



PLANNING COMMISSION REGULAR MEETING

April 17, 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*

The Planning Commission minutes from the April 3, 2019 meeting will be considered for approval at the next regular meeting.

C. BOARD ACTION

1. Preliminary Major Subdivision – Water Valley South Subdivision 27th Filing – Gary Kerr, Trollco, Inc, owner/applicant; John Meyers, TST, INC. Consulting Engineers, applicant's representative
 - Quasi-judicial
 - Staff presentation: Scott Ballstadt, Director of Planning
2. Public Hearing – Height Review – Great Western Industrial Park Subdivision 4th Filing, Lot 1 Block 1 (Intersand) – Dean Brown, Great Western Industrial Park, LLC, applicant; Mark Cevall, Redland, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

3. Recommendation to Town Board – Height Review – Great Western Industrial Park Subdivision 4th Filing, Lot 1 Block 1 (Intersand) – Dean Brown, Great Western Industrial Park, LLC, applicant; Mark Cevall, Redland, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff
 - a. Site Plan: Windsor Commons 3rd Filing L5 B3 (Show Shine Detail)
 - b. Site Plan: Kang Subdivision Site Plan (101 Main St.)
 - c. Site Plan: Windshire Annex (Public Works Campus, 922 15th St.)

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>Monday, April 15, 2019</u>	6:00 P.M.	Joint meeting with Town Board – 2018 International Building Codes, Contractor Licensing, Residential Guidelines
<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**
<u>Monday, May 6, 2019</u>	6:00 P.M.	Joint Meeting with Town Board – Transportation Master Plan Kick-Off
<u>Wednesday, May 15, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, June 5, 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.



MEMORANDUM

Date: April 17, 2019
To: Planning Commission
From: Scott Ballstadt, Planning Director
Re: Preliminary Major Subdivision – Water Valley South 27th Filing – Gary Kerr, Trollco, Inc., owner/applicant; John Meyers, TST, INC. Consulting Engineers, applicant’s representative
Location: NE corner of New Liberty Road and 7th Street
Items #: C.1

Background / Discussion

The applicant, Gary Kerr, Trollco, LLC, has submitted a preliminary major subdivision plat, known as Water Valley South 27th Filing. The proposal is the replat of Tract F of the Water Valley South Subdivision. The site is located directly northeast of the intersection of New Liberty Road and 7th Street.

The subject subdivision encompasses approximately 17.33 acres and is zoned Residential Mixed Use (RMU). The proposal is for 70 patio home lots, one clubhouse lot, and associated open space and access. The platting will allow for individual ownership of the patio home lots. The remaining property will be managed by a metro district.

Preliminary Plat characteristics (please see project presentation for plat):

- 17.33 acres
- Residential Mixed Use Zone (RMU)
- 70 patio home lots (covering 6.64 acres)
- 7.84 acres of open space/drainage/access and utility easement
- Clubhouse lot

The applicant held a neighborhood meeting on March 27, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were three neighbors in attendance, all with general questions about the development.

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:

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

Chapter 5c – Residential Areas Framework

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

Objectives:

- 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 March 27, 2019. Notifications for this meeting were as follows:

- March 13, 2019 – display ad published in the newspapers
- March 14, 2019 – affidavit of mailing to property owners within 300 feet

Recommendation

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

Attachments

Application Materials
PowerPoint presentation

cc: Gary Kerr, applicant
John Meyers. applicant's representative



February 19, 2019

Pelican Shores Neighborhood – Project Narrative

Project No. 1236.0001.00

The Pelican Shores Neighborhood is a water front community with open space areas on the water and improved pedestrian connections to Windsor and Water Valley. This project is conceived as a zero-maintenance neighborhood, a separate HOA will be responsible for all of the landscaping, snow removal, and maintenance of all common features. New residents will enjoy access to all of the Water Valley Amenities, in addition to care free living with spectacular views.

The Pelican Shores project is located on Track F of the Water Valley South Subdivision. It is located on the east side of 7th Street and on the north side of the New Liberty Drive round a bout.

The project intent is to construct 1 and 2-story, single-family, detached buildings on the 17.33-acre site. The site consists of 70 buildings envelopes, with the remainder dedicated as blanket access, utility, and drainage easements. There is a total of 70 units with an overall density of 4.01 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 140 spaces. Each unit provides 2 garage parking spaces, 2 driveway parking spaces and additional on-street parking is provided on all streets. The current zoning of the site is RMU.

Access to the site is provided via a new limited access point on 7th St and the northern leg of the existing round a bout on New Liberty Drive. New ROW is dedicated throughout the site, utilizing the Town's new local cross section.

Not included with this application are four items from the Site Plan submittal checklist that are not applicable. There is no proposed lighting, except for the required street lights in the ROW, so no lighting cut sheets are provided. The building height will be under the maximum 35' as established by the Zoning District, and since the height is under 35', the block scale diagram is not required. Additionally, the Water Valley Master TIS called for a higher density in this area, so no update to the Master Report is required. Similarly, there is not update to the master Soils Report for Water Valley, so we have not included an update to this report. One elevation is included with this submittal, and additional elevations will be provided as we approach the projects preliminary approval hearings.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

bwilliamson@tstinc.com

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com



Preliminary Major Subdivision

Water Valley South
Subdivision 27th Filing
Pelican Shores

Scott Ballstadt, Planning Director

Planning Commission April 17, 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.

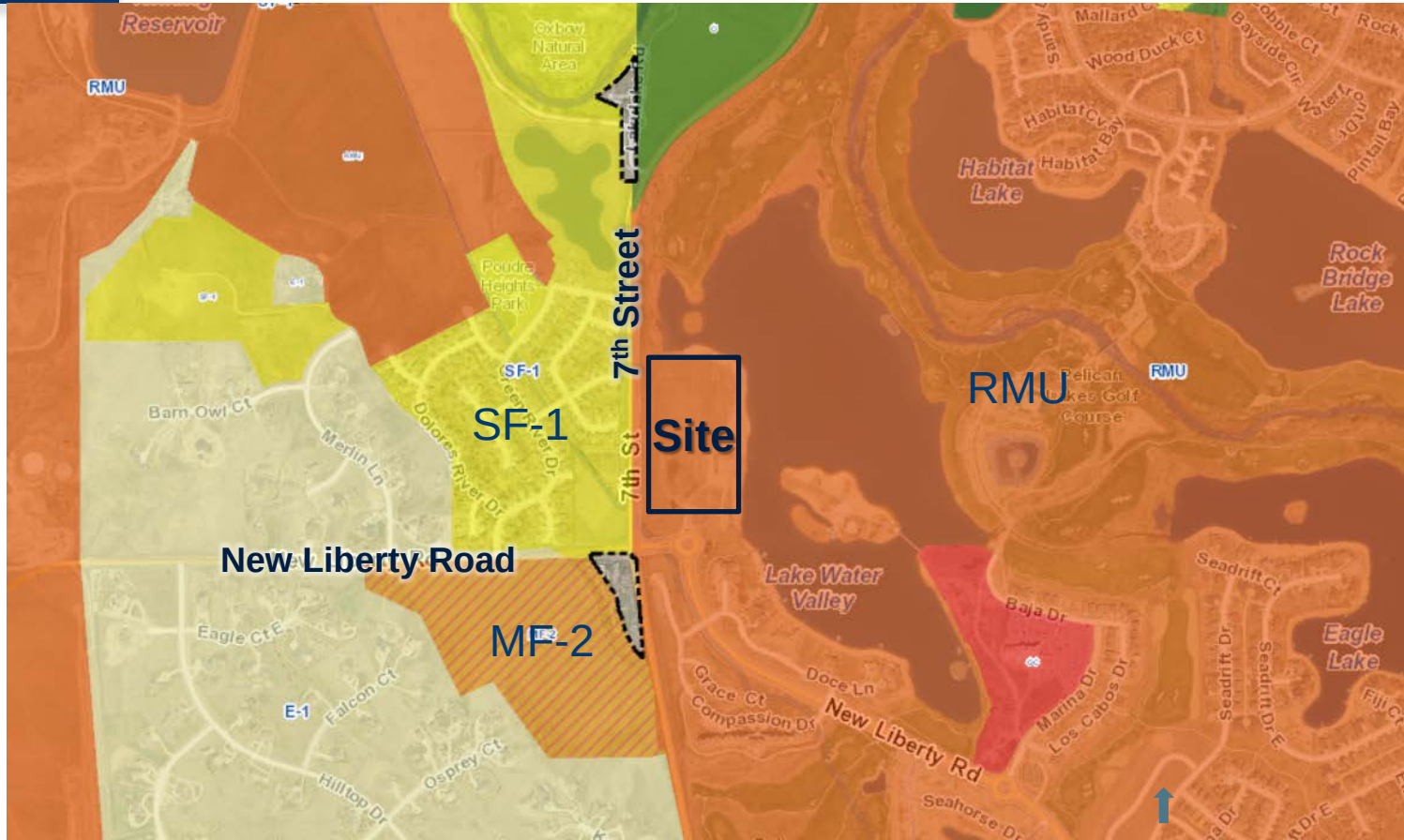
The purposes of the major subdivision procedure are:

- 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

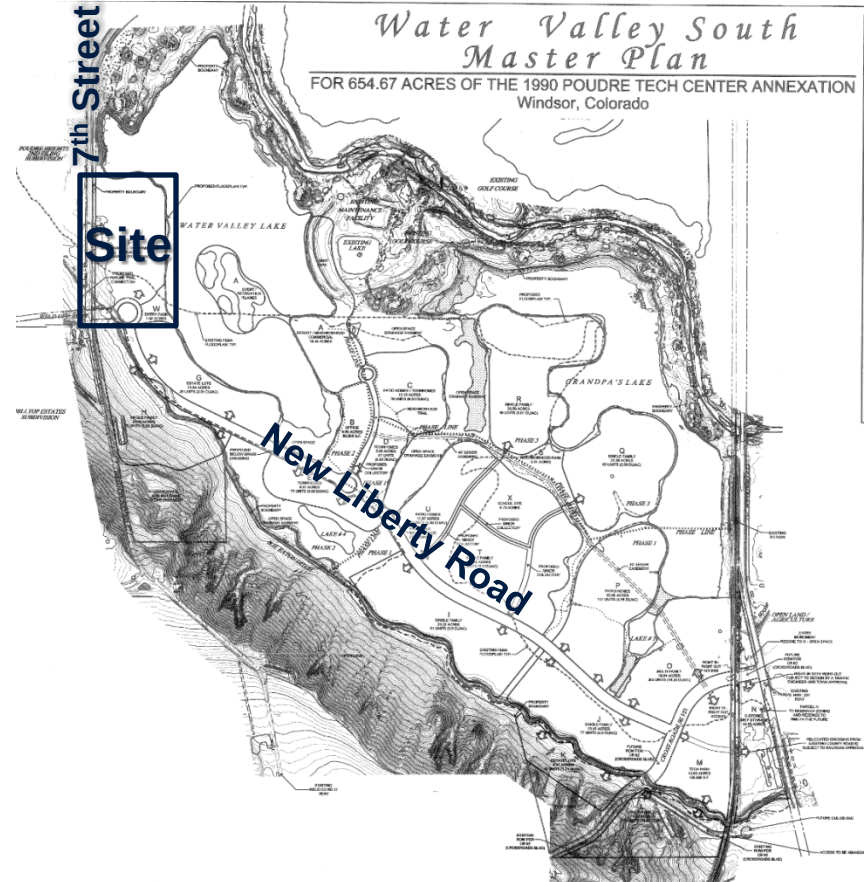




Master Plan

Water Valley South Master Plan:

- Multi-family condominiums
- Up to 226 dwelling units on 19.68 acres

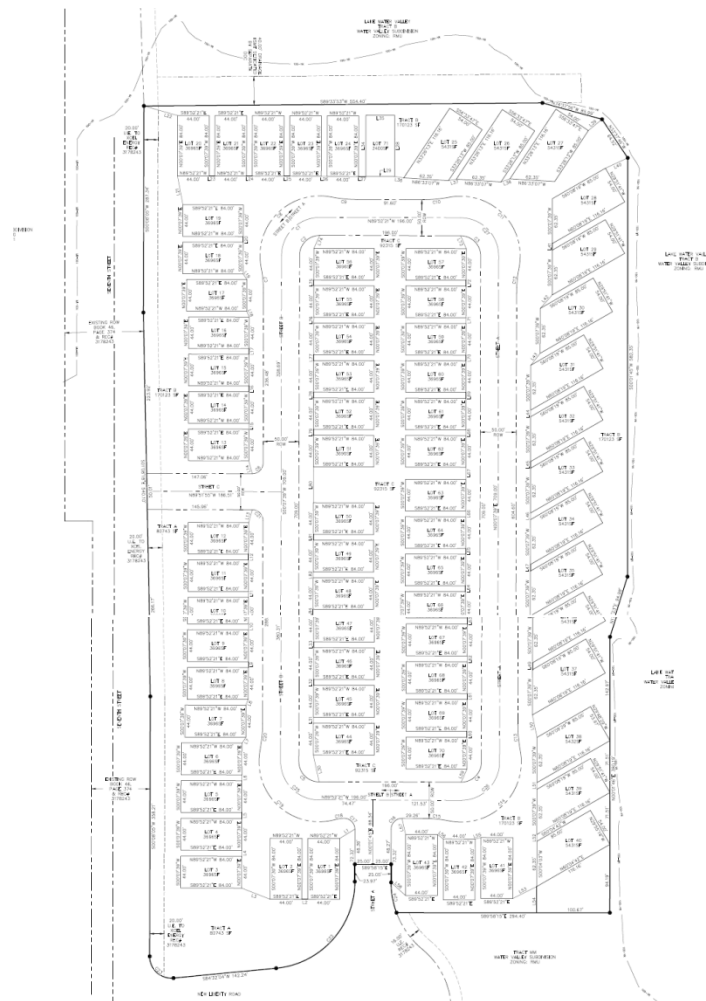


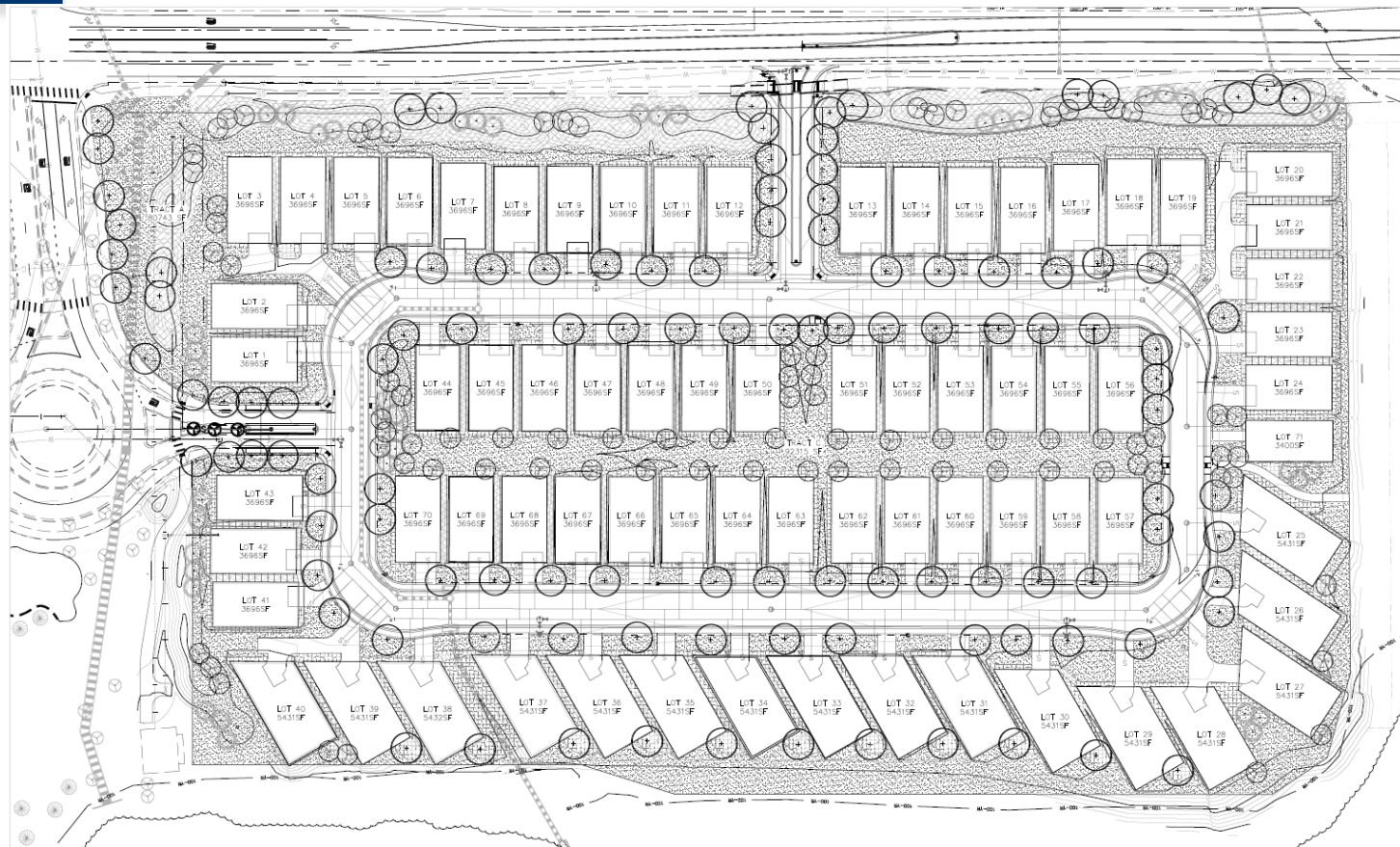


Preliminary Plat

Plat characteristics:

- 17.33 acres total – 71 lots and open space
 - 6.64 acres for 70 patio home lots
 - Clubhouse lot
 - 7.84 acres common area tracts
 - Landscaping
 - Open space
 - Access drives
 - Utility corridors







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.

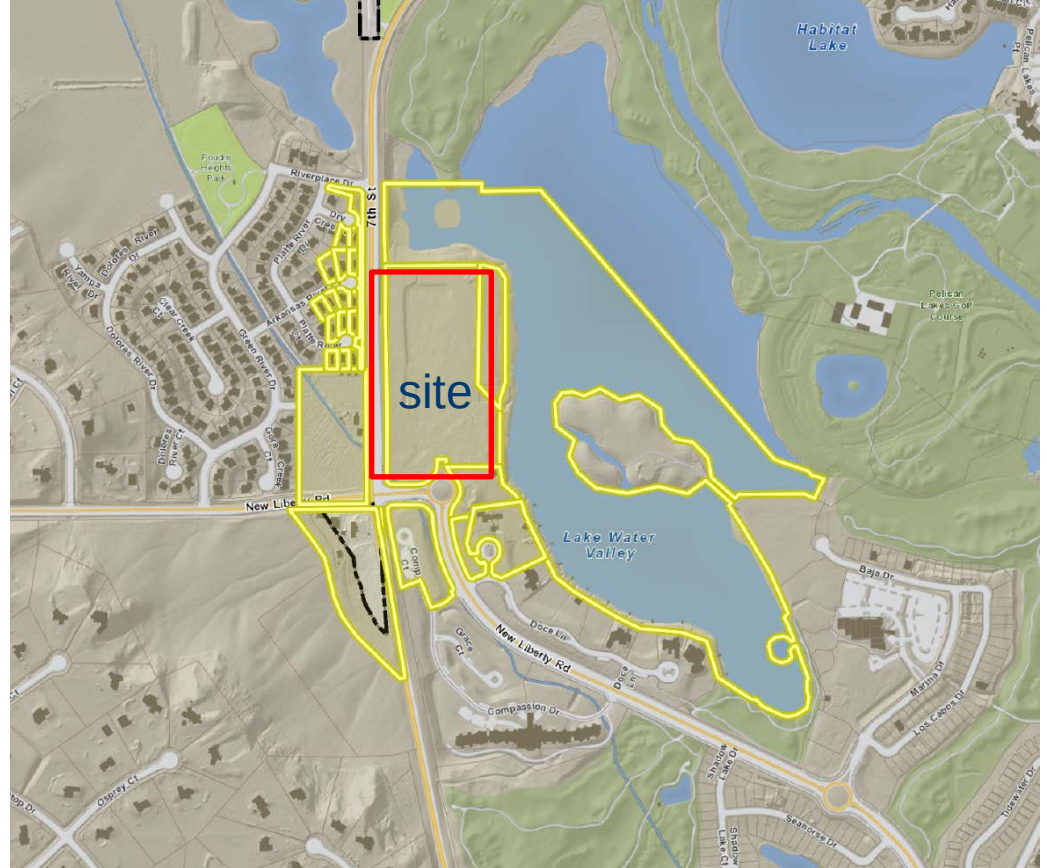


Notification Area

A neighborhood meeting was held on March 27, 2019.

