



PLANNING COMMISSION REGULAR MEETING

July 15, 2020 // 5:00 p.m. // See virtual meeting information below

NOTE: This meeting will be held virtually

If you wish to provide public comments for the public hearing items, please email written comments to: planning@windsorgov.com by 4:00 PM, July 15, 2020, or join virtually:

Register in advance for this meeting:

https://windsorgov.zoom.us/webinar/register/WN_13xv_3lnQVy_Kkqb2GPllA

After registering, you will receive a confirmation email containing information about joining the webinar.

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
- B. CONSENT CALENDAR*
 - 1. Approval of minutes of July 1, 2020
- C. BOARD ACTION
 - 1. Public Hearing – Conditional Use Grant for a Gravel Parking Area – Eastman Park, Wade Willis, Trails and Open Space Manager – Parks, Recreation and Culture, Town of Windsor; applicant; and Roger Sherman, BHA Design, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
 - 2. Recommendation to Town Board – Conditional Use Grant for a Gravel Parking Area – Eastman Park, Wade Willis, Trails and Open Space Manager – Parks, Recreation and Culture, Town of Windsor; applicant; and Roger Sherman, BHA Design, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

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

3. Public Hearing – Conditional Use Grant for a Telecommunications Facility – Kyger Reservoir, Pamela Goss, Verizon Wireless, applicant
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner I
4. Recommendation to Town Board – Conditional Use Grant for a Telecommunications Facility – Kyger Reservoir, Pamela Goss, Verizon Wireless, applicant
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner I
5. Public Hearing – Final Major Subdivision – RainDance Subdivision 11th Filing – David Nelson, RainDance Development, owner; Patrick McMeekin, Hartford Homes, applicant, and Ryan McBreen, Norris Design, authorized representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner I
6. Recommendation to Town Board – Final Major Subdivision – RainDance Subdivision 11th Filing – David Nelson, RainDance Development, owner; Patrick McMeekin, Hartford Homes, applicant, and Ryan McBreen, Norris Design, authorized representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner I
7. Recommendation to Town Board – Final Major Site Plan – RainDance Subdivision 11th Filing – David Nelson, RainDance Development, owner; Patrick McMeekin, Hartford Homes, applicant, and Ryan McBreen, Norris Design, authorized representative
 - Quasi-judicial
 - Staff presentation: Sandra Mezzetti, Planner I

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, July 15, 2020</u>	5:00 P.M	Regular Planning Commission meeting**
<u>Wednesday, August 5, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, August 19, 2020</u>	600 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 2, 2020</u>	600 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

July 01, 2020 // 5:00 p.m. // Zoom Webinar

NOTE: This meeting was held virtually

A. CALL TO ORDER

Vice-Chairman Schick called the regular meeting of the Planning Commission to order at 5:02 p.m.

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Kelly Hall
Doug Dennison
Jerry Bushelman
Cindy Scheuerman
Timothy Reddick

Also present:

Barry Wilson, Town Board Liaison
Paul Hornbeck, Senior Planner
David Eisenbraun, Senior Planner
Scott Ballstadt, Planning Director
Carlin Malone, Chief Planner
Ian McCargar, Town Attorney
McKenzie Paine, Visual Media Coordinator
Trisha Conway, Deputy Town Clerk

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. Dennison moved to approve the agenda as presented; Mr. Bushelman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Schick, Hall, Dennison, Bushelman, Reddick

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 May 6, 2020

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

Yeas – Schick, Hall, Dennison, Bushelman, Reddick

Nays – None

Motion carried.

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

BOARD ACTION

1. Preliminary Site Plan – Raindance Subdivision 12th Filing – David Nelson, Raindance Development LLC, owner; Larry Buckendorf and Morgan Kidder, authorized representatives and Brian Williamson, John Meyers, TST, applicants.
 - Quasi-judicial
 - Staff presentation: David Eisenbraun, Senior Planner

Per Mr. Eisenbraun, the applicant, Mr. Brian Williamson, has submitted, on behalf of the owner Mr. David Nelson, a preliminary site plan for a multifamily residential development known as Raindance Subdivision Twelfth Filing.

Mr. Eisenbraun stated that the site plan was reviewed in accordance to the Town's Municipal Code regarding site plans for multifamily residential. The site plan encompasses approximately 31.85 acres and is zoned Planned Unit Development (PUD). Located on the East side of CR 13 / Colorado Blvd., North of New Liberty Drive, South of Cherry Blossom Drive and West of Abundance, Sunset Vista, and Autumn Moon Drive.

Mr. Eisenbraun presented illustrations of the proposed site layout. He stated that the project intent is to construct 25 multi-family buildings, 11 stand-alone garages, a club house with pool and one maintenance building on the combined 31.85-acre site. The proposal consists of (25) 3 story, apartment buildings with 21 units per building. Each building consists of (10) 1-bedroom apartments, (9) 2-bedroom apartments and (2) 3-bedroom apartments. Each building also contains 7 garaged parking spaces. There is a total of 525 units with an overall density of 16.48 DU/AC.

The 525 units consist of 250 one-bedroom, 225 two-bedroom, and 50 three-bedrooms. Based on the current site plan, total parking required, based on the current Town of Windsor Municipal Code, would be 875 spaces. The total parking provided for the 525 units is currently showing 969 spaces, including 175 spaces of in-building garage parking and an additional 44 spaces of standalone garage parking. This tract is part of the Raindance Planned Unit Development, which provides the zoning standards for this parcel.

Site Amenities include two dog parks, central planting/gardening space, central gathering court with pavilion and bocce ball courts, along with club house and pool facilities. Access to the site will connect to Cherry Blossom Drive, Abundance Drive, Sunset Vista Drive and New Liberty Road.

Mr. Eisenbraun presented a slide showing the Preliminary Site Plan characteristics:

- 31.85 total acres
- 525 apartment units
 - o 25 - three-story buildings (17%)
 - o 21 units per building
- Product Type:
 - o 1-3 bedroom units with a variety of parking options; 35 spaces per building, 875 required
 - o 750 surface spaces, 175 attached garage and 44 detached garage spaces; 969 provided

- o Two building color schemes, plus a clubhouse
- o Painted board and batten siding, stone veneer, and cementitious siding
- o Asphalt shingles (primary roof), standing seam metal roof
- o Covered porches and balconies
- o Building height – 43'-8"
- Density: 16.48 du/ac
- Total open space including drainage: ~ 16.21 acres (51%)
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, Raindance Community Park (Owned and maintained by metropolitan district). Site does have open space amenities such as orchards, dog parks and a pool.

Mr. Eisenbraun presented slides with the following information and stated that 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.

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.

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes 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.

A neighborhood meeting and public hearing are not required with a preliminary site plan.

Therefore, Staff recommends that the Planning Commission approve the preliminary site plan as presented, subject to all remaining Planning Commission and staff comments being addressed on the final site plan.

Chairman Schick asked if there were any comments or questions from the Commission.

Mr. Bushelman stated he does not like the location of the development, due to the district next-door being estate.

Chairman Schick asked Mr. Eisenbraun to pass this comment on to the applicant.

Mr. Eisenbraun stated the applicant has a short presentation.

Chairman Schick stated: please enter that information into the record.

**Mr. Bushelman moved to approve the preliminary site plan Raindance subdivision 12th filing as presented subject to all remaining Planning Commission and staff comments being addressed; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Hall, Dennison, Scheuerman
Nays – Bushelman, Reddick
Motion carried.**

2. Public Hearing – Final Major Subdivision – Fossil Creek Ranch Subdivision 1st Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russell + Mills Studios, applicant's representative.
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

Per Mr. Hornbeck stated he would like to turn the presentation over to Ian McCargar, Town Attorney for Town of Windsor.

Mr. McCargar stated: staff has informed me that this matter was scheduled based upon representation from the developer that all mineral owners had been notified in accordance with the Statute. Further stating that we would expect that all mineral owners so notified would have waived their objections or withdrawn any objections, which would have satisfied the statute of a surface use agreement. We haven't seen that there is only one mineral rights owner to the notification in which we've been provided, and it appears to have an incorrect legal description. The Statute requires that the legal description be complete, and in this case the legal description is incorrect: the reference to Section 15, should have been to Section 10, and the mineral owner in Section 10 has therefore not been correctly notified. Additionally, from the notification that's been provided by the developer, the time of day for today's hearing was incorrectly stated, which is also a Statutory requirement. We don't have all mineral owners waiving or objecting or entering into a surface use agreement. Staff scheduled this hearing with the intent those things would be corrected by 4:00 p.m. today. At staff's request, we postpone this hearing indefinitely, and will reschedule once the statutory requirements have been met.

**Mr. Bushelman moved to postpone board action agenda items 3, 4, and 5 indefinitely, subject to all remaining Planning Commission and staff comments being addressed; Mr. Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Hall, Dennison, Bushelman, Scheuerman, Reddick
Nays – None
Motion carried.**

3. Recommendation to Town Board – Final Major Subdivision – Fossil Creek Ranch Subdivision 1st Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russell + Mills Studios, applicants' representative.
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

4. Public Hearing – Final Major Subdivision – Fossil Creek Ranch Subdivision 2nd Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russell + Mills Studios, applicants' representative.
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
5. Recommendation to Town Board – Final Major Subdivision – Fossil Creek Ranch Subdivision 2nd Filing – Dallas Horton & Steve Pfister, 3T Investments, LLP, applicants/John Beggs, Russell + Mills Studios, applicants' representative.
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

C. COMMUNICATIONS

1. Communications from the Planning Commission
 - Ms. Scheuerman won't be available at the July 15, 2020 Planning Commission meeting.
2. Communications from the Town Board liaison
 - Mr. Wilson stated last week we had a (2) day Strategic Planning session with our new Town Board members, and Julie Cline was appointed to District 4.
3. Communications from the Staff
 - Ms. Malone wanted to check the availability of the Commission for Town Board meeting July 15, 2020. Yeas – Schick, Bushelman, Dennison, Hall, Reddick.
 - Mr. Ballstadt asked whether the earlier start time would continue to work after our next meeting July 15th, and the commission responded earliest start time would be 6:00 p.m. Planning staff is still working remotely, and starting to have (1) staff member present at Town Hall during the week on a rotating schedule. All face-to-face meetings require an appointment, and we will monitor that moving forward. He stated the Town had issued 237 single-family permits this year for 2020, and has seen some fairly large numbers of permits submitted recently.
 - Ms. Conway reminded the Commission to check e-mail and return those Voter Affirmation forms by Thursday, July 2nd, 2:00 p.m.

ADJOURN

Upon a motion duly made, the meeting was adjourned at 5:33 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: July 15, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board –
Conditional Use Grant – Eastman Park River Walk Gravel
Parking – Wade Willis, Open Space and Trails Manager for the
Town of Windsor Parks, Recreation, and Culture (PRC), Roger
Sherman, BHA Design, applicant's representative
Item #: C.1 & C.2

Background / Discussion

The applicant, Mr. Wade Willis, Open Space and Trails Manager for the Town of Windsor, is requesting a Conditional Use Grant (CUG) to allow the use of gravel parking as a part of the Eastman Park Riverwalk. The Riverwalk is a project to expand river access at Eastman Park by adding trails, a riverside plaza, put-in and take-out areas, and other amenities. Staff is currently reviewing a site plan submitted by the applicant for the parking area and Eastman Park Riverwalk.

The Municipal Code requires all parking areas to be paved and does not specially address gravel parking areas located within or adjacent to parks or natural areas; therefore, the entire parking area would need to be paved unless a CUG for the gravel parking lot is granted. There will be no expiration for the subject CUG.

Standards and Requirement for Conditional Use Grants

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located adjacent to the Poudre River and is generally surrounded by undeveloped land and open space.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The subject site will be used as a parking area for the Eastman Park. The overall property is a mix of developed parkland and undeveloped natural open space. The gravel parking, as opposed to asphalt paving, preserves the natural aesthetic of the area. Accessible parking spaces, however, must be paved to comply with ADA (Americans with Disabilities Act) requirements. Trees are proposed around the perimeter of the parking area; however, no landscape islands are proposed within the parking area.

3. Appropriate location of the building or buildings on the lot.

No buildings are proposed as part of this CUG application.

4. Adequate provision of parking, loading and circulation facilities.

80 new parking stalls are proposed in addition to the existing parking.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The gravel parking area is mitigated by the paved apron reducing the possibility of gravel being tracked onto paved streets.

6. Potential effect of the use on storm drainage in the area.

With the use of gravel parking, stormwater impacts will be less than an impervious surface such as concrete paving. Stormwater impacts will be fully reviewed with the site plan.

7. Adequacy of planting screens where necessary.

The surrounding area is largely undeveloped natural open space; therefore, new landscaping is minimal, with trees proposed around the perimeter of the parking area.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

The proposal does not include use or storage of hazardous or noxious material.

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The layout and general compatibility of the proposed use is consistent with the existing zoning and surrounding area uses.

Relationship to Comprehensive Plan

The Comprehensive Plan does not specifically address the gravel parking use.

Relationship to Strategic Plan

There are no relevant areas of the Strategic Plan regarding the gravel parking use.

Recommendation

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

Notification

The Municipal Code requires a public hearing notification for a CUG. Notifications were provided as follows:

- June 29, 2020 – legal notices posted on the Town of Windsor website
- July 2, 2020 – development review sign posted on the property
- July 3, 2020 – legal ad published in the paper
- June 29, 2020 -- affidavit of letters mailed to property owners within 100 feet

Attachments

Application materials

Staff PowerPoint

copy: Wade Willis, applicant
Roger Sherman, applicant's representative

© BHA/landscape - BHA/landscape PARK/LANDSCAPE PLAN, SITE PLAN, LANDSCAPE PLAN, LANDSCAPE PLAN, 6/24/2020 4:15 PM

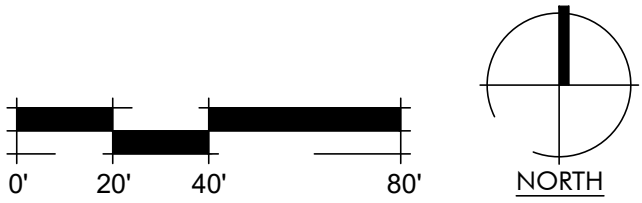


LEGEND

- STANDARD GRAY CONCRETE
- CRUSHER FINES
- SANDSTONE BOULDER RIVER ACCESS
- BLUEGRASS SOD
- NATIVE SEED
- REPAIRED RIPARIAN WETLAND
- LANDSCAPE BOULDER
- EXISTING DECIDUOUS SHADE TREE
- EXISTING EVERGREEN TREE
- DECIDUOUS SHADE TREE
- DECIDUOUS SHRUBS

LEGAL DESCRIPTION

EASTMAN PARK ANNEX



50% SET
NOT FOR CONSTRUCTION



BHA Design Incorporated
1603 Oakridge Drive
Fort Collins, Colorado 80525
voice: 970.223.7577
www.bhadesign.com

1218 W. Ash, Suite A
Windor, Colorado 80550
Phone: (970) 674-3303
Fax: (970) 674-3303



PREPARED FOR
TOWN OF WINDSOR
PARKS, RECREATION & CULTURE
250 N 11TH STREET
970.674.3500

PROJECT NAME
EASTMAN PARK RIVER WALK
CONDITIONAL USE GRANT SITE PLAN
SITE & LANDSCAPE PLAN

DATE:	6/25/20
SCALE (H):	40
SCALE (V):	40
DESIGNED BY:	A.P.
CHECKED BY:	R.S.

PROJ. NO. 1430-075-00

L-100

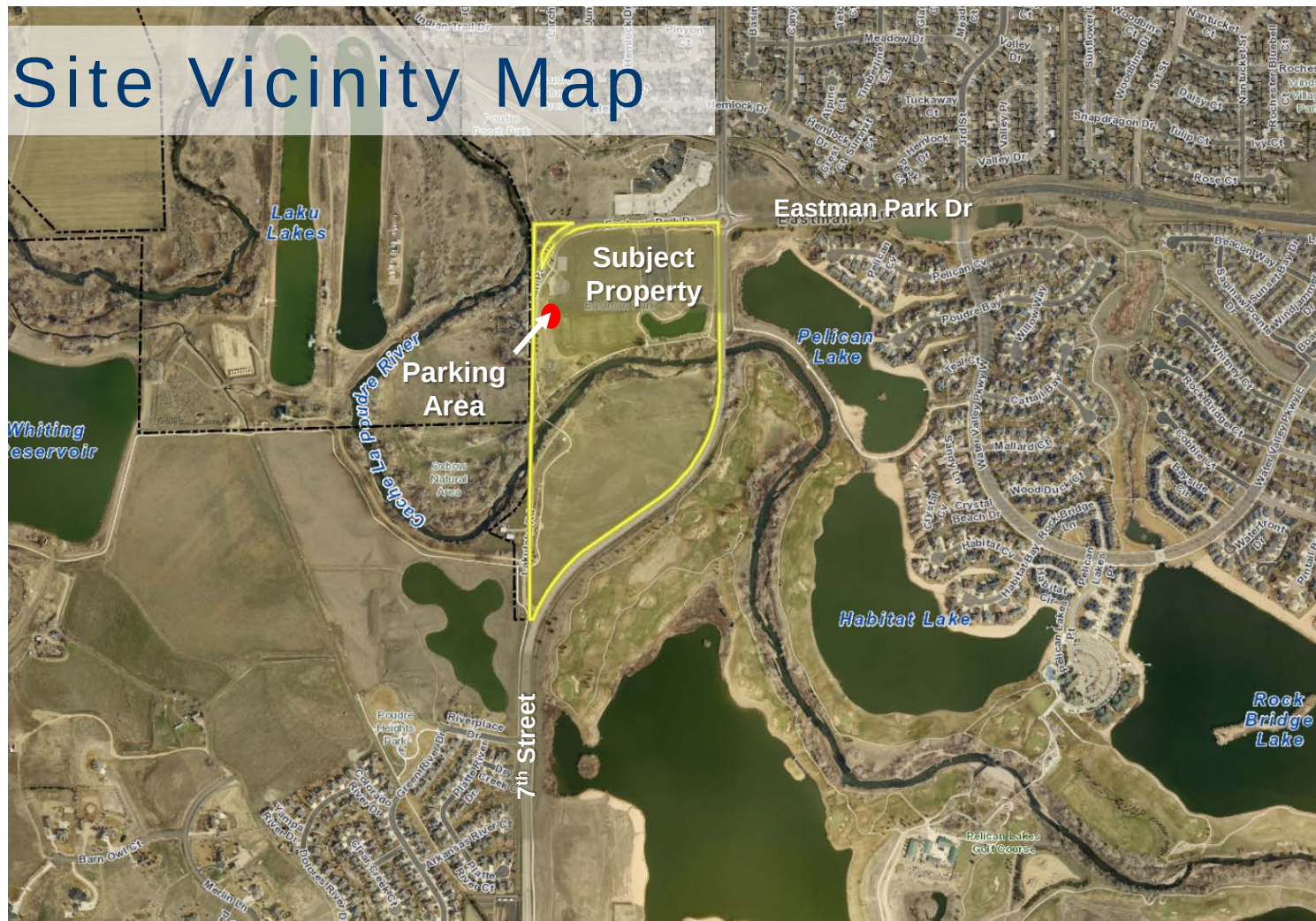


**Public Hearing and
Recommendation to Town Board
Conditional Use Grant
Eastman Park Riverwalk
Gravel Parking Area**

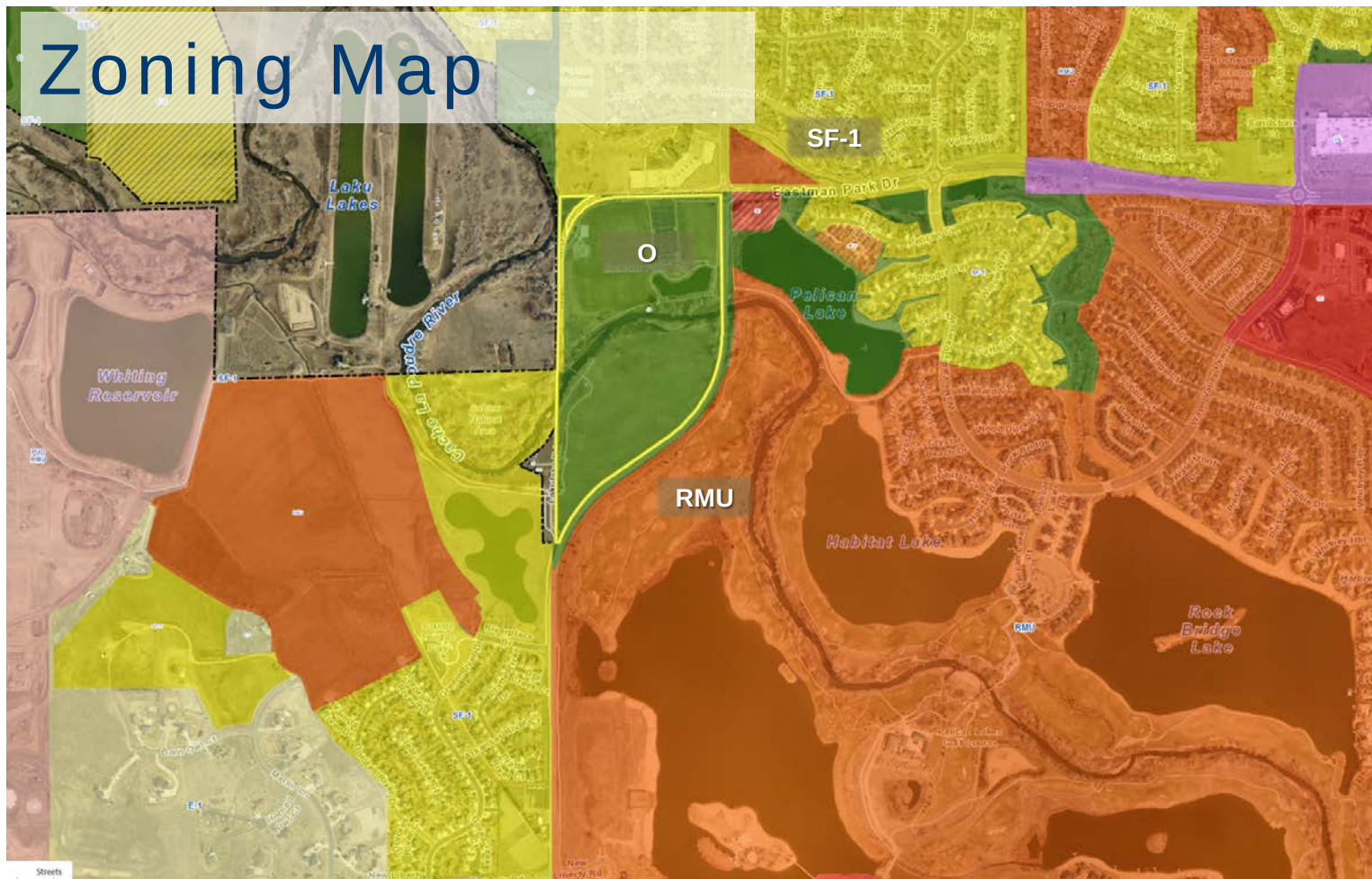
Paul Hornbeck, Senior Planner

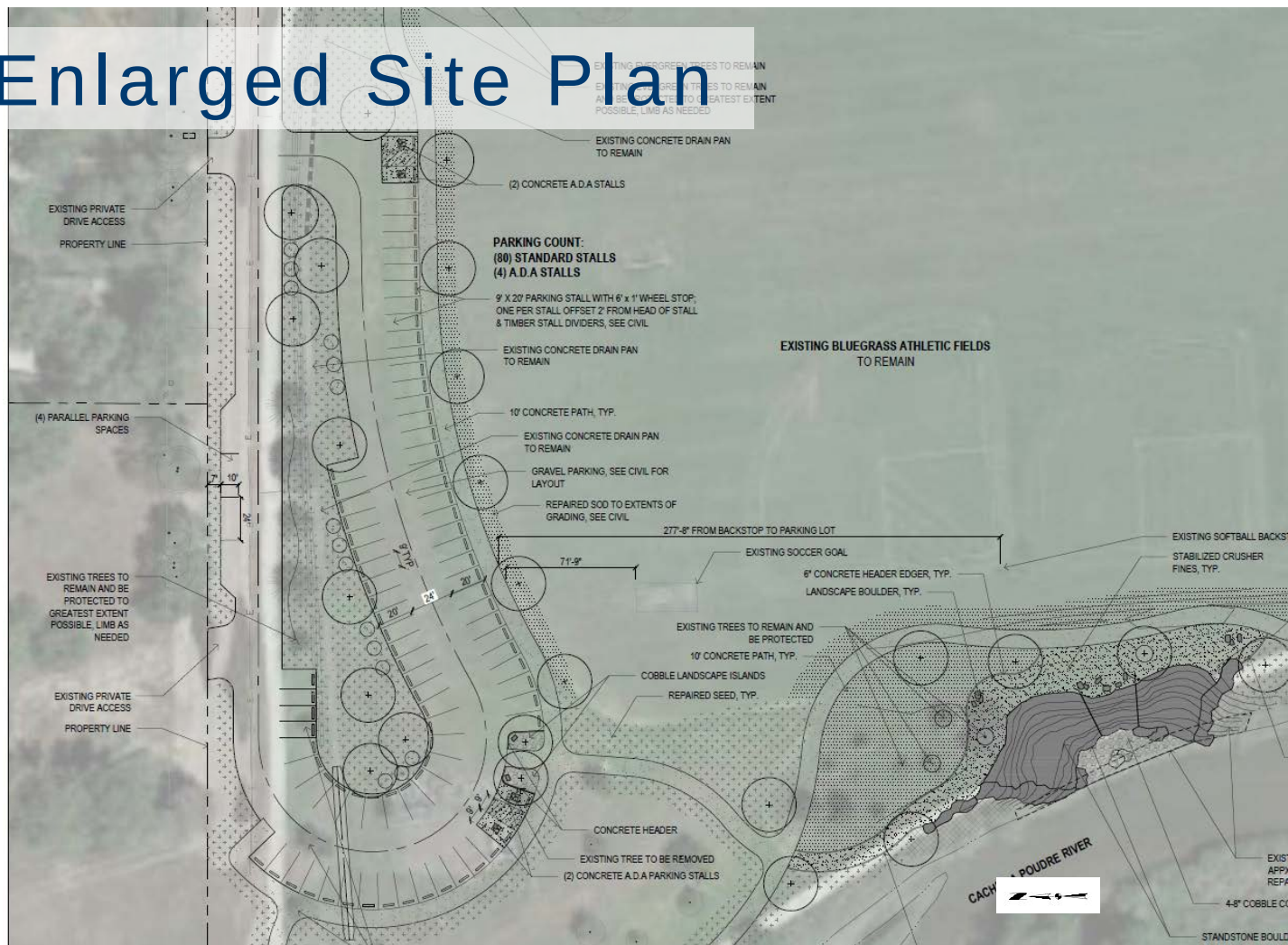
Planning Commission July 15, 2020

Site Vicinity Map



Zoning Map







Analysis

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located adjacent to the Poudre River is generally surrounded by undeveloped land and open space.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The subject site will be used as a parking area for the Eastman Park. The overall property is a mix of developed parkland and undeveloped natural open space. The gravel parking, as opposed to asphalt paving, preserves the natural aesthetic of the area. Accessible parking spaces, however, must be paved to comply with ADA (Americans with Disabilities Act) requirements. Trees are proposed around the perimeter of the parking area; however, not landscape islands are proposed within the parking area.



