



PLANNING COMMISSION REGULAR MEETING

**May 2, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550**

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission
3. Public Invited to be heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Public comments are expected to be constructive. Written comments are welcome and should be given to the secretary prior to the start of the meeting. Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR*

1. Approval of minutes of April 18, 2018

C. BOARD ACTION

1. Public Hearing – Major Subdivision – Raindance Subdivision 3rd Filing – David Nelson and Martin Lind, Raindance Land Company LLC, owner/applicant / Tom Siegel, Water Valley Land Company, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
2. Recommendation to Town Board - Major Subdivision – Raindance Subdivision 3rd Filing – David Nelson and Martin Lind, Raindance Land Company LLC, owner/applicant / Tom Siegel, Water Valley Land Company, applicant's representative
 - Quasi-judicial

- Staff presentation: Paul Hornbeck, Senior Planner
3. Site Plan Presentation – Diamond Valley Subdivision 4th Filing Lot 4 (Snaptron); Earl Tatman, Tatman Properties, owner; Steve Steinbicker, Architecture West, LLC, applicant
 - Staff presentation: Millissa Berry, AICP, Senior Planner
 4. Preliminary Major Subdivision – Jacoby Farm Subdivision 7th Filing – Russell Baker, Townhomes at Jacoby Farms, LLC, applicant; Cathy Mathis, TBGroup, applicant's representative
 - Quasi-judicial
 - Staff presentation: Millissa Berry, AICP, Senior Planner
 5. Site Plan Presentation – Falcon Point Subdivision 3rd Filing Lots 1 and 2 (Traffic Masters); Amy Tjardes, SIZZNO, LLC, owner/applicant; Patricia Kroetch, North Star Design, Inc., applicant's representative
 - Staff presentation: Millissa Berry, AICP, Senior Planner
 6. Site Plan Presentation – Highlands Industrial Park Subdivision 5th Filing Lot 2, Block 1 (Greendale Center Flex Building 2) – Windsor Center LLC, applicant/Mark Morrison, Schuman Companies, applicant's representative
 - 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

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, May 16, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Monday, June 4, 2018</u>	6:00 P.M.	Joint work session with Town Board to discuss (1) Land Use Code amendments and (2) Building Department Requirements
<u>Wednesday, June 6, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, June 20, 2018</u>	7:00 P.M.	Regular Planning Commission meeting**

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



PLANNING COMMISSION REGULAR MEETING

April 18, 2018 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

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

1. Roll Call

The following Planning Commission members were present:

Gale Schick
Doug Dennison
Jerry Bushelman
Victor Tallon
Charles Schinner
Dan Foreman

Town Board Liaison

Ken Bennett

Also Present:

Planning Director
Chief Planner
Senior Planner
Deputy Town Clerk

Scott Ballstadt
Carlin Malone
Millissa Berry
Amanda Mehlenbacher

2. Review of Agenda by the Planning Commission and Addition of Items of New Business to the Agenda for Consideration by the Planning Commission

**Mr. Schinner moved to approve the agenda as amended; Mr. Tallon seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Schinner, Bushelman, Tallon, Foreman
Nays – None
Motion carried.**

3. Public Invited to be heard

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

B. CONSENT CALENDAR*

1. Approval of minutes of April 4, 2018

Mr. Ballstadt requested to remove the alternate indication next to Mr. Foreman's name and add Mr. Yingst under Also Present.

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

Yeas – Schick, Dennison, Schinner, Bushelman, Tallon, Foreman
Nays – None
Motion Carried

C. BOARD ACTION

1. Site Plan Presentation – Windsor Commons Subdivision 3rd Filing – Martin Homes – Andrew Martin, Martin Homes LLC, owner/applicant
 - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the application and presented the PowerPoint presentation included in the packet materials, with the following information: The property owner, Mr. Andrew Martin, is proposing a building for his business in the Windsor Commons Subdivision 3rd Filing. The site of the proposed building is located on the northeast corner of the Automation Drive and Logistics Drive intersection. The site is zoned Limited Industrial (I-L) and is located adjacent to other I-L-zoned properties.

Overall development characteristics include:

- total lot area of 1 acre
- 6,060 square foot (sf) building
- 10 parking spaces (1 stall per 2 employees plus additional spaces)
- approximately 35% landscaped area (15% required)

Building characteristics include:

- building materials:
 - o fiber cement lap siding
 - o stucco
 - o brick veneer
 - o masonry veneer wainscot
 - o asphalt shingles
 - o metal roofing
 - o wood accent beams
- building height:
 - o one-story at 23'4" feet
- pitched roof

Ms. Berry indicated that there is no recommendation, as this item is for presentation purposes.

Mr. Schick asked if the applicant had any further information he wished to present.

There was none.

Mr. Bushelman inquired if the recycled asphalt parking area was for storage.

Ms. Berry responded that there wasn't a proposal for storage but rather if trucks need to come onto the property.

Mr. Andrew Martin, Martin Homes, introduced himself to the Commission. He confirmed that there would be no storage.

2. Public Hearing - Concerning the Thornton Farm 24 Annexation to the Town of Windsor – City of Thornton, applicant/owner; Kevin Woods, City Manager and Mark Koleber, Water Project Director, applicant's representatives

- Legislative Action
- Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the application and presented the PowerPoint presentation included in the packet materials, with the following information: The applicant, The City of Thornton, represented by Mr. Mark Koleber, has submitted a petition to annex approximately 288.4 acres to the Town of Windsor as Residential Mixed Use (RMU) zoned property. The subject property is located at 37162 Weld County Road 13 directly northeast of the intersection of Weld County Road 13 and Weld County Road 76.

The City of Thornton is annexing the property in accordance with the Intergovernmental Agreement (IGA) that was approved by the Windsor Town Board via Resolution 2018-07 on January 8, 2018. Because the property is within the Town's Growth Management Area, the Town requested that the property be annexed so that any future development of the property would go through the Town's land use process and comply with Town standards.

No development is currently proposed with this annexation petition. The City of Thornton has no plans to develop the property and intends to retain the property in its current use and state, as well as retain the associated water rights, into the foreseeable future. There is the potential that Xcel Energy may propose a substation on the property. However, as of the date of this report, a development proposal has not been received. If and when a development proposal is submitted for a substation, the proposal will be reviewed and processed in accordance with the Municipal Code. In addition, if any development plans on the City's property are submitted in the future, the plans will also be reviewed in accordance with the Municipal Code.

The Comprehensive Plan Growth Strategy includes the property within in the Town's Secondary Growth Area. Although in the Secondary Growth Area, the property is adjacent to Developed and Primary Growth Areas to the south and east and the Tertiary Growth Area to the north. Chapter 5b – Growth Framework of the Comprehensive Plan states that development within the secondary Growth Area will primarily consist of residential land use and, where possible, a mix of housing types and densities should be promoted. The Land Use Plan of the 2016 Comprehensive Plan designates this property as Agriculture which reflects the current use of the property. The RMU zoning that is proposed for the property reflects the intent of the Secondary Growth Area as well as the future land use for the property. The zoning for abutting properties to the south, east and south/east within Town Limits is RMU. Abutting properties that surround the subject property and are outside town limits are also generally low density residential and agriculture land uses and the associated zoning:

- Properties in Weld County to the south and east of the subject property are zoned Agriculture (A) or Duplex Residential (R-2).

- Abutting properties to the north are within Severance and zoned Suburban Perimeter.
- Abutting properties to the west are in unincorporated Larimer County and zoned Farming (FA-1).

The Comprehensive Plan classifies Weld County Road (WCR) 76 as a Rural Collector; WCR 13 is classified as a Rural Minor Arterial. The Town is requiring the dedication of an additional 30 feet of right-of-way along WCR 76 to be dedicated to Windsor and that 35 feet of right-of-way along WCR 13 is dedicated to Town of Timnath; both dedications are to be at time of annexation. Both requirements are indicated on the annexation plat and will be included in an amendment to the IGA.

A neighborhood meeting was held on March 13, 2018; please refer to the attached neighborhood meeting summary. Concerns conveyed at the meeting included increased traffic to the area and the potential location of a substation on the property. Additional comments received by staff outside the neighborhood meeting echo these concerns.

An Annexation Report was prepared and sent to potentially impacted taxing districts as required by Colorado Revised Statutes (CRS). The report outlines details on the provision of utilities and services to the property, maintenance of infrastructure, and a finding of no impact to the school district due to the lack of a development proposal at this time. Responses from the tax agencies included “no comment/conflict” or a request to review any development proposals when submitted. Referral agencies, including the Colorado Department of Transportation, were also notified of the annexation request. The referral agencies relayed no conflicts to staff.

At the February 26, 2018 regular meeting, the Town Board, by resolution, initiated annexation proceedings for the property. After review of the annexation petition and the annexation plat, staff has determined that the requirements of applicable parts of CRS Section 31-12-104, 31-12-105, 31-12-107 have been met:

- The plat is consistent with the petition submitted;
- The property is eligible for annexation based on contiguity and community of interest between the proposed property and annexing municipality;
- No limitations for annexation exist in this case;
- An election is not required.

At the March 12, 2018 regular meeting, the Town Board adopted Resolution No. 2018-024 that declared certain findings of fact concerning the Thornton Annexation; determined substantial compliance with Colorado Municipal Annexation Act (1965); and established public hearing dates before the Planning Commission and the Town Board. The established hearing dates were April 18, 2018 for the Planning Commission and April 23, 2018 by the Town Board.

Marcia Maeda, 6711 Steven St., Windsor, CO, expressed her concerns regarding the Thornton Farm 24 Annexation and requested that should it be approved, the Town Board entertain the idea of a different location and or very

strict berm, landscaping and fencing standards for the substation that would be under consideration.

Rosalyn Leautaud, 36933 WCR 15, Windsor, CO, presented the Commission with aerial photos of the subdivision while expressing her concern with the consideration of a substation. Ms. Leautaud is concerned that the property has been staked without any public input and requested the substation be relocated as it may impact the value of Windsor and the surrounding residential properties.

Joan Glabach, 37076 Soaring Eagle Circle, Severance, CO, expressed her concern regarding the Thornton Farm 24 Annexation. Ms. Glabach is an avid birder and is concerned with the consideration of a substation as it will disrupt their patterns and may cause harm to the many geese, pelicans and cranes.

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

3. Recommendation to Town Board - Concerning the Thornton Farm 24 Annexation to the Town of Windsor – City of Thornton, applicant/owner; Kevin Woods, City Manager and Mark Koleber, Water Project Director, applicant's representatives
 - Legislative Action
 - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry indicated that staff recommends the Planning Commission forward a recommendation of approval of the Thornton Farm 24 Annexation and Residential Mixed Use (RMU) zoning designation to the Town Board, as presented.

Ms. Berry indicated that staff requests the following be entered into the record:

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

Mr. Schinner inquired if farming will still be allowed once zoning is changed to Residential Mixed Use (RMU).

Mr. Ballstadt responded that the Residential Mixed Use zoning will not prevent people from continuing to farm and would also allow it in the future should the property be conveyed to someone else.

**Mr. Tallon moved to forward a recommendation of approval to the Town Board for the Thornton Farm 24 Annexation to the Town of Windsor; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Schinner, Tallon, Bushelman, Foreman
Nays – None
Motion carried.**

4. Public Hearing - Resolution No. 2018-01 regarding Annual Land Use Map Update

- Legislative Action
- Staff presentation: Scott Ballstadt, Director of Planning

Mr. Ballstadt presented the PowerPoint presentation included in the packet materials, with the following information: The Planning Commission normally conducts an annual review of the Land Use Map (Map) to determine if the Map needs to be amended to either reflect any zoning changes that were approved during the year or any other land use depictions or amendments the Planning Commission deems necessary. Additionally, the Planning Commission may also at this time review proposed amendments to the text of the comprehensive plan as needed.

Since the adoption of the 2016 Comprehensive Plan, staff has discovered several changes to the Map that were apparently made during the Plan update without staff or Planning Commission discussion. In some cases the changes appear to be a result of the use of different software packages in preparing the Map, and others involve inadvertent changes in property specific land use depictions without the necessary notifications and discussion between Planning Commission, staff and property owners. The Planning Commission has not approved any changes to the Map since the adoption of the 2016 Comprehensive Plan; therefore, staff is recommending that the Planning Commission re-adopt the Map that existed immediately prior to adoption of the 2016 Comprehensive Plan with Resolution No. 2018-01 to “revert back” to the previous Map.

Once the aforementioned inadvertent changes have been cleaned up, the next item on the agenda, Resolution No. 2018-02, will then propose Map updates to reflect zoning changes that Planning Commission and Town Board have approved since 2016.

Mr. Schick asked if anyone from the audience wished to speak on this matter.
There was none.

Mr. Ballstadt indicated that staff recommends the Planning Commission approve Resolution No. 2018-01 regarding the Land Use Map to revert back to the Land Use Map in place prior to adoption of the 2016 Comprehensive Plan.

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

5. Resolution No. 2018-01 regarding Annual Land Use Map Update
 - Legislative Action
 - Staff presentation: Scott Ballstadt, Director of Planning

Mr. Schick asked if staff had anything further they wished to add.
Per Mr. Ballstadt; Nothing further.

**Mr. Tallon moved to approve Resolution No. 2018-01 as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Schinner, Tallon, Bushelman, Foreman
Nays – None
Motion carried.**

6. Public Hearing - Resolution No. 2018-02 regarding Annual Land Use Map Updates

- Legislative Action
- Staff presentation: Scott Ballstadt, Director of Planning

Mr. Ballstadt presented the PowerPoint presentation included in the packet materials, with the following information: The Planning Commission normally conducts an annual review of the Land Use Map (Map) to determine if the Map needs to be amended to either reflect any zoning changes that were approved during the year or any other land use depictions or amendments the Planning Commission deems necessary. Additionally, the Planning Commission may also at this time review proposed amendments to the text of the comprehensive plan as needed.

While the aforementioned updates are normally considered toward the end of the year, the Planning Commission did not consider any updates in 2017, so staff has scheduled the current updates in order to bring the Map up to date immediately rather than delay any longer.

As such, staff is presenting adjustments from rezones over the past two years along with discrepancies in the 2016 Comprehensive Plan map for the Planning Commission's consideration.

Mr. Ballstadt indicated that staff recommends the Planning Commission approve Resolution No. 2018-02 regarding the updated Land Use Map to make the aforementioned updates to correctly reflect approved rezoning applications since 2016.

Mr. Schick asked if anyone from the audience wished to speak on this matter.
There was none.

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

7. Resolution No. 2018-02 regarding Annual Land Use Map Updates

- Legislative Action
- Staff presentation: Scott Ballstadt, Director of Planning

Mr. Schick asked if staff had anything further they wished to add.
There was none.

**Mr. Tallon moved to approve Resolution No. 2018-02 as presented; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows:
Yeas – Schick, Dennison, Schinner, Tallon, Bushelman, Foreman
Nays – None
Motion carried.**

D. COMMUNICATIONS

1. Communications from the Planning Commission
Mr. Schinner requested that staff study large scale residential high density units in terms of compatibility for onsite facilities such as parking as part of the code update.
2. Communications from the Town Board liaison
None
3. Communications from the staff
Ms. Malone presented the draft referral response letters of recommendation addressed to the Town of Severance and Weld County per the Commission's request.

Ms. Malone presented a slide of a vicinity map showing the location of a subdivision proposal in the Town of Severance. The property is located between WCR 21 and WCR 23; and between SH 392 and WCR 70. The subdivision includes 596 acres proposed for a mix of uses – commercial, multi-family and single-family residential. The draft response letter states that while the property is not within the Town's GMA, the Town has significant concerns regarding road improvements that would be necessary for such development. Included in the draft letter are ten (10) recommendations to forward to Severance for their consideration. Additional technical comments were included on the associated traffic impact study (TIS) and improvement plans. Ms. Malone asked if the Commission had any further recommendations to forward to Severance.

