



PLANNING COMMISSION REGULAR MEETING

April 1, 2020 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

NOTE: Windsor Town Hall is closed due to COVID-19

If you wish to provide public comments during the Public Invited to be Heard (Item A.3) or on the public hearing items (Item C.1 and C.3), please email written comments to: planning@windsorgov.com by 5:00 PM, April 1, 2020.

View the meeting LIVE stream for Comcast Channel 8 through the Town of Windsor's Meetings On Demand website: windsorgov.com/MeetingsOnDemand

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*

C. BOARD ACTION

1. Public Hearing – Final Major Subdivision – Raindance Subdivision 8th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant's representative
 - Quasi-judicial
 - Staff presentation: David Eisenbraun, Senior Planner

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

2. Final Major Subdivision – Raindance Subdivision 8th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant’s representative
 - Quasi-judicial
 - Staff presentation: David Eisenbraun, Senior Planner
3. Public Hearing – Final Major Subdivision – Raindance Subdivision 9th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant’s representative
 - Quasi-judicial
 - Staff presentation: David Eisenbraun, Senior Planner
4. Final Major Subdivision – Raindance Subdivision 9th Filing – David Nelson and Martin Lind, Raindance Development LLC, owner/applicant / Garrett Scallon, Raindance Development LLC, applicant’s representative
 - Quasi-judicial
 - Staff presentation: David Eisenbraun, Senior Planner
5. Preliminary Major Subdivision – Village East Subdivision 8th Filing – David Tschetter, Global Asset Recovery LLC, owner/applicant
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Downtown Parking Study – TAC Kickoff and outreach planned for May.

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, April 1, 2020</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, April 15, 2020</u>	4:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, May 6, 2020</u>	TBD	Regular Planning Commission meeting**

Wednesday, May 20, 2020

TBD

Regular Planning Commission meeting**

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



MEMORANDUM

Date: April 1, 2020
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Public Hearing for Final Major Subdivision – Raindance Subdivision 8th Filing – David B. Nelson and Martin Lind, Raindance Land Company, LLC, owner/applicant; Martin Lind; Garrett Scallon, Raindance Development LLC, applicant's representative
Location: Northeast of New Liberty Road and WCR 13/Colorado Blvd.
Items #: C.1.C.2

Background / Discussion

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a final major subdivision plat, known as Raindance Subdivision Eighth Filing. The subdivision encompass approximately 616 total acres, with 40.2 acres being specifically developed and zoned Planned Unit Development (PUD). The remainder of the 576 acres are platted as future development tracts, with the majority being for the future golf course and approximately a 32 acre portion designated for multi-family along Colorado Boulevard.

Final Plat characteristics for 8th filing:

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

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on December 3, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended. Please see the enclosed neighborhood meeting notes for discussion topics. No additional citizen comments have been received to date by the planning staff.

Furthermore, there have been no substantive changes to the 8th filing since the preliminary plat approvals by the Planning Commission on January 15, 2020.

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

Regarding the Preliminary Subdivision, a neighborhood meeting was held on December 3, 2019. Notifications for that meeting were as follows:

- November 13, 2019 – affidavit of mailing to property owners within 300 feet
- November 15 and 17, 2019 – display ad published in the newspapers

Regarding the Final Subdivision, notifications for this public hearing were as follows:

- March 19, 2020 - affidavit of mailing to property owners within 300 feet
- March 20, 2020 – public notice published on Town website
- March 20, 2020 – site posted
- March 20, 2020 – display ad published in the newspaper

Recommendation

The following are conditions of approval pertaining to the 8th filing:

1. The Developer shall dedicate ROW and easements on the east side of Colorado Blvd. sufficient for potential construction of a future two lane roundabout at the intersection of Colorado Blvd. and Cherry Blossom Dr.
2. The Developer shall work with staff and prepare an elevated water tank design, through a collaborative design and cost effort, that shall provide adequate emergency pressure and water quantity for the south pressure zone based on development and Town water system models.
3. At no cost to the Town, the Developer shall convey a tract of land near the highest elevation location just north of New Liberty Dr. for construction of an elevated water tank. The tract of land shall be sufficient in size for installation of the proposed elevated water tank. All permanent and temporary easements necessary for construction, operation, and maintenance of the water tank and associated appurtenances shall be dedicated by the Developer to the Town at no cost to the Town.
4. The Developer shall construct an elevated water tank by the end of year 2022, unless there is considerable economic faults due to acts outside of the Town's or developers control. The Town shall reimburse the Developer a pro rata share yet to be determined for the cost of design and construction based on the percentage of build out service area water usage outside of the Raindance Master Plan area. Details of reasonable effort and economic criteria will all be determined through the standard development agreement process.

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

Attachments

Application Materials
Neighborhood Meeting Summary
Staff Presentation

cc: David B. Nelson, owner
Martin Lind, applicant
Garrett Scallon, applicant's representative
Tom Siegel, applicant's representative

January 14, 2020

David Eisenbraun– Senior Planning
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: RainDance Subdivision Major Final Plat, Filing Eight

Dear Mr. Eisenbraun:

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

Introduction

Filing Eight is located north of New Liberty Road. Filing Eight consists of 138 single family residential lots and one Multi-Family parcel (Tract H). Filing Eight encompasses approximately 616.35 acres of the RainDance PUD including approximately 22.94 acres of single family lots, 13.51 acres of right-of-way, 2.98 acres of open space, .73 acres of private drive and 576.20 acres of future development tracts.

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

Filing Eight - Blocks 1-7

- 52 - 50'x110' lots
- 86 - 60'x110' lots

Landscape Amenities and Character

Filing Eight will continue the landscape character representative of the RainDance community. Filing Eight includes passive open space areas with ornamental and naturalized landscape along New Liberty Road and Covered Bridge Parkway. Landscape improvements adjacent to Tract H will be completed at the time of Tract H development. Please refer to improvement plans for reference of specific landscape improvements.

Parks and Open Space

The location of park and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. Filing Eight is within 1/3 mile to proposed amenity improvements in Filing Nine Tract D (Which is directly adjacent to the north east boundary of Filing Eight). Filing Eight is compliant with park proximity requirements and contributes to cumulative open space acreage required at full buildout. Open space proposed in Filing Eight 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 Eight proposes infrastructure, including but is not limited to: street rights of-way, utilities, storm water improvements, and grading.

Street Names

The team anticipates the continuation of the following existing street names: COVERED BRIDGE PARKWAY, AUTUMN MOON DRIVE, and CHERRY BLOSSOM DRIVE. Additional proposed street names are below. These names have been verified or availability via the Larimer County Street inventory.

SUNSET VISTA
TWILIGHT GLOW
GOLDEN HORIZON
SUNDOWN RUN
ABUNDANCE

We request two additional street names be reserved for the RainDance community: CULTIVATE and PATRIOTS WAY. These street locations are outside of filing eight, but we would like to reserve them for future prominent roadways within the RainDance community.

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

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 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 January 14, 2020

1-MAJS-FIN-APP
 1-MAJS- FIN -IMP
 1-MAJS- FIN -PLAT
 1-MAJS- FIN -DR
 1-MAJS-PRE-TRANSMITTAL COMMENT RESPONSE
 1-MAJS-PRE-IMP- REVIEW-COMMENT RESPONSES
 1-MAJS-PRE-PLAT-REVIEW-COMMENT RESPONSES
 1-MAJS-PRE-DR- REVIEW-COMMENT RESPONSES
 1-MAJS-PRE-TIS- REVIEW-COMMENT RESPONSES
 377_FIRE HYDRANT PLAN

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

Applicant:

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

Authorized Representative:

RainDance Development LLC
Re: Garrett Scallon
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 460-1692

Engineer:

TST, INC. Consulting Engineers
Re: John Meyers
748 Whalers Way
Fort Collins, CO 80525
(970) 226-0557

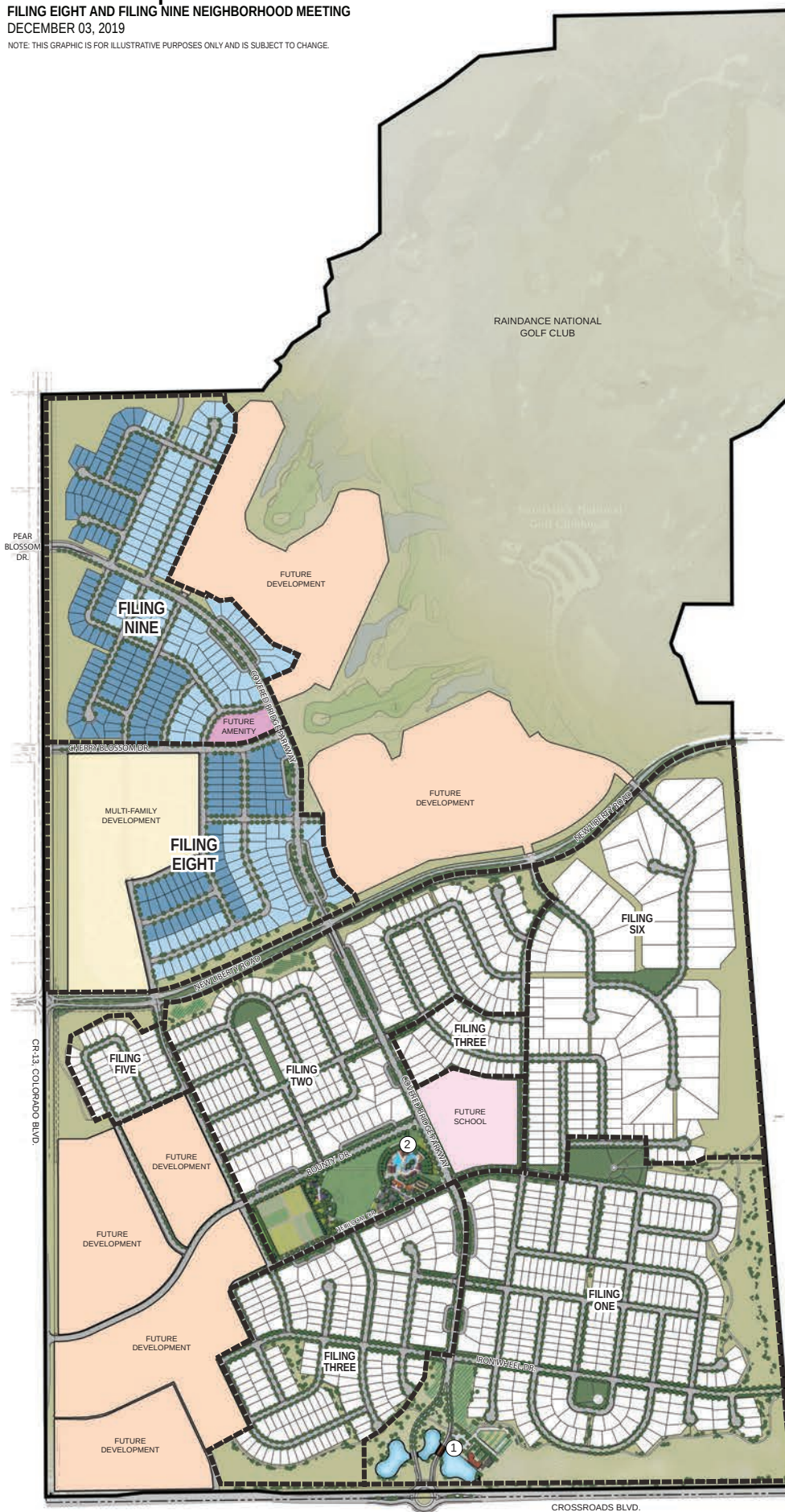
Planner / Landscape Architect:

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

RAINDANCE | OVERALL PLAN

FILING EIGHT AND FILING NINE NEIGHBORHOOD MEETING
DECEMBER 03, 2019

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



LEGEND

EXISTING FILINGS

Planning Area	Number of Lots
Filing One	337
Filing Two	278
Filing Three	233
Filing Four	-
Filing Five	53
Filing Six	125
Filing Seven	-

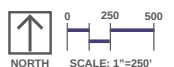
①	RAINDANCE WELCOME CENTER-FILING FOUR
②	AMENITY RAINDANCE PARK-FILING SEVEN

PROPOSED FILING EIGHT LOTS

Planning Area	Lot Size	Number of Lots	Percent
Filing Eight	60' X 110'	86	62%
Filing Eight	50' X 110'	52	38%
		138	100%
Filing Eight	Multi-Family	31.9 AC	N/A

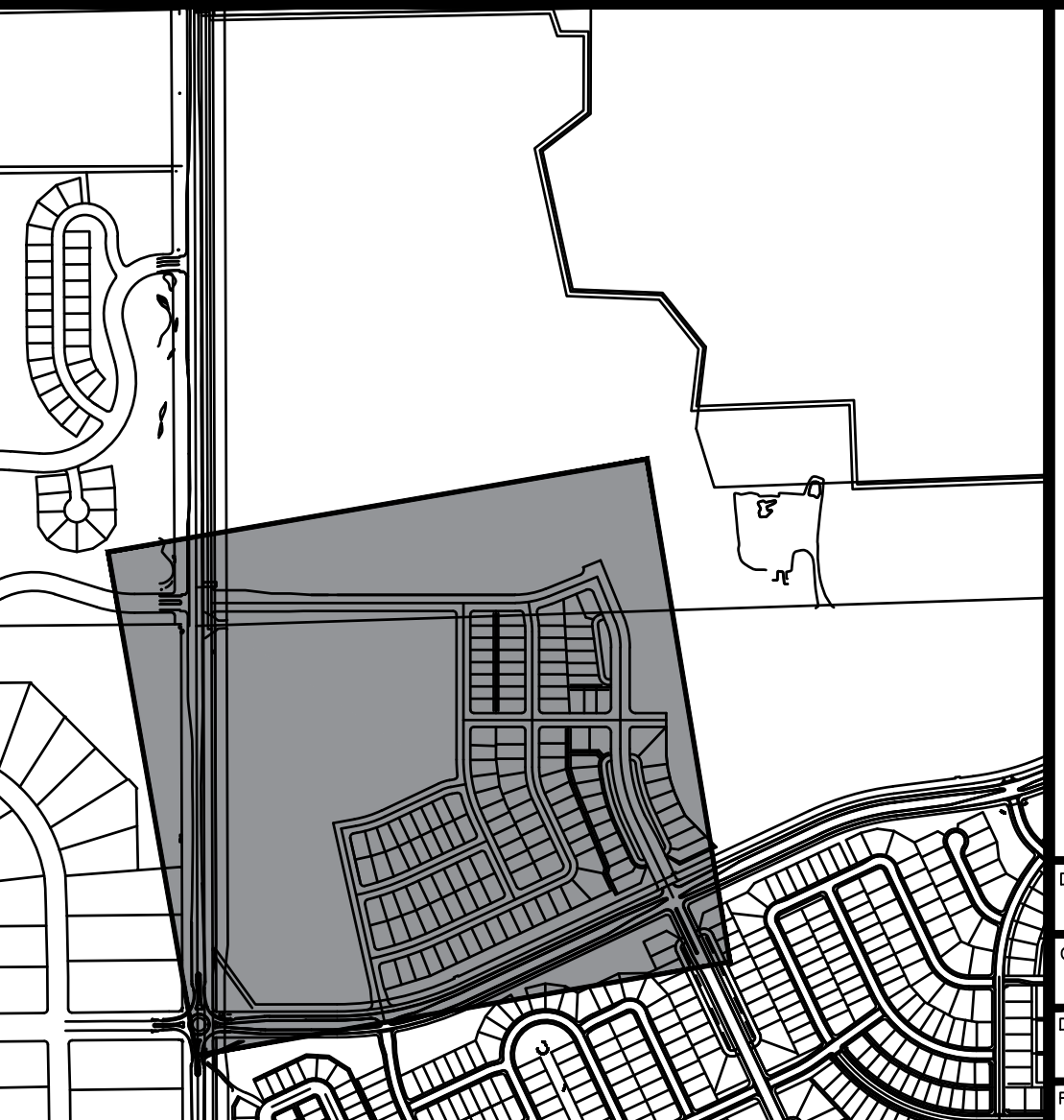
PROPOSED FILING NINE LOTS

Planning Area	Lot Size	Number of Lots	Percent
Filing Nine	60' X 110'	117	49%
Filing Nine	50' X 110'	122	51%
		239	100%





SEE SHEET 11



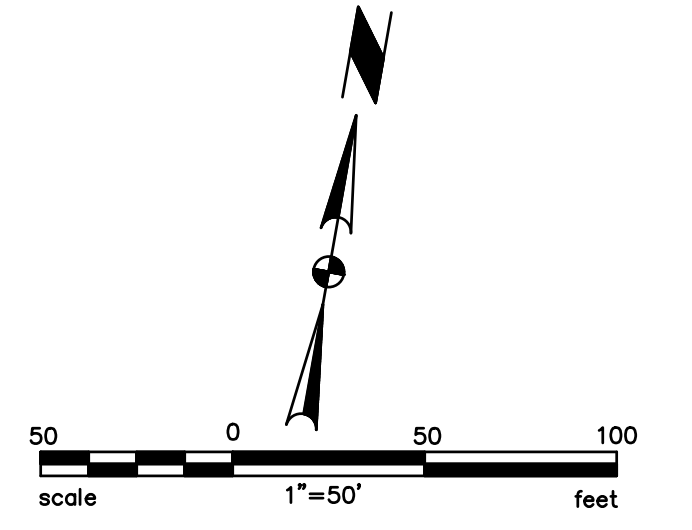
KEY MAP
N.T.S.

NOTES

1. REFER TO SHEET 2 FOR ALL EROSION CONTROL NOTES.
2. REFER TO RAINDANCE SUBDIVISION MAJOR INFRASTRUCTURE FOR ALL OTHER OVERLOT GRADING AND EROSION CONTROL.

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING STORM DRAIN
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- FLOW ARROW
- PROPOSED STORM LINE
- LIMIT OF DISTURBANCE
- SILT FENCE
- CURB INLET PROTECTION
- VEHICLE TRACKING CONTROL PAD
- CONCRETE WASHOUT AREA
- ROCK PAD
- WATTLE DIKE
- TURF REINFORCEMENT MAT



TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
ENGINEERING MANAGER

REVISIONS	DESCRIPTION
DATE	
BY	
DRAWN	BAMG
CHECKED	DAP
DESIGNED	BAMG
FILENAME	377_EROSION CONTROL



RAINDANCE SUBDIVISION
EIGHTH FILING
EROSION CONTROL PLAN

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

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

JOB NO. 0732.0377.00
SCALE 1" = 100'
DATE MARCH 17, 2020
SHEET 10 of 83

NOT FOR CONSTRUCTION



REVISIONS		DESCRIPTION
BY	DATE	
DRAWN		JK, CR
CHECKED		BR, VH
DESIGNED		CR, VH
FILENAME		ND-LandscapePlan
RAINANCE SUBDIVISION EIGHTH FILING OVERALL PLAN		
NORRIS DESIGN Planning Landscape Architecture Project Promotion 1101 Bannock Street Denver, Colorado 80204 P 303.892.1186 F 303.892.1186 www.norris-design.com		
TST TST, INC. CONSULTING ENGINEERS 748 Whalers Way Suite 200 Fort Collins Colorado 80525 Phone: 970.226.0557		
JOB NO.		0732.0357.00
SCALE		1" = 150'
DATE		MARCH 17, 2020
SHEET		72 of 83



Public Hearing & Final Major Subdivision

Raindance Subdivision
8th Filing

David Eisenbraun, Senior Planner

Planning Commission – April 1, 2020



Subdivision

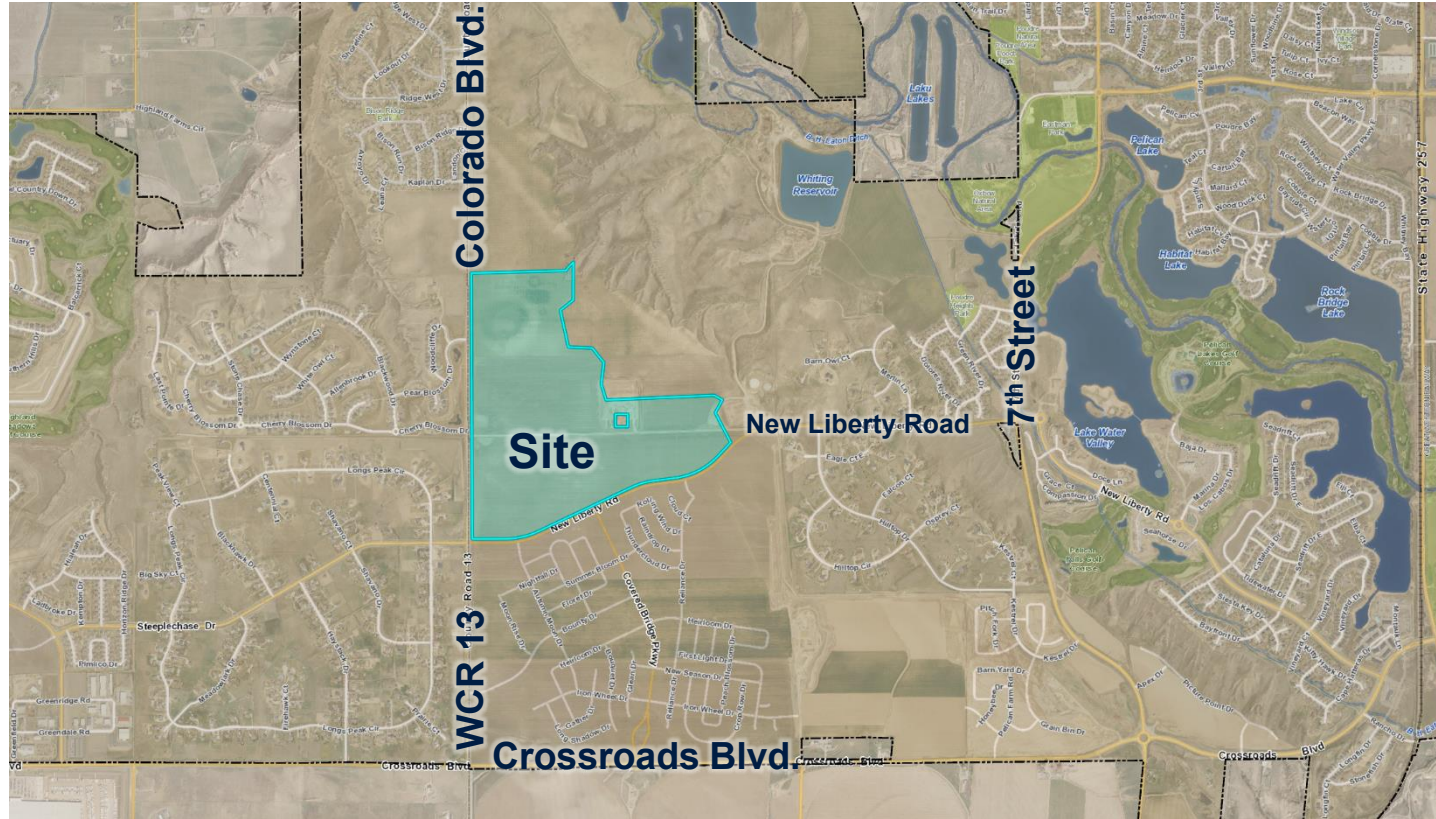
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