Analysis

3. Appropriate location of the building or buildings on the lot.

No buildings are proposed as part of this CUG application.

4. Adequate provision of parking, loading and circulation facilities.

80 new parking stalls are proposed in addition to the existing parking.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The gravel parking area is mitigated by the paved apron reducing the possibility of gravel being tracked onto paved streets.

6. Potential effect of the use on storm drainage in the area.

With the use of gravel parking, stormwater impacts will be less than an impervious surface such as concrete paving. Stormwater impacts will be fully reviewed with the site plan.



Analysis

7. Adequacy of planting screens where necessary.

The surrounding area is largely undeveloped natural open space; therefore, new landscaping is minimal, with trees proposed around the perimeter of the parking area.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

The proposal does not include use or storage of hazardous or noxious material.

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The layout and general compatibility of the proposed use is consistent with the existing zoning and surrounding area uses.



Recommendation

Staff recommends the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to Town Board as presented.



CUG

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

Sec. 16-7-50. - Standards and requirements for conditional use grants.

(a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:

- (1) The character and quality of the area in which the use will be located.
- (2) The physical appearance of the use, including suitability of architectural and landscaping treatment.
- (3) Appropriate location of the building or buildings on the lot.
- (4) Adequate provision of parking, loading and circulation facilities.
- (5) Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.
- (6) Potential effect of the use on storm drainage in the area.
- (7) Adequacy of planting screens where necessary.
- (8) Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.
- (9) The general compatibility of the proposed use with the area in which it is to be located.



MEMORANDUM

Date: July 15, 2020
To: Planning Commission
From: Sandra Mezzetti, AICP, Planner I
Re: Public Hearing and Recommendation to Town Board –
Conditional Use Grant – Verizon Monopole Telecommunications
Tower – Pam Goss (Verizon representative), applicant, Wade
Willis, Open Space, Trails Manager for the Town of Windsor,
property owner.
Item #: C.3 & C.4

Background / Discussion

The applicant, Ms. Pam Goss, on behalf of Verizon Wireless, is requesting a Conditional Use Grant (CUG) to allow a wireless telecommunications tower to be located on Town of Windsor property located west of Colorado Boulevard (County Road 13), south of County Road 68.5 (Jacoby Road) and north of SH 392/Main Street. Town's Municipal Code allows for the establishment of wireless telecommunication towers for the purpose and intent of accommodating the communication needs of the Town's residents and businesses. The proposed location of the new telecommunications tower and equipment facility are currently located with a designated "floodway". Therefore, the project will be built in two phases. Phase one will include the tower, a temporary equipment platform and landscaping on the east side of the site. Phase two includes the equipment garage and landscaping on the north and west sides of the site. Phase two will be delayed until the FEMA flood maps are revised.

Approval of the CUG request, along with an approved site plan, would allow for the construction of a 75' monopole wireless communications tower. Staff is currently reviewing a site plan submitted by the applicant.

Standards and Requirement for Conditional Use Grants

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located west of Colorado Boulevard (County Road 13) and south of County Road 68.5 (Jacoby Road), and north of SH 392/Main Street. The subject site is generally surrounded by undeveloped land, open space and the Kyger Reservoir to the west. The east side of Colorado Boulevard consists of undeveloped parcels within unincorporated Weld County. Properties to the north and west are undeveloped parcels within unincorporated Larimer County.

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The overall property is undeveloped natural open space and will remain in an undeveloped state, with the exception of the tower and site improvements required, including an equipment garage. The site is adjacent to the Kyger Reservoir trailhead gravel parking area and will share access with the trailhead. The subject site will be used to locate a 75' tall (with additional 5' lightning rod extending beyond the monopole) telecommunications tower. The tower will contain twelve (12) antennas and six (6) radio units with supporting equipment initially located on a raised platform (phase 1) and then concealed within a new adjacent equipment garage (phase 2). Proposed architectural materials for the equipment garage consist of asphalt shingles, lap siding and an insulated fiberglass garage door. Proposed fencing materials shall consist of vertical Hardie battens and panels attached to wood posts. Landscaping is proposed on the east side of the site (phase 1) as screening from Colorado Boulevard and the entry drive for the Kyger trailhead, and is proposed along the north and west side of the site (phase 2) as screening from the Kyger Trail.

3. Appropriate location of the building or buildings on the lot.

The exact location on the property has been determined by a collaborative effort between Verizon, Wright Water Engineers and the Town of Windsor Engineering, Planning, Parks and Open Space. The proposed tower and supporting equipment garage will be located approximately 56' north of the Kyger trailhead parking area and approximately 228' from the right-of-way of Colorado Boulevard.

4. Adequate provision of parking, loading and circulation facilities.

Access to the facility from Colorado Boulevard will be from the existing Kyger trailhead drive and a new 20' wide and 56' long proposed gravel drive north of the Kyger parking area to the tower site. The project will be fenced around the perimeter of the site with a restrictive access gate installed at the entry of the new proposed gravel drive to prevent any public access. There will be parking on site next to the facility and within the equipment garage for routine maintenance visits. No permanent parking is proposed.

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The facility is unmanned and does not permit public access. After construction, the facility will only be accessed for routine maintenance and servicing. The site will not contribute to increased vehicular traffic congestion.

6. Potential effect of the use on storm drainage in the area.

The existing access drive is gravel base. The proposed new drive area will also be a gravel base, for consistency with the existing drive. The gravel base will allow for storm water infiltration; therefore, reducing impacts on area storm drainage. Minimal stormwater impact from the proposed equipment garage is expected.

7. Adequacy of planting screens where necessary.

The subject property is undeveloped natural open space; however, additional landscaping is proposed as part of this CUG application. Additional landscaping is proposed on the east side of the site (phase 1) as screening from Colorado Boulevard and the entry drive for the Kyger trailhead and along the north and west sides of the site (phase 2) as screening from the Kyger Trail. Proposed landscaping includes mature evergreen pine trees which provide year-round screening from Colorado Boulevard and the Kyger Trail.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

The facility does not include the use or storage of hazardous or noxious material.

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The exact location on the property has been determined by a collaborative effort between Verizon, Wright Water Engineers and the Town of Windsor Engineering, Planning, Parks and Open Space. The site has been designed with ample landscape screening to mitigate views from Colorado Boulevard, the Kyger Trail and entry drive. The proposed site will become a critical component for seamless service, providing LTE/4G/AWS technologies, as well as future 5G technology, for the Town of Windsor, as well as, the surrounding community. E911 services, public safety and residents of the area will all benefit from the additional technologies requested for this site by enhancing speed, accuracy in locating mobile 911 callers, increased capacity for current and future users, and off-loading neighboring sites to prevent blocked calls, busy signals or no service at all. During the review of the proposed tower, a Windsor business owner sent an email to the Town asking if Verizon would consider adding a tower in the area to increase the level of service.

Relationship to Comprehensive Plan

Chapter 7 – Community Facilities & Infrastructure

Goal: Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.

Objectives:

- 7 - Maintain interagency communication and partnerships to ensure cooperative use and distribution of services and facilities. – Yes, I agree with this objective since this site is shared.
- 10 – Coordinate with private utility providers to identify coordinated/synergistic project opportunities.

Relationship to Strategic Plan

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes 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.

Recommendation

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

Notification

The Municipal Code requires a public hearing notification for a CUG. Notifications were provided as follows:

- June 29, 2020 – legal notices posted on the Town of Windsor website
- July 1, 2020 -- affidavit of letters mailed to property owners within 100 feet
- July 2, 2020 – development review sign posted on the property
- July 3, 2020 – legal ad published in the paper

Attachments

Application materials

Staff PowerPoint

Applicant Presentation

copy: Pam Goss, applicant



APPLICATION FOR CONDITIONAL USE

(Please see Town of Windsor Fee Schedule for Application Fees)

TOWN OF WINDSOR
301 Walnut Street
Windsor, CO 80550

Office: (970) 674-2415
Fax: (970) 674-2456
www.windsorgov.com

TO BE COMPLETED BY APPLICANT

(Type or print in black ink)

Street Address*: 320 Colorado Blvd, Windsor, CO 80550 Lot: _____ Block: _____

Subdivision: _____

*****Conditional Use Grant approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.*****

*Describe the non conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non conforming use and result of any communication with neighbors. (use back or additional sheets if necessary)

Verizon Wireless Telecommunications Facility - see attached Letter of Intent/Project Description

Windsor Municipal Code Section 16-7 and Section 16-31.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1"=30') and specifications necessary for the proper consideration of this grant shall be submitted with this application.
- Conditional use grant evaluation criteria are detailed in Windsor Municipal Code Section 16-7-50.
- Notification requirements are detailed in Windsor Municipal Code Section 16-31.

*Present use of land:	<u>Windsor Open Space</u>	Size: <u>143.52 acres</u>
*Present use of structure:	<u>N/A</u>	Size: _____
*Proposed use of land:	<u>Windsor Open Space</u>	Size: <u>143.52 acres</u>
*Proposed use of structure:	<u>Telecommunications Facility</u>	Size: <u>1575 sq. ft</u>

If granted this conditional use grant, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that all statements and proposal submitted within this application are true and correct to the best of my knowledge.

Submitted this 3rd day of March, 2020

Brandon Kiser - Verizon Wireless

Applicant (please print)

Applicant's Signature

801-260-8712

Phone (daytime)

Fax

brandon.kiser3@verizonwireless.com

Email

Eric Lucas - Windsor Parks, Rec & Culture

Property Owner* (please print)

3-2-2020

Property Owner's Signature*

970-674-3523

Phone* (daytime)

Fax*

elucas@windsorgov.com

Email*

Applicant's Representative (if any) Name Pam Goss - Retherford Enterprises Inc.

Phone 303-884-1179

Fax

Email pam.goss@retherfordenterprises.com

Project Description:

Verizon Wireless Telecommunications Facility - see attached Letter of Intent/Project Description

**LETTER OF INTENT / PROJECT NARRATIVE
TOWN OF WINDSOR TELECOMMUNICATIONS APPLICATION
Verizon Wireless – New Wireless Telecommunication Facility – Kyger Tower**

Property Owner:

Town of Windsor
250 N 11th Street
Windsor, CO 80550
Attn: Eric Lucas
970-674-3523
elucas@windsorgov.com

Applicant:

Verizon Wireless
9656 South Prosperity Rd
South Jordan, UT 84088
Attn: Brandon Kiser
801-260-8712
Brandon.Kiser3@verizonwireless.com

Applicant Representative:

Retherford Enterprises
7093 Silverhorn Drive
Evergreen, CO 80439
Attn: Pam Goss
303-884-1179
pam.goss@retherfordenterprises.com

Project Name/Site Name: Kyger Tower / Verizon Site Name: GRE High Hops

Site Address: 320 Colorado Blvd, Windsor CO 80550 (Kyger Reservoir Property)

Lease Area: 1575 sq. ft. (33' 6" x 47' 0")

Parcel Area: 143.52 Acres

Ground Disturbance Area: 0.8 Acres (includes drainage swale, fill and grading)

Schedule/Parcel #: 0333344 / 8613000907

Legal Description: SE 13-6-68; WIN, LESS ROW PER 1085-552; LESS 20140016830
(Full legal description is shown on Attachment 1 of this document.)

Lat/Long: N 40 29' 02.23" / W 104 56' 41.83"

Current Zoning: O - Recreation and Open Space

Process: Conditional Use Grant

Request: Approval of a Conditional Use Grant for the construction a new Verizon Wireless telecommunications facility including a monopole tower; support equipment and platform, and equipment garage.

Project Description: Installation of a 75' monopole tower (with 5' lightning rod) containing up to twelve (12) antennas and six (6) radio units with supporting equipment initially located on a raised platform and then within an adjacent equipment garage. New fiber and power service will be run from the nearest supply. Due to the current "floodway" designation of this site, construction of the new equipment garage will be delayed until the FEMA flood maps are revised. For questions or emergencies 24/7, contact Verizon Network Operation Center (NOC) at 1-800-224-6620 or 1-800-621-2622

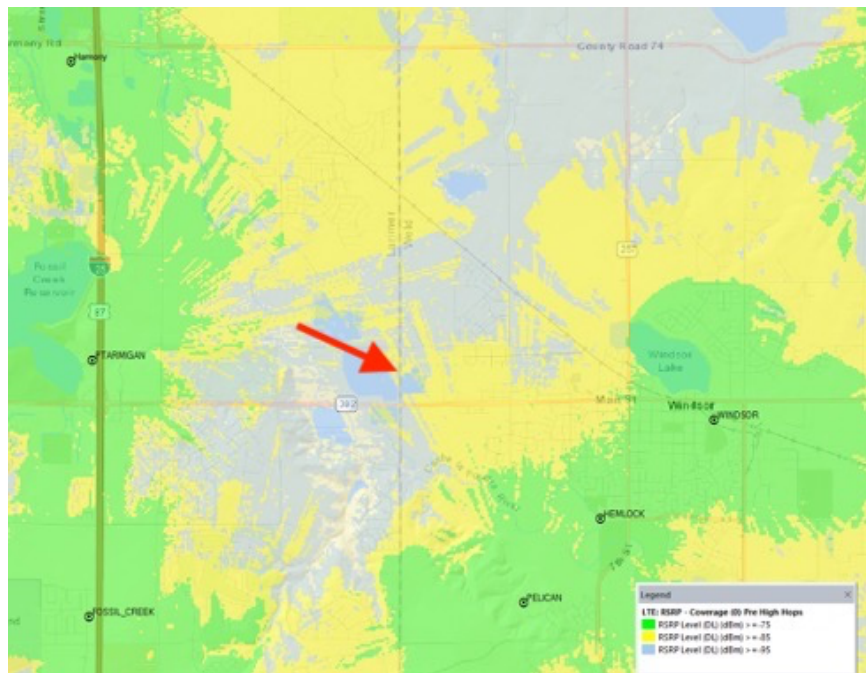
Request and Justification

Verizon Wireless, the nation's largest wireless telecommunication provider with over 109 million subscribers, has determined that wireless coverage and capacity in and around this area of Windsor, Colorado is not reliable. Demand for wireless data from smartphones, tablets, laptops, household appliance interfaces and vehicle traffic at this location, has increased significantly and put additional demands on the wireless communications network. To address the issue, Verizon Wireless is proposing a new wireless telecommunications facility be constructed at this location.

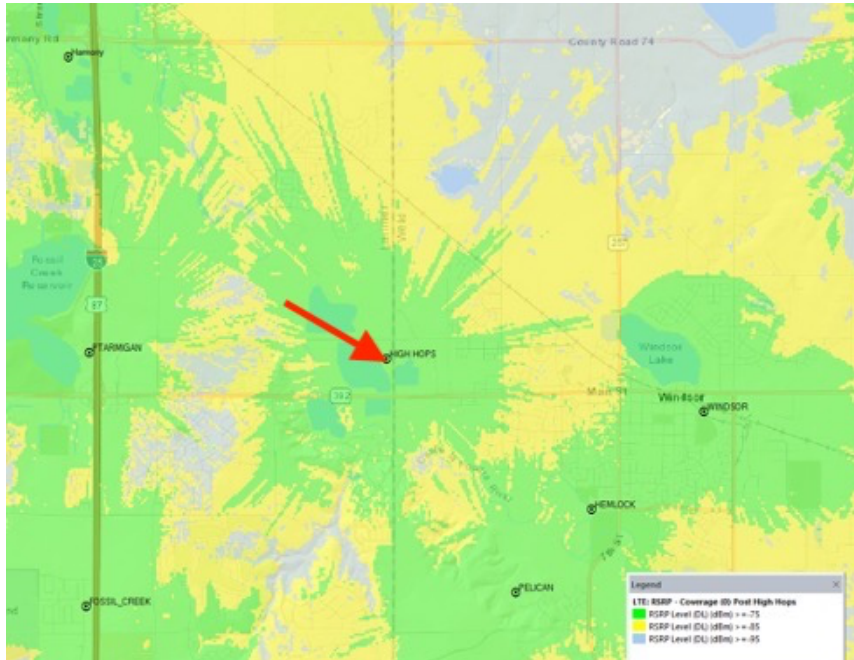
The need for this site was determined by Verizon Wireless Radio Frequency Engineers as network coverage and capacity gaps were identified within this area as evidenced by customer complaints and engineering testing. Given that Verizon Wireless' digital technology operates at extremely low power, it is critical that key network sites, like this one, be maintained at precise locations and height. This site will become critical to the Verizon Wireless network and will handle a significant amount of call and data traffic once it is operational. Below and attached are the engineer-generated propagation maps that show wireless coverage and capacity before and after the site is on air and that depict how the site fits into the overall communication network. These maps indicate coverage for the 700 MHz LTE technology. All other technologies supported by this site will fall within this coverage area to the same or lesser degree. In other words, 700 MHz LTE has the farthest range.

RF Engineering Propagation Maps

Coverage Before New Verizon Site



Coverage After New Verizon Site



The provision of personal wireless services is only possible through the installation of numerous overlapping and interconnected wireless facilities that, when combined, create a wireless network which then serve individuals, businesses, and emergency services providers. Facilities are comprised of radio antennas together with other necessary equipment that receive and transmit low-power radio signals to and from mobile wireless handsets, thereby facilitating wireless communications. Each wireless facility services a specific geographic area, the exact radius of which is dependent upon the details of corresponding “hand-off” sites. In order to accommodate the newest technologies and the newer high-speed data requirements, Verizon Wireless must construct a wireless facility in this area to fill a gap in network coverage and capacity for voice and data demands.

The significance of providing adequate wireless and data service (i.e., coverage and capacity) is important considering the increased reliance on mobile devices for access to emergency services. Many emergency personnel and first responders depend upon wireless networks for both secure encrypted wireless communications as well as for the use of mobile first response equipment that is commonplace in emergency vehicles. The proposed site will support LTE/4G/AWS technologies, as well as future 5G technology, for the surrounding community. E911, speed, precision, and public safety will all improve with greater reliability. This proposed site will become a critical component for seamless service that Verizon Wireless strives to provide its customers.

This proposed facility will conform to all Town of Windsor standards and requirements. Furthermore, this facility will comply with all FCC rules governing construction requirements, technical standards, interference protection, emissions, power and height limitations and radio frequency standards as well as FAA rules of location and operation. All permits necessary for the development of the site shall be obtained prior to construction.

This facility is designed to fully support future Windsor growth and emerging wireless technologies through the addition and replacement of antennas, radios and other supporting equipment at the tower site. Furthermore, all equipment meets or exceeds FCC requirements for Radio Frequency Emissions (RFE) as shown on the attached RFE FCC Compliance Report.

Due Diligence

In reviewing the options for the expansion of the Verizon Wireless network in this area, all feasible locations were evaluated for possible collocation on existing telecommunications towers in the vicinity before the proposed location for the facility was determined. The list of property owners contacted is shown below:

GRE-High Hops Contact List - Certified Letters Sent 6/16/17

	<i>account/address</i>	<i>name</i>	<i>possibility</i>	<i>comments</i>
1	R4964008	Dax & Michelle Hayden	No Response	
2	R0191989 / 32744 CR 13	Tricycle Lane Texas, LLC	No Response	
3	R6778633	Jessica Lee - 2014 Separate Property Trust	No Response	
4	R0333344 / 7301 N CR 1	Town of Windsor	Interested	Kyger Res property preferred location
5	R6784102 / 6178 CR 68 1/2	CN LLC - James Lee (Sarah Lee - daughter)	Interested	Location pursued until Town property identified
6	R4193106	George & Betty Jane Hall	No Response	

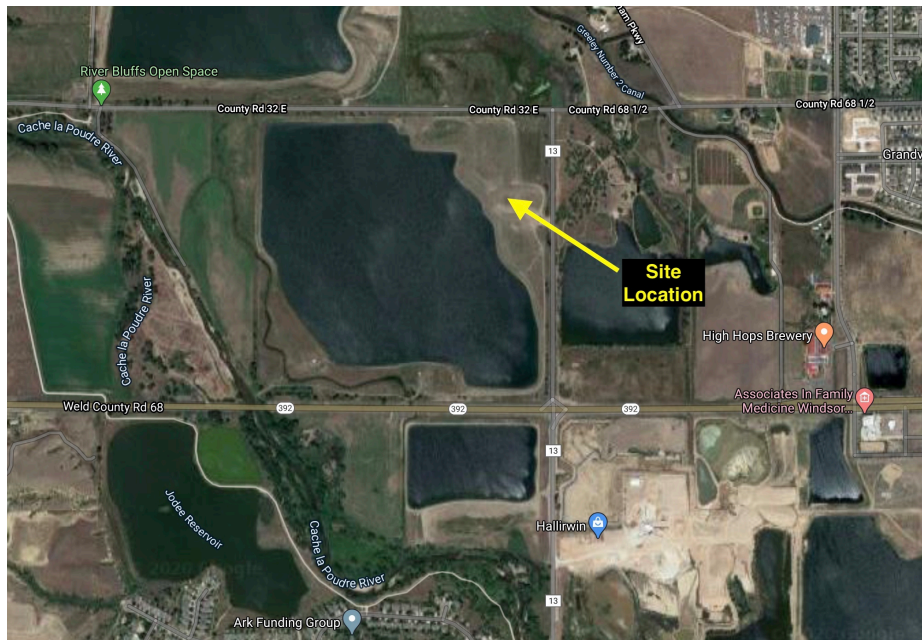
The search area for this new facility was limited to a very specific geographic area in order to fit within Verizon's existing network. This site was found to be the best option, offering the ideal location, allowable height, an interested property owner and location set back from Windsor's Main Street view corridor.

Search Area



This facility is the least intrusive location and design for the community. The proposed equipment storage garage will ultimately house equipment in support of this tower structure. The garage will be finished with compatible architectural elements including materials and paint colors consistent with the Town's plan for existing and future park structures. Access to the tower and equipment area will be secured and restricted to authorized personnel only.

Site Location and Description



The subject property is a 143.52-acre parcel more particularly described in the **Attachment 1 Legal Description** of this document. The current and future land use for this parcel is as an open space park. This property contains the Kyger Reservoir and the development of trails and a parking lot are in progress.

Uses surrounding this property are zoned Larimer County/Farming to the west and north, Weld County/Agricultural to the east and Windsor Open Space/Heavy Industrial to the south, as shown on the map below.

Zoning Map



Placement of the facility on the Kyger Reservoir/Windsor Open Space property is intended to have the least impact to surrounding properties and their uses. It will also minimize the visual impact to the Hwy 392/Main Street view corridor. Ground equipment will be concealed within a new equipment storage garage adjacent to the tower. There will be parking on site next to the facility for vehicles and equipment during construction as well as routine maintenance visits by technicians. Typically, site construction will take 2-3 weeks to complete. All required permits will be obtained in advance of the construction start.

The proposed facility will consist of a 75' steel monopole tower structure with antennas and radio equipment mounted at the top of the pole. A 5' lightning rod will be added to the top of the structure. Supporting base station electronic equipment will initially be placed on a raised steel platform. After the FEMA flood maps are revised, the equipment will be relocated to within the new equipment garage adjacent to the tower. The garage structure will be finished with material and paint colors consistent with the preferred architectural design of existing and proposed open space structures. The finished facility will have a footprint area of 33' 6" x 47', or 1575 sq. ft. total. A landscape plan is included on the attached drawings and proposes various trees and shrubs, while preserving existing vegetation, to help screen the facility and mitigate its visual impacts. Access to the facility will be secured and restricted to authorized personnel only. Photo simulations are shown on **Attachment 2 Photo Simulations** at the end of this document.

This facility is currently designed for the specific use of Verizon Wireless equipment. However, additional tower space is available for other carriers' equipment at center lines of 65' and 55'. Should another carrier be interested in collocating their equipment at this site, they will procure the tower space from Verizon and be required to lease ground equipment space directly from the Town of Windsor.

After construction of this site, this will be an unmanned facility requiring no water or sewer provisions. Routine testing, maintenance of equipment and lease space shall occur monthly with 1-2 technicians visiting the site for approximately one hour each visit, unless an emergency outage requires immediate attention.

Water – Flood Plain Permit

As mentioned above, the proposed location for the new Verizon Wireless facility is currently located within a designated "floodway" and as such, requires a Flood Plain Permit be issued. Attached to this application is the full water engineering report and the Town of Windsor Flood Plain Development Permit application.

Telecommunications Application Checklist

Construction Drawings, Radio Frequency Emissions (RFE) Report and Structural Analysis Report are not included with this application. These required documents will be provided after Town comments have been received and incorporated into the construction drawings. All final documentation will be provided with the building permit submittal.

Telecommunications Agreement

The proposed Verizon site is located on property owned by the Town of Windsor. As such, a lease agreement will be executed between the Town of Windsor and Verizon. This agreement has been drafted and will follow this application for appropriate approvals and final execution. A Memorandum of Lease (MOL) will be executed and recorded for public record.

Compliance with Windsor Municipal Code Sec. 16-7-50.
Standards and requirements for conditional use grants.