Mr. Bushelman asked if the proposed uses were consistent with the IGA between Windsor and Severance.

Ms. Malone stated that the proposed uses were generally consistent with the IGA. She presented a slide of the subdivision plat map for reference.

Mr. Schick stated he believed staff had covered the Town's concerns within the recommended conditions presented in the draft letter.

Ms. Malone presented a slide of a vicinity map showing the location of a request for a pre-application meeting for a USR (Use by Special Review) referral from Weld County. The proposal is for a church located west of SH 257 and the north side of WCR 72. The draft response letter states that the property is within the Town's GMA and is eligible for annexation; and should be annexed to the Town of Windsor, adhere to the Town's Comprehensive Plan/Land Use Plan, and tie into Town services which will be available in the near future. Included in the draft letter are a total of nine (9) recommendations to forward to Weld County for their consideration: Four (4) pertaining to the annexation of the property and an

additional five (5) recommendations in the event this proposal becomes a formal land use application. Ms. Malone mentioned that if this proposal moved forward, there would be a USB referral sent to the Town for review. WCR 72 would also need to be improved as a result of development, which is within the Town's jurisdiction, and the developer would need to seek an access permit on WCR 72 from the Town. Ms. Malone asked if the Commission had any further recommendations to forward to Weld County.

Mr. Tallon inquired as to whether the proposal was for a septic system.

Ms. Malone verified that the proposal was for a septic system and one of staff's recommendations was that the developer tie into future Town utilities since the proposal is urban-level development.

Mr. Schick stated he agreed with the staff recommendations as presented.

Mr. Ballstadt stated that a joint work session will be held with the Town Board on June 4, 2018 at 6:00 pm. Discussion will revolve around code updates such as the process for minor variances and multifamily residential parking as well as the cost and level of service needed to bring building inspections in-house. Mr. Ballstadt further stated that the Town is currently advertising for the open Advisory Board positions with a deadline of May 11th.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:57 p.m.

Deputy Town Clerk, Amanda Mehlenbacher



Rath Subdivision looking north to CR 76



MEMORANDUM

Date: May 2, 2018
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing & Recommendation to Town Board - Final Major Subdivision – Raindance Subdivision 3rd Filing – David Nelson and Martin Lind, Raindance Land Company, owner/applicant / Tom Siegel, Water Valley Land Company, applicant's representative
Item #: C.1 C.2

Background / Discussion

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

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

Proposed Final Subdivision characteristics include:

- 233 lots for single-family residential
- Approximately 142 acres of tracts for future development
- Approximately 3.5 acres of tracts for open space, drainage, and access (owned and maintained by metro district)
- Approximately 15 acres for public right-of-way
- 10 acre tract for future Weld Country RE-4 school

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

The applicant held a neighborhood meeting on January 18, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately five neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics and responses.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

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

Chapter 5c – Residential Areas Framework**Goal:**

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

Objectives:

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

Notification

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

Notifications for the January 18, 2018 neighborhood meeting were as follows:

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

Notifications for this public hearing were as follows:

- April 16, 2018 – affidavit of mailing to property owners within 300 feet
- April 20, 2018 – display ad published in the paper
- April 16, 2018 – published on Town's website
- April 4, 2018 – property posted

Relationship to Strategic Plan

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

Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval, subject to all outstanding Planning Commission and staff comments being addressed prior to recording of the plat.

Attachments

Application Materials
Neighborhood meeting notes
PowerPoint presentation

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

February 27, 2018

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

Re: RainDance Subdivision Major Final Plat, Filing Three

Dear Mr. Ballstadt:

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

Introduction

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

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

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

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

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

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

Landscape Amenities and Character

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

Park and Open Space

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

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

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

Infrastructure Improvements

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

Street Names

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

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

- CULTIVATE
- GLEAN
- GATHER
- LONG SHADOW
- SETTING SUN
- PATRIOT (for use in a future filing)

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

Sincerely,
Norris Design



Brock Reimer, Principal

Raindance Filing Three Neighborhood Meeting Summary

January 18th, 2018

Meeting Notes

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

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

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

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

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



Final Major Subdivision

Raindance 3rd Filing

Paul Hornbeck, Senior Planner

Planning Commission May 2, 2018



Major Subdivision

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

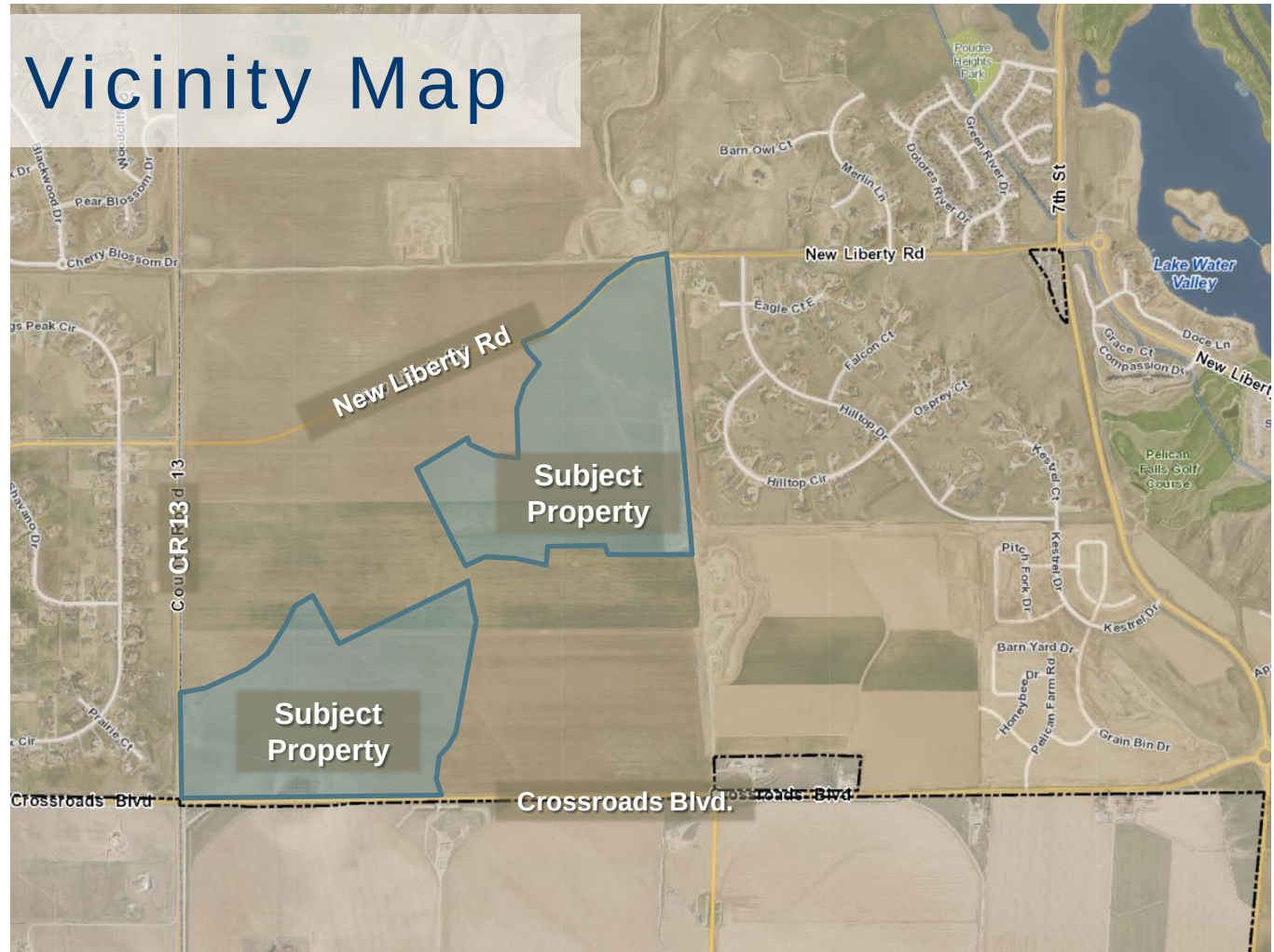
Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

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

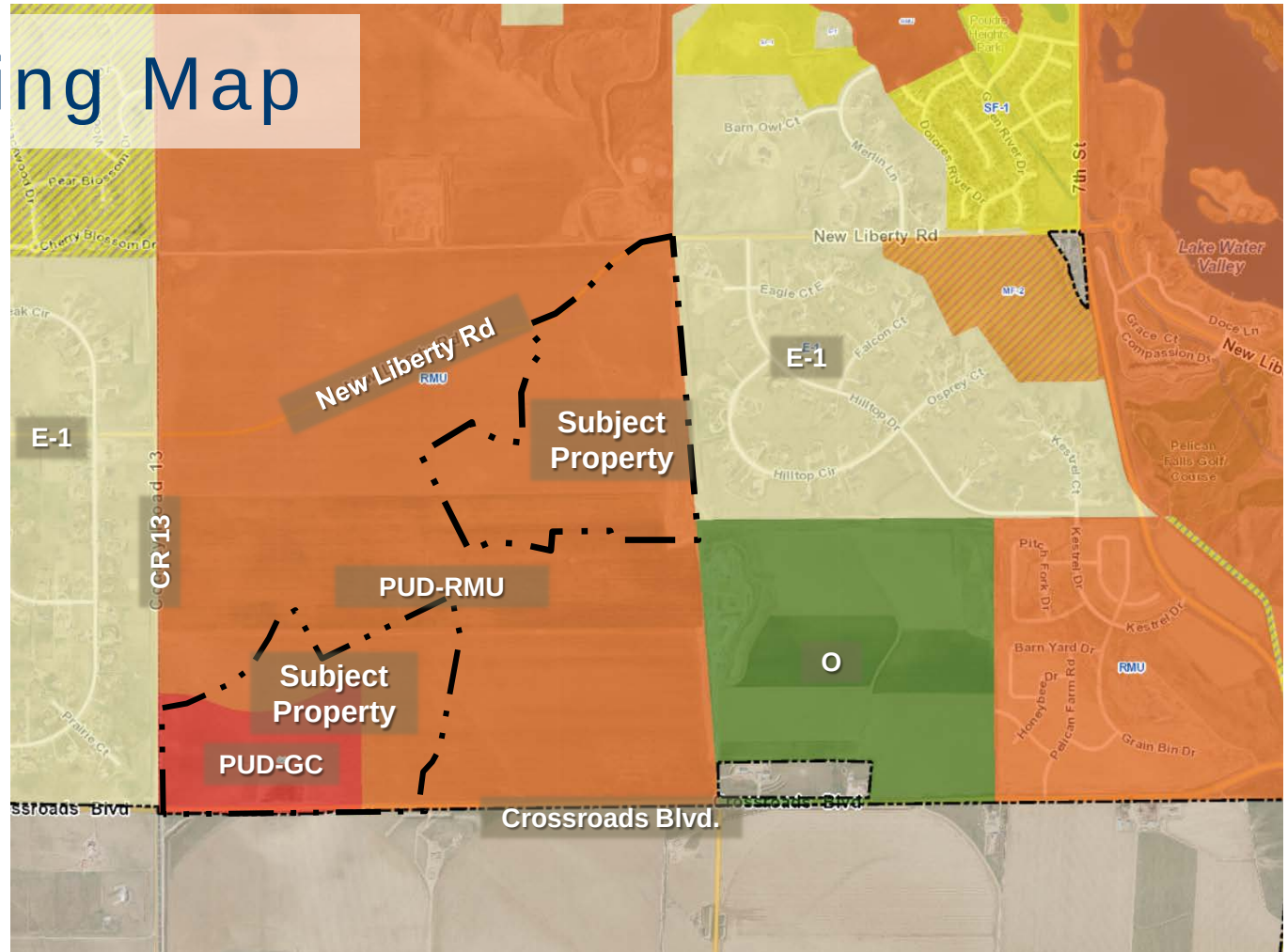


Site Vicinity Map



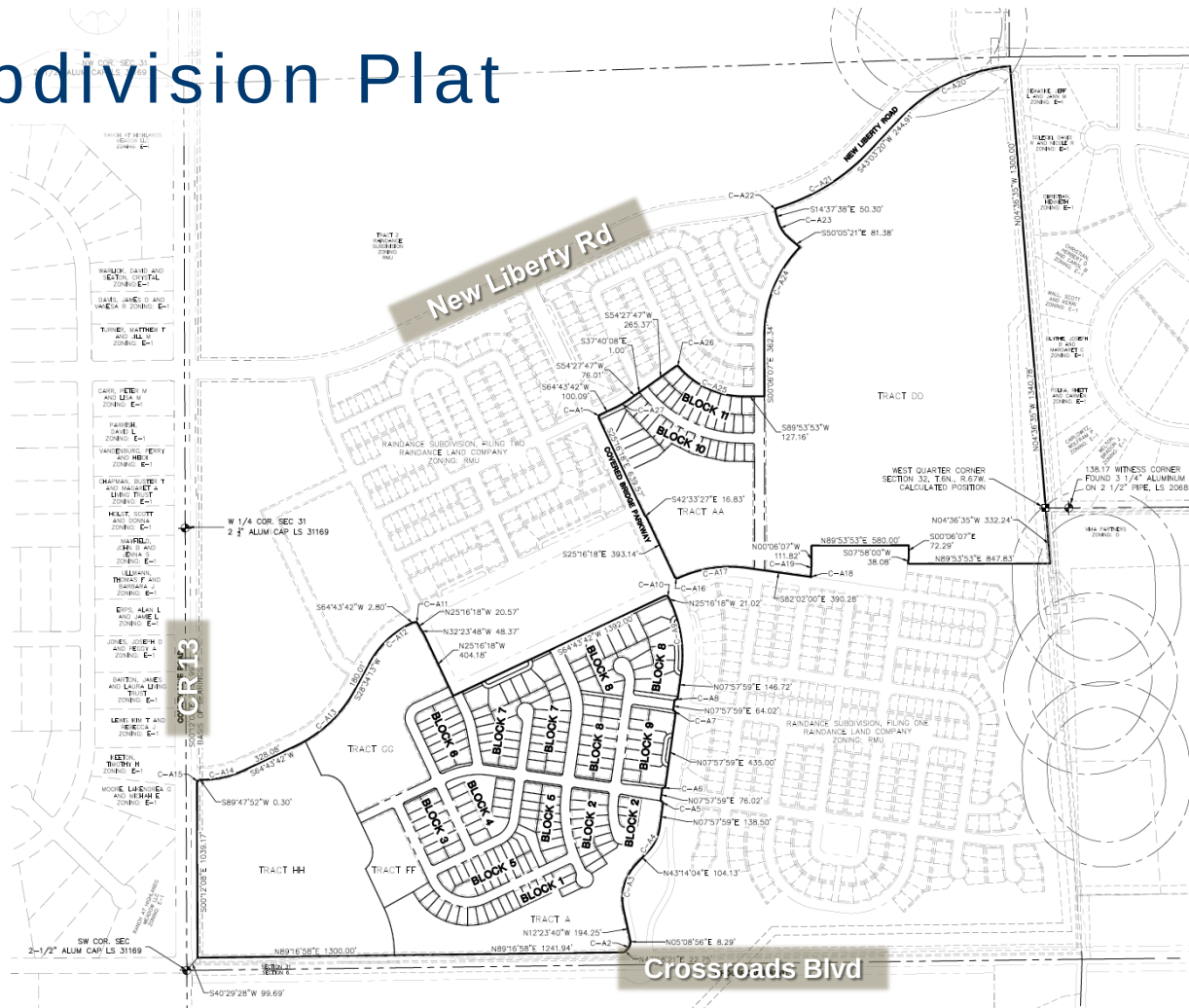


Zoning Map





Subdivision Plat





Comprehensive Plan Conformance

Chapter 5c Residential Areas Framework Plan:

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

Objectives:

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



Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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

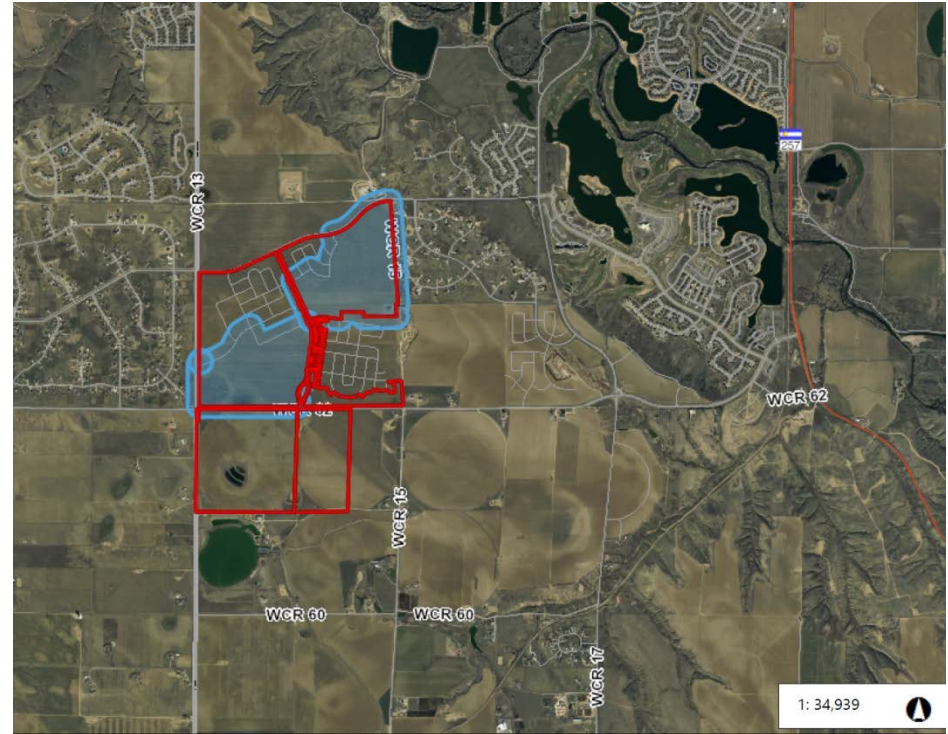
Objectives:

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

Notification

Neighborhood meeting notifications:

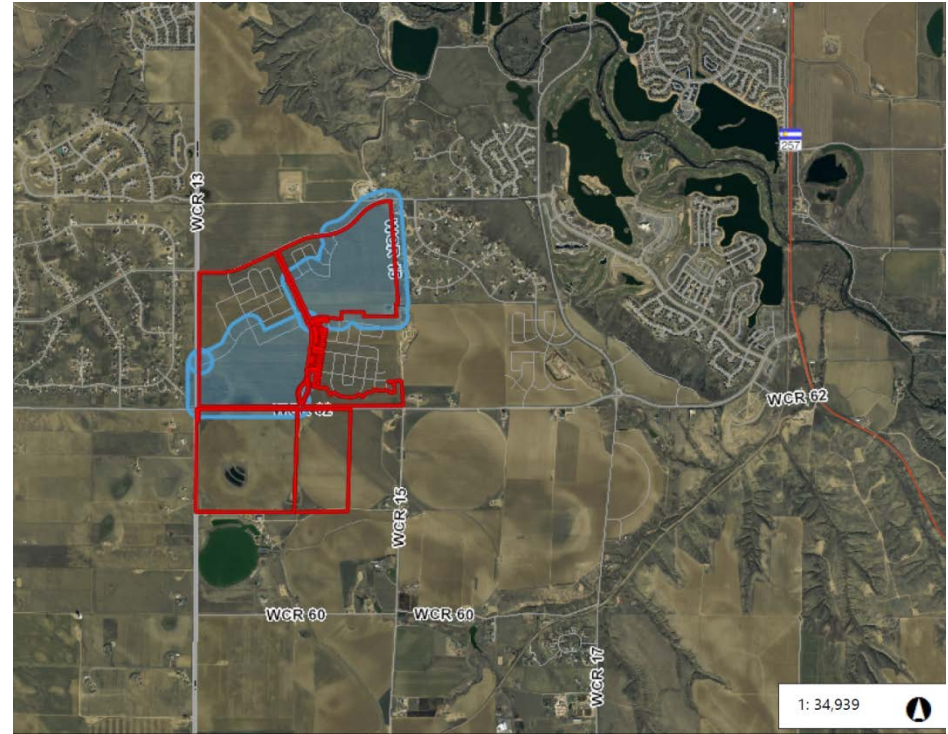
- December 27, 2017 – affidavit of mailing to property owners within 300 feet
- January 3, 2018 – display ad published in the papers



Notification

Public hearing notifications:

- April 16, 2018 – affidavit of mailing to property owners within 300 feet
- April 20, 2018 – display ad published in the paper
- April 16, 2018 – published on Town's website
- April 4, 2018 – property posted





Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval, subject to all outstanding Planning Commission and staff comments being addressed prior to recording of the plat.



Final Major Subdivision

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: May 2, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Presentation – Diamond Valley Subdivision 4th Filing Lot 4 (Snaptron); Earl Tatman, Tatman Properties, owner; Steve Steinbicker, Architecture West, LLC, applicant
Item #: C.3

Background / Discussion

The applicant, Mr. Steve Steinbicker, is proposing a new building for expanding the Snaptron business in the Diamond Valley Subdivision, 4th Filing. The site of the proposed building is addressed as 950 Diamond Valley Drive and is internal to the overall Diamond Valley Subdivision. The site is zoned Limited Industrial (I-L) and is located adjacent to other I-L-zoned properties.

Overall development characteristics include:

- total lot area of 3.4 acres
- ~ 41,427 square foot (sf) building – total square-footage (~21% building coverage)
- 81 parking spaces (1 stall per 2 employees plus additional spaces)
- ~ 21% landscaped area (15% required)
- primary access from the north via Logistics Drive and internal driveways (future access from Diamond Valley Road and Eastman Park Drive)

Site layout – building location, parking, landscaping - reflects approved subdivision design for Diamond Valley Subdivision.

The project will be phased. Phase I characteristics include:

- west half of the site
- ~ 24,000 sf building – multi-tenant; car shop, warehouse, light assembly, storage and office uses (~12% building coverage)
- 48 parking spaces
- ~ 47% landscaping

Building characteristics include:

- scale and architectural character consistent with existing structures and schematic design for the subdivision
- building materials:
 - o pre-finished stucco insulated metal panels
 - o insulated metal panels
 - o synthetic stone base
 - o aluminum store front
 - o parapet

- building height: 27'8"

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

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on May 14, for the Windsor Town Board.

Relationship to Comprehensive Plan

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

Chapter 5d - Commercial & Industrial Areas Framework Plan

Goal:

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

Objectives:

1. *Prioritize new growth in areas currently served by town infrastructure and services.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Create distinct sense of place for Town's commercial and industrial districts.*

Relationship to Strategic Plan

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

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint presentation

cc: Earl Tatman, owner
Steve Steinbicker, applicant

Diamond Valley Subdivision, Lot 4, Fourth Filing
Town of Windsor
Qualified Commercial/Industrial Site Plan
PROJECT NARRATIVE

February 9, 2018

Description of Project

The site is approx. 3.4 acres of vacant land located west of Diamond Valley Road, north of Eastman Park Drive. The adjacent sites are zoned I-L, Limited Industrial. The site is currently undeveloped vacant land, previously approved and platted as the Diamond Valley Fourth Filing, Windsor.

Request for approval of a phased building/site plan for Lot 4, Fourth Filing, Windsor. The initial Phase I will be comprised of approx. 24,000 sf., to the south half of the site, which includes a partial second floor. This will include owner occupied and multi-tenant users, custom car shop, (all interior work), warehouse, light assembly/fabrication, storage and office facilities and any other uses permitted in I-L Limited Industrial zoning.

Project Narrative

The project site will be accessed from the north via Logistics Drive and internal private driveways, ultimate connections will include access to Diamond Way and Eastman Park.

The site is not located in any known hazard areas, floodplain, geological or sensitive areas.

There are no prominent building or landscape features on this site, nor any other natural attributes of the site.

The architectural character and scale will be consistent with existing structures and schematic design renderings. A combination of pre-finished horizontal 'stucco' insulated metal panels, IMP, synthetic stone 'base' and aluminum storefront and glazing system, would be provided as the primary exterior materials.

The site was previously approved for a ground level area of 41,472 sf., it is the intent that both phases will total a similar area and be approved with this application/review. The second floor spaces could increase this total area by approx. 20%.

As this will be a multi-tenant building employee counts will vary with specific users and different uses over time. It is expected that this initial phase/tenants will be relatively low on a psf. basis and the parking areas will be more than adequate for their need, generally, these are low-intensity uses with limited public/visitor access.

A traffic study was provided at the initial Master Plan/Plat stages, this use is compatible and consistent with that report, uses, findings and VDT's.

Consultant Team

Owner – Tatman Properties, LLC
Engineering – Interwest Consulting

Land Planning – Architecture West LLC
Geo-technical – CTL-Thompson

END of NARRATIVE - 02.09.18



Site Plan Presentation

Diamond Valley 4th Filing – Lot 4
- Snapton

Millissa Berry, Senior Planner

Planning Commission – May 2, 2018



Qualified Commercial Site Plan

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

Sec. 17-9-10. Purpose.

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

Site Vicinity Map



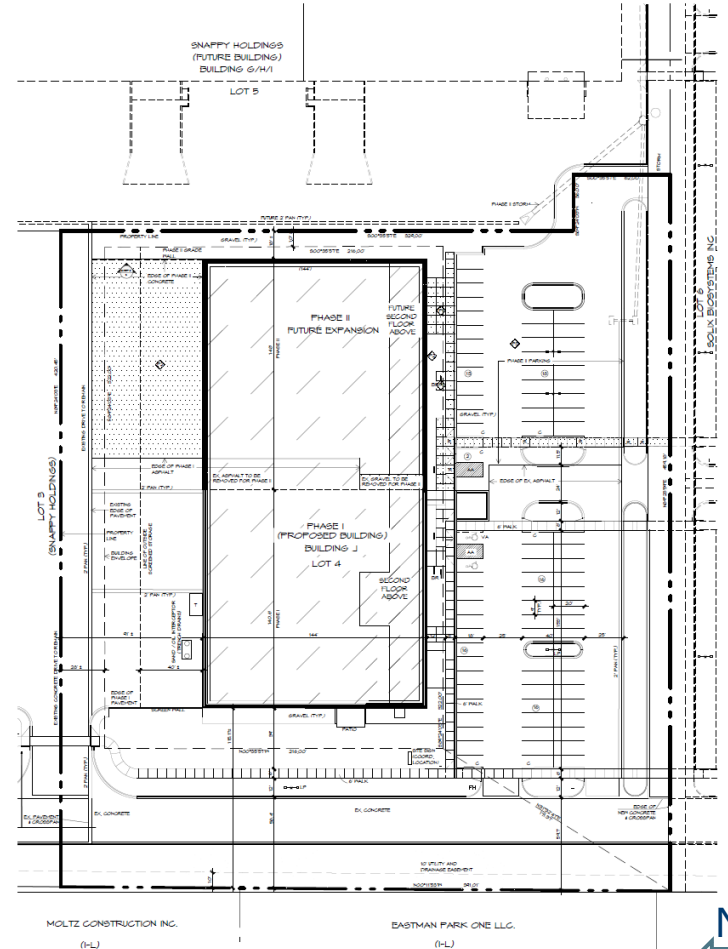
Site Zoning Map



Site Plan

Overall development characteristics:

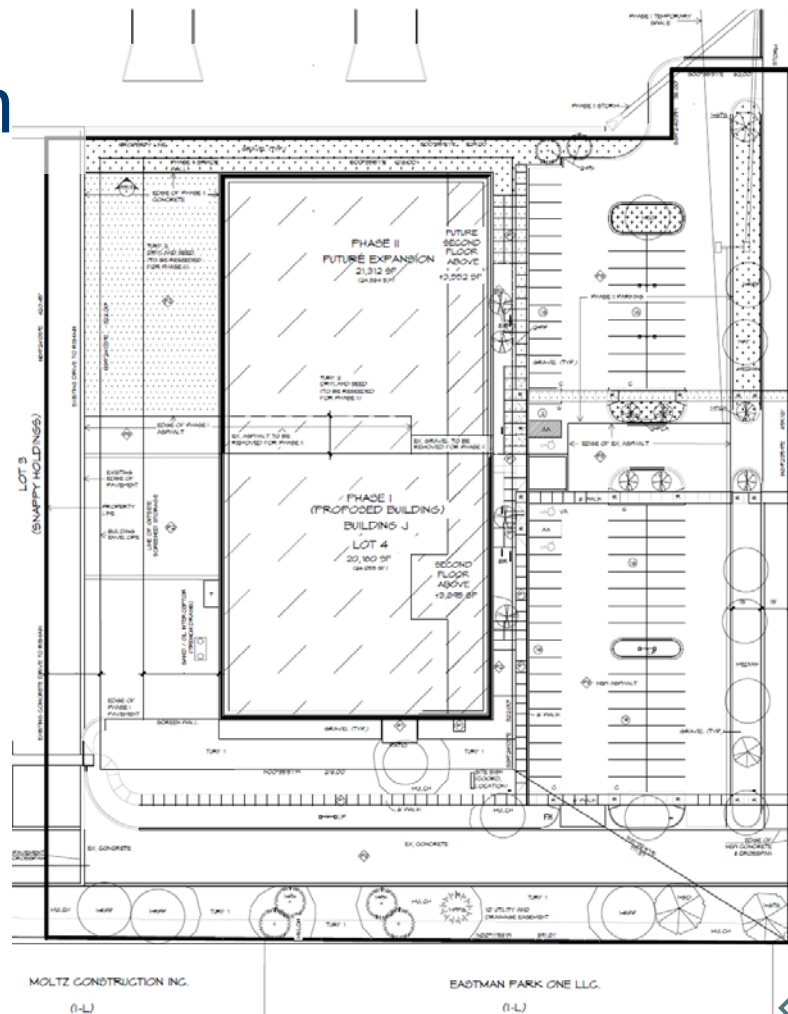
- 3.4 acres
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- 81 parking spaces (1 stall per 2 employees plus additional spaces)
- ~ 21% landscaped area (15% required)
- primary access from the north via Logistics Drive and internal driveways (future access from Diamond Valley Road and Eastman Park Drive)



Landscape Plan

Overall development characteristics:

- 3.4 acres
- ~ 41,427 square foot (sf) building (~21% building coverage)
- 81 parking spaces (1 stall per 2 employees plus additional spaces)
- ~ 21% landscaped area (15% required)
- primary access from the north via Logistics Drive and internal driveways (future access from Diamond Valley Road and Eastman Park Drive)





- west half of the site
- ~ 24,000 sf building – multi-tenant; car shop, warehouse, light assembly, storage and office uses (~ 12% building coverage)
- 48 parking spaces
- ~ 47% landscaping





- west half of the site
- ~ 24,000 sf building – multi-tenant; car shop, warehouse, light assembly, storage and office uses (~ 12% building coverage)
- 48 parking spaces
- ~ 47% landscaping



Building Elevations

Building characteristics:

- stucco metal panels
- metal panels
- synthetic stone base
- aluminum store front
- parapet
- height: 27'8"



LOT 4 - BUILDING J
DIAMOND VALLEY 4TH FILING
BUILDING ELEVATIONS PHASE I & II
WINDSOR, COLORADO

Building Elevations

Building characteristics:

- stucco metal panels
- metal panels
- synthetic stone base
- aluminum store front
- parapet
- height: 27'8"





MEMORANDUM

Date: May 2, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Preliminary Major Subdivision – Jacoby Farm Subdivision 7th Filing – Windsor CAR 1 LLC, owner; Russell Baker, Townhomes at Jacoby Farms LLC applicant; Cathy Mathis of TB Group, applicant's representatives
Item #: C.4

Background / Discussion

The applicant, Mr. Russell Baker, Townhomes at Jacoby Farms, LLC, represented by Ms. Cathy Mathis of TBGroup, has submitted a preliminary major subdivision plat, known as Jacoby Farm Subdivision 7th Filing. The subdivision encompasses approximately 5.1 acres over two tracts (Tract A = 2.8 acres and Tract B = 2.3 acres). The properties are zoned Residential Mixed Use (RMU). The purpose of the subdivision is to allow for individual ownership of the townhome units proposed on the site.

