



PLANNING COMMISSION REGULAR MEETING

**March 20, 2019 // 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 March 6, 2019

C. BOARD ACTION

1. Public Hearing – Major Subdivision - Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th Filing)– Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, Senior Planner
2. Recommendation to Town Board – Major Subdivision – Raindance Subdivision 6th Filing (formerly Raindance Subdivision 7th Filing) – Martin Lind of Raindance Land Company, LLC, owner / applicant, John Meyers of TST, INC Consulting Engineers, Applicant's Representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, 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 20, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Monday, March 25, 2019</u>	5:30 P.M.	Joint Work Session with Town Board – Land Use Code Updates
<u>Thursday, March 28, 2019</u>	4:00-6:30 P.M.	Public Open House – CDOT Windsor Area Network Study, WSFR Station #1, Windsor
<u>Wednesday, April 3, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 17, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 1, 2019</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

March 6, 2019 // 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
	Doug Dennison
	Kelly Hall
	Victor Tallon
	Jerry Bushelman
	Cindy Scheuerman
	Daniel Foreman
	Travis Yingst
	Scott Ready
Absent	Alternate
	Absent
	Absent
	Alternate
	Town Board Liaison
	David Sislowski
Also Present:	Chief Planner
	Deputy Town Clerk
	Carlin Malone
	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. Tallon moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman; 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 minutes of February 20, 2019

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

C. BOARD ACTION

1. Public Hearing – Conditional Use Grant – Harmony First Annex – Chris Serbousek, Harmony Gardens, owner/applicant; Kristin Turner, TB Group, applicant's representative
- Quasi-judicial

The Town of Windsor will make reasonable accommodations for access to town services, programs, and activities, and will make special communication arrangements for persons with disabilities. Please call 970-674-2400 by noon on the Thursday prior to the meeting to make arrangements.

- Staff presentation: Carlin Malone, Chief Planner

Mr. Sislowksi stated with respect to each public hearing on tonight's agenda, "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."

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information. The applicant, Chris Serbousek, represented by Kristin Turner, is requesting a Conditional Use Grant (CUG) to allow a retail garden center with supporting nursery and greenhouses on the Harmony Annex property, a 121-acre property located on the southeast corner of WCR 13 and Harmony Road. The property is zoned GC (General Commercial) and RMU (Residential Mixed Use) which allows garden centers as a commercial use; however the Town's Municipal Code does not address the agricultural uses that may be associated with a garden center.

The applicant has submitted a site plan application, which has been reviewed concurrently with the CUG request. The site plan information is included with this CUG request.

The property has been master planned for a commercial area within a neighborhood. The proposed uses are intended to be long-term interim uses until the time the market demands higher intensity commercial use of the property, as anticipated and planned with the existing zoning and approved master plan. The proposed CUG would allow the proposed uses, as well as provide a mechanism for the long-term interim use on the property. This conditional use grant considers the uses as well as the design of the greenhouse structures proposed, as the design standards for this area include those of the Town's Commercial Corridor Plan, which does not address greenhouse structures.

An existing tree farm is located on the northwest portion of the site, located directly southeast of the WCR 13/Harmony Road intersection. The garden center, nursery, and greenhouses would be located east of the tree farm and the site will be accessed from Harmony Road on the northeastern corner of the property, with a road (to be named in the future) extending south from Harmony Road along the eastern boundary of the property, leading to the driveway of the site. The proposed roadway is consistent with the road alignment approved with the master plan for the property and will only serve this property in the interim. Please see the presentation materials for location of the proposed site. If approved, the applicant's intention is to move his existing business, Harmony Gardens, currently located in Fort Collins on the southwest corner of Harmony Road and Interstate 25, to the subject property.

The conditional use would not have an expiration date. Harmony Gardens is planned to operate for the long-term until the market demands a higher intensity commercial use.

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to the Town Board as presented with the following conditions:

1. The final site plan and accompanying development agreement is approved by Town Staff prior to building permit issuance.

Staff requests that the following be entered into the record:

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

Mr. Schick asked if there was anyone from the audience who wished to speak on this matter.

There was none.

Mr. Bushelman moved to close the public hearing; Mr. Tallon seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman; Nays – None; Motion passed.

2. Recommendation to Town Board - Conditional Use Grant – Harmony First Annex – Chris Serbousek, Harmony Gardens, owner/applicant; Kristin Turner, TB Group, applicant's representative

- Quasi-judicial
- Staff presentation: Carlin Malone, Chief Planner

Ms. Malone stated that this item will go before the Town Board for consideration next Monday, March 11, 2019.

Mr. Dennison inquired if this will be located at the same location as the existing tree farm.

Ms. Malone responded that the garden center will be located just east of where the trees are.

Mr. Bushelman inquired if the entire operation will be moved over to this location. The applicant, Mr. Serbousek stated that the existing location off of Harmony and I-25 will be relocated to this location due to the increase in development.

Mr. Tallon moved to forward a recommendation of approval to the Town Board for a Conditional Use Grant as presented subject to all recommendations and conditions listed by staff; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Tallon, Bushelman, Scheuerman; Nays – None; Motion passed.

3. Determination of Off-street Parking Requirement – Westgate Commercial Subdivision Lot 2 (4650 Royal Vista Circle) – Chief Cornerstone Properties, LLC, Ryan Behm, owner/applicant; Katy Thompson, Ripley Design Inc., applicant's representative

- Quasi-judicial
- Staff presentation: Carlin Malone, Chief Planner

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information. The applicant, Mr. Behm, has submitted a concept plan for a coffee shop to be located on Lot 2 of the Westgate Commercial Subdivision, within a proposed addition on an existing building (4650 Royal Vista Circle). The applicant has requested the review and determination of the off-street parking requirements for this site and proposed use prior to submitting a formal site plan application.

The site contains an existing commercial office building and a vacant drive-thru banking area. The applicant proposes adding a 1,600-square foot building addition adjacent to the drive-thru lane for a coffee shop with drive-up window. The addition will be attached by a breezeway to the existing occupied main office building of 13,035 s.f. The main building contains the following components:

- Four tenants with the following amount of office space –
 - 4,704 sf – credit union
 - 600 sf – financial advisor
 - 5,011 sf – medical with three practitioners
 - 2,720 sf – medical with one practitioner

Proposed 1,600 sf coffee house with maximum of four employees at any one time:

- Maximum of four employees at any one time
- Parking required per code: one space per 200 sf GLA + one per 2 employees = 10 spaces
- Proposed on-site parking stalls per concept plan = 3 spaces

The applicant is proposing a reduction to required amount of parking for the commercial lot from 48 spaces to 39 spaces. Factored into this reduction, the coffee shop use requires ten spaces per the Town's Code and the applicant is proposing three spaces for the use. The commercial lot includes shared parking for all tenants of the building.

The applicant is basing the proposed parking space reduction on the existing office uses and the proposed use of drive-thru coffee shop, which is not categorized as a specific use within the code; rather, the same category as a sit-down restaurant or bar. A drive-thru coffee shop is also not addressed in the parking requirements section of the code; therefore, the "eating and drinking establishments" use category was used to determine the required amount of parking for this use. The parking requirements in the code do not distinguish the difference between a sit-down restaurant and one with a drive-thru, nor factor in the number of spaces where vehicles will be cued in the drive-thru lane.

The property is zoned General Commercial (GC). Within the use categories listed in the municipal code, the most applicable use category for the GC property would be "restaurant and bars" (Sec. 16-19-10. – Use regulations). Within the off-street parking requirements by use, the most similar category is "Eating and drinking establishments" (Sec. 16-10-30), which requires "one space for every 200 sf of Gross Leasable Area (GLA), plus one space per every two employees, computed on maximum service capacity". With this calculation, the required parking would be 10 spaces. Comparing the actual use of the site (medical and professional offices), the approved site plan, the existing parking, and parking requirements, there are some discrepancies with the amount of parking that was approved with the site plan in 2001. Based on the uses within the existing

building, 38 parking spaces would have been required, although the site plan indicated 32 were required and 37 would be provided. Thirty-six spaces were shown on the approved site plan and there are 36 existing spaces on the site.

With the proposed addition of three spaces, there would be 39 on-site parking spaces provided and the code requires 48 spaces. The applicant has requested that the Planning Commission consider a request to reduce the overall required number of spaces in the commercial center by nine spaces, based on the premise that a drive-thru coffee shop use would not create the need for 10 spaces and the commercial and medical office parking requirements are greater than needed. Further explanation of the applicant's justification for the reduction is contained within this memorandum and the applicant's application materials.

Therefore, the applicant is requesting a Planning Commission determination for a more appropriate parking requirement for the uses. This request is done in accordance with Section 16-10-30(a)(7) of the Municipal Code, which states:

Uses not enumerated. In any case where there is a question as to the parking requirements for a use or where such requirements are not specifically enumerated, the Planning Commission shall determine the appropriate application of the parking requirements to the specific situation.

The applicant proposes a parking reduction based on the specific drive-thru coffee use and the commercial and medical office uses with the following justification (also see narrative):

1. The drive-thru coffee shop use is not similar to a sit-down restaurant or bar use and using the same parking requirement amounts to an excessive number of required spaces for this type of use;
2. the majority of patrons for this type of use only utilize the drive-thru window and drive-thru lane rather than enter the interior of the store;
3. the peak hour of the drive-thru coffee shop is between 7:30 and 8:30 a.m., which is generally earlier than the peak times for the surrounding businesses, which have employees arriving near the end of the coffee shop's peak hour or after this period (see applicant's narrative);
4. surrounding jurisdictions with parking requirements for this type of use require less on-site parking (see following table);
5. surrounding jurisdictions generally require less on-site parking for commercial office and medical offices (see following table);
6. three parking spaces would be added to the existing parking lot, including the two required parking spaces for maximum number of employees on site at one time (one space per every two employees); and
7. shared parking spaces are available for the three uses within the subject parking lot.

