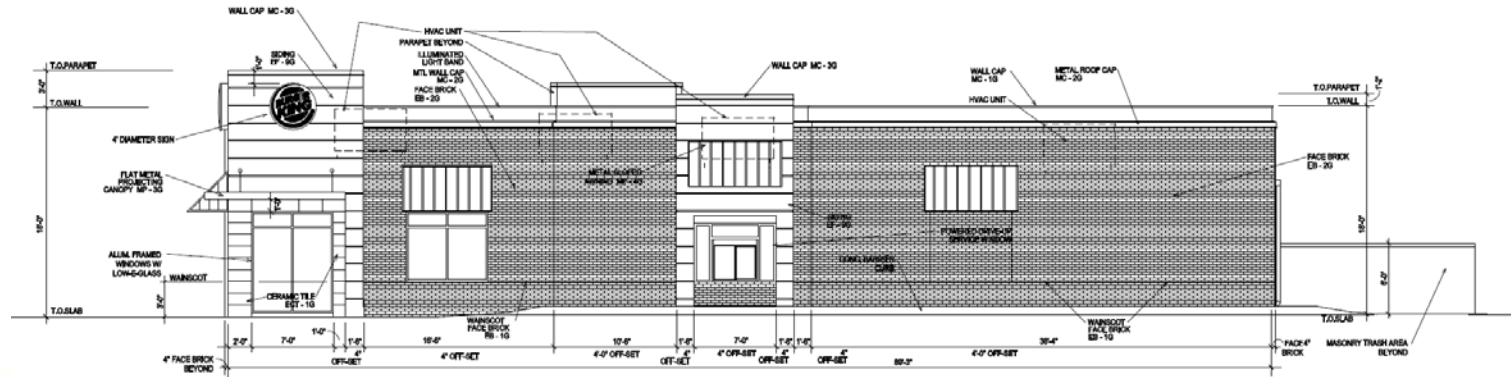




Building Elevations

Building characteristics:

- Brick facade with accent brick wainscot
- Siding, tile and metal accents
- 18' height
- flat roof with varied roofline
- drive-thru

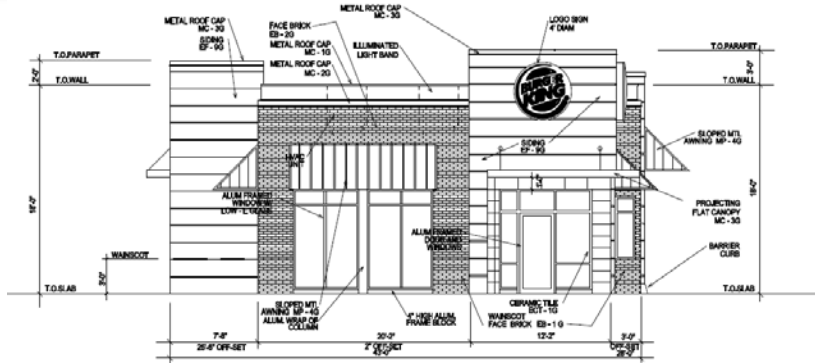


North Elevation

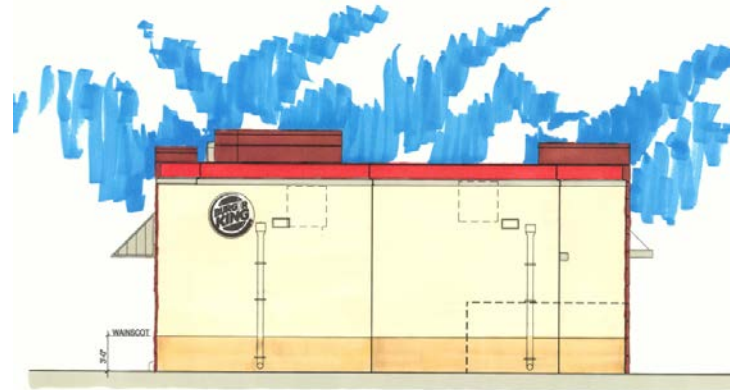
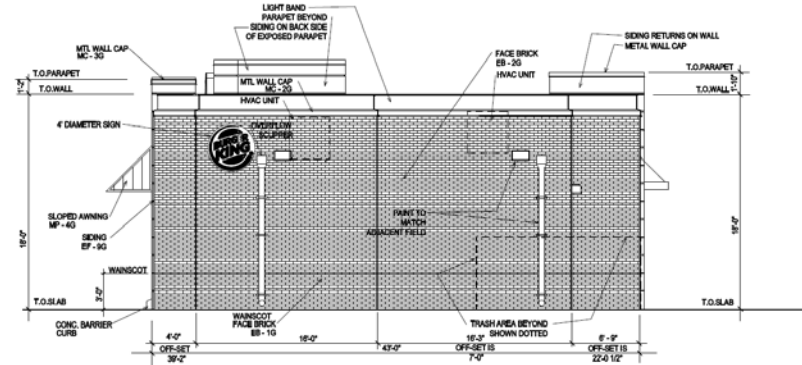


South Elevation

Building Elevations



East Elevation



West Elevation



Building Materials



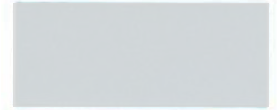
vintage wood
cement fiber
siding



tiling



brick façade &
wainscot



awning



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Preliminary Standard Site Plan – Jacoby Farm Subdivision 7th Filing – Jacoby Farm Townhomes - Windsor CAR 1 LLC, owner; Russell Baker, Jacoby Farm Townhomes LLC, applicant; Cathy Mathis of TB Group, applicant's representative
Item #: C.2

Background / Discussion

The applicant, Mr. Russell Baker, Jacoby Farm Townhomes LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a preliminary site plan, known as Jacoby Farm Subdivision 7th Filing - Jacoby Farm Townhomes. The project occurs on two separate but adjacent tracts. The sites are located northeast and southeast of the intersection of 17th Street and Grand Avenue at the west end of the Jacoby Farm Subdivision.

The site plan consists of 61 townhomes on the two parcels (Tracts A and B of the 7th Filing), 31 townhomes on Tract A and 30 townhomes on Tract B. Tract A encompasses approximately 2.8 acres and Tract B encompasses approximately 2.3 acres; both are zoned Residential Mixed Use (RMU). The overall density for each site is 11.9 du/acre. A mix of five-, six-, and seven-unit buildings are proposed.

Other overall development characteristics include:

- Tract A - number of buildings = 5; number of units = 31; overall density = 11.6 du/acre
- Tract B - number of buildings = 5; number of units = 30 ; overall density = 12.9 du/acre
- 30 ' building heights
- pitched roof and articulated facades
- multiple façade colors
- asphalt shingles, painted lap siding, synthetic stone wainscot, covered entries
- 2-car garage per unit
- approximately 34% landscaped area
- common areas
- 164 parking spaces - 2 garage stalls per unit plus 44 (22 per Tract) surface stalls – parking ratio of 2.7 spaces per unit
- access off of Grand Avenue and Stoll Drive , both public streets
- individual trash pick-up; cluster mailbox units

The Jacoby Farm 2nd Filing established the multifamily use of the tracts as well as an allowed density of 15 units per acre (~ 76 units total).

Additional site details can be seen in the enclosed staff PowerPoint.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

4. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed on the final site plan.

Attachments

Application Materials
PowerPoint presentation

cc: Windsor CAR 1 LLC, owner
Jared St. Aubyn, SAF FOCO LLC, applicant
Cathy Mathis, TBGroup, applicant's representative
Russell Baker, applicant's representative



APPLICATION PACKET LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: Jacoby Farm 2nd Subdivision Tracts E and F Site Plan

Legal Description*: NG A PART OF THE SOUTHEAST QUARTER OF SECTION 17, T

Address/Location*: Southeast corner of 17th Street and Jacoby Road

Existing Zoning: RMU

Proposed Zoning: ---

3

OWNER:

Name(s)*: Windsor CAS 1 LLC

Company:

Address*: 410 17th Street, Suite 2400, Denver CO 80202-4411

Phone #*: Email*:

APPLICANT (Owner or Owner's Representative):

Name*: ~~Jared St Aubyn~~

Russell Baker

Company: ~~SAF FOCO LLC~~

Jacoby Farm Townhomes LLC

Address*: ~~2267 COYOTE CREST VIEW COLORADO SPRINGS, CO~~

Phone #*: (970) 267-7721

Email*: russell.baker@cushwake.com

Russell Baker - Jacoby Farm Townhomes LLC

AUTHORIZED REPRESENTATIVE:

Name: Cathv Mathis

Company: TBGroup

Address: 444 Mountain Ave. Berthoud CO 80513

Phone #: (970) 532-5891

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:

Date: 12/12/2017

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

Print Name:

Cary St. Onge

*Required fields

December 18, 2017

Jacoby Farm 2nd Subdivision Tracts E and F Site Plan

The proposed townhome project is located on Tracts E and F of the Jacoby Farms 2nd Filing Subdivision. The parcels total 4.988 acres and are bounded by 17th Street to the west, Jacoby Road to the north, Stoll Drive to the east and the Greeley No. 2 Canal to the south. The intent is to create a for-sale single family attached townhome project. There are 10 buildings proposed, with a total of 61 units. All of the units have 3-bedrooms. Overall density 12.2 dwelling units per acre. The site is currently vacant and is zoned RMU-Residential Mixed Use.

The buildings will be two stories in height and will contain from five to seven units per building. The project will be designed to be compatible with the surrounding neighborhoods as required by the Town's Code. Architectural compatibility will be achieved by incorporating design elements from the surrounding neighborhood. The building materials and finishes will consist of a combination of painted lap and board and batten siding and synthetic stone and brick veneer base. The roofs will have asphalt composition shingles. Meter banks and mechanical equipment will be screened with a solid screen wall. The project will provide 32 off-street parking spaces and 122 garage spaces.

Each building entrance has a distinct covered front entry porch. The site design incorporates pedestrian access and connectivity throughout the project. Each unit has a connecting walkway from the front door to the public streets. The development will also utilize landscaping to enhance the buffers between buildings and the surrounding neighborhoods.



Preliminary Site Plan

Jacoby Farm 7th Filing –
Jacoby Townhomes

Millissa Berry, Senior Planner

Planning Commission March 7, 2018



Preliminary Site Plan

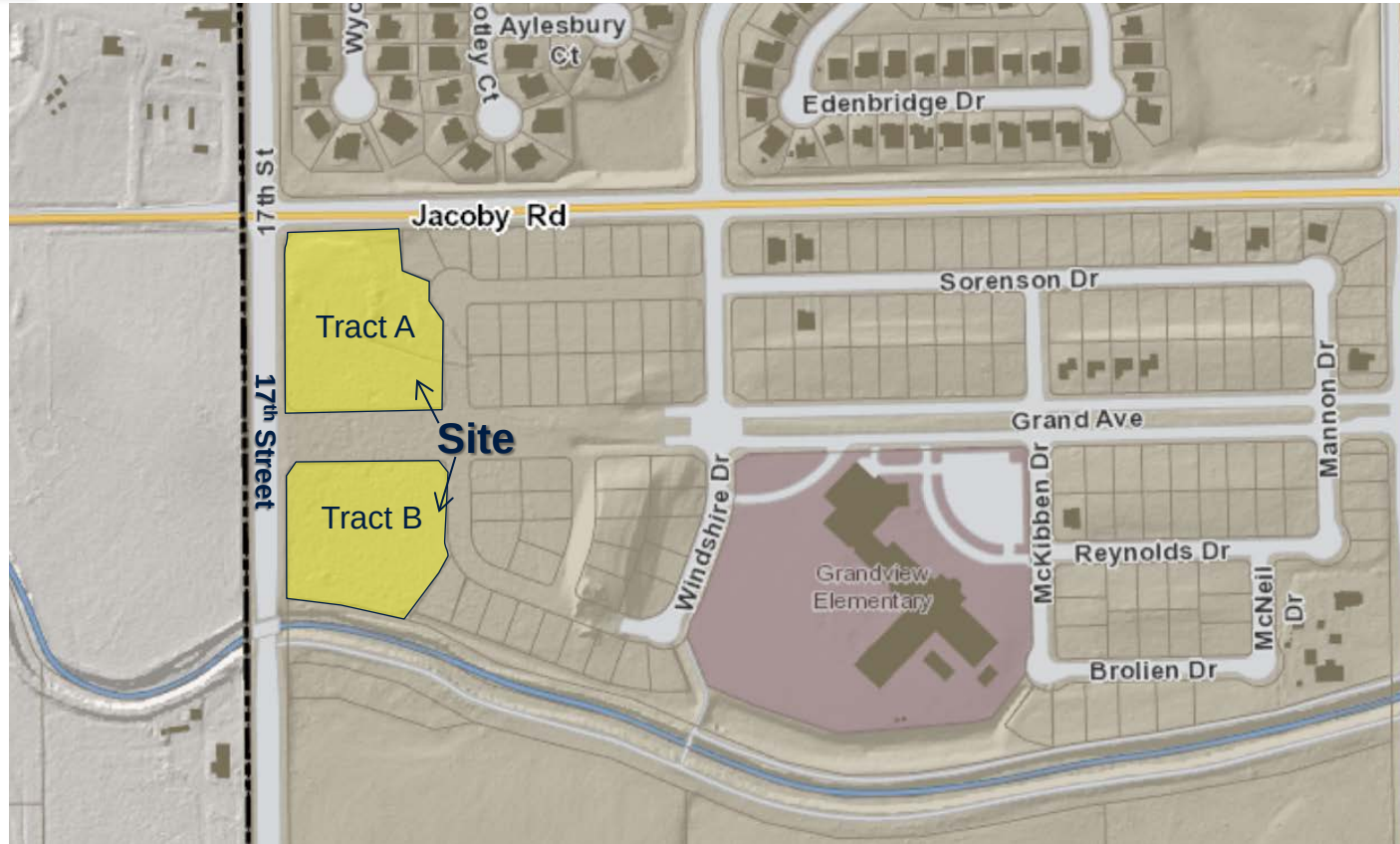
Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the site plan process, including:

Sec. 17-7-20. Purpose.