The subdivision proposal is summarized as follows:

- 61 townhome lots (61 townhome units) = approximately 2.3 acres (~45% of site)
- Tracts A and B: platted common space = approximately 2.8 acres (~55% of site)
 - o Landscaped areas
 - o Open yard areas
 - o Parking and access drives
 - o Utility / access / drainage easements
- Tracts A and B will be owned and maintained by a Homeowners' Association.
- School and park dedications have been met; dedications were made with the processing of the Jacoby Farm 2nd Filing major subdivision.

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

The applicant held a neighborhood meeting on January 30, 2018. There were approximately 18 neighbors in attendance. The notification period for the January neighborhood meeting did not meet code requirements, therefore, a second neighborhood meeting was held on March 26, 2018 in accordance with Chapter 16, Article XXXI of the Municipal Code. Seven neighbors were in attendance, including 5 that attended the January 30th meeting. Please see the enclosed neighborhood meeting notes for discussion topics and responses for both meetings.

The Planning Commission reviewed and approved the preliminary site plan for the Jacoby Farm Townhomes at its March 7, 2018 meeting. As noted, the major subdivision portion of the proposal was delayed due to not meeting the required notification period for the January neighborhood meeting. Final reviews of both the townhome site plan and the major subdivision will be concurrent.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Objectives:

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

Chapter 5c – Residential Areas Framework

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

Objectives:

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

Relationship to Strategic Plan

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

Recommendation

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

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

Notification

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

A neighborhood meeting was held on March 26, 2018 at the Town of Windsor Community Recreation Center. Notifications for this meeting were as follows:

- March 7, 2018 – affidavit of mailing to property owners within 300 feet of the subject property
- March 14, 2018 – legal ad published in the papers – *Windsor Now* and *Windsor Beacon*

Attachments

Application Materials
Neighborhood meeting notes
PowerPoint presentation

cc: Cathy Mathis, TBGroup, applicant's representative
Russell Baker, applicant

Planning Department
Town of Windsor
301 Walnut Street
Windsor, CO 80550

The water rights for the Jacoby Farm 2nd Subdivision Tracts E and F Site plan will be by Phase.
Phase 1 will be Tract E and Phase 2 will be Tract F.

December 18, 2017

Jacoby Farm 2nd Subdivision Tracts E and F Site Plan

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

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

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

Jacoby Farm Major Subdivision

Neighborhood Meeting 3/26/18

Will the developer be mindful of sight lines when landscaping?

Evergreen will be used to screen headlights but you can see through the site in other areas.

What are the building proposed?

Townhomes

Can the access point be moved off of Stoll Drive and onto 17th or Jacoby?

From a safety standpoint Stoll is a better access road. The spacing of access drives verses intersections in the area limit where any access can be on Jacoby or 17th.

What will the price range be for the units?

Low \$300ks

What is the square footage of the units?

Around 1600 sf

Is the proposed parking enough for 3 bedroom units?

The parking is above what the code requires.

Who is the managing company?

The same managing company of the existing metro district

What is the name of the project?

Townhomes at Jacoby Farm

Comment: This is a great opportunity for townhomes and condos – a perfect product and a good balance with the single family.

How did the trees get there? They did not seem native or natural.

They were planted as a tree farm. They were removed to do the survey of the property.

When will construction occur?

After approvals which should be done by June or July.

How long will construction take place?

Build-out is about 18 to 24 months.

Is a traffic light proposed at 17th and Jacoby?

Staff will check with transportation plan.

Are any traffic calming elements proposed?

Developer will look into flashing speed limit sign.

Can the Town address the construction truck traffic, road impacts and speeding issues along Grand caused by Martin Marietta trucks?

Staff will forward the request.

Where will the construction trailer be located?

There will be a superintendent on site; the trailer will be on site until there is no more room; there will be a construction fence around the perimeter of the site. We will make sure to bring the superintendent over to meet you and give you his card.

Who is the Builder?

A local company called ETC. The LLC for the project is Townhomes at Jacoby Farms, LLC.

What are the hours of construction?

The builders will follow Town rules for construction times.

TO: Town of Windsor
FROM: Cathy Mathis
DATE: January 30, 2018

RE: Jacoby Farm Neighborhood Meeting Notes

1. Why can you have more than 61 units if 75 were approved?
Answer: This site has always been approved for multi-family since it was master-planned with the rest of the Jacoby Farm development.
2. Any design for areas for children to play?
Answer: None at this time.
3. Will it be fenced? What about along the canal?
Answer: No fencing is planned.
4. Will the contract restrict who will live in the homes? Owner occupied?
Answer: The contract will not have restrictions but we have mostly owner-occupied in our other developments.
5. What is the target price point?
Answer: The Mid-300's but the market could drive the price higher.
6. Is that the base price?
Answer: Yes.
7. Will the units have basements?
Answer: No basements but they will have crawl spaces.
8. What is the timeframe?
Answer: Construction should be complete in 18 months.
9. Is this a spec project?
Answer: Yes.
10. I live at 371 Stoll. Can you explain the traffic pattern? Why can't you access off of 17th?
Answer: We've had discussions with the Town's engineering department and they will not allow access off of 17th because of intersection spacing requirements and speed. The other access points were determined through negotiations with the Town.
11. Didn't Richmond American have water issues?
Answer: We are not aware of that.
12. Wasn't this site once planned as a park?
Answer: It might have at some point, but as long as the Jacoby development has existed, this has been zoned for multi-family.
13. You said this still has a long way to go. How far are you in the process?
Answer: This is going through the subdivision process now and still need to go to planning commission and town board. We are in the early stages of the process.
14. Can you clean up the site now? It looks like a trash dump.
Answer: I can't do anything on the site until this is an approved project. After that, I promise that things will happen quickly.
15. Is the old couch gone?

Answer: Yes, it was surprising to us all of the trash and debris that was there after we removed the trees.

16. What do you do at a public hearing when it already looks done?

Answer: You will be notified of the next public hearings. The planning commission will take your input and decide if the project meets the code.

17. Can you propose more parking?

Answer: We are already over-parked, but yes, we can certainly look into adding a few more spaces.

18. You need to include a play area for children.

Answer: We feel what have provided is sufficient.

19. The canal is a danger for young kids.

Answer:

20. Why isn't there a sidewalk out to the canal? How will the children get to the school?

Answer: We think this is a good idea. We'll add a connection.

21. So, with 61 units, that's 120 cars going in and out every day. If you have 3 families living in 3 bedrooms, then that's 183 cars.

Answer:

22. Are they going to have their own metro district?

Answer: We will be a part of the Jacoby metro district and will also have an HOA to take care of snow removal, landscape, trash, etc.

23. Thank you for doing 61 instead of 75.

Answer: You're welcome.

24. Melissa, do you think this is a good fit?

Answer: It's up to the Planning Commission but it does meet the code and we think it's a better fit than what was previously proposed, which was a big apartment building surrounded by parking.

25. Will you have covenants that restrict owners to only have 2 cars?

Answer: No, we will not restrict the number of cars someone can have. We feel that there are plenty of off-street spaces and can add some more if needed.

26. A lot of people use their garages for storage. How are you going to handle that?

Answer: Just like your neighborhood. Some people park in their driveways and not in their garages, I have no control. But we are monitoring in over at our Manhattan project in Fort Collins and will do the same here. Just so I'm clear, you can't park in the driveways here.

27. Will the landscaping have big trees that will block my view?

Answer: Yes, we will have large deciduous and evergreen trees that are required by code.

28. Consider adding berms to help prohibit people from parking on Stoll and cutting across the grass to get to their unit?

Answer: Yes, we can look at adding some berms. That is a good idea.

29. Can the Town consider no parking along Stoll and Sorenson?

Answer: I can ask engineering about that.

30. How are you handling snow removal?

Answer: Our HOA will have a maintenance crew.

31. Is the 2 stories the same height as our houses?

Answer: Yes, they will be about the same.

32. What was the rental mix for your Manhattan project?
Answer: 70% owner, 30% rental
33. What is the goal – 51% non-owner occupied?
Answer: This is not the same financing as a standard single family home so this does not apply.
34. It will be expensive for an investor with the HOA and metro district fees.
Answer: Agreed.
35. Any VRBO?
Answer: No, the covenants do not allow them.
36. Parking on the streets is a concern.
Answer: We can try and add more parking on-site.
37. Move mail box away from Stoll and move other mailbox on north tract.
Answer: Yes, we can do that.
38. Has anyone talked to the school district?
Answer: Yes, the school district is aware of the project.
39. How full is Grandview?
Answer: We will have to check with the school district, but we think there is capacity.
40. How are you handling storm drainage? The storm drains have been clogged up with silt and debris with all of the construction going on.
Answer: The storm drainage will comply with the existing development and we will have the standard erosion control and dust prevention measures as required. Our superintendent will be on-site and will assure that it will be a clean construction site during the duration.
41. Move the mail box on the north side of Grandview.
Answer: Yes, we will move it.
42. How long will the builder be involved?
Answer: A minimum of 8 years or 70% of the units sold, then the HOA takes over
43. Do you have marijuana covenants?
Answer: Yes we will have covenants that prohibit growing and operating a business.
44. No business out of houses.
Answer: The covenants will not allow.



Preliminary Major Subdivision

Jacoby Farms
Subdivision 7th Filing

Millissa Berry, Senior Planner

Planning Commission May 2, 2018



Subdivision

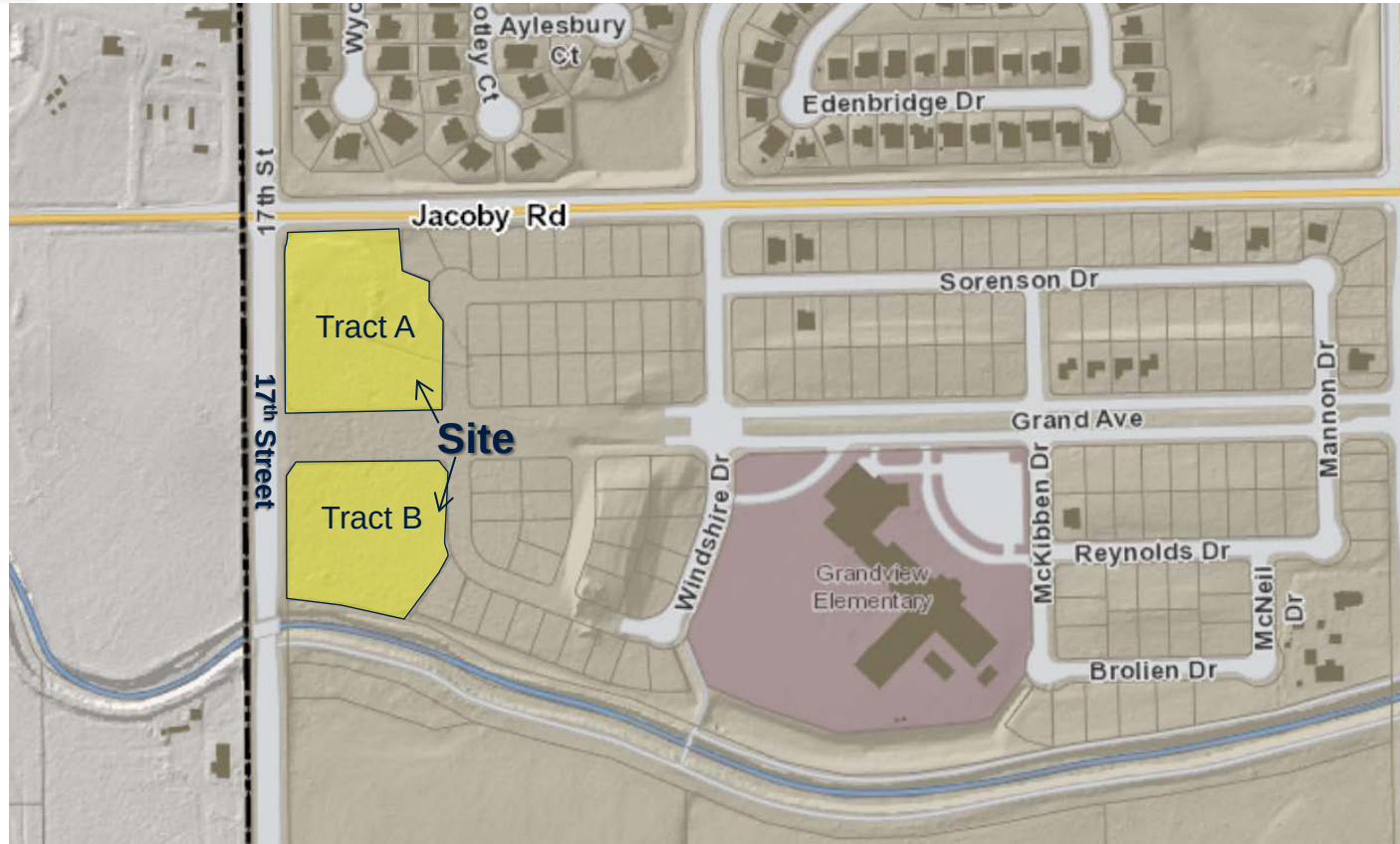
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