(a) **Approval of a conditional use grant shall be based on the evaluation of such factors as the following:**

- 1. The character and quality of the area in which the use will be located.**
Placement of the facility on the Kyger Reservoir/Windsor Open Space property is intended to have the least impact to surrounding properties and their uses.
- 2. The physical appearance of the use, including suitability of architectural and landscaping treatment.**
The garage structure will be finished with materials and paint colors consistent with the preferred architectural design of existing and proposed open space structures. A landscape plan has been provided and proposes various trees and shrubs to screen the facility.
- 3. Appropriate location of the building or buildings on the lot.**
The exact location on the property has been determined by a collaborative effort between Verizon, Wright Water Engineers and the Town of Windsor Engineering, Planning, Parks and Open Space.
- 4. Adequate provision of parking, loading and circulation facilities.**
The location of the facility will be adjacent to the proposed open space parking lot. With the exception of initial construction, technician vehicles during monthly maintenance visits will be parked in the equipment garage driveway or adjacent to the building and tower.
- 5. Potential effect of the use upon off-site vehicular and pedestrian circulation, with particular reference to potential traffic congestion.**
No effects are expected to off-site vehicular or pedestrian circulation as a result of this facility. There is no potential for traffic-congestion.
- 6. Potential effect of the use on storm drainage in the area.**
Attached to this application is the full water engineering report and the Town of Windsor Flood Plain Development Permit application.
- 7. Adequacy of planting screens where necessary.**
A landscape plan has been provided and proposes various trees and shrubs to screen the facility.
- 8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants other noxious influences.**
After construction of this site, this will be an unmanned facility requiring no water or sewer provisions. There will be no hazardous conditions or noxious influences as a result of this facility and its operations.
- 9. The general compatibility of the proposed use with the area in which it is to be located.**
Uses surrounding this property are zoned Larimer County/Farming to the west and north, Weld County/Agricultural to the east and Windsor Open Space/Heavy Industrial to the south. The proposed site will support LTE/4G/AWS technologies, as well as future 5G technology, for the surrounding community. This proposed site will become a critical component for seamless service in the Town of Windsor.

Summary

The proposed Verizon Wireless CMRS Facility shall comply with all Town of Windsor standards and requirements.

E911 services, public safety and residents of the area will all benefit from the additional technologies requested for this site by enhancing speed, accuracy in locating mobile 911 callers, increased capacity for current and future users, and off-loading neighboring sites to prevent blocked calls, busy signals or no service at all.

The integrity of the Verizon Wireless network continues to rely on sites such as this to fill in areas where current coverage is lacking or where current capacity has been reached.

The construction of this facility shall not cause any unsightly visual or other negative impacts on the area while at the same time, offering the residents, businesses and general public with better, faster voice and data technologies.

Thank you for your time and consideration in this matter.

Pam Goss

Pam Goss
Site Acquisition Consultant
Retherford Enterprises Inc.
Consultant to Cellco Partnership d/b/a Verizon Wireless

Attachment 1
Legal Description

SITUATE IN LARIMER COUNTY, STATE OF COLORADO:

THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 58 WEST OF THE 6TH PRINCIPAL MERIDIAN, EXCEPT PORTION CONVEYED FOR HIGHWAY IN BOOK 1085 AT PAGE 552, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER AS BEARING SOUTH 00 DEGREES 34 MINUTES 07 SECONDS EAST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 110.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE NORTH 00 DEGREES 34 MINUTES 07 SECONDS WEST 2512.56 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 48 MINUTES 25 SECONDS WEST 2801.05 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER SOUTH 00 DEGREES 08 MINUTES 53 SECONDS EAST 2557.21 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN BOOK 1085, AT PAGE 552 RECORDS OF SAID COUNTY; THENCE ALONG SAID NORTH LINE OF SAID BOOK 1085, PAGE 552 THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 89 DEGREES 55 MINUTES 22 SECONDS EAST 2549.20 FEET; NORTH 44 DEGREES 39 MINUTES 22 SECONDS EAST 70.40 FEET; NORTH 89 DEGREES 57 MINUTES 57 SECONDS EAST 20.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE TRUE POINT OF BEGINNING.

Attachment 4 Photo Simulations



Phase (2) View



Phase (1) View
View from South

GRE-HIGH HOPS. #:1
KYGER RESERVOIR-TOWN OF WINDSOR PROPERTY2

09/12/19

SIMULATIONS ARE ILLUSTRATIVE
VARIATIONS IN APPEARANCE WILL
OCCUR WITH CONSTRUCTION
METHODS, DAYTIME & WEATHER.

Rex
Architect
146 MADISON
DENVER, CO
303.388.2918

PROJECT DATA

SITE NAME: KYGER TOWER
(VERIZON SITE- GRE-HIGH HOPS)
ADDRESS: 320 COLORADO BLVD.
WINDSOR, CO 80550
JURISDICTION: TOWN OF WINDSOR
VERIZON PROJECT #: 2017154264
PROJ. SUMMARY: THE PROPOSED CONSTRUCTION IS FOR A VERIZON WIRELESS FACILITY KNOWN AS KYGER TOWER. THIS PROJECT IS DIVIDED INTO TWO PHASES OF CONSTRUCTION: THE FIRST PHASE WILL CONSTRUCT THE MONOPOLE, EQUIPMENT PLATFORM, LANDSCAPE, DRAINAGE CHANNEL, UTILITY ACCESS AND ACCESSORY AREAS. THE SECOND PHASE WILL REMOVE THE EQUIPMENT PLATFORM, INSTALL A DIESEL GENERATOR AND CONSTRUCT A FENCE AND EQUIPMENT AREA. ADJUSTMENT WILL BE MADE TO ROUTE POWER AND SIGNAL CABLES FROM THE DECOMMISSIONED PLATFORM TO THE NEW EQUIPMENT AREA NOW LOCATED IN THE GARAGE.

CODE/LOCATION INFORMATION:

PROPOSED CONSTRUCTION TYPE: UNMANNED
OCCUPANCY: 75' A.G.L.
T.O. (PROPOSED) ANTENNAS HEIGHT: 75'-0" A.G.L.
T.O. (PROPOSED) POLE HEIGHT: 75'-0" A.G.L.
T.O. (PROPOSED) ROD LIGHTNING HEIGHT: 80'-0" A.G.L.
GARAGE STRUCTURE HEIGHT (PHASE 2): 17'-4" A.G.L.
PHASE (1) GROSS EQUIPMENT AREA (PLATFORM): 208 S.F.
PHASE (2) GROSS GARAGE AREA: 632 S.F.
OCCUPANT LOAD: 2 / UNMANNED
BUILDING CODE: 2018 IBC
LATITUDE: N40°20'02.23"
LONGITUDE: W104°58'41.83"

PROJECT CONTACTS

ARCHITECT:
T-REX ARCHITECT
3131 SOUTH VAUGHN WAY
SUITE 550
AURORA, CO 80014
303-694-3234
303-694-3234

LANDOWNER:
TOWN OF WINDSOR
250 N 11TH ST
WINDSOR, CO 80550
ERIC LUCAS, M.S., CPPP
DIRECTOR OF PARKS,
RECREATION & CULTURE
OFFICE: 970-674-5523

CONSTRUCTION MANAGER:
3131 SOUTH VAUGHN WAY
AURORA, CO 80014
KIRK MCENAMOTT
406-941-2110

VERIZON WIRELESS RE ENGINEER:
3131 SOUTH VAUGHN WAY
AURORA, CO 80014
BASHIR ZEEHAN
616-643-6297

STRUCTURAL:
ARCHITECTURAL SERVICES, LL
842 WEST POWERS PLACE
LITTLETON, CO 80120
NKE OTTEGUI
720-981-1533

CIVIL ENGINEER:
WATSON ENGINEERS, INC.
2480 W. 28TH AVENUE SUITE 100A
DENVER, CO 80211
DAVID KAZIN
720-488-8609 X101
KARL KINGERY
303-485-1100

SURVEYOR:
PACIFIC SURVEY & MAPPING, INC.
9145 E. KENTON AVE.
SUITE 101
DENVER, CO 80237
CHRISTOPHER P. JULIANA
303-753-9799

ELECTRICAL:
KAZIN & ASSOCIATES
9145 E. KENTON AVE.
SUITE 101
LONE TREE, CO 80124
DAVID KAZIN
720-488-8609 X101
KARL KINGERY
303-485-1100

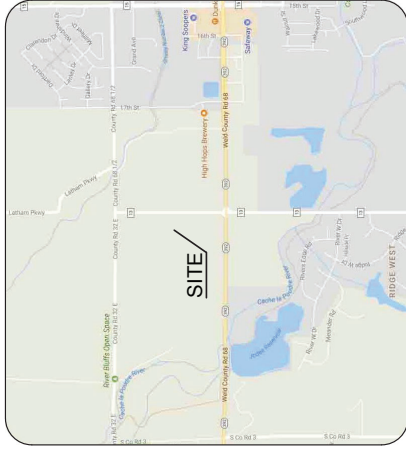
KYGER TOWER

(VERIZON SITE- GRE-HIGH HOPS)

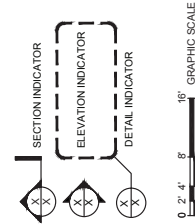
ALT# 1

CELLULAR SITE

ZONING DRAWINGS



SYMBOL & MATERIAL LEGEND



GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS RELATED TO THIS WORK PRIOR TO COMMENCING CONSTRUCTION AND VISIT THE SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND ACTUAL CONDITIONS. THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK.
2. THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES. ANY SET AS SHOWN AND NOT BE USED FOR CONSTRUCTION. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE.
3. ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES OF ALL GOVERNING JURISDICTIONS. CONTRACTOR SHALL POST ALL NOTICES, SECURE ALL PERMITS, AND COMPLY WITH ALL LAWS, RULES, REGULATIONS AND LAWFUL ORDERS BEARING ON THE PERFORMANCE OF THE WORK.
4. THE CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION AND SHALL SUPERVISE AND DIRECT THE PROJECT ACCORDINGLY. THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE ARCHITECT FOR ANY WORK UNDER THE CONTRACT.
5. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION, PATCH AND REPAIR ALL DAMAGED ITEMS, RESTORE EACH DISTURBED AREA TO PRE-CONSTRUCTION CONDITION.
6. THE WORK DESCRIBED BY THE DRAWINGS OF ANY ONE DISCIPLINE MAY BE AFFECTED AND REQUIRE REFERENCE TO THE WORK DESCRIBED ON DRAWINGS OF OTHER DISCIPLINES. THE CONTRACTOR SHALL COORDINATE WITH ALL DISCIPLINES AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES, AND/OR SUPPLIERS PRIOR TO COMMENCING CONSTRUCTION TO INSURE THAT ALL PARTIES ARE AWARE OF OVERLAPPING REQUIREMENTS.
7. ALL INTERRUPTED SYSTEMS SHALL BE COORDINATED WITH APPROPRIATE AUTHORITIES AND RESTORED TO ORIGINAL CONDITION AND OPERATION.
8. ALL DEMOLISHED ITEMS ARE TO BE REMOVED COMPLETELY FROM THE SITE.
9. TO GET LOCATIONS FOR ALL UNDERGROUND UTILITIES CALL 3-DAYS BEFORE YOU DIG! NOTIFICATION HOTLINE: 1-800-482-1977 x 611

INDEX OF DRAWINGS

- | 1 OF 9 | T10 | TITLE SHEET |
|--------|-----|---|
| 2 OF 9 | LS1 | SURVEY |
| 3 OF 9 | LS2 | SURVEY |
| 4 OF 9 | Z10 | GENERAL SITE PLAN |
| 5 OF 9 | Z11 | SITE PLAN/ ENLARGED SITE PLAN & SOUTH ELEVATION |
| 6 OF 9 | Z20 | ENLARGE EQUIPMENT PLATFORM PLAN AND GARAGE PLAN |
| 7 OF 9 | Z30 | CABLEING DIAGRAM / CABINET ELEVATIONS / CABLE LENGTHS |
| 8 OF 9 | Z31 | FENCE AND GATE DETAILS & DRAINAGE CHANNEL DETAILS |
| 9 OF 9 | Z40 | LANDSCAPE PLAN |

PROJECT NAME

KYGER TOWER
(VERIZON SITE-
GRE-HIGH HOPS)

- | BBU | BASE BAND UNIT |
|------------------|--------------------------|
| OVIP | OVER-VOLTAGE PROTECTION |
| PDF | POWER DISTRIBUTION FRAME |
| RRH | REMOTE RADIO HEAD |
| C.V. | CONTRACTOR VERIFY |
| + | PLUS OR MINUS |
| ⊗ | CENTERLINE |
| ⊕ | PLATE |
| NEW ANTENNAS | NEW RRHS / OVPS |
| NEW PENETRATIONS | NEW PENETRATIONS |

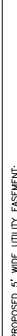
TITLE PAGE
1 OF 9

LS1
2 OF 9



SCHEDULE B-EXCEPTIONS CONT'D

9. DEED FOR WATER RIGHTS TO THREE BELLS RANCH ASSOCIATES, A GENERAL PARTNERSHIP, RECORDED 12/07/1977, IN BOOK 1819, PAGE 007 OF THE LAMAR COUNTY RECORDS.
10. SPECIAL REVIEW FINDINGS AND RESOLUTION CONCERNING THE PETITION OF POURDE VALLEY FARM PARTNERSHIP, RECORDED 05/25/1982, IN BOOK 2169, PAGE 0411 OF THE LAMAR COUNTY RECORDS.
11. SPECIAL REVIEW FINDINGS AND RESOLUTION CONCERNING THE PETITION OF SUNSET HILL OIL COMPANY, RECORDED 09/01/1983, IN BOOK 2235, PAGE 0703 OF THE LAMAR COUNTY RECORDS.
12. SPECIAL REVIEW FINDINGS AND RESOLUTION CONCERNING THE PETITION OF SUNSET HILL, RECORDED 03/23/1984, IN BOOK 2284, PAGE 1191 OF THE LAMAR COUNTY RECORDS.
13. NOTICE CONCERNING UNDERGROUND FACILITIES OF POURDE VALLEY RURAL ELECTRIC ASSOCIATION, INC. RECORDED 11/16/1984, IN BOOK 2286, PAGE 1414 OF THE LAMAR COUNTY RECORDS.
14. MEMORANDUM OF DECISION TO OPEN SAND & GRAVEL MINING LEASE FROM AGGREGATIONS LAND AND FARMS, A COLORADO GENERAL PARTNERSHIP, TO THE COLORADO DEPARTMENT OF REVENUE, RECORDED 06/20/1988, IN DOCUMENT NO. 98024318 OF THE LAMAR COUNTY RECORDS.
15. SUBJECT TO TERMS AND CONDITIONS, RESERVATIONS, EASEMENTS AND RIGHT OF WAQS IN SPECIAL WARRANTY DEED FROM THE THREE BELLS RANCH ASSOCIATES, A COLORADO GENERAL PARTNERSHIP, GRANTOR, AND WESTERN-MOBILE RANCH, INC., A DELAWARE CORPORATION, GRANTOR, FOR DITCH AND WATER RIGHTS, RECORDED 04/20/1990, IN DOCUMENT NO. 9016517 OF THE LAMAR COUNTY RECORDS.
16. SUBJECT TO CONDITIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY AND BUILDING SETBACKS, IF ANY, AS SHOWN ON THE PLAT OF THE AGGREGATIONS LAND AND FARMS, A COLORADO GENERAL PARTNERSHIP, RECORDED 2/26/1998 IN DOCUMENT NO. 96011767 OF LAMAR COUNTY RECORDS.
17. SPECIAL WARRANTY DEED TO D.C. PITCHAM HOLDINGS, INC., A COLORADO CORPORATION RECORDED 01/13/1997 AS DOCUMENT NO. 97024048 OF LAMAR COUNTY RECORDS.
18. EASEMENT AGREEMENT BETWEEN D.C. PITCHAM HOLDINGS, INC., A COLORADO CORPORATION, LESSEE, AND AGGREGATIONS LAND AND FARMS, A DELAWARE CORPORATION, LESSOR, RECORDED 01/13/1997 IN DOCUMENT 9702564 OF THE LAMAR COUNTY RECORDS.
19. POURDE VALLEY RURAL ELECTRIC ASSOCIATION, INC., RIGHT OF WAY EASEMENT RECORDED 03/23/1998, AS DOCUMENT NO. 98025453 OF THE LAMAR COUNTY RECORDS.
20. SPECIAL REVIEW FINDINGS AND RESOLUTION APPROVING THE PETITION OF KYGER/JEABSE PIT, RECORDED 07/13/2000, IN DOCUMENT NO. 2000047082 OF THE LAMAR COUNTY RECORDS.
21. POURDE VALLEY RURAL ELECTRIC ASSOCIATION, INC. RIGHT OF WAY EASEMENT RECORDED 01/22/2001 IN DOCUMENT NO. 2001004421 OF THE LAMAR COUNTY RECORDS.
22. NORTHERN COLORADO WATER CONSERVANCY DISTRICT NOTICE OF HEARING FOR THE REMOVAL AN ALLOTMENT CONTRACT AND NORTHERN COLORADO WATER CONSERVANCY DISTRICT ORDER ON REMOVAL OF CLASS A ALLOTMENT, RECORDED 09/20/2002, IN DOCUMENT NO. 2002099982 OF THE LAMAR COUNTY RECORDS.
23. SPECIAL REVIEW FINDINGS AND RESOLUTION APPROVING THE PETITION OF SOUTH FORT COLLINS SANITATION DISTRICT LIFT STATION NO. 1400, RECORDED 12/10/2003, IN DOCUMENT NO. 283545 OF THE LAMAR COUNTY RECORDS.



Y DESCRIBED AS FOLLOWS;

- [illegible]

TITLE REPORT
PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMPANY FILE NUMBER: OX-12696951
EFFECTIVE DATE: MARCH 27, 2019

SCHEDULE B-EXCEPTIONS

- RIGHT OF WAY EASEMENT TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY. RECORDED 12/28/1927 IN BOOK 568, PAGE 287
ARMER COUNTY RECORDS.
- STATE HIGHWAY COMMISSION OF COLORADO, A BODY CORPORATE, RECORDED 02/03/1959, AS BOOK
ARMER COUNTY RECORDS, SHOWN HEREON.
- ARMER COUNTY RECORDS, PAGE 551.
- DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED 2/3/1959, AS BOOK 1085 PAGE 552 OF THE ARMER
COUNTY RECORDS, SHOWN HEREON.
- PATENT RECORDED 07/10/1976, AS BOOK 1, PAGE 76 OF THE ARMER COUNTY RECORDS.

38. TEMPORARY ACCESS AND CONSTRUCTION EASEMENT BETWEEN THE TOWN OF WINDSOR, A COLORADO HOME RULE MUNICIPALITY, GRANTOR, AND THE CITY OF THORNTON, A COLORADO HOME RULE MUNICIPALITY, GRANTEE, RECORDED 10/03/2018, AS DOCUMENT NO. 20180060835 OF THE LARIMER COUNTY RECORDS. SHOWN HEREON

DOCUMENTS ARE BLANKET IN NATURE AND NOT PLOTTABLE UNLESS OTHERWISE NOTED

GRAPHIC SCALE: 1" = 50'



GENERAL LANDSCAPING NOTES

1. ALL PLANT MATERIALS MUST CONFORM TO THE COLORADO NURSERYMAN ASSOCIATION STANDARDS AND ALL STATE AND FEDERAL STANDARDS.
2. THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS REQUIRED TO PROTECT EXISTING STRUCTURES, AND PAVEMENT AND PLANT MATERIAL WHEN WORKING ON SITE.
3. ALL NEW PLANT MATERIALS SHALL BE GUARANTEED FOR 12 MONTHS AFTER INSTALLATION AND REPLACED (FREE OF CHARGE) IN CASES OF DROUGHT OR DEATH OF PLANT MATERIAL.
4. LANDSCAPE CONTRACTOR IS REQUIRED TO REPLACE PLANT MATERIAL (FREE OF CHARGE) DUE TO VANDALISM OR UNSUAL ACTS OF GOD (TORNADOES, HAIL STORMS, ETC.) . PLANT MATERIAL IN THIS CASE, MUST BE PAID FOR BY OWNER AND REPLACED IN A TIMELY MANNER. CITY OF WINDSOR WILL WATER AND CARE FOR PLANT MATERIAL TO MAKE SURE IT WILL ESTABLISH PROPERLY.
4. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING OF THE LANDSCAPE.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, AND CAUTIONOUSLY WORKING AROUND THEM. ANY COSTS FOR DAMAGES THAT OCCUR DUE TO LANDSCAPING PROCEDURES WILL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY.
6. TOPSOIL BROUGHT TO THE SITE SHALL BE FREE OF HARD CLOTS, STIFF CLAY, HARD PAN, STONE, WEEDS, SOIL, DEBRIS, INSECTS, AND ANY TOXIC MATERIAL. HARMFUL TO PLANT GROWTH.
7. WITH THE APPROVED PLAN, ANY DEVIATIONS PLANT MATERIAL SPECIES CHANGE OR LAYOUT) FROM THE PLAN MUST BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT.
8. FOR DISCREPANCIES BETWEEN TABLE AND PLAN, FOLLOW PLAN. ALL PLANT MATERIAL HAS BEEN SELECTED TO BE NATIVE TO COLORADO, SO WILL REQUIRE MINIMUM AMOUNTS OF EXTRA WATER ONCE ESTABLISHED AND MINIMUM CARE.
9. FOR TREES 8" DB SHIRMS: EXCAVATE THE HOLE 3 TIMES WIDER THAN THE ROOT BALL AND NO DEEPER THAN THE ROOTBALL ITSELF. SET ROOTBALL INTO EXCAVATION. COVER WITH 25% ORGANIC MATTER BY VOLUME OF SOIL. WATER WITH SOIL COMBINED WITH 25% ORGANIC MATTER.
10. WHEN FINISHED TO SETTLE SOIL AND TO BRING SOIL INTO BETTER CONTACT WITH ROOTS, REMOVE AT LEAST HALF OF THE BURAP OR OTHER BIOGRADABLE CONTAINMENT MATERIAL. REMOVE ALL WIRE HOLDING MATERIAL AND ALL PLASTIC CONTAINMENT MATERIAL.
9. TREES SHALL BE STAKED TO PREVENT BEING BLOWN OVER IN THE WIND. IF THIS OCCURS DUE TO COLD, LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REPAIR OR REPLACE. STAKING MATERIALS SHALL BE REMOVED PRIOR TO THE ONE YEAR INSPECTION.
10. ALL PLANT MATERIAL WILL BE INSTALLED INTO THE SEEDED AREAS. PLANT MATERIAL WILL BE SURROUNDED BY NATIVE GRASSES TO LOOK NATURAL ON THE LANDSCAPE. DO NOT USE MULCH OR FABRIC OR ROCK.
11. SEEDED AREAS SHALL HAVE A NATIVE SEED MIX: ARKANSAS VALLEY FOOTHILLS MIX OR SIMILAR. SEED ACCORDING TO SPECIFICATIONS FOR SEED MIX. ALL SOILS MUST BE TESTED TO DETERMINE PH. SEED MIX MUST BE APPLIED TO SEEDING TO TAKE ADVANTAGE OF NATURAL MOISTURE. FOR BACK BEHIND BUILDING- FLATTER AREA ARKANSAS VALLEY-LOW GROW MIX. CITY OF WINDSOR IS RESPONSIBLE TO IRRIGATE PLANTED SEED TO GERMINATE. PLEASE PLANT DURING NATURAL MOISTURE IN SPRING.

<u>COMMON NAME</u>	<u>PLANTING SIZE</u>
PONDEROSA PINE	8'-10'
NATIVE CHOKECHERRY	4'-5' B-B
PINON PINE	6'
RABBIT BRUSH	#5

NOTE:
-CONCEPTUAL LANDSCAPE PLAN
SUBJECT TO BUDGET LIMITS
-INSTALLATION AND MAINTENANCE
BY TOWN OF WINDSOR

PRELIMINARY
FOR REVIEW ONLY



DRAWINGS

Drawings and Specifications are instruments of service and shall be sensitive property of the Architect. Whether they are loaned to the Owner or retained by the Architect, they shall be treated as confidential documents containing applicable codes, of Design and Specifications for information and reference in connection with the Owner's use and occupancy of the Project. This Ownership and Confidentiality shall be retained by the Owner on other drawings and specifications prepared by the Architect for the Project by others provided the Architect is not in default under this Agreement, except by agreement in writing and with appropriate non-competition in the project.

Verizon
PROJECT FOR

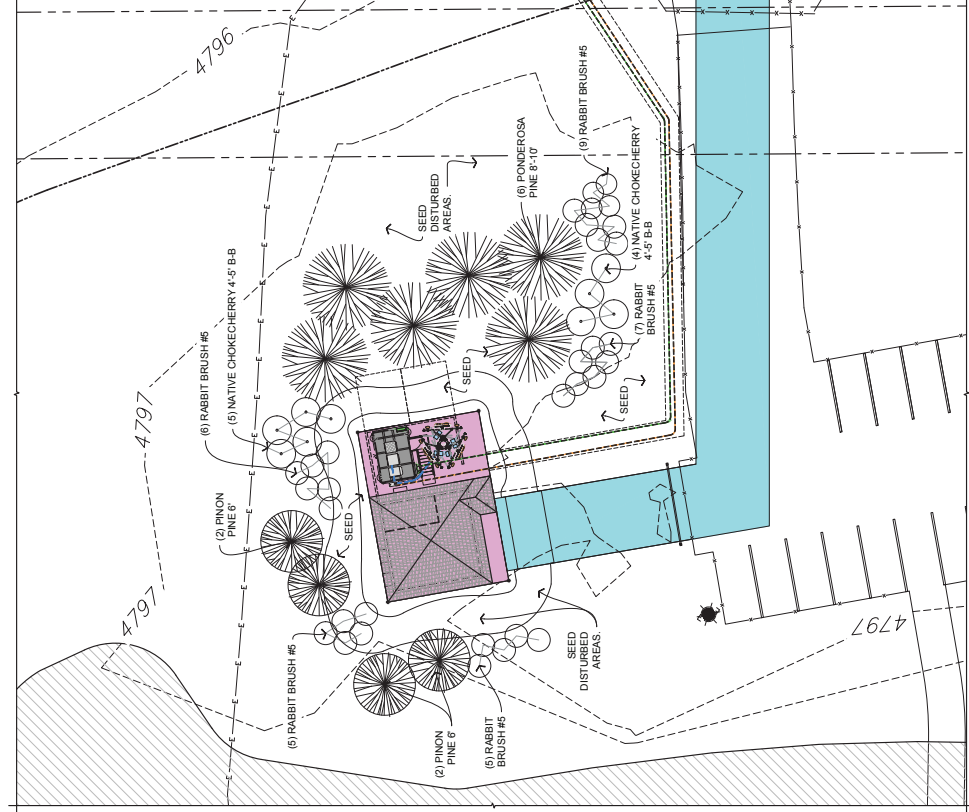
DATE ISSUED
MAY 06, 2020

DATE	ISSUED AS
01/11/20	ZD APPROVAL
04/04/20	PRELIMINARY CD SET
05/05/20	FINAL CD SET
06/06/20	PERMIT SUBMITTED

DATE	REVISIONS
01/07/20	1. REVISED SURVEY PLAN
01/07/20	2. FINAL ZDS
06/09/20	3. JDX COMMENTS
06/09/20	4. JDX COMMENTS
06/09/20	5. JDX COMMENTS
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06/09/20	100. JDX COMMENTS

PROJECT NAME
KYGER TOWER
(VERIZON SITE-
GRE-HIGH HOPS)
CELL SITE
ZD'S - ALT. #1
320 COLORADO BLVD.
WINDSOR, CO 80550
LARIMER COUNTY
STATE OF COLORADO

Z4.0
9 OF 9



LANDSCAPE PLAN

SCALE: 1/16"=1'-0"

0 4' 8' 16' 32'

TREE PLANTING DETAIL

(Z4.0) SCALE: N.T.S.