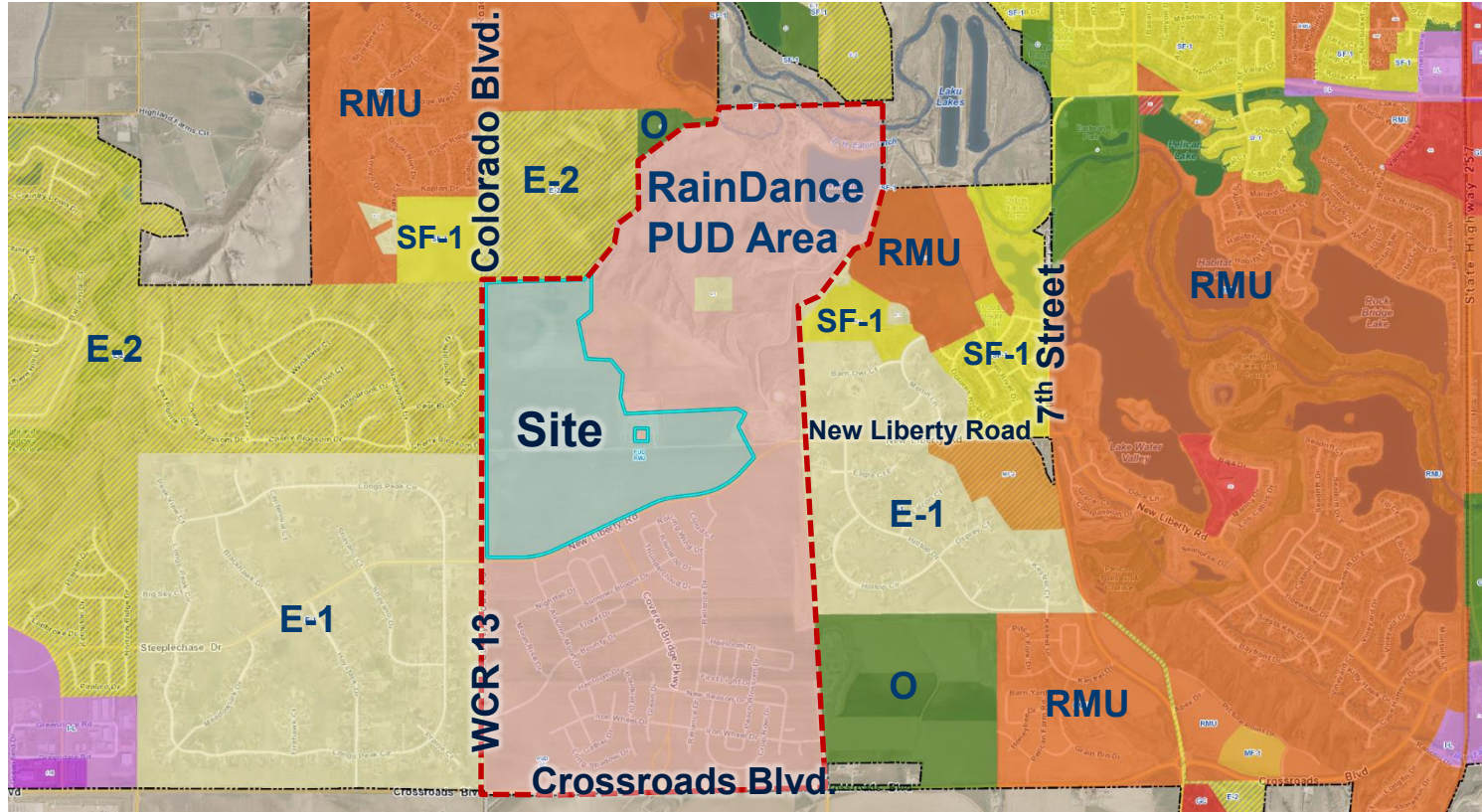
The purposes of the major subdivision procedure are:

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





Final Subdivision Filing 8

Builds on overall RainDance
PUD Master Plan, as presented
at the neighborhood meeting.

RAINDANCE | OVERALL PLAN
FILING EIGHT AND FILING NINE NEIGHBORHOOD MEETING
DECEMBER 03, 2019
NOTE: THIS CATCHMENT ILLUSTRATION NEIGHBORHOOD PLAN IS SUBJECT TO CHANGE



LEGEND

EXISTING FILINGS	
Filing Name	Number of Lots
Filing One	254
Filing Two	239
Filing Three	239
Filing Four	135
Filing Five	135
Filing Six	135
Filing Seven	135

(1) RAINDANCE NATIONAL GOLF CLUB FILING FOUR
(2) RAINDANCE NATIONAL GOLF CLUB FILING FIVE

PROPOSED FILING EIGHT LOTS

Filing Name	Location	Number of Lots	Number of Units
Filing Eight	60 N.E. 10	180	450
Filing Eight	60 N.E. 10	180	450
Filing Eight	60 N.E. 10	180	450
Filing Eight	60 N.E. 10	180	450

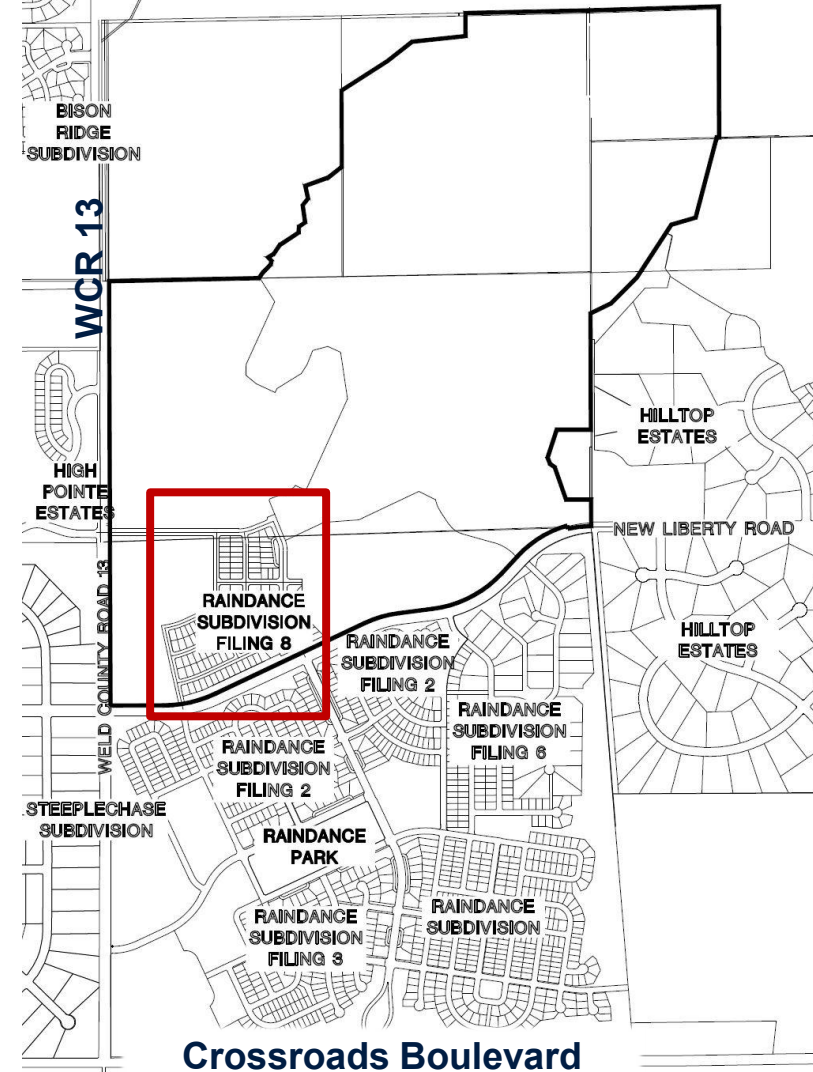
PROPOSED FILING NINE LOTS

Filing Name	Location	Number of Lots	Number of Units
Filing Nine	60 N.E. 10	117	450
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Filing Nine	60 N.E. 10	117	450



Final Subdivision Filing 8

Builds on overall RainDance
Master Plan.

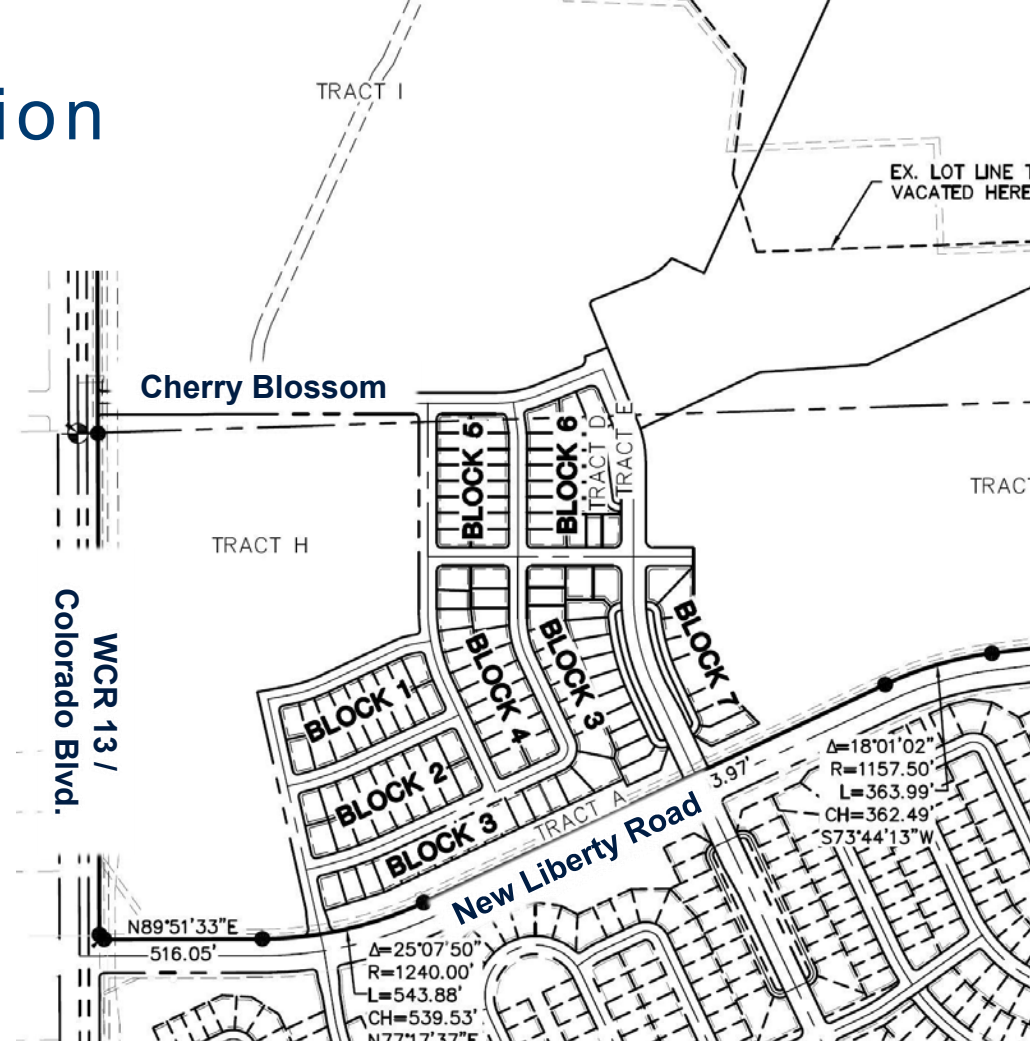




Final Subdivision Filing 8

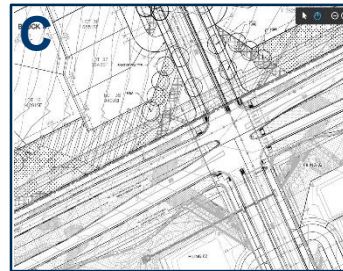
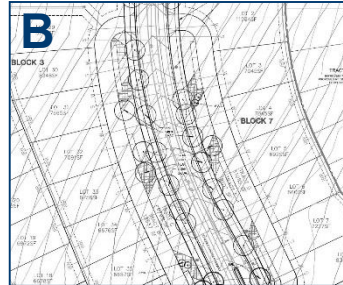
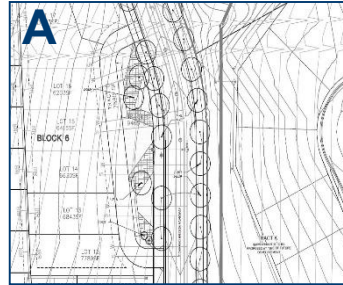
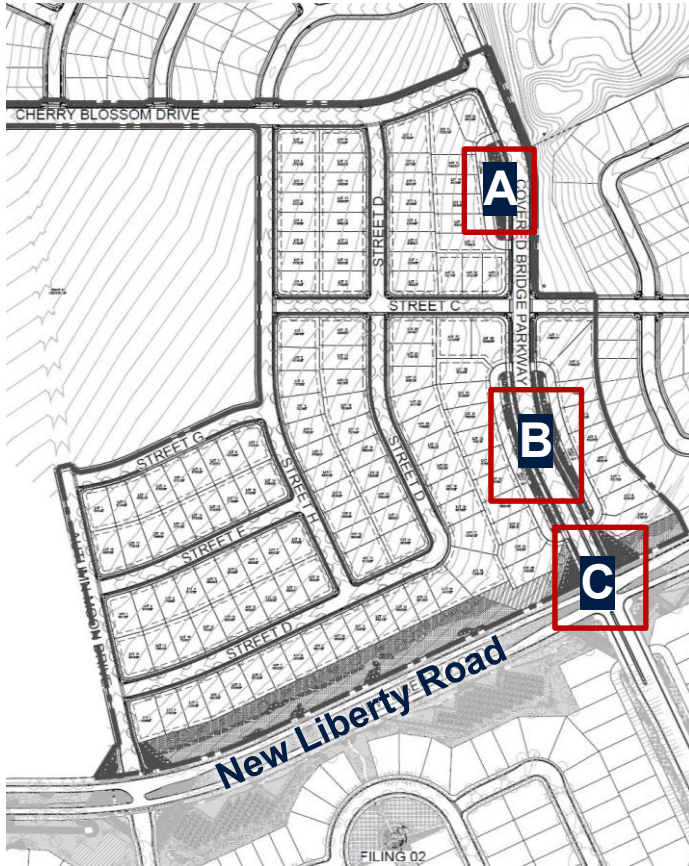
Plat characteristics:

- Consistent with Preliminary Plat
- ~ 616.35 total acres (40.16 ac. developed)
- Overall density ~ 3.4 dwelling units/acre
- 138 single-family lots
 - 52: 5,500 sf lots
 - 86: 6,600 sf lots
- 1 & 2-story houses with attached garages
- *Tracts H, I, and K are not a part of Filing 8



Landscaping & Improvements

- Open space / ag use = ~ 3 acres
- Due to close proximity to an existing park located in 2nd Filing, 8th Filing is compliant with park proximity requirements and contributes to cumulative open space acreage required at full buildout.





Comprehensive Plan Conformance

The applications are 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.



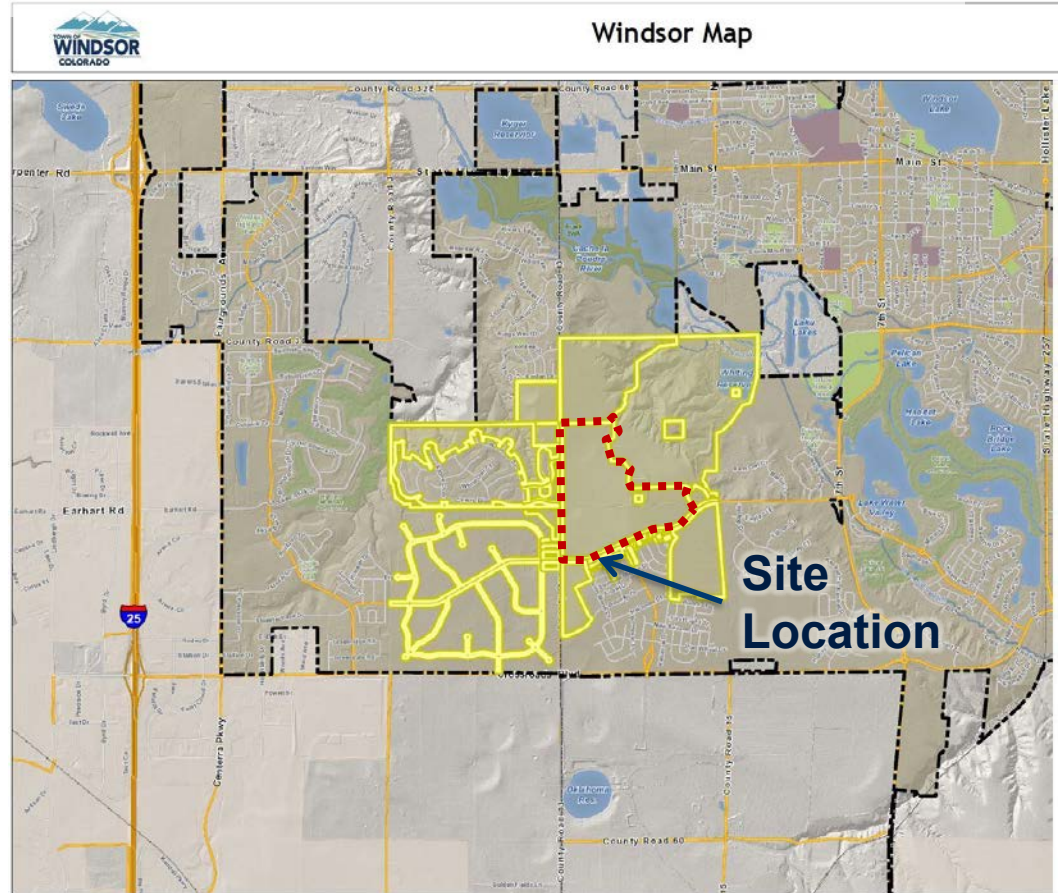
Notification Area for 8th Filing

Preliminary Subdivision:

- A neighborhood meeting was held on December 3, 2019

Notifications for this public hearing and meeting were as follows:

- March 19 – affidavit and letters sent to property owners
- March 20, 2020 – notice published on Town website
- March 20, 2020 – site posted
- March 20, 2020 – display ad published in the newspaper





Conditions of Approval – 8th Filing

- The Developer shall dedicate ROW and easements on the east side of Colorado Blvd. sufficient for potential construction of a future two lane roundabout at the intersection of Colorado Blvd. and Cherry Blossom Dr.
- The Developer shall work with staff and prepare an elevated water tank design, through a collaborative design and cost effort, that shall provide adequate emergency pressure and water quantity for the south pressure zone based on development and Town water system models.



Conditions of Approval – 8th Filing

- At no cost to the Town, the Developer shall convey a tract of land near the highest elevation location just north of New Liberty Dr. for construction of an elevated water tank. The tract of land shall be sufficient in size for installation of the proposed elevated water tank. All permanent and temporary easements necessary for construction, operation, and maintenance of the water tank and associated appurtenances shall be dedicated by the Developer to the Town at no cost to the Town.
- The Developer shall construct an elevated water tank by the end of year 2022 unless there is considerable economic faults due to acts outside of the Town's or developers control. The Town shall reimburse the Developer a pro rata share yet to be determined for the cost of design and construction based on the percentage of build out service area water usage outside of the Raindance Master Plan area. Details of reasonable effort and economic criteria will all be determined through the standard development agreement process.