To assess whether the proposed parking is sufficient to meet the parking demands of the use, staff evaluated the parking demand associated with the individual use proposed for the building, the parking provided for similar uses in the region, and parking requirements of nearby communities.

Parking Per Individual Uses

The individual existing plus proposed components of the facility:

- 7,731 sf medical office
- 5,304 sf office
- 1,600 sf drive-thru coffee shop

Same Uses

The Dutch Bros Coffee shop property located at 901 Main Street is likely the most comparable built use in the area. The property includes 1,048 sf of GLA and accounting for the number of employees, five parking spaces were required, while 17 parking spaces were provided. Other than the employee parking at the rear of the site, the on-site parking is typically underutilized. Human Bean, located in both Loveland (Crossroads Boulevard, west of Fairgrounds Avenue) and Windsor (SH 392, East Pointe Subdivision), also include on-site customer parking adjacent to the drive-thru lane. Both of these sites also have underutilized parking lots. The proposed request appears to be consistent with the underutilization of parking lots for this type of use. If the code requirement of an additional nine spaces was met for this lot, it is a fair assessment that the spaces would be used by other businesses within the commercial center rather than the drive-thru coffee shop use.

Parking Requirements – Adjacent Communities

Using the parking requirements of the City of Fort Collins, the applicant prepared a comparison between those requirements and the Town of Windsor's requirements. Like Windsor, Fort Collins, Loveland, and most other communities in the area did not have a comparable use to a drive-thru coffee shop, but had options for uses not addressed specifically in the code, including an alternative compliance option.

The City of Greeley was one community that did have a use category of "cafes, coffee shops, pickup/take-out restaurants." This use bases the number of off-site parking spaces on the number of seats (including outdoor seating), square footage of customer pickup/take-out area for restaurants without seating, plus two spaces per three employees. If this requirement were used as a basis, the requirement would be approximately three parking spaces. Also of note, both communities have provisions for reducing the number of parking spaces when shared parking areas are available.

Applying the compared standards with Fort Collins resulted in a parking requirement range of 9-21 less spaces than what is being proposed by the applicant.

Based on this research of basing the parking on the individual uses in the building, the proposed use, the requirements of adjacent communities and what is found in developed properties with a similar use, the parking proposed by the applicant appears to be adequate to meet the parking demand anticipated.

In accordance with Section 16-10-30(a)(7) of the Municipal Code and the aforementioned justification, staff recommends that the Planning Commission determine that the parking for the proposed drive-thru coffee shop at Westgate Commercial Subdivision is adequate as proposed.

The applicant, Katy Thompson with Ripley Design Inc. gave a brief presentation regarding the off-street parking requirements at the Westgate Commercial Subdivision. The applicant feels that their proposal would not be detrimental to

public interests and in fact believes that it will be a great addition to the community in a site that is otherwise underutilized.

Mr. Bushelman stated concern with approving the parking requirements based on information and studies done in Fort Collins.

Mr. Schick stated that he has no issues with approving this item based on the research that was done.

Mr. Tallon moved to approve the Parking Determination as presented; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Hall, Ready, Scheuerman, Foreman; Nays – None; Motion Carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission

None

2. Communications from the Town Board liaison

None

3. Communications from the staff

Ms. Malone reminded the Commission of the CDOT meeting taking place next Wednesday, March 13, 2019 to discuss the potential rerouting of HWY 257. Ms. Malone encouraged the Commission and residents to attend in order to voice any comments or concerns. The Planner I position has been filled and the new Town employee will start Monday, March 11, 2019.

Ms. Mehlenbacher informed the Commission of her departure from the Town of Windsor and thanked staff and the Commission members for the opportunity to work with them.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:33 p.m.

Deputy Town Clerk, Amanda Mehlenbacher



MEMORANDUM

Date: March 20, 2019
To: Planning Commission
From: Millissa Berry, Senior Planner
Re: Public Hearing & Recommendation to Town Board - Final Major Subdivision – Raindance Subdivision 6th Filing (Formerly Raindance Subdivision 7th Filing) – David B. Nelson, Raindance Land Company, LLC, owner; Martin Lind, Raindance Land Company, LLC, applicant; Tom Siegel, Water Valley Land Company applicant's representative
Location: Southeast of New Liberty Road and Orchard Bloom Drive
Items #: C.1 & 2

Background / Discussion

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a final major subdivision plat, known as Raindance Subdivision Sixth Filing. Please note this subdivision was known as Raindance Subdivision Seventh Filing during the preliminary plat process. The subdivision encompasses approximately 108.76 acres and is zoned Residential Mixed use with a Planned Unit Development (PUD) overlay.

Final Plat characteristics:

- 125 single-family lots
 - Lot size range: 6,600 sf to 1 acre
 - 40 6,600 sf lots
 - 40 7,700 sf lots
 - 45 1 acre lots
 - Acre lots adjacent to Hilltop Estates / Pelican Hills Subdivision transitioning into smaller lots adjacent to Raindance 1st and 2nd Filings
- Density: 1.3 dwelling units / acre
- Product: 1 & 2-story houses with attached garages; custom homes on acre lots
- 1.27 acre neighborhood / pocket park (owned and maintained by metropolitan district)
- 7 tracts for open space / agriculture use / park = ~ 38 acres
- Extension of trail system

During the preliminary plat stage, the applicant held a neighborhood meeting on October 30, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended. Please see the enclosed neighborhood meeting notes for discussion topics.

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.

Chapter 5c – Residential Areas Framework

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

Relationship to Strategic Plan

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

Notifications

Notifications for the public hearing were as follows:

- March 1, 2019 notification posted on site
- March 6, 2019 notification posted on Town website
- March 7, 2019 affidavit of notification mailed to adjacent property owners
- March 8, 2019 notification published in newspaper

Recommendation

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

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary (Preliminary Plat Phase)
Subdivision plat

cc: David B. Nelson, owner
Martin Lind, applicant
John Meyers, applicant's representative
Tom Siegel, applicant's representative
Brock Reimer, applicant's representative

December 17, 2018

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

Re: RainDance - Subdivision Major Final Plat, Filing Seven 01
Enjoyed marriage

Mr. Ballstadt,

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

Introduction

Filing Seven is located to the north of Filing One, east of Filing Two, and south of New Liberty Road. Filing Seven consists of 125 single family residential lots. The proposed plan meets the standards of the approved RainDance Planned Unit Development, PUD, and ties into the established RainDance road network. Filing Seven encompasses approximately 94.6 Acres of the RainDance PUD, for a gross density of approximately 1.3 dwelling units per acre. The proposed density complies with PUD planning area densities, and respects adjacent existing low density residential character.

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

- 40 - 60'x110', traditional lots
- 40 - 70'x110', traditional lots
- 45 – 1 Acre lot, custom home properties

Landscape Character, Park, and Open Space

Filing Seven will continue the landscape character representative of the RainDance community. Filing Seven includes a landscape trail corridor and buffer on the eastern edge and a centralized east/west open space and trail corridor terminated in an approximately 1.27 acre central community park, which is comprised of a portion of Tract E. 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 Seven complies with park proximity requirements and contributes to cumulative open space acreage required at full buildout. Excess neighborhood park and open space acreage from previous filings shall apply towards Filing Seven and future Filings. Open space proposed in Filing Seven shall be owned and maintained by the Raindance Metropolitan District.

Infrastructure Improvements

Filing Seven connects to New Liberty Road, Filing One, and Filing Two road networks and proposes additional provisions for access, such as a proposed emergency vehicle access connecting the two south cul-de-sacs. Filing Seven proposes infrastructure, including but is not limited to; street rights-of-way; utilities; storm water improvements, and grading. Infrastructure shall be constructed as depicted in the improvement plans.

Street Names

The team anticipates the continuation of the following existing street names: RAINDROP DRIVE, DAY SPRING DRIVE, ORCHARD BLOOM DRIVE and RELIANCE DRIVE.

Additional Street names proposed are the following:

SPRING BLOOM
FLOWERING TREE
BLOSSOM GROVE
SEASONS DAWN
CHERRY GROVE

Filing Seven 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. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,
Norris Design



Brock Reimer, Principal

Submittal Summary Annotated Checklist

Section 1

- Checklist – Complete
- Land Use Application – Complete
- Application Fee – To be provided to the Town
- Narrative – See Above
- Deed of ownership – Included
- All Required drawings and supplemental docs per Muni Code
 - Final Plat Document per drawing regulations – Included
 - Town general application – not included as directed by Town, document is no longer in circulation
 - Complete Street plans – Included
 - Complete Storm Drainage Plans – Included
 - Complete Utility Plans – Included in civil improvement plans
 - Complete Grading Plans - Included in civil improvement plans
 - Traffic Study – Provided
 - Traffic Control plan – Included in civil improvement plans
 - Proposed Deed Restrictions - No new deed restrictions are proposed at this time or in association with this subdivision, not included
 - Soils Report – Provided
 - Description and Location of Hazardous Areas- All setbacks, geographic features, and energy operation setbacks are depicted on civil plans
 - Final Drainage Report – Included
 - Topographic Map – Included in civil improvement plans
 - Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of Preliminary Plat application
 - Landscaping for public Right of Way – Included in civil Improvement plans
 - Written Narrative – See above
 - Soil test results and map location – See soils report provided
 - Final boundary closure calculations for exterior boundaries of subdivision and individual lots – See Plat document
 - Street Lighting Plan – Included in civil improvement plans
- Submittal per Town submittal requirements – Complete
- List of proposed street names – Additional street names to be proposed at a later date
- Agree to comply with hearing and mineral owner notifications - Yes

Section 2

- Drawing Requirement items 1-8 included on Plat – Complete
- Location of existing and proposed ROW, easements, etc. – Included in Plat
- Land Use Table – Included in Plat
- Lot numbers and information - Included in Plat
- Designation of flood areas – Included in Plat
- Traffic Study – Included
- Traffic Control Plan – Included in civil improvement plans
- Soils Report – Soils report included
- Description of hazardous areas - All setbacks, geographic features, and energy operation setbacks are depicted in civil improvement plans.
- Topographic Map – Included in civil improvement plans
- Landscaping for public Right of way – Included in civil improvement plans
- Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of Preliminary Plat application