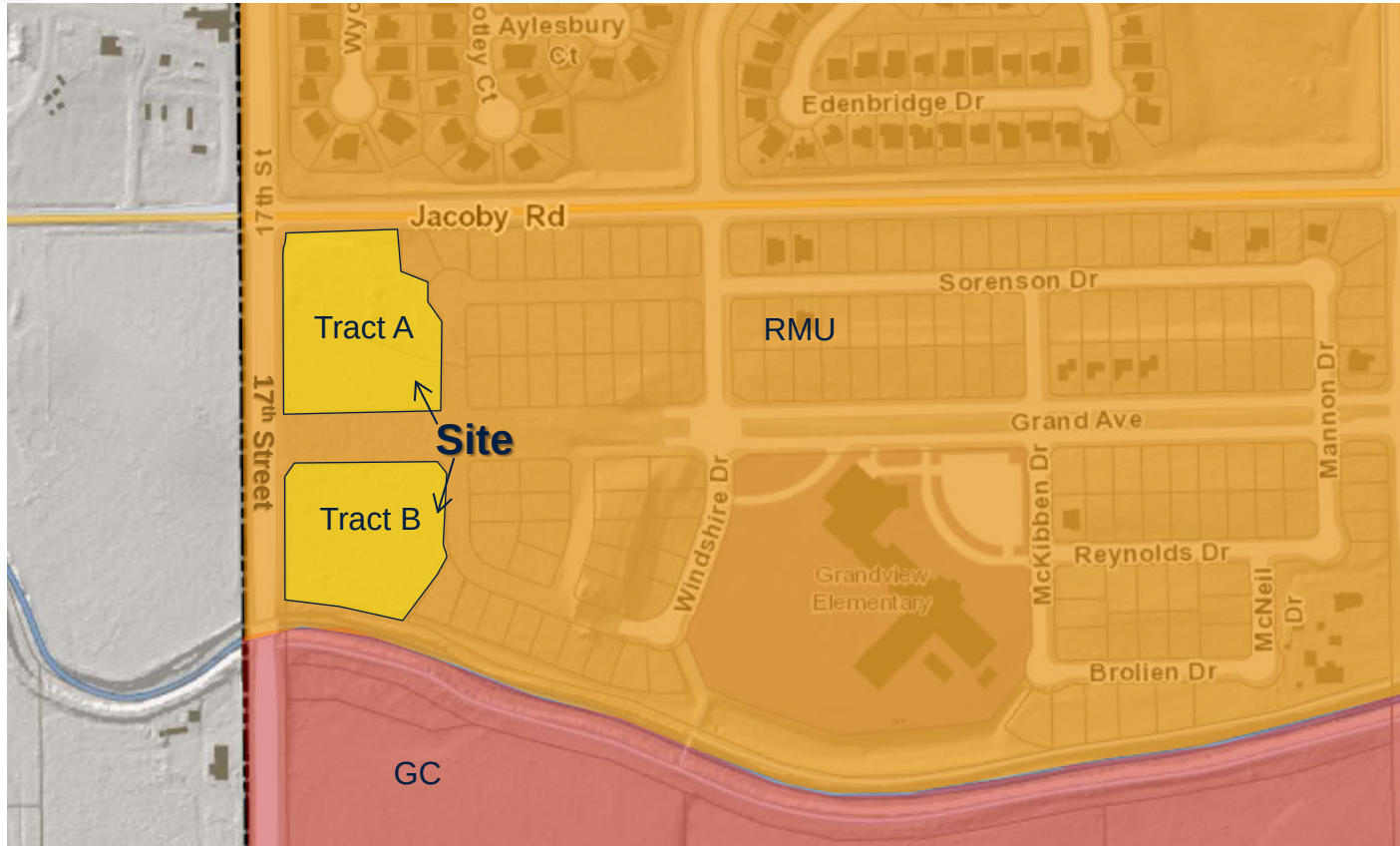
The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.
- 2) Develop land zoned for multifamily, commercial or industrial uses.
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 4) To amend an approved site plan when the change involves additional land use...

Site Vicinity Map



Site Zoning Map

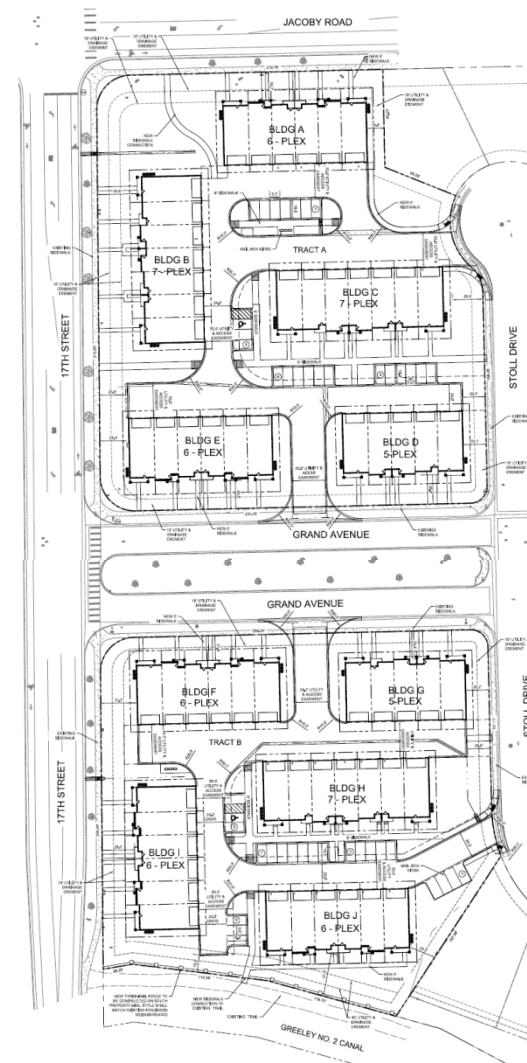




Preliminary Site Plan

Plan characteristics:

- ~ 5.1 acres total
 - 2 tracts: ~ 2.8 acres, ~ 2.3 acres
- 61 townhome units (~ 2.3 acres)
 - pitched roofs
 - 2-car garage per unit
 - 30' in height
- platted common space, parking, access drives, cluster mailbox units (~ 2.8 acres)
 - 164 parking spaces 2 garage per unit + 44 surface stalls – parking ration of 2.7 space per unit
- park and school dedications completed with Jacoby Farm 2nd Filing

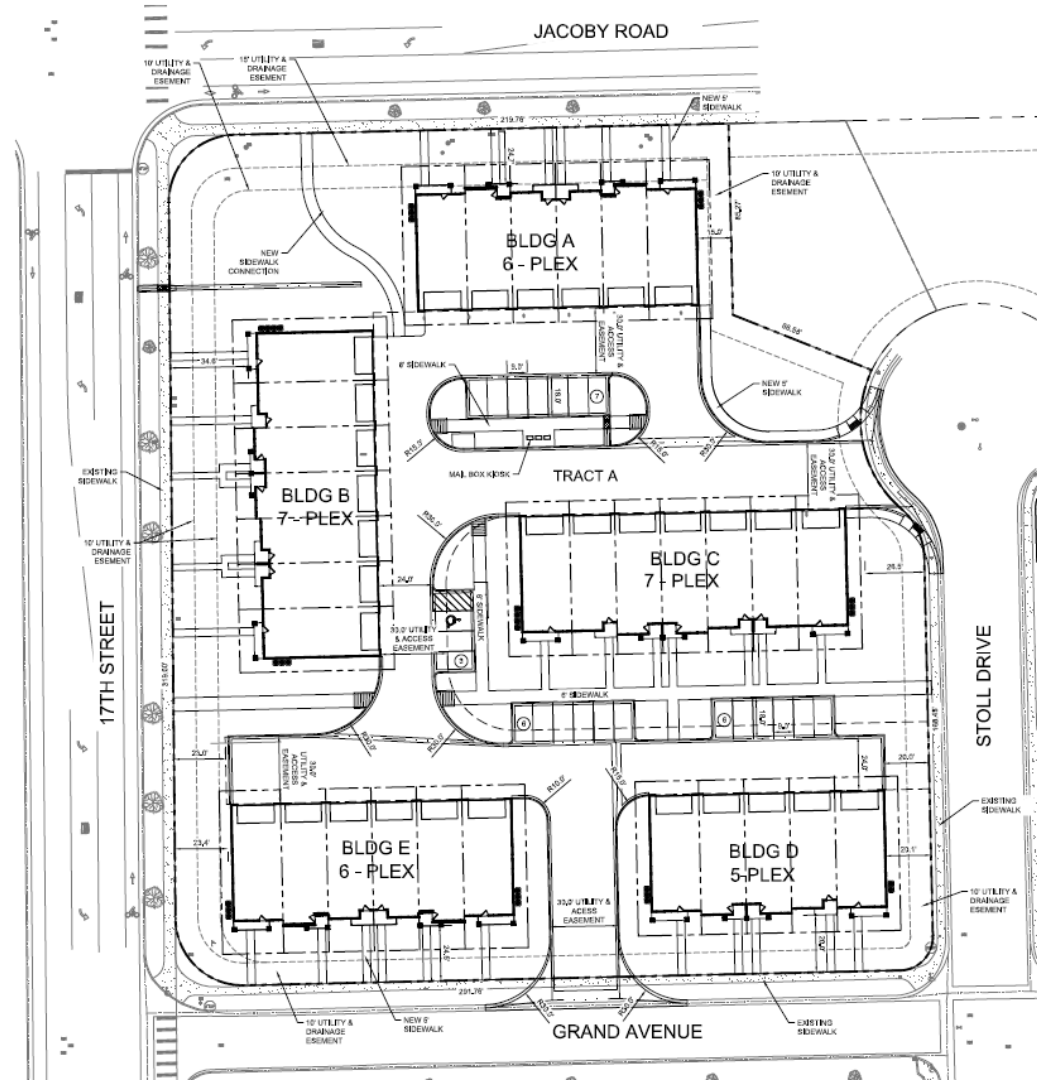




Preliminary Site Plan

Tract A:

- 2.8 acres
- 32 lots
 - 31 townhome lots
 - common space
- 84 parking spaces
 - 2 per garage + 22 surface
- access on Stoll Drive & Grand Avenue
- path access to sidewalk system

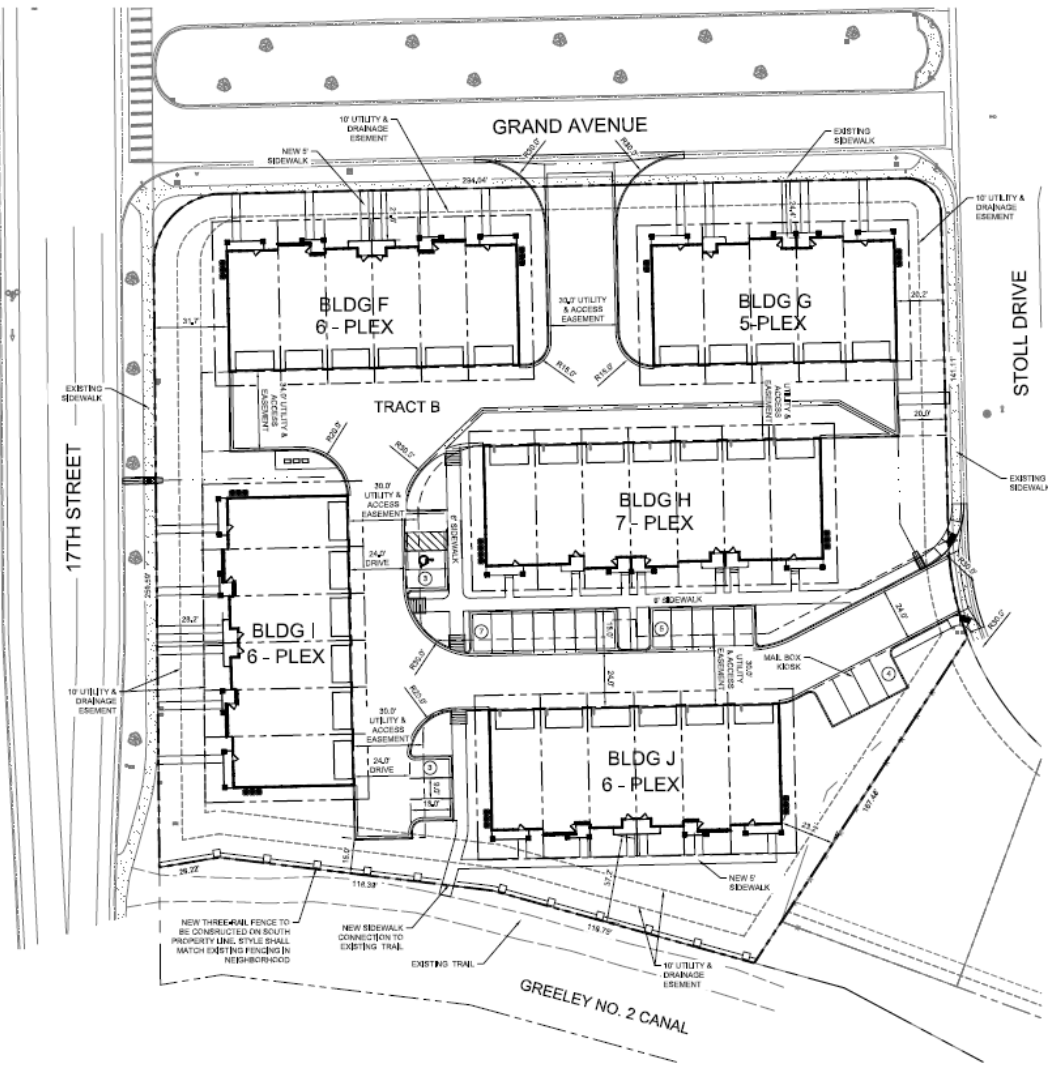




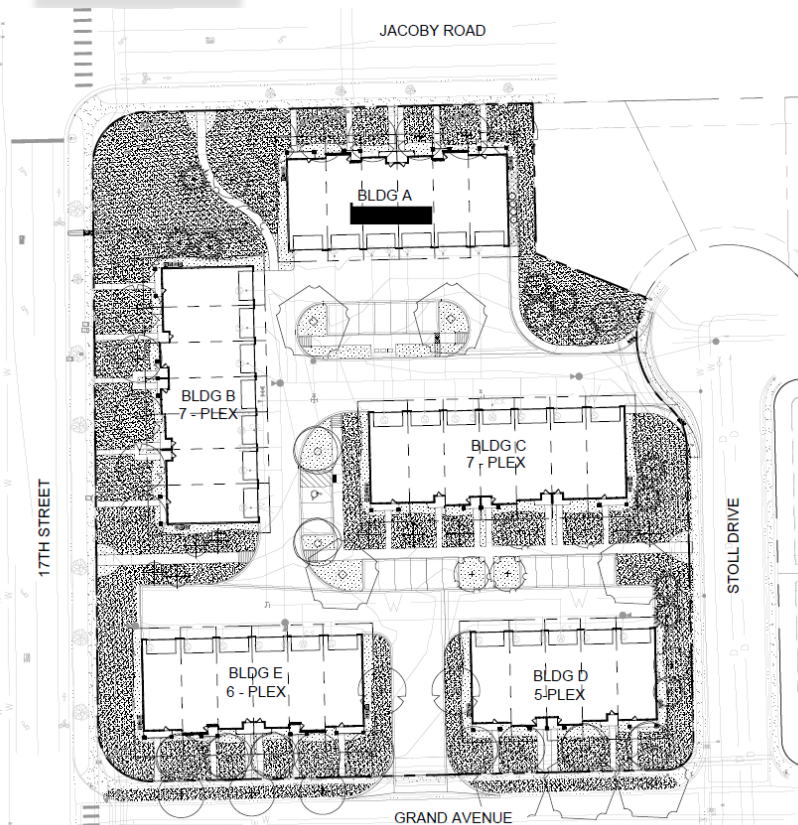
Preliminary Site Plan

Tract B:

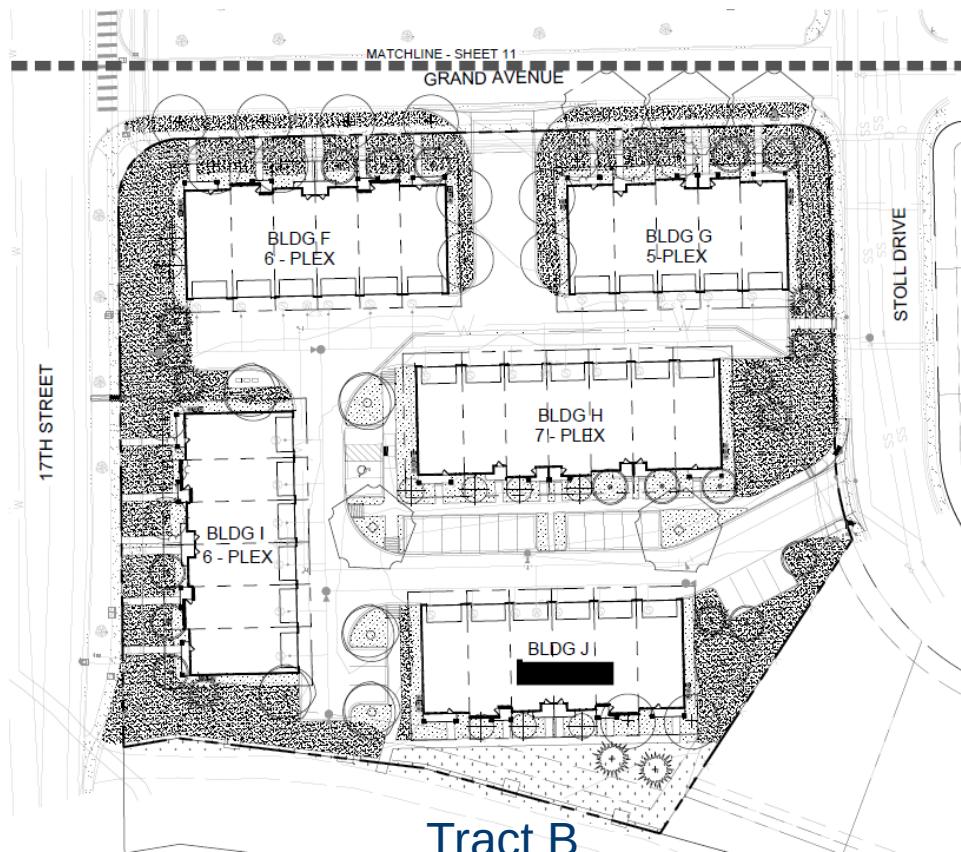
- 2.3 acres
- 31 lots
 - 30 townhome lots
 - common space
- 82 parking spaces
 - 2 per garage + 22 surface
- access on Stoll Drive & Grand Avenue
- trail access



Landscape Plan

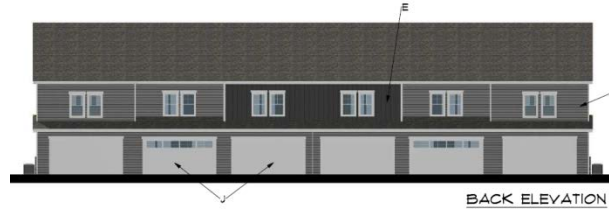
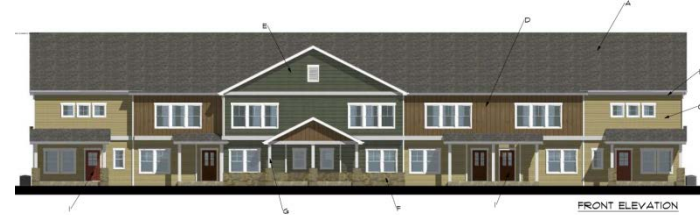
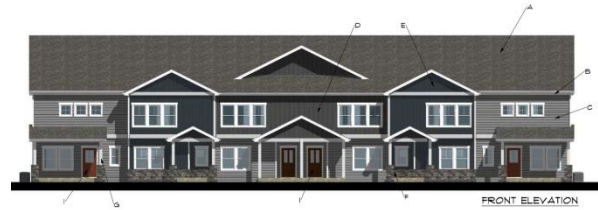
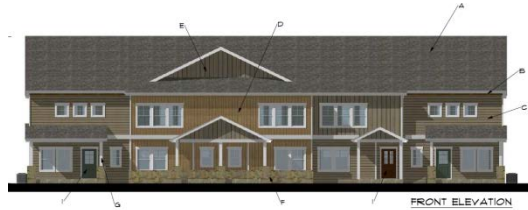


Tract A



Tract B

Building Elevations



- A Asphalt Shingles
- B 8" Painted Fascia
- C 6" Exposed Painted Lap Siding
- D 1x2 Battens @ 16" OC (Painted)
- E 8" Painted Vertical Siding
- F Synthetic Stone
- G 8"sq. Painted Posts
- H A/C Unit(s)
- I Painted Entry Door
- J Painted Overhead Door

5-Plex

6-Plex

7-Plex



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

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

Incentivize infill development to complete neighborhoods and leverage existing resources.

Develop new neighborhoods adjacent to the Town core.

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

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

Support high density residential development near Downtown, commercial centers, and mixed-use nodes.



Recommendation

Staff recommends that the Planning Commission approve the preliminary site plan as presented subject to the following condition:

- 1) All remaining Planning Commission and staff comments shall be addressed in the final site plan application.



Preliminary Major Subdivision

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Preliminary Subdivision – Chimney Park Subdivision 4th Filing – Al Haar and Mike Zapf, owners/applicants; Patricia Kroetch, North Star Design, Inc., applicant's representative
Item #: C.3

Background / Discussion

The applicants, Mr. Al Haar and Mr. Mike Zapf, represented by Ms. Patricia Kroetch of North Star Engineering, have submitted a preliminary subdivision for what is known as Chimney Park Subdivision 4th Filing. A site plan land use application, Chimney Park Townhomes Site Plan (Item C.4), is being reviewed concurrently with the subject preliminary subdivision application.

The site is located east of Chimney Park and a Town regional detention pond, zoned O (Recreation and Open Space); west of an existing service shop use (Windsor Auto Repair) zoned I-L (Limited Industrial) and State Highway 257; north of Chestnut Street and existing single-family residential, zoned RMU (Residential Mixed Use); and south of a Great Western Railroad spur and a lumber yard (Universal Forest Products), zoned I-H (Heavy Industrial).

The 5.6-acre site is undeveloped and zoned MF-2 (High-Density Multifamily Residential District). The subject preliminary subdivision proposes 51 residential lots and four tracts.

Proposed preliminary subdivision characteristics include:

- 51 townhome lots
- Four tracts: three for additional garage buildings and one for open space/landscaping common areas.
- 58% of the property consists of common area
- Two access points on Chestnut Street with an internal looped road (private street)
- Adjacent to Chimney Park and in close proximity to schools, downtown, and services

Additional subdivision details can be seen in the enclosed staff PowerPoint.

A neighborhood meeting was held by the applicant on January 25, 2018, 6:00 p.m., at the Pelican Lakes Golf Course Banquet Room, 1625 Pelican Lakes Pointe. Notifications for this meeting were as follows:

- January 3, 2018 – affidavit of mailing to property owners within 300 feet
- January 5, 2018 – display ad published in the papers

There was one neighbor/property owner in attendance who stated he was strongly in favor of the proposal, noting there was a need for the type of development in the area, development of the property would improve the neighborhood, and the design proposed was well thought out.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

4. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

Staff recommends that the Planning Commission approve the preliminary subdivision, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed with the final subdivision.

Attachments

Application Materials
PowerPoint presentation

copy: Al Haar, Mike Zapf, owners/applicants
Patricia Kroetch, North Star Design, applicant's representative



APPLICATION PACKET LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: Chimney Park Townhomes

Legal Description*: Lot 1 Chimney Park 3rd Filing

Address/Location*: Northwest Corner of E. Chestnut Street & Highway 257

Existing Zoning: MF-2

Proposed Zoning: MF-2

3

OWNER:

Name(s)*: Al Haar

Company: Chestnut Street Holdings, LLC

Address*: 1852 Seadrift Court, Windsor, CO 80550

Phone #: (605) 310-3265 Email*: mznccs@yahoo.com

APPLICANT (Owner or Owner's Representative):

Name*: Mike Zapf

Company: Northern Colorado Construction Services, Inc

Address*: 1530 Waterfront Drive, Windsor, CO

Phone #: (970) 566-6600 Email*: mznccs@yahoo.com

AUTHORIZED REPRESENTATIVE:

Name: Patricia Kroetch

Company: North Star Design, Inc

Address: 700 AUtomation Drive, Unit I, Windsor, co

Phone #: (970) 686-6939 Email: tricia@northstardesigninc.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: Al Haar

Date: 7-31-17

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

Print Name: Al Haar

*Required fields

CHIMNEY PARK TOWNHOMES

FINAL SUBDIVISION

July 31, 2017

The proposed site is approximately 6.46 acres and is located in east Windsor near the northwest corner of East Chestnut Street and Highway 257. The site is currently zoned MF-2 (High Density Multi Family) and no changes to the zoning are proposed.

It is proposed to subdivide this site into 70 lots of which 51 are residential townhome lots and 19 are garage lots. The proposed use will be primarily for sale, single family attached residential with the garages for lease or sale to the unit owners. There will also be one outlot for the private drives and utilities. The landscaping within the Outlot will be maintained by the Home Owners Association and the utilities will be public and maintained by the Town of Windsor.

The site is designed to place the garages nearest the railroad to help mitigate noise from the rail usage. The residential units will be placed in the remainder of the site with garages facing the private interior streets and man door entrances facing onto green space or facing onto Chestnut Street. The units will be two story with the two car garage on the main floor with approximately 100 square feet of living space and approximately 1600 square feet living space on the second floor. Sidewalks are planned from each man door to provide connections to the guest parking and the public street. It is intended that the site improvements (roads, water, sewer, storm and overlot grading) be developed in one phase.

Access to the site will be provided at two locations from East Chestnut. The proposed internal roadway locations are shown in the utility plans with the roads to be private within access easements. The desire is to name the private streets and we submit the following street names for your consideration:

- o Halas Drive
- o Payton Street
- o Dent Drive
- o Hampton Drive
- o McMahon Street

Water and sewer will be provided by the Town of Windsor from the existing mains in East Chestnut Street and the existing sewer main in the parcel to the west of the subject parcel. Each lot will have an individual water and sewer tap. An irrigation system is being planned for the all of the landscape areas in Outlot A using a single potable water tap. Water rights are being dedicated on a lot by lot basis at the time each building permit is obtained.

Detention for this site is being provided on the parcel to the west owned by the Town of Windsor. All construction on that parcel will be completed by the Town in conjunction with this project. The detention pond will also be landscaped by the Town with the overall subdivision improvements. Irrigation to the detention pond parcel, if needed, will be provided by the Town.

No oversizing of utilities is proposed with this development.

No park land dedications are being proposed with this development.