Recommendation – 8th Filing

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

Staff requests that the following be entered into the record:

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



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.



MEMORANDUM

Date: April 1, 2020
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Public Hearing for Final Major Subdivisions – Raindance Subdivision 9th Filing – David B. Nelson and Martin Lind, Raindance Land Company, LLC, owner/applicant; Martin Lind; Garrett Scallon, Raindance Development LLC, applicant's representative
Location: Northeast of New Liberty Road and WCR 13/Colorado Blvd.
Items #: C.3.C.4

Background / Discussion

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a final major subdivision plat, known as Raindance Subdivision Ninth Filing. The subdivision encompass approximately 108 acres and are zoned Planned Unit Development (PUD). There are 35 acres platted as future development tracts, largely being designated for the future golf course.

Final Plat characteristics for 9th filing:

- 108.5 total acres (73.5 ac. developed)
- 239 single-family lots
 - Lot sizes:
 - 122: 5,500 sf lots
 - 117: 6,600 sf lots
- Density: 3.2 dwelling units per acre
- Product: 1 & 2-story houses with attached garages
- Parks (owned and maintained by metropolitan district)
 - o One small pocket park along Covered Bridge Parkway.
 - o Limited additional parks due to location proximity of Raindance Subdivision 2nd Filing parks.
- Tracts for open space / agriculture use = ~ 16.6 acres
- About 35 acres are dedicated for future development
- Extension of trail system

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on December 3, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended. Please see the enclosed neighborhood meeting notes for discussion topics. No additional citizen comments have been received to date by the planning staff.

Furthermore, there have been no substantive changes to the 9th filing since the preliminary plat approvals by the Planning Commission on January 15, 2020.

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

Regarding the Preliminary Subdivision, a neighborhood meeting was held on December 3, 2019. Notifications for that meeting were as follows:

- November 13, 2019 – affidavit of mailing to property owners within 300 feet
- November 15 and 17, 2019 – display ad published in the newspapers

Regarding the Final Subdivision, notifications for this public hearing were as follows:

- March 19, 2020 - affidavit of mailing to property owners within 300 feet
- March 20, 2020 – public notice published on Town website
- March 20, 2020 – site posted
- March 20, 2020 – display ad published in the newspaper

Recommendation

The following are conditions of approval pertaining to the 9th filing:

1. The Developer shall dedicate ROW and easements on the east side of Colorado Blvd. sufficient for potential construction of a future two lane roundabout at the intersection of Colorado Blvd. and Pear Blossom Dr.
2. If not already completed as part of Raindance 8th Filing, the Developer shall work with staff and prepare an elevated water tank design, through a collaborative design and cost effort, that shall provide adequate emergency pressure and water quantity for the south pressure zone based on development and Town water system models.
3. If not already completed as part of Raindance 8th Filing, at no cost to the Town, the Developer shall convey a tract of land near the highest elevation location just north of New Liberty Dr. for construction of an elevated water tank. The tract of land shall be sufficient in size for installation of the proposed elevated water tank. All permanent and temporary easements necessary for construction, operation, and maintenance of the water tank and associated appurtenances shall be dedicated by the Developer to the Town at no cost to the Town.
4. If not completed as part of Raindance 8th Filing, the Developer shall construct an elevated water tank by the end of year 2022 unless there is considerable economic faults due to acts outside of the Town or developer's control. The Town shall reimburse the Developer a pro rata share yet to be determined for the cost of design and construction based on the percentage of build out service area water usage outside of the Raindance Master Plan area. Details of reasonable effort and economic criteria will all be determined through the standard development agreement process.

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

Attachments

Application Materials
Neighborhood Meeting Summary
Staff Presentation

cc: David B. Nelson, owner
Martin Lind, applicant
Garrett Scallon, applicant's representative
Tom Siegel, applicant's representative

January 28, 2020

David Eisenbraun– Senior Planner
Town of Windsor Planning Department
301 Walnut Street
Windsor, CO 80550

Re: RainDance Subdivision Major Final Plat, Filing Nine

Dear Mr. Eisenbraun:

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

Introduction

Filing Nine is located north of New Liberty Road and north of Filing Eight. Filing Nine consists of 239 single family residential lots which meet the standards of the approved RainDance Planned Unit Development, PUD. Filing Nine encompasses approximately 108.5 acres of the RainDance PUD including approximately 39.5 acres of single family lots, 16.9 acres of right-of-way, 16.6 acres of open space, .5 acres of private drive and 35.2 acres of future development tracts.

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

Filing Nine - Blocks 1-16

- 122 - 50'x110' lots
- 117 - 60'x110' lots

Landscape Amenities and Character

Filing Nine will continue the landscape character representative of the RainDance community. Filing Nine proposes a trail and landscape improvements along Colorado Blvd. Landscape tracts include passive open space areas with ornamental and naturalized landscape. Please refer to improvement plans for reference of specific landscape improvements.

Parks and Open Space

The location of park and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. Filing Nine includes a park in Tract I. Proposed park improvements are a lawn area, site furnishings and ornamental landscape planting. Tract I is compliant with park proximity requirements and contributes to cumulative open space acreage required at full buildout. Future improvements for an open space community recreation amenity within Tract D will be proposed in a separate future application. Open space proposed in Filing Nine shall be owned and maintained by the Raindance Metropolitan District.

Infrastructure Improvements

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

Street Names

The team anticipates the continuation of the following existing street names: COVERED BRIDGE PARKWAY and CHERRY BLOSSOM DR (from existing community west of Colorado Boulevard). Additional proposed street names are below. These names have been verified or availability via the Larimer County Street inventory.

TREE GROVE
BRANCHING CANOPY
SPROUT
COUNTRY SUN
THRIVE
GARDEN FLOURISH
FARM TRADITION
RISE

As noted in our Filing Eight application, we request two additional street names be reserved for the RainDance community: CULTIVATE and PATRIOTS WAY. These street locations are outside of filing eight and nine, but we would like to reserve them for future prominent roadways within the RainDance community.

RainDance Filing Nine 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 this 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

Submittal Summary Annotated Checklist

Section 1

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

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 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 January 28, 2020

1-MAJS-FIN-APP
1-MAJS- FIN -DR
1-MAJS- FIN -IMP
1-MAJS- FIN -PLAT
1-MAJS-PRE-CMNT RESP SMRY
1-MAJS-PRE-IMP_REVIEW_CMNT_RESP
1-MAJS-PRE-PLAT_REVIEW_RSP
1-MAJS-PRE-DR_REVIEW_RESP
0371_Fire Hydrant_01-28-20

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

Applicant:

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

Authorized Representative:

RainDance Development LLC
Re: Garrett Scallon
1625 Pelican Lakes Point #201
Windsor, Co 80550
(970) 460-1692

Engineer:

TST, INC. Consulting Engineers
Re: John Meyers
748 Whalers Way
Fort Collins, CO 80525
(970) 226-0557

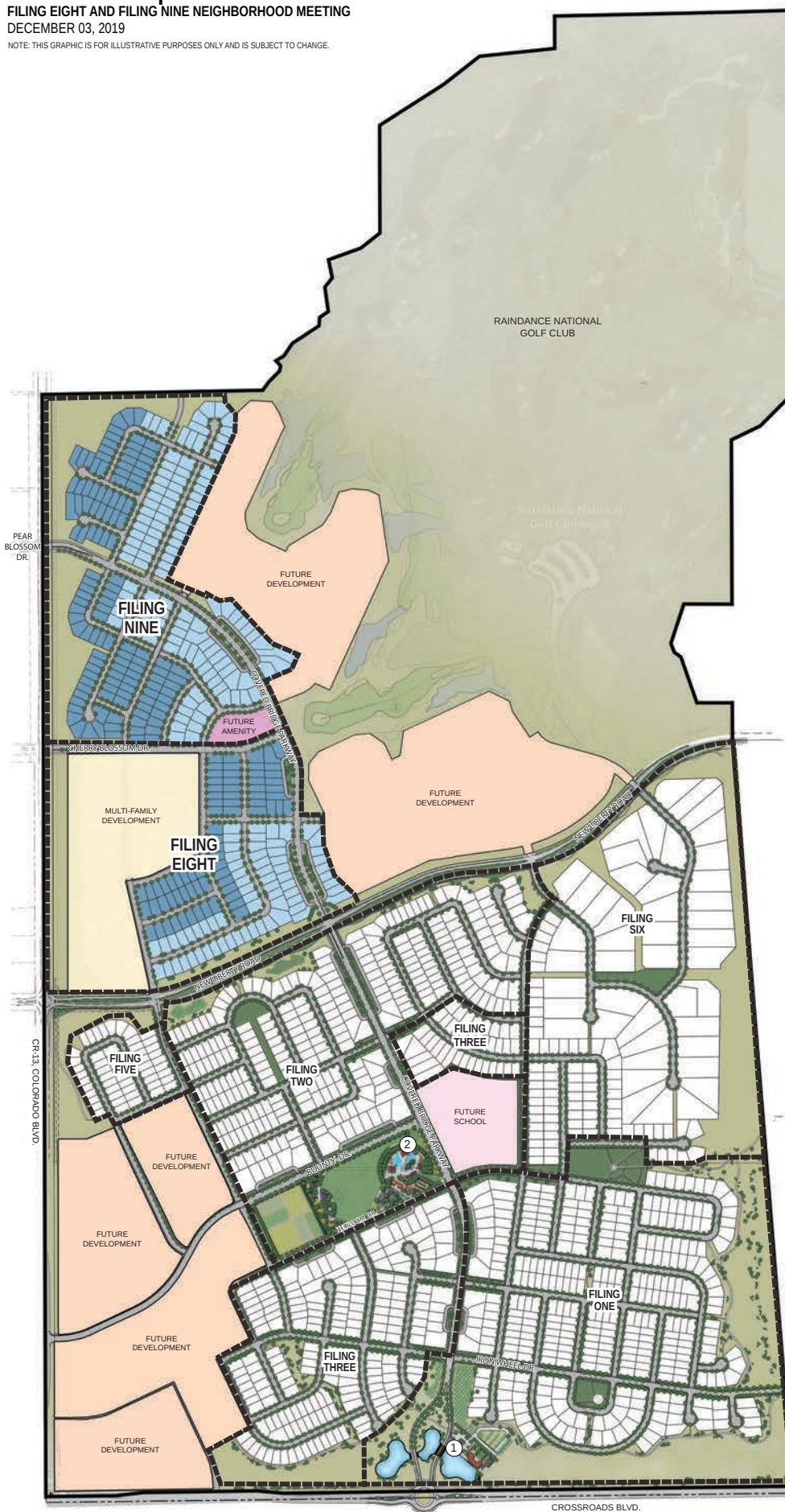
Planner / Landscape Architect:

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

RAINDANCE | OVERALL PLAN

FILING EIGHT AND FILING NINE NEIGHBORHOOD MEETING
DECEMBER 03, 2019

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.



LEGEND

EXISTING FILINGS

Planning Area	Number of Lots
Filing One	337
Filing Two	278
Filing Three	233
Filing Four	-
Filing Five	53
Filing Six	125
Filing Seven	-

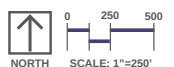
①	RAINDANCE WELCOME CENTER-FILING FOUR
②	AMENITY RAINDANCE PARK-FILING SEVEN

PROPOSED FILING EIGHT LOTS

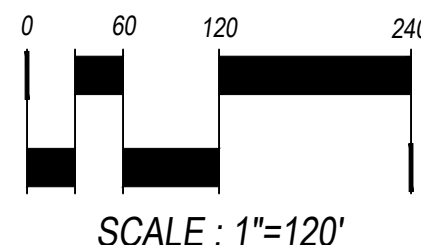
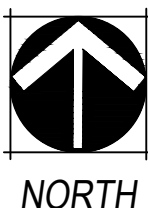
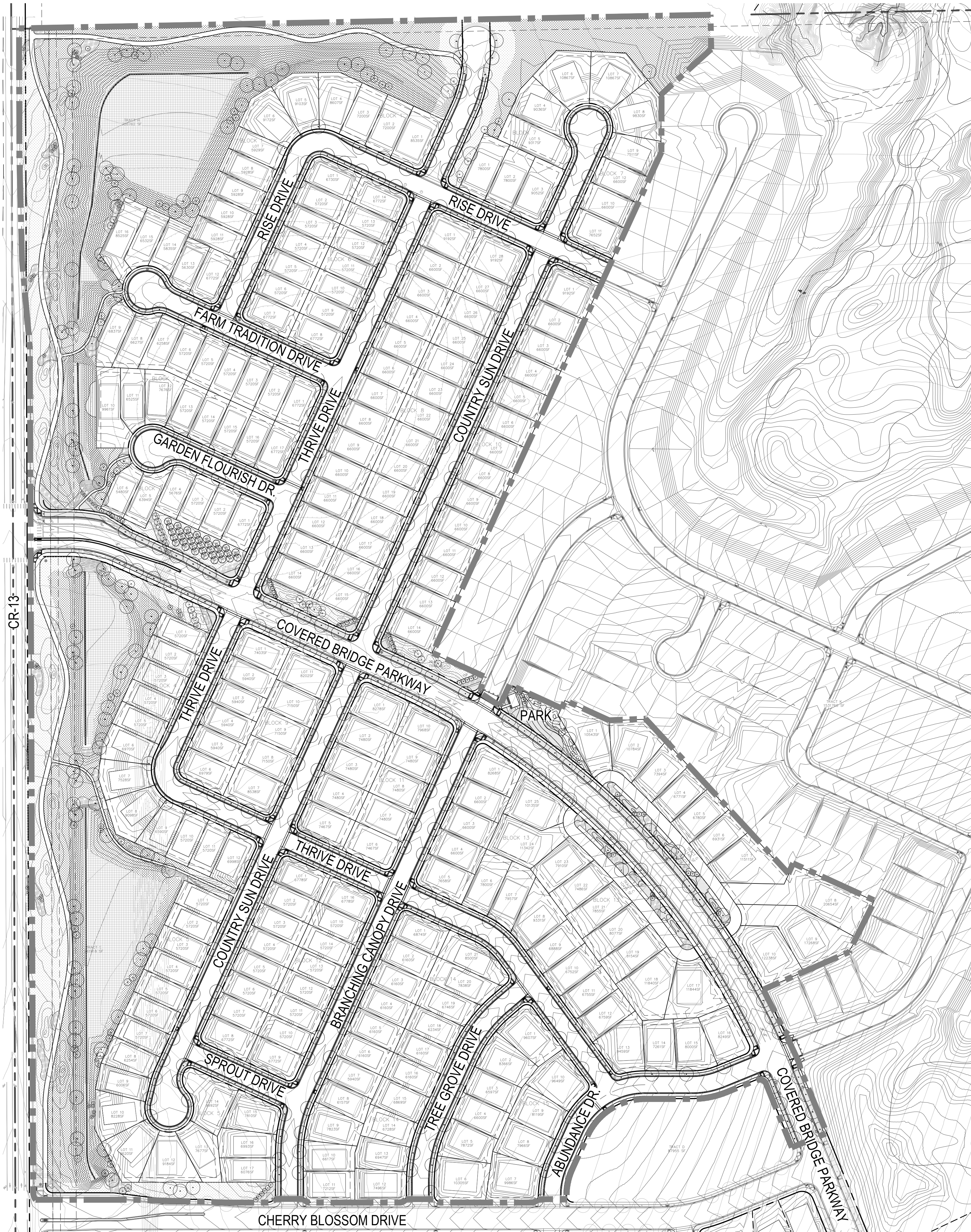
Planning Area	Lot Size	Number of Lots	Percent
Filing Eight	60' X 110'	86	62%
Filing Eight	50' X 110'	52	38%
		138	100%
Filing Eight	Multi-Family	31.9 AC	N/A

PROPOSED FILING NINE LOTS

Planning Area	Lot Size	Number of Lots	Percent
Filing Nine	60' X 110'	117	49%
Filing Nine	50' X 110'	122	51%
		239	100%



NOT FOR CONSTRUCTION



REVISIONS	
DATE	DESCRIPTION

DRAWN	AB, CR
CHECKED	VH, AB
DESIGNED	BR, CR
FILENAME	Landscape Plan-Filing 9

RAINDANCE SUBDIVISION
NINTH FILING
OVERALL LANDSCAPE PLAN

NORRIS DESIGN
Planning | Landscape Architecture | Project Promotion
1101 Bannock Street
Denver, Colorado 80204
P 303.892.1186
F 303.892.1186
www.norris-design.com

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

JOB NO.	0732.0377.00
SCALE	1:30
DATE	JANUARY 28, 2020
SHEET	67 of 78



Public Hearing & Final Major Subdivision

Raindance Subdivision
9th Filing

David Eisenbraun, Senior Planner

Planning Commission – April 1, 2020



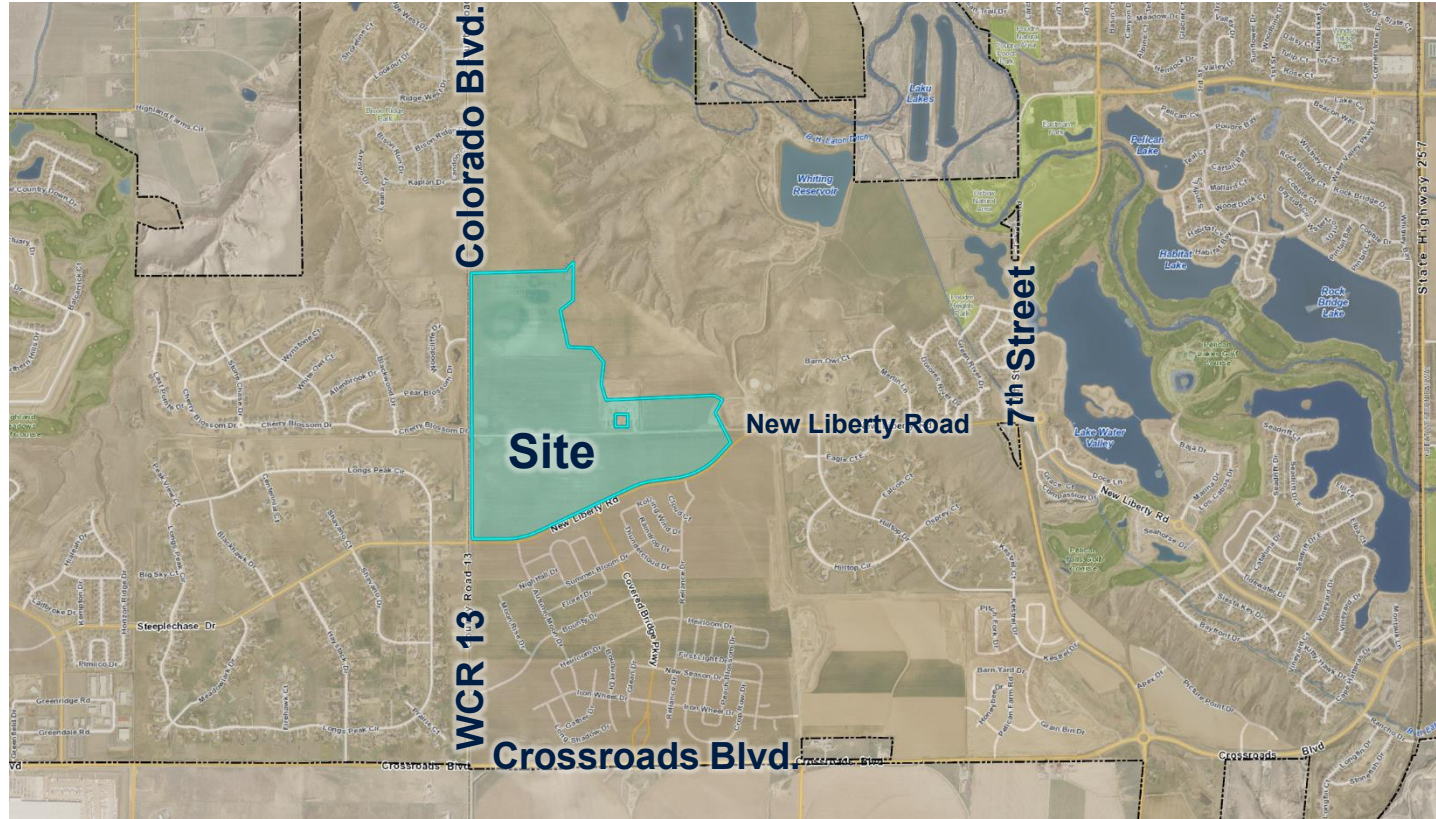
Subdivision

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

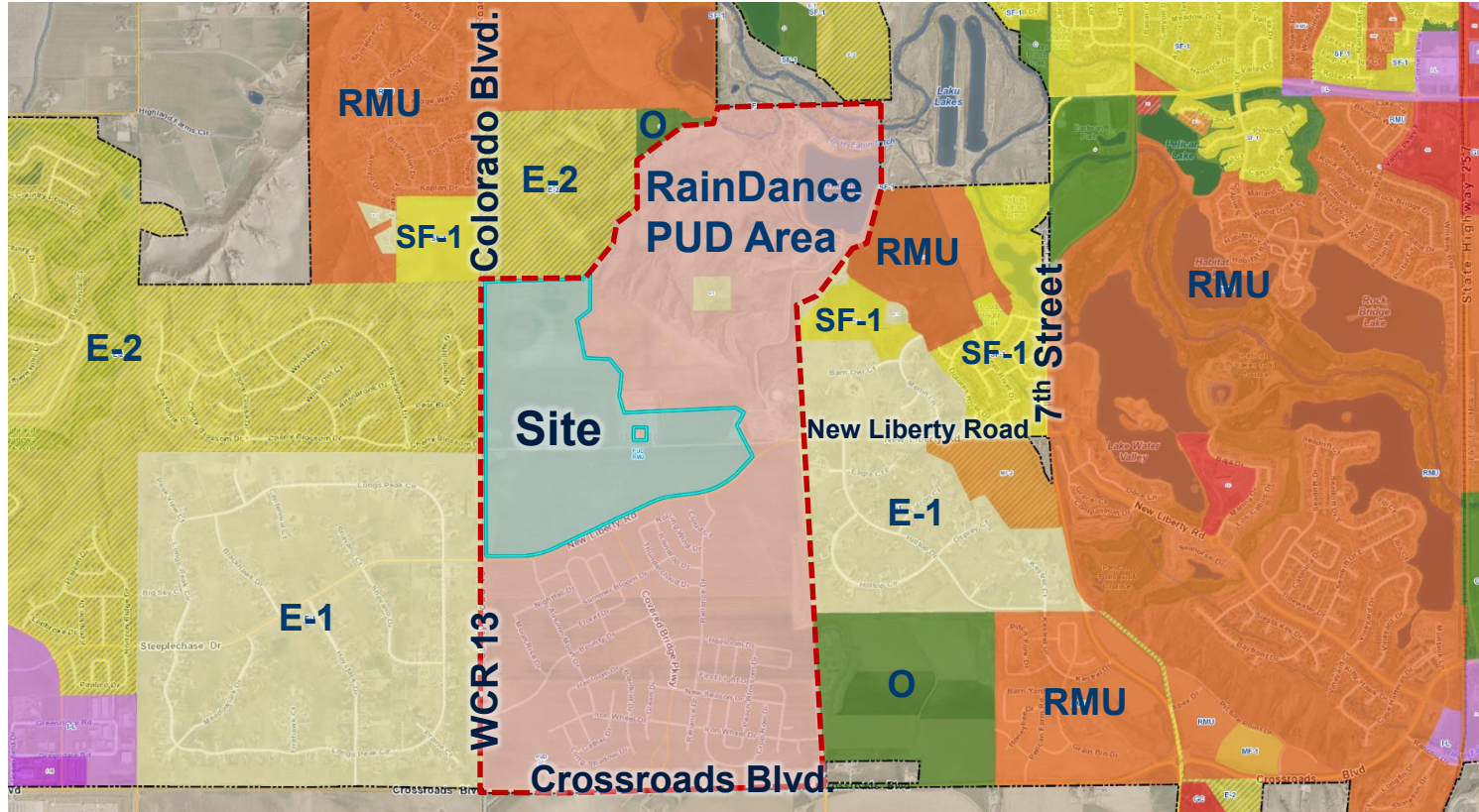
Sec. 17-4-10. Purpose.