Section 3

- All drawings and requirements outlined within the Preliminary Major Subdivision Requirements in Section 2 above; plus:
- Complete street plans and profiles; drainage plans and profiles; sanitary sewer plans and profiles; water main plans with grades and sizes indicated; overlot and final grading plans – Included in civil improvement plans
- Final Drainage plan and report - Included
- Final Utility plans – Included in civil improvement plans
- Design soil test results and corresponding location map – See revised soils report
- Final boundary closure calculations for the exterior subdivision boundary and for each individual lot prepared by a licensed civil engineer or land surveyor – See revised Plat
- A complete description of primary control points to which all dimensions, angles, bearings and similar data on the plat shall be referred – See revised Plat
- All bearings, distances, chords, radii, central angles and tangent lengths for all lots, blocks, perimeters, easements and rights-of-way – See revised Plat
- The location and physical description of all monuments – See revised Plat

Additional Submittal Items

- Lot Compliance Form – Included (Requirement of PUD per Note 9 of cover sheet)
- Preliminary Plat Comment Responses

Below are the submittal files provided Via eTRAKiT on December 17, 2018

1-MAJS-FIN-APP
1-MAJS- FIN -DR
1-MAJS- FIN-GEO
1-MAJS- FIN-IMP
1-MAJS- FIN-PLAT
1-MAJS- FIN-TIS
1-MAJS- FIN-SWAMP 1_2_3_4
1-MAJS- FIN-POTABLE WATER 1_2_3_4_5
1-MAJS-FIN-SAN SEWER ALLOCATION
1-MAJS-PRE-CMNT RESP SMRY
1-MAJS-PRE-IMP_REVIEW_CMNT_RESP
1-MAJS-PRE-PLAT_REVIEW_RSP

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

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

Owner:

RainDance Land Company LLC
Re: David Nelson
540 W. Madison Street, Suite 2500
Chicago, IL 60661
(312) 542-3161

Applicant:

RainDance Land Company LLC
Re: Martin Lind
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 686-5828

Authorized Representative:

RainDance Land Company LLC
Re: Tom Siegel
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 460-1699

Engineer:

TST, INC. Consulting Engineers
Re: John Meyers
748 Whalers Way
Fort Collins, CO 80525
(970) 226-057

Planner / Landscape Architect:

Norris Design
Re: Brock Rimer, Julia Summers
1101 Bannock Street
Denver, CO 80211
(303)892-1166

BEING A REPLAT OF TRACT DD, RAINDANCE SUBDIVISION, THIRD FILING, TRACT BB AND TRACT X, RAINDANCE SUBDIVISION, SITUATE IN SECTION 31, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE 6TH P.M; TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO


$$1'' = 1,000'$$

DESCRIPTION OF LAND USE		ZONING	SIZE (AC.)	PERCENTAGE (%) TOTAL	O & M RESPONSIBILITY
LOTS 1 - 24	BLOCK 1 SINGLE FAMILY RES.	PUD	3.68	3.39%	OWNER
LOTS 1 - 16	BLOCK 2 SINGLE FAMILY RES.	PUD	2.78	2.56%	OWNER
LOTS 1 - 8	BLOCK 3 SINGLE FAMILY RES.	PUD	3.29	3.02%	OWNER
LOTS 1 - 38	BLOCK 4 SINGLE FAMILY RES.	PUD	16.89	15.53%	OWNER
LOTS 1 - 5	BLOCK 5 SINGLE FAMILY RES.	PUD	1.05	0.97%	OWNER
LOTS 1 - 9	BLOCK 6 SINGLE FAMILY RES.	PUD	7.66	7.04%	OWNER
LOTS 1 - 15	BLOCK 7 SINGLE FAMILY RES.	PUD	15.29	14.06%	OWNER
LOTS 1 - 10	BLOCK 8 SINGLE FAMILY RES.	PUD	10.21	9.38%	OWNER
TRACTS A-G - OPEN SPACE, D.E., A.E., U.E.		PUD	38.39	35.30%	METRO DIST.
RIGHT-OF-WAY			9.51	8.75%	TOWN
TOTAL			108.76	100.00%	

A circular professional seal for a Colorado Licensed Professional Land Surveyor. The outer ring contains the text "COLORADO LICENSED" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. Inside the ring, the name "CHAD R. WASHBURN" is written in a curved path, and the license number "37963" is centered in the middle.

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

RAINDANCE LAND COMPANY LLC
MARTIN LIND
1625 PELICAN LAKES POINT, SUITE 200
WINDSOR, COLORADO 80550
(970) 686-5828

DRAWN	TRP
CHECKED	JMJ
DESIGNED	TRP
FILENAME	0369_PLAT_COVER

PLAT



TST

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

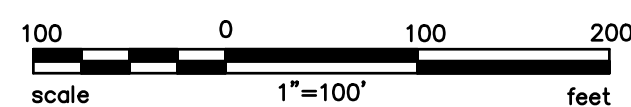
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SCALE N.T.S

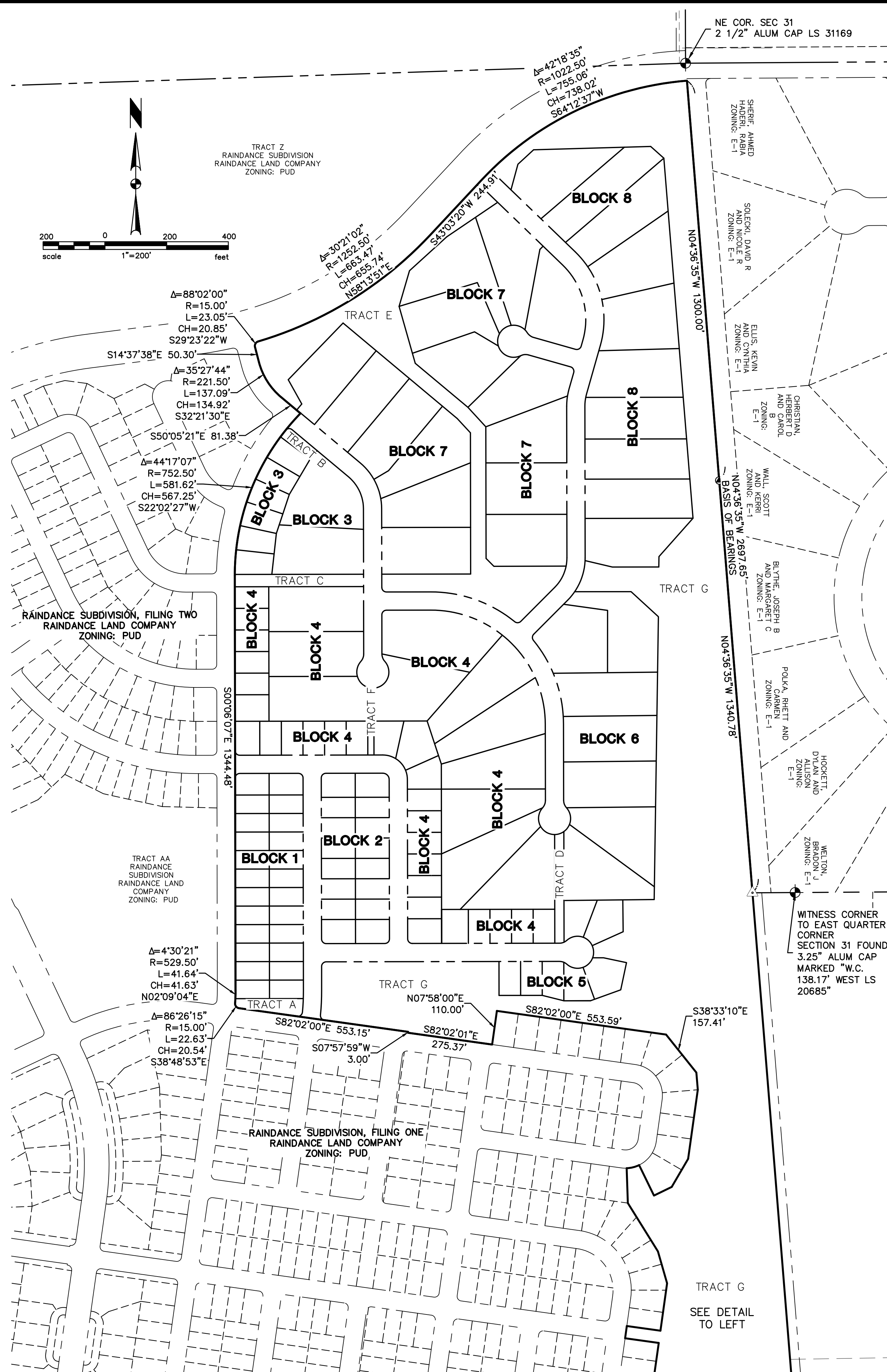
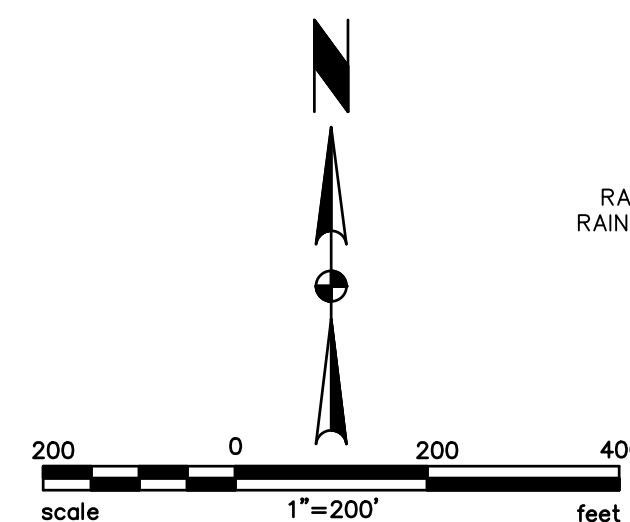
DATE FEBRUARY 12, 2019