Preliminary Major Subdivision

Chimney Park 4th Filing

Carlin Malone, Chief Planner

Planning Commission March 7, 2018



Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

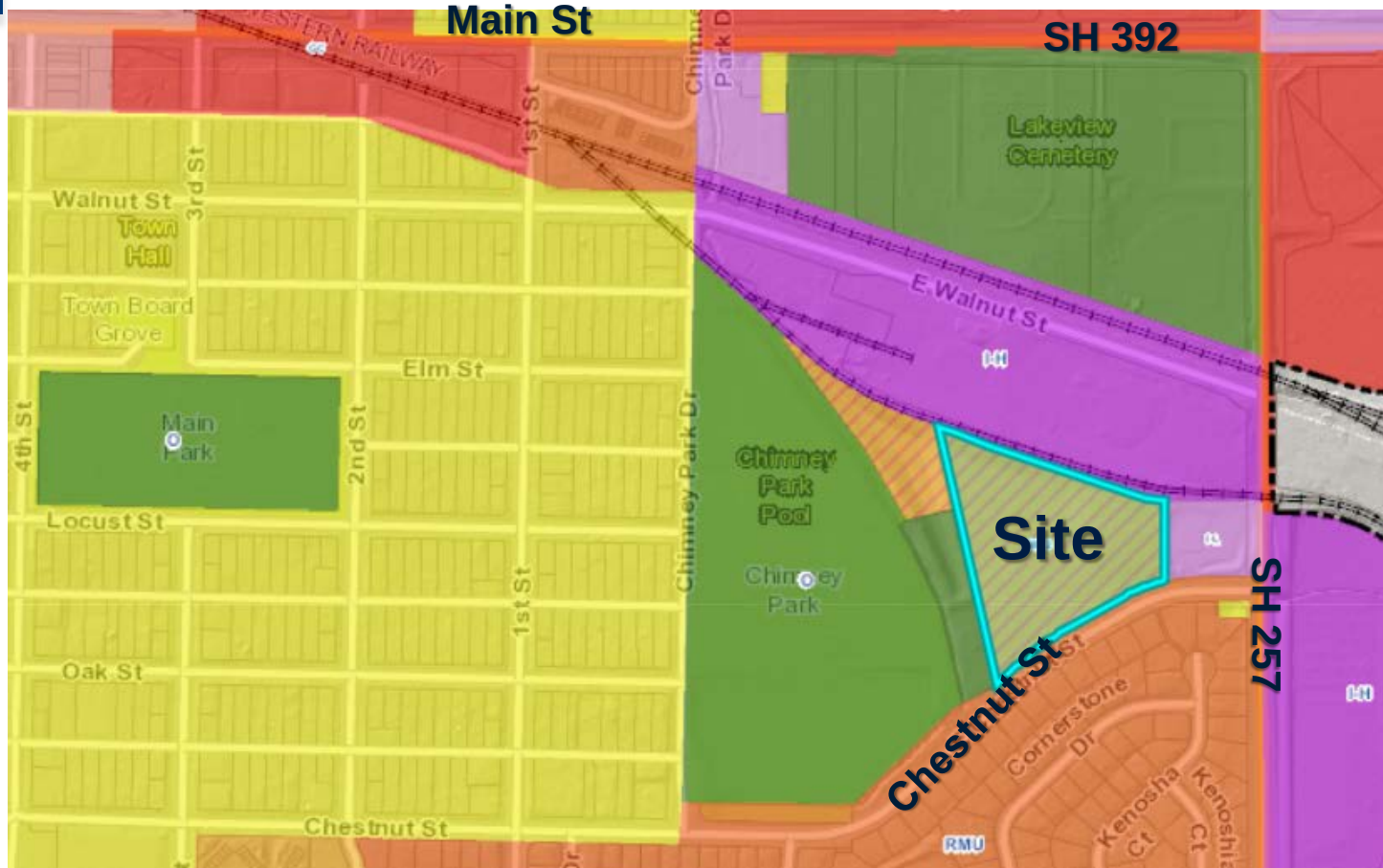
The purposes of the major subdivision procedure are:

- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



Site Zoning Map





Preliminary Plat

Plat characteristics:

- ~ 6.5 acres total
 - 51 townhome lots
 - 4 tracts
 - 3 tracts for additional garage buildings
 - One tract for common area/open space/landscaping ~ 58% of site



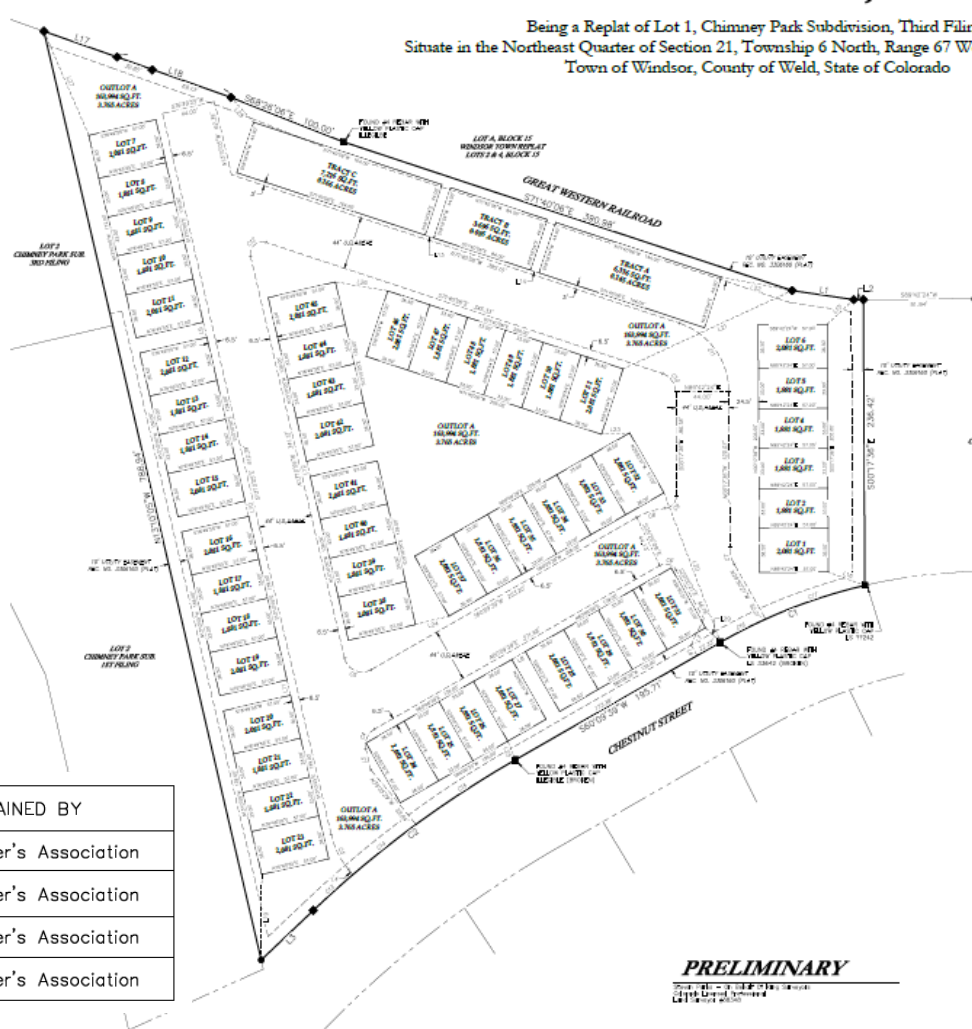
Preliminary Plat

Being a Replat of Lot 1, Chimney Park Subdivision, Third Filing,
Situate in the Northeast Quarter of Section 21, Township 6 North, Range 67 We
Town of Windsor, County of Weld, State of Colorado

LAND USE TABLE

LOTS (51)	2.302 ACRES	36%
TRACTS (3)	0.397 ACRES	6%
OUTLOT A	3.765 ACRES	58%
TOTAL	6.464 ACRES	100%

TRACT/OUTLOT	USE	OWNER AND MAINTAINED BY
TRACT A	GARAGE	Chimney Park Homeowner's Association
TRACT B	GARAGE	Chimney Park Homeowner's Association
TRACT C	GARAGE	Chimney Park Homeowner's Association
OUTLOT A	OPEN SPACE	Chimney Park Homeowner's Association



PRELIMINARY

THIS PLAT IS A PRELIMINARY PLAT
AND IS NOT A FINAL PLAT
AND IS NOT A FINAL PLAT



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.*
- 2. Incentivize infill development to complete neighborhoods and leverage existing resources.*
- 3. Develop new neighborhoods adjacent to the Town core.*



Comprehensive Plan Conformance

(Continued)

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
- 5. Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Notification Area

A neighborhood meeting was held on January 25, 2018. Notifications for this meeting were as follows:

- January 3 - affidavit of mailing to property owners within 300 feet
- January 5 – published ads in papers





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to the following condition:

- 1) All remaining Planning Commission and staff comments shall be addressed with the final major subdivision application.



Preliminary Major Subdivision

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Preliminary Site Plan – Chimney Park Townhomes – Chimney Park 4th Filing, Lot 1 – Al Haar and Mike Zapf, owners/applicants; Patricia Kroetch, North Star Design, Inc., applicant's representative
Item #: C.4

Background / Discussion

The applicants, Mr. Al Haar and Mr. Mike Zapf, represented by Ms. Patricia Kroetch of North Star Engineering, have submitted a preliminary site plan for Chimney Park Townhomes. A major subdivision land use application, Chimney Park Subdivision 4th Filing (Item C.3), is being reviewed concurrently with the subject preliminary site plan application.

The site is located east of Chimney Park and a Town regional detention pond, zoned O (Recreation and Open Space); west of an existing service shop use (Windsor Auto Repair) zoned I-L (Limited Industrial) and State Highway 257; north of Chestnut Street and existing single-family residential, zoned RMU (Residential Mixed Use); and south of a Great Western Railroad spur and a lumber yard (Universal Forest Products), zoned I-H (Heavy Industrial).

The 5.6-acre property is currently undeveloped and zoned MF-2 (High Density Multifamily Residential District). In the past, there was a metal storage shed on the property, which was destroyed in the 2008 tornado. The property was once a sugar beet dump for the Great Western Sugar Factory, located north of the subject site, and a large structure of concrete from this use remains in the ground. The subject site plan proposes 51 townhome units, with an overall density of 9.1 du/acre.

Proposed development characteristics include:

- 51 townhome units within eleven buildings: seven 4-unit buildings, one 5-unit building, three 6-unit buildings
- three and four-bedroom townhome units ranging in size from 1,759 s.f to 2,140 s.f. finished area; with unfinished basements
- building heights of 19'6" (55 feet maximum height in MF-2 zone district)
- façade colors would be compatible with the surrounding neighborhood
- asphalt shingles, painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry and rear covered patio.
- 265 parking spaces (109 required) – parking ratio of 5.2 spaces per dwelling unit:
 - o 140 garage spaces, 23 surface spaces (not including driveway spaces)
 - o 4 parking spaces for each townhome unit: 2-car garage per unit plus two spaces behind each townhome garage = 204 spaces (two spaces required per unit = 102)
 - o 23 guest parking spaces (one guest parking space per eight dwellings required = 7 spaces)
 - o An additional 38 single-bay garages available, buffering the townhomes from the railroad spur along the northern property boundary.
- approximately 27% landscaped area

- Two access points on Chestnut Street with an internal looped road (private street)
- Adjacent to Chimney Park and in close proximity to schools, downtown, and services

Additional site details can be seen in the enclosed staff PowerPoint.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

4. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

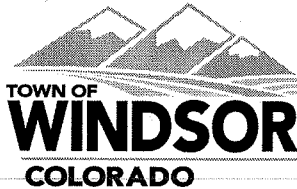
Staff recommends that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed on the final site plan.

Attachments

Application Materials
PowerPoint presentation

copy: Al Haar, Mike Zapf, owners/applicants
Patricia Kroetch, North Star Design, applicant's representative



APPLICATION PACKET LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: Chimney Park Townhomes

Legal Description*: Lot 1 Chimney Park 3rd Filing

Address/Location*: Northwest Corner of E. Chestnut Street & Highway 257

Existing Zoning: MF-2

Proposed Zoning: MF-2

3

OWNER:

Name(s)*: Al Haar

Company: Chestnut Street Holdings, LLC

Address*: 1852 Seadrift Court, Windsor, CO 80550

Phone #: (605) 310-3265 Email*: mznccs@yahoo.com

APPLICANT (Owner or Owner's Representative):

Name*: Mike Zapf

Company: Northern Colorado Construction Services, Inc

Address*: 1530 Waterfront Drive, Windsor, CO

Phone #: (970) 566-6600 Email*: mznccs@yahoo.com

AUTHORIZED REPRESENTATIVE:

Name: Patricia Kroetch

Company: North Star Design, Inc

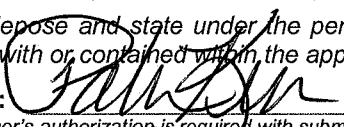
Address: 700 AUtomation Drive, Unit I, Windsor, co

Phone #: (970) 686-6939 Email: tricia@northstardesigninc.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: 8/4/17

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

Print Name: Patricia Kroetch

*Required fields

CHIMNEY PARK TOWNHOMES

FINAL SUBDIVISION

July 31, 2017

The proposed site is approximately 6.46 acres and is located in east Windsor near the northwest corner of East Chestnut Street and Highway 257. The site is currently zoned MF-2 (High Density Multi Family) and no changes to the zoning are proposed.

It is proposed to subdivide this site into 70 lots of which 51 are residential townhome lots and 19 are garage lots. The proposed use will be primarily for sale, single family attached residential with the garages for lease or sale to the unit owners. There will also be one outlot for the private drives and utilities. The landscaping within the Outlot will be maintained by the Home Owners Association and the utilities will be public and maintained by the Town of Windsor.

The site is designed to place the garages nearest the railroad to help mitigate noise from the rail usage. The residential units will be placed in the remainder of the site with garages facing the private interior streets and man door entrances facing onto green space or facing onto Chestnut Street. The units will be two story with the two car garage on the main floor with approximately 100 square feet of living space and approximately 1600 square feet living space on the second floor. Sidewalks are planned from each man door to provide connections to the guest parking and the public street. It is intended that the site improvements (roads, water, sewer, storm and overlot grading) be developed in one phase.

Access to the site will be provided at two locations from East Chestnut. The proposed internal roadway locations are shown in the utility plans with the roads to be private within access easements. The desire is to name the private streets and we submit the following street names for your consideration:

- o Halas Drive
- o Payton Street
- o Dent Drive
- o Hampton Drive
- o McMahon Street

Water and sewer will be provided by the Town of Windsor from the existing mains in East Chestnut Street and the existing sewer main in the parcel to the west of the subject parcel. Each lot will have an individual water and sewer tap. An irrigation system is being planned for the all of the landscape areas in Outlot A using a single potable water tap. Water rights are being dedicated on a lot by lot basis at the time each building permit is obtained.

Detention for this site is being provided on the parcel to the west owned by the Town of Windsor. All construction on that parcel will be completed by the Town in conjunction with this project. The detention pond will also be landscaped by the Town with the overall subdivision improvements. Irrigation to the detention pond parcel, if needed, will be provided by the Town.

No oversizing of utilities is proposed with this development.

No park land dedications are being proposed with this development.



Preliminary Site Plan

Chimney Park 4th Filing

Lot 1

Carlin Malone, Chief Planner

Planning Commission March 7, 2018



Site Plan

Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Site Plan process, including:

Sec. 17-7-20. Purpose.