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.



Zoning Map





Final Subdivision Filing 9

Builds on overall RainDance
PUD Master Plan, as presented
at the neighborhood meeting.

RAINDANCE | OVERALL PLAN
FILING EIGHT AND FILING NINE NEIGHBORHOOD MEETING
DECEMBER 03, 2019
NOTE: THIS CATCHMENT FOR ILLUSTRATION PURPOSES ONLY IS SUBJECT TO CHANGE



LEGEND

EXISTING FILINGS	
Filing Name	Number of Lots
Filing One	254
Filing Two	279
Filing Three	239
Filing Four	135
Filing Five	135
Filing Six	135
Filing Seven	135

- (1) RAINDANCE NATIONAL GOLF CLUB FILING FOUR
- (2) RAINDANCE NATIONAL GOLF CLUB FILING FIVE

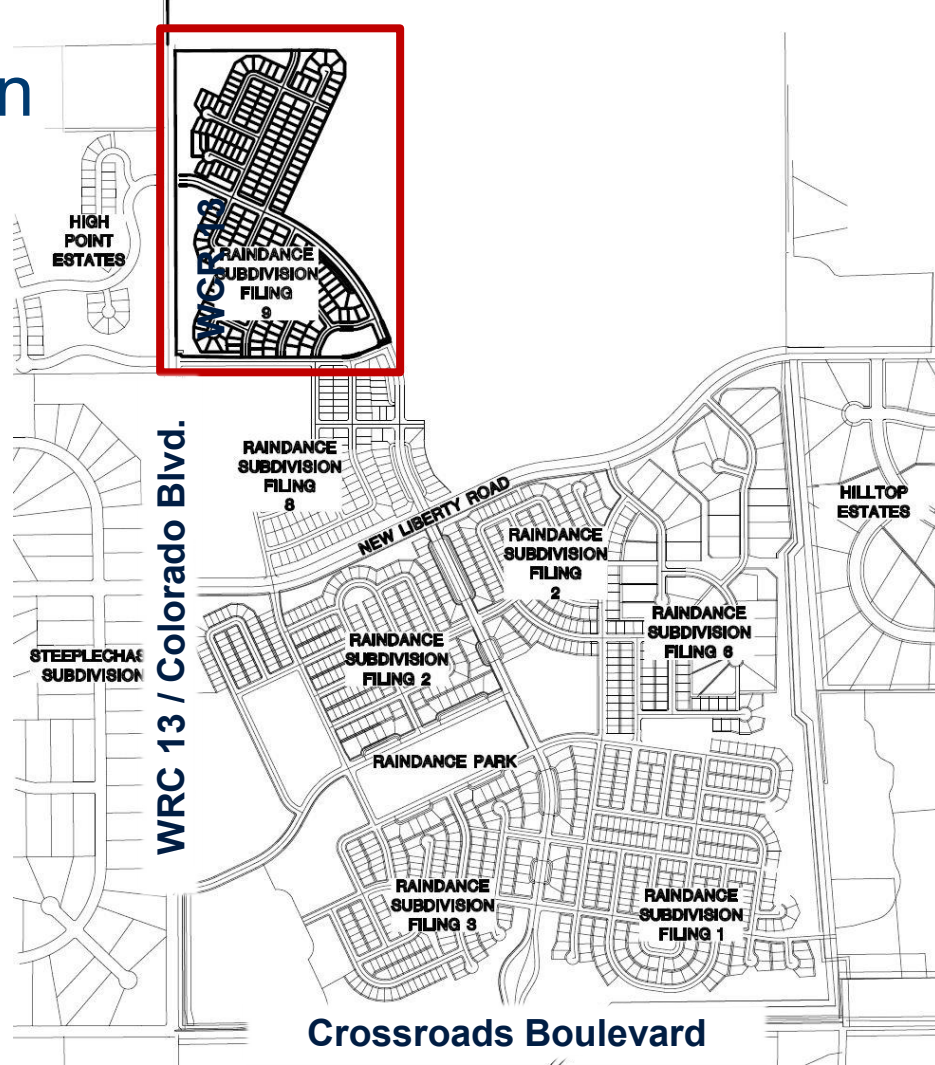
PROPOSED FILING EIGHT LOTS	
Filing Name	Number of Lots
Filing Eight	135
Filing Nine	135
Filing Ten	135

PROPOSED FILING NINE LOTS	
Filing Name	Number of Lots
Filing Nine	135
Filing Ten	135
Filing Eleven	135



Final Subdivision Filing 9

Builds on overall RainDance
Master Plan.

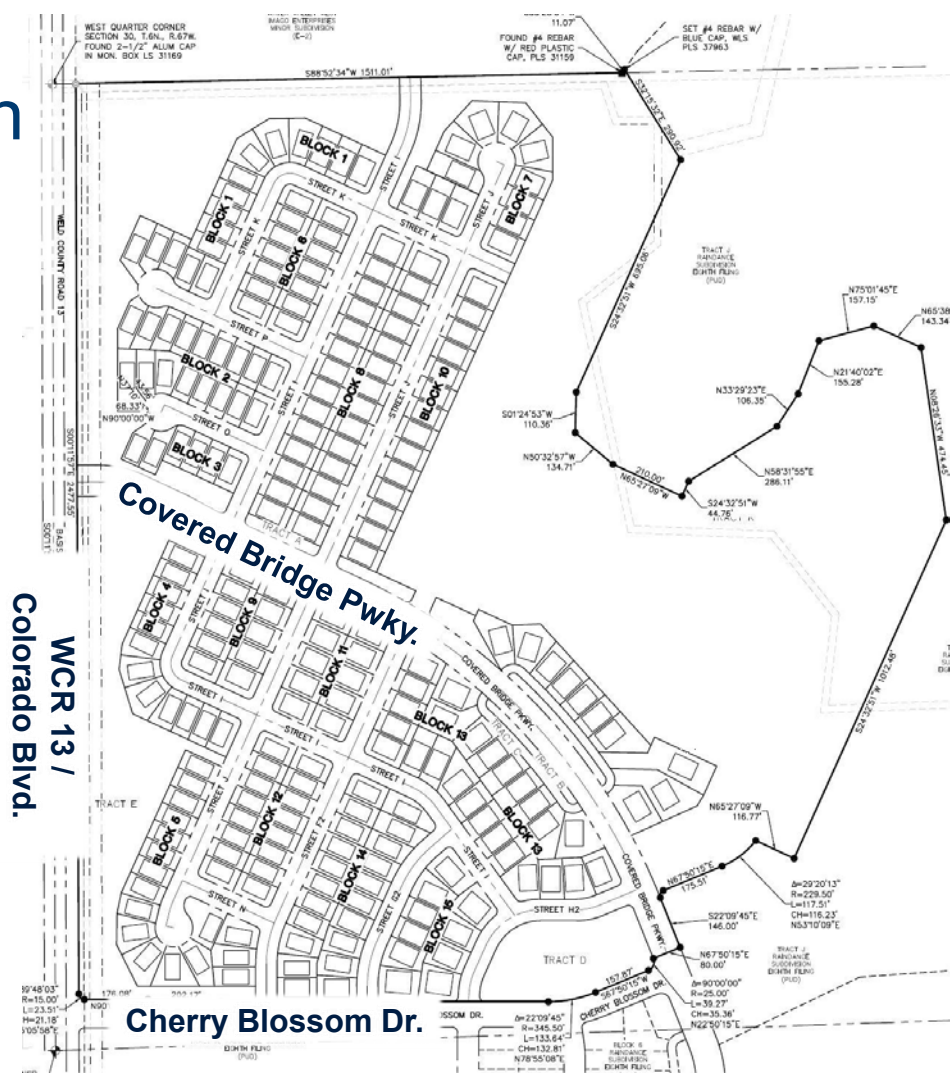




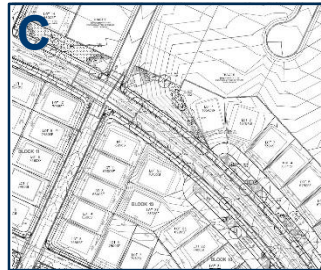
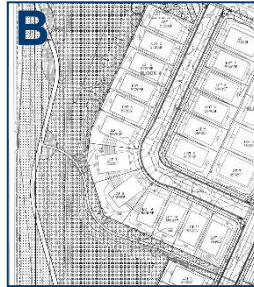
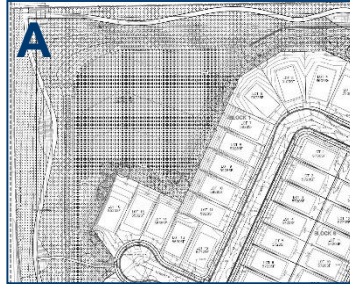
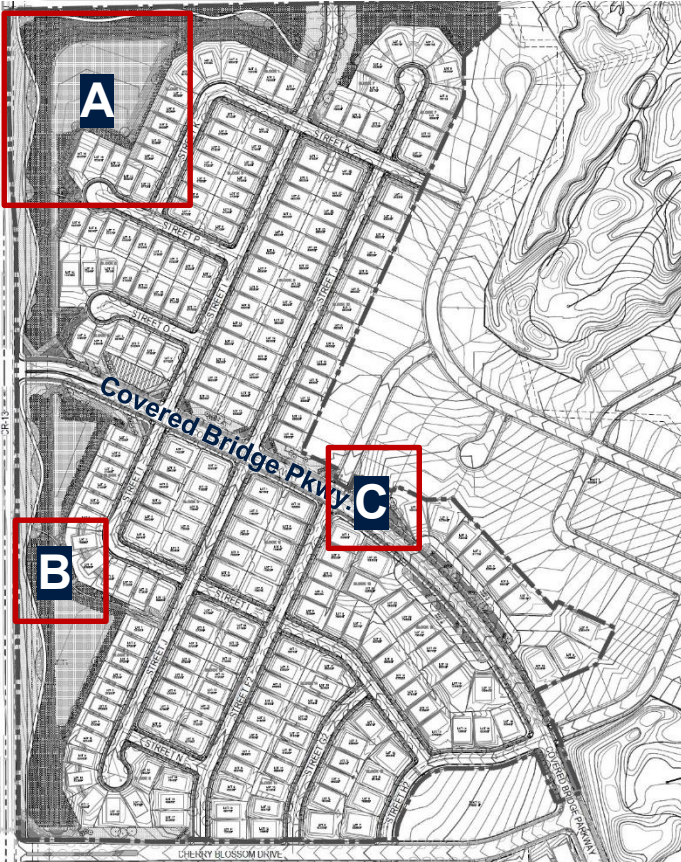
Final Subdivision Filing 9

Plat characteristics:

- Consistent with Preliminary Plat
- 108.5 total acres (73.5 ac. developed)
- Overall density ~ 3.2 dwelling units/acre
- 239 single-family lots
 - 122: 5,500 sf lots
 - 117: 6,600 sf lots
- 1 & 2-story houses with attached garages



Landscaping & Improvements



- Open space / ag use = ~ 17 acres
- Due to close proximity to an existing park located in 2nd Filing, 9th Filing is mainly compliant; however, per the Master Plan, one additional pocket park is provided at location “C”.



Comprehensive Plan Conformance

The applications are 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.



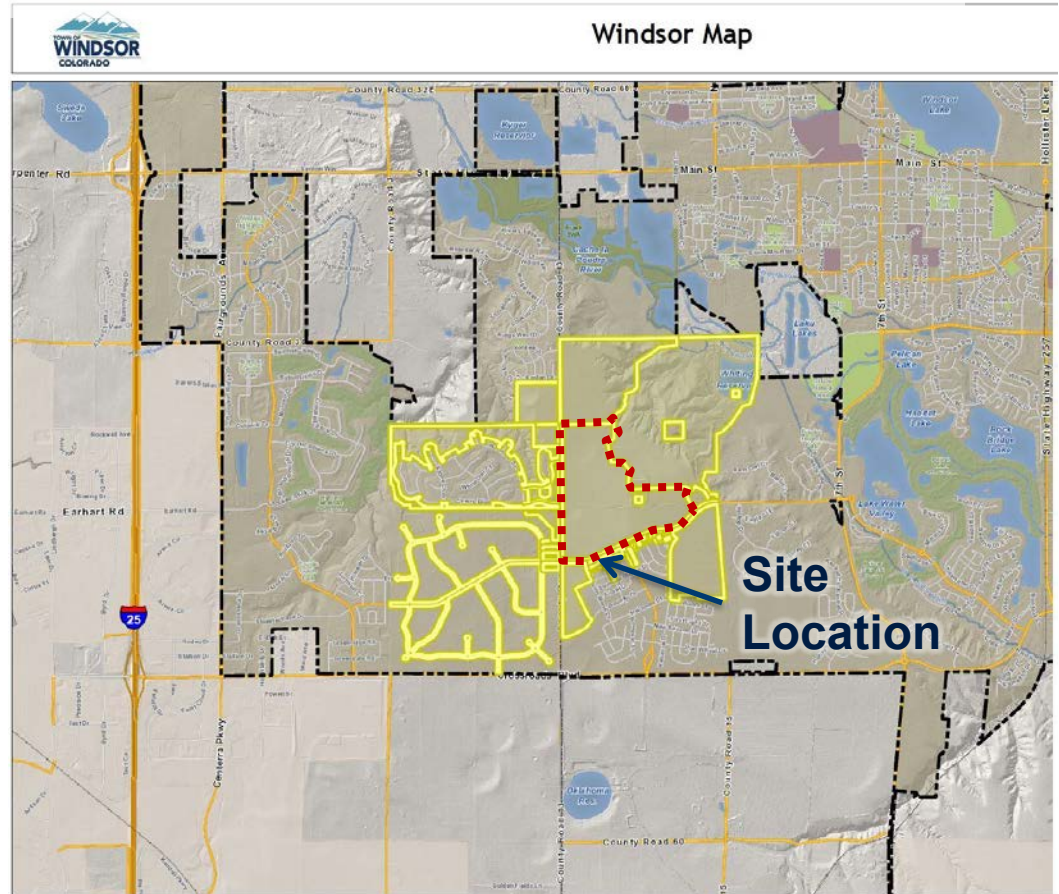
Notification Area for 9th Filing

Preliminary Subdivision:

- A neighborhood meeting was held on December 3, 2019

Notifications for this public hearing and meeting were as follows:

- March 19 – affidavit and letters sent to property owners
- March 20, 2020 – notice published on Town website
- March 20, 2020 – site posted
- March 20, 2020 – display ad published in the newspaper





Conditions of Approval – 9th Filing

- The Developer shall dedicate ROW and easements on the east side of Colorado Blvd. sufficient for potential construction of a future two lane roundabout at the intersection of Colorado Blvd. and Pear Blossom Dr.
- If not already completed as part of Raindance 8th Filing, the Developer shall work with staff and prepare an elevated water tank design, through a collaborative design and cost effort, that shall provide adequate emergency pressure and water quantity for the south pressure zone based on development and Town water system models.



Conditions of Approval – 9th Filing

- If not already completed as part of Raindance 8th Filing, at no cost to the Town, the Developer shall convey a tract of land near the highest elevation location just north of New Liberty Dr. for construction of an elevated water tank. The tract of land shall be sufficient in size for installation of the proposed elevated water tank. All permanent and temporary easements necessary for construction, operation, and maintenance of the water tank and associated appurtenances shall be dedicated by the Developer to the Town at no cost to the Town.
- If not completed as part of Raindance 8th Filing, the Developer shall construct an elevated water tank by the end of year 2022 unless there is considerable economic faults due to acts outside of the Town or developer's control. The Town shall reimburse the Developer a pro rata share yet to be determined for the cost of design and construction based on the percentage of build out service area water usage outside of the Raindance Master Plan area. Details of reasonable effort



Recommendation – 9th Filing

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

Staff requests that the following be entered into the record:

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



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.



MEMORANDUM

Date: April 1, 2020
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Preliminary Major Subdivision – Village East Subdivision 8th Filing – David Tschetter, Global Asset Recovery, LLC, owner/applicant
Location: West of and adjacent to Weld County Road 21, approximately 500 feet north of State Highway 392
Item #: C.5

Background / Discussion

The applicant, Mr. David Tschetter, has submitted a preliminary major subdivision plat known as Village East Subdivision Eighth Filing. The subdivision encompass approximately 63 acres and is zoned RMU (Residential Mixed Use), GC (General Commercial) and I-L (Limited Industrial). The proposed subdivision includes 133 single-family residential lots with tracts for open space, drainage/irrigation easements and future development including: multifamily (townhomes) and neighborhood commercial. This application is currently under staff review.

Preliminary Plat characteristics:

- 63 total acres
- 133 single-family lots (23 acres)
 - Minimum required lot size for single-family residential lots: 6,000 sf
 - Lot size range for this subdivision: 6,000 sf – 15,041 sf
 - Density: 5.8 du/ac
- Tracts for future development: 9.9 acres (15.6%)
- Parks
 - o Not applicable due to location proximity to Village East Park
- Extension of trail system, including an extension of Great Western Trail
- Public right-of-way: 11.56 acres (18.26%)
- Tracts for open space / drainage: ~ 9.15 acres (14%)
- New Cache La Poudre Irrigation Company easement: 3.65 acres (5.77 %)
- Law Consolidated Ditch easement: 3.18 acres (9.6%)
- Total open space, drainage and ditch easements: 15.98 acres (29%)
 - o Required open space in RMU zone district: 20%
 - o All open space and drainage/ditch easements, with exception of New Cache La Poudre Irrigation Company easement, will be maintained by the subdivision homeowner's association

The applicant held a neighborhood meeting on February 21, 2020, in accordance with Chapter 16, Article XXXI of the Municipal Code. Five 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.

Objectives

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.
- 3. Develop new neighborhoods adjacent to the Town core.
- 4. Encourage the oil and gas industry to remediate, reclaim, and develop former oil and gas extraction and mining sites as they come offline.

Staff comment: The applicant has provided evidence that the oil and gas well on the property has been capped and abandoned in accordance with the State of Colorado Oil and Gas Conservation Commission (COGCC), and evidence of the State's acceptance of the abandonment. While the COGCC, nor the Town, have specific setback requirements between capped and abandoned wells and homes, a 50-foot setback to any occupied structure is proposed.

- 5. Support maintenance and investment in existing neighborhood infrastructure and services as the Town grows.
- 6. Work cooperatively with adjacent municipalities to coordinate future land use and development within intergovernmental planning areas and amend intergovernmental agreements to meet evolving community needs and land use demand.

Staff comment: Town Windsor staff, Town of Severance staff, the applicant and applicant's team of consultants have been coordinating throughout the review of this application to ensure the proposed development with future development plans east of WCR 21 in Severance. Coordination will this group will continue as the proposal moves forward through the Final Subdivision application and construction processes.