SHEET

 PROPOSED LOT LINE
 EXISTING LOT LINE
 EXISTING RIGHT-OF-WAY
 EXISTING SECTION LINE
 PLAT BOUNDARY



SEE RIGHT

[illegible]

SEE SHEET 3

SEE SHEET 9

SEE SHEET 8

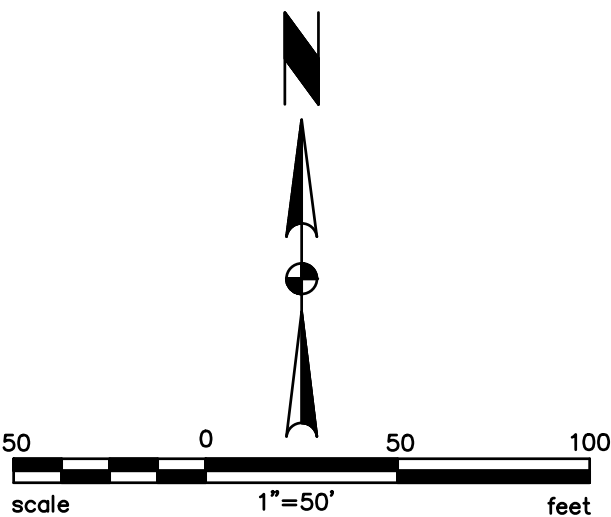
SEE SHEET 5



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP LS 37963
- FOUND #4 REBAR W/ BLUE CAP LS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY



RAINDANCE SUBDIVISION SIXTH

FILING

PLAT



TST
TST, INC.
CONSULTING ENGINEERS

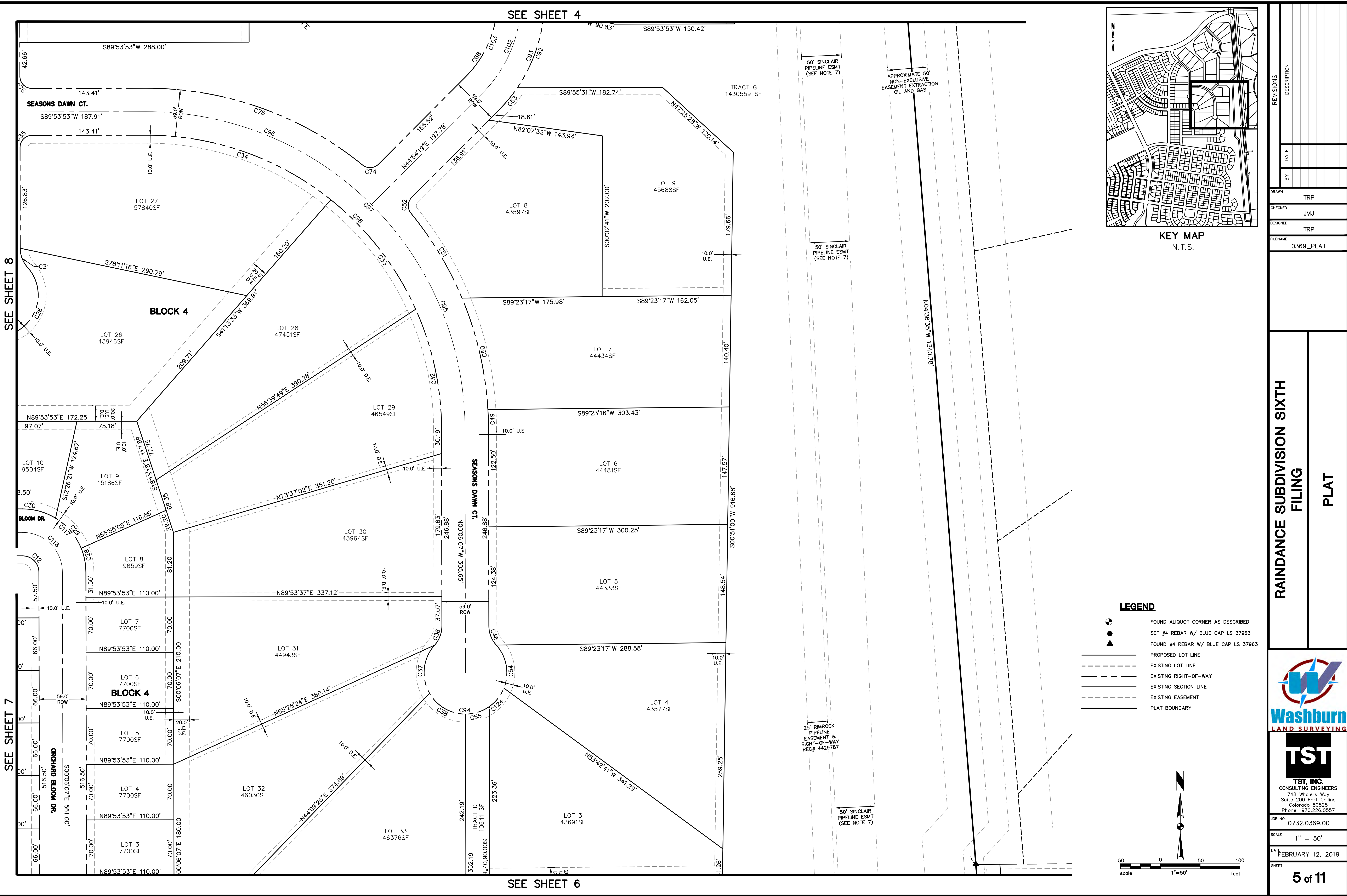
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557

JOB NO.
0732.0369.00

SCALE
1" = 50'

DATE
FEBRUARY 12, 2019

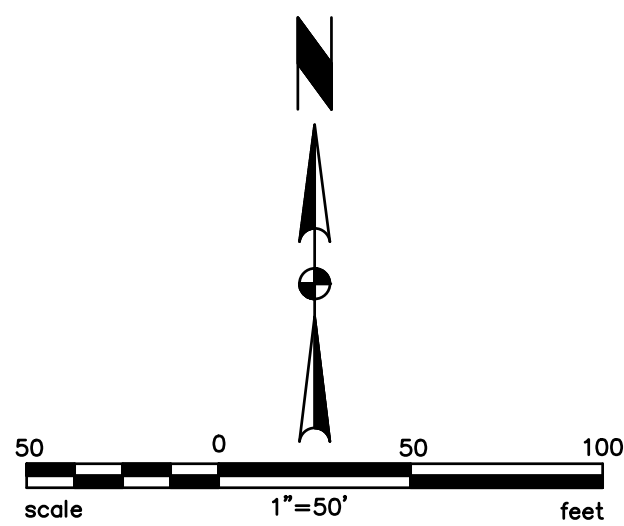
SHEET
4 of 11



KEY MAP
N.T.S.

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP LS 37963
- FOUND #4 REBAR W/ BLUE CAP LS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY



REVISIONS		DESCRIPTION
BY	DATE	
DRAWN		TRP
CHECKED		JMJ
DESIGNED		TRP
FILENAME		0369_PLAT
RAINDANCE SUBDIVISION SIXTH FILING PLAT		
 TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557		
JOB NO.		0732.0369.00
SCALE		1" = 50'
DATE		FEBRUARY 12, 2019
SHEET		5 of 11

SEE SHEET 7

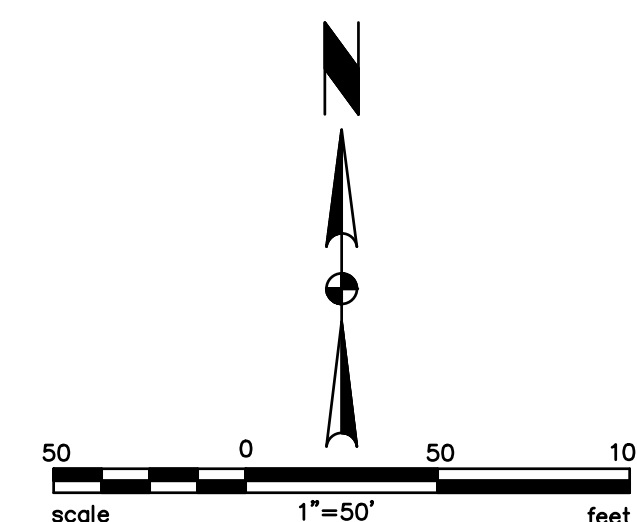


PLAT	RAINDANCE SUBDIVISION SIXTH FILING
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JOB NO.	0732.0369.00
SCALE	1" = 50'
DATE	FEBRUARY 12, 2019
SHEET	6 of 11

	FOUND ALIQUOT CORNER AS DESCRIBED
	SET #4 REBAR W/ BLUE CAP LS 37963
	FOUND #4 REBAR W/ BLUE CAP LS 37963
	PROPOSED LOT LINE
	EXISTING LOT LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SECTION LINE
	EXISTING EASEMENT
	PLAT BOUNDARY





RAINDANCE SUBDIVISION SIXTH FILING	PLAT
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7 of 11

SEE SHEET 9

SEE SHEET 7



KEY MAP
N.T.S.