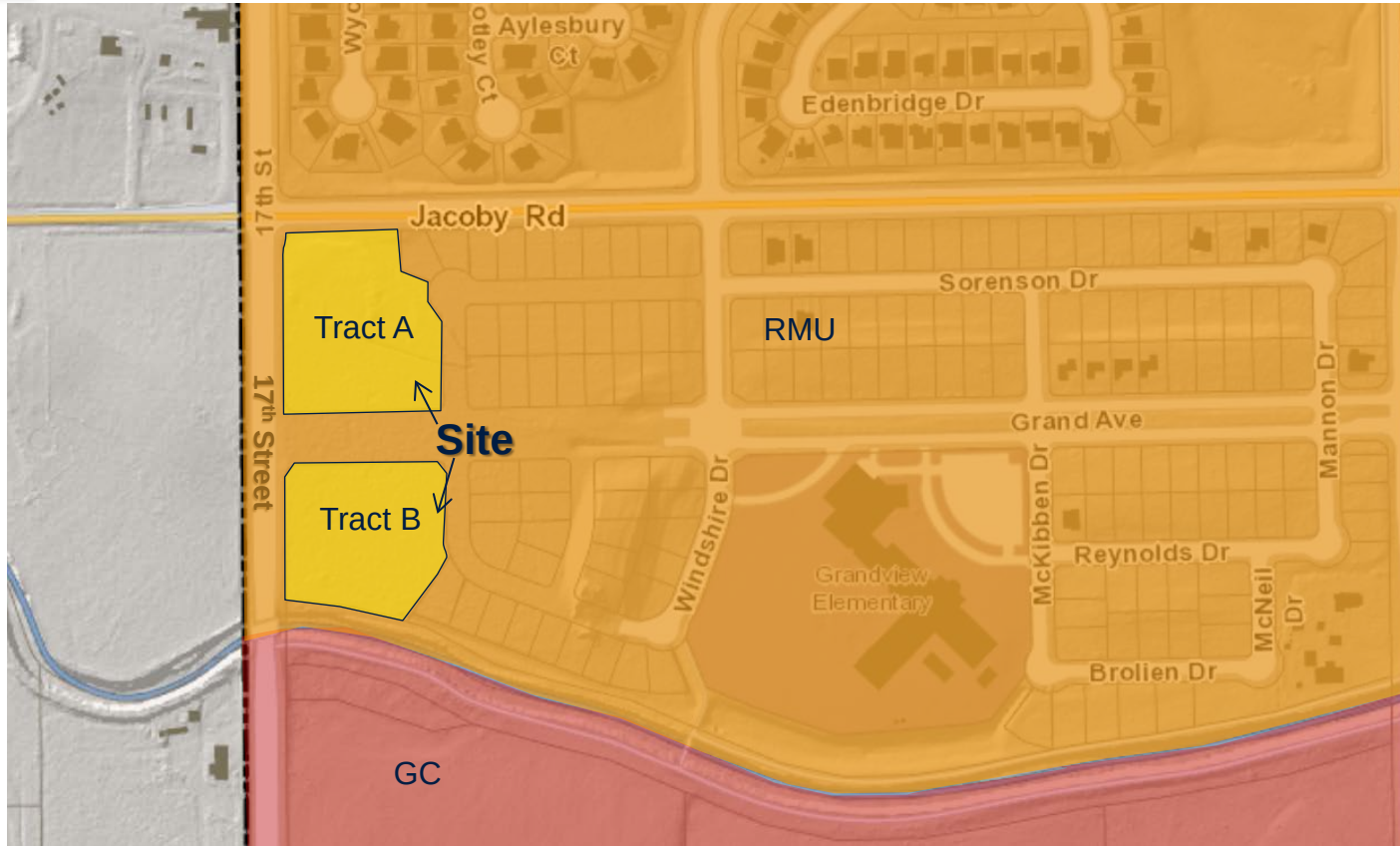
The purposes of the major subdivision procedure are:

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

Site Vicinity Map

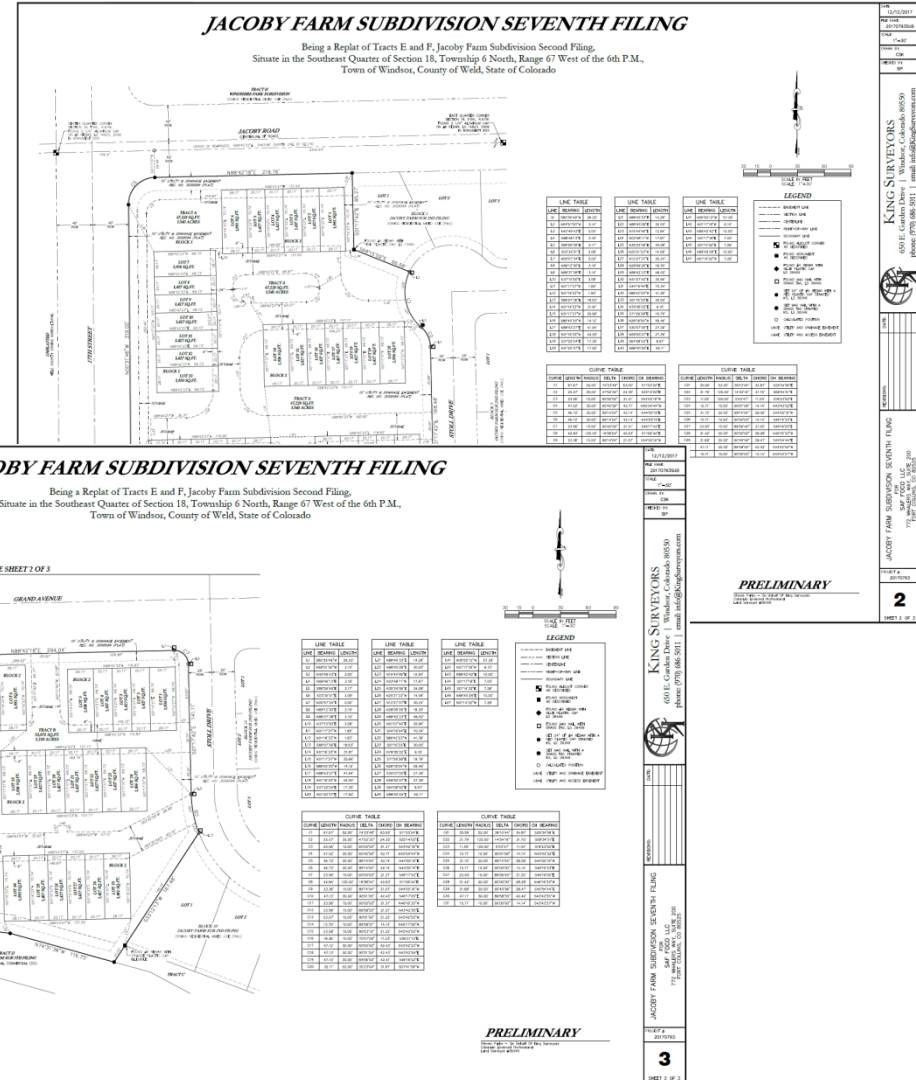


Site Zoning Map





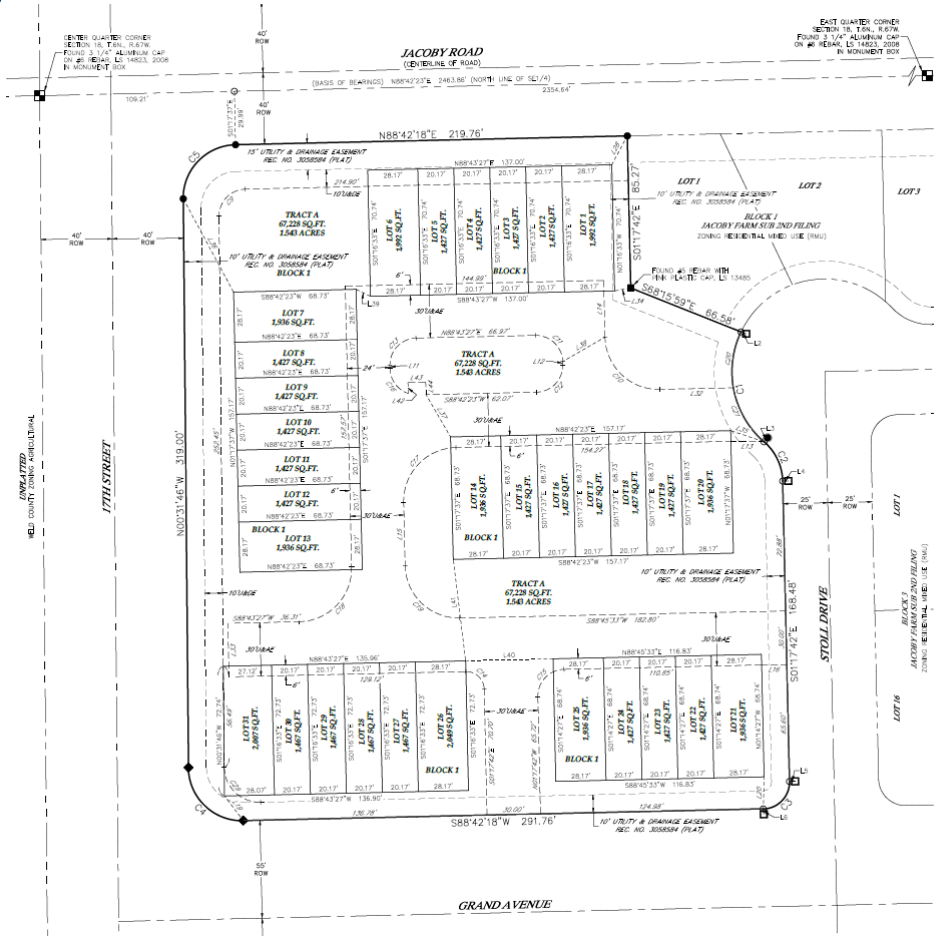
- ~ 5.1 acres total
- 61 townhome units ~ 2.3 acres
- 2 tracts – ~ 2.8 acres,
 - common space
 - parking
 - access drives
 - cluster mailbox units
 - easements
- park & school dedications met with Jacoby Farm 2nd Filing



Preliminary Plat

Tract A:

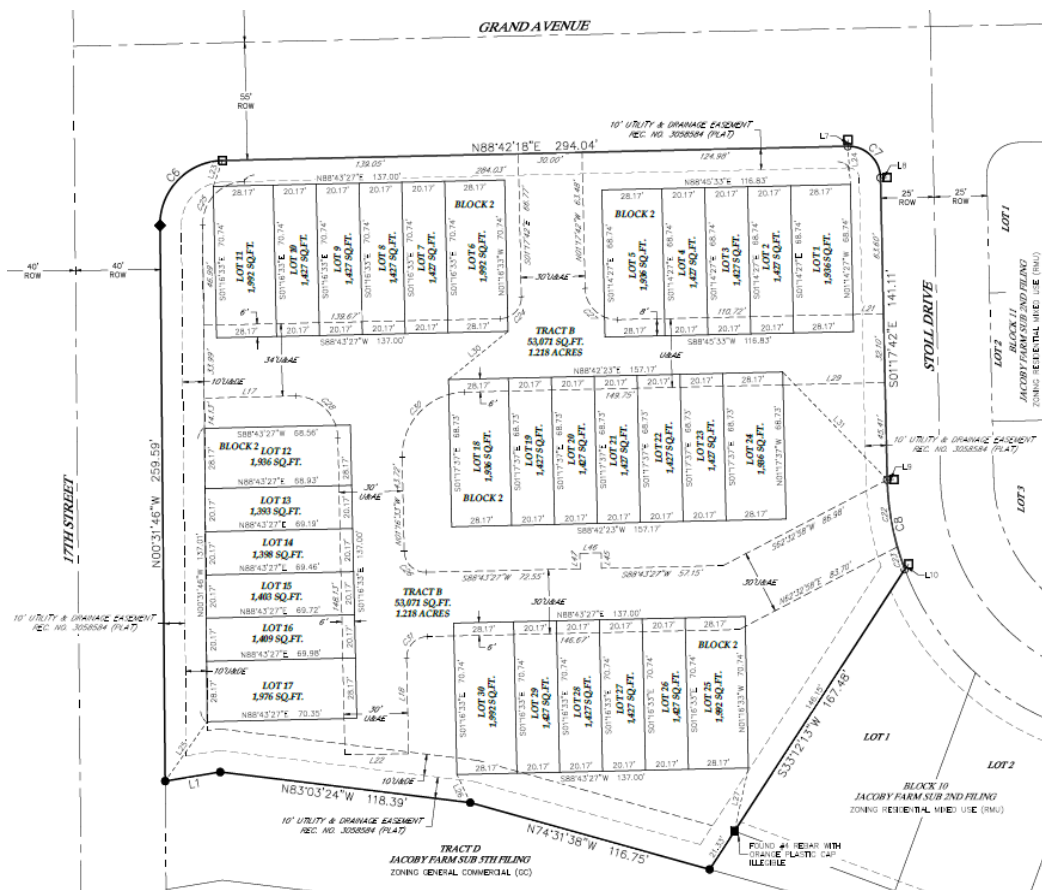
- 2.8 acres
- 32 lots
 - 31 townhome lots
 - common space



Preliminary Plat

Tract B:

- 2.3 acres
- 31 lots
 - 30 townhome lots
 - 1 common space

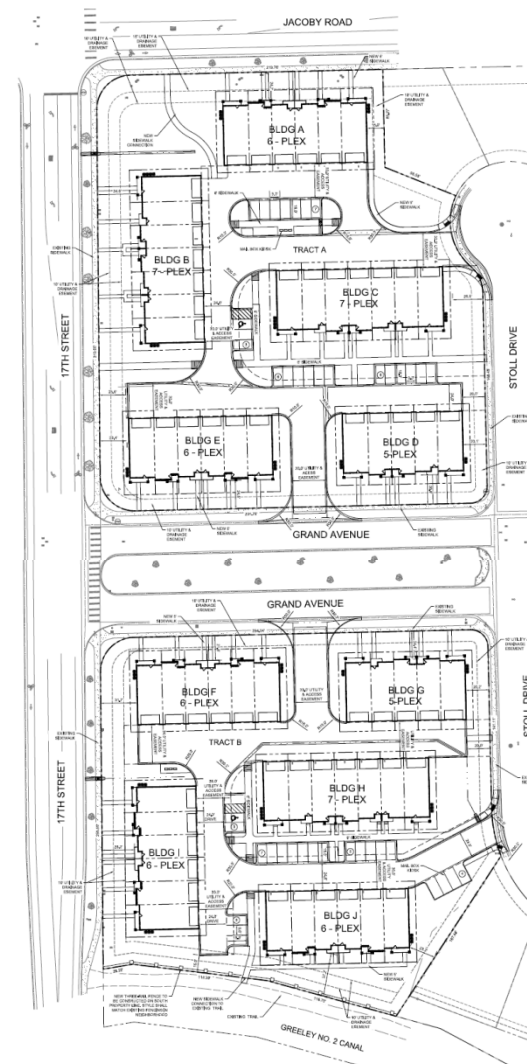




Preliminary Site Plan (previous review)

Plan characteristics:

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





Building Elevations (previous review)



5-Plex

6-Plex

7-Plex



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

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

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

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

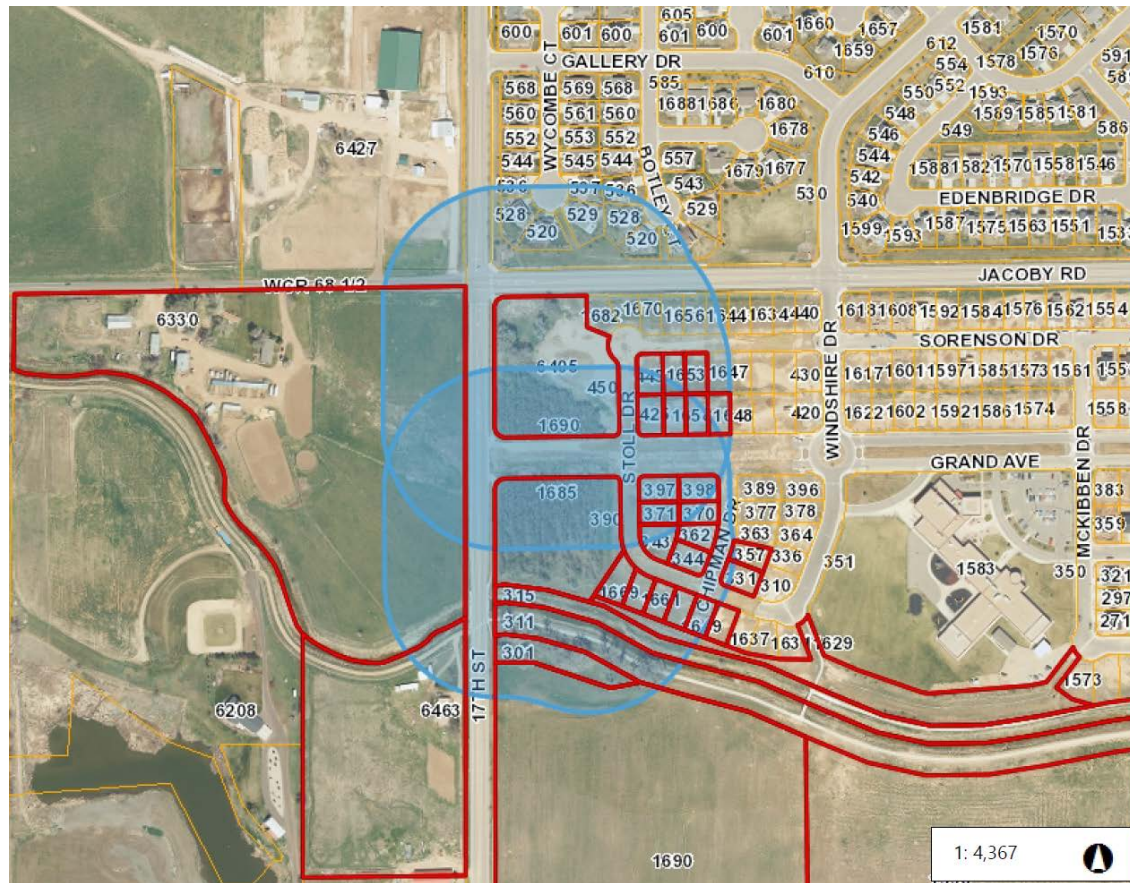
Notification Area

A neighborhood meeting was held on March 26, 2018.