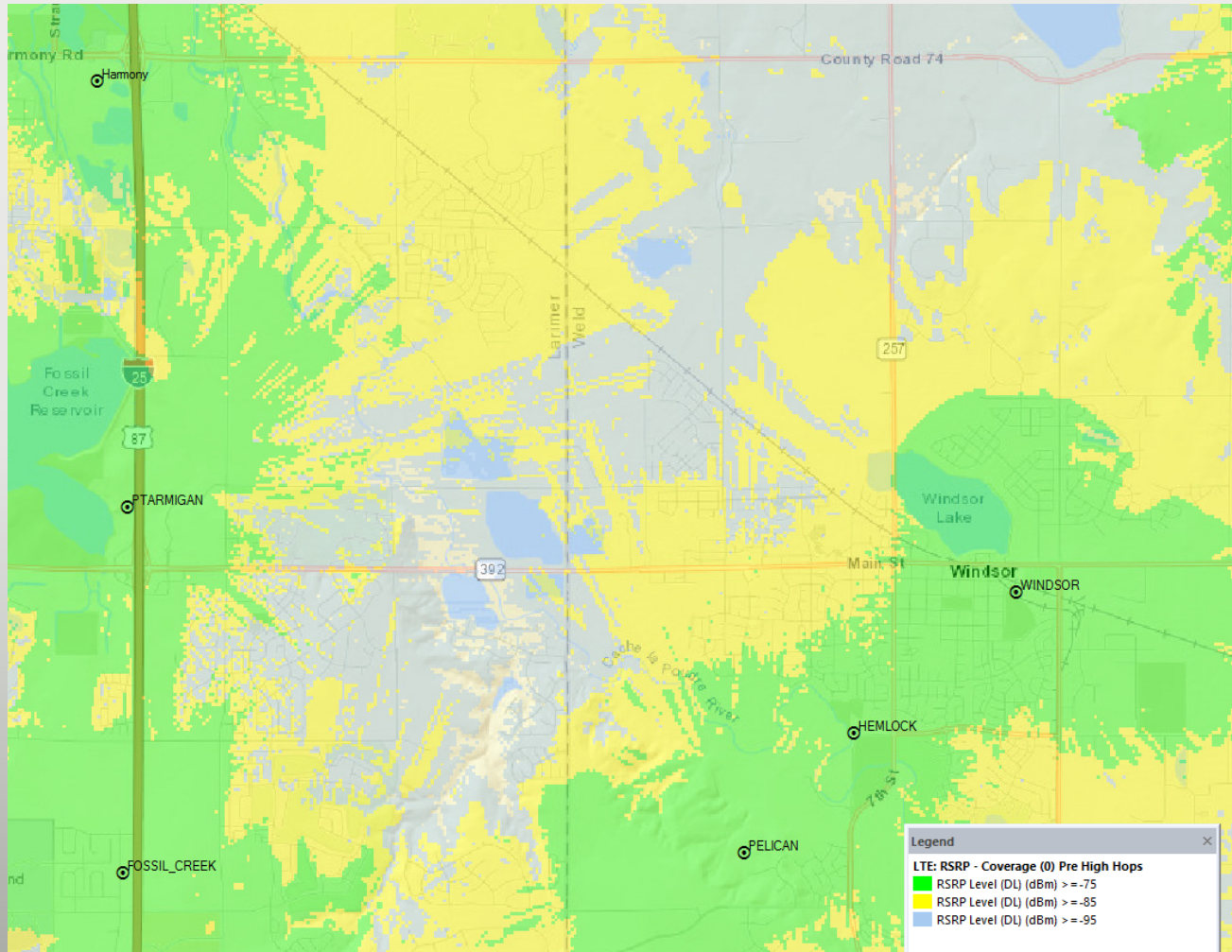
HIGH HOPS Propagation Map

Prepared by : Zeeshan Ahmed Bashir
02/24/2019; Revised 06/23/2020



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Current Coverage at 700 MHz LTE



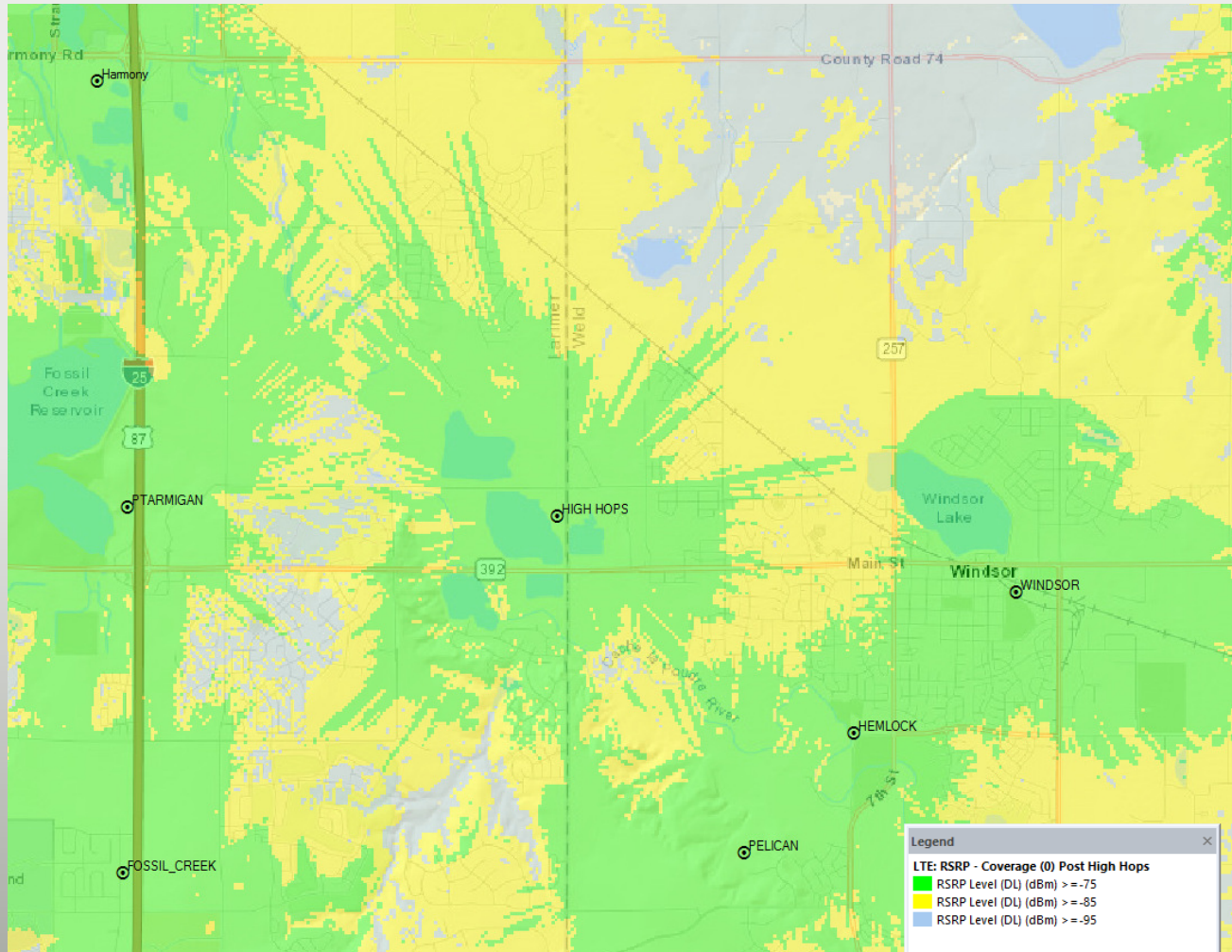
Existing Verizon Site/Site Name

Maximum Coverage/Capacity

Moderate Coverage/Capacity

Low or Gap in Coverage/Capacity

Coverage with new Verizon site at 700 MHz LTE



Existing or Proposed Verizon Site/Site Name

Maximum Coverage/Capacity
Moderate Coverage/Capacity
Low or Gap in Coverage/Capacity



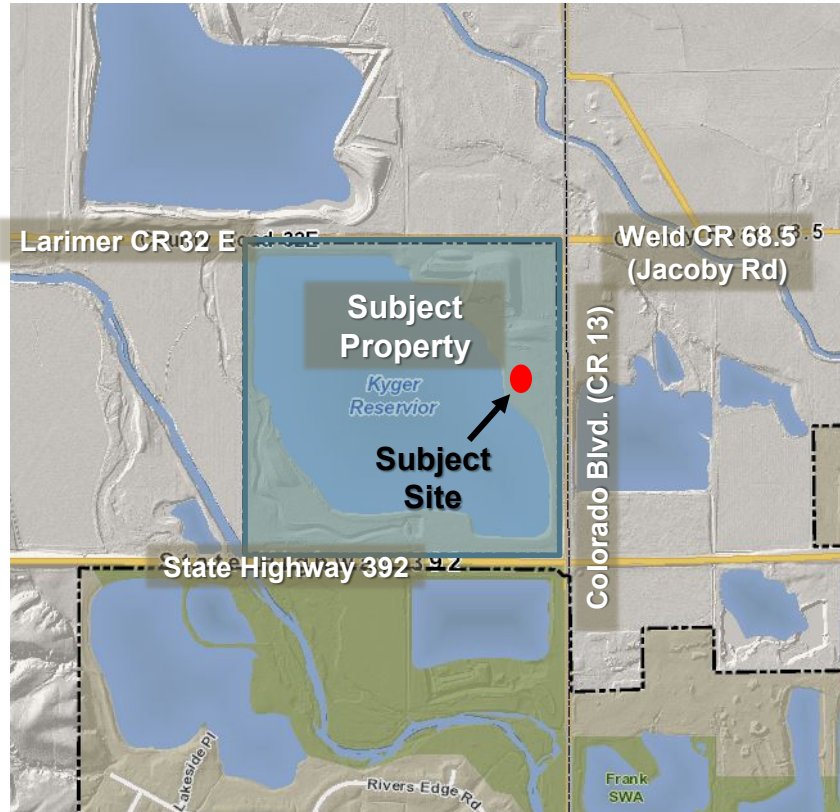
Public Hearing and Recommendation to Town Board

Conditional Use Grant Verizon Monopole Wireless Telecommunications Tower

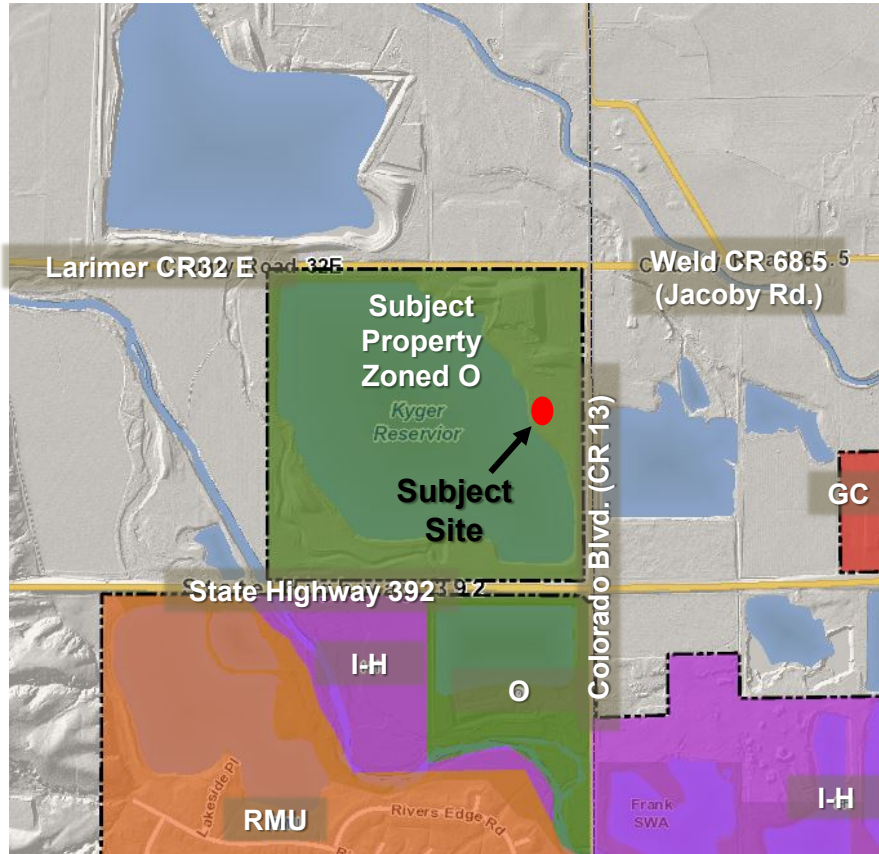
Sandra Mezzetti, Planner I

Planning Commission July 15, 2020

Site Vicinity Map

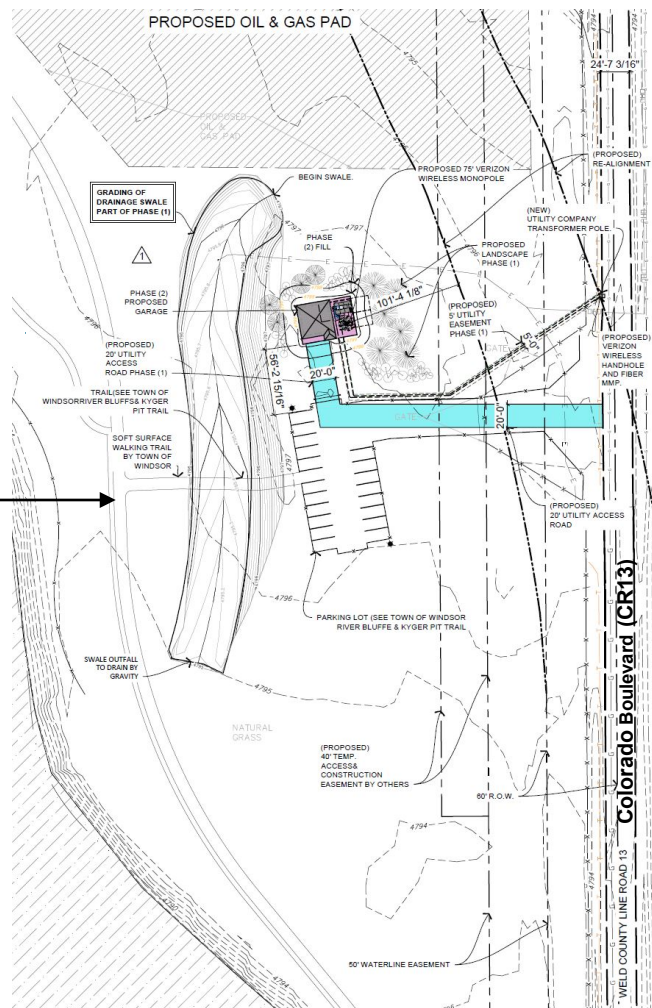


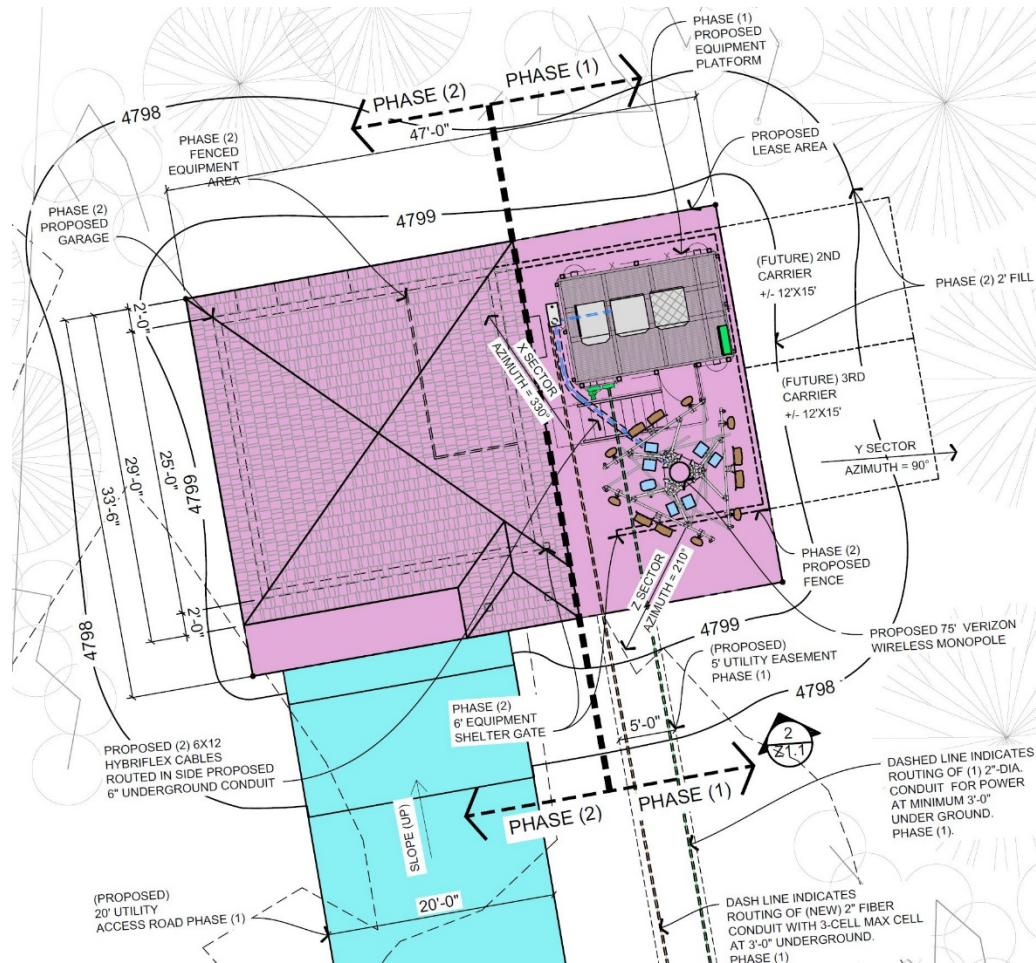
Zoning Map



Site Plan

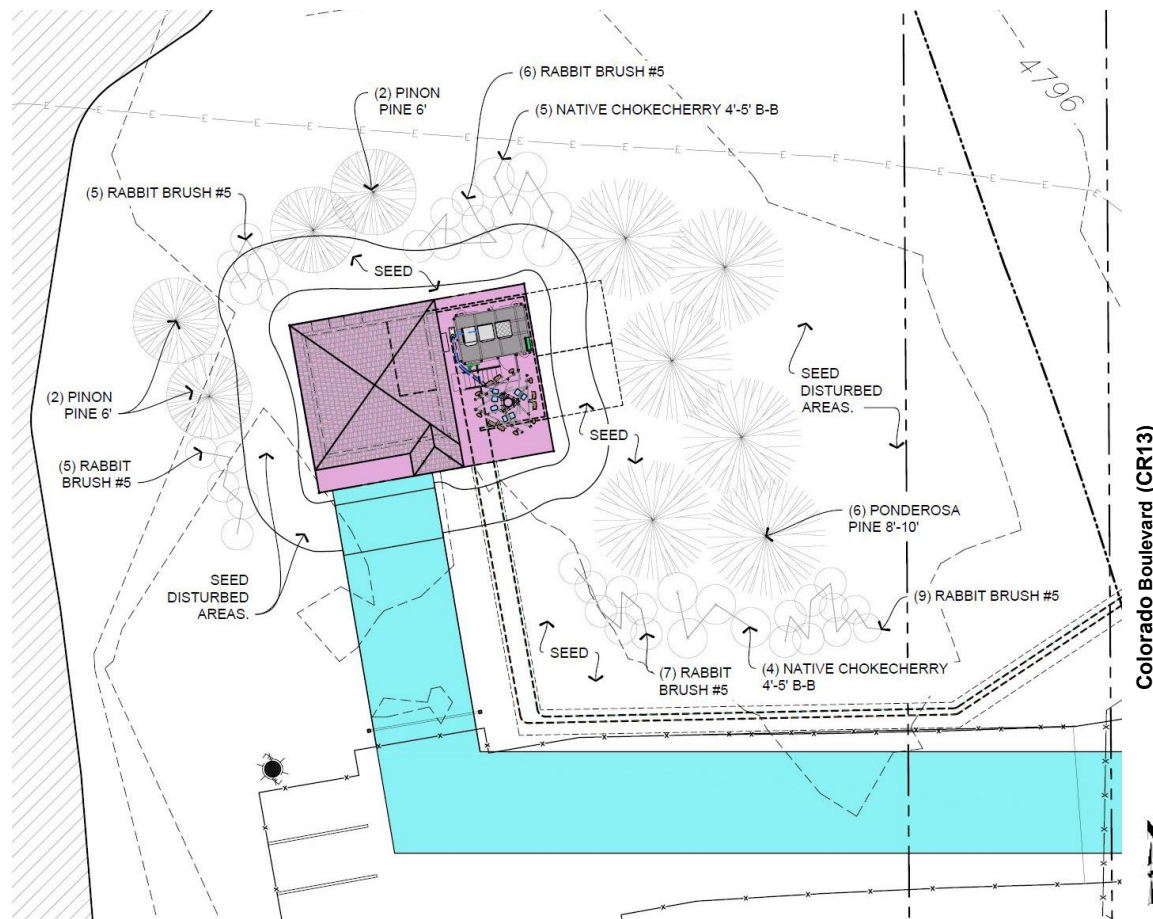
Kyger Trail →



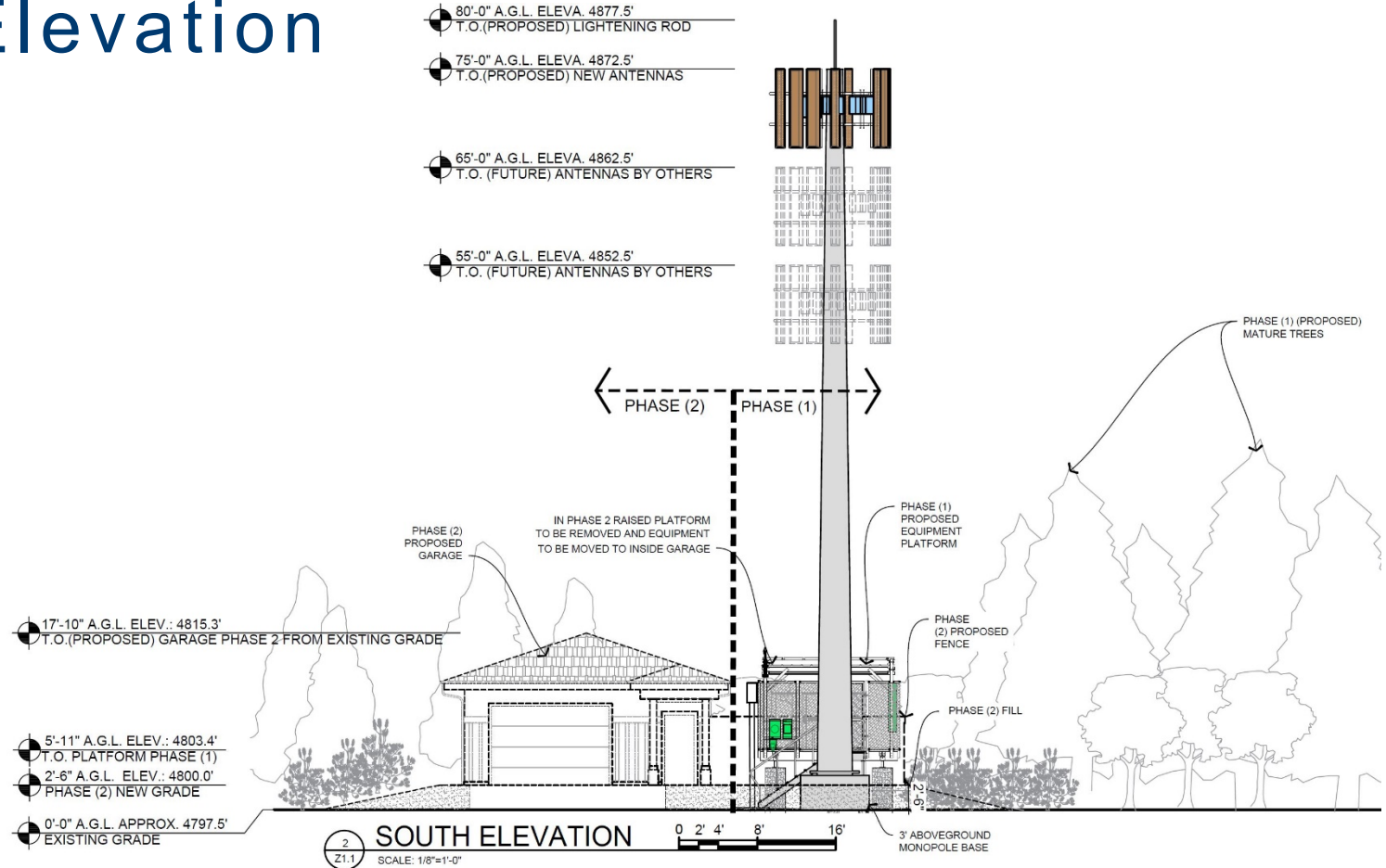




Landscape Plan



Elevation



Phase I

- 75' Monopole Tower
- Base Station Equipment – located on raised platform and secured
- Landscaping on east side of site, screening from Colorado Boulevard and entry drive