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

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

A neighborhood meeting was held on February 21, 2019, and notifications were as follows:

- February 2, 2019 – affidavit of mailing to property owners within 300 feet
- February 8 and 10, 2019 – display ad published in the newspapers

Notification of the Planning Commission public meeting for a Preliminary Subdivision is not a requirement.

Recommendation

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

Attachments

Application Materials
Neighborhood Meeting Summary
PowerPoint presentation

cc: David Tschetter, owner/applicant

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in the Southeast Quarter (SE¼) of Section Fifteen (15), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.) and being more particularly described as follows:

Lots A and B, Recorded Exemption No. 0807-15-4-RE 2371, recorded March 19, 1999 as Reception No. 2681026 of the Records of Weld County.

Together With:

SE-735 of the Subdivision Exemption Map SE-735, recoded March 19, 1999 as Reception No. 2681025 of the Records of Weld County.

Excepting Therefrom:

Parcels of land described in Quit Claim Deed recorded November 14, 2006 as Reception No. 3434659, and a parcel of land described in that Special Warranty Deed recorded June 24, 2015 as Reception No. 4118760, and all that portion of land in said Section 15 platted as the Village East Subdivision recorded June 24, 2015 as Reception No. 4118758, all of the Records of Weld County.

Said described parcel of land contains 63.29 acres, more or less

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.
In witness whereof, we have hereunto set our hands and seals this the ____ day of _____, 20____.

Global Asset Recovery, LLC
David Tschetter, as Authorized Agent

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss.
COUNTY OF WELD)

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

My commission expires: _____
Notary Public
(SEAL)

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST
Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts and streets and to the extent applicable do hereby dedicate to the public forever all streets, alleys and utility easements, is any, as indicated hereon under the name of VILLAGE EAST SUBDIVISION EIGHTH FILING, subject to all easements and rights of way now on record or existing or indicated on this plat. In compliance with the Town of Windsor Subdivision regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

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

Global Asset Recovery, LLC
David Tschetter, as Authorized Agent

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss.
COUNTY OF WELD)

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

My commission expires: _____
Notary Public
(SEAL)

EASEMENT APPROVAL:

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department Century Link Communications Xcel Energy Comcast Cable

ENGINEERING DEPARTMENT APPROVAL

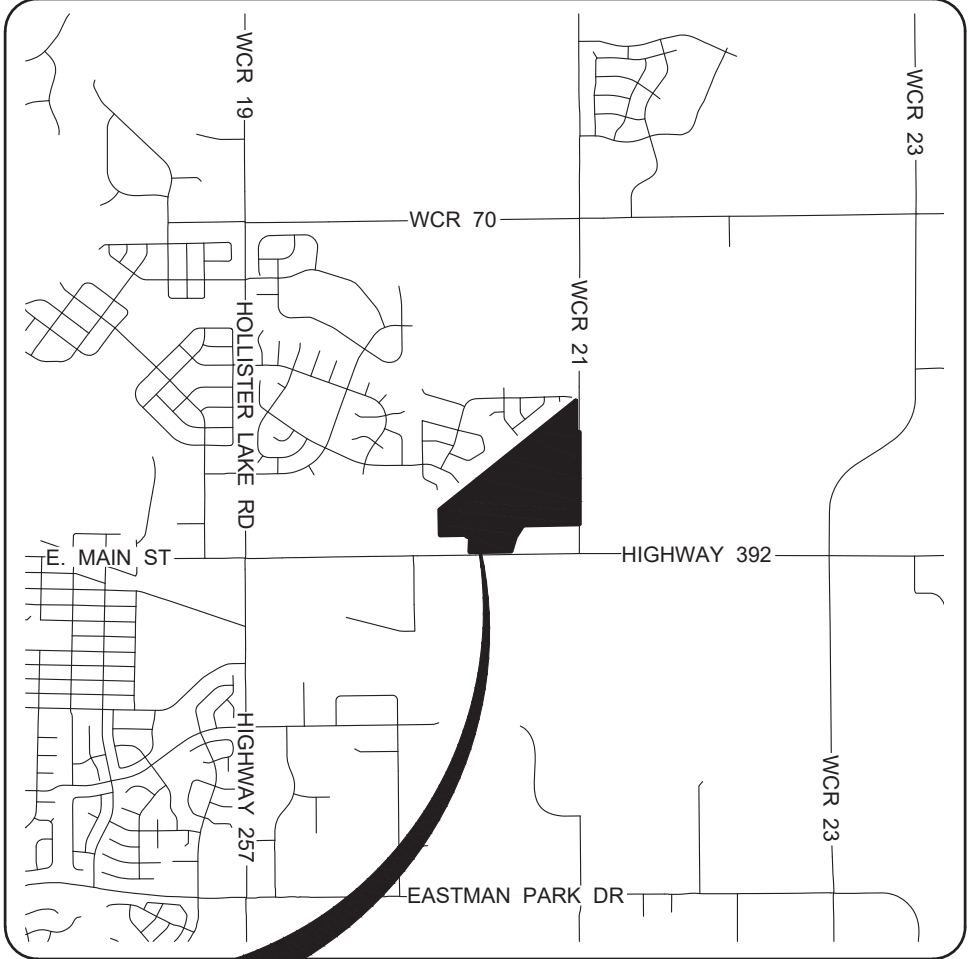
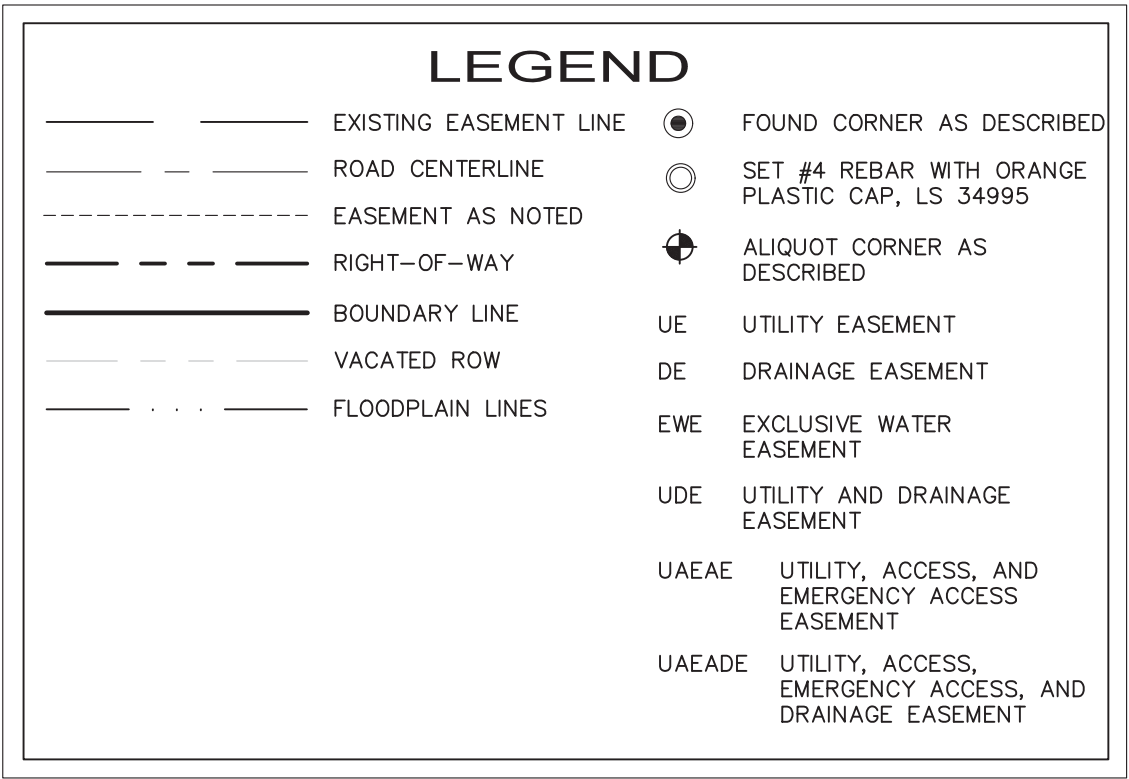
Approved this the ____ day of _____, 20____.

PLANNING COMMISSION APPROVAL

Approved this the ____ day of _____, 20____.

PLANNING DEPARMENT APPROVAL

Approved this the ____ day of _____, 20____.



SITE



VICINITY MAP

1"=3000'

MAYOR'S CERTIFICATE

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

Mayor ATTEST: Town Clerk

TOWN MANAGER'S APPROVAL

Approved this the ____ day of _____, 20____.

Town Manager

PUBLIC WORKS DEPARMENT APPROVAL

Approved this the ____ day of _____, 20____.

Director of Public Works

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promised 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.

SURVEYOR'S CERTIFICATE:

I, Steven A. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown herein actually exist and this plat accurately represents said survey.

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

DEVELOPER/APPLICANT

GLOBAL ASSET RECOVERY, LLC
DAVID TSCHETTER, AUTHORIZED AGENT
6530 CONSTITUTION DRIVE
FORT WAYNE, INDIANA, 46804
(800)-253-6253

SITE ENGINEER

Northern Engineering Services, Inc.
Stephanie Thomas, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.
Steve Lund, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. For all information regarding easements, rights-of-way and title, Land Title Guarantee Company, Order Number: FCC25159409, dated July 11, 2018 at 5:00 p.m. and Land Title Guarantee Company, Order Number: FCC25159409-2, dated July 11, 2018 at 5:00 p.m. were used in the process of this survey.
- Gross land area is 2,756,953 square feet, or 63.291 acres, more or less.
- The lineal unit of measurement for this survey is U. S. Survey Feet.
- The Basis of Bearings is the East line of the Southeast Quarter of Section 15 as bearing North 00° 03' 21" West, and monumented as shown on drawing.
- Current Zoning: Residential Mixed-Use "RMU" and General Commercial "GC".
- The parcel is a mix of Flood Zones "X", "AE", and "AH"
- Oil/Gas well "HAAS 1" has been plugged and abandoned per the COGCC website on 04-14-2017 and per proper mitigation methods and techniques. A portion of Lots 1, 2, 28 and 29 of Block 1 are encumbered by the approved oil and gas setback to well head. No occupied structures shall be constructed within the setback as indicated on this plat
- Lot 12 and Lot 13, Block 1 are subject to environmental contamination mitigation measures as regulated by Colorado Oil and Gas Conservation Commission (COGCC). No building permits shall be issued for said lots until COGCC has approved completion of mitigation measures.

NORTHERN
ENGINEERING

NE

FORT COLLINS: 301 North Howes Street, Suite 100, 80521
GREELEY: 820 8th Street, 80633
northernengineering.com
970.221.4158

PROJECT: 1220-002
DATE: 08/13/2018
DESIGNED BY:
DRAWN BY: A. Lund
SCALE: AS SHOWN
REVIEWED BY: S. Lund

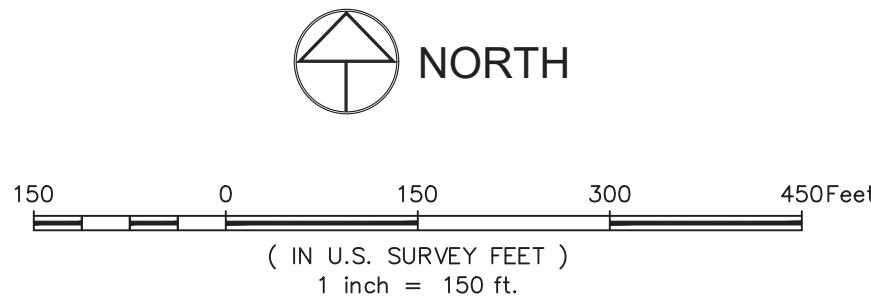
SUBDIVISION PLAT

VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

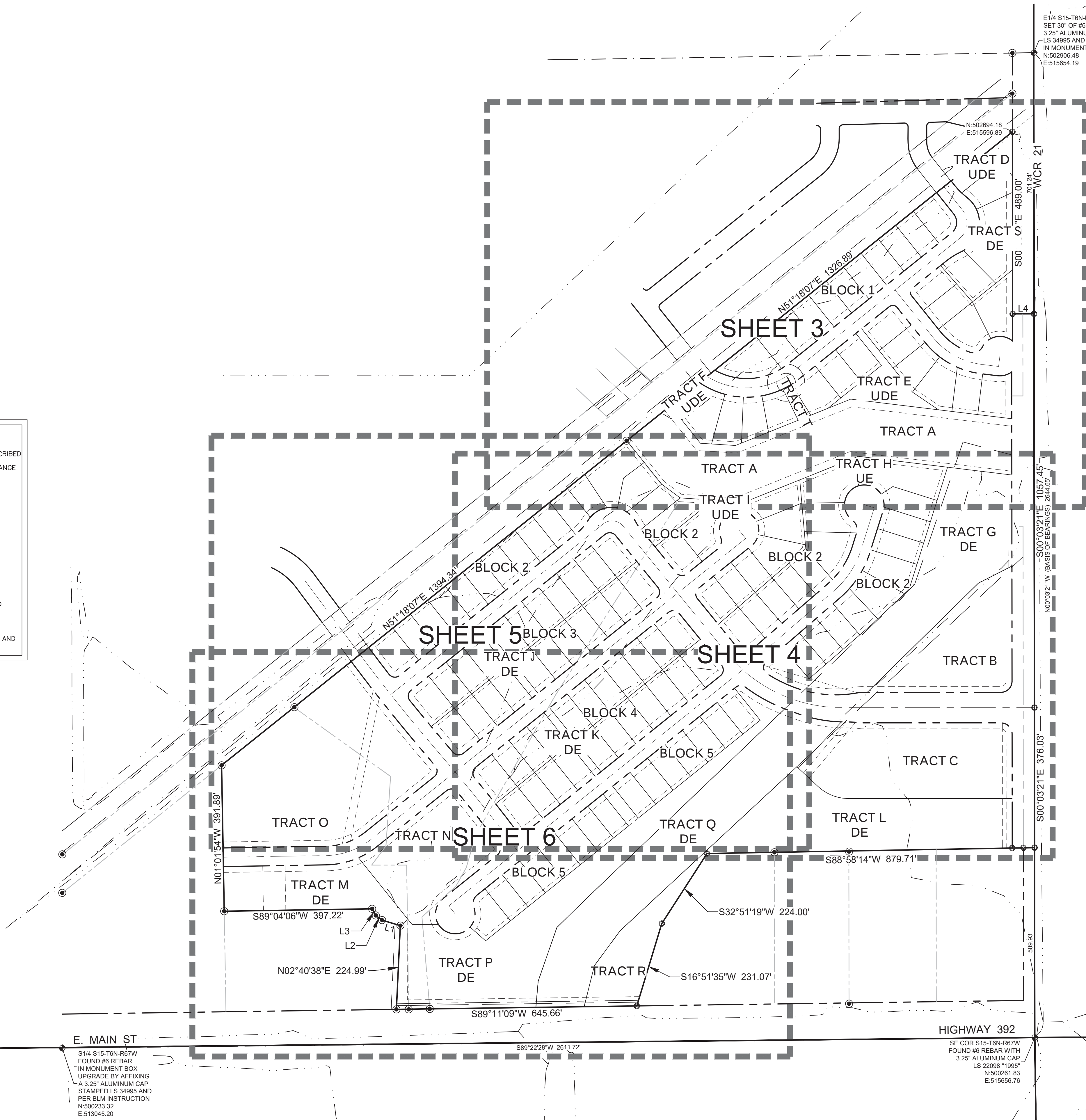
Sheet
1
Of 7 Sheets

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LEGEND			
	EXISTING EASEMENT LINE		FOUND CORNER AS DESCRIBED
	ROAD CENTERLINE		SET #4 REBAR WITH ORANGE PLASTIC CAP, LS 34995
	EASEMENT AS NOTED		CORNER POINT OF TOWNHOME LOTS
	RIGHT-OF-WAY		ALIQUOT CORNER AS DESCRIBED
	BOUNDARY LINE	UE	UTILITY EASEMENT
	VACATED ROW	DE	DRAINAGE EASEMENT
	FLOODPLAIN LINES	EWE	EXCLUSIVE WATER EASEMENT
		UDE	UTILITY AND DRAINAGE EASEMENT
		UAEAE	UTILITY, ACCESS, AND EMERGENCY ACCESS EASEMENT
		UAEAD	UTILITY, ACCESS, EMERGENCY ACCESS, AND DRAINAGE EASEMENT



PRELIMINARY
Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

S1/4 S15-T6N-R67W
FOUND #6 REBAR
IN MONUMENT BOX
UPGRADE BY AFFIXING
A 3.25" ALUMINUM CAP
STAMPED LS 34995 AND
PER BLM INSTRUCTION
N:500233.32
E:513045.20

SE COR S15-T6N-R67W
FOUND #6 REBAR WITH
3.25" ALUMINUM CAP
LS 22098 "1995"
N:500261.83
E:515656.76

E1/4 S15-T6N-R67W
SET 30" OF #6 REBAR WITH
3.25" ALUMINUM CAP STAMPED
LS 34995 AND PER BLM INSTRUCTION
IN MONUMENT BOX
N:502906.48
E:515654.19

Revisions:		By:	Date:
1.)	ADDRESS FIRST ROUND OF COMMENTS	AIL	05-06-2018
2.)	ADDRESS SECOND ROUND OF COMMENTS	AIL	05-29-2018
3.)	REMOVE MULTI-FAMILY AND COMMERCIAL	AIL	09-26-2019
4.)	UPDATE OAG BUFFER LOT CONFIGURATION	AIL	03-13-2020

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W of the 6th PM

**NORTHERN
ENGINEERING**

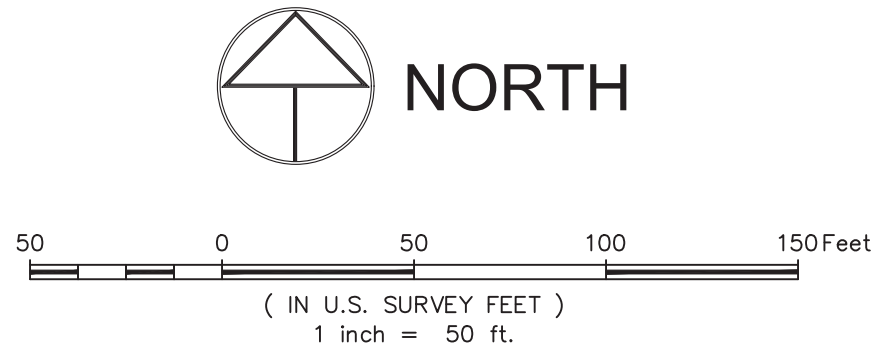
PORT COLINS: 301 North Pearl Street, Suite 100, 80521
GREELEY: 820 8th Street, 80632
970.223.4158
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1220-002	08/13/2018	1" = 150'	S. LUND
DESIGNED BY:	DRAWN BY:		
	A. Lund		

SUBDIVISION PLAT
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

FOUND #4 REBAR WITH
ORANGE PLASTIC CAP
LS 33642

SEE SHEET 4

SEE SHEET 4

Revisions:		Date:
1.)	ADDRESS FIRST ROUND OF COMMENTS	05/06/2018
2.)	ADDRESS SECOND ROUND OF COMMENTS	05/06/2018
3.)	REMOVE MULTI-FAMILY AND COMMERCIAL	09/26/2019
4.)	UPDATE OAG BUFFER/LOT CONFIGURATION	03/13/2020

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W of the 6th PM

NORTHERN
ENGINEERING

PORT COLINS 301 North Hards Street, Suite 100, 80521
Greeley, 820 8th Street, 80633
970.221.4158
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1220-002	08/13/2018	1" = 50'	S. LUND
DESIGNED BY:	DRAWN BY:		
	A. Lund		

SUBDIVISION PLAT
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR,
COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7 OF 7
FOR LINE & CURVE TABLES

SEE SHEET 3



Revisions:	By:	Date:
1.) ADDRESS FIRST ROUND OF COMMENTS	AIL	05/06/2018
2.) ADDRESS SECOND ROUND OF COMMENTS	AIL	05/26/2018
3.) REMOVE MULTI-FAMILY AND COMMERCIAL	AIL	05/26/2018
4.) UPDATE OAG BUFFER LOT CONFIGURATION	AIL	03/13/2020

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W of the 6th PM

**NORTHERN
ENGINEERING**

PORT COLINS 301 North Hines Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.231.4158
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1220-002	08/13/2018	1" = 50'	S. LUND
DESIGNED BY:	DRAWN BY:		
	A. Lund		

SUBDIVISION PLAT
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



50 0 50 100 150 Feet
(IN U.S. SURVEY FEET)
1 inch = 50 ft.