Notifications for this meeting were as follows:

- March 13, 2018 – published ads in newspapers
- March 14, 2019 - affidavit of mailing to property owners within 300 feet





Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to all remaining Planning Commission and staff comments shall be 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.



MEMORANDUM

Date: April 17, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Height Review – Great Western Industrial Park Subdivision 4th Filing, Lot 1 Block 1 (Intersand) – Dean Brown, Great Western Industrial Park, LLC, applicant; Mark Cevall, Redland, applicant's representative
Item #: C.2 & C.3

Background / Discussion

Mr. Dean Brown, represented by Mr. Mark Cevall, is requesting approval of a height modification in order to exceed the maximum building height allowed in the Heavy Industrial (HI) zoning district. The maximum height allowed in the HI zoning district is seventy-five (75) feet, in accordance with Sec. 16-10-50(b)(3). The facility proposed includes a tower with a height of 140 feet.

Section 16-10-50(c)(2) of the Municipal Code states, in part:

- a. *Views. A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- b. *Light and shadow. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- c. *Privacy. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- d. *Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*

The application materials demonstrate the Municipal Code review criteria for height modifications of views, light and shadow, privacy, and neighborhood scale are not negatively impacted.

Relationship to Comprehensive Plan

The application is consistent with the Comprehensive Plan, specifically the following goal(s) and objective(s):

Chapter 5b – Growth Framework

Goal:

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

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed one hundred forty (140) feet.

Notification

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

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

- April 1, 2019 – affidavit of mailing to surrounding property owners
- April 5, 2019 – development review sign posted on the property
- April 5, 2019 – legal notices posted on the Town of Windsor website
- April 5, 2019 – legal ad published in the paper

Attachments

Application materials
Staff PowerPoint

copy: Dean Brown, applicant
Mark Cevall, applicant's representative

Intersand
125 de la Barre
Boucherville, Québec
J4B 2X6



February 26th, 2019

Town of Windsor
Attn : Town Board Members and Planning Commissioners
301 Walnut St.
Windsor, CO 80550

RE: Intersand Exception Request of Building Height and Submittal Requirements

Town Board and Planning Commission;

Intersand plans to construction a new 75,000 square foot North American Production Facility at the Great Western Industrial Park, a portion of Lot #1, Block I G.W.I.P 4th filing. Intersand is seeking an exception from the Town's Municipal Code on the maximum building height as outlined in Section 16-10-50(b)(3) where it states;

« In zones classified as Central Business CB District or Industrial 1-H and 1-L Districts, no building or structure shall exceed a maximum height of seventy-five (75) feet. »

The proposed facility varies in height with one tower estimated to be 140 feet in height.

We are requesting that you consider the following submittal items to satisfy the requirements listed in Section 16-10-50(c)(3) of the Municipal Code, (3) Submittal Requirements :

- a. *A shadow analysis that indicates on the project development site plan the location of all shadows cast by the building or structure (with associated dates of the year) :*

A shadow analysis has been performed for this submittal; see attached exhibits showing the proposed facility and its impact to the adjacent properties with very few residences in the area. This proposed facility will not have an adverse effect on light and shadow due to the fact that the properties adjacent to this site are mostly bare land or other industrial uses.

- b. *A visual analysis that*
- 1. Identifies the extent to which existing views may be blocked*
 - 2. Depicts in graphic form views before and after the project, utilizing photographs of the area and neutral drawings derived from at least two (2) points from which the proposal will be commonly viewed; and*
 - 3. Indicates the points of observation on an inset map or plan of the area*

Intersand is requesting that the Town accept the attached elevation drawing for the visual analysis submittal requirements. Our new facility will be in context with the other facilities in and around the Great Western Industrial Park, such as Front Range Energy facility (with a 175' tall silo approved in 2008) to the south, Vestas Blades, Hexcel, Anheuser Busch, Owens-Illinois (with one section of the building 150' tall) directly adjacent to the east, Haliburton (with two 120' tall bucket elevators and ten 85' tall tanks) to the south, Kodak (with several tall smoke stacks one being 200' tall) to the southwest, and an undeveloped section of GWIP to the west with a PUD which allows for building heights up to 150'. Most of these facilities have existing structures that are compatible with the facility being proposed. Existing views will not be blocked due to our location being in a master planned industrial park with very few residences and or public rights-of-way nearby with views. The attached drawings show the scale of our facility and the potential impact on views.

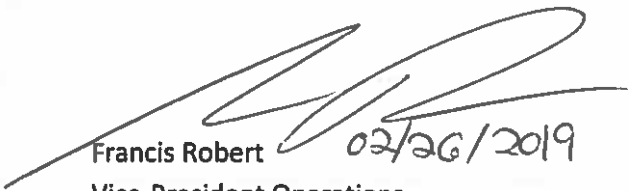
- c. *A summary of the key conclusions of the shadow and visual analysis, as well as steps to be taken to comply with the review standards set forth above.*

The following is a summary of the key conclusions and rationale for the building height exception request:

1. The site is situated in a remote location within an existing and establishing industrial area
2. There are similar and taller height structures adjacent to this property
3. There is little visibility from high volume public roadways and private residential properties.

Land owners within 300' of Intersand's property lines:

- Owens-Illinois, 11133 CR 64 ¾, Windsor, CO, 80550
- HCW Investments, 7785 Highland Meadows Parkway Unit 100, Windsor, CO, 80528
- Town of Windsor, 301 Walnut St., Windsor, CO 80550
- Front Range Energy, LLC, 31375 Great Western Dr., Windsor, CO 80550
- Windsor Renewal LLC, 252 Clayton St, 4th Floor, Denver, CO 80206