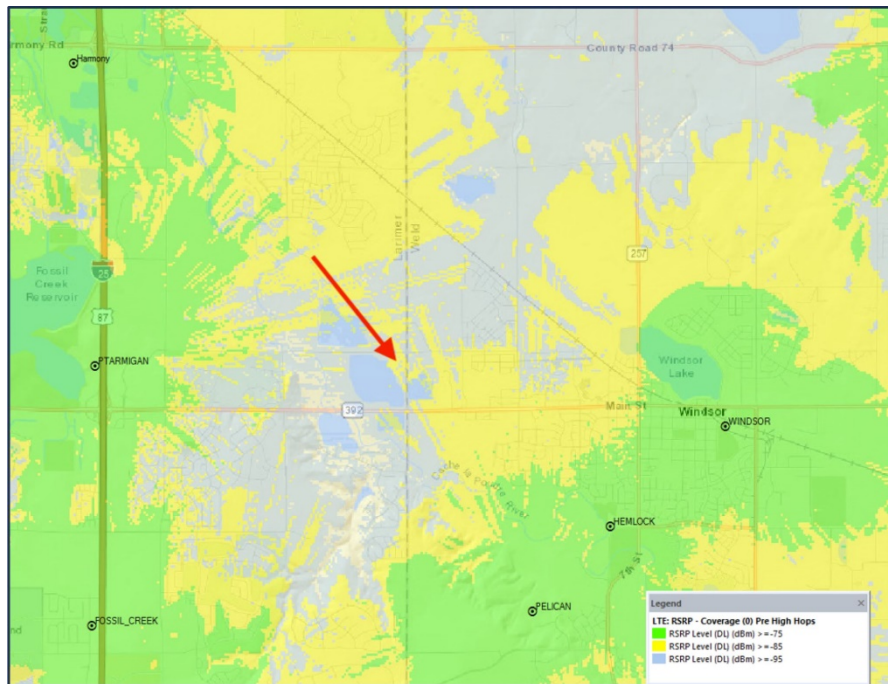
Phase II

- Base Station Equipment Garage
- Landscaping on north and west sides of site, screening from Kyger Trail

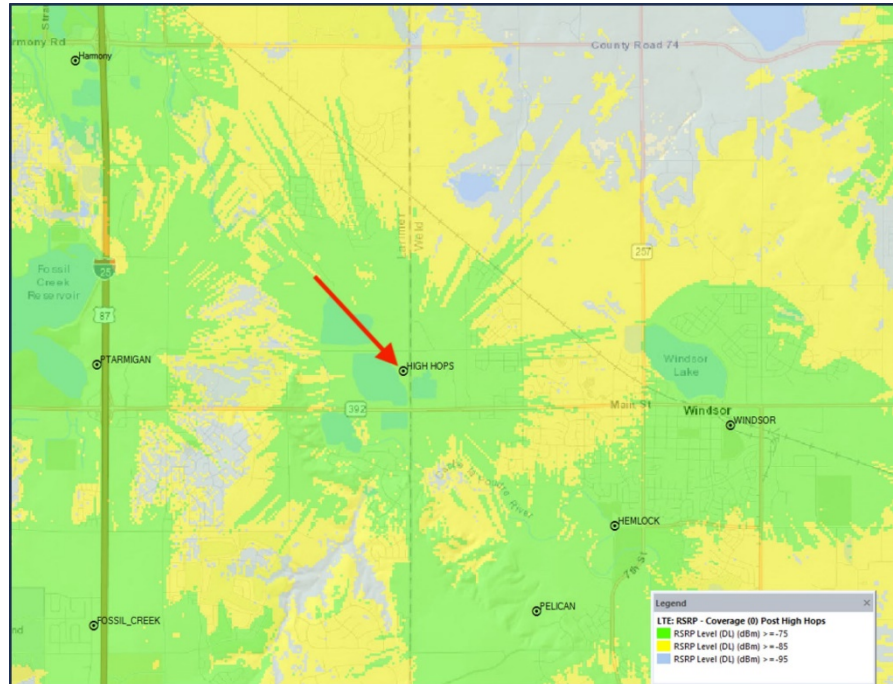




Wireless Communication Coverage Area



Existing Coverage



Coverage with Proposed Tower



Analysis

Section 16-7-50 of the Municipal Code outlines the factors to be evaluated prior to granting of a conditional use.

1. The character and quality of the area in which the use will be located.

The subject property is located west of Colorado Boulevard (County Road 13) and south of County Road 68.5 (Jacoby Road), and north of SH 392/Main Street. The subject site is generally surrounded by undeveloped land, open space and the Kyger Reservoir to the west. The east side of Colorado Boulevard consists of undeveloped parcels within unincorporated Weld County. Properties to the north and west are undeveloped parcels within unincorporated Larimer County.



Analysis

2. The physical appearance of the use, including suitability of architectural and landscaping treatment.

The overall property is undeveloped natural open space and will remain in an undeveloped state, with the exception of the tower and site improvements required, including an equipment garage. The site is adjacent to the Kyger Reservoir trailhead gravel parking area and will share access with the trailhead. The subject site will be used to locate a 75' tall (with additional 5' lightning rod extending beyond the monopole) telecommunications tower. The tower will contain twelve (12) antennas and six (6) radio units with supporting equipment initially located on a raised platform (phase 1) and then concealed within a new adjacent equipment garage (phase 2). Proposed architectural materials for the equipment garage consist of asphalt shingles, lap siding and an insulated fiberglass garage door. Proposed fencing materials shall consist of vertical Hardie battens and panels attached to wood posts. Landscaping is proposed on the east side of the site (phase 1) as screening from Colorado Boulevard and the entry drive for the Kyger trailhead, and is proposed along the north and west side of the site (phase 2) as screening from the Kyger Trail.



Analysis

3. Appropriate location of the building or buildings on the lot.

The exact location on the property has been determined by a collaborative effort between Verizon, Wright Water Engineers and the Town of Windsor Engineering, Planning, Parks and Open Space. The proposed tower and supporting equipment garage will be located approximately 56' north of the Kyger trailhead parking area and approximately 228' from the right-of-way of Colorado Boulevard.

4. Adequate provision of parking, loading and circulation facilities.

Access to the facility from Colorado Boulevard will be from the existing Kyger trailhead drive and a new 20' wide and 56' long proposed gravel drive north of the Kyger parking area to the tower site. The project will be fenced around the perimeter of the site with a restrictive access gate installed at the entry of the new proposed gravel drive to prevent any public access. There will be parking on site next to the facility and within the equipment garage for routine maintenance visits. No permanent parking is proposed.



Analysis

5. Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.

The facility is unmanned and does not permit public access. After construction, the facility will only be accessed for routine maintenance and servicing. The site will not contribute to increased vehicular traffic congestion.

6. Potential effect of the use on storm drainage in the area.

The existing access drive is gravel base. The proposed new drive area will also be a gravel base, for consistency with the existing drive. The gravel base will allow for storm water infiltration; therefore, reducing impacts on area storm drainage. Minimal stormwater impact from the proposed equipment garage is expected.



Analysis

7. Adequacy of planting screens where necessary.

The subject property is undeveloped natural open space; however, additional landscaping is proposed as part of this CUG application. Additional landscaping is proposed on the east side of the site (phase 1) as screening from Colorado Boulevard and the entry drive for the Kyger trailhead and along the north and west sides of the site (phase 2) as screening from the Kyger Trail. Proposed landscaping includes mature evergreen pine trees which provide year-round screening from Colorado Boulevard and the Kyger Trail.

8. Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.

This proposal does not include use or storage of hazardous or noxious material.



Analysis

9. The general compatibility of the proposed use with the area in which it is to be located.

Subject property is zoned Recreation and Open Space (O) district. The exact location on the property has been determined by a collaborative effort between Verizon, Wright Water Engineers and the Town of Windsor Engineering, Planning, Parks and Open Space. The site has been designed with ample landscape screening to mitigate views from Colorado Boulevard, the Kyger Trail and entry drive. The proposed site will become a critical component for seamless service, providing LTE/4G/AWS technologies, as well as future 5G technology, for the Town of Windsor, as well as, the surrounding community. E911 services, public safety and residents of the area will all benefit from the additional technologies requested for this site by enhancing speed, accuracy in locating mobile 911 callers, increased capacity for current and future users, and off-loading neighboring sites to prevent blocked calls, busy signals or no service at all. During the review of the proposed tower, a Windsor business owner sent an email to the Town asking if Verizon would consider adding a tower in the area to increase the level of service.



Recommendation

Staff recommends the Planning Commission forward a recommendation of approval of the Conditional Use Grant application to Town Board as presented.



CUG

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

Sec. 16-7-50. - Standards and requirements for conditional use grants.

(a) Approval of a conditional use grant shall be based on the evaluation of such factors as the following:

- (1) The character and quality of the area in which the use will be located.
- (2) The physical appearance of the use, including suitability of architectural and landscaping treatment.
- (3) Appropriate location of the building or buildings on the lot.
- (4) Adequate provision of parking, loading and circulation facilities.
- (5) Potential effect of the use upon off-site vehicular and pedestrian traffic circulation, with particular reference to potential traffic congestion.
- (6) Potential effect of the use on storm drainage in the area.
- (7) Adequacy of planting screens where necessary.
- (8) Provision of operational controls where necessary to avoid hazardous conditions or eliminate potential air or water pollutants or other noxious influences.
- (9) The general compatibility of the proposed use with the area in which it is to be located.

Verizon Wireless Proposal

Kyger Tower Telecommunications Facility Conditional Use Grant

Kyger Reservoir Open Space
320 Colorado Blvd, Windsor, CO

Proposed Location

(Aerial Map)



Proposed Location

(Property Survey Map)



Proposed Design – Phase I

(PRIOR TO FEMA FLOOD MAP REVISIONS)

- 75' monopole tower
- Base station equipment to be located on raised platform and secured

Photosimulation – Phase I



Proposed Design – Phase II

(AFTER FEMA FLOOD MAP REVISIONS)

- Addition of equipment garage
- Base station equipment to be moved to garage structure
- Designed to match existing & planned open space architecture, materials and colors

Photosimulation – Phase II

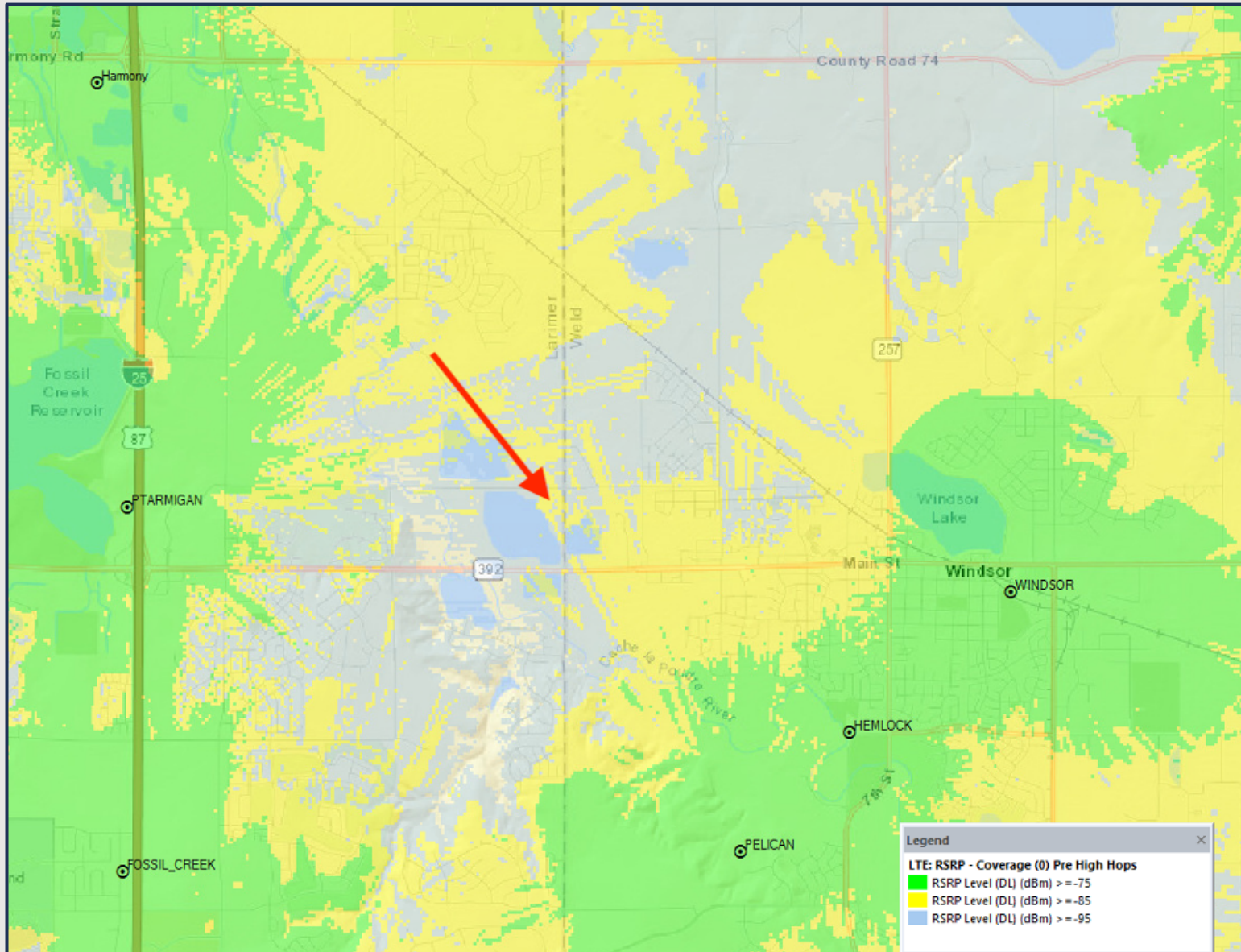


Phase (2) View

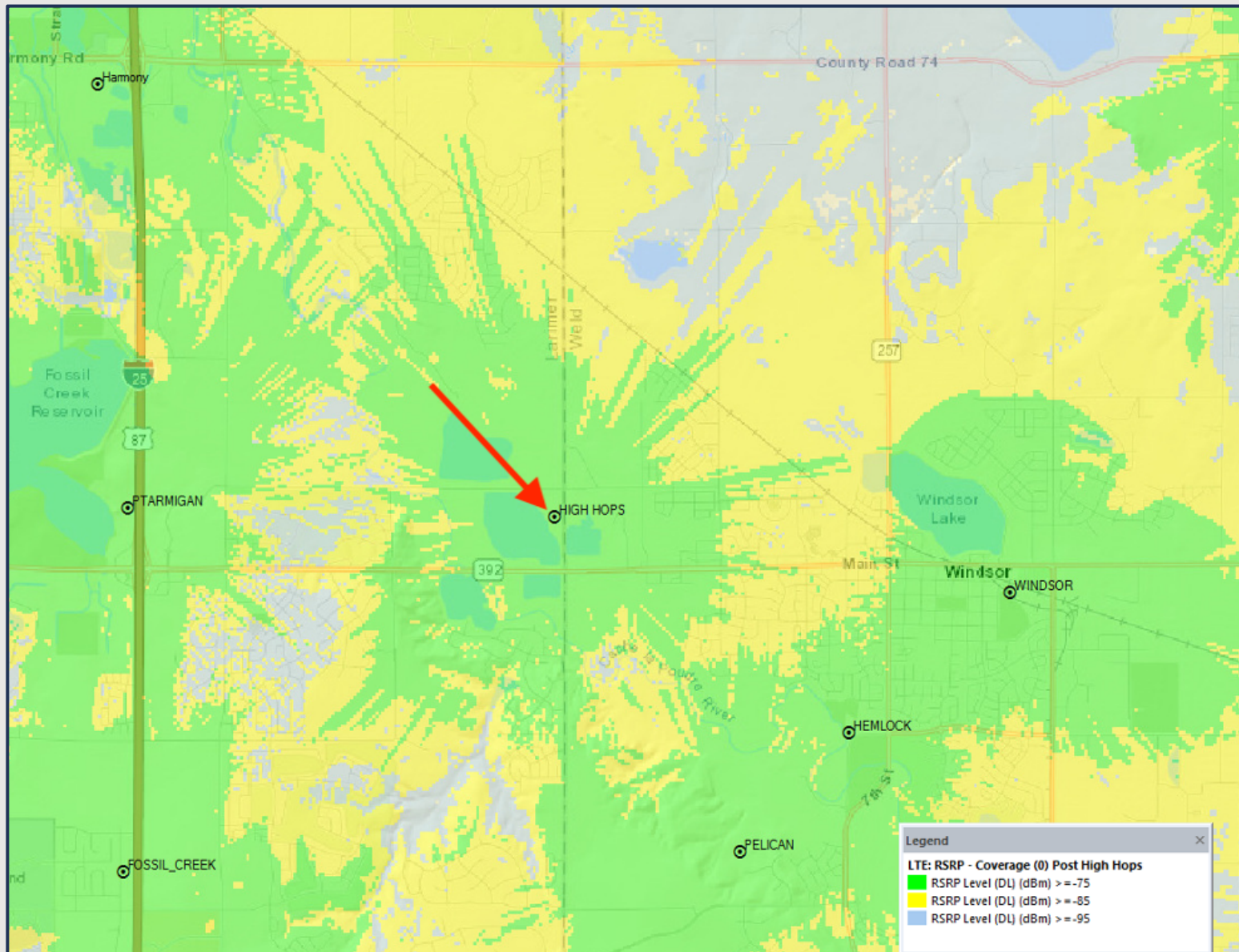
Why this location?

- Network Coverage and Capacity Gap
- Alternative Locations not Feasible
- Least Intrusive Design Option

Wireless Coverage without New Site



Wireless Coverage with New Site



Search Area



Search Area Objectives

- Provide enhanced coverage for increased demand due to Windsor's residential and commercial growth
- Cover as much as possible without interfering with neighboring sites to north, south, east and west
- Ideal location will cover surrounding neighborhoods and increased traffic along Hwy 392 and expansion of Colorado Blvd (CR 13)

Alternative Candidate Analysis



Alternative Candidate Analysis

#1 – 4: Property owners contacted but did not respond

#5: Property owner interested but available lease space too close to Windsor Main Street View Corridor

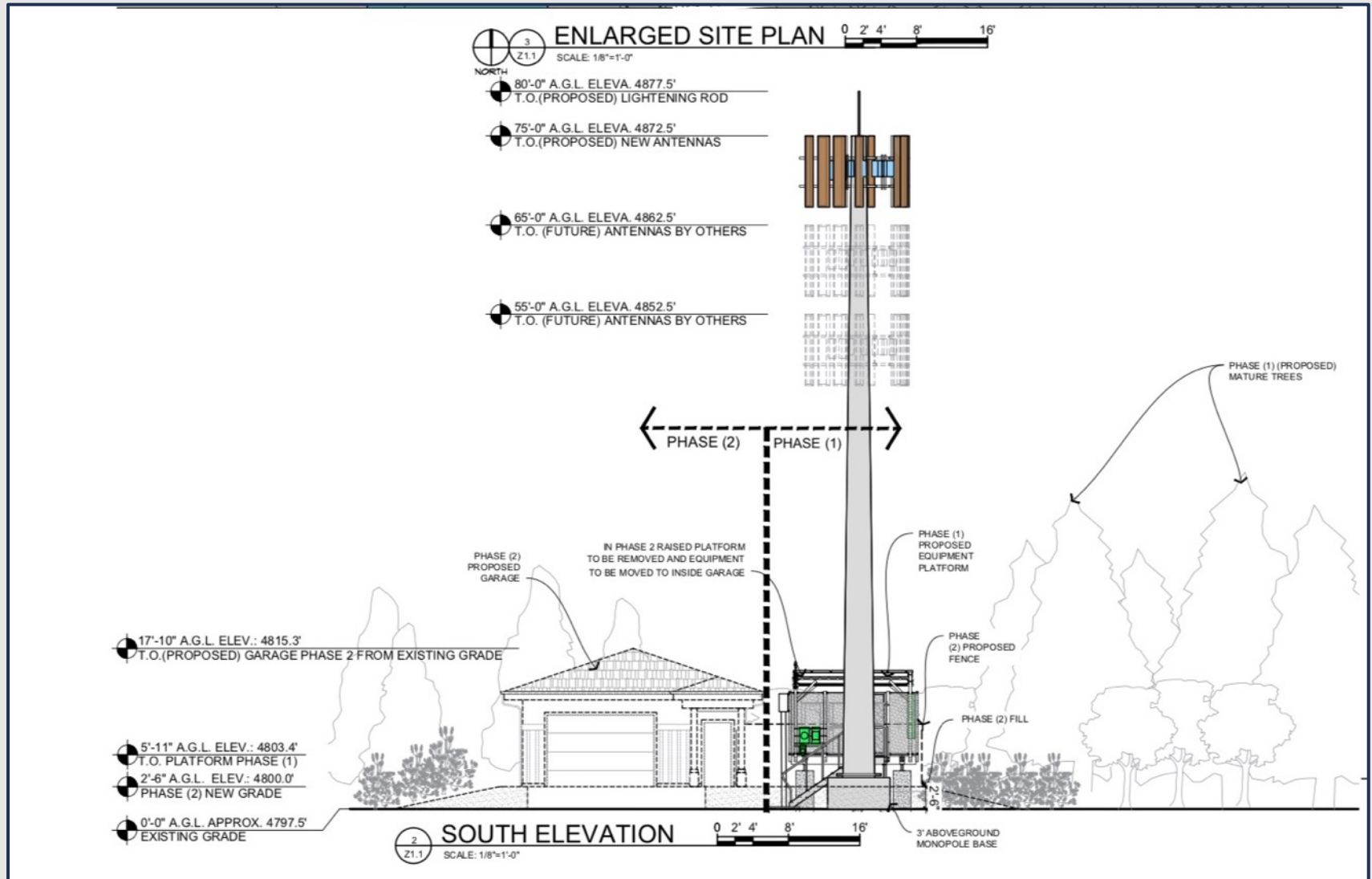
#6: Kyger Reservoir – Windsor Open Space

#7-8: Property zoned residential or tower site not permitted by zoning code

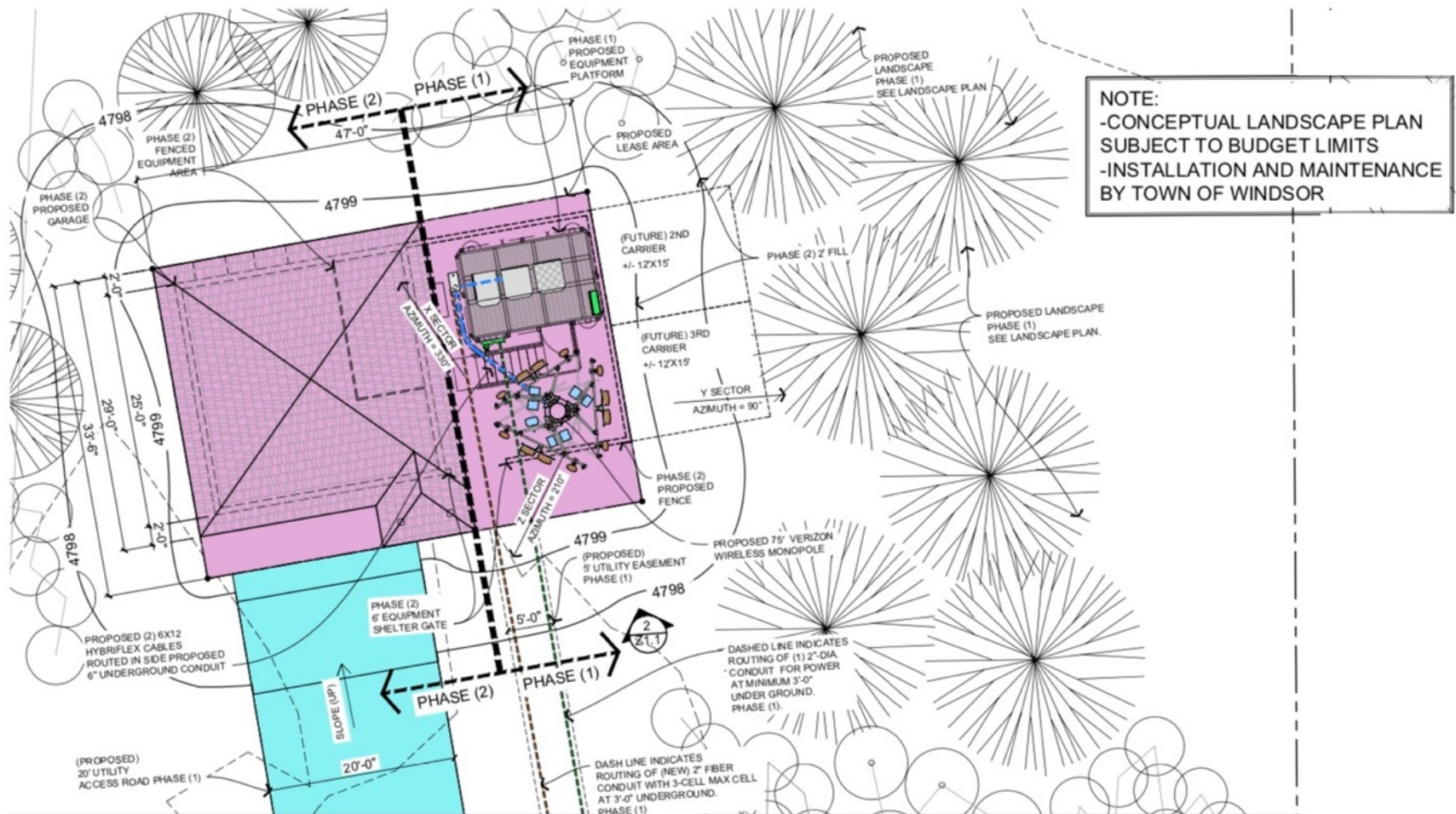
Fire Station Property Best Option

- Technically Feasible
 - Leasable
 - Buildable

Least Intrusive Design



Least Intrusive Design



Verizon Wireless Proposal

Kyger Tower Telecommunications Facility Conditional Use Grant

Kyger Reservoir Open Space
320 Colorado Blvd, Windsor, CO



MEMORANDUM

Date: July 15, 2020
To: Planning Commission
From: Sandra Mezzetti, Planner I
Re: Final Major Subdivision – RainDance Subdivision 11th Filing – David Nelson, RainDance Development, owner, Patrick McMeekin, Hartford Homes, applicant, and Ryan McBreen, Norris Design, authorized representative.
Location: South of Bounty Drive, north of Iron Wheel Drive and west of Autumn Moon Drive and RainDance Community Park.
Item #: C.5.a

Background / Discussion

The applicant, Mr. Patrick McMeekin, has submitted, on behalf of the owner Mr. David Nelson, a final major subdivision plat known as RainDance Subdivision Eleventh Filing. The subdivision encompass approximately 11.7 acres and is zoned Planned Unit Development (PUD). Tract Z of the PUD designates the land use for this area as residential.