REVISIONS		DESCRIPTION
BY	DATE	
TRP		
JMJ		
TRP		
FILENAME		0369_PLAT

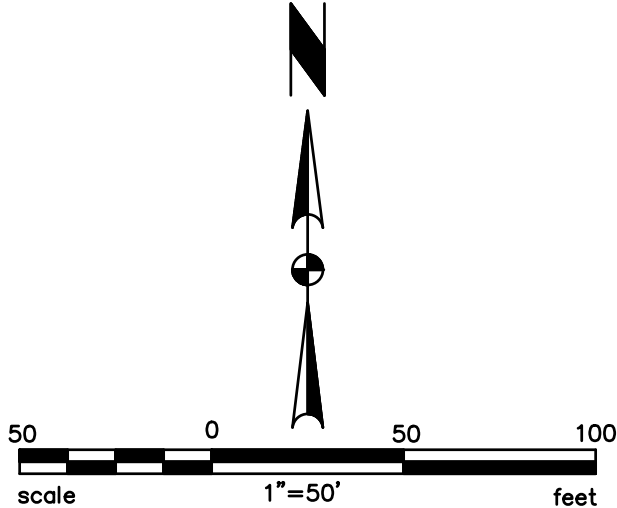
RAINDANCE SUBDIVISION SIXTH
FILING
PLAT



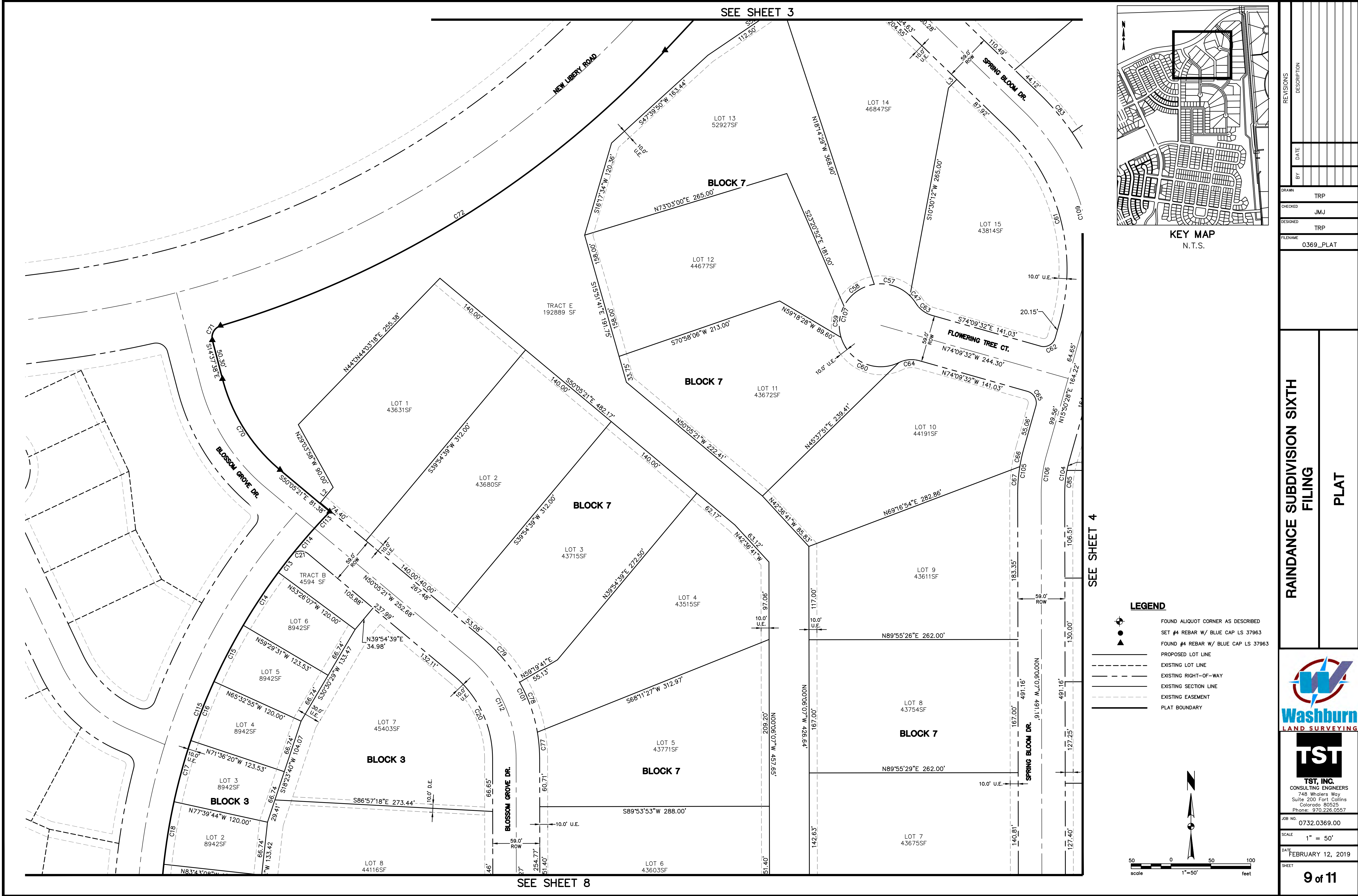
TST, INC.
CONSULTING ENGINEERS
748 Whalers Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.226.0557
JOB NO.
0732.0369.00
SCALE
1" = 50'
DATE
FEBRUARY 12, 2019
SHEET
8 of 11

LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET #4 REBAR W/ BLUE CAP LS 37963
- FOUND #4 REBAR W/ BLUE CAP LS 37963
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING EASEMENT
- PLAT BOUNDARY



SEE SHEET 5





KEY MAP
N.T.S.

[illegible]

RAINDANCE SUBDIVISION SIXTH FILING PLAT



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

JOB NO. 0732.0369.00

SCALE 1" = 50'

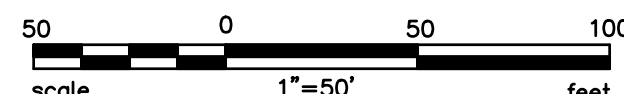
DATE FEBRUARY 12 201

SHEET

10 of 11

LEGEND

- 
 FOUND ALIQUOT CORNER AS DESCRIBED
 SET #4 REBAR W/ BLUE CAP LS 37963
 FOUND #4 REBAR W/ BLUE CAP LS 37963
 PROPOSED LOT LINE
 EXISTING LOT LINE
 EXISTING RIGHT-OF-WAY
 EXISTING SECTION LINE
 EXISTING EASEMENT
 PLAT BOUNDARY