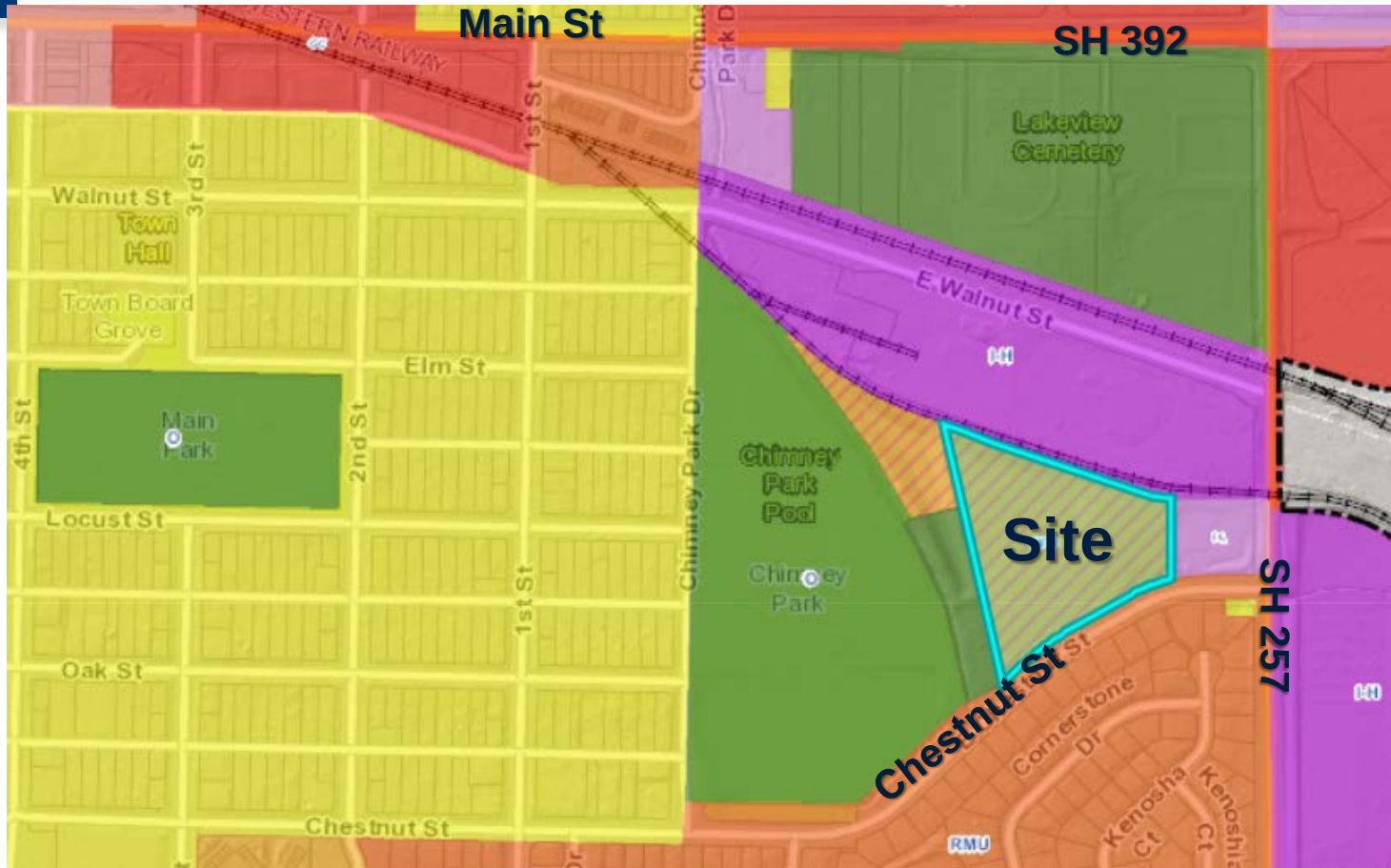
The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.*
- 2) Develop land zoned for multifamily, commercial or industrial uses.*
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.*
- 4) To amend an approved site plan when the change involves additional land use...*

Site Vicinity Map



Site Zoning Map





Existing Conditions



view north



Existing Conditions



view east & southeast

Existing Conditions



view southwest and west



Site Plan

Site Plan characteristics:

- ~ 6.5 acres total
- 51 townhome lots/dwelling units & eleven buildings:
 - seven 4-unit buildings, one 5-unit building, three 6-unit buildings
 - 3 & 4-bedroom units: 1,759 s.f. – 2,140 s.f. & unfinished basement
 - 4 parking spaces per unit: 2-car garage/unit + 2 spaces behind each garage
- Building heights – 19'6" (55' max. MF-2 zone district)
- Painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry and rear covered patio.
- 265 parking spaces (109 required) – 5.2 spaces/unit:
 - 140 garage, 23 surface (not including 125 driveway spaces)
 - 23 guest parking spaces (one guest parking space/ 8 d.u. required = 7 spaces)
 - An additional 38 single-bay garages available
- 58% common area; 27% landscaped



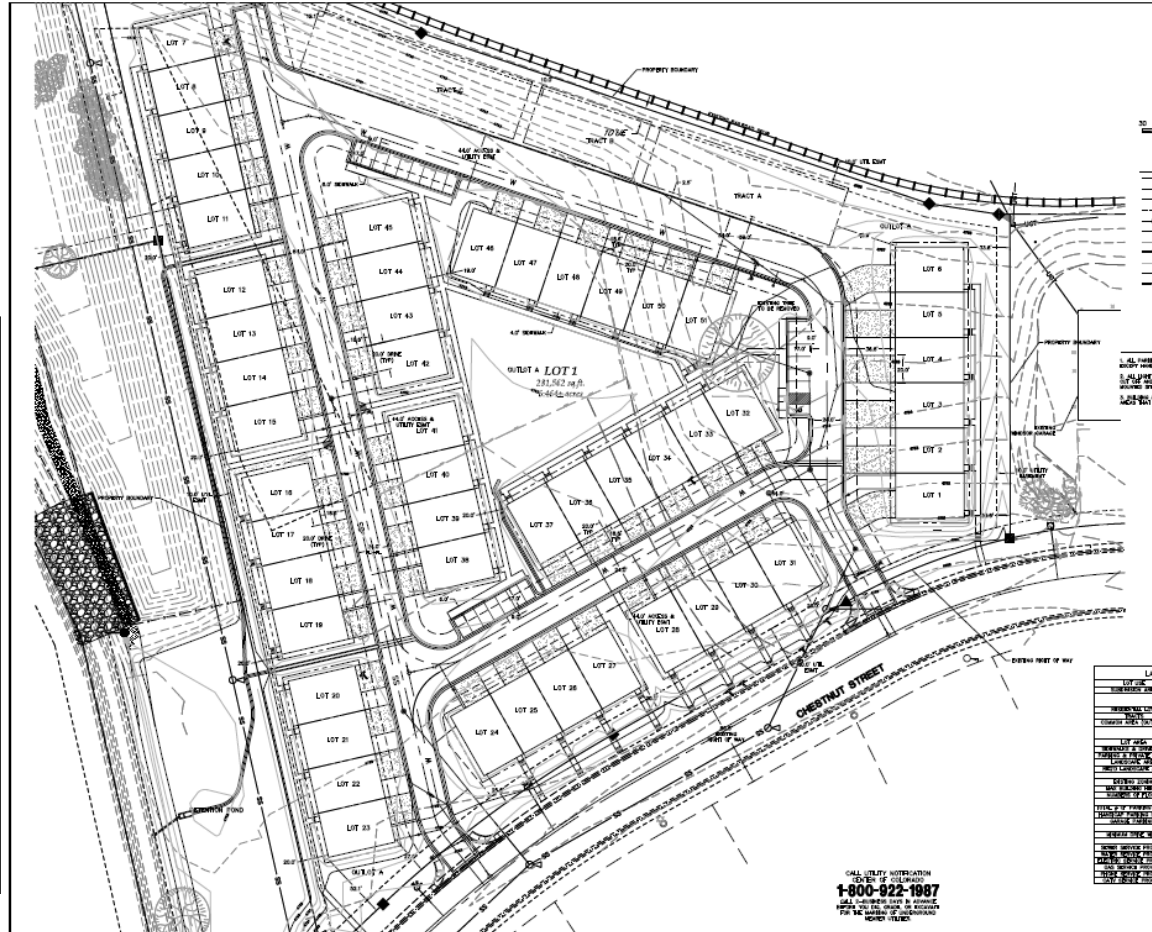
Site Plan

LAND USE TABLE

LOTS (51)	2.302 ACRES	36%
TRACTS (3)	0.397 ACRES	6%
OUTLOT A	3.765 ACRES	58%
TOTAL	6.464 ACRES	100%

LAND USE SUMMARY TABLE

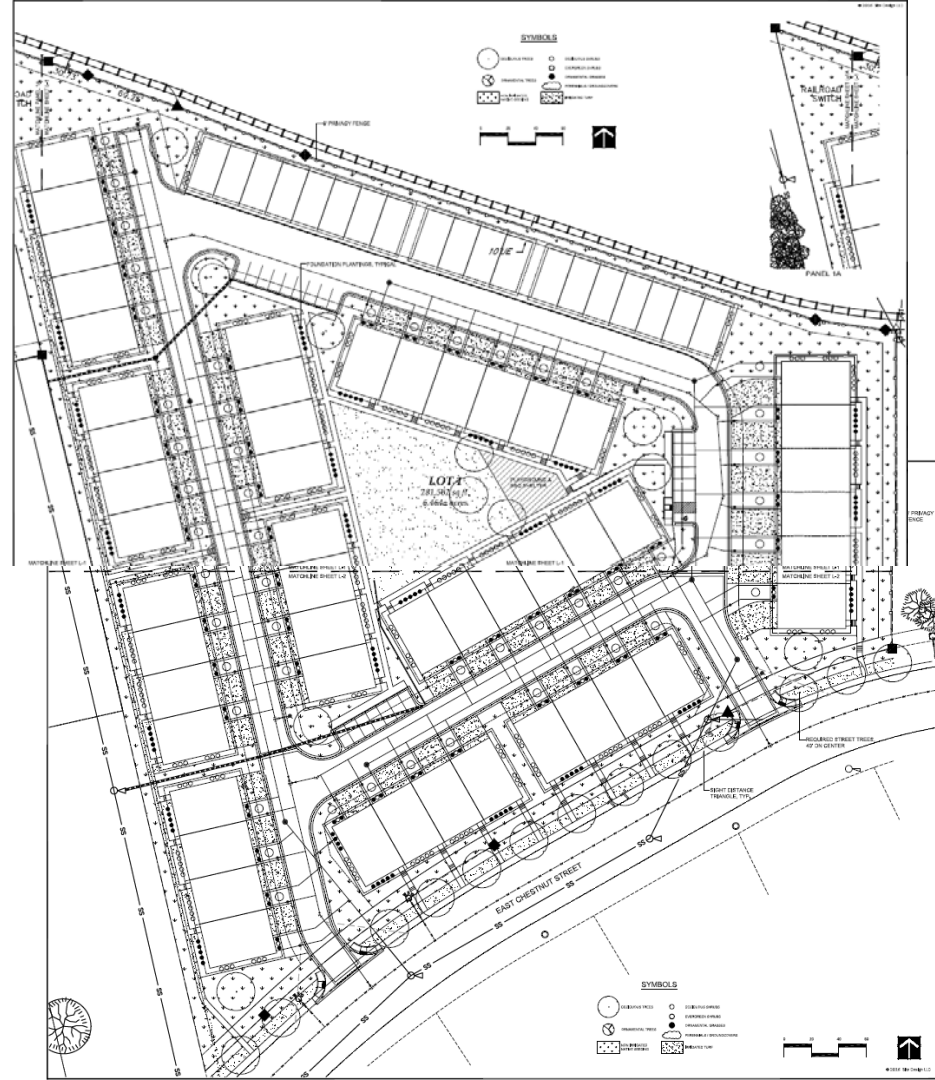
LOT USE		HIGH DENSITY MULTI-FAMILY	
SUBDIVISION AREA		281,573 SF	100%
	#	AREA	% OF TOTAL
RESIDENTIAL LOTS	51	100,331 sf	35.6%
TRACTS	3	17,248 sf	6.1%
COMMON AREA (OUTLOTS)	1	163,994 sf	58.3%
		% OF DEVELOPED LOT AREA	
LOT AREA		117,579 sf	41.8%
SIDEWALKS & DRIVEWAYS		36,233 sf	12.9%
PARKING & PRIVATE DRIVES		51,019 sf	18.1%
LANDSCAPE AREA		76,742 sf	27.2%
REQ'D LANDSCAPE AREA		42,236 sf	15.0%
EXISTING ZONING		MF-2 (HIGH DENSITY MULT-FAMILY)	
MAX BUILDING HEIGHT		19'6"	
NUMBERS OF FLOORS		2	
TOTAL # OF PARKING STALLS		23 (SURFACE)	
HANDICAP PARKING STALLS		1	
GARAGE PARKING		140	