Final Plat characteristics:

- 11.7 total acres
- 20 building envelopes for multi-family residential (160 condominium units [see Item C.6])
- Density: 13.4 du/ac
- Total open space including drainage: ~ 4.98 acres (42%)
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, RainDance Community Park (owned and maintained by metropolitan district).

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on April 2, 2020, in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. There were no attendees and no public comments were received. Planning staff has received one email from a concerned citizen to date.

Furthermore, there have been no substantive design changes to the 11th filing since the preliminary plat approvals by the Planning Commission on May 6, 2020.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Objectives

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

Chapter 5c – Residential Areas Framework

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

Objectives

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes 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

The Municipal Code requires a public hearing notification for a final major subdivision. Notifications were provided as follows:

- June 29, 2020 – legal notice posted on the Town of Windsor website
- June 30, 2020 – affidavit of letters mailed to property owners within 300 feet
- July 2, 2020 – development review sign posted on the property
- July 3, 2020 – legal ad published in the paper

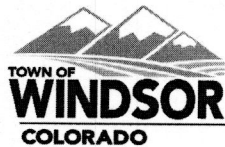
Recommendation

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

Attachments

Application Materials
PowerPoint presentation
Public Comments

cc: David Nelson, owner
Patrick McMeekin, applicant
Ryan McBreen, authorized representative.



APPLICATION PACKET

LAND USE APPLICATION

1

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

2

APPLICATION TYPE:

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

SUBTYPE:

(for Major Subdivisions and Site Plans only)

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

Project Name*: RainDance - Hartford Homes: Condos

Legal Description*: Tract Z RainDance 3rd FG

Address/Location*: 1812 Iron Wheel Drive

Existing Zoning: PUD **Proposed Zoning:** PUD

Acres/Square Feet: 11.7 acres **Number of Dwelling Units:** 160

3

OWNER:

Name(s)*: Martin Lind

Company: Raindance Land Company LLC

Address*: 1625 Pelican Lakes Point Suite 201, Windsor, CO 80550

Phone #: 970-686-5825 Email*: mlind@watervalley.com

APPLICANT (Owner or Owner's Representative):

Name*: Patrick McMeekin

Company: Hartford Homes

Address*: 4801 Goodman Rd. Timnath, CO 80547

Phone #: 970-674-1109 Email*: patrick@hartfordco.com

AUTHORIZED REPRESENTATIVE:

Name: Ryan McBreen

Company: Norris Design

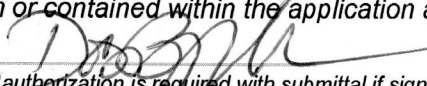
Address: 244 N College Avenue #130

Phone #: 970-409-3414 Email: rmcbreen@norris-design.com

4

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

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

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

Date: 5-29-2020

Print Name: DAVID B. NELSON

*Required fields

Revised 12/4/2019

Town of Windsor - Planning Department

301 Walnut Street | Windsor, Colorado | 80550 | phone 970-674-2415 | fax 970-674-2456 | www.windsorgov.com

May 29, 2020

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

Re: RainDance: Filing 12 Multi-Family Residential Project Standard Site Plan Application: Narrative

Dear Mr. Ballstadt,

On behalf of the applicant, Hartford Investments LLC, it is our pleasure to provide the following Standard Site Plan and Major Subdivision Plat applications to the Town of Windsor. The proposed 11.7-acre project is located within the RainDance master planned community and more specifically west of RainDance Community Park, south of Bounty Drive and north of Iron Wheel Drive. The design team is happy to present these applications to the Town and begin development on an exciting new housing product designed for longevity within the RainDance community and Town of Windsor.

Introduction

This Filing 12 application encompasses approximately 11.7 acres. Proposed are 20 individual, 2-story residential buildings, comprised of 8 units, ranging from 1- to 3-bedroom units, for a total of 160 units at a density of ~13.4 du/ac.

This project is a unique, for-sale, stacked, residential condominium product that has not been previously developed within the RainDance community. All 8 units within each building include attached garages, with five units including an attached one-car garage, and the other 3 units including attached 2-car garages. Additional parking is provided via off-street parking spaces and the majority of units are adjacent to public right-of-way that permits on-street parking as well. The provided parking meets Town of Windsor Standards.

The overall character of this development is consistent with the RainDance community in which it resides. The landscaping is influenced by the overarching agrarian theme of RainDance, while the amenities provided, such as abundant gathering spaces, barbecue pits, and a multi-purpose lawn, are complementary to existing amenity plans and neighborhood character. Interior trails and paths connect buildings and amenities together internally and to the rest of the community, as well as to the future community park planned just to the east.

Architectural product

Each building is served by an internal, private, alley network with all buildings either fronting adjacent public right of way or internal green spaces. Imperative for the growth of community, the alley network promotes focus on the activated areas of the neighborhood. The architectural product is an enhanced representation of community identity and thematic character. The “modern farm house,” agrarian-style home product invokes feelings of warmth, security and timelessness. Advanced color palettes and exterior features such as covered porches, gable roofs, accented lighting and various materials diversify the overall neighborhood aesthetic.

The scale and massing of the buildings, being only 8 units each and a maximum of two-stories, will allow for this project to cohesively blend into the planned adjacent, single-family detached residential uses.

Phases

Phased construction is anticipated, but phasing boundaries are still to be determined in this Site Planning process.

Traffic Generation

Vehicular access to the site will be from each of the surrounding streets. Bounty Drive will function as the primary connection to/from County Line Road just to the west. Please see included improvement plans and report for more detail.

The project is consistent with the RainDance PUD and is an excellent complement to the existing community of residents and improvements underway at RainDance. This unique residential product adds to the variety of living options already provided for within RainDance and will enhance the overall neighborhood experience.

The following list of consultants comprise the development team on this project:

Applicant

Hartford Investments, LLC
Contact: Patrick McMeekin
4801 Goodman Rd.
Timnath, CO 80547
907.674.1109
patrick@hartfordco.com

Entitlements/Landscape Architecture:

Norris Design
Contact: Ryan McBreen
244 N College Ave, Suite 130
Fort Collins, CO 80524
303.892.1166
rmcbreen@norris-design.com

Architecture:

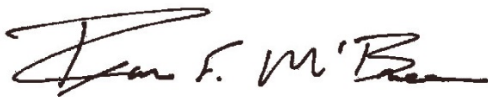
DTJ Design, Inc
Contact: Seth Hart
3101 Iris Avenue, Suite 130
Boulder, CO 80301
303.443.7533
shart@dtjdesign.com

Civil Engineer:

Galloway Inc.
Contact: Rob Van Uffelen
5265 Ronald Regan Blvd., Suite 210
Johnstown, CO 80534
970.800.3300
RobVanUffelen@gallowayus.com

We believe you will find all submittal materials required for the Site Plan and Major Subdivision applications included, as applicable. We look forward to working with the Town during the review and approval process for these applications. Please feel free to reach out to me at 970.409.3414 or rmcbreen@norris-design.com if you have any questions or if you need additional information.

Sincerely,
Norris Design



Ryan McBreen
Principal

LEGAL DESCRIPTION

THE UNDERSIGNED, ALL BEING OWNERS, LEASEHOLDERS AND HOLDERS OF ANY OWNERSHIP INTEREST IN THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS. THE UNDERSIGNED DO HEREBY DEDICATE TO THE TOWN OF WINDSOR FOREVER ALL STREETS, ALLEYS, RIGHTS-OF-WAY, UTILITY EASEMENTS AND OTHER EASEMENTS INTENDED FOR MUNICIPAL PURPOSES AS INDICATED HEREIN. THE UNDERSIGNED SHALL BE IN COMPLIANCE WITH THE TOWN OF WINDSOR SUBDIVISION, ELEVATION, FILING, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING OR AS INDICATED ON THIS PLAN. IN COMPLIANCE WITH THE TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED ONE(S) SHALL BEAR ALL EXPENSE INVOLVED IN SUBDIVISION IMPROVEMENTS, IN WITNESS WHEREOF, WE HAVE HEREIN SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

BY _____
IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEAL THIS
THE _____ DAY OF _____ 2020

STATE OF COLORADO) ss
COUNTY OF WELD)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS BY _____
THIS _____ DAY OF _____

THIS IS TO CERTIFY THAT A MAJOR SUBDIVISION PLAT OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY RESOLUTION NO. _____ OF THE TOWN OF WINSTON PASSED _____ DAY OF _____ 20____ AND ADOPTED ON THE _____ DAY OF _____ 20____ A.D. AND THAT THE MAYOR OF THE TOWN OF WINSTON, AS AUTHORIZED BY SAID RESOLUTION ON BEHALF OF THE TOWN OF WINSTON, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID MAJOR SUBDIVISION PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED

TOWN OF WINDSOR PUBLIC WORKS DEPT. XCEL ENERGY

APPROVED THIS THE _____ DAY OF _____, 2020.

APPROVED THIS THE ____ DAY OF _____, 2020.

APPROVED THIS THE _____ DAY OF _____, 2020,

APPROVED THIS THE ____ DAY OF _____, 2020.

AMENDED TRACT Z, RAINDANCE SUBDIVISION THIRD FILING
PART OF THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, WELD COUNTY, COLORADO

BEARINGS ARE BASED ON THE FINAL PLAT OF RANDOLPH SUBDIVISION THIRD FILING IN WHICH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 31 BEARS S 001°08' E FOR A DISTANCE OF 263.95', MONUMENTED ON THE NORTH BY A 2-1/2" ALUMINUM CAP, STAMPED "LS 31169" AND ON THE SOUTH BY A 2-1/2" ALUMINUM CAP, STAMPED "LS 31169".

UTILITY NOTE: THE LOCATION OF UTILITIES SHOWN HEREON WAS ESTABLISHED FROM SURFACE EVIDENCE, EXISTING UTILITY MARKERS AND UTILITY LOCATES FROM A UTILITY CONTRACTOR. THE EXACT LOCATION OF BURIED UTILITIES IS UNCERTAIN. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHOULD CONTACT THE UTILITY NOTIFICATION CENTER. THE SURVEYOR MAKES NO GUARANTEE EITHER EXPRESSED OR IMPLIED OF THE ACCURACY OF THE UNDERGROUND UTILITIES SHOWN HEREON. SUCH STATEMENTS ARE THE PROPERTY OF THE UTILITY CONTRACTOR. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION DEPICTED ALTHOUGH THE UNDERGROUND UTILITIES SHOWN ARE AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

1	COVER SHEET
2	OVERALL SHEET
3-4	PLAT SHEETS

NOT TO SCALE

ALTERNATE LABELS ONLY

ATTENDANCE ONLY

ELIGIBILITY: LABELS ONLY

FRANK A. KOHL, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS FINAL PLAT OF RANGELAND SUBDIVISION ELEVENTH PLUNG HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS FINAL PLAT HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO AT THE TIME OF THIS SURVEY AND WITHIN MY CONTROL AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE.

RANK A. KOHL
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37067
PROJECT NO.: HTH000017.10
FOR AND ON BEHALF OF GALLOWAY & COMPANY, INC.

RAINDANCE SUBDIVISION,
ELEVENTH FILING
AMENDED TRACT 2, RAINDANCE SUBDIVISION THIRD FILING
PART OF THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF WINDSOR, WELD COUNTY, COLORADO

Project No:	14P4000017.1C
Drawn By:	AN
Checked By:	FAP
Date:	2/5/2012

AMENDED TRACT Z, RAINDANCE SUBDIVISION THIRD FILING
PART OF THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, WELD COUNTY, COLORADO

PROPERTY LINE
ADJACENT PROPERTY LINE
EXISTING EASEMENT

[illegible]

REC. NO.	RECEPTION NUMBER
SF	SQARE FEET
AC	ACRES
	EASEMENT LINES

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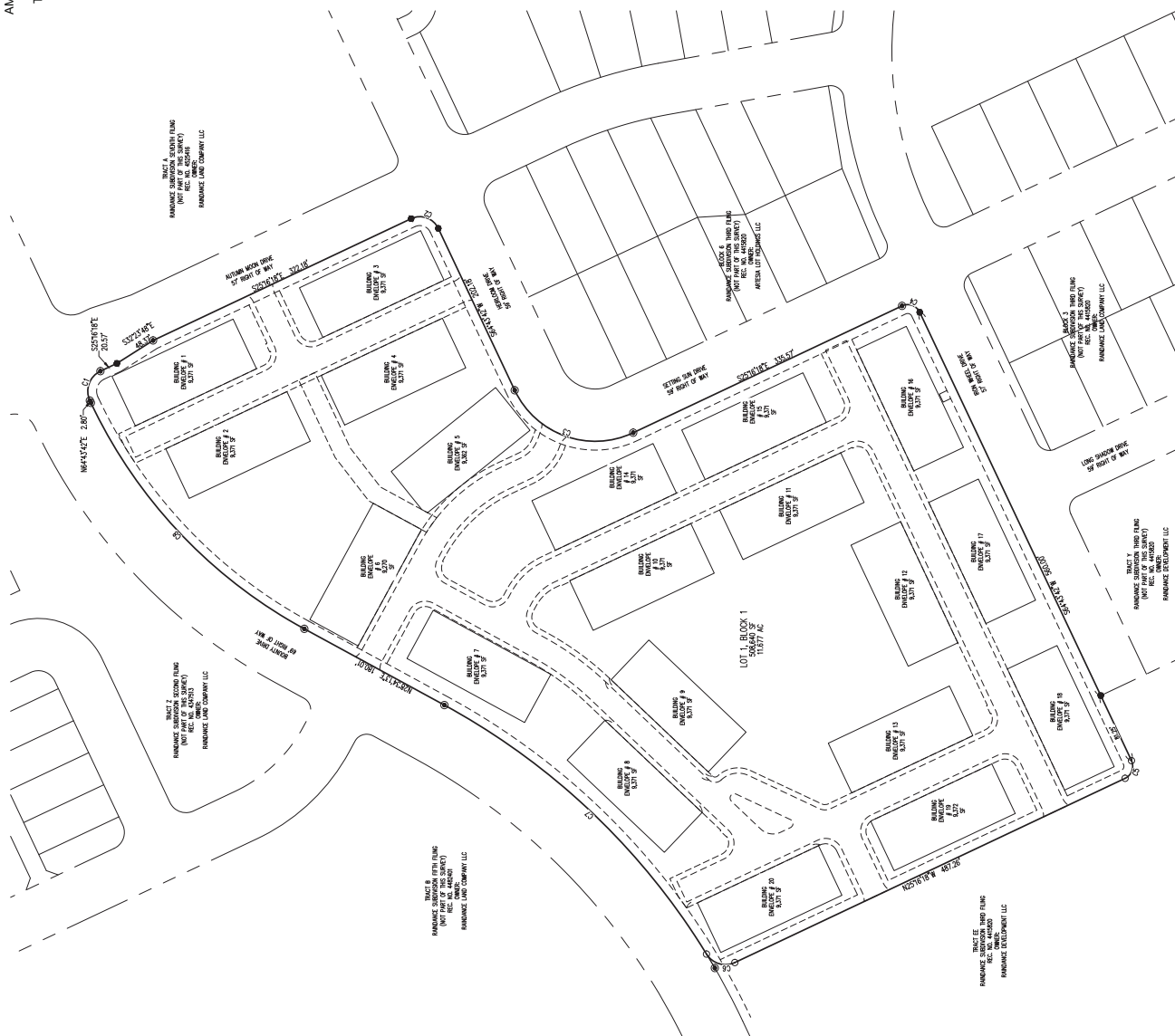
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ELEVENTH FILING
AMENDED TRACT Z, RAINDANCE SUBDIVISION THIRD FILING
PART OF THE SOUTHWEST QUARTER OF SECTION 31
TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF WINDSOR, WELD COUNTY, COLORADO

RAINBOW SUBDIVISION,
ELEVENTH FILING[illegible]

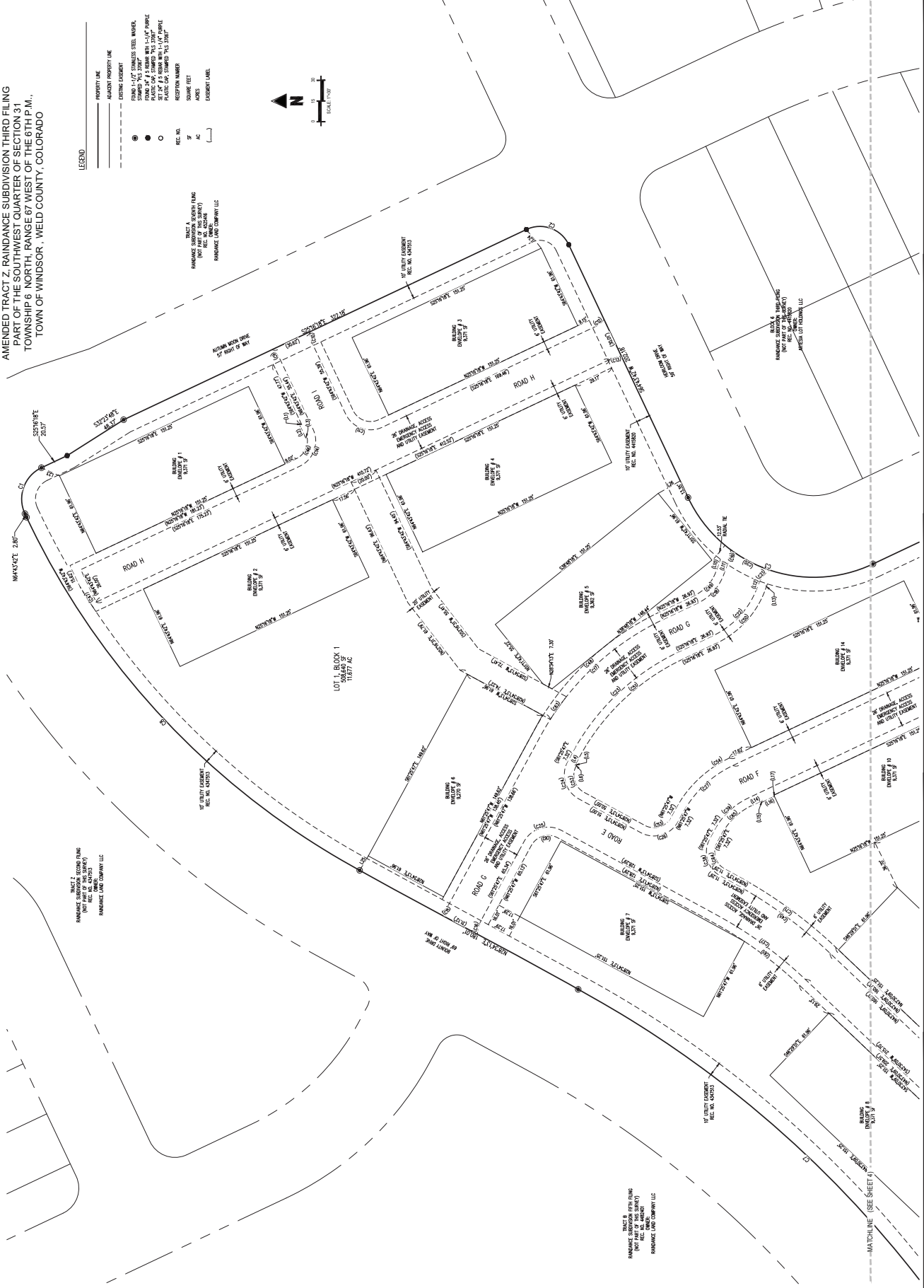
Project No:	14-000117.10
Drawn By:	AAI
Checked By:	PAN
Date:	2/5/2016

2

SHEET 2 OF 4



ENDED TRACT Z, RANDANCE SUBDIVISION THIRD FILING
ART OF THE SOUTHWEST QUARTER OF SECTION 31
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TOWN OF WINDSOR, WELD COUNTY, COLORADO



RAINANCE SUBDIVISION,
ELEVENTH FILING

AMENDED | RAC 2, RAINDANCE SUBDIVISION THIRD FILING
PART OF THE SOUTHWEST QUARTER OF SECTION 31
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TOWN OF WINDSOR, WELD COUNTY, COLORADO



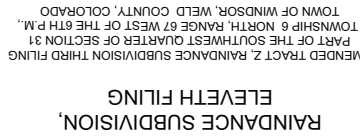
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WITHOUT THE WRITTEN CONSENT OF G. GALLOWAY

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4

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Final Major Subdivision

RainDance

11th Filing

Sandra Mezzetti, Planner I

Planning Commission – July 15, 2020



Subdivision

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

Sec. 17-4-10. Purpose.

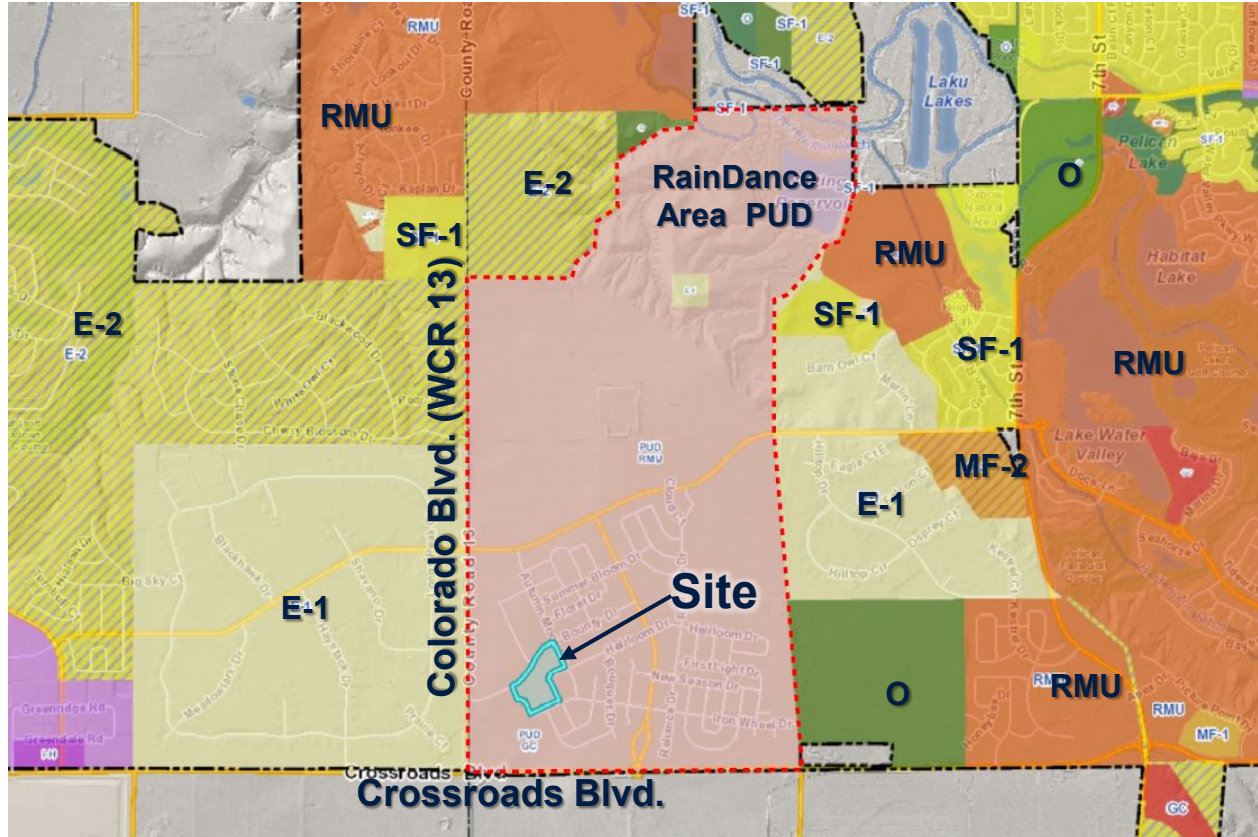
The purposes of the major subdivision procedure are:

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

Site Vicinity Map



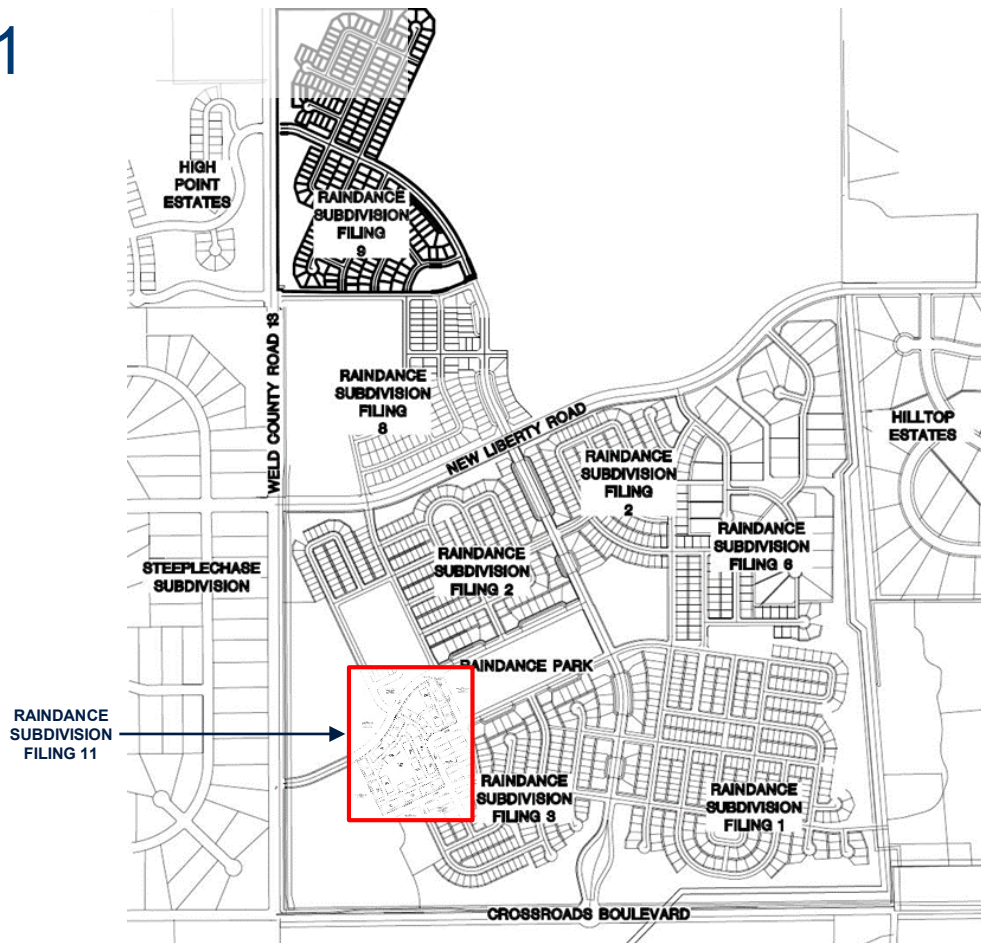
Zoning Map





Final Subdivision Filing 11

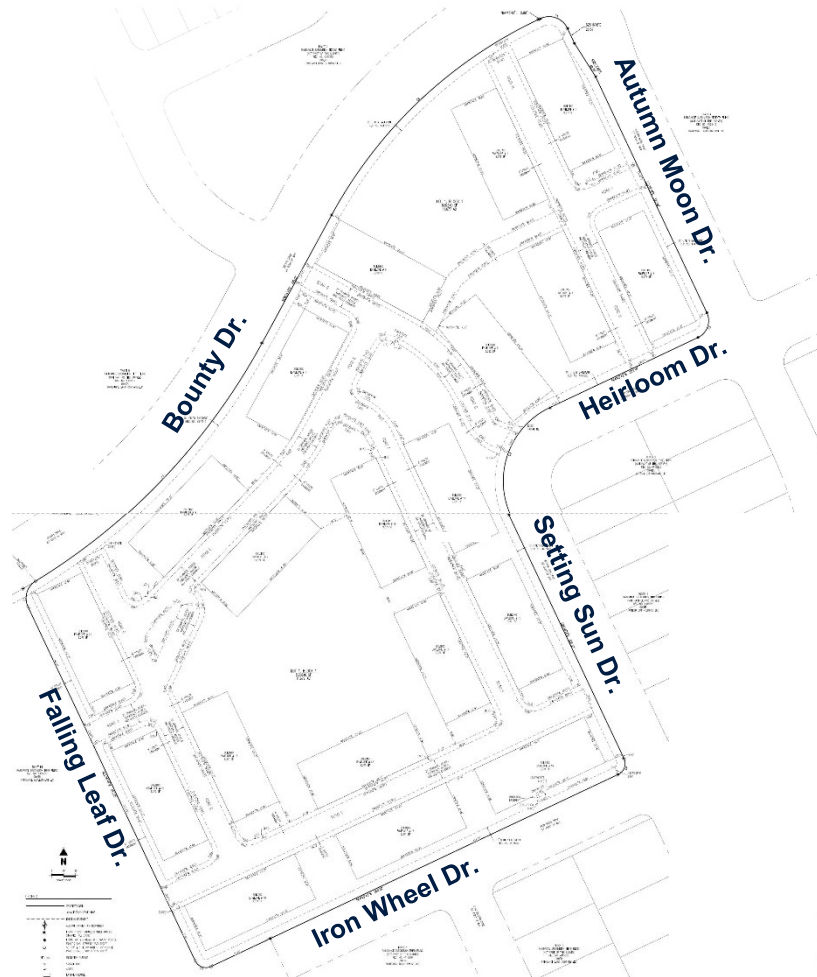
Builds on the overall
RainDance PUD
Master Plan



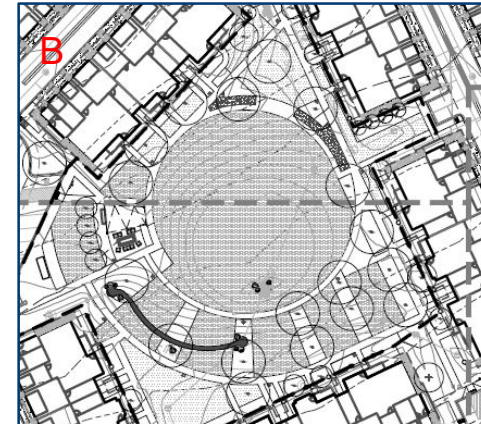
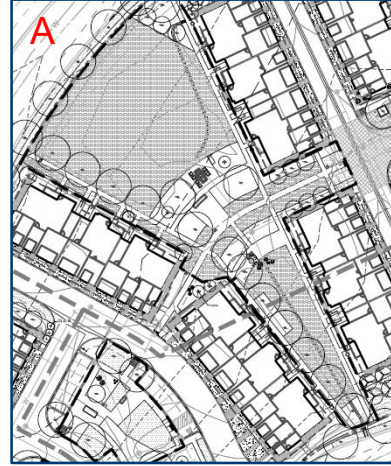
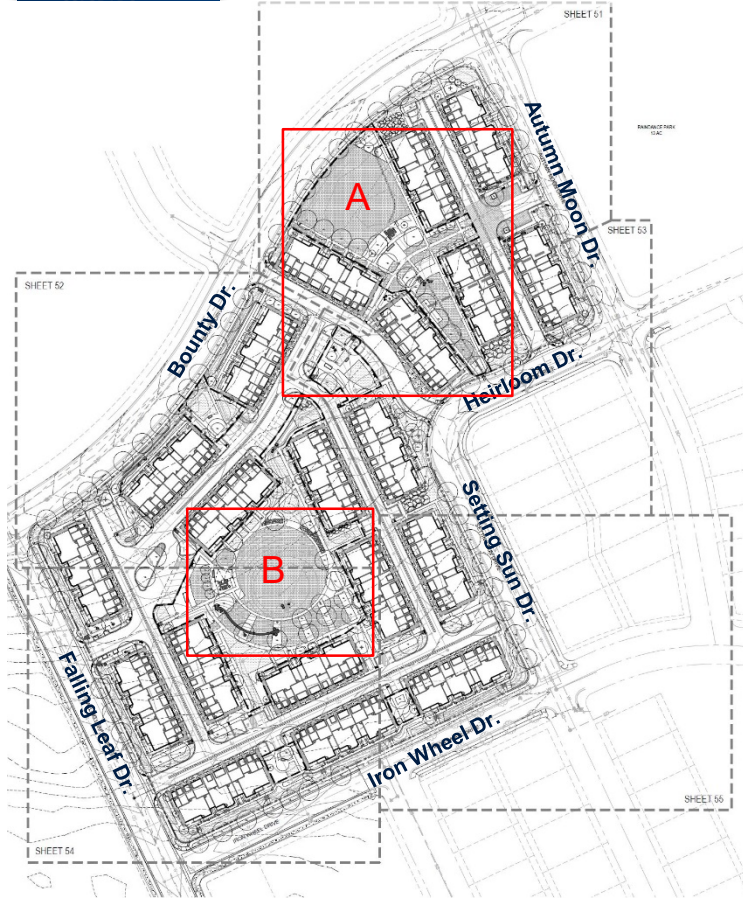
Final Plat

Plat characteristics:

- ~ 11.7 acres total
- 20 Building envelopes (160 multi- family condominium units)
- Density: 13.4 du/ac
- Total open space including drainage: ~ 4.98 acres (42%)
- Park – adjacent to RainDance Community Park

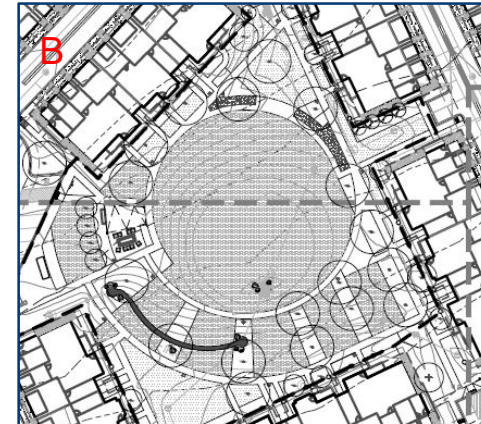
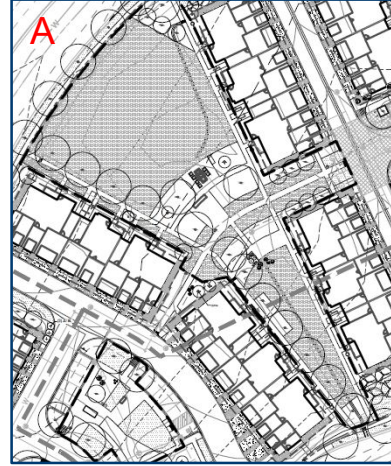
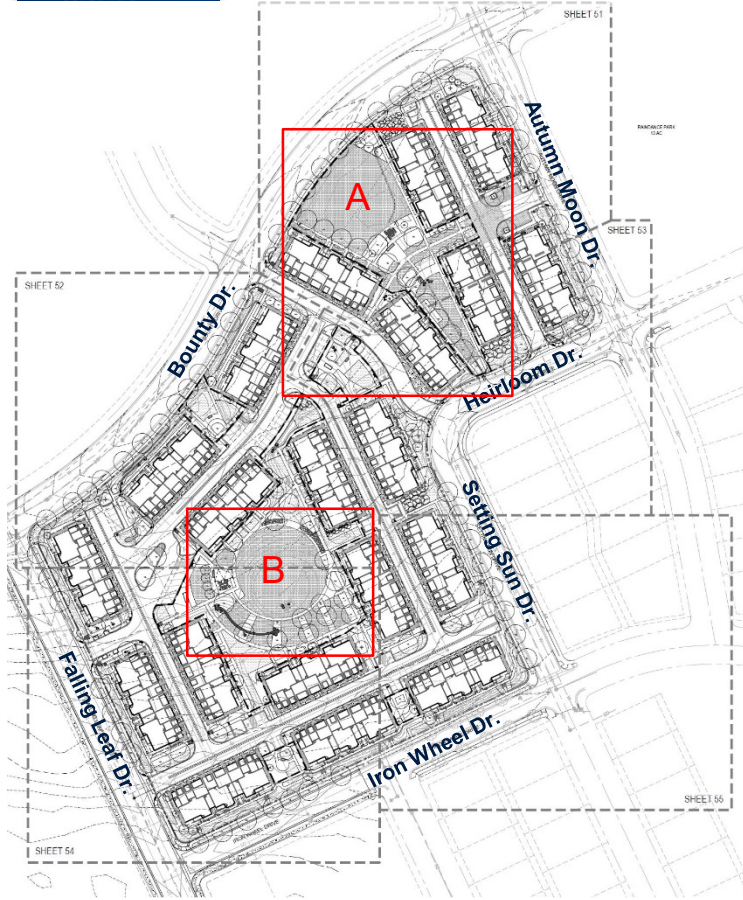


Landscaping & Improvements



- Open space / drainage = ~ 4.98 acres

Landscaping & Improvements



- Open space / drainage = ~ 4.98 acres



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.

Objective:

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



Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

Goal:

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

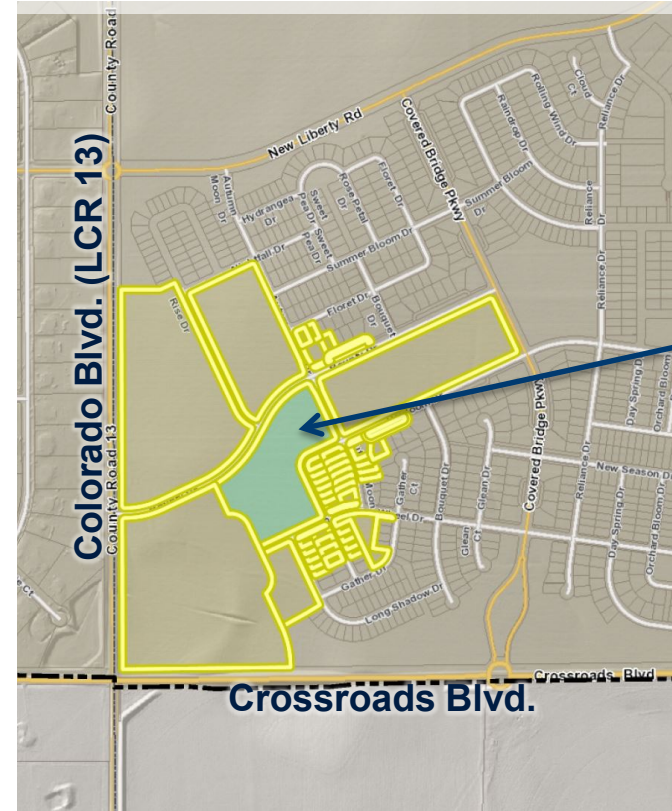
Objective:

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

Notification Area

Notifications for Final Major Subdivision were as follows:

- June 29, 2020 – posted on Town website
- June 30, 2020 – affidavit of mailing to property owners within 300 feet
- July 2, 2020 – sign posted on site
- July 3, 2020 – display ad published in the Greeley Tribune





Recommendation

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

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.

From: [jennifer dawson](#)
To: [planningtechs](#)
Subject: Raindance High Occupancy
Date: Wednesday, July 8, 2020 11:13:45 AM

Good morning,

I am writing to confirm plans for building 525 condos/apartments in Raindance north of Iron Wheel and south of Bounty.

We are in the process of purchasing a home just across the street and I am concerned about higher vehicle traffic in the area as it affects noise and possibly the safety of my children.

Thank you for your response.

Jennifer Dawson



MEMORANDUM

Date: July 15, 2020
To: Planning Commission
From: Sandra Mezzetti, Planner I
Re: Final Site Plan – RainDance Subdivision 11th Filing – David Nelson, RainDance Development, owner, Patrick McMeekin, Hartford Homes, applicant, and Ryan McBreen, Norris Design, authorized representative
Location: South of Bounty Drive, north of Iron Wheel Drive and west of RainDance Community Park
Item #: C.7.a

Background / Discussion

The applicant, Mr. Patrick McMeekin, has submitted, on behalf of the owner Mr. David Nelson, a final site plan for a multi-family residential development known as RainDance Subdivision Eleventh Filing. The site plan encompasses approximately 11.7 acres and is zoned Planned Unit Development (PUD). Tract Z of the PUD designates the land use for this area as residential. The final site plan has been reviewed concurrently with the final major subdivision land use application.

Final Site Plan characteristics:

- 11.7 total acres
- 160 condominium units
 - 20 - two-story buildings (29%)
 - 8 units per building
- Product Type:
 - 1-3 bedroom units with attached garages, 1 and 2 parking spaces per unit, 11 spaces per building, 220 total garage spaces
 - Three building styles
 - Painted board and batten siding, shingle siding, stucco
 - Asphalt shingles (primary roof), standing seam metal roof
 - Covered porches and balconies
 - Building height – 32'-0" max. (35' max. PUD zone district)
- 69 parking spaces provided (not including garage parking)
- Density: 13.4 du/ac
- Total open space including drainage: ~ 4.98 acres (42%)
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, RainDance Community Park (Owned and maintained by metropolitan district)

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.

Chapter 5c – Residential Areas Framework

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

Objectives

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes 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 is not required with a preliminary site plan. In conjunction with the preliminary subdivision, a neighborhood meeting was held on April 2, 2020. A public hearing is not required with a final site plan; however, notifications were provided with the public hearing for the final major subdivision.

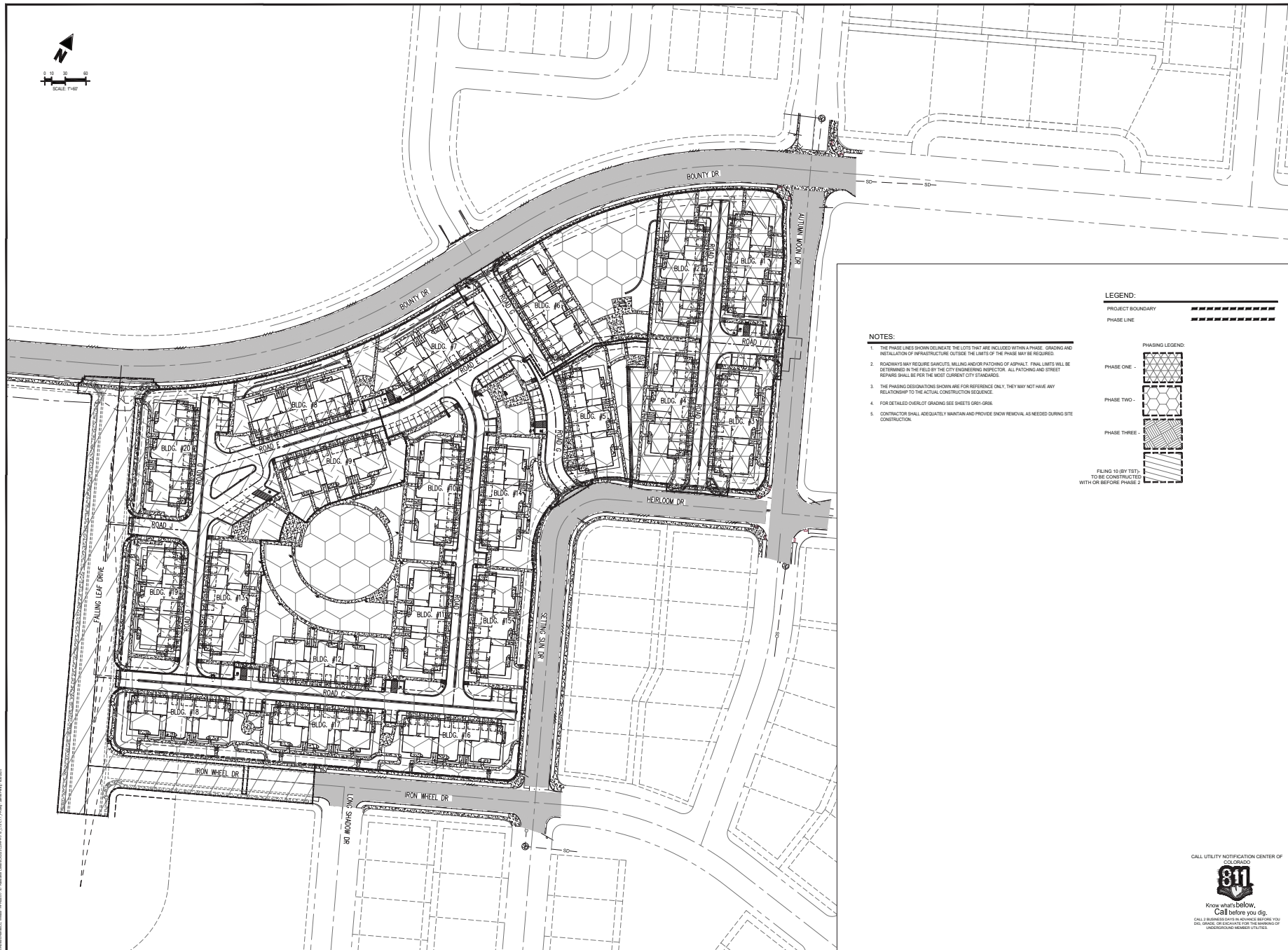
Recommendation

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

Attachments

Application Materials
PowerPoint presentation

cc: David Nelson, owner
Patrick McMeekin, applicant
Ryan McBreen, authorized representative

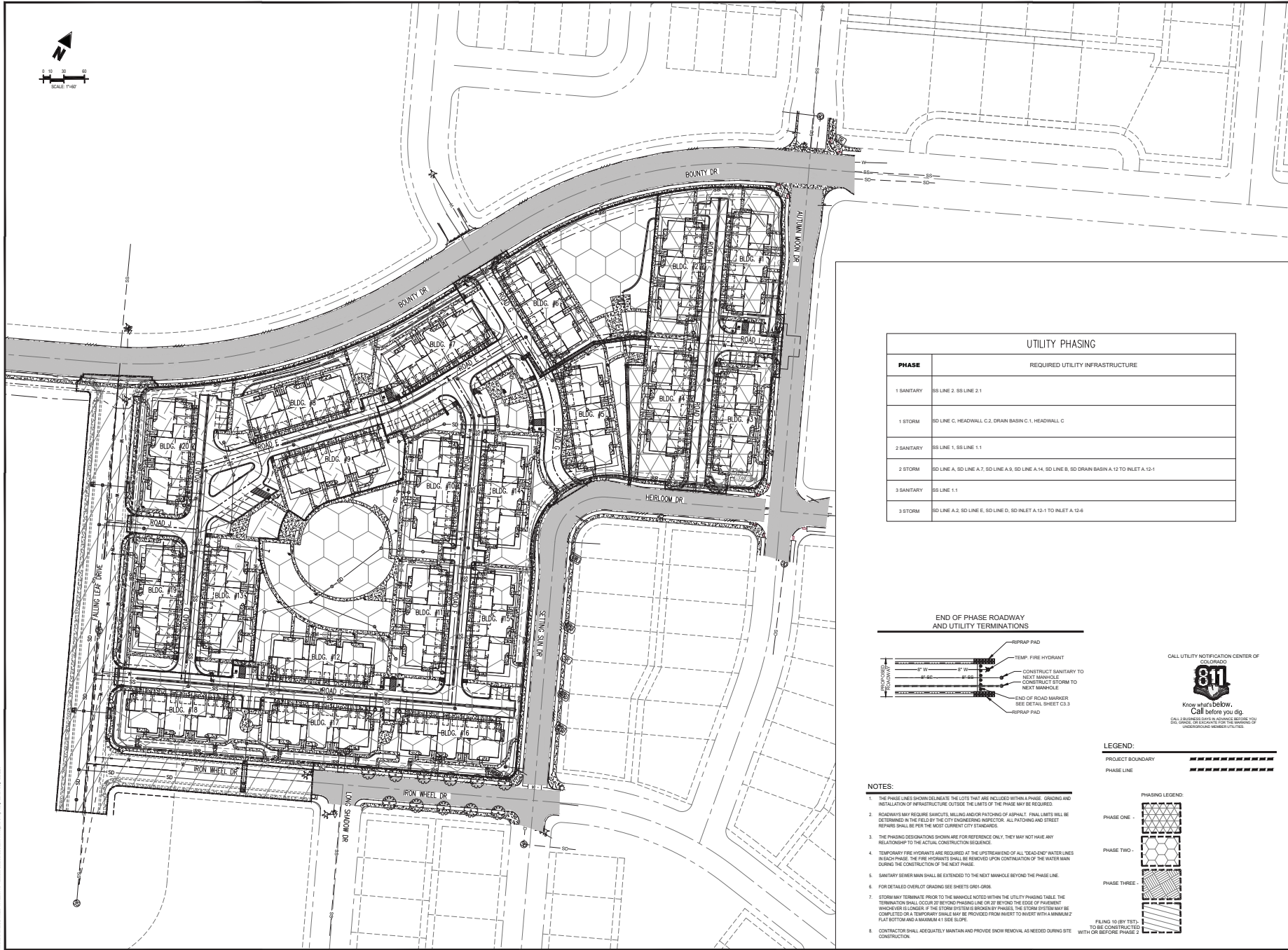


SHEET 3 OF 67

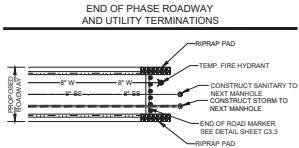
Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF

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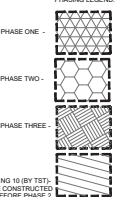
UTILITY PHASING	
PHASE	REQUIRED UTILITY INFRASTRUCTURE
1 SANITARY	SS LINE 2, SS LINE 2.1
1 STORM	SD LINE C, HEADWALL C.2, DRAIN BASIN C.1, HEADWALL C
2 SANITARY	SS LINE 1, SS LINE 1.1
2 STORM	SD LINE A, SD LINE A.7, SD LINE A.9, SD LINE A.14, SD LINE B, SD DRAIN BASIN A.12 TO INLET A.12-1
3 SANITARY	SS LINE 1.1
3 STORM	SD LINE A.2, SD LINE E, SD LINE D, SD INLET A.12-1 TO INLET A.12-6



LEGEND:

PROJECT BOUNDARY

PHASE LINE



NOTES:

1. THE PHASE LINES SHOWN DELINEATE THE LOTS THAT ARE INCLUDED WITHIN A PHASE. GRADING AND INSTALLATION OF INFRASTRUCTURE OUTSIDE THE LIMITS OF THE PHASE MAY BE REQUIRED.
2. ROADWAYS MAY REQUIRE SAWCUTS, MILLING AND/OR PATCHING OF ASPHALT. FINAL LIMITS WILL BE DETERMINED BY THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL PATCHING AND STREET REPAIRS SHALL BE PER THE MOST CURRENT CITY STANDARDS.
3. THE PHASING DESIGNATIONS SHOWN ARE FOR REFERENCE ONLY. THEY MAY NOT HAVE ANY RELATIONSHIP TO THE ACTUAL CONSTRUCTION SEQUENCE.
4. TEMPORARY FIRE HYDRANTS ARE REQUIRED AT THE UPSTREAM END OF ALL "DEAD-END" WATER MAINS IN EACH PHASE. THE FIRE HYDRANTS SHALL BE REMOVED UPON COMPLETION OF THE WATER MAIN DURING THE CONSTRUCTION OF THE NEXT PHASE.
5. SANITARY SEWER MAIN SHALL BE EXTENDED TO THE NEXT MANHOLE BEYOND THE PHASE LINE.
6. FOR DETAILED OVERLAP PHASING SEE SHEETS DRN-01R01.
7. STORMWAY TERMINATE PRIOR TO THE MANHOLE NOTED WITHIN THE UTILITY PHASING TABLE. THE TERMINATION SHALL OCCUR 20' BEYOND PHASING LINE OR 20' BEYOND THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. IF THE STORM SYSTEM IS DISCONTINUED BY PHASE, THE STORM SYSTEM MAY BE COMPLETED OR A TEMPORARY SHALE MAY BE PROVIDED FROM INVERT TO INVERT WITH A MINIMUM 2' FLAT BOTTOM AND A MAXIMUM 4% DEE SLOPE.
8. CONTRACTOR SHALL ADEQUATELY MAINTAIN AND PROVIDE SNOW REMOVAL, AS NEEDED DURING SITE CONSTRUCTION.