Francis Robert
Vice-President Operations

02/26/2019



Height Review

Great Western Industrial Park Subdivision, 4th Filing, Lot 1

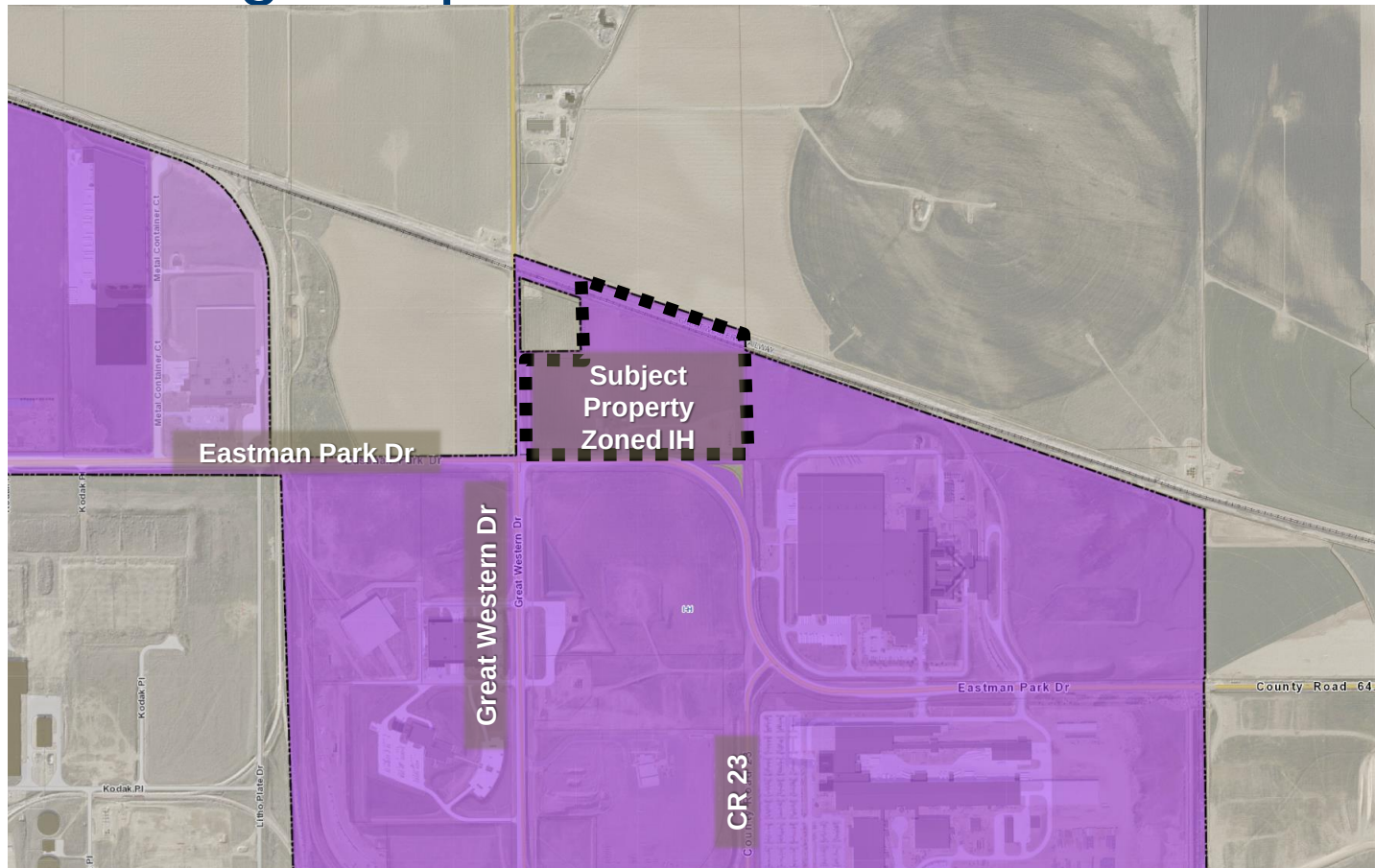
Paul Hornbeck, Senior Planner

Planning Commission April 17, 2019

Site Vicinity Map

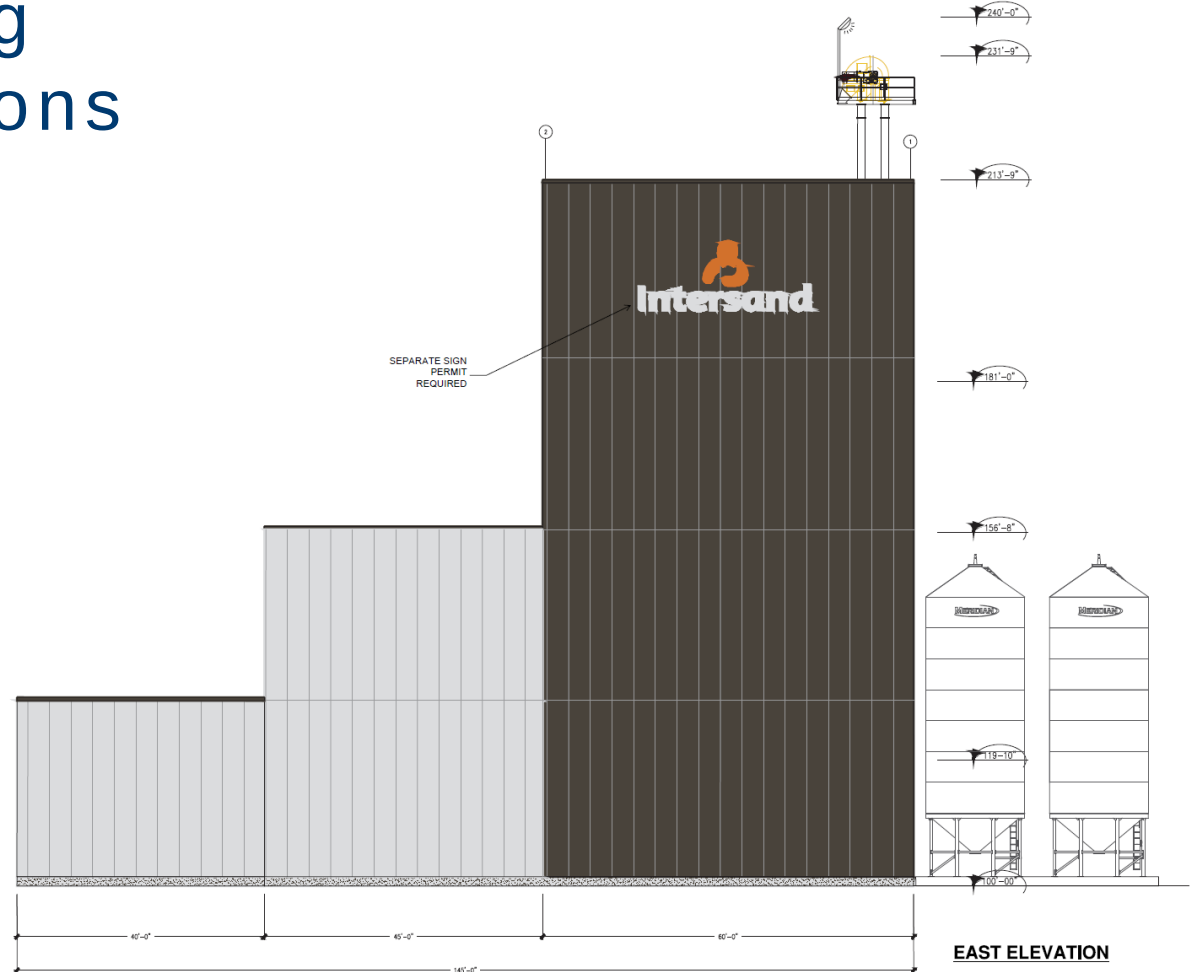


Zoning Map



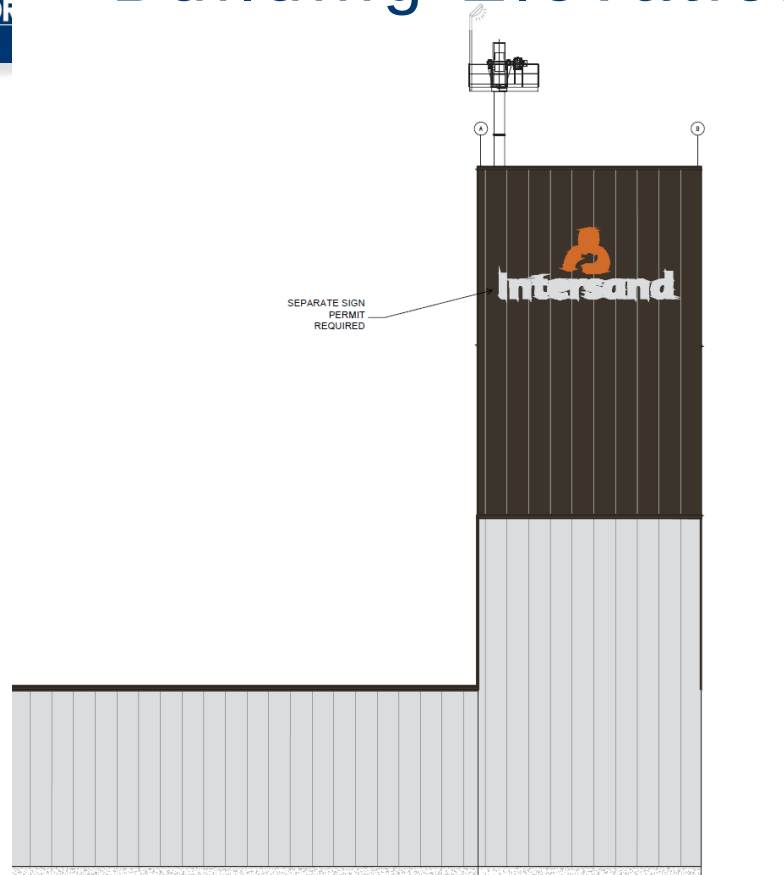


Building Elevations

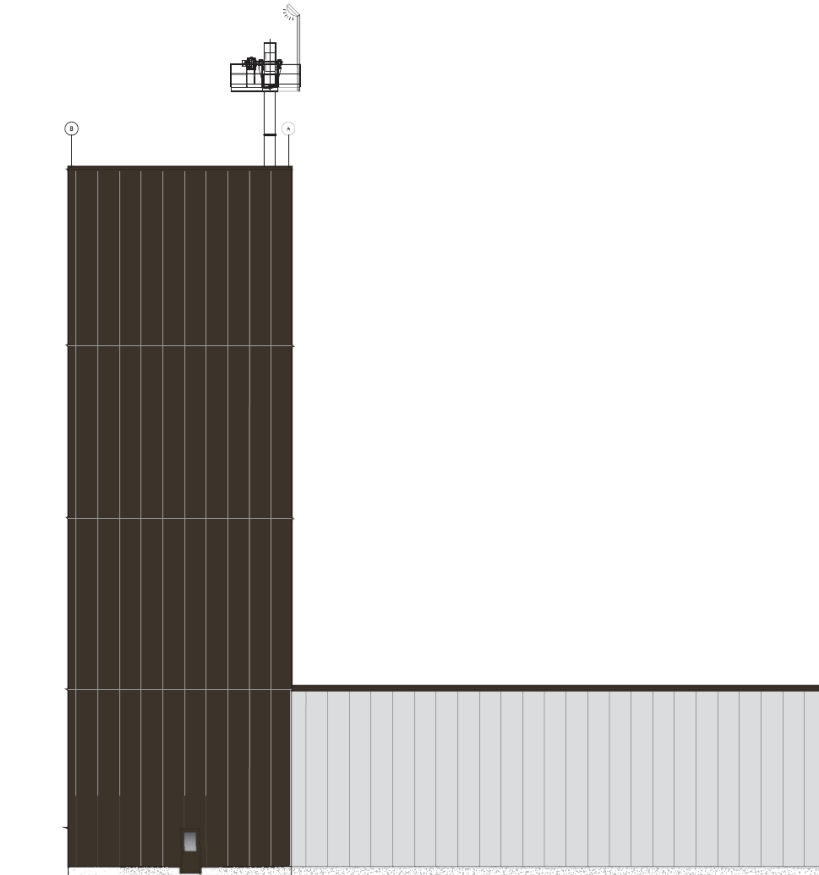




Building Elevations



SOUTH ELEVATION



NORTH ELEVATION



Shadow Study



9 am
DECEMBER 21



12 pm



3 pm

Shadow Study



9 am
MARCH 21



12 pm



3 pm



Height Modification

Section 16-10-50(c)(2) of the Municipal Code states, in part:

- Views. *A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- Light and shadow. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- Privacy. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
- Neighborhood scale. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*



Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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



Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Town Board for the proposed height to not exceed one hundred forty (140) feet.



Height Modification

Staff requests that the following be entered into the record:

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



Approval Criteria

- Views. *A building or structure shall not substantially alter the opportunity for, and quality of, desirable views from public places, streets and parks within the community.*
- Light and shadow. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed so as not to have a substantial adverse impact on the distribution of natural and artificial light on adjacent public and private property*
- Privacy. *Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be designed to avoid infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.*
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MEMORANDUM

Date: April 17, 2019
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Summary – Windsor Commons Subdivision 3rd Filing, Lot 5, Block 3 – Show Shine Detail
Item: D.3.a

Site Plan Summary

Owner: Jarrell Ferrera

Applicant: Collins Ferris, Infusion Architects

Business: Show Shine Detail

Location: 979 Merchant Court

Subdivision / Lot-Block: Windsor Commons Subdivision 3rd Filing, Lot 5, Block 3

Zoning: Limited Industrial, I-L

Adjacent Zoning: I-L

Special Planning Area: n/a

Overall development characteristics:

- lot area = 0.673 acres
- 4,930 square foot (sf) building
- 6 parking spaces
- 2 bicycle parking
- 28% landscaped area (15% required)
- access from Merchant Court

Building characteristics include:

- metal building – mix of vertical metal siding, textured wainscot
- metal roof; varied roof line; pitched roof
- overhead doors on east and west elevations
- building height: 24'

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **April 26, 2019** either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review all of the comments received for each site plan project.

Attachments

site plan, landscape plan and building elevations



March 27, 2019

Windsor Planning, Zoning, and Building Department
301 Walnut St
Windsor, CO 80550

RE: 979 Merchant Court, Project Narrative

Show Shine Detail Project Narrative

This development proposal is seeking approval for a limited industrial use, on an existing platted lot designated as "Limited Industrial" zoning. A warehouse and small office will exist in the proposed building. This is a permitted use within the zone district and is consistent with adjacent development. A metal fabricated building, associated parking and drive isle, and other code and business mandated items are provided. Gravel overflow parking is also provided.

The building will consist of: a gable roof metal building, 58'W X 65'L X 14'; eave height with a 2:12 roof pitch; Clear span design with no interior columns; single slope portion 58'W X 20'L with a high eave height of 23' and low eave of 18'; and 3:12 roof pitch of clear span design. See the attached elevations for proposed colors, architectural wainscot features, and material selections.