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	529.50'	14.77'	1°35'53"	N3°36'18"E	14.77'
C2	529.50'	26.87'	2°54'28"	N1°21'07"E	26.87'
C3	749.50'	44.14'	3°22'28"	N3°38'21"E	44.13'
C4	749.50'	26.87'	2°03'14"	N0°55'30"E	26.87'
C5	15.00'	24.25'	92°38'25"	N51°38'47"E	21.70'
C6	15.00'	22.63'	86°26'15"	S38°48'53"E	20.54'
C7	15.00'	23.56'	90°00'00"	N45°06'07"W	21.21'
C8	15.00'	23.56'	90°00'00"	S44°53'53"W	21.21'
C9	15.00'	23.56'	90°00'00"	S45°06'07"E	21.21'
C10	15.00'	23.56'	90°00'00"	N44°53'53"E	21.21'
C11	15.00'	23.56'	90°00'00"	S44°53'53"W	21.21'
C12	20.50'	32.20'	90°00'00"	N45°06'07"W	28.99'
C13	752.50'	26.66'	2°01'48"	S37°34'47"W	26.66'
C14	752.50'	79.55'	6°03'24"	S33°32'11"W	79.51'
C15	752.50'	79.55'	6°03'24"	S27°28'47"W	79.51'
C16	752.50'	79.55'	6°03'24"	S21°25'22"W	79.51'
C17	752.50'	79.55'	6°03'24"	S15°21'58"W	79.51'
C18	752.50'	79.55'	6°03'24"	S9°18'34"W	79.51'
C19	752.50'	80.17'	6°06'16"	S3°13'44"W	80.13'
C20	135.50'	118.22'	49°59'15"	N25°05'44"W	114.50'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C61	245.50'	265.04'	61°51'25"	N15°05'14"W	252.36'
C62	15.00'	23.56'	90°00'00"	N60°50'28"E	21.21'
C63	36.00'	26.33'	41°53'58"	S53°12'33"E	25.74'
C64	36.00'	26.33'	41°53'58"	S84°53'29"W	25.74'
C65	15.00'	23.56'	90°00'00"	N29°09'32"W	21.21'
C66	204.50'	23.39'	6°33'07"	S12°33'55"W	23.37'
C67	204.50'	33.52'	9°23'28"	S4°35'37"W	33.48'
C68	135.50'	79.20'	33°29'23"	N28°09'38"E	78.08'
C69	135.50'	27.24'	11°31'03"	N5°39'25"E	27.19'
C70	221.50'	137.09'	35°27'44"	S32°21'30"E	134.92'
C71	15.00'	23.05'	88°02'00"	S29°23'22"W	20.85'
C72	1252.50'	663.47'	30°21'02"	N58°13'51"E	655.74'
C73	15.00'	23.81'	90°55'43"	S88°31'12"W	21.38'
C74	15.00'	22.06'	84°15'16"	N87°01'57"E	20.12'
C75	429.50'	294.31'	39°15'42"	N70°28'16"W	288.59'
C76	15.00'	23.56'	90°00'00"	S45°06'07"E	21.21'
C77	194.50'	32.88'	9°41'13"	N4°56'43"W	32.84'
C78	194.50'	66.71'	19°39'01"	N19°36'50"W	66.38'
C79	194.50'	70.10'	20°39'01"	N39°45'51"W	69.72'
C80	194.50'	9.37'	2°45'38"	N1°16'42"E	9.37'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C121	808.50'	80.63'	5°42'49"	N2°45'18"E	80.59'
C122	15.00'	23.56'	90°00'00"	S44°53'53"W	21.21'
C123	36.00'	15.55'	24°44'36"	N77°31'36"E	15.43'
C124	52.00'	29.69'	32°42'53"	N38°12'02"E	29.29'
C125	749.50'	26.87'	2°03'14"	N0°55'30"E	26.87'
C126	36.00'	26.33'	41°53'58"	N69°09'08"W	25.74'
C127	100.50'	42.01'	23°56'53"	N76°01'47"E	41.70'
C128	52.00'	46.19'	50°53'27"	S83°49'52"W	44.68'
C129	15.00'	18.46'	70°31'44"	S46°46'09"E	17.32'
C130	471.50'	96.65'	11°44'39"	S87°54'20"E	96.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C21	15.00'	23.91'	91°18'57"	S84°15'10"W	21.46'
C22	752.50'	3.66'	0°16'43"	S0°02'15"W	3.66'
C23	36.00'	26.33'	41°53'58"	N20°50'52"E	25.74'
C24	52.00'	51.94'	57°13'37"	S13°11'03"W	49.81'
C25	52.00'	50.76'	55°55'50"	S43°23'40"E	48.77'
C26	52.00'	116.41'	128°16'11"	N22°08'01"E	93.58'
C27	15.00'	23.56'	90°00'00"	S45°06'07"E	21.21'
C28	79.50'	30.72'	22°08'12"	N11°10'13"W	30.52'
C29	79.50'	50.50'	36°23'46"	N40°26'11"W	49.66'
C30	79.50'	43.66'	31°28'02"	N74°22'06"W	43.12'
C31	36.00'	26.33'	41°53'58"	S21°03'06"E	25.74'
C32	370.50'	155.71'	24°04'46"	N12°08'30"W	154.57'
C33	370.50'	175.69'	27°10'09"	N37°45'57"W	174.05'
C34	370.50'	250.58'	38°45'05"	N70°43'34"W	245.84'
C35	15.00'	23.56'	90°00'00"	S44°53'53"W	21.21'
C36	36.00'	26.33'	41°53'58"	N20°50'52"E	25.74'
C37	52.00'	65.07'	71°42'04"	S5°56'49"W	60.91'
C38	52.00'	54.71'	60°17'05"	S60°02'45"E	52.22'
C39	15.00'	23.56'	90°00'00"	S45°06'07"E	21.21'
C40	36.00'	11.92'	18°57'59"	N57°41'08"W	11.86'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C81	304.50'	149.39'	28°06'34"	N1°47'11"E	147.89'
C82	304.50'	116.59'	21°56'16"	N23°14'14"W	115.88'
C83	304.50'	62.76'	11°48'35"	N40°06'39"W	62.65'
C84	145.50'	11.81'	4°38'59"	S13°30'59"W	11.80'
C85	145.50'	28.68'	11°17'36"	S5°32'41"W	28.63'
C86	1022.50'	697.51'	39°05'06"	S65°49'22"W	684.07'
C87	15.00'	24.16'	92°17'45"	S0°07'56"W	21.63'
C88	1022.50'	697.51'	39°05'06"	S65°49'22"W	684.07'
C89	1022.50'	697.51'	39°05'06"	S65°49'22"W	684.07'
C90	52.00'	40.31'	44°24'58"	N2°03'27"W	39.31'
C91	52.00'	239.42'	263°47'56"	N0°06'07"W	77.41'
C92	194.50'	107.63'	31°42'25"	N18°30'44"E	106.27'
C93	194.50'	152.78'	45°00'26"	N22°24'06"E	148.89'
C94	52.00'	239.42'	263°47'56"	N89°53'53"E	77.41'
C95	400.00'	314.11'	44°59'34"	N22°35'54"W	306.10'
C96	400.00'	314.21'	45°00'26"	N67°35'54"W	306.19'
C97	400.00'	628.32'	90°00'00"	N45°06'07"W	565.69'
C98	370.50'	581.98'	90°00'00"	N45°06'07"W	523.97'
C99	52.00'	20.30'	22°22'18"	S82°32'44"E	20.18'
C100	52.00'	239.42'	263°47'56"	N89°53'53"E	77.41'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C41	36.00'	14.41'	22°55'59"	N78°38'07"W	14.31'
C42	52.00'	55.95'	61°39'05"	S79°01'41"E	53.29'
C43	52.00'	45.37'	49°59'45"	N45°08'54"E	43.95'
C44	52.00'	56.91'	62°42'02"	S79°20'56"W	54.11'
C45	36.00'	10.78'	17°09'22"	N56°34'36"E	10.74'
C46	52.00'	40.87'	45°02'07"	N46°47'00"W	39.83'
C47	52.00'	11.78'	12°58'51"	N38°44'59"W	11.76'
C48	36.00'	26.33'	41°53'58"	S21°03'06"E	25.74'
C49	429.50'	25.03'	3°20'20"	N1°46'17"W	25.03'
C50	429.50'	144.42'	19°15'55"	N13°04'24"W	143.74'
C51	429.50'	124.76'	16°38'35"	N31°01'39"W	124.32'
C52	15.00'	22.06'	84°15'16"	S2°46'41"W	20.12'
C53	194.50'	35.78'	10°32'23"	N39°38'08"E	35.73'
C54	52.00'	57.94'	63°50'40"	N10°04'45"W	54.99'
C55	52.00'	32.00'	35°15'14"	N72°11'05"E	31.49'
C56	36.00'	26.33'	41°53'58"	N68°56'54"E	25.74'
C57	52.00'	48.77'	53°44'04"	N72°06'27"W	47.00'
C58	52.00'	48.48'	53°25'22"	S54°18'50"W	46.75'
C59	52.00'	40.52'	44°38'59"	S5°16'40"W	39.51'
C60	52.00'	89.86'	99°00'40"	S66°33'10"E	79.09'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C101	194.50'	169.69'	49°59'15"	N25°05'44"W	164.36'
C102	165.00'	129.61'	45°00'26"	N22°24'06"E	126.30'
C103	135.50'	106.44'	45°00'26"	N22°24'06"E	103.72'
C104	145.50'	40.49'	15°56'35"	S7°52'11"W	40.36'
C105	204.50'	56.90'	15°56'35"	S7°52'11"W	56.72'
C106	175.00'	48.70'	15°56'35"	S7°52'11"W	48.54'
C107	52.00'	239.42'	263°47'56"	S15°50'28"W	77.41'
C108	304.50'	328.74'	61°51'25"	N15°05'14"W	313.01'
C109	275.00'	296.89'	61°51'25"	N15°05'14"W	282.68'
C110	1022.50'	45.11'	2°31'40"	S45°00'58"W	45.11'
C111	1022.50'	12.43'	0°41'48"	S43°24'14"W	12.43'
C112	165.00'	143.95'	49°59'15"	N25°05'44"W	139.43'
C113	752.50'	28.55'	2°10'25"	N43°05'48"E	28.54'
C114	752.50'	44.85'	3°24'54"	S40°18'08"W	44.85'
C115	752.50'	581.62'	44°17'07"	S22°02'27"W	567.25'
C116	529.50'	41.64'	4°30'21"	N2°09'04"E	41.63'
C117	79.50'	124.88'	90°00'00"	N45°06'07"W	112.43'
C118	50.00'	78.54'	90°00'00"	N45°06'07"W	70.71'
C119	779.00'	90.86'	6°40'59"	N3°14'23"E	90.81'
C120	15.00'	22.95'	87°38'43"	S38°12'39"E	20.77'

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	14.93	N89°53'53"E
L2	25.00	N39°48'02"E
L3	15.00	S43°59'03"W

REVISEIONSDESCRIPTION

DATE

BY

DRAWNTRP

CHECKEDJMJJ

DESIGNEDTRP

FILENAME0369_PLAT

RAINANCE SUBDIVISION SIXTH FILING

PLAT


Washburn
LAND SURVEYING


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

JOB NO.0732.0369.00

SCALEN.T.S.

DATEFEBRUARY 12, 2019

SHEET11 of 11

Raindance Land Company LLC
Filing & Neighborhood Meeting Memorandum

On October 30, 2018, a neighborhood meeting for Raindance filing 5 was held at the Pelican Lakes Golf Club banquet room from 5:30 to 6:30. During the meeting, the developer met with 2 individuals, as listed on the attached sign in sheet. One attendee was primarily interested in the schools that would be serving Raindance and the other was a real estate professional who was interested in the type housing being included in Filing 7 along with the community's amenities.



Public Hearing & Recommendation to Town Board – Final Major Subdivision - Raindance Subdivision 6th Filing

(formerly Raindance Subdivision 7th Filing)