SEE SHEET 7 OF 7
FOR LINE, CURVE & POINT
TABLES

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

SUBDIVISION PLAT

SEE SHEET 3

SEE SHEET 3

Revisions:	By:	Date:
1.) ADDRESS FIRST ROUND OF COMMENTS	AIL	05/08/2018
2.) ADDRESS SECOND ROUND OF COMMENTS	AIL	05/26/2018
3.) REMOVE MULTI-FAMILY AND COMMERCIAL	AIL	09/26/2019
4.) UPDATE O&G BUFFER LOT CONFIGURATION	AIL	03/13/2020

SECTION:	TOWNSHIP:	RANGE:
15	6 N	67 W of the 6th PM

NORTHERN
ENGINEERING

PORT COLINS 301 North Hines Street, Suite 100, 80521
Greeley 820 8th Street, 80633
970.223.4158
northernengineering.com

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1220-002	08/13/2018	1" = 50'	S. LUND
DESIGNED BY:	DRAWN BY:		
	A. Lund		

SUBDIVISION PLAT
VILLAGE EAST SUBDIVISION EIGHTH FILING
WINDSOR, WELD COUNTY, COLORADO

Sheet
5
Of 7 Sheets

SUBDIVISION PLAT

SEE SHEET 4

SEE SHEET 4

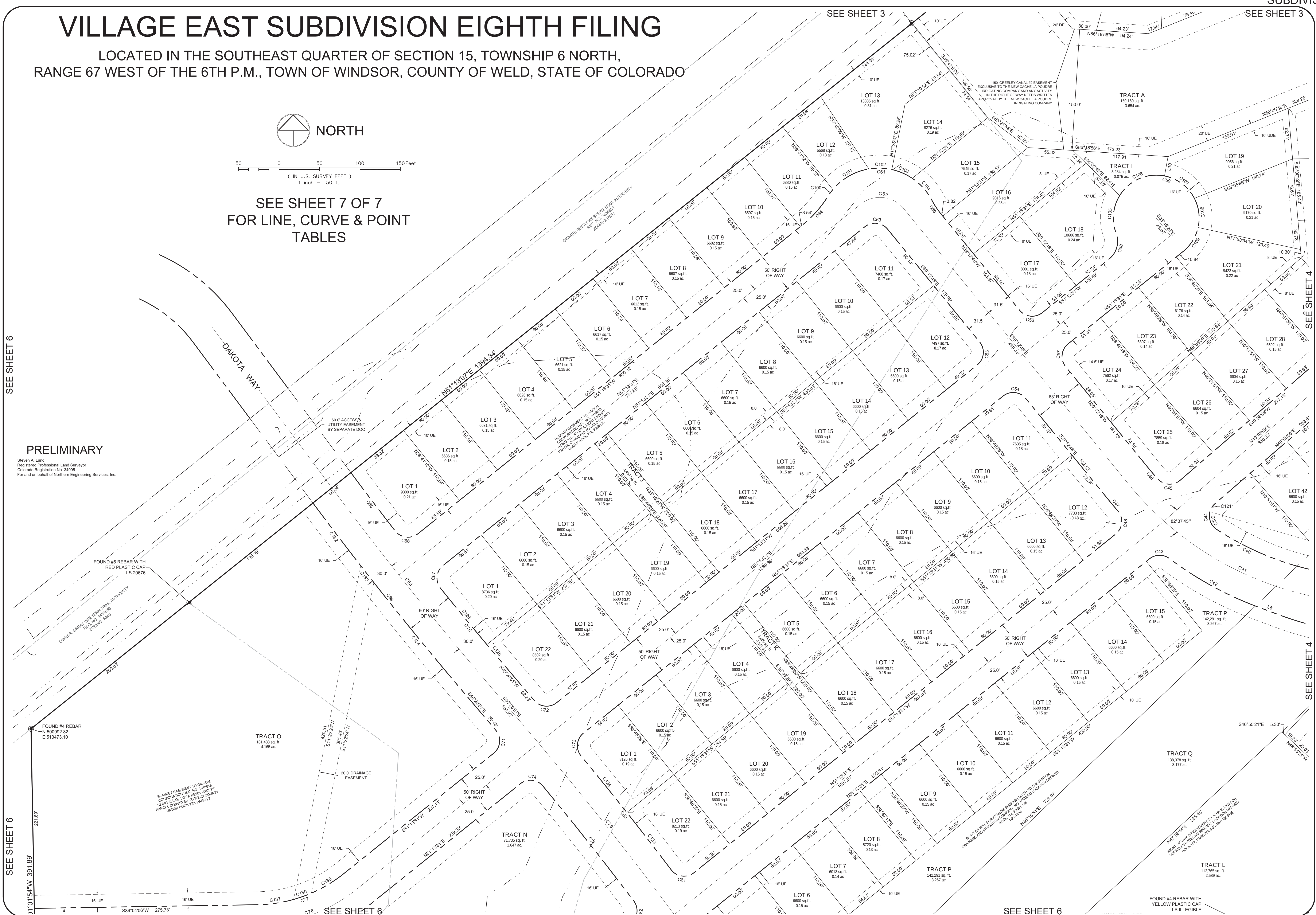
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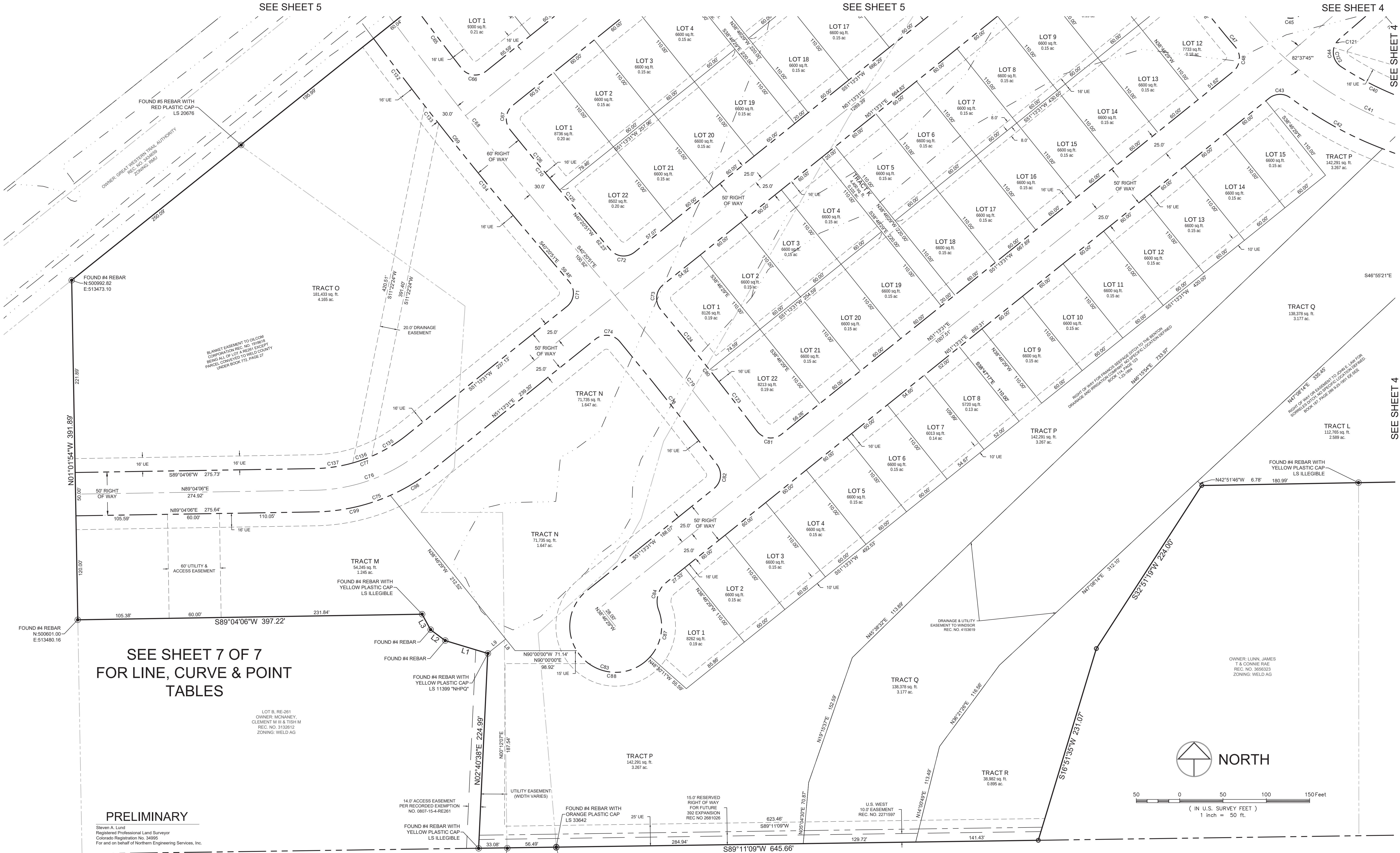
SEE SHEET 6



VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 7 OF 7
FOR LINE, CURVE & POINT TABLES



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VILLAGE EAST SUBDIVISION EIGHTH FILING

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 NORTH,
RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	13°46'43"	192.00'	46.17'	N45°30'37"W	46.06'
C2	89°56'04"	36.00'	56.51'	S06°20'46"W	50.88'
C3	89°56'04"	54.00'	84.76'	N06°20'46"E	76.32'
C4	117°29'30"	86.00'	176.35'	N06°20'46"E	147.04'
C5	13°46'43"	192.00'	46.17'	N58°12'10"E	46.06'
C6	90°00'00"	15.00'	23.56'	N06°18'48"E	21.21'
C7	90°00'00"	15.00'	23.56'	S83°41'12"E	21.21'
C8	73°06'58"	225.00'	287.13'	S87°52'17"W	268.04'
C9	70°55'50"	200.00'	247.59'	N86°46'43"E	232.08'
C10	68°04'38"	175.00'	207.93'	S85°21'07"W	195.91'
C11	44°23'18"	225.00'	174.31'	S60°52'51"E	169.99'
C12	44°23'18"	200.00'	154.94'	S60°52'51"E	151.10'
C13	32°18'42"	175.00'	98.69'	N54°50'33"W	97.39'
C14	81°39'45"	28.00'	39.91'	S68°10'14"W	36.61'
C15	103°02'41"	53.00'	95.32'	S78°51'42"W	82.98'
C16	43°57'25"	53.00'	40.66'	N74°56'48"E	39.67'
C17	16°43'34"	225.00'	65.68'	N74°42'43"W	65.45'
C18	14°01'54"	225.00'	55.10'	N59°19'59"W	54.96'
C19	13°37'50"	225.00'	53.53'	N45°30'07"W	53.40'
C20	6°31'20"	225.00'	25.61'	N54°34'28"E	25.60'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C21	15°16'44"	225.00'	60.00'	S71°58'51"W	59.82'
C22	12°43'57"	225.00'	50.00'	S85°59'11"W	49.90'
C23	12°43'57"	225.00'	50.00'	N81°16'53"W	49.90'
C24	12°43'57"	225.00'	50.00'	N68°32'56"W	49.90'
C25	6°36'43"	225.00'	25.97'	N58°52'36"W	25.95'
C26	61°39'55"	175.00'	188.35'	N88°33'29"E	179.39'
C27	6°24'43"	175.00'	19.58'	N54°31'10"E	19.57'
C28	8°06'07"	192.00'	27.15'	S42°40'19"E	27.13'
C29	5°40'36"	192.00'	19.02'	S49°33'41"E	19.01'
C30	27°18'01"	86.00'	40.98'	S38°44'58"E	40.59'
C31	36°37'39"	86.00'	54.98'	S06°47'08"E	54.05'
C32	13°21'17"	86.00'	20.05'	S18°12'21"W	20.00'
C33	90°13'35"	29.96'	47.17'	S44°58'19"W	42.45'
C34	89°56'39"	30.00'	47.09'	S45°01'41"E	42.41'
C35	10°18'45"	101.00'	18.18'	S84°50'37"W	18.15'
C36	6°15'49"	101.00'	11.04'	S86°52'05"E	11.04'
C37	6°31'32"	319.00'	36.33'	S86°59'56"E	36.31'
C38	20°40'23"	382.50'	138.01'	S79°55'31"E	137.26'
C39	29°22'40"	319.00'	163.56'	N85°37'25"W	161.78'
C40	14°01'36"	368.50'	90.21'	N63°55'17"W	89.99'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C41	50°47'12"	400.00'	354.56'	S64°36'24"E	343.06'
C42	16°35'31"	431.50'	124.95'	S61°17'34"E	124.52'
C43	75°43'46"	20.01'	26.45'	N89°06'51"E	24.57'
C44	105°58'24"	20.01'	37.01'	N03°53'10"W	31.95'
C45	88°57'41"	20.00'	31.05'	N86°23'00"W	28.03'
C46	2°41'22"	368.50'	17.30'	N40°33'29"W	17.30'
C47	2°13'05"	431.50'	16.70'	S40°19'20"E	16.70'
C48	92°39'23"	20.00'	32.34'	S04°53'49"W	28.93'
C49	31°38'35"	265.00'	146.35'	N33°18'52"E	144.50'
C50	31°38'35"	240.00'	132.55'	N33°18'52"E	130.87'
C51	31°38'35"	215.00'	118.74'	S33°18'52"W	117.24'
C52	71°30'50"	29.00'	36.20'	S18°15'51"E	33.89'
C53	251°30'50"	53.00'	232.66'	S71°44'09"W	86.02'
C54	89°33'42"	20.00'	31.26'	S83°59'38"E	28.18'
C55	90°26'18"	20.00'	31.57'	S06°00'22"W	28.39'
C56	89°33'42"	20.00'	31.26'	N83°59'38"W	28.18'
C57	90°26'18"	20.00'	31.57'	N06°00'22"E	28.39'
C58	72°01'21"	28.00'	35.20'	S15°12'50"W	32.92'
C59	252°01'21"	53.00'	233.13'	N74°47'10"W	85.74'
C60	11°30'41"	100.00'	20.09'	N33°27'27"W	20.06'

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.32'	N73°12'25"W
L2	20.98'	N53°19'46"W
L3	20.38'	N28°40'56"W
L4	57.50'	N89°56'39"E
L5	15.70'	N38°37'16"W
L6	28.89'	S69°35'20"E
L7	40.35'	S17°29'35"W
L8	17.19'	N38°46'29"W
L9	26.55'	N51°13'31"E
L10	24.29'	S10°17'54"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C61	120°15'40"	74.00'	155.32'	N87°49'57"W	128.34'
C62	89°33'42"	38.00'	59.40'	S83°59'38"E	53.53'
C63	89°33'42"	20.01'	31.27'	S83°58'39"E	28.18'
C64	19°11'17"	142.00'	47.56'	S41°37'52"W	47.33'
C65	1°06'35"	4670.00'	90.44'	N37°13'55"W	90.44'
C66	90°59'17"	20.00'	31.76'	N83°16'51"W	28.53'
C67	90°07'15"	20.00'	31.46'	N06°09'53"E	28.31'
C68	3°39'26"	4700.00'	300.01'	S38°31'07"E	299.96'
C69	3°38'40"	4730.00'	300.87'	S38°31'30"E	300.82'
C70	1°27'06"	4670.00'	116.32'	S39°37'18"E	116.32'
C71	91°34'21"	20.00'	31.96'	S05°26'20"W	28.67'
C72	88°25'39"	20.00'	30.87'	N84°33'40"W	27.89'
C73	90°50'47"	20.00'	31.71'	N05°48'07"E	28.49'
C74	89°07'56"	20.00'	31.11'	S84°12'31"E	28.07'
C75	37°50'35"	225.00'	148.61'	N70°08'48"E	145.92'
C76	37°50'35"	200.00'	132.10'	N70°08'48"E	129.71'
C77	37°50'35"	175.00'	115.59'	S70°08'48"W	113.50'
C78	2°36'40"	3970.00'	180.93'	S38°20'13"E	180.92'
C79	3°56'21"	4000.00'	275.01'	S38°22'40"E	274.95'
C80	2°32'48"	4030.00'	179.13'	N38°20'52"W	179.12'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C81	91°44'20.1"	20.00'	32.01'	N82°55'29"W	28.70'
C82	88°15'24"	20.00'	30.81'	S07°05'49"W	27.85'
C83	252°01'21"	53.00'	233.13'	S74°47'10"E	85.74'
C84	72°01'21"	28.00'	35.20'	N15°12'50"E	32.92'
C85	1°53'07"	382.50'	12.59'	S89°17'17"E	12.59'
C86	18°55'26"	379.15'	125.23'	S78°58'01"E	124.66'
C87	62°06'42"	53.00'	57.45'	S10°15'30"W	54.68'
C88	106°52'22"	52.99'	98.84'	S85°15'46"E	85.12'
C89	14°59'44"	225.00'	58.89'	S58°43'22"W	58.72'
C90	22°50'52"	225.00'	89.72'	S77°38'40"W	89.13'
C100	7°52'43"	74.00'	10.18'	N35°58'35"E	10.17'
C101	40°30'06"	74.00'	52.31'	N60°09'59"E	51.23'
C102	22°06'24"	74.00'	28.55'	S88°31'46"E	28.37'
C103	21°24'21"	74.00'	27.65'	S66°46'23"E	27.49'
C104	28°22'06"	74.00'	36.64'	S41°53'10"E	36.27'
C105	52°15'22"	53.00'	48.34'	N05°19'51"E	46.68'
C106	69°39'23"	53.00'	64.43'	N66°17'13"E	60.54'
C107	51°34'32"	53.00'	47.71'	S53°05'50"E	46.11'
C108	40°05'55"	53.00'	37.09'	S07°15'36"E	36.34'
C109	38°26'10"	53.00'	35.55'	S32°00'26"W	34.89'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C110	4°11'32"	215.00'	15.73'	N47°02'23"E	15.73'
C111	27°27'03"	215.00'	103.01'	N31°13'06"E	102.03'
C112	60°00'45"	53.00'	55.51'	N24°00'53"W	53.01'
C113	68°14'33"	53.00'	63.13'	N40°06'46"E	59.46'
C114	34°04'16"	53.00'	31.52'	S88°43'50"E	31.05'
C115	39°38'47"	53.00'	36.64'	S51°53'18"E	35.92'
C116	39°13'45"	53.00'	36.29'	S12°28'02"E	35.58'
C117	10°20'44"	53.00'	9.57'	S12°19'13"W	9.56'
C118	11°19'17"	265.00'	52.36'	S23°09'13"W	52.28'
C119	12°58'21"	265.00'	60.00'	S35°16'02"W	59.87'
C120	7°20'57"	265.00'	33.99'	S45°27'41"W	33.97'
C121	34°12'39"	20.01'	11.95'	S31°59'43"W	11.77'
C122	71°51'51"	19.98'	25.07'	S20°59'29"E	23.46'
C123	1°16'17"	4030.00'	89.42'	S37°42'37"E	89.42'
C124	1°16'31"	4030.00'	89.71'	S38°59'01"E	89.71'
C125	0°20'52"	4670.00'	28.35'	N40°10'25"W	28.35'
C126	1°06'14"	4670.00'	89.97'	N39°26'52"W	89.96'
C127	67°38'21"	53.00'	62.57'	S83°26'08"E	59.00'
C128	35°24'20"	53.00'	32.75'	N45°02'32"E	32.23'
C129	5°04'52"	86.00'	7.63'	S62°33'06"W	7.62'