The services offered will be auto, boat, and RV detailing to include, but not limited to, the following: Interior and exterior detailing; window tinting; headlight restoration; clear mask products; hand cleaning of interior and exterior vehicle. This will not function as a car wash. Services will be performed within the building. Depending on schedule and work load on any particular day, there could be cars staged in the rear of the building waiting to be moved in, but long-term storage is not anticipated.

It is estimated that traffic generation will be approximately 15 vehicles per day. A TIS memo will be provided as part of the submittal, and this can be verified. Vehicles will enter the site and be moved around the rear (west) of the building to be brought into the detail bays through the overhead doors. Hours of Operation are expected to be as follows: Monday – Friday, 9AM-5PM. There will be a total of 12 employees, and they will park in the west gravel parking area.

If you have additional questions about the project proposal please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason R. Oldham". The signature is fluid and cursive, with a large, stylized initial "J".

Jason R Oldham
Senior Project Manager
970.420.9555

TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



- [illegible]

TOWN APPROVAL STAMP
Town File #

DESIGN PHASE

Issued For SD:
Issued For DD:
Issued For Permit:
Issued For Construction:

Revision Number Revision Date

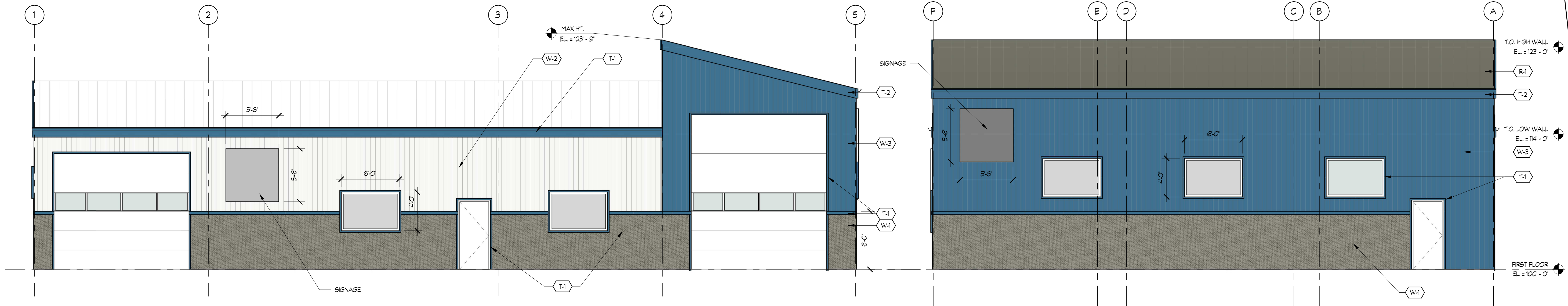
NOT FOR
CONSTRUCTION

Seal:

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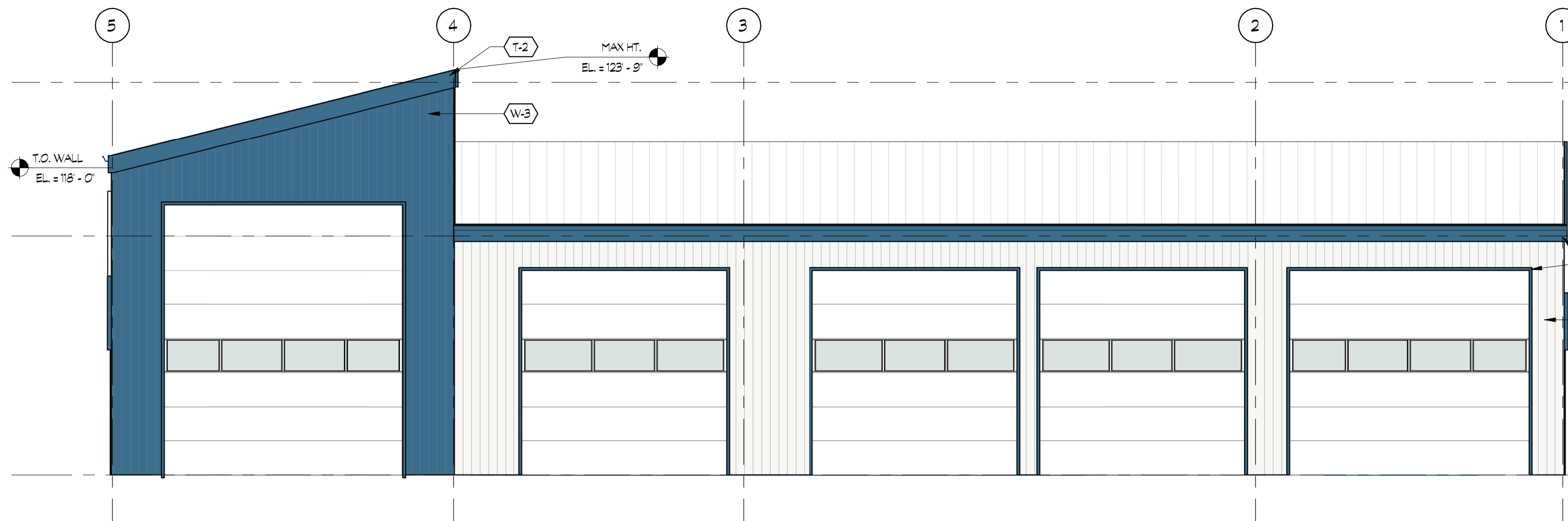
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BUILDING
ELEVATIONS