Millissa Berry, Senior Planner

Planning Commission March 20, 2019



Subdivision

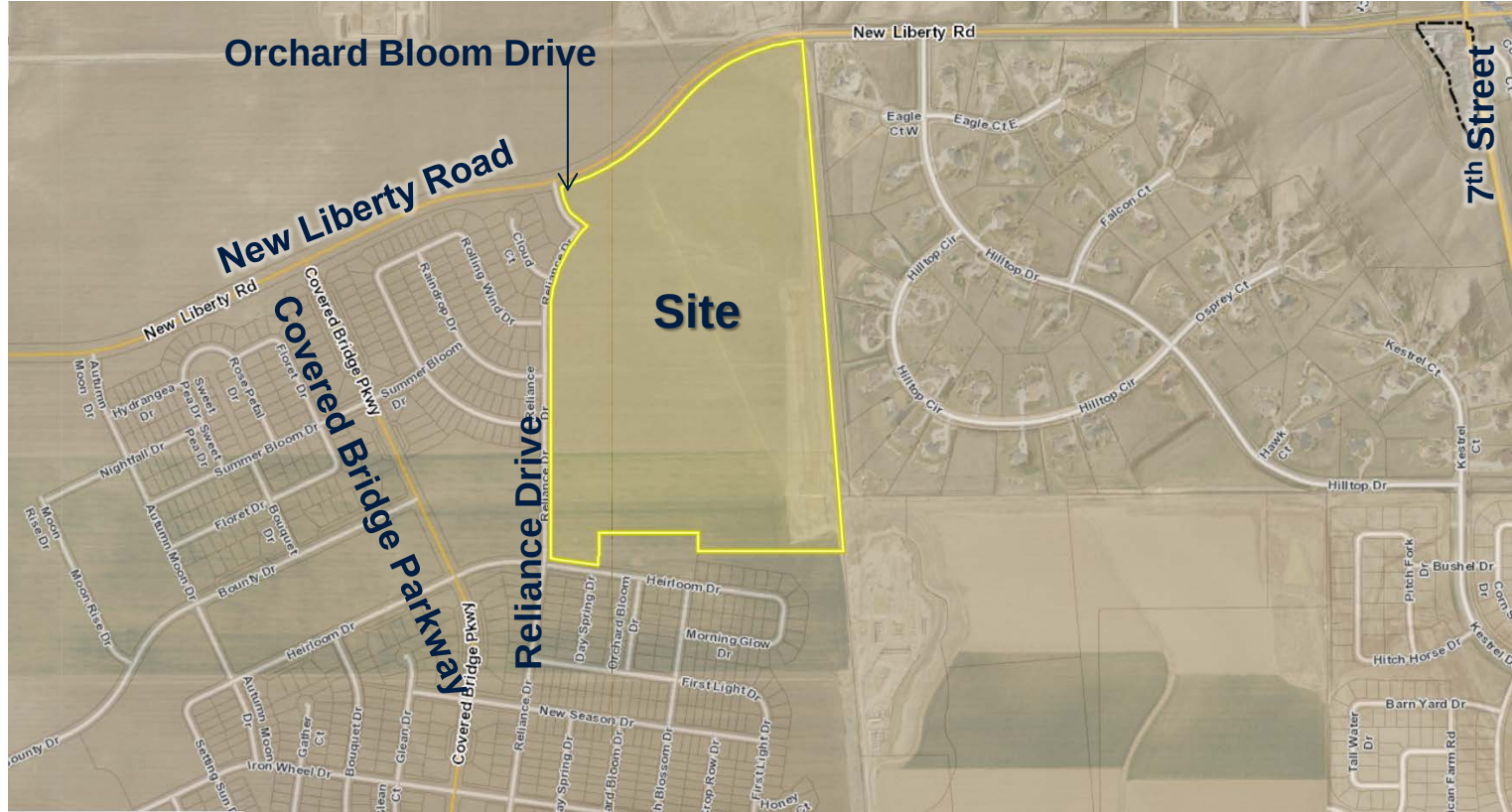
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

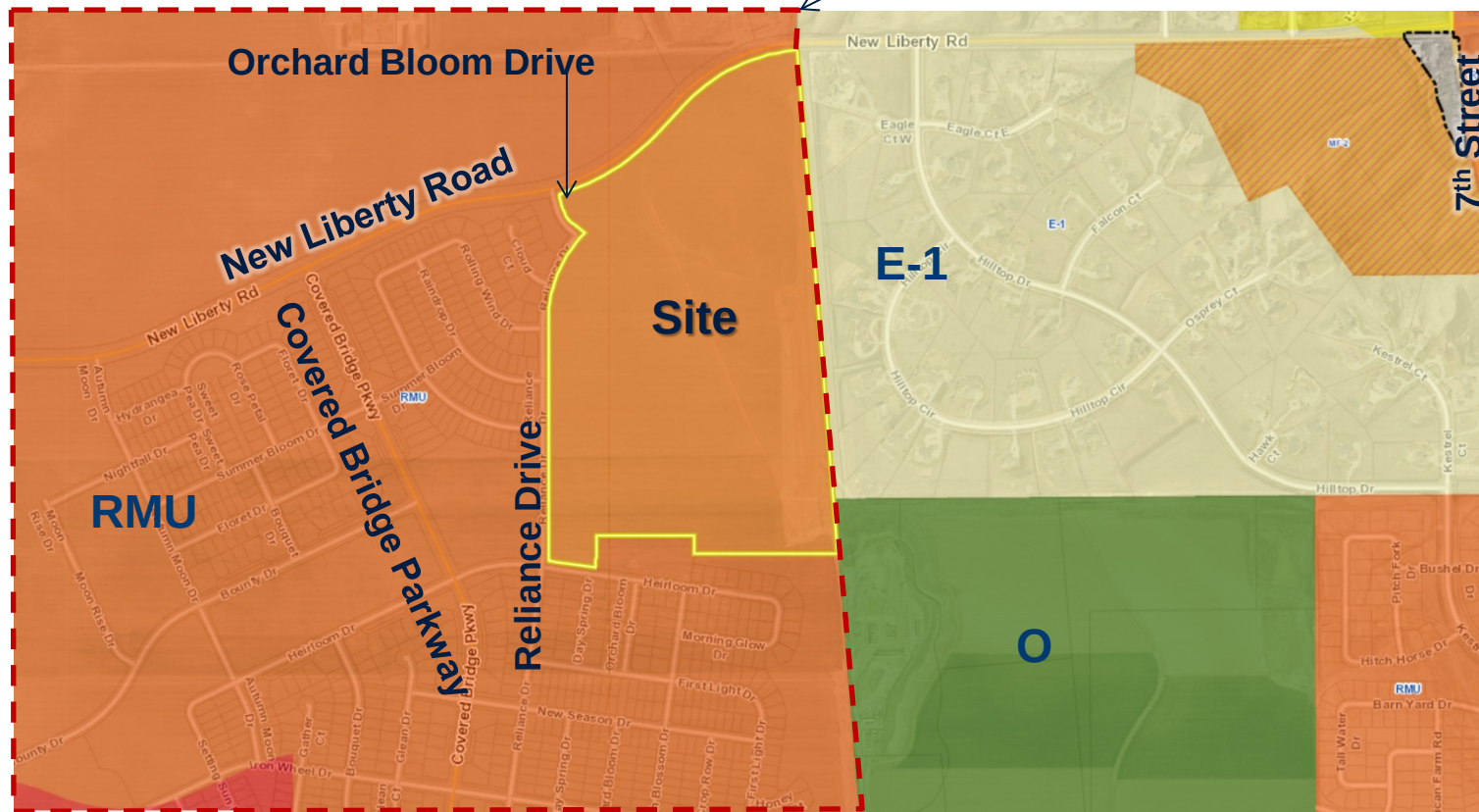
- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.