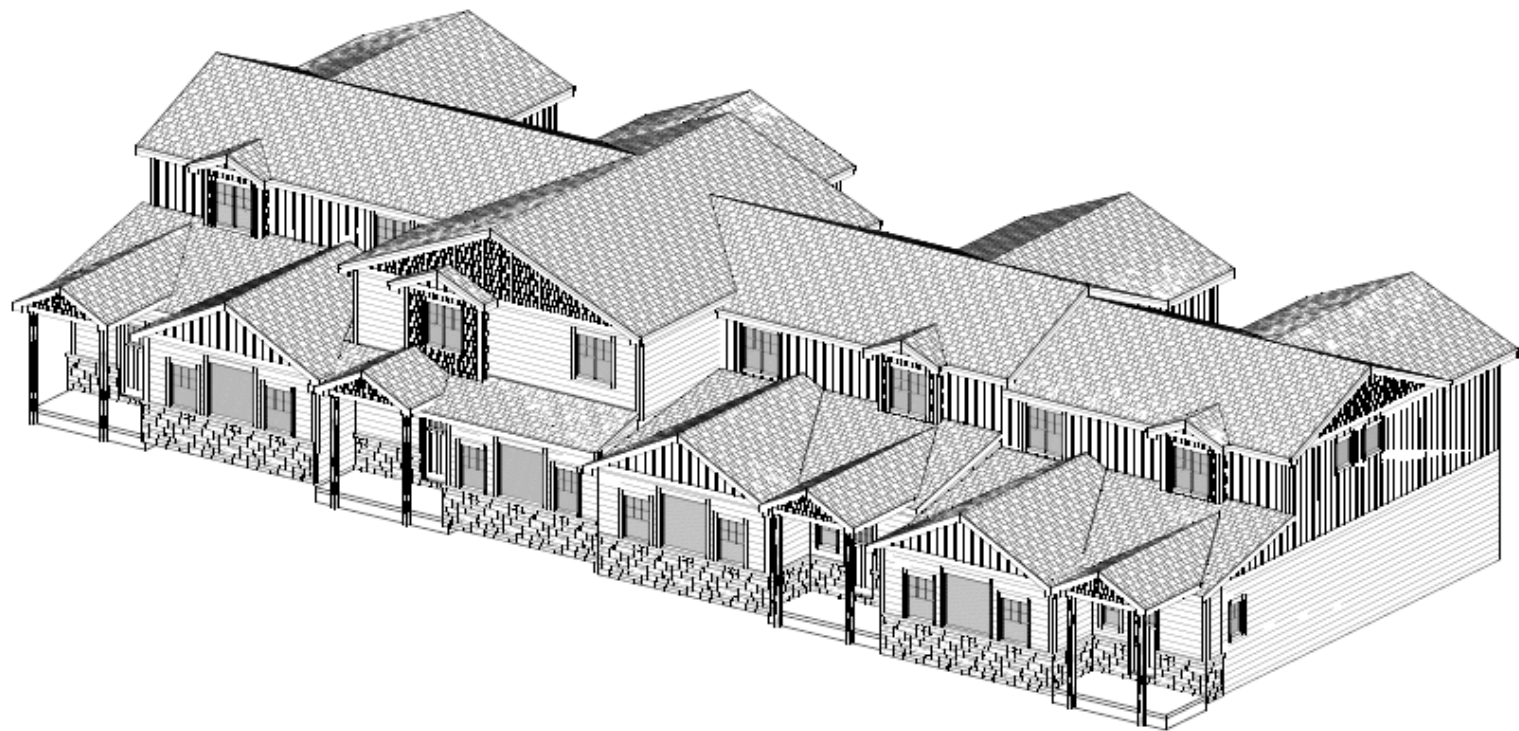
CALL CITY NOTIFICATION
 OFFICE OF COMMUNITY
1-800-822-1987
 FOR ALL CITY OF WINDSOR
 PLANNING & ZONING
 DEPARTMENT



Landscape Plan



Architectural Elevations



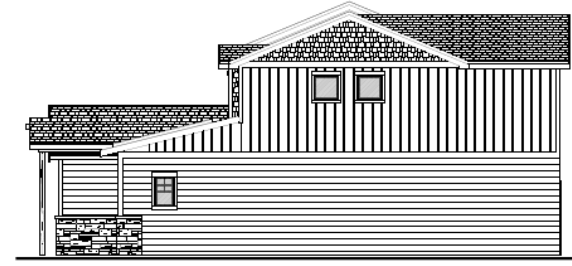


Architectural Elevations



1
A-1 REAR ELEVATION

WF = 112'



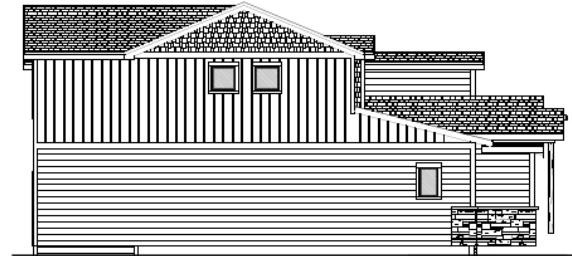
1
A-2 EAST ELEVATION

WF = 112'



1
A-3 FRONT ELEVATION

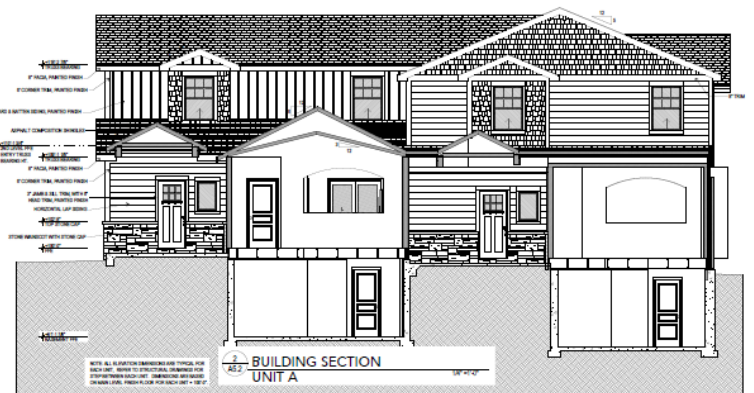
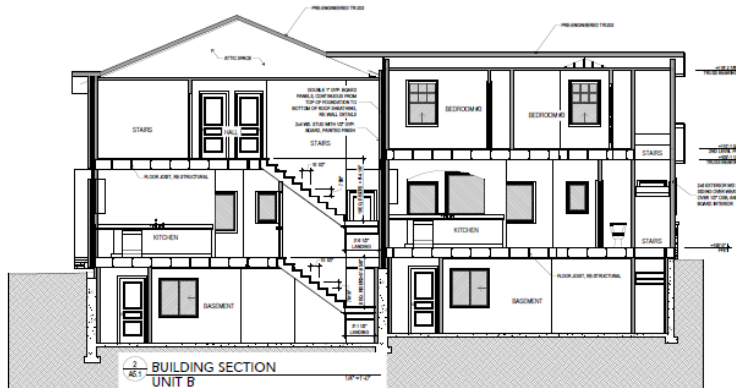
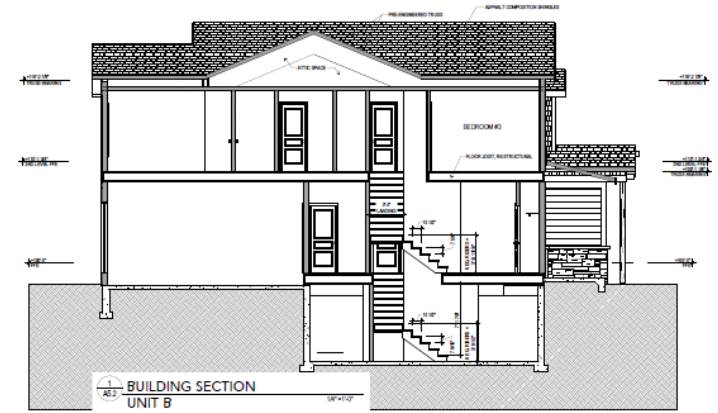
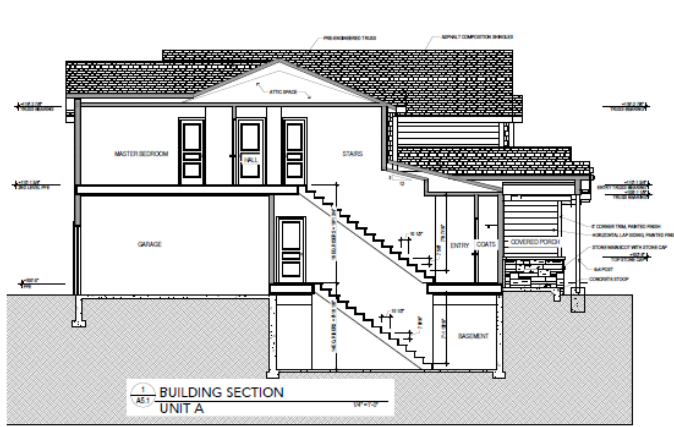
WF = 112'



1
A-4 WEST ELEVATION

WF = 112'

Building Design





Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.*
- 2. Incentivize infill development to complete neighborhoods and leverage existing resources.*
- 3. Develop new neighborhoods adjacent to the Town core.*



Comprehensive Plan Conformance

(Continued)

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

- 4. Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
- 5. Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*



Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to the following condition:

- 1) All remaining Planning Commission and staff comments shall be addressed with the final major subdivision application.



Preliminary Site Plan

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Final Major Subdivision – The Ridge at Harmony Road Subdivision 2nd Filing – Jeff Mark, The Landhuis Company, applicant
Location: Northeast of Harmony Road and WCR 13
Items #: C.5 / C.6

Background / Discussion

The applicant, Mr. Jeff Mark of The Landhuis Company, has submitted a final major subdivision plat, known as The Ridge at Harmony Road 2nd Filing. The subdivision encompasses approximately 283 acres and is zoned Residential Mixed Use (RMU).

Final Plat characteristics:

- 252 single-family residential lots;
- Average lot size of 7,461 square feet;
- Town of Windsor park site to be dedicated with this plat = 3.4 acres
- RE-4 school district site school site to be dedicated with this plat = 10 acres
- 16 acres of public right-of-way dedication
- 4 future development tracts = approximately 164 acres;
- 7 open space tracts for drainage, utilities, and access = 35 acres
- 10 acre tract for oil & gas development
- Offsite improvements will include widening of Harmony Road to four lanes with a landscaped median and improvements to Weld County Road 13

The applicant held a neighborhood meeting on April 18, 2017 in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately ten neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics and responses.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Safe, Well-Planned Community With Spirit And Pride.

Notification

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

A neighborhood meeting was held on April 18, 2017. Notifications for this meeting were as follows:

- March 31 & April 3, 2017 – display ad published in the newspapers
- April 3, 2017 – affidavit of mailing to property owners within 300 feet

Notifications for this public hearing were as follows:

- February 20, 2018 – affidavit of mailing to property owners within 300 feet
- February 23, 2018 – display ad published in the paper
- February 22, 2018 – published on Town's website
- February 21, 2018 – property posted

Recommendation

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

1. Applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat
2. All outstanding staff comments on subdivision plat, improvement drawings, and related documents shall be addressed prior to recording of the subdivision plat

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

cc: Jeff Mark, applicant

The Ridge at Harmony Road Subdivision, Second Filing
Narrative – 10.17.17

HR Exchange, LLC is proposing to develop approximately 279 acres located in the southwest quarter section of The Ridge at Harmony Road property. The intent is to develop 252 residential lots. In addition, the school tract will be platted as a future development tract.

The anticipated product types for this development include one and two-story houses with attached two and three car garages.

The property is currently zoned RMU-Residential Mixed Use which permits single family development.

We anticipate that Second Filing will be built in a single phase.

The proposed landscape for this development includes targeted areas of turf grass and areas of enhanced landscape which may include elements such as shrub and ornamental grass plantings. Native plantings are proposed for most common areas. Sidewalks are provided along all streets to provide connectivity throughout the development as well as connections to future development areas.

A future Town of Windsor park tract has been included with the Second Filing. In addition, the requested future Weld County Elementary school site has been included.

The NWCWD water transmission line will be oversized (to a 24" line).



Final Major Subdivision

The Ridge at Harmony
Road 2nd Filing

Paul Hornbeck, Senior Planner

Planning Commission March 7, 2018



Major Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purposes of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

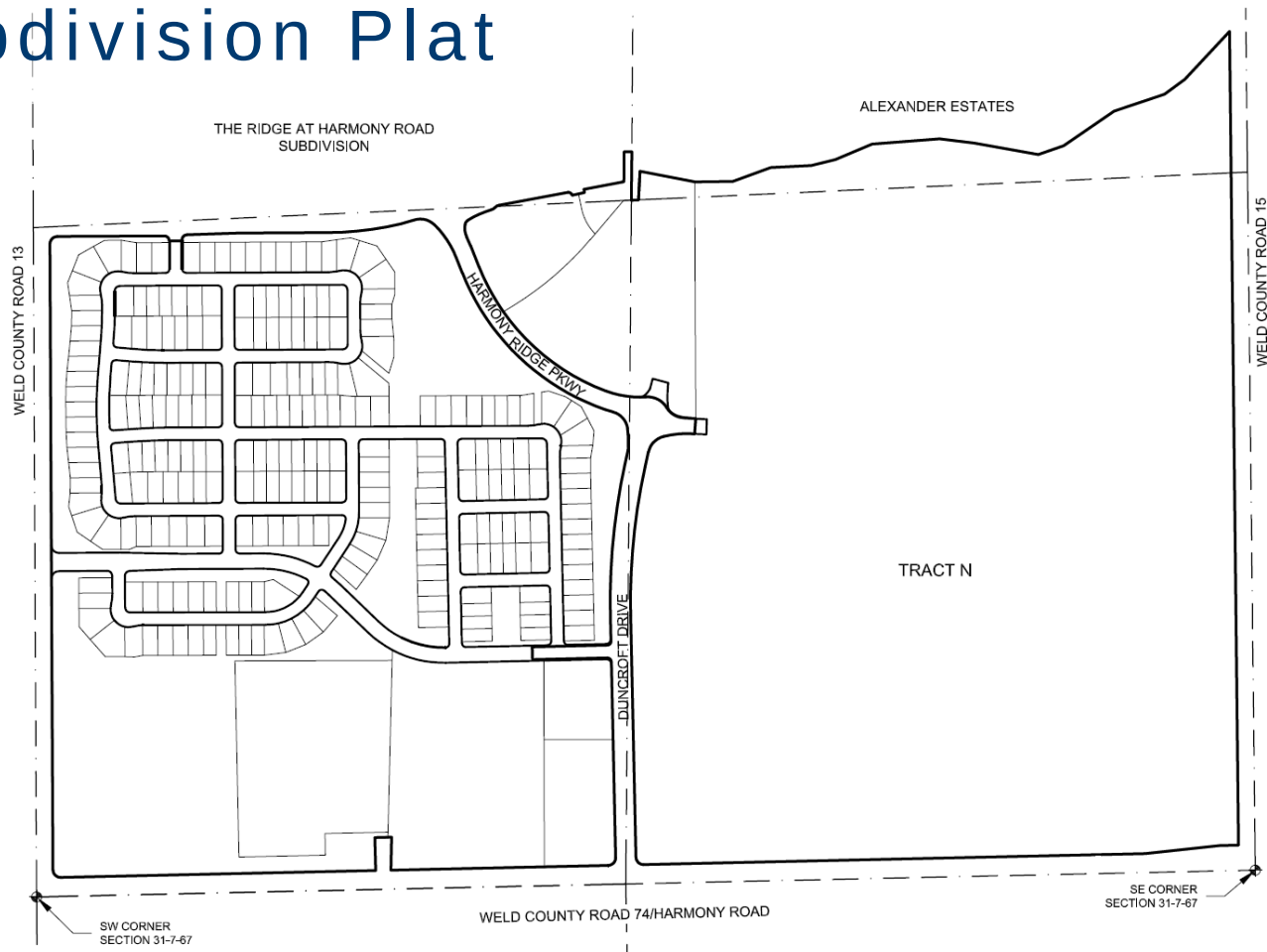
To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.