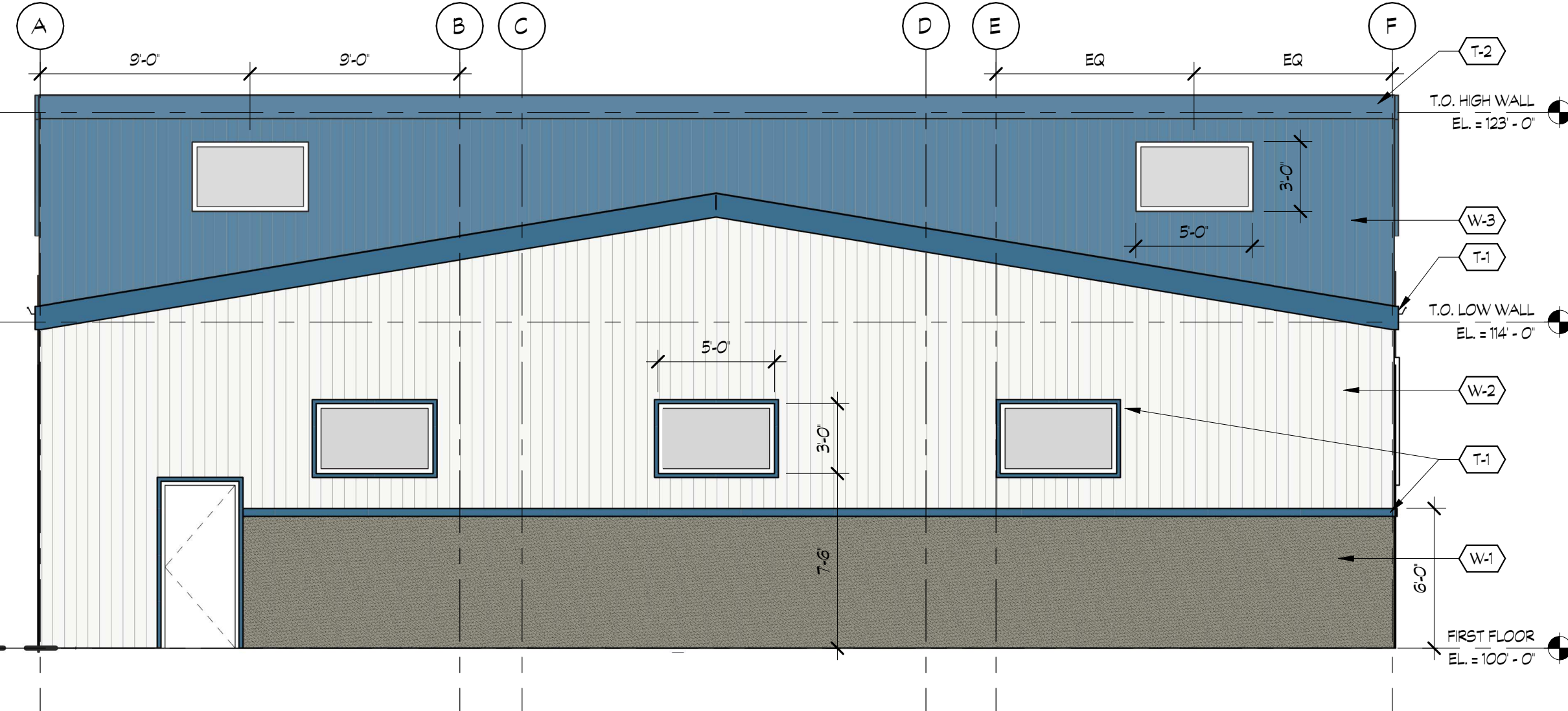


1 EAST ELEVATION
3/16" = 1'-0"

2 NORTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



3 SOUTH ELEVATION
3/16" = 1'-0"

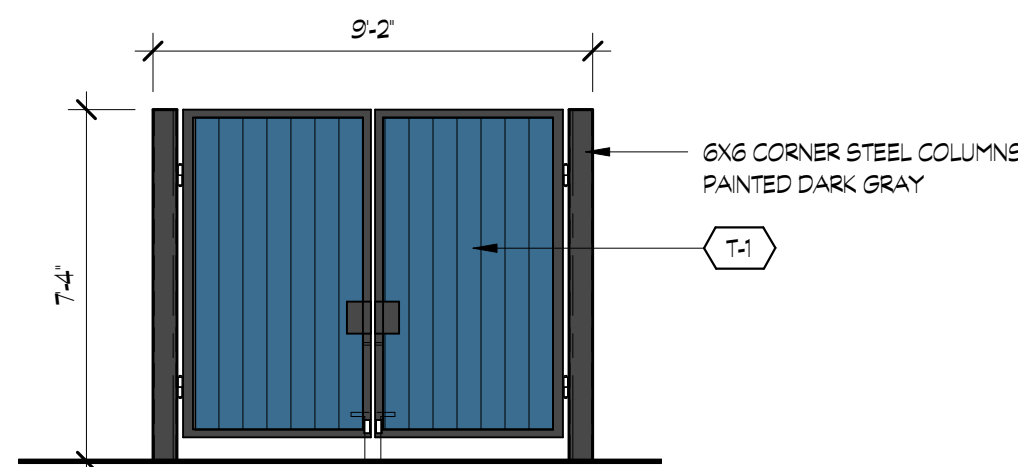


5 PERSPECTIVE 1
3/16" = 1'-0"

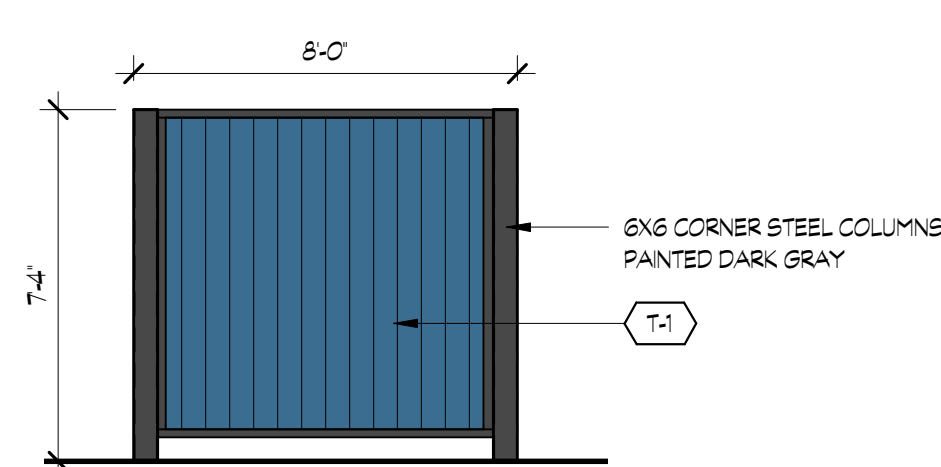


6 PERSPECTIVE 2
3/16" = 1'-0"

EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
R-1	PRE-FINISHED STANDING SEAM METAL ROOF	VARCO PRUDEN	ROOF PANEL	COOL ZINC GRAY	
R-2	PRE-FINISHED STANDING SEAM METAL ROOF	VARCO PRUDEN	ROOF PANEL	COOL COTTON WHITE	
T-1	METAL TRIM	VARCO PRUDEN	TRIM	COOL COBALT BLUE	
T-2	METAL TRIM	VARCO PRUDEN	TRIM	COOL COTTON WHITE	
W-1	METAL PANEL	VARCO PRUDEN	TEXTURECLAD	GRAY	
W-2	METAL PANEL	VARCO PRUDEN	VEE RIB WALL PANEL	COOL COTTON WHITE	
W-3	METAL PANEL	VARCO PRUDEN	VEE RIB WALL PANEL	COOL COBALT BLUE	



7 TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



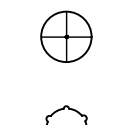
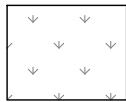
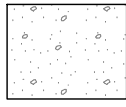
8 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

SHOW SHINE DETAIL

WINDSOR COMMONS SUB 3RD FILING, BLOCK 3, LOT 5

RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



PLANT SCHEDULE				QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN	
<u>TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>
	AG	3	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	B & B	2" CAL
	AH	2	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL
	CO	4	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2" CAL
	GTS	2	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	B & B	
	PE	2	PINUS EDULIS / PINON PINE	6' B&B	
<u>SHRUBS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
	CMF	6	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	
	PAL	21	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / DWARF RUSSIAN SAGE	5 GAL	
	POD	7	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	
	POL	23	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / DWARF PURPLE NINEBARK	5 GAL	
	PBP	22	PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	
	RG	12	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	
<u>GRASSES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>SIZE</u>	
	BB	38	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	
	PVD	5	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	1 GAL	
	SP	13	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE BLUES' / LITTLE BLUESTEM GRASS	1 GAL	
	SW	12	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
<u>GROUND COVERS</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>FIELD</u>
	NLS	4,729 SF	NATIVE LAWN SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	SEED	
<u>MULCHES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME / COMMON NAME</u>	<u>CONT</u>	<u>FIELD</u>
	RM	3,549 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	MULCH	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
[1]	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL SHRUBS, PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).
[2]	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.
[3]	PLACE PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.
SYMBOL	DESCRIPTION
[01-04]	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.
SYMBOL	32 LANDSCAPE IMPROVEMENTS DESCRIPTION
[32-01]	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.
SYMBOL	DESCRIPTION
[SM-101]	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.

SITE CATEGORY REQUIREMENTS							
OVERALL LANDSCAPE		ZONING = LI (LIMITED INDUSTRIAL)					
Total Site area per plat ^{ed} documents 29,329	Total Landscape Area Required (15%) 4,399	Total Landscape Area Provided (On-site) 8,200 sf (28.00%)	Total Tree Req./Prov. (1/750 sf open space) 6 / 6	Total Shrubs Req./Prov. (5/750 sf open space) 30 / 30 + coverage			
BUFFER YARDS							
Street Name or Zone Boundary (elev.) Merchant Ct	Street Classification Collector	Width (in ft.) Req./Prov. 15 / 15	Linear Footage 174	Total SF Required 2,610	No. of Trees Req./Prov. (1/500 SF) 5 / 5*		
Shrubs Req/Prov (5/500 SF) 35 / 35	Ornamental Grass Substitutes Required / Provided N/A	Setback Plant Abbr. Denoted on Plan -	Percent Ground Plane Veg. Req. / Provided 84%				
* Tree planting restricted due to underground utilities. Placed in close proximity as feasible and clustered.							
PARKING LOT SCREENING							
Total Number of Spaces Provided 7	Vehicle Lot Frontage (s) Merchant Ct	Length of Frontage (ft) 62	70% Length of Frontage (ft) 43	Frontage Screening Provided (LF) 50	Opacity Provided 80	Avg Matures Height (shrubs) 4'	Trees Provided 3
FOUNDATION LANDSCAPING							
Building Frontage Merchant Ct	LF of Foundation 85	Amount Landscape Bed Required (50%) 42.5 lf	Amount Landscape Provided (lf) 39 + parking screen	Landscape Bed Width Provided 5'			
PARKING LOT INTERIOR LSP							
Parking Spaces Provided 6 (11,884)	Percent Min. Internal Area (%) 6%	Internal Area (SF) Required / Provided 713 / 713	Internal Trees (1/150 SF) Required / Provided 5 / 5	Internal Shrubs (1/500 SF) Sub Req/Prov -			

PLAN NOTES:

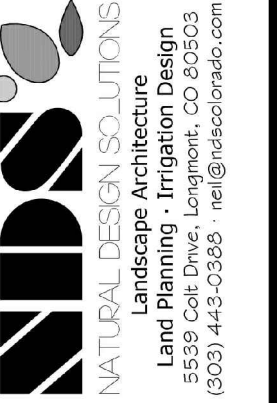
1. NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE. THIS INCLUDES DEVIATIONS OF CULTIVARS FROM THOSE PROPOSED. SEE NOTE #11 FOR ID TAG RETENTION REQUIREMENTS.
2. CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
3. CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.
4. NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
5. DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.
6. WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0
7. ALL EMITTERS PER IRRIGATION PLAN.
8. ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
9. SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
10. RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

SEED MAINTENANCE: MOW NATIVE LAWN MIX ABOUT ½ THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

Native Lawn Mix (90%) Buffalograss (10%) Blue Grama Seed @ 2-3 lb / 1000 sf

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

DISTURBED AREAS TO BE RESEED WITH NATIVE LAWN SEED MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS



11/11/2016

979 MERCANT CT
WINDSOR, CO

FINAL LANDSCAPE PLAN

NO.:	03.25.19
E:	See Sheet
WN:	JRO
BY:	NAM
SHEET 7 of 9	

Town File #



MEMORANDUM

Date: April 17, 2019
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Summary – Kang Subdivision Site Plan (101 Main)
Item: D.3.b

Site Plan Summary

Owner: Jong Kang

Applicant: Cathy Mathis, TB Group

Business: 3 commercial units – including 1 restaurant - and 1 second floor residential unit

Location: 101 Main Street

Subdivision / Lot-Block: Kang Subdivision

Zoning: GC – General Commercial

Adjacent Zoning: GC, SF-1, RMU

Special Planning Area: Commercial Corridor Plan

Overall development characteristics:

- 1 acre lot
- 5,320 square foot (sf) building footprint; 7,922 sf total (two story building)
- 33 parking spaces
- bicycle parking
- 31% landscaped area (20% required)
- access from 1st Street
- patio area

At its February 20, 2019 regular meeting, the Planning Commission granted a waiver of the Commercial Corridor Plan to allow for a 25' building setback along Main Street and a paving setback of 10'4" along Main Street.

Building characteristics include:

- mix of brick, wood, cmu, and stucco building materials
- metal awnings
- 30' building height

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **May 3, 2019** either by email or at a regular meeting under the communications section of the agenda.