Site Vicinity Map



Zoning Map

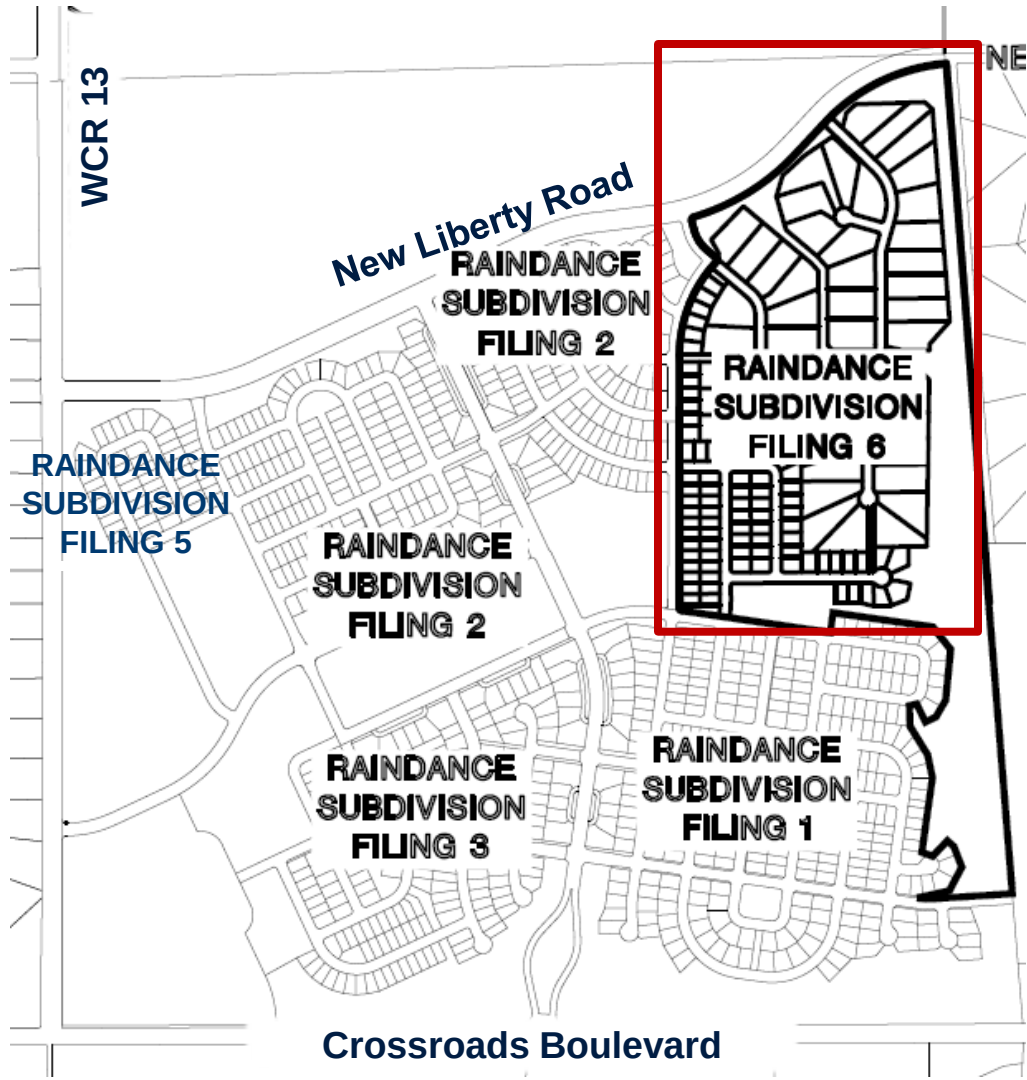
PUD Area





Final Plat

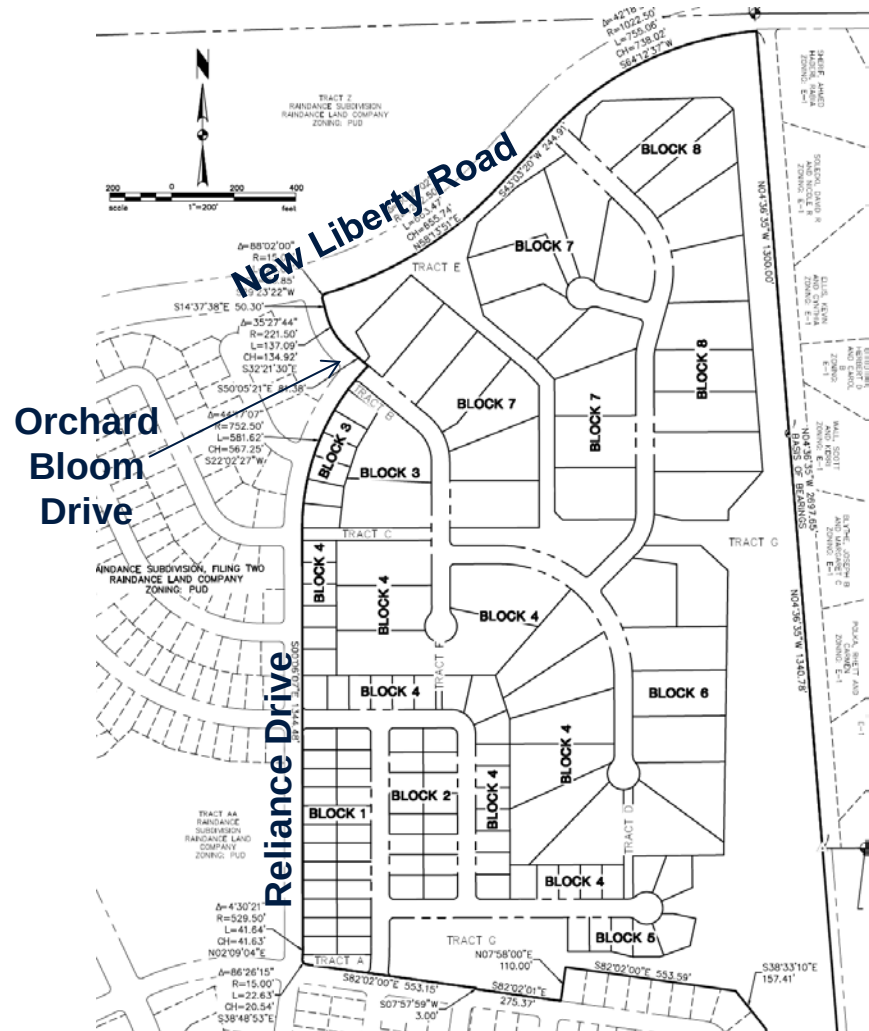
Builds on overall
Raindance Master Plan



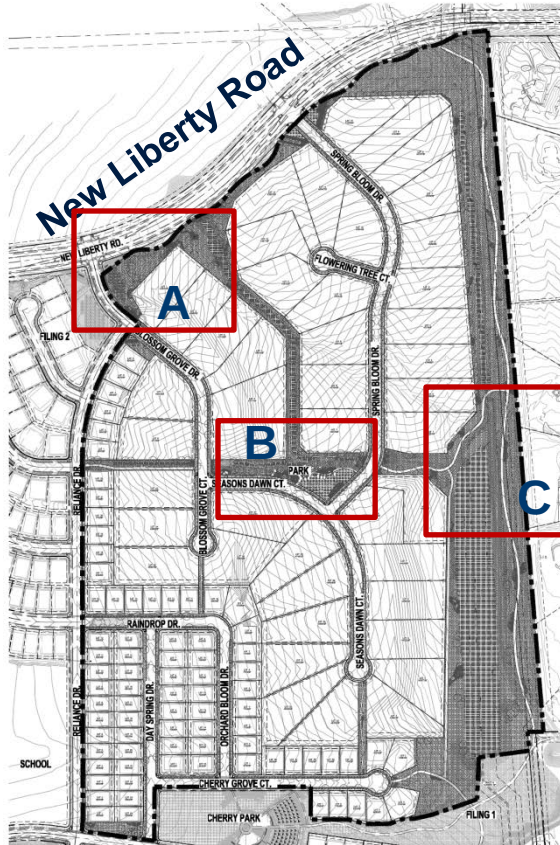
Final Plat

Plat characteristics:

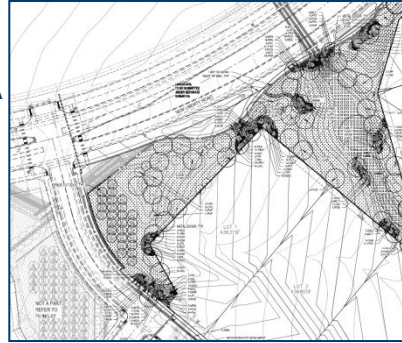
- ~ 108.76 acres total
 - Overall density ~ 1.3 dwelling units/acre
 - 125 single-family lots
 - 40 - 6,600 sf lots
 - 40 - 7,700 sf lots
 - 45 - 1 acre lots
- Acre lots adjacent to Hilltop Estates; smaller lots adjacent to Raindance 1st & 2nd Filings
- 1 & 2-story houses with attached garages; custom homes



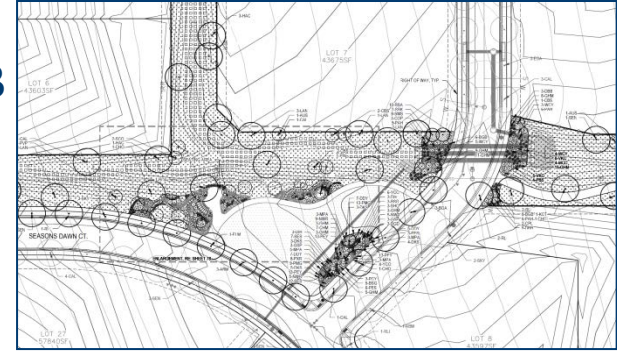
Landscaping & Improvements



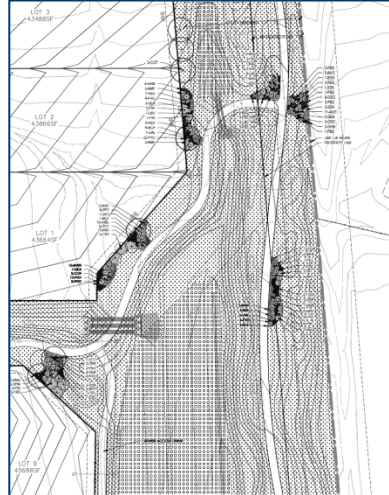
A



B



C



- Open space / ag use = ~ 38 acres
- Extension of trail system
- 1.27 acre neighborhood park



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Chapter 5c – Residential Areas Framework

Goal:

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



Notification Area

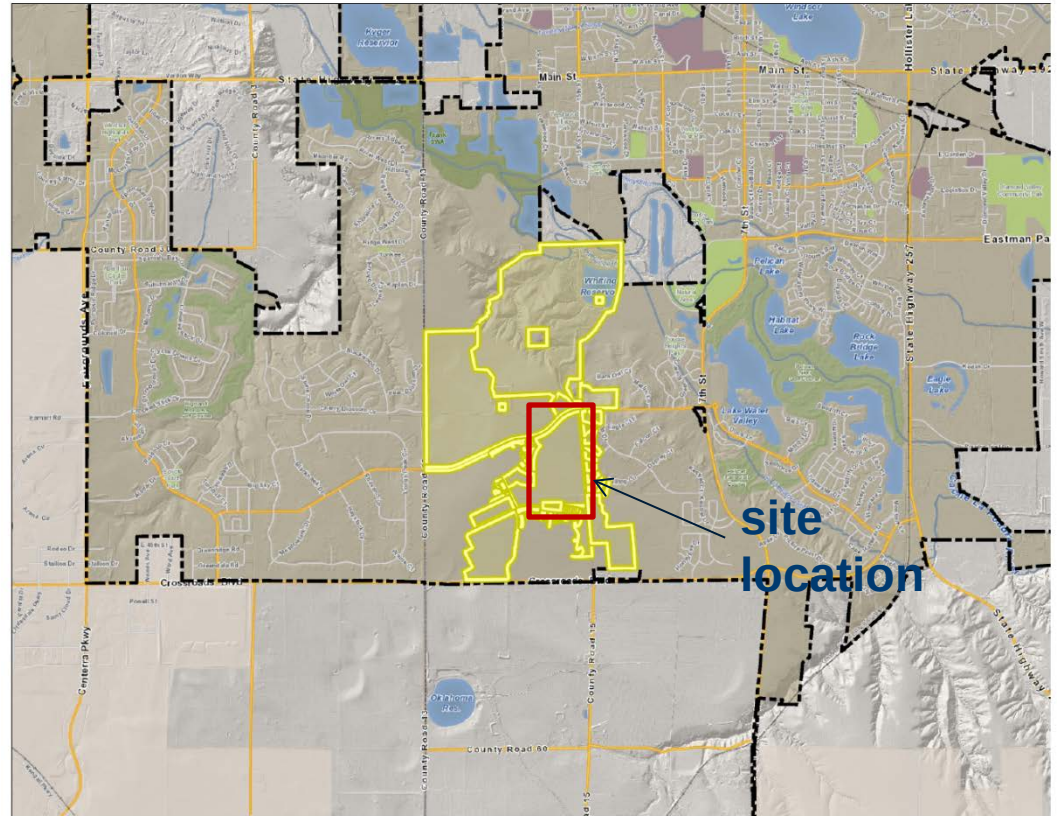
Notifications for this meeting / public hearing were as follows:

- March 1, 2019 – site posted
- March 6, 2019 – website post
- March 7, 2019 - affidavit of mailing to property owners
- March 8, 2019 – notification published in newspaper

A neighborhood meeting was held on October 30, 2018 during the preliminary phase of the subdivision proposal.



Raindance 7th SPO Map





Recommendation

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

1. All outstanding staff comments on the subdivision plat shall be addressed prior to recording of the subdivision plat.
2. The applicant shall enter into a development agreement with the Town prior to recording of the subdivision plat.

Staff requests that the following be entered into the record:

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



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.