Subdivision Plat





Comprehensive Plan Conformance

Chapter 5b – Growth Framework Plan

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



Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Safe, Well-Planned Community With Spirit And Pride.



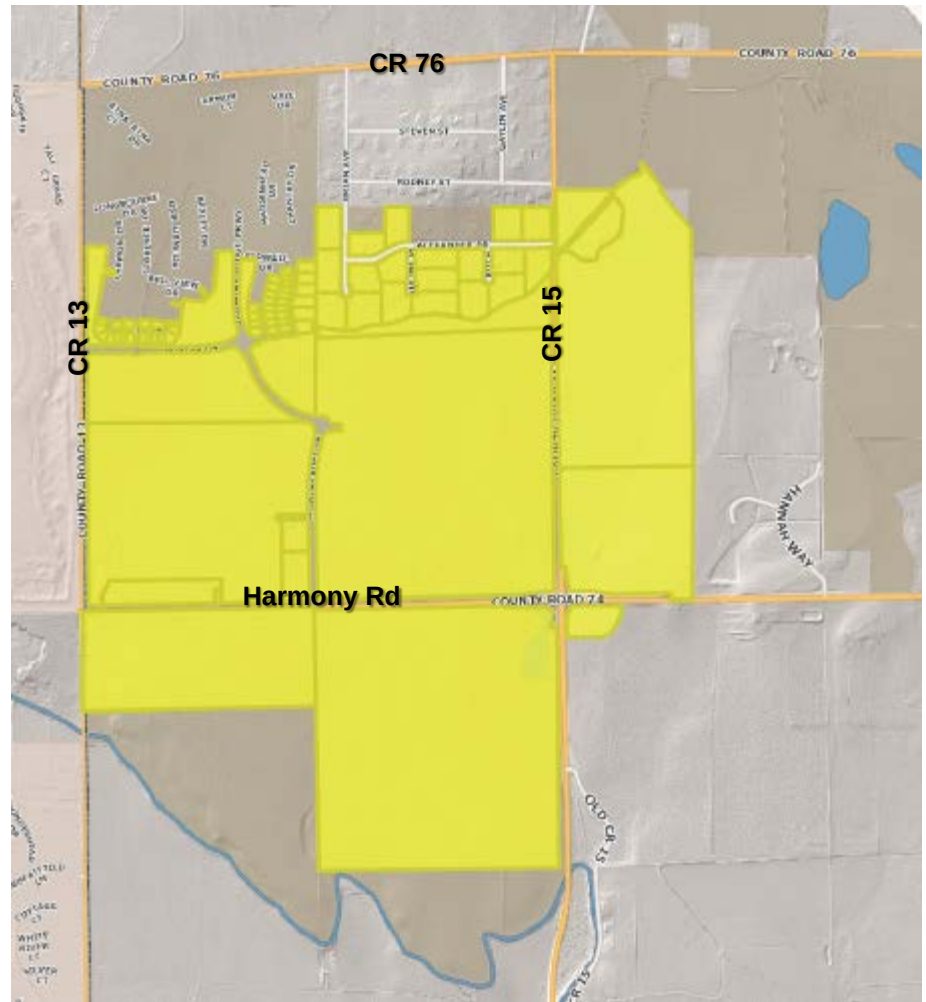
Notification

Neighborhood meeting notifications:

- March 31 & April 3, 2017 – display ad published in the newspapers
- April 3, 2017 – affidavit of mailing to property owners within 300 feet

Notifications for this public hearing were as follows:

- February 20, 2018 – affidavit of mailing to property owners within 300 feet
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- February 21, 2018 – property posted





Recommendation

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

1. Applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat
2. All outstanding staff comments on subdivision plat, improvement drawings, and related documents shall be addressed prior to recording of the subdivision plat



Major Subdivision

Staff requests that the following be entered into the record:

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

The Ridge at Harmony Road Subdivision 2nd Filing
Neighborhood Meeting
Tuesday, April 18, 2017
CRC – Oak Room

Approximately 10 neighbor attendees

Introductions:

Jeff Mark of the Landhuis Company gave an overview of the plat showing the audience the overall layout; discussed that it met all requirements of the approved master plan; let the residents know of the general timing for start of development and subsequent home sales.

Homeowner Questions/Comments/Concerns:

- Q. What are the open tracts along the south of the property next to Harmony Road?
- A. Developer outlined that one tract is an obligation by the developer to provide Anadarko Oil and Gas a site for future exploration, although nothing planned in the immediate future. The other tract is for future development of potential multi-family residential.

- Q. Timeframe for buildout?
- A. 1-3 years.

- Q. What improvements are required on Harmony Road? Any other roadway improvements with this filing of development?
- A. Developer explained that Harmony Road widening improvements will take place with this development. Also, that County Line Road/WCR13 will be improved the remainder of the way, similar to what was done further north with the first filing work.

- C. The street lights currently in place are very bright and take away from the dark nighttime.
- A. Staff discussed Town requirements and availability of certain lighting. Staff also mentioned that the number of street lights were reduced on filing one and will make note to discuss fewer street lights in the 2nd Filing.

- C. Construction debris is blowing into adjacent property owner lots.
- A. Landhuis has enforcement abilities through the metro district and if neighbors are having issues, please contact Landhuis. Builders are accountable for their debris.

- Q. Will there be bike lanes installed as part of this development, what other trail options will be installed along WCR13 and Harmony Road?
- A. Timnath has plans for a trail on the west side of WCR13. The developer is installing a detached trail along Harmony Road in accordance with the Town's trail master plan.

- C. Residents asked for the Town to update their plans and standards and add more bike lanes and trails throughout neighborhoods.

No major concerns or issues were raised by the neighbors in attendance.



MEMORANDUM

Date: March 7, 2018
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Preliminary Major Subdivision – Raindance Subdivision 3rd Filing – David Nelson and Martin Lind, Raindance Land Company, owner/applicant / Tom Siegel, Water Valley Land Company, applicant's representative
Item #: C.7

Background / Discussion

The applicants, Mr. David Nelson and Mr. Martin Lind of Raindance Land Company, represented by Mr. Tom Siegel of Water Valley Land Company, have submitted a preliminary major subdivision plat, known as Raindance Subdivision 3rd Filing. The subdivision encompasses approximately 214 acres and is zoned PUD (Planned Unit Development) with an underlying zoning of RMU (Residential Mixed Use).

The site is currently undeveloped and located east of County Road 13, north of Crossroads Boulevard, and south of New Liberty Road. Access to the subdivision is provided via Crossroads Boulevard, CR 13, and New Liberty Road.

Proposed Preliminary Subdivision characteristics include:

- 233 lots for single-family residential
- Approximately 143 acres of tracts for future development
- Approximately 3.5 acres of tracts for open space, drainage, access, easements (owned and maintained by metro district)
- Approximately 15 acres for public right-of-way
- 10 acre tract for future Weld Country RE-4 school

Additional subdivision details can be seen in the enclosed staff PowerPoint.

A neighborhood meeting was held on January 18, 2018 at 6:00 p.m. at the Windsor Community Recreation Center, 250 11th Street. Notifications for this meeting were as follows:

- December 27, 2017 – affidavit of mailing to property owners within 300 feet
- January 3, 2018 – display ad published in the papers

There were five neighbors in attendance. The neighborhood meeting summary is included with this report.

A mineral owner's public hearing was held in accordance with the Colorado Revised Statutes on February 15, 2017, at the same meeting for a public hearing for the Raindance Subdivision 2nd Filing. At that hearing, an objection was filed by Anadarko but has since been withdrawn.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

1. *Promote multi-modal connectivity to increase neighborhood access and resident mobility.*
2. *Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability.*
4. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

Recommendation

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

Attachments

Application Materials
Neighborhood meeting notes
PowerPoint presentation

copy: David Nelson and Martin Lind, Raindance Land Company, owners/applicants
Tom Siegel, Water Valley Land Company, applicant's representative

December 15, 2017

Mr. Scott Ballstadt – Director of Planning
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: RainDance Subdivision Major Preliminary Plat, Filing Three

Dear Mr. Ballstadt:

On behalf of the applicant, RainDance Land Company LLC, please find below the narrative for the RainDance Filing Three Major Subdivision Preliminary Plat application. We look forward to working closely with Town Staff through the Subdivision Plat approval process.

Introduction

Filing Three is located to the north & west of Filing One and south & east of Filing Two subdivision areas. Filing Three consists of 233 single family residential lots which meet the standards of the approved RainDance Planned Unit Development, PUD, and tie into the established RainDance road network. Filing Three encompasses approximately 214 acres of the RainDance PUD including approximately 40 acres of single family lots, 15 acres of right-of-way, 15 acres of open space and 143 acres of future development tracts. The Filing Three subdivision areas are connected by the primary community access, Covered Bridge Parkway. Filing Three lots are located on the northeast and southwest ends of Covered Bridge Parkway, south of New Liberty Road.

Single family residential lots proposed in Filing Three include the following:

Filing Three - Blocks 1-9 (West of Filing One / South of Filing Two)

- 113 - 50'x110' lots
- 57 - 60'x110' lots
- 23 - 70'x110'+ lots

Filing Three - Blocks 10 & 11 (North of Filing One / Southeast of Filing Two)

- 27- 50'x110' lots
- 13 - 60'x110' lots

Landscape Amenities and Character

Filing Three will continue the landscape character representative of the RainDance community. Filing Three includes a landscape/ farming tract adjacent to Crossroad Boulevard and passive open space areas with ornamental and naturalized landscape. Filing Three also includes an enhanced streetscape connecting the 13-acre RainDance Park and future retail/ mixed use area proposed generally at the corner of CR-13 and Crossroads Boulevard. Please refer to improvement plans for reference of specific landscape improvements.

Park and Open Space

The Developer has incorporated neighborhood park land development into the Public Improvement Plans. The Town acknowledges that the District's construction and ongoing maintenance of developed neighborhood park land in accordance with the Public Improvement Plans meet the intent of the Town's requirements for dedication of neighborhood park land payment of fees in lieu thereof. In light of these circumstances, the dedication of

neighborhood park land and payment of fees in lieu thereof will be addressed in accordance with the RainDance Subdivision, Second Filing Subdivision Development Agreement. Per Section e; The Town will review the Developer and District's compliance with this Section 13 in conjunction with Town approval of each future subdivision or final plat. Approval of future phases of development will be conditioned upon the Developer and Districts being in compliance with each of the foregoing requirements. In the event more or less acreage of Neighborhood Park land is provided in the Subdivision than required by this Section 13, the excess or shortfall shall be applied to the next-following subdivision or final plat within RainDance.

The location of parks and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. Filing Three is compliant with park proximity requirements and contributes to cumulative open space acreage required at full buildout. Open space proposed in Filing Three shall be owned and maintained by the Raindance Metropolitan District.

Infrastructure Improvements

Infrastructure shall be constructed as depicted in the approved improvement plans for each Filing. Filing Three proposes infrastructure, including but is not limited to; street rights-of-way; utilities; storm water improvements; and grading.

Street Names

The following street names are proposed for RainDance Filing Three: The team anticipates the continuation of the following existing street names: IRON WHEEL DRIVE, AUTUMN MOON DRIVE AND BOUQUET DRIVE.

The following additional street names have been verified using the Larimer County Street Inventory Query and are proposed for Filing Three:

CULTIVATE
GLEAN
GATHER
LONG SHADOW
SETTING SUN

RainDance Filing Three intends to implement the development standards of the approved RainDance PUD and seeks to build upon the community vision of RainDance. Our team looks forward to working with, and hearing feedback from Town staff to plan and develop a successful new community in the Town of Windsor. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design



Brock Reimer, Principal

Raindance Filing Three Neighborhood Meeting Summary

January 18th, 2018

Meeting Notes

The neighborhood meeting for Raindance Filing Three began at approximately 6:00pm at the Windsor Recreation Center. There were five Windsor residents in attendance (three attendees lived in the Pelican Farms neighborhood, with two other attendees residing in the Pelican Hills neighborhood). These residents were asked to provide their information on a sign-up sheet which will be provided as an attachment. In addition to the residents, Town of Windsor Senior Planner, Paul Hornbeck, attended the meeting.

Presentation was given by Water Valley Managing Director – Residential Development, Tom Siegel, who provided a detailed explanation of the Filing Three project and anticipated timeline. Mr. Siegel then invited the attendees to ask any questions regarding the development.

Questions were primarily focused on general information about the Raindance development. There were questions and comments regarding:

- Anticipated project timelines of Filing One and Two
- The Raindance National Golf Club (expected construction start date)
- Expected number of units within Raindance
- Types of product being offered
- Potential builders within the development
- Trails within the project and their “tie-in” with regional trail systems
- Future commercial development within the project
- Future school district plans
- Oil and gas activity within the development
- Traffic generation and future management
- Development of multi-family parcels
- Project density
- The “farm-to-table” concept of the project

After all attendee questions were answered the meeting was concluded at approximately 7:00pm.