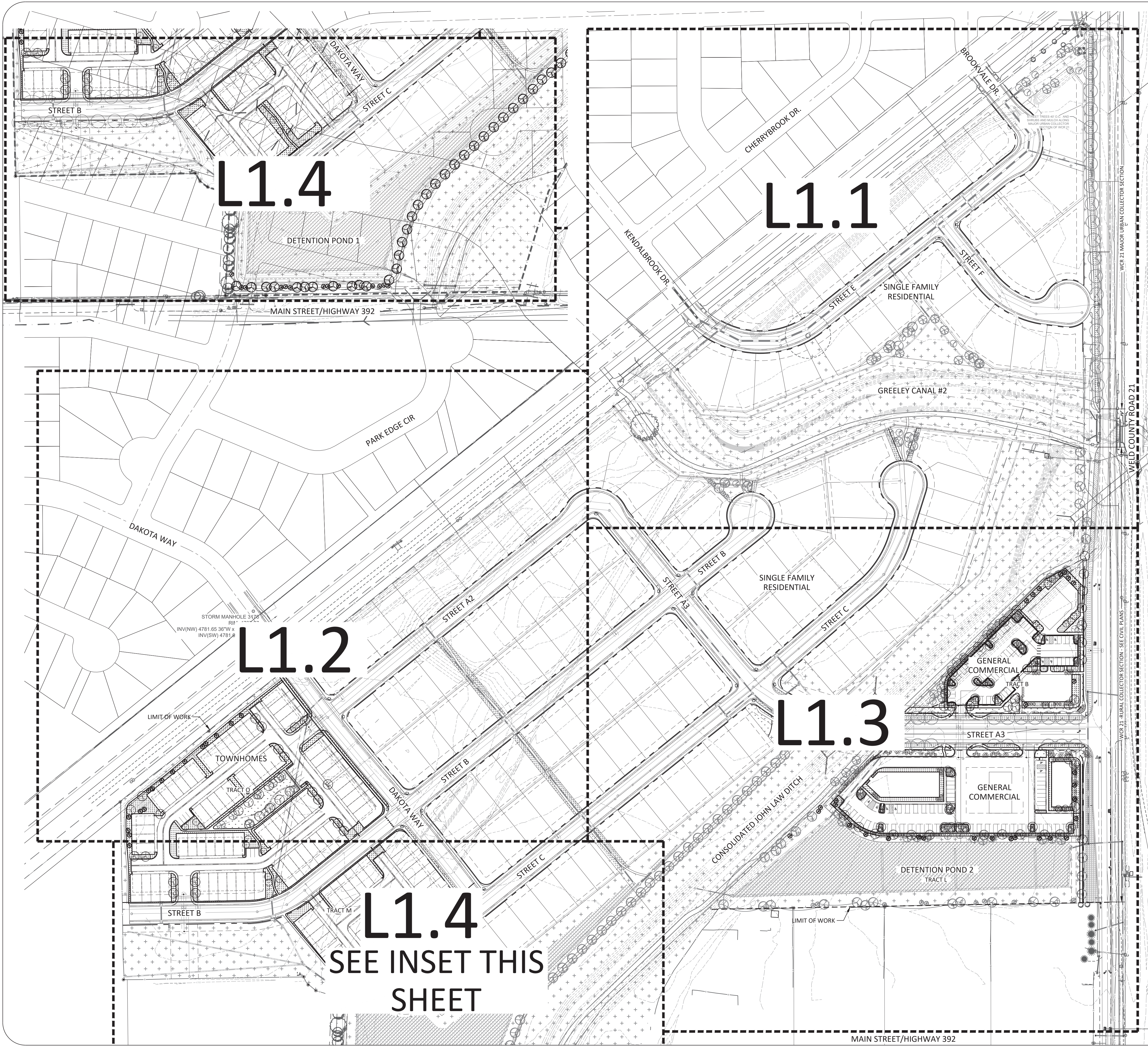
LAND USE TABLE						
	NUMBER OF PARCELS	DESCRIPTION	DEDICATION	AREA (sq. ft.)	AREA (Acres)	PERCENT
ROW	1	Public Use	Public Right of Way	503,475	11.56	18.26%
SF LOTS	133	Single-Family Residence		1,001,478	22.99	36.33%
TRACT A	1	New Cache La Poudre Irrigating Company	N/A	159,160	3.65	5.77%
TRACT B	1	Future Development	N/A	72,091	1.65	2.61%
TRACT C	1	Future Development	N/A	105,869	2.43	3.84%
TRACT D	1	Open Space	Utility & Drainage Easement	9,307	0.21	0.34%
TRACT E	1	Open Space	Utility & Drainage Easement	16,397	0.38	0.59%
TRACT F	1	Open Space	Utility & Drainage Easement	2,534	0.06	0.09%
TRACT G	1	Law Consolidation Ditch	Drainage Easement	125,523	2.88	4.55%
TRACT H	1	Open Space	Utility Easement	4,289	0.10	0.16%
TRACT I	1	Open Space	Utility & Drainage Easement	3,284	0.08	0.12%
TRACT J	1	Open Space	Drainage Easement	4,400	0.10	0.16%
TRACT K	1	Open Space	Drainage Easement	4,400	0.10	0.16%
TRACT L	1	Open Space	Drainage Easement	112,765	2.59	4.09%
TRACT M	1	Open Space	Drainage Easement	54,245	1.25	1.97%
TRACT N	1	Future Development	N/A	71,735	1.65	2.60%
TRACT O	1	Future Development	N/A	181,433	4.17	6.58%
TRACT P	1	Open Space	Drainage Easement	142,291	3.27	5.16%
TRACT Q	1	Law Consolidation Ditch	Drainage Easement	138,378	3.18	5.02%
TRACT R	1	Open Space	N/A	38,982	0.89	1.41%
TRACT S	1	Open Space	Drainage Easement	1,965	0.05	0.07%
TRACT T	1	Open Space	N/A	2,953	0.07	0.11%
TOTAL	153			2,756,953	63.29	100.00%

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C130	35°07'40"	86.00'	52.73'	S42°26'49"W	51.90'
C131	43°04'39"	120.50'	90.60'	N68°27'41"W	88.48'
C132	1°10'47"	4731.46'	97.42'	S37°17'35"E	97.42'
C133	0°19'08"	4730.00'	26.33'	S38°02'33"E	26.33'
C134	2°08'44"	4730.00'	177.12'	S39°16'29"E	177.11'
C135	15°25'21"	175.00'	47.11'	N58°56'11"E	46.98'
C136	7°38'15"	175.00'	23.33'	N70°27'59"E	23.31'
C137	14°47'00"	175.00'	45.15'	N81°40'36"E	45.03'
C138	0°21'22"	33.47'	0.21'	N89°45'14"E	0.21'
C139	4°31'00"	319.00'	25.15'	N88°00'12"W	25.14'
C140	2°00'31"	319.00'	11.18'	N84°44'26"W	11.18'
C141	6°30'20"	225.00'	25.55'	S61°05'18"W	25.53'

PRELIMINARY

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

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LEGEND

- PROPERTY BOUNDARY
- LIGHT POLE
- NATIVE SEED, SEE SHEET L2.0 FOR SPECIFICATION. PROTECT EXISTING TO GREATEST EXTENT FEASIBLE. REPAIR AND REPLACE ANY AREAS DISRUPTED BY CONSTRUCTION.
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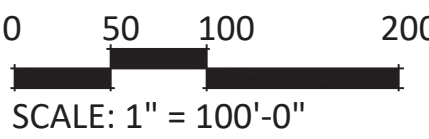
NOTES:
1. SEE SHEET L2.0 FOR DETAILED PLANT SCHEDULE AND LANDSCAPE NOTES

LANDSCAPE REQUIREMENTS

OPEN LANDSCAPE AREA
REQUIRED: 12.66 AC (20% TOTAL SITE AREA) PROVIDED: 21.01 AC (33% TOTAL SITE AREA)
STREET TREES - WCR 21 - MAJOR URBAN COLLECTOR SECTION
REQUIRED: 21 QTY (1 PER 40' L.F. STREET FRONTAGE) PROVIDED: 21 QTY
DETENTION POND TREES
DETENTION POND 1: REQUIRED: 47 QTY (1 PER 40' L.F. PERIMETER) PROVIDED: 47 QTY
DETENTION POND 2: REQUIRED: 45 QTY (1 PER 40' L.F. PERIMETER) PROVIDED: 45 QTY
PARKING LOT EXTERIOR LANDSCAPING:
NORTH PARKING LOT: REQUIRED TREES: 7 QTY (1 PER 40' L.F. PERIMETER) PROVIDED TREES: 7 QTY
SOUTH PARKING LOT: REQUIRED TREES: 14 QTY (1 PER 40' L.F. PERIMETER) PROVIDED TREES: 14 QTY

LANDSCAPE SHEET INDEX

- L1.0 OVERALL SITE PLAN
- L1.1 PLANTING PLAN ENLARGEMENT
- L1.2 PLANTING PLAN ENLARGEMENT
- L1.3 PLANTING PLAN ENLARGEMENT
- L1.4 PLANTING PLAN ENLARGEMENT
- L2.0 LANDSCAPE SCHEDULE & NOTES
- L3.0 LANDSCAPE DETAILS



By: _____ Date: _____

Revisions: _____

No. _____

Consilium Design
3745 LOCUST ST.
DENVER, CO 80222
TEL: 303.224.8500
www.consiliumpg.com

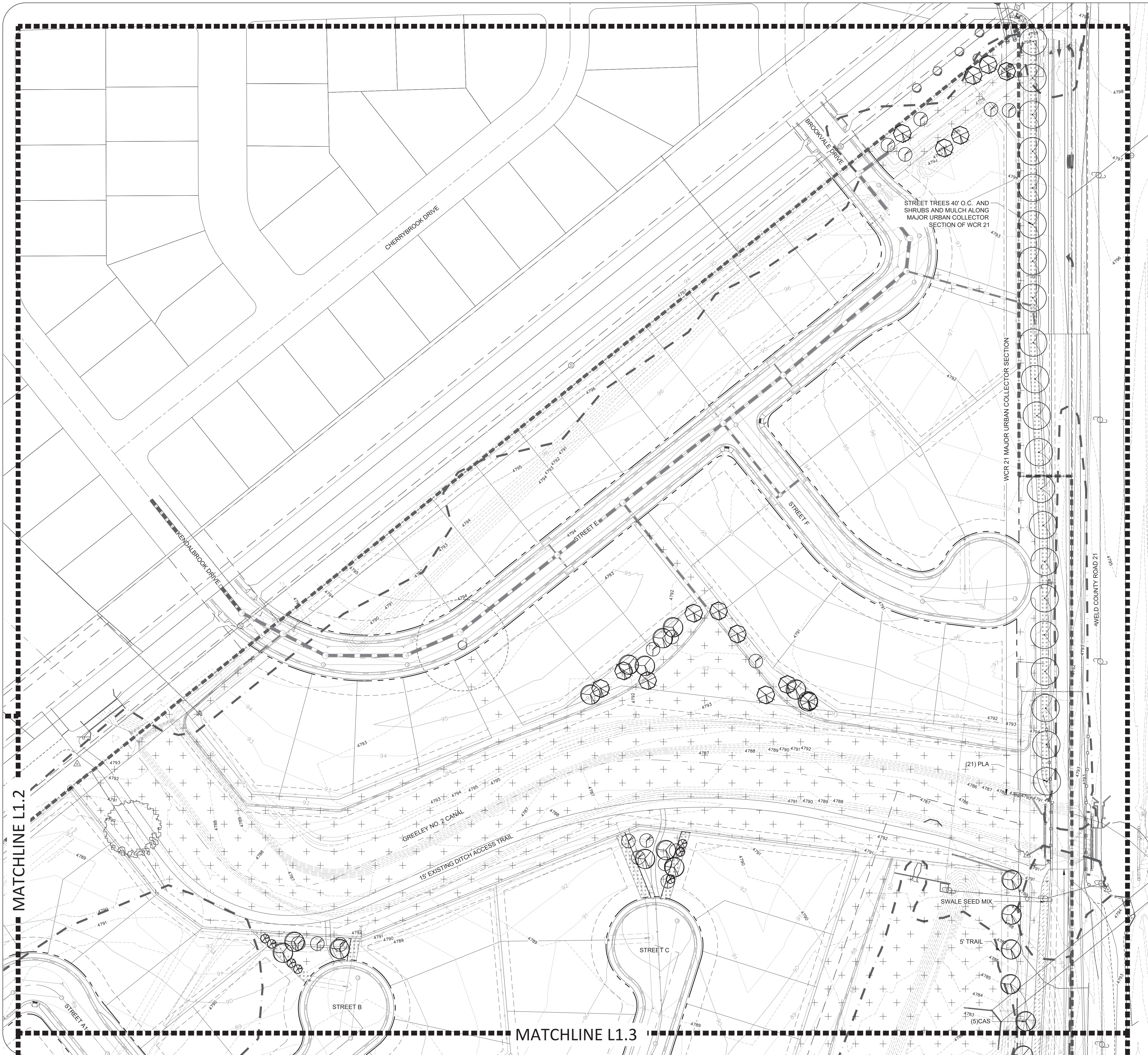
NORTHERN ENGINEERING
FORT COLLINS: 301 North Hoades Street, Suite 100, 80521, 970.221.4188
GREELEY: 820 8th Street, 80631

NE

VILLAGE EAST SUBDIVISION, EIGHTH FILING

FINAL PLAT
FINAL SITE PLAN

Sheet
L1.0
1 of 7



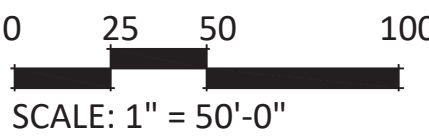
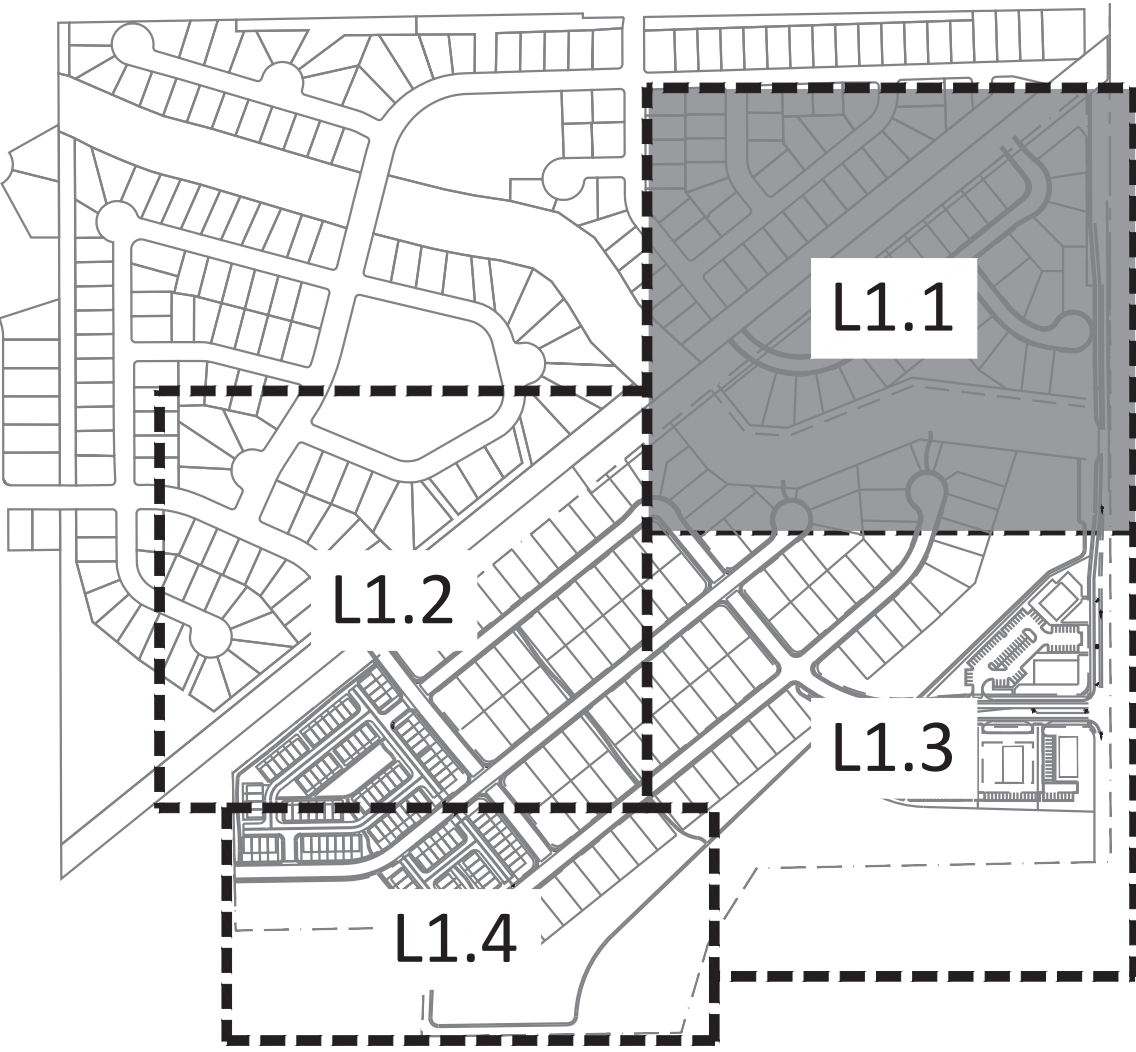
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KEY PLAN



PROJECT: VILLAGE EAST SUBDIVISION, EIGHTH FILING

DESIGNED BY: BK

DRAWN BY: SH, AH

DATE: 03/16/2020

SCALE:

REVIEWED BY: CK

Consilium Design

3745 S. LOCUST ST.

DENVER, CO 80222

TEL: 303.224.8500

WWW.CONSILIUMDESIGN.COM

NORTHERN ENGINEERING

100 S. North Meade Street, Suite 100, 80521, 970.221.4188

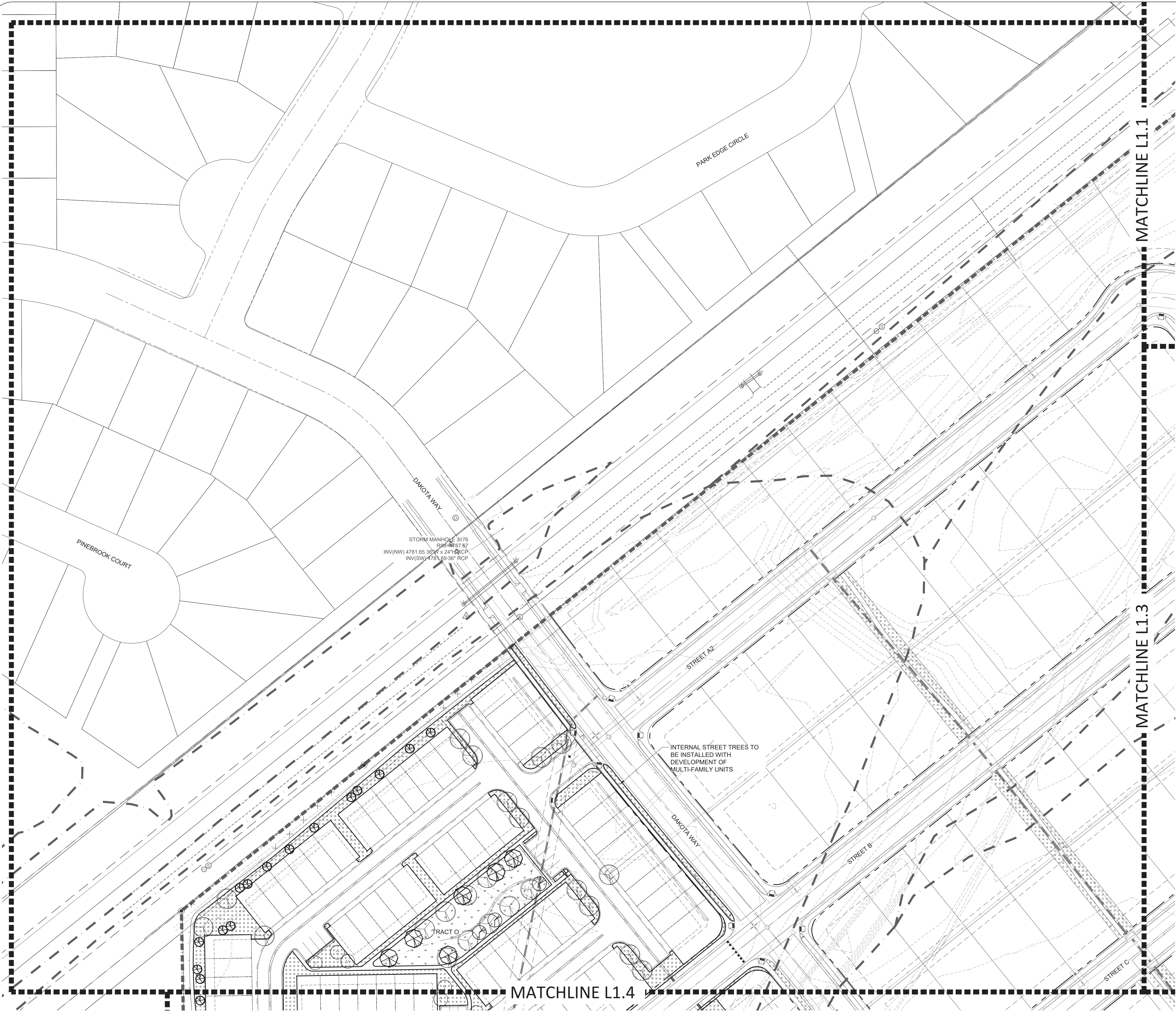
northernengineering.com

GREELY: 820 8th Street, 80631

Sheet

L1.1

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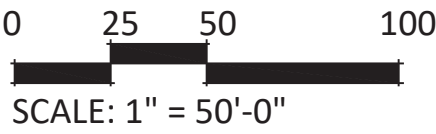
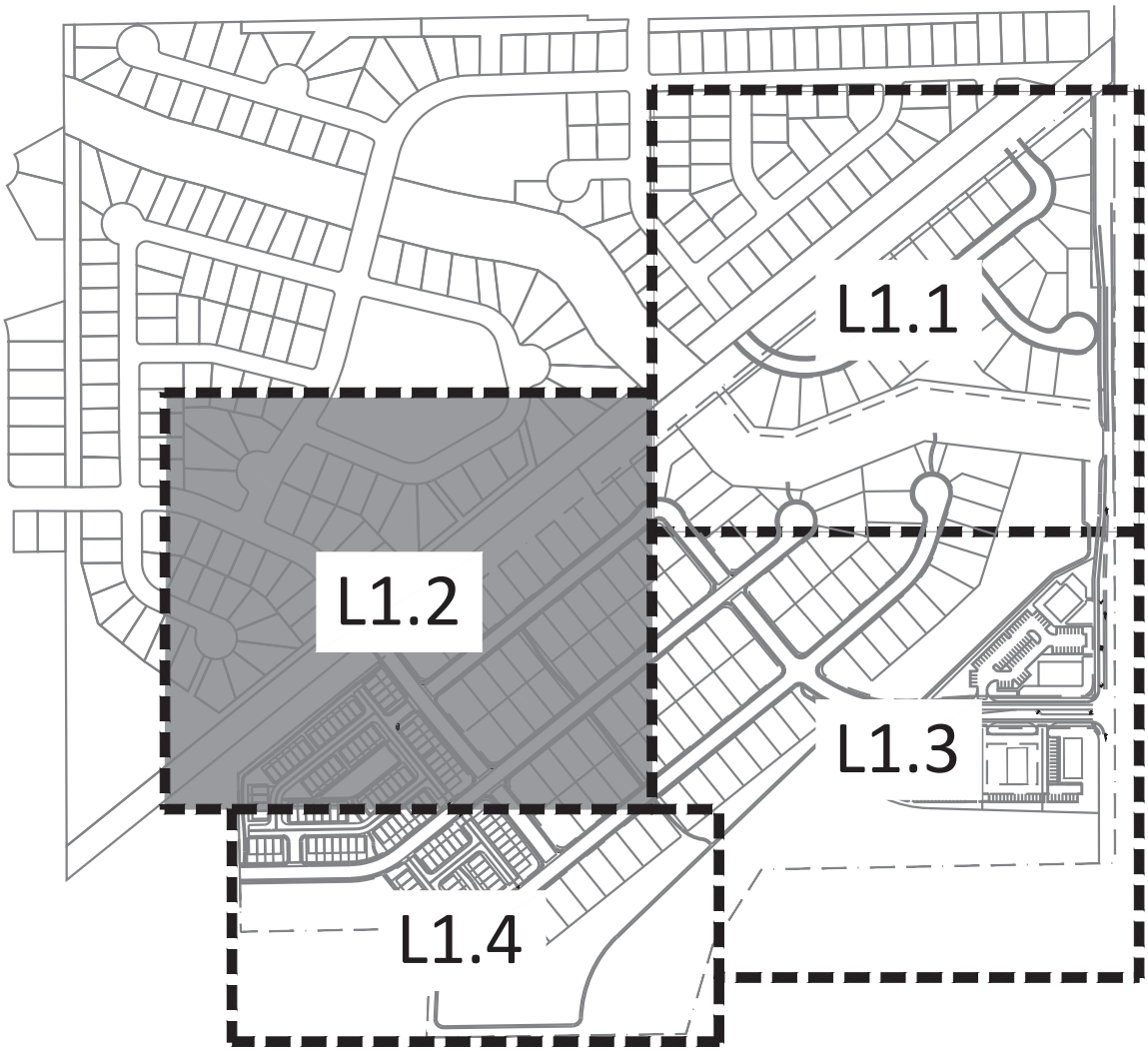