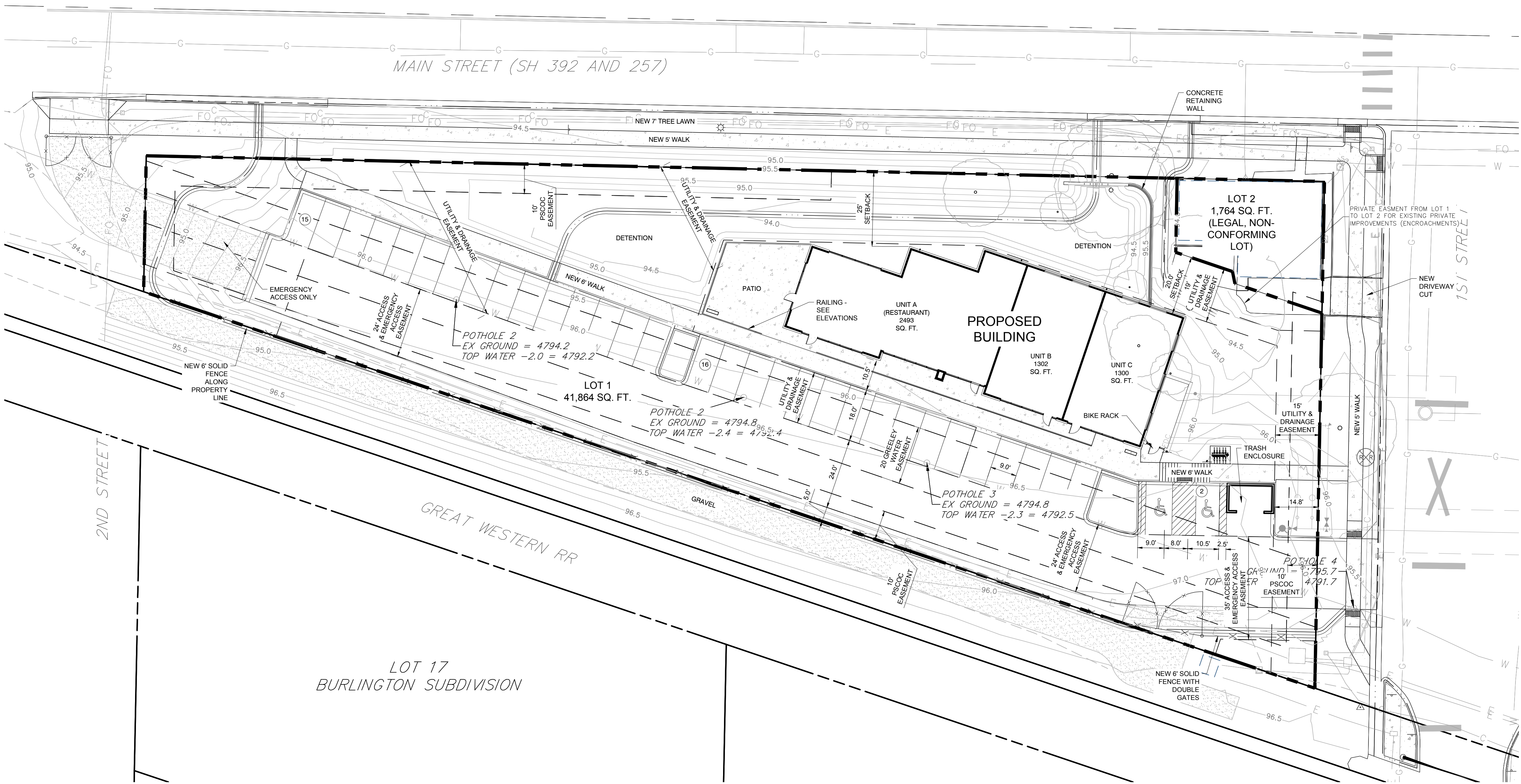
Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review all of the comments received for each site plan project.

Attachments

site plan, landscape plan and building elevations

KANG SUBDIVISION SITE PLAN

BEING A REPLAT OF LOTS 2, 4 & 6, BLOCK 13, TOWN OF WINDSOR AND LOTS 8, 9 & 10, BURLINGTON SUBDIVISION, SITUATE IN THE NORTH HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.



Land-Use Statistics

EXISTING ZONING:	GC-GENERAL COMMERCIAL
GROSS LAND AREA:	41,864 SQ. FT. .961 ACRES
NUMBER OF BUILDINGS:	1
LAND USE:	RESTAURANT, OFFICE
NUMBER OF STORIES:	1

GROSS AREA COVERAGE

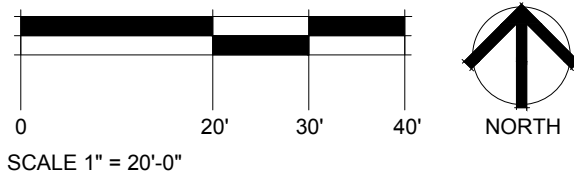
	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINT	6,334	0.145	15.1%
LANDSCAPE	13,176	0.302	31.4%
PAVED DRIVE AND PARKING	16,230	0.373	38.8%
SIDEWALKS/HARDSCAPE	6,124	0.141	14.7%
TOTAL AREA	41,864	0.961	100%

OFF-STREET PARKING:

REQUIRED:	
RESTAURANT: 1 SPACE PER 200 S.F. G.L.A. =	12
COMMERCIAL OFFICE: 1 SPACE PER 300 S.F. G.L.A. =	9
EMPLOYEE: 1 SPACE PER 2 EMPLOYEES =	10
TOTAL	31
PROVIDED:	
STANDARD (8' X 18')	31
ADA (8' X 18')	2
TOTAL SPACES PROVIDED	33
* 18' PARKING STALL LENGTH ALLOWED WITH 2' OVERHANG	

Legend

	HANDICAP PARKING STALL
	EASEMENT LINE
	PROPERTY LINE
	BIKE RACK



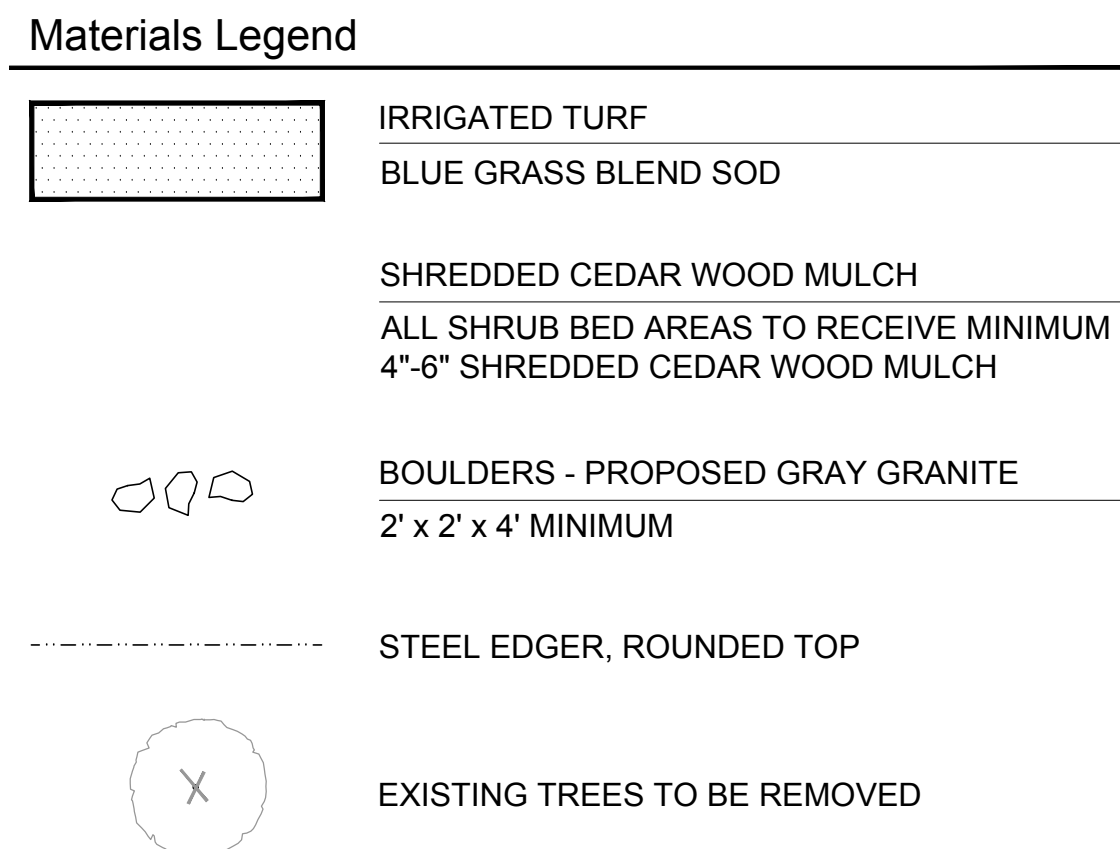
REVISIONS	DATE
Staff Comments	04.02.19

DATE
December 11, 2018

SHEET TITLE
Site Plan

SHEET INFORMATION
Sheet Number: 2
of: 18

BEING A REPLAT OF LOTS 2, 4 & 6, BLOCK 13, TOWN OF WINDSOR AND LOTS 8, 9 & 10, BURLINGTON SUBDIVISION, SITUATE IN THE NORTH HALF OF SECTION 21, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.



NOTE: IN ANY INSTANCE WHERE THE PLANT LIST OR LANDSCAPE QUANTITIES DO NOT MATCH THE PLAN, REQUIRED PLANTS/QUANTITIES SHALL BE PER THE PLAN. CONTRACTOR TO VERIFY QUANTITIES.

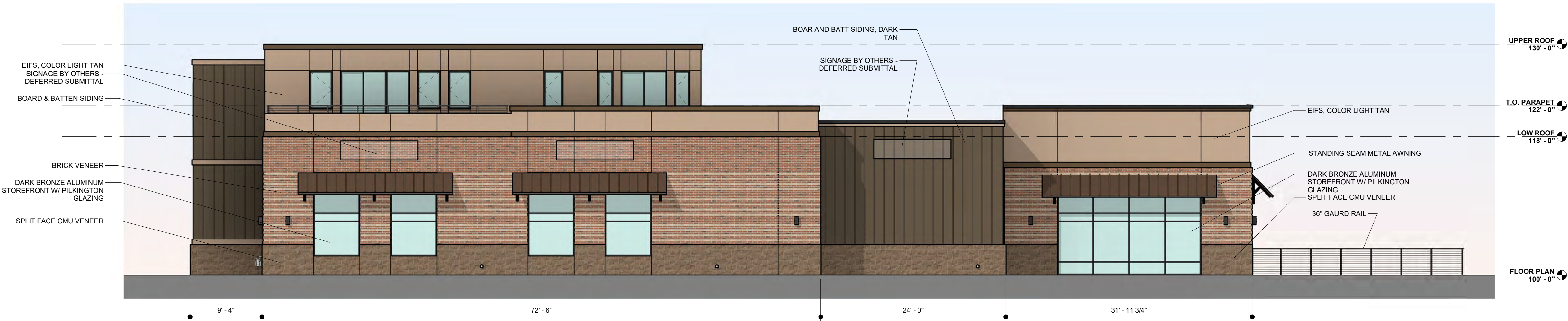
KANG SUBDIVISION SITE PLAN

MATERIAL SCHEDULE - EAST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
BOAR AND BATT SIDING, DARK TAN	515 SF	38%
BRICK VENEER	304 SF	23%
DARK BRONZE ALUMINUM STOREFRONT W/ PILKINGTON GLAZING	49 SF	4%
EIFS, COLOR LIGHT TAN	262 SF	20%
GROUND FACE CMU VENEER	189 SF	14%