Notifications for this meeting were as follows:

- March 7- affidavit of mailing to property owners within 300 feet
- March 14 – published ads in papers

A neighborhood meeting was held on January 30, 2018. however, the required notification period was not met, therefore, the meeting was held again.





Recommendation

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

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



Preliminary Major Subdivision

Staff requests that the following be entered into the record:

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



MEMORANDUM

Date: May 2, 2018
To: Planning Commission
From: Millissa Berry, AICP, Senior Planner
Re: Site Plan Presentation – Falcon Point Subdivision 3rd Filing Lots 1 and 2 (Traffic Masters); Amy Tjardes, SIZZNOS, LLC, owner/applicant; Patricia Kroetch, North Star Designs, Inc., applicant's representative
Item #: C.5

Background / Discussion

The applicant, Ms. Amy Tjardes, is proposing a new development on Lots 1 and 2 of the Falcon Point Subdivision, 3rd Filing. The site of the proposed building is addressed as 650 Gyrfalcon Court. The site(s) are zoned Limited Industrial (I-L) and are located adjacent to other I-L-zoned properties.

The project spans over two lots. The original lot – Lot 2 of the Falcon Point Subdivision 2nd Filing - is being subdivided into 2 lots due to the 100-year floodplain that covers a portion of the original lot. The subdivision will result in one lot (Lot 1) that is entirely outside of the 100-year floodplain. Both lots will function like one development site and be under the same ownership. The building and outdoor storage would be on Lot 1 and an access drive, parking and a portion of the landscaping would be on Lot 2. Each individual lot does meet zoning standards (lot area, setbacks, parking, building exterior, etc.) except for the amount of accessory outdoor storage area. At its March 22, 2018 regular meeting, the Town of Windsor Board of Adjustment granted a variance for Lot 1 of the Falcon Point 3rd Filing to allow greater than 65% of the lot to be accessory outdoor storage. Beyond that, the other aspects of the project meet code standards and the agreed upon landscaping requirements outlined in the Falcon Point Subdivision development agreement.

Overall development characteristics include:

- Total combined lot area of 2.25 acres
 - o two lots functioning as one (Lot 1 – 1.79 acres, Lot 2 - 0.46 acres)
 - o variance granted to allow amount of storage area on Lot 1
- ~ 7,200 square foot (sf) building (~7% lot coverage)
- 15 parking spaces (1 stall per 2 employees plus additional spaces)
- ~ 20% landscaped area (15% required; specific landscape standards for Falcon Point Subdivision)
- access from Gyrfalcon Court
- fenced / screened storage yard

Building characteristics include:

- metal building with brick wainscot
- covered entry
- pitched roof
- building height: ~ 28'

Tract A of the Falcon Point Subdivision, located adjacent and to the north of the subject lots, will be landscaped per the subdivision agreement and approved subdivision plan. This additional landscaping will add to the overall screening of the industrial lots within Falcon Point including the subject lots.

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

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on May 14, for the Windsor Town Board.

Relationship to Comprehensive Plan

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

Chapter 5d - Commercial & Industrial Areas Framework Plan

Goal:

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

Objectives:

- 1. Prioritize new growth in areas currently served by town infrastructure and services.*
- 2. Incentivize infill development to complete neighborhoods and leverage existing resources.*
- 3. Create distinct sense of place for Town's commercial and industrial districts.*

Relationship to Strategic Plan

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

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint presentation

cc: Amy Tjardes, owner/applicant
Patricia Kroetch, applicant's representative

PROJECT NARRATIVE

FALCON POINT

SUBDIVISION THIRD FILING, LOTS 1 & 2

(Traffic Masters)

March 12, 2018

The proposed site includes the entire area included in Lots 1 and 2 is approximately 2.25 acres. The site is located in Falcon Point Subdivision in east Windsor, east of Highway 257. The site is located adjacent to and north of the existing Gyr Falcon Drive and is currently zoned IL (Light Industrial). The intended user of both lots is Traffic Masters, a company providing traffic control plans and products. It is intended that the site be developed in one phase. The proposed use will be primarily office, vehicle maintenance and warehouse with outdoor storage in the western portion of the site. The outdoor storage will be screened with a fence conforming to the Town of Windsor Standards.

The intended user has approximately 6-10 employees. The only traffic generated by this site will be from the employees and occasional deliveries; there will be little or no retail or 'walk in' traffic associated with this user. The anticipated traffic generation is approximately 30 trips per day.

There are 14 parking stalls provided in the paved portion of the site and any employee vehicles in excess of that number will be parked in the recycled asphalt 'outdoor storage' area of the site. All material deliveries will be unloaded in the 'outdoor storage' area of the site.

The building will be a single story (60'x120'=7200 square foot footprint) with an office mezzanine (2400 sf) in the south 40' of the building with a total building floor area of 9,600 square feet. The building will be a wood frame construction with gray metal wall panels. A 3' brick wainscot will be located on the south face (front) of the building. The main entrance will be located in the center of the south face of the building with a canopy covering and there will be five overhead doors located on the east and west sides of the building. All site lighting will be building mounted, down directional and shielded to prevent light spillage from the site. Refer to the building elevations for additional information regarding building colors and materials.

Access to the site will be provided at two locations from Gyr Falcon Drive – one entrance will provide access directly to the outdoor storage area and the other entrance will provide access to the parking lot and a secondary access to the outdoor storage area. Water and sewer will be provided by the Town of Windsor. Water rights are being dedicated at the time of building permit. Detention is being provided offsite in the detention pond constructed with the overall subdivision improvements.



Site Plan Presentation

Falcon Point Subdivision 3rd Filing
– Lots 1&2 (Traffic Masters)

Millissa Berry, Senior Planner

Planning Commission – May 2, 2018



Qualified Commercial Site Plan

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

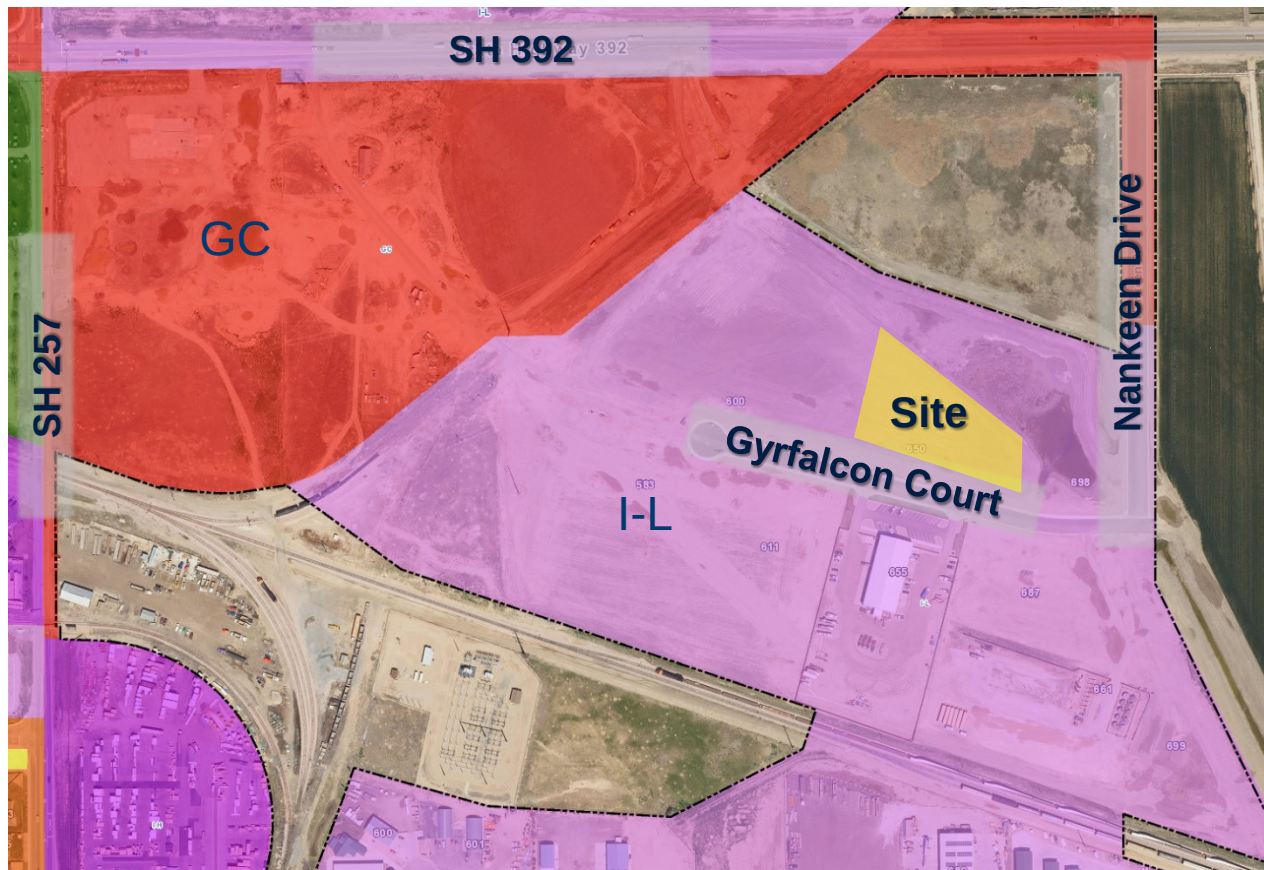
Sec. 17-9-10. Purpose.

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

Site Vicinity Map



Site Zoning Map

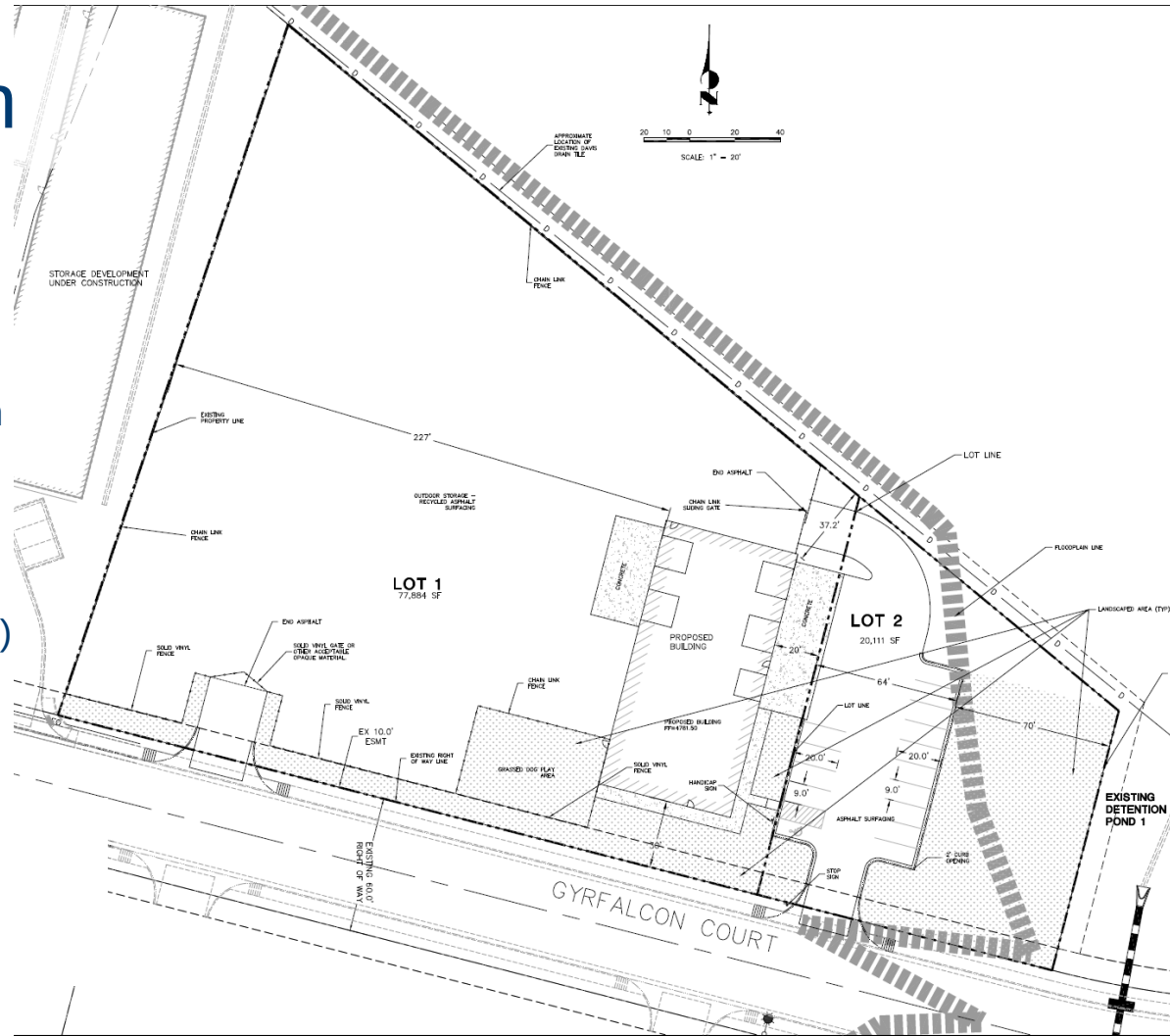




Site Plan

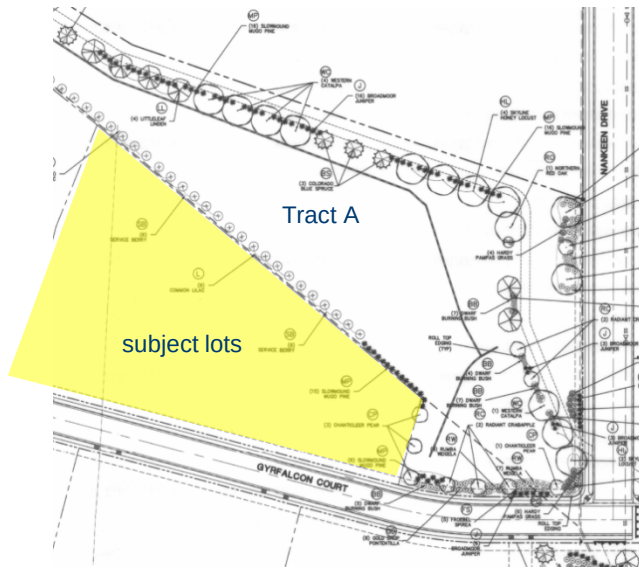
Overall development characteristics:

- total lot area of 2.25 acres
 - two lots functioning as one
 - variance for storage area on Lot 1
- ~ 7,200 square foot (sf) building (~7% lot coverage)
- 15 parking spaces (1 stall per 2 employees plus additional spaces)
- access from Gyrfalcon Court
- fenced / screened storage yard
 - solid fence and gate along Gyrfalcon Drive
- ~ 20% landscaped area (15% required)

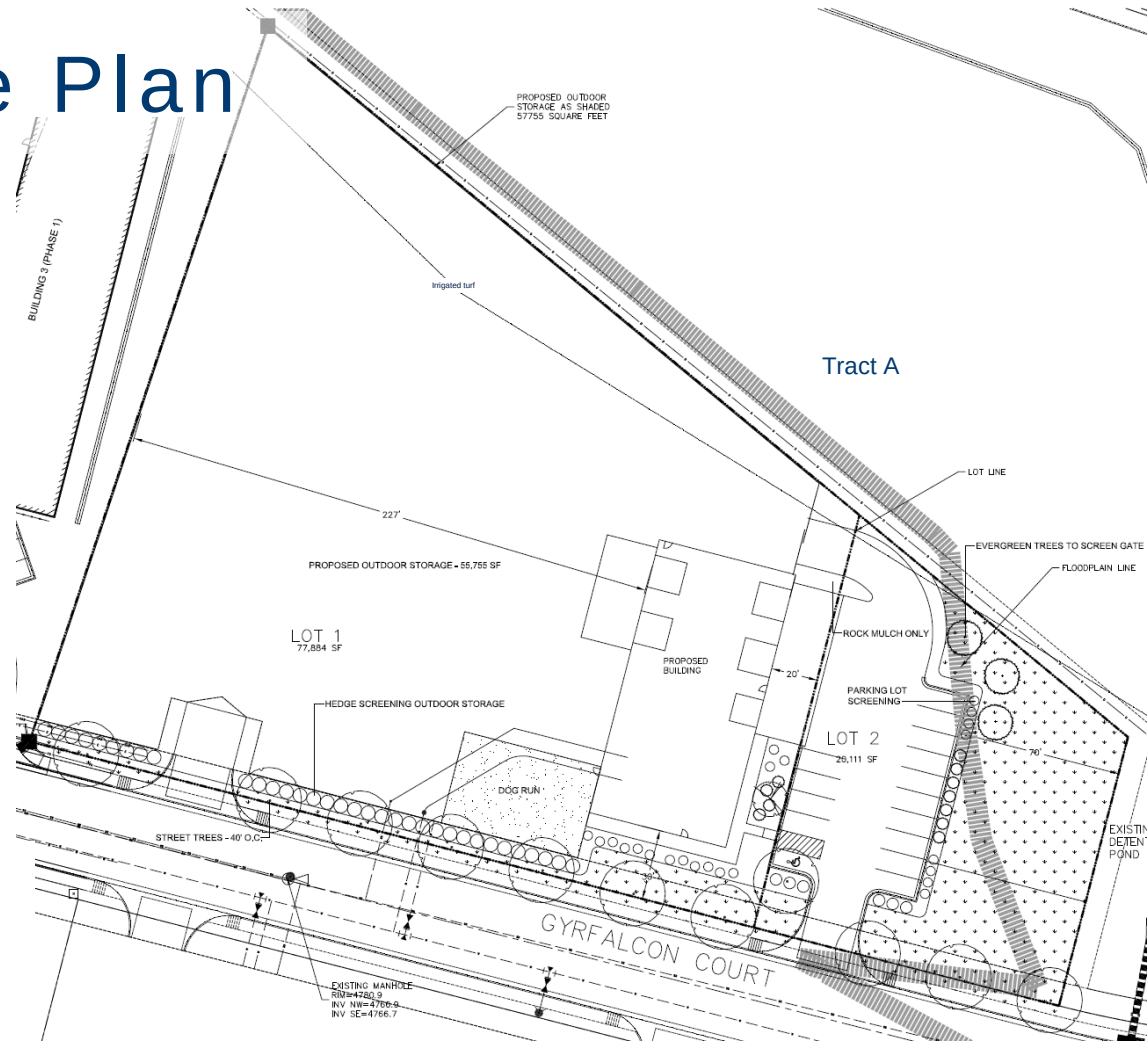




Landscape Plan



Falcon Point Tract A Landscaping

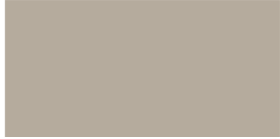




Building Elevations



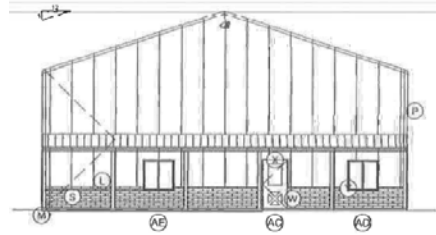
Wainscot – 8”
brick charcoal



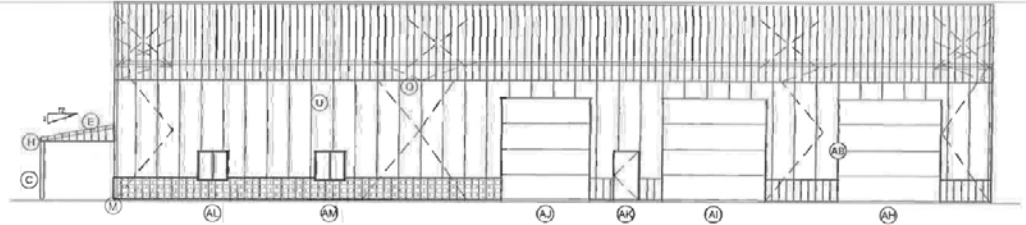
Metal siding –
pewter gray



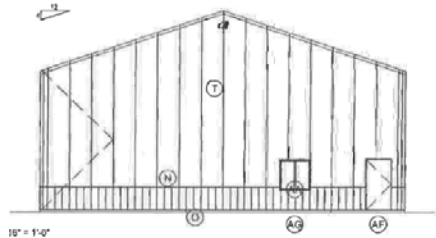
Metal roof –
quaker gray



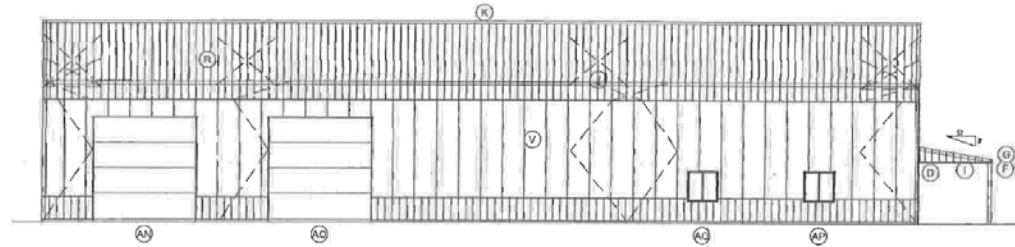
A2 ENDWALL 1 ELEVATION south
1/16" = 1'-0"



B2 SIDEWALL 1 ELEVATION east
1/16" = 1'-0"



C2 ENDWALL 2 ELEVATION north
1/16" = 1'-0"



D2 SIDEWALL 2 ELEVATION west
1/16" = 1'-0"

Building characteristics:

- metal building / brick wainscot
- covered entry
- pitched roof
- height: ~ 28'



MEMORANDUM

Date: May 2, 2018
To: Planning Commission
From: Carlin Malone, AICP, Chief Planner
Re: Site Plan Presentation – Highlands Industrial Park Subdivision
5th Filing, Lot 2, Block 1 Site Plan – Greendale Center Flex
Building 2 – Windsor Center LLC, applicant/Mark Morrison,
Schuman Companies, applicant's representative
Item #: C.6

Background / Discussion

The applicant, represented by Mark Morrison, is proposing a new site development plan in the Highlands Industrial Park Subdivision, 7385 Greendale Drive. The site is located south of Greendale Drive, north of Crossroads Boulevard. The site is zoned Limited Industrial (I-L) and is located adjacent to properties with I-L zoning to the west and north, E-1 (Low Density Estate Single-Family Residential) to the east, and industrial to the south in Loveland (Walmart Distribution Center).

Overall development characteristics include:

- total lot area of 2.11 acres
- industrial/office flex space building of 24,201 square feet (26.4% building coverage)
- approximately 17% landscaped/open area (15% required)
- 83 parking spaces (64 required)
- landscape buffers along Crossroads Boulevard and eastern property boundary

Building characteristics include:

- building articulation through varying building elements
- Two-level building with 2nd story balconies and covered entries/patio area
- window shade treatments
- a combination of stone and varying metal siding façade elements
- incorporating some architectural elements and materials from the adjacent industrial flex building located directly west

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

The current presentation is intended for the Planning Commission's information. Should the Planning Commission have any comments or concerns pertaining to this project, please refer such comments to staff during the presentation so that they may be addressed during staff's review of the project. The site plan will be reviewed and approved administratively by staff; however, if the project review process reveals issues that cannot be resolved between the applicant and staff, the site plan will be brought back to the Planning Commission for review.

Additionally, the applicant is hereby advised via this memorandum that another similar site plan presentation by the applicant is scheduled on May 14 for the Windsor Town Board.

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.

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

Relationship to Strategic Plan

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

Recommendation

No recommendation, as this item is for presentation purposes.

Attachments

Application Materials
PowerPoint Presentation

copy: Mark Morrison, applicant



APPLICATION PACKET LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: Greendale East Flex

Legal Description*: Lot 2, Block 1, Highlands Industrial Subdivision 5nd Filing

Address/Location*: 7385 Greendale Road, Windsor, CO 80550

Existing Zoning: Limited Industrial

Proposed Zoning: Limited Industrial

3

OWNER:

Name(s)*: Windsor Center LLC

Company: Windsor Center LLC

Address*: 605 S. College Ave, Ste 100

Phone #: (970) 219-1493 Email*: alex@schumanco.com

APPLICANT (Owner or Owner's Representative):

Name*: Mark Morrison (Owner's Rep)

Company: Schuman Companies

Address*: 605 S. College Ave, Ste 100

Phone #: (701) 590-0434 Email*: markm@schumanco.com

AUTHORIZED REPRESENTATIVE:

Name: Mark Morrison

Company: Schuman Companies

Address: 605 S. College Ave, Ste 100

Phone #: (701) 590-0434 Email: markm@schumanco.com

4

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

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

Signature:

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

Print Name:

Date:

2/16/18

*Required fields

Project Narrative for:
WINDSOR CENTER FLEX EAST BUILDING
7385 Greendale Road, Windsor, CO 80550

Responsible Party for Plan:
Schuman Companies
4630 Royal Vista Cir, Unit #13
Windsor, CO 80528
markm@schumanco.com
(701) 590-0434

- Property:** Lot 2, Block 1 of the Highlands Industrial Park Subdivision 5th Filing, Town of Windsor, Colorado. (Larimer County, State of Colorado). Lot is 2.11 acres in size or approximately 91,891 square feet. The property is bound by Crossroads Boulevard to the south, a private drive from Greendale Road to the west, a similarly Industrial zoned property to the north, and a residential neighborhood to the east. A heavily landscaped buffer of 30-ft in width is proposed to help screen the project from the existing residential neighborhood to the east.
- Domestic and Fire Water services were stubbed into the property with the completion of the private drive from first building at 7365 Greendale Rd (Windsor Center Flex #1), as well as dry utilities. Sanitary Sewer was brought to the property with the Norco Volleyball development.
- Full circular fire access around the building is being proposed as well as a loading dock on the building's east side. This site design also allows us to honor the fire access shown on the Norco Volleyball site plans, as well as meet/exceed the parking count stipulation.
- Building:** The proposed pre-engineered metal building is 24,000 sf in footprint, with an additional 6,000 sf of mezzanine. It is proposed that this mezzanine will be divided, by 2-hour partition wall, into 3,000 sf increments. The building is designed for a multitude of flexible uses, but with the core intention of providing an office/professional façade of the building while provided commercial/industrial capabilities with overhead doors and warehouse space in the back of the building. The front of the building will feature balconies with pronounced columns to help provide architectural feature to the building. Multiple colors will also be used on the façade as well as good amount of veneer stone masonry.
- Most the roof will be shed style, sloping back to the north, with a small amount on each side sloping back to the south from the partial gable, next to the mezzanine pop-up. The proposed building will be fully sprinkled and built in a core and shell stage. Full circular access is being proposed around the entire building, with a minimum width of 26' and inner radius of 25'. The number of employees is anticipated to range between 50-60, based on the assumed office space use as well as the shop/warehouse use. The number of potential employees is also based off similar used buildings along the front range corridor.
- Sufficient paved parking for employees and customers is proposed along the building's frontage buffering between the structure and Crossroads Blvd.

Traffic Letter

7385 Greendale Road, Windsor, CO

KE Job # 2018-026

Prepared for:

Schuman Companies, Inc.
4630 Royal Vista Circle Ste. 13
Windsor, CO 80528

Prepared by:



KELLAR ENGINEERING

skellar@kellarengineering.com
970.219.1602 phone



March 9, 2018

Sean K. Kellar, PE, PTOE

This document, together with the concepts and recommendations presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization from Kellar Engineering LLC shall be without liability to Kellar Engineering LLC.

1.0 Introduction

The purpose of this Trip Generation Letter (Traffic Letter) is to evaluate the proposed traffic generated by the proposed project located at 7385 Greendale Road, Windsor, CO.