Final Major Subdivision

Raindance 3rd Filing

Paul Hornbeck, Senior Planner

Planning Commission March 7, 2018



Major Subdivision

Article IV of Chapter 17 of the Municipal Code outlines the purposes of the Major Subdivision process, including:

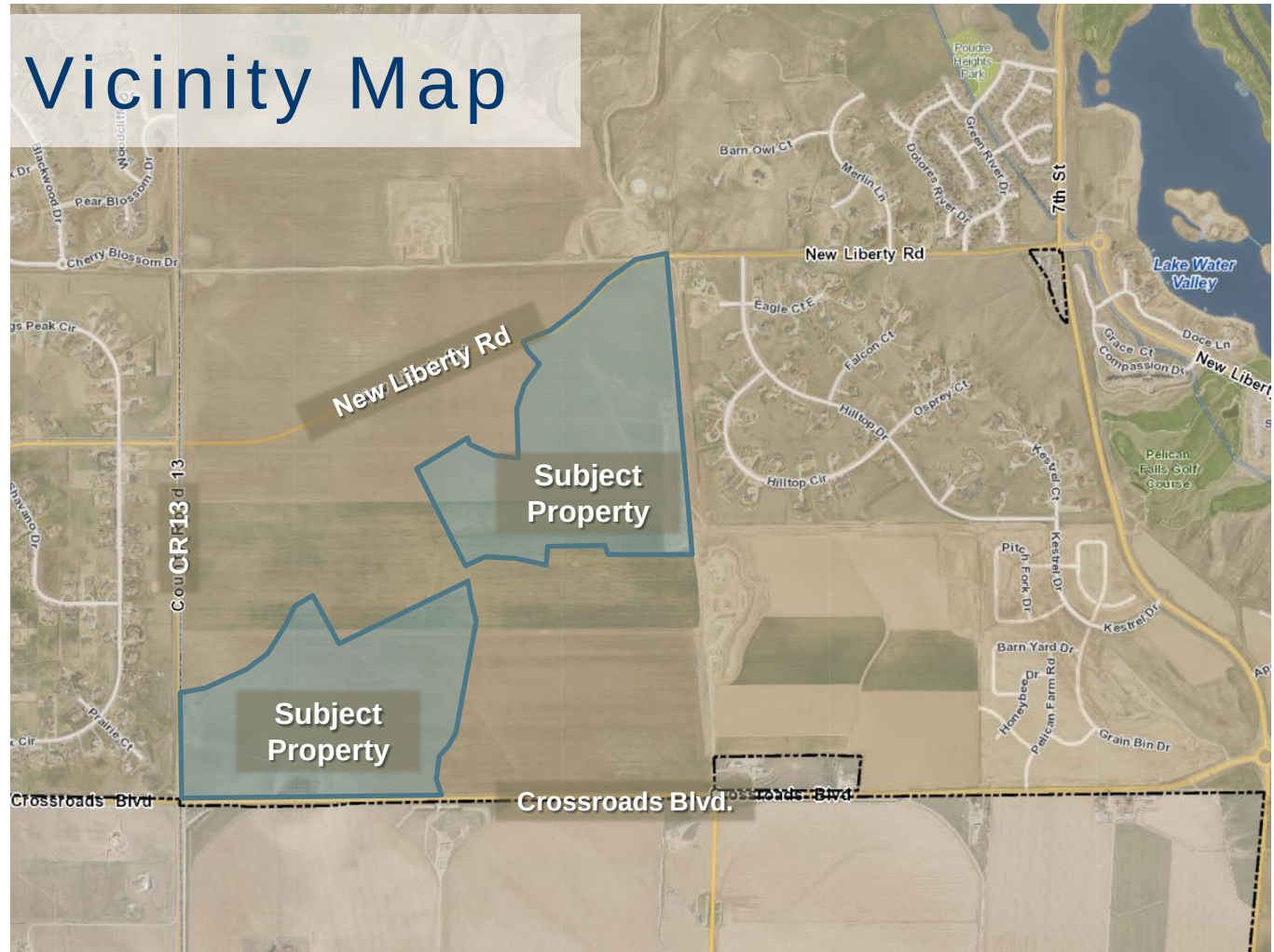
Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

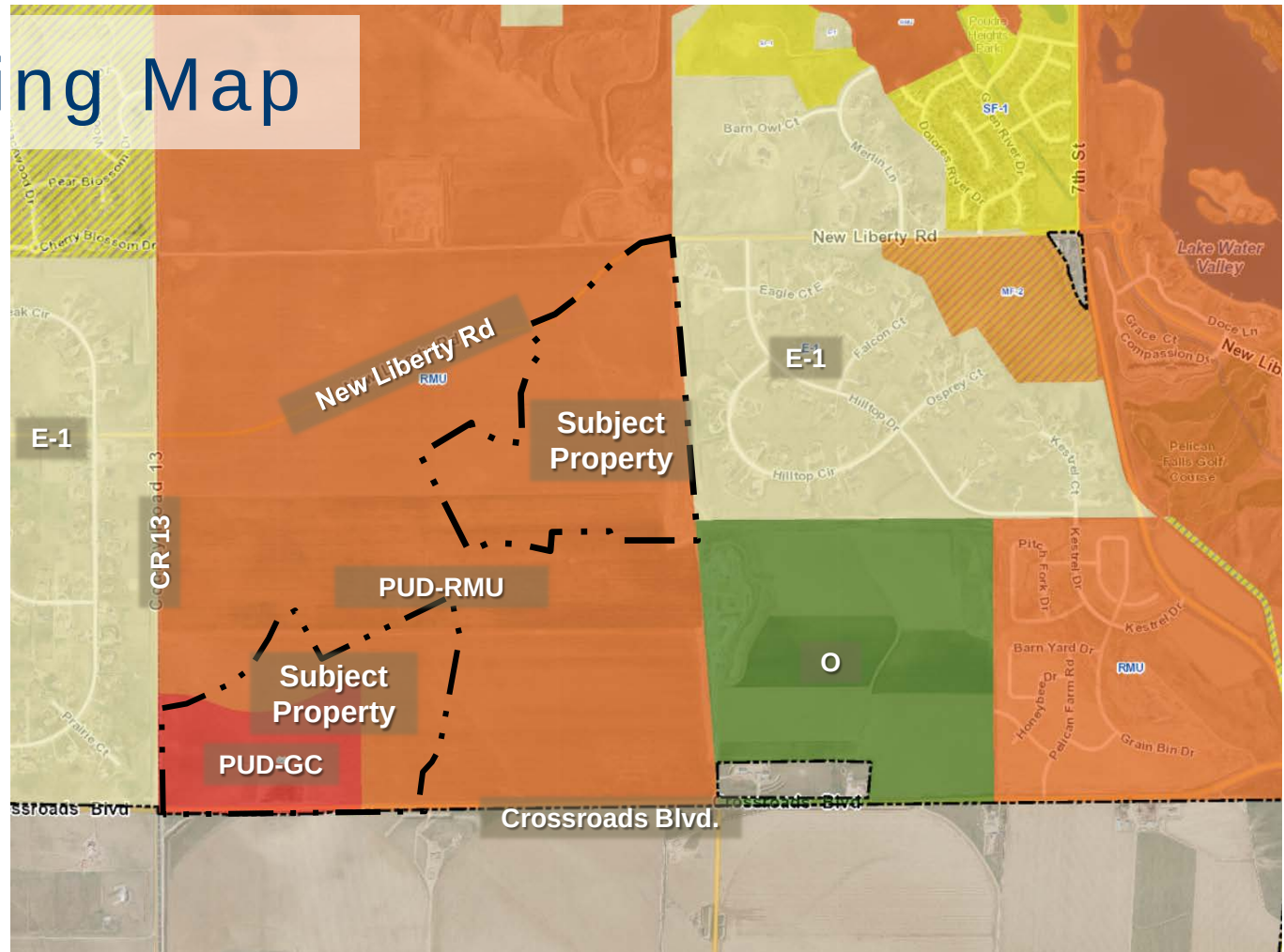


Site Vicinity Map



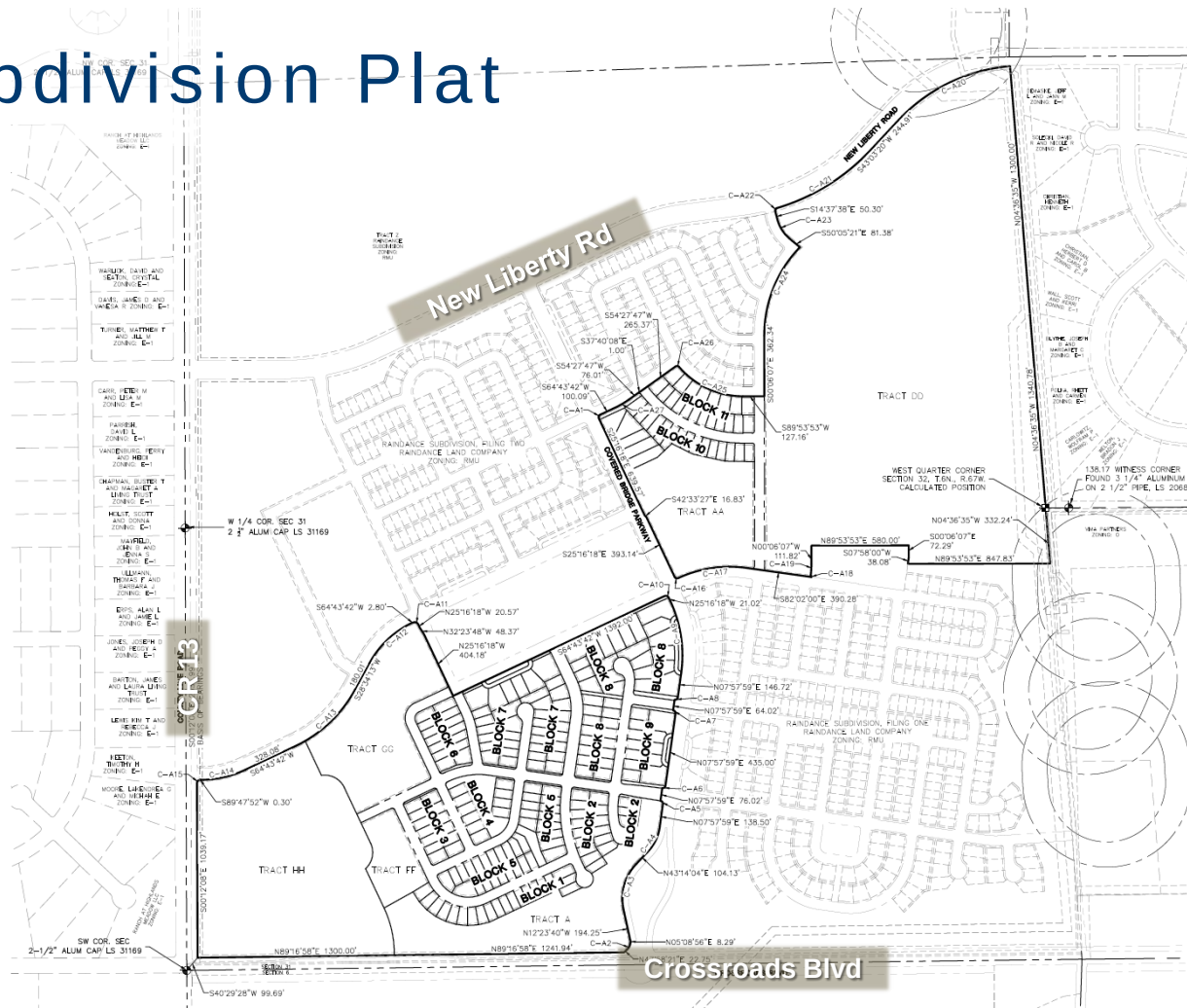


Zoning Map





Subdivision Plat





Comprehensive Plan Conformance

Chapter 5c Residential Areas Framework Plan:

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

Objectives:

1. *Promote multi-modal connectivity to increase neighborhood access and resident mobility.*
2. *Utilize conservation design and traditional neighborhood design for new residential growth areas and promote overall community livability.*
3. *Foster a diversity of housing types and sizes through coordinated land use planning and zoning.*
4. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*



Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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

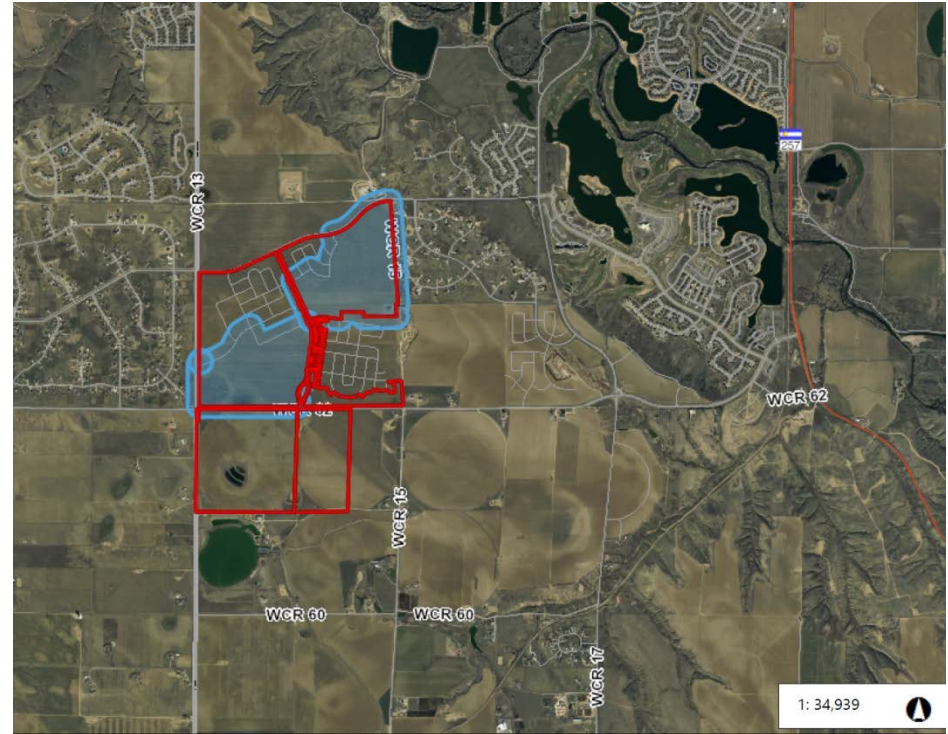
Objectives:

1. *Prioritize new growth in areas currently served by Town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*

Notification

Neighborhood meeting notifications:

- December 27, 2017 – affidavit of mailing to property owners within 300 feet
- January 3, 2018 – display ad published in the papers





Recommendation

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



Preliminary Major Subdivision

Staff requests that the following be entered into the record:

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