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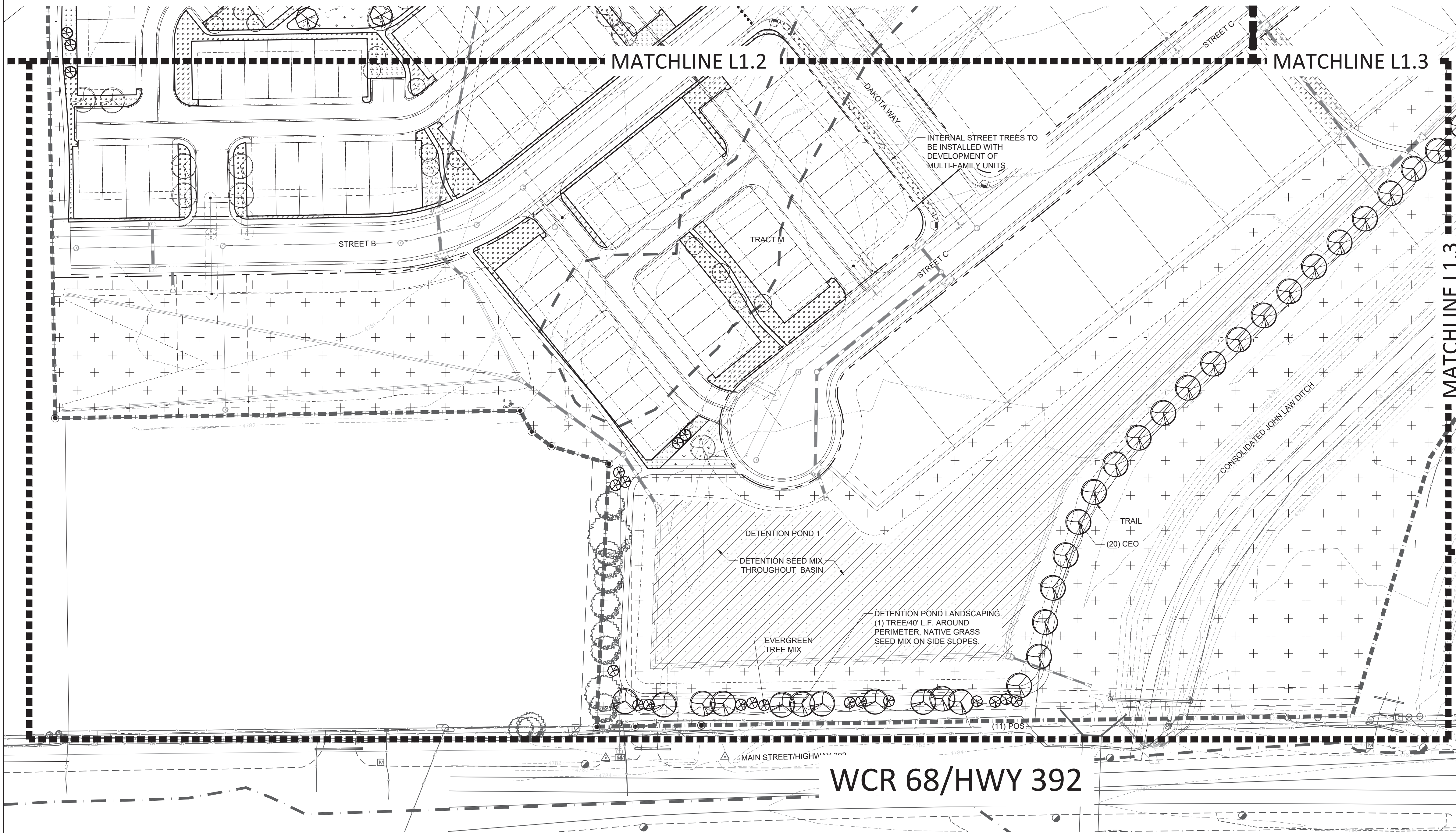
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L1.2

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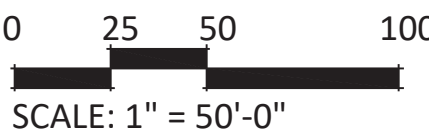
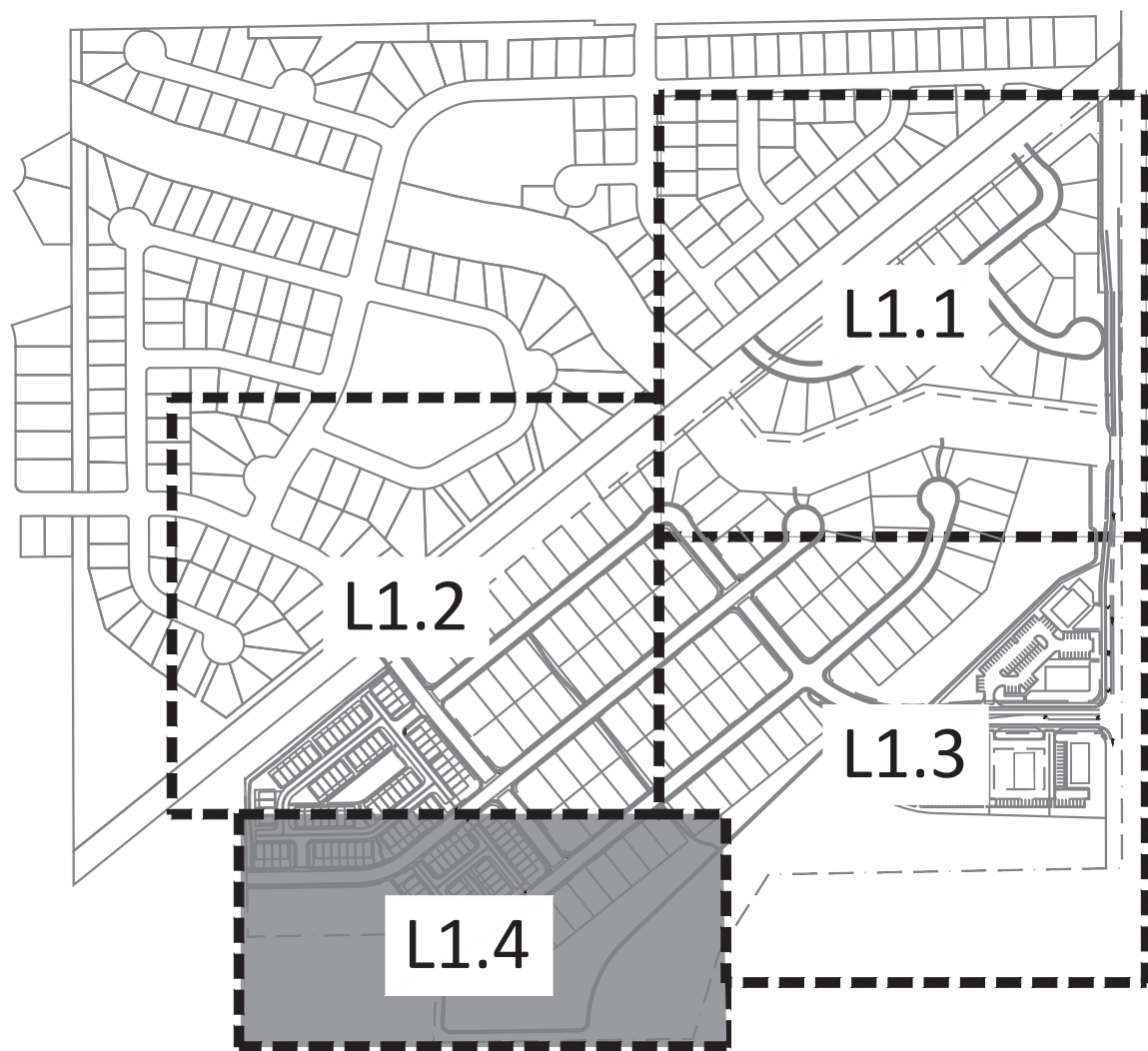


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- EVERGREEN TREE 6' HEIGHT
- SHRUB PLANTINGS

NOTES:
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KEY PLAN



PROJECT: VILLAGE EAST SUBDIVISION, EIGHTH FILING

DESIGNED BY: BK

DRAWN BY: SH, AH

DATE: 03/16/2020

SCALE:

REVIEWED BY: CK

Consilium Design

2745 S. LOCUST ST.

DENVER, CO 80222

TEL: 303.224.8500

www.consiliumpdesign.com

NORTHERN ENGINEERING

100 S. NORTH WHEELS STREET, SUITE 100, DENVER, CO 80202

TEL: 303.224.8500

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Sheet

L1.4

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Village East 8th Filing (aka, Eastbrook Annex No. 2)
Neighborhood Meeting – February 19, 2019
Town of Windsor Community Recreation Center, Spruce Room
5:30 – 6:30 p.m.

There were five neighbors who attended:

- Two attendees live north of the property on WCR 21
- One who lives in Village East Subdivision
- One who lives on the corner of WCR 21 and SH 392
- One who lives southeast of WCR 21 and SH 392

Inquiries from meeting (general):

Q: What type of single-family residential homes are anticipated with this development?

A: Starter/first-time buyer homes.

Q: Is this property under contract with Journey Homes?

A: It has not been determined at this time. Talking with several builders.

Q: Will this development extend the trail system?

A: Yes.

Q: What is happening with the floodplain?

A: The property is going through a floodplain map revision.

General discussion: Improvements along WCR 21 and floodplain.



Preliminary Major Subdivision

Village East Subdivision
8th Filing

Carlin Malone, Chief Planner

Planning Commission – April 1, 2020



Subdivision

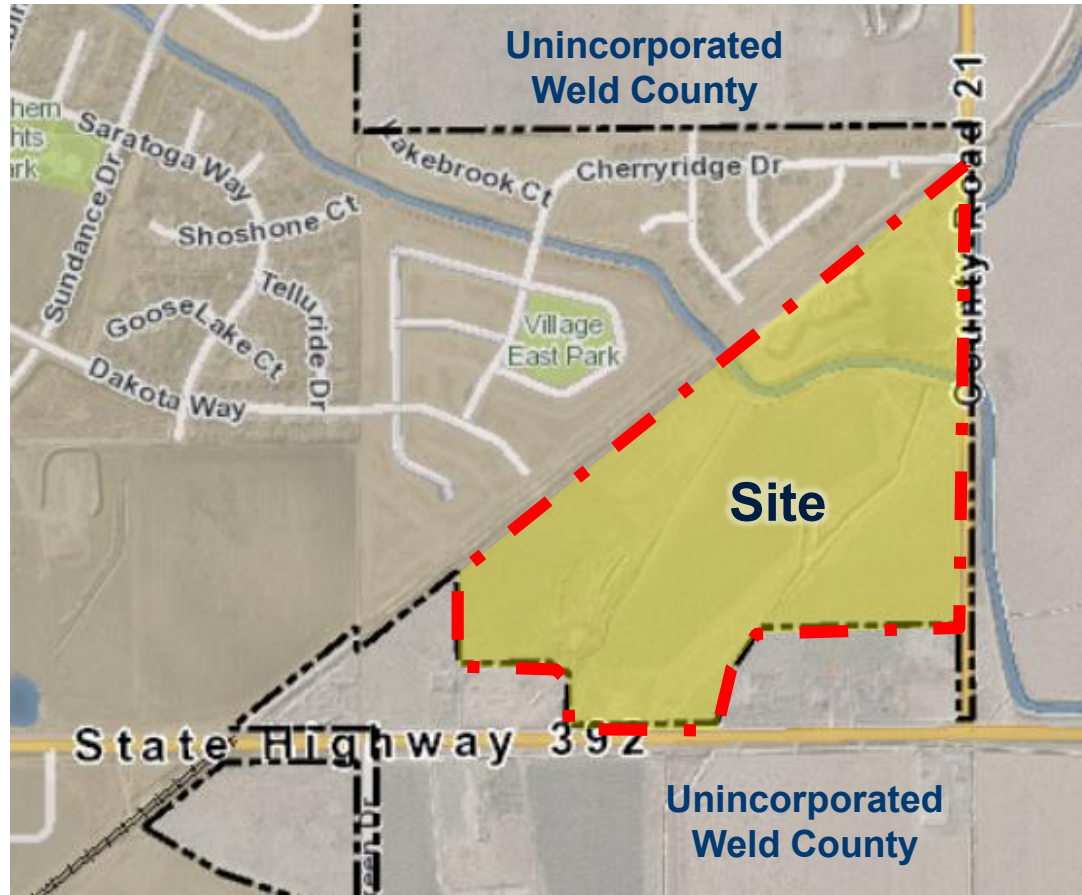
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

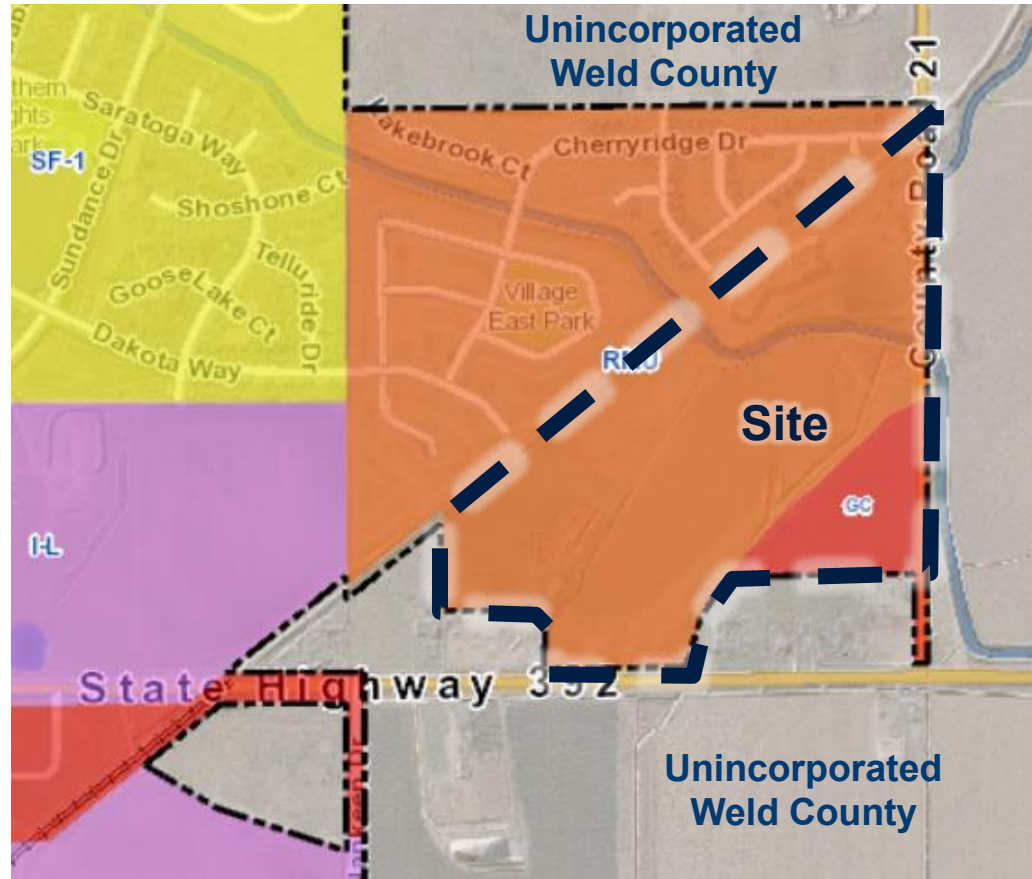
The purposes of the major subdivision procedure are:

- 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

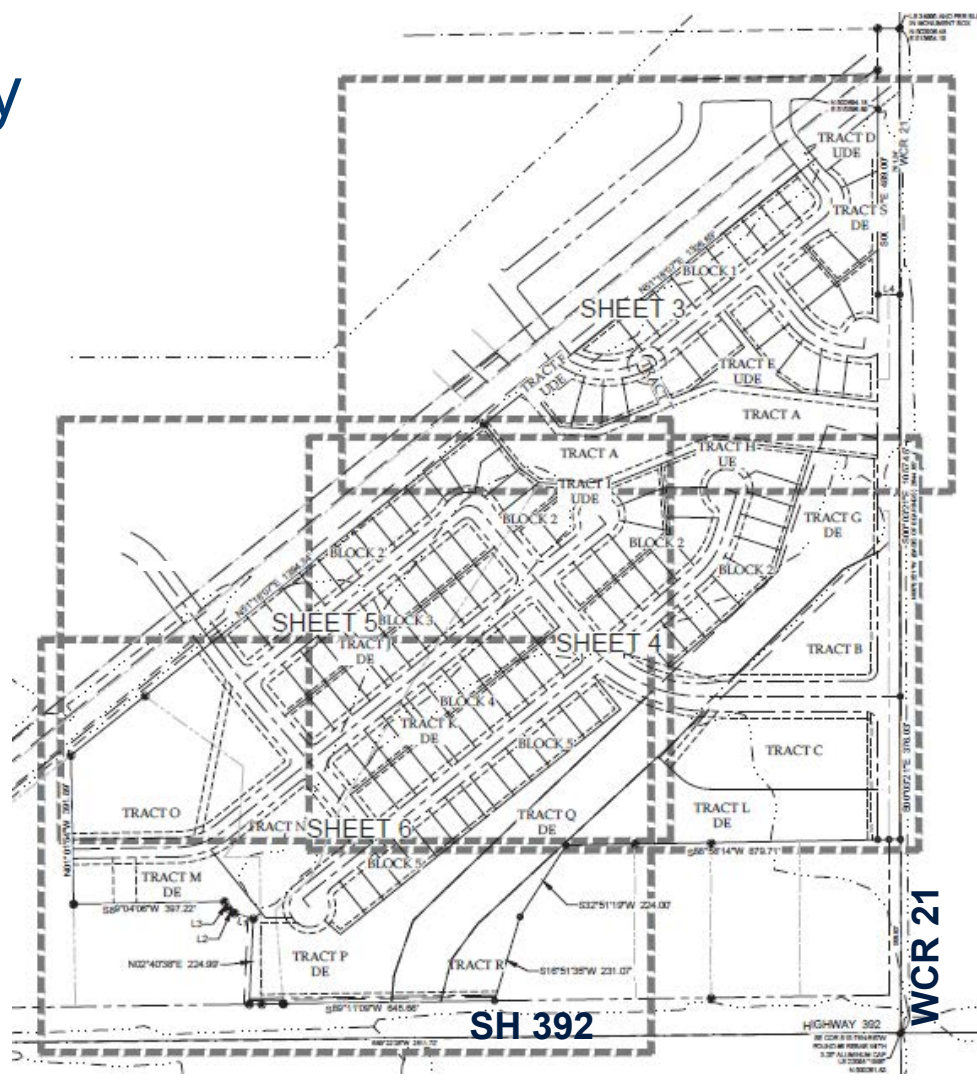


Zoning Map





Preliminary Plat





Preliminary Plat

Plat characteristics:

- ~ 63 acres total
 - 133 single-family lots (23 acres)
 - Lot size range for this subdivision: 6,000 sf – 15,041 sf
 - Density: 5.8 du/ac
- Tracts for future development: 9.9 acres (15.6%)
- Extension of trail system, including an extension of Great Western Trail
- Public right-of-way: 11.56 acres (18.26%)
- Park – adjacent to Village East Park
- Tracts for open space / drainage: ~ 9.15 acres (14%)
- Total open space, drainage and ditch easements: 15.98 acres (29%)
 - Required open space in RMU zone district: 20%

Landscaping & Improvements



- Open space / drainage = ~ 15.98 acres
- Trail extension
- Future Development:
 - Neighborhood Commercial
 - Townhomes



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

A neighborhood meeting was held on February 21, 2019

Notifications for this meeting were as follows:

- February 2, 2019 - Affidavit of mailing to property owners within 300 feet
- February 2 & 10, 2019 – published ads in newspapers



**Site
Location**



Recommendation

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

Staff requests that the following be entered into the record:

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