2.0 Proposed Development and Existing Conditions

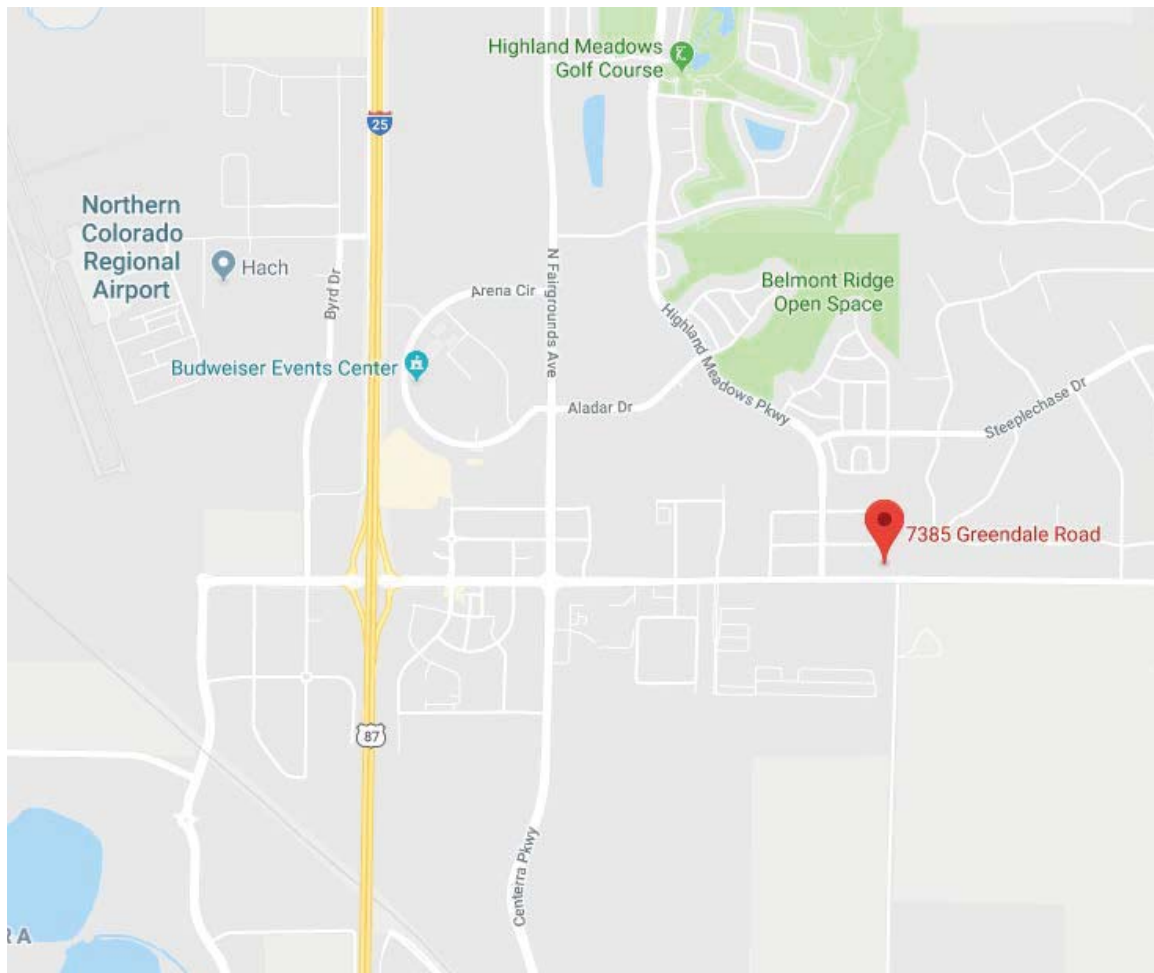
This Traffic Letter is for a proposed 24,248 SF industrial building located at 7385 Greendale Road, Windsor, CO.

Vehicular access to the site is proposed from an interior low volume road internal to the Highland Industrial Park Subdivision. See Figure 1: Vicinity Map and Figure 2: Site Plan.

3.0 Trip Generation

Site generated traffic estimates are determined through a process known as trip generation. Rates and equations are applied to the proposed land use to estimate traffic generated by the development during a specific time interval. The acknowledged source for trip generation rates is the *Trip Generation Report* published by the Institute of Transportation Engineers (ITE). ITE has established trip generation rates in nationwide studies of similar land uses. For this study, KE used the *ITE 9th Edition Trip Generation Report* average trip rates. The proposed project is anticipated to generate approximately 169 daily weekday trips, 23 AM peak hour trips, and 24 PM peak hour trips. See Table 1: Trip Generation.

Figure 1: Vicinity Map



Google Maps

Table 1: Trip Generation

ITE Code	Land Use	Size	Average Daily Trips		AM Peak Hour Trips					PM Peak Hour Trips				
			Rate	Total	Rate	In	Rate	Out	Total	Rate	In	Rate	Out	Total
110	General Light Industrial	24.25 KSF	6.97	169	0.81	20	0.11	3	23	0.12	3	0.85	21	24
Total				169					23					24

*KSF = Thousand Square Feet

4.0 Site Access Evaluation

Vehicle access to the project site is proposed from an interior low volume road internal to the Highland Industrial Park Subdivision and not from Crossroads Blvd. or Highland Meadows Parkway. Site access points should be taken, when available, on the street of lower classification as proposed with the current project at 7385 Greendale Road. The access to the project site is appropriate based upon the existing road network and location of the project site.

5.0 Conclusions

Based upon the review of the project's trip generation, and site access, it can be determined that the proposed use is appropriate from a traffic engineering perspective. The site access, proposed land use, and size is appropriate from a traffic engineering perspective.



Site Plan Presentation

Highlands Industrial Park
Subdivision 5th Filing, Lot 1,
Block 2

Carlin Malone, Chief Planner

Planning Commission May 2, 2018



Qualified Commercial & Industrial Site Plan

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

Sec. 17-9-10. Purpose.

“Commercial and industrial site plans proposed to be developed on lots that have either previously been subdivided or are presently being subdivided as part of a minor subdivision shall qualify for administrative site plan review in accordance with the requirements of this Section.”

Site Vicinity Map







Site Plan

Site Plan characteristics:

- ~ 2.11 acres total
- industrial/office flex space building of 24,201 square feet (26.4% building coverage)
- approximately 17% landscaped/open area (15% required)
- 83 parking spaces (64 required)
- landscape buffers along Crossroads Boulevard and eastern property boundary

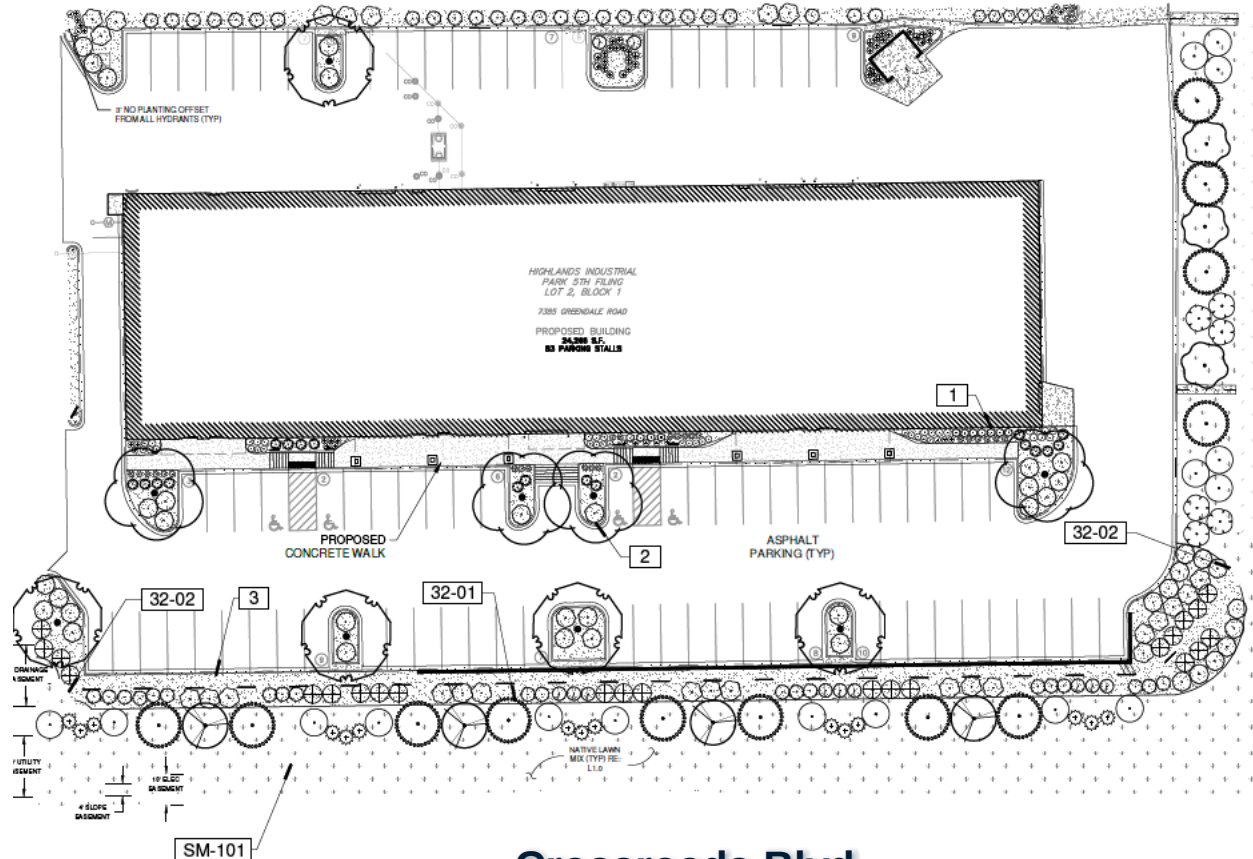
Building characteristics include:

- building articulation through varying building elements
- Two-level building with 2nd story balconies and covered entries/patio area
- window shade treatments
- a combination of stone and varying metal siding façade elements
- incorporating some architectural elements and materials from the adjacent industrial flex building located directly west



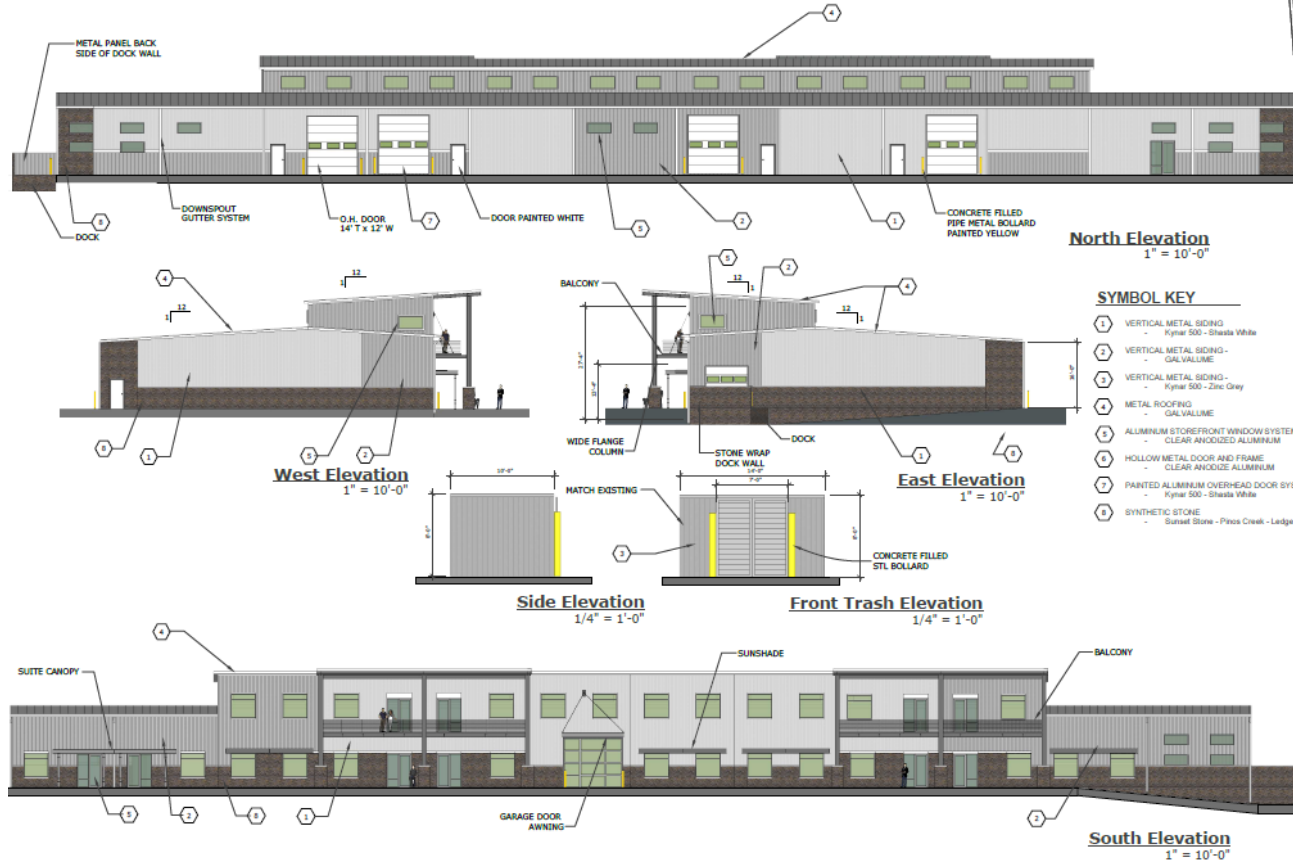
Site/Landscape Plan

SITE DATA TABLE			
ZONING		LIMITED INDUSTRIAL	
LAND USE AREAS			
AREA	SQ. FT.	ACRES	% OF TOTAL
BUILDING	24,201	0.56	26.3%
IMPERVIOUS	52,109	1.20	56.7%
LANDSCAPE/OPEN	15,672	0.36	17.0%
TOTAL	91,982	2.11	100.0%
PARKING			
TYPE OF SPACE	REQUIRED	PROVIDED	
STANDARD (90' – 9' x 20')	60	79	
HANDICAP (VAN ACCESSIBLE)	4	4	
TOTAL	64	83	



Crossroads Blvd

Architectural Elevations



HIGHLANDS INDUSTRIAL - GREENDALE EAST

PERMIT 23-00001-1, HIGHLAND INDUSTRIAL PARK
GREENDALE WINDSOR, 7833 GREENDALE WINDSOR, CO 80539

ELEVATIONS

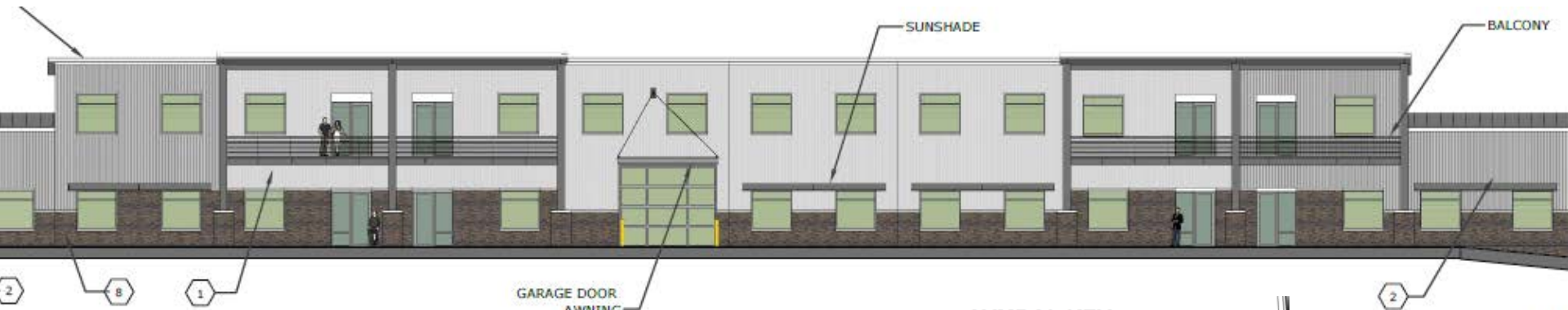


17048
10/13/2023

Elevations



Architectural Elevations



SYMBOL KEY

- 1 VERTICAL METAL SIDING
- Kynar 500 - Shasta White
- 2 VERTICAL METAL SIDING -
- GALVALUME
- 3 VERTICAL METAL SIDING -
- Kynar 500 - Zinc Grey
- 4 METAL ROOFING
- GALVALUME
- 5 ALUMINUM STOREFRONT WINDOW SYSTEM
- CLEAR ANODIZED ALUMINUM
- 6 HOLLOW METAL DOOR AND FRAME
- CLEAR ANODIZE ALUMINUM
- 7 PAINTED ALUMINUM OVERHEAD DOOR SYSTEM
- Kynar 500 - Shasta White
- 8 SYNTHETIC STONE
- Sunset Stone - Pinos Creek - Ledge



Architectural Elevations



infusion
ARCHITECTS

Greendale Flex East

Greendale RD Windsor COLORADO February 8, 2018

Model

Architecture Elevations of Building 1- west of site (under construction)