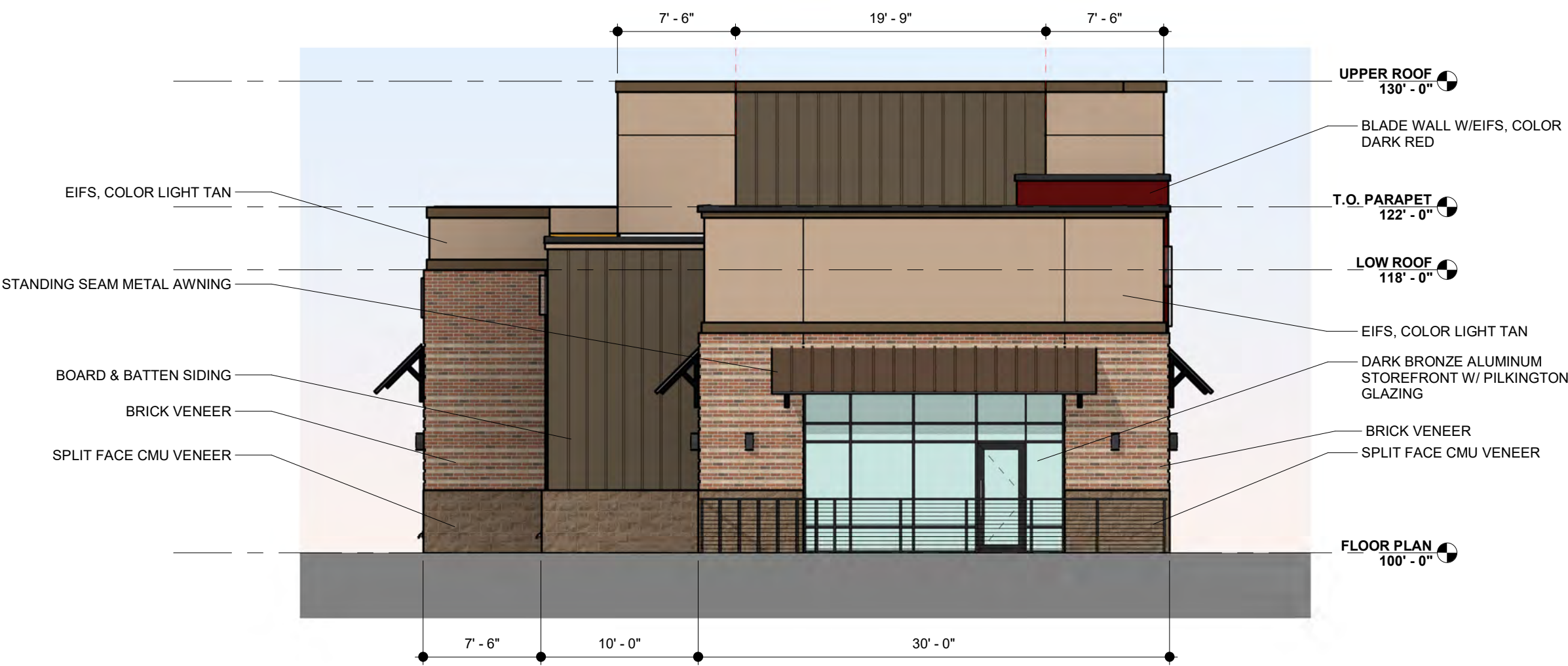
MATERIAL SCHEDULE - NORTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
BOAR AND BATT SIDING, DARK TAN	612 SF	17%
BRICK VENEER	1040 SF	29%
DARK BRONZE ALUMINUM STOREFRONT W/ PILKINGTON GLAZING	585 SF	16%
EIFS, COLOR LIGHT TAN	966 SF	26%
GROUND FACE CMU VENEER	437 SF	12%

MATERIAL SCHEDULE - SOUTH ELEVATION		
MATERIAL DESCRIPTION	AREA	%
BOAR AND BATT SIDING, DARK TAN	322 SF	10%
BRICK VENEER	739 SF	22%
DARK BRONZE ALUMINUM STOREFRONT W/ PILKINGTON GLAZING	1310 SF	39%
EIFS, COLOR LIGHT TAN	835 SF	25%
GROUND FACE CMU VENEER	122 SF	4%

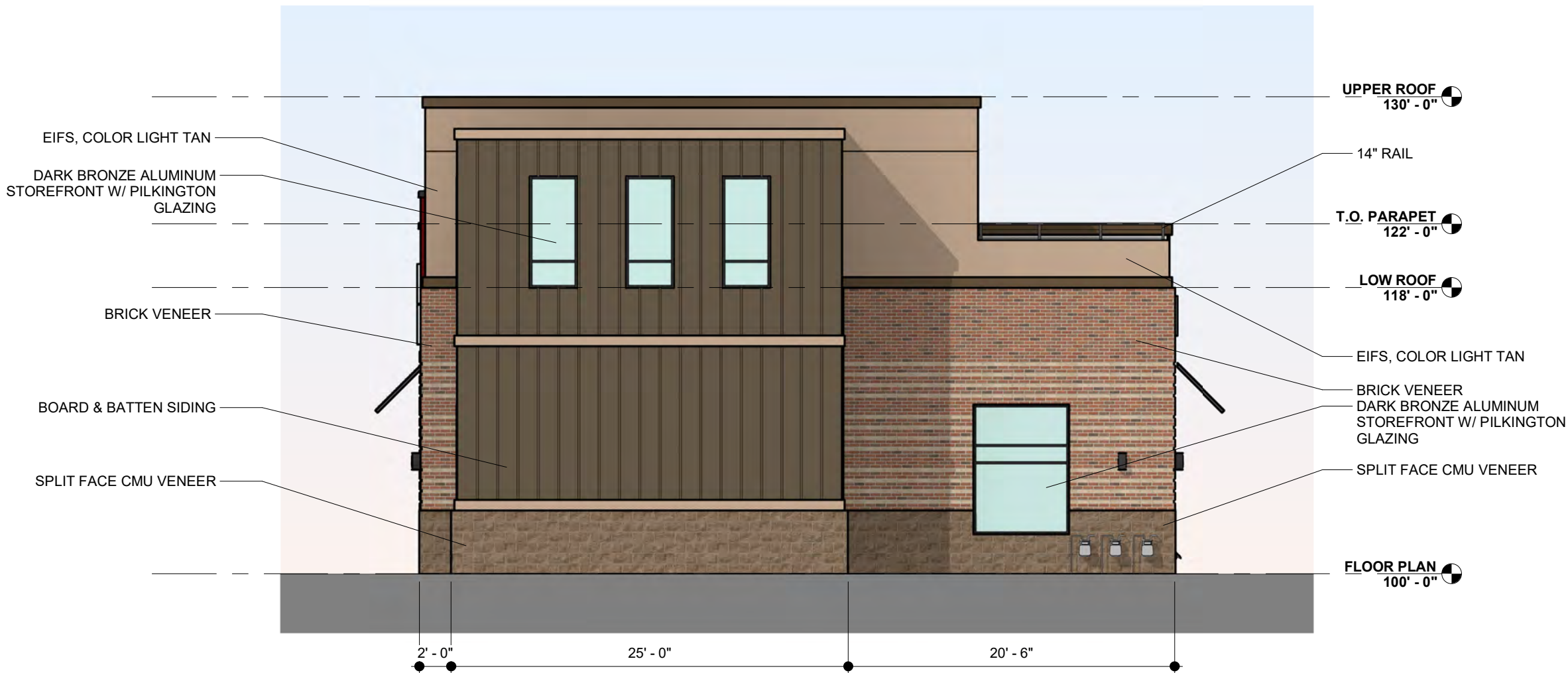
MATERIAL SCHEDULE - WEST ELEVATION		
MATERIAL DESCRIPTION	AREA	%
3/4" HARD COAT STUCCO	191 SF	14%
BOAR AND BATT SIDING, DARK TAN	160 SF	12%
BRICK VENEER	319 SF	23%
DARK BRONZE ALUMINUM STOREFRONT W/ PILKINGTON GLAZING	178 SF	13%
EIFS, COLOR LIGHT TAN	413 SF	30%
GROUND FACE CMU VENEER	129 SF	9%



2 North
1/8" = 1'-0"



4 West
1/8" = 1'-0"



3 East
1/8" = 1'-0"



1 South
1/8" = 1'-0"

REVISIONS	
1	PLANNING SUBMITTAL #1
2	STAFF COMMENTS



MEMORANDUM

Date: April 17, 2019
To: Planning Commission
From: Paul Hornbeck, AICP, Senior Planner
Re: Site Plan Summary – Windshire Park Annex – Public Works Campus Expansion
Item: D.3.c

Site Plan Summary

Applicant: Eric Lucas, Parks, Recreation and Culture (PRC)

Business: Public Administration Offices and Service Buildings

Location: Public Works Department, 922 15th Street – west of 15th Street, north and east of Great Western Railway and Windshire Park Subdivision

Subdivision / Lot-Block: Windshire Park Annex

Zoning: O (Recreation & Open Space)

Adjacent Zoning: south and west – RMU (Residential Mixed Use) [Windshire Park Subdivision]
east – SF-1 (Single Family Residential) and Weld County AG (Agriculture)
north – O (Tactical Annexation)

Special Planning Area: n/a

Overall development characteristics:

- lot area = 24.5 acres
- 77,913 square feet (sf) of total buildings
 - existing: 52,965 sf existing buildings
 - proposed: 24,948 sf new buildings
 - office building expansion
 - Parks and Recreation building
 - heated storage building
- 66 employees
 - 36 currently
 - 30 new
- 65 employee parking spaces (57 existing + 8 proposed)
- 15 visitor parking spaces (existing)
- bicycle parking
- 32% open space
- current access from 15th Street, proposed access along northern property line
- sidewalks and pathways

Building characteristics include:

- office building addition
 - similar architectural style, materials (ground-faced concrete block wainscot, architectural-grade metal, aluminum, glass, standing seam metal roof), and colors (earth-toned 'slate gray', aqua blue 'Tahoe Blue', off-white 'Basalite', and white; satin anodized windows) as existing office building
 - varied roofline
 - building height: 22' 6" to highest point of top of roof
- Parks and Recreation building
 - similar architectural style, materials, and colors as existing buildings
 - building height: 29' 6" to highest point of top of roof
- heated storage building
 - similar architectural style and materials as existing buildings
 - building height: 25' to highest point of top of roof

Staff is currently reviewing the site plan submittal and is working with the applicant to meet all standards.

Comment Period

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by April 24, 2019 either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission and Town Board in the next meeting packet so that all members can review the comments received for the site plan.

Attachments

site plan, landscape plan and building elevations