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CONSTRUCTION

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RAINANCE ELEVENTH FILING
RAINANCE CONDOMINIUMS

WINDSOR, COLORADO

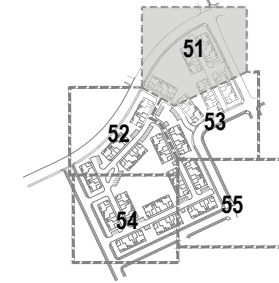
#	Date	Issue / Description	Int.

Project No: 161000017
Drawn By: [blank]
Checked By: [blank]
Date: 06.30.2020

UTILITY PHASING PLAN



KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- FRUIT TREE
- IRRIGATED MANICURED TURF
- ENHANCED CONCRETE PAVING
- MATCHLINE
- LIMIT OF WORK
- 5' NO IRRIGATION
- METAL EDGER
- SPADE CUT EDGER
- PATIO FENCE
- RIGHT OF WAY
- LANDSCAPE BOLLARD LIGHT
- AREA LIGHT (POLE MOUNTED)
- LANDSCAPE BOULDERS
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES

RAINANCE ELEVENTH FILING CONDOMINIUMS - SITE PLAN WINDSOR, COLORADO

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
970.800.3300

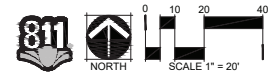
ENGINEER:
Galloway
5205 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

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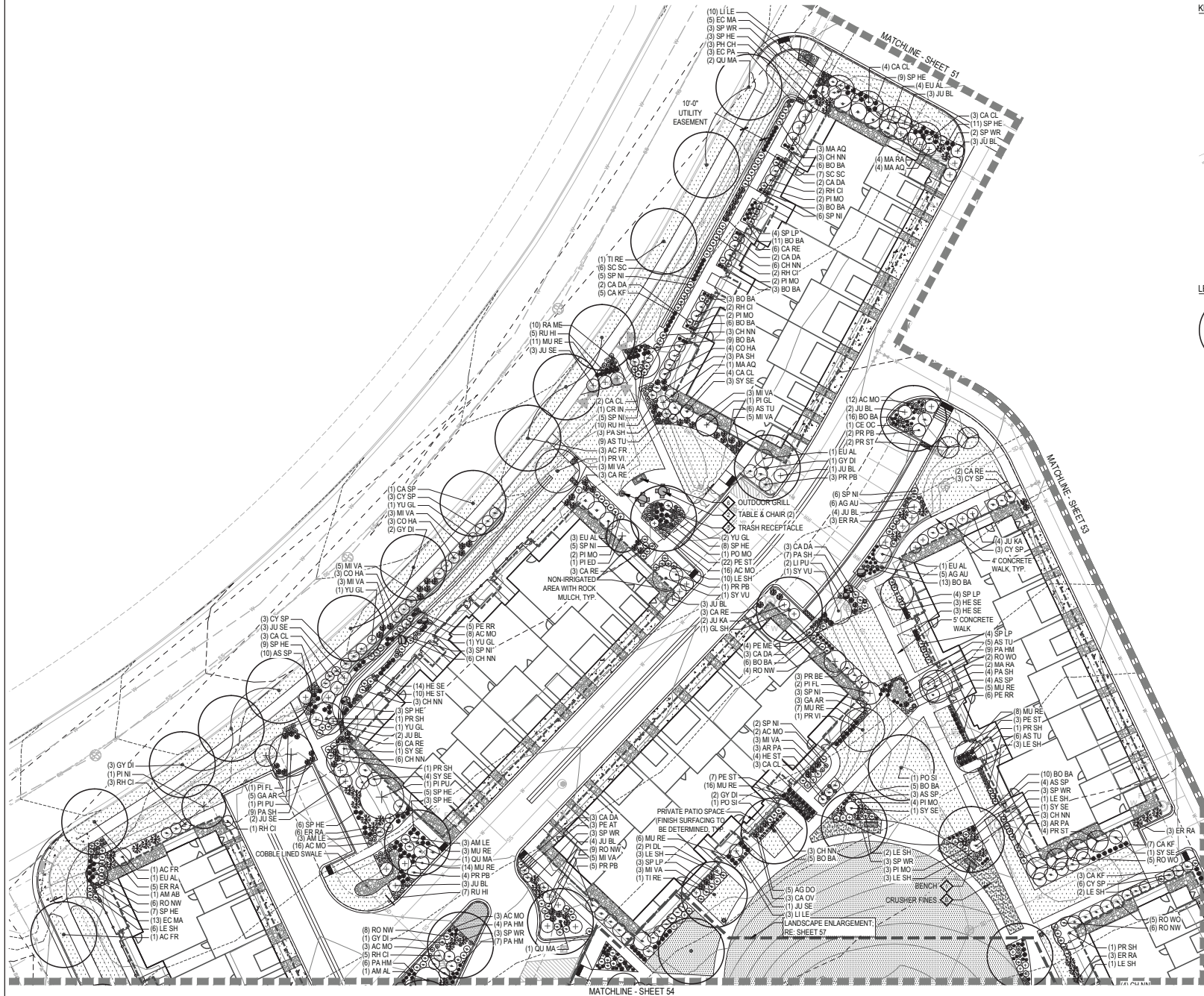
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02.04.2020 PRELIM 01
03.31.2020 FINAL 01
05.26.2020 FINAL 02
06.30.2020 FINAL 03

SHEET TITLE:
LANDSCAPE PLAN

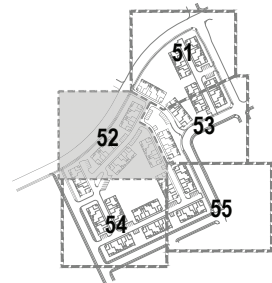
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51 OF 67



CHECKED BY: PA
DRAWN BY: AS

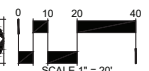


KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- FRUIT TREE
- IRRIGATED MANICURED TURF
- ENHANCED CONCRETE PAVING
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- LANDSCAPE BOULDERS
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES



RAINDANCE ELEVENTH FILING CONDOMINIUMS - SITE PLAN WINDSOR, COLORADO

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
970.800.3300

ENGINEER:
Galloway
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

NOT FOR
CONSTRUCTION

DATE:
02.04.2020 PRELIM 01
03.31.2020 FINAL 01
05.26.2020 FINAL 02
06.30.2020 FINAL 03

SHEET TITLE:
LANDSCAPE PLAN

L-04
52 OF 67

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
970.800.3300

ENGINEER:

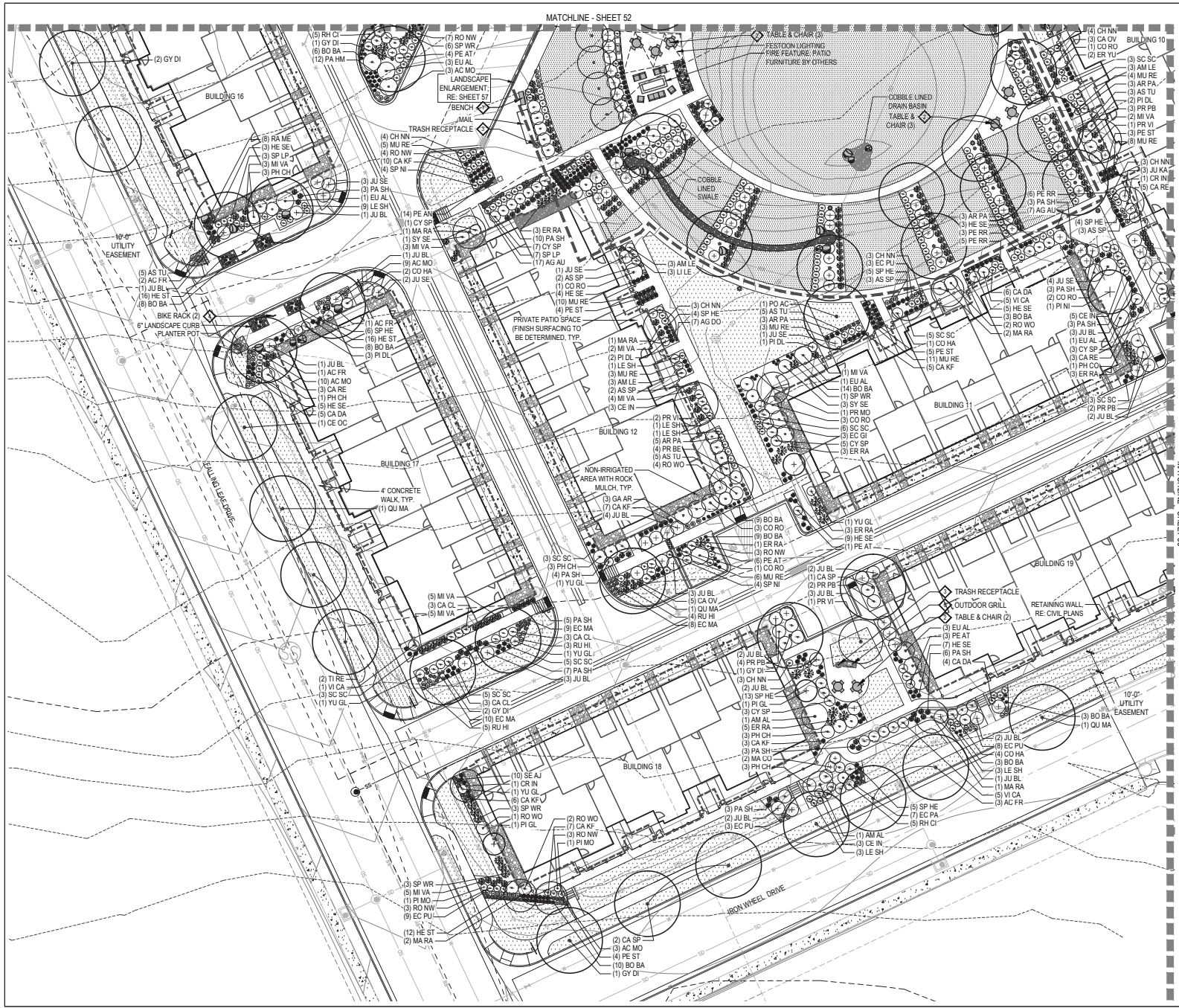
Galloway
Planning, Architecture, Engineering

5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

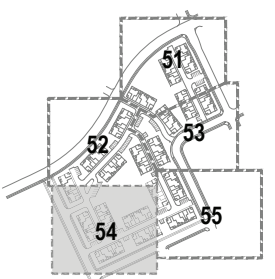
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 05.26.2020 FINAL 02
 06.30.2020 FINAL 03

L-05
53 OF 67





KEY MAP



LEGEND

- DECIDUOUS CANOPY TREE
- DECIDUOUS ORNAMENTAL TREE
- EVERGREEN TREE
- FRUIT TREE
- IRRIGATED MANICURED TURF
- ENHANCED CONCRETE PAVING
- MATCHLINE
- LIMIT OF WORK
- 5' NO IRRIGATION
- METAL EDGER
- SPADE CUT EDGER
- PATIO FENCE
- RIGHT OF WAY
- LANDSCAPE BOLLARD LIGHT
- AREA LIGHT (POLE MOUNTED)
- LANDSCAPE BOULDERS
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASSES

MATCHLINE - SHEET 55

RAINDANCE ELEVENTH FILING CONDOMINIUMS - SITE PLAN WINDSOR, COLORADO

DEVELOPER:
 HARTFORD
 INVESTMENTS, LLC
 4801 GOODMAN ROAD
 WINDSOR, CO 80550
 970.800.3300

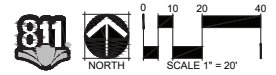
ENGINEER:
Galloway
 5265 RONALD REAGAN
 BLVD., SUITE 210
 JOHNSTOWN, CO 80534
 (970) 800-3300

NOT FOR
 CONSTRUCTION

DATE:
 02.04.2020 PRELIM 01
 03.31.2020 FINAL 01
 05.26.2020 FINAL 02
 06.30.2020 FINAL 03

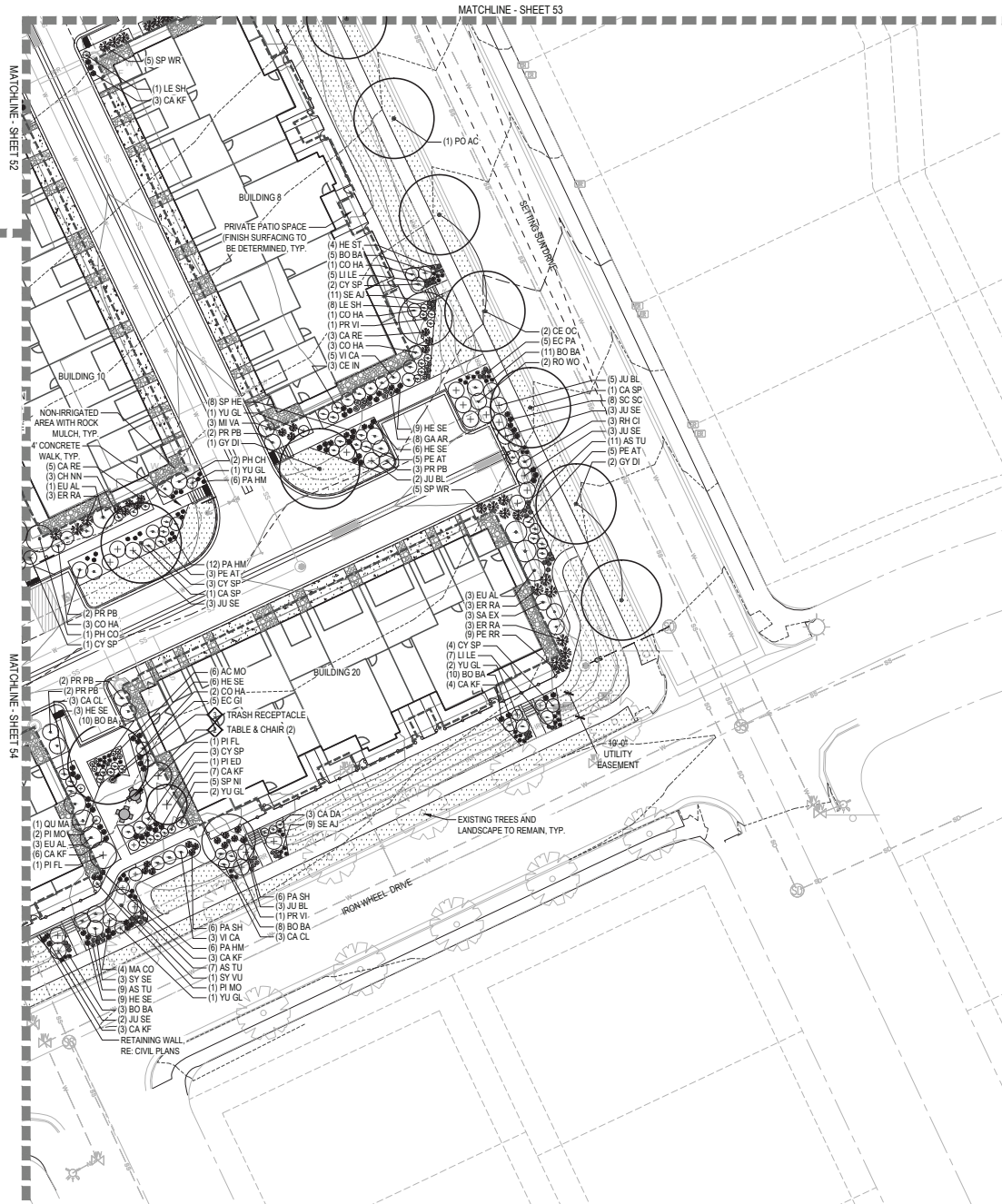
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 LANDSCAPE PLAN

L-06
 54 OF 67

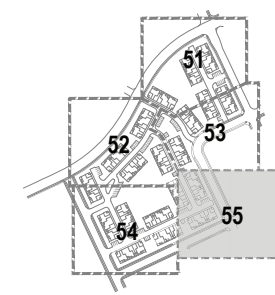


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 DRAWN BY: GJA

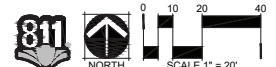
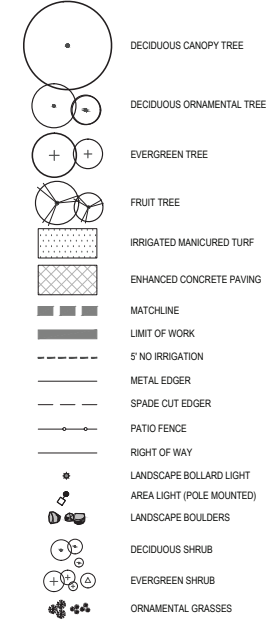
CHECKED BY: P.M.
DRAWN BY: J.S.



KEY MAP



LEGEND



NORRIS DESIGN
Planning | Landscape Architecture | Interiors
244 North College Avenue #130
Fort Collins, Colorado 80524
P 970.409.3414
www.norris-design.com

RAINDANCE ELEVENTH FILING CONDOMINIUMS - SITE PLAN WINDSOR, COLORADO

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
970.800.3300
ENGINEER:
Galloway
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

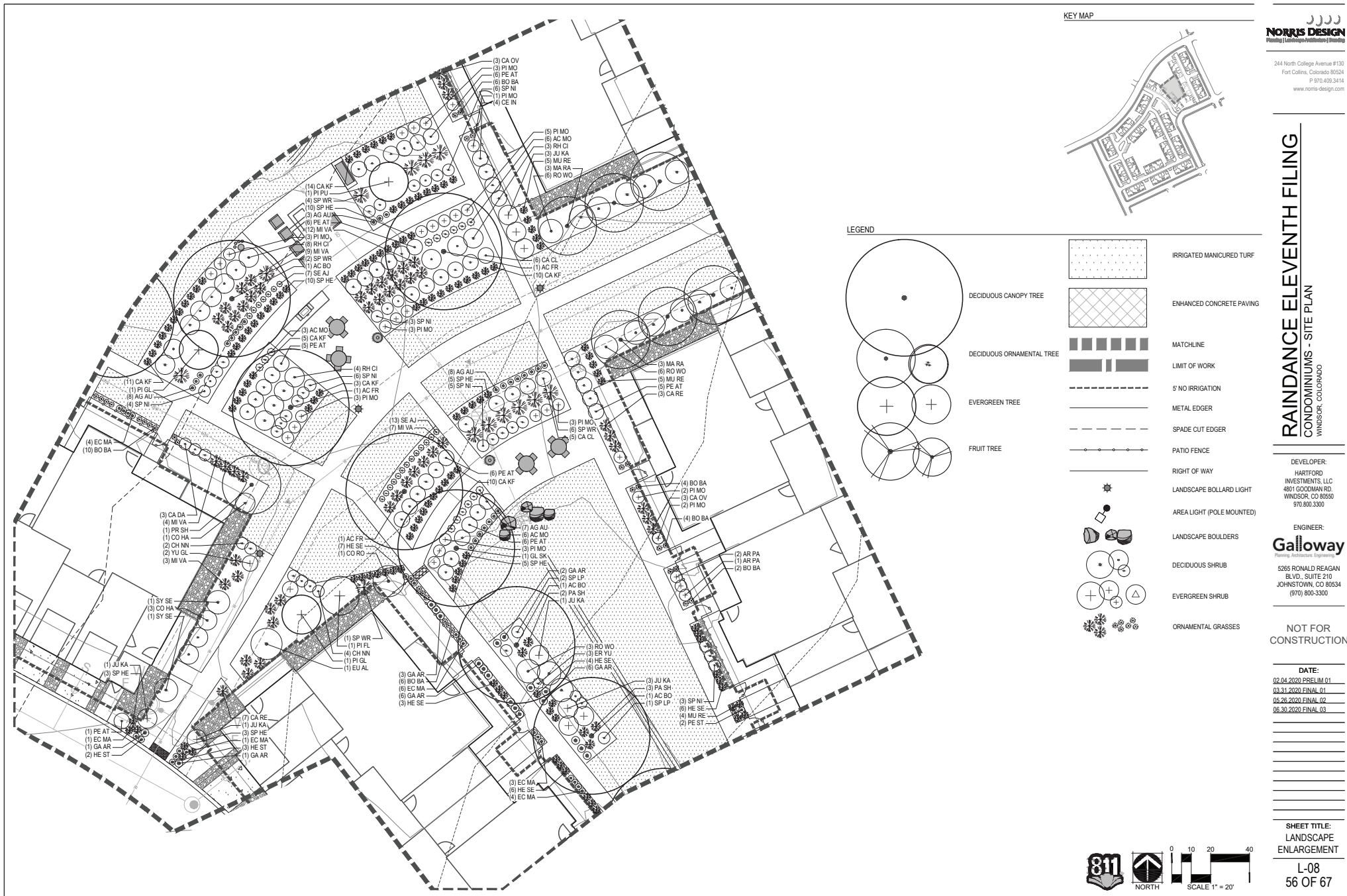
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CONSTRUCTION

DATE:
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03.31.2020 FINAL 01
05.26.2020 FINAL 02
06.30.2020 FINAL 03

SHEET TITLE:
LANDSCAPE PLAN

L-07
55 OF 67

CHECKED BY:
DATE: 01/25/20



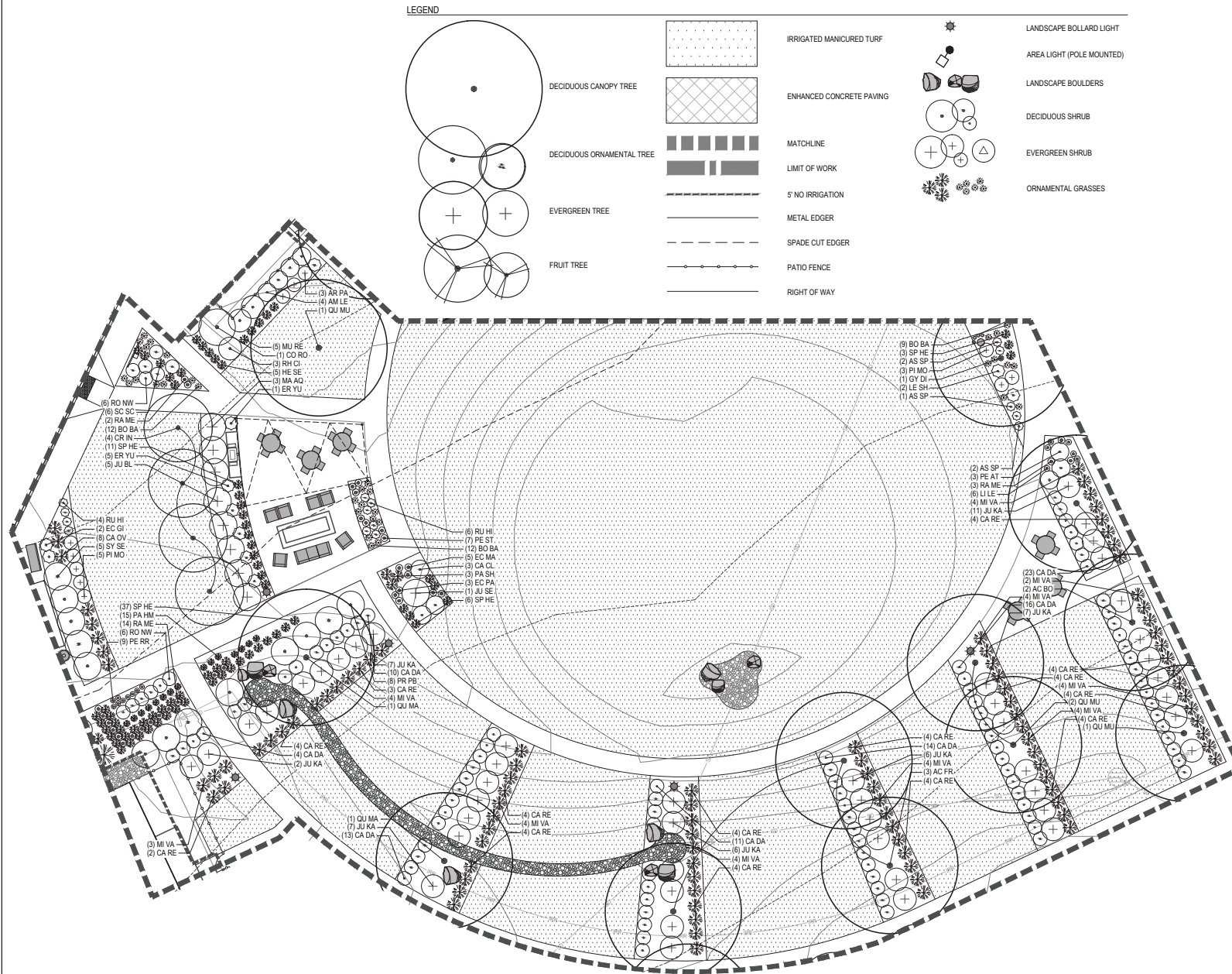
RAINANCE ELEVENTH FILING
CONDOMINIUMS - SITE PLAN
WINDSOR, COLORADO

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
970.800.3300

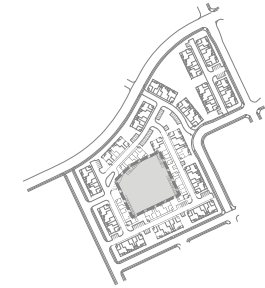
ENGINEER:
Galloway
5265 RONALD REAGAN
BLVD., SUITE 210
JOHNSTOWN, CO 80534
(970) 800-3300

**NOT FOR
CONSTRUCTION**

CHECKED BY:
DATE: 01/11/20



KEY MAP



RAINANCE ELEVENTH FILING CONDOMINIUMS - SITE PLAN

DEVELOPER:
HARTFORD
INVESTMENTS, LLC
4801 GOODMAN RD.
WINDSOR, CO 80550
(970) 800-3300

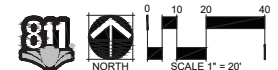
ENGINEER:
Galloway
5265 RONALD REAGAN
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JOHNSTOWN, CO 80534
(970) 800-3300

NOT FOR
CONSTRUCTION

DATE:
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03.31.2020 FINAL 01
05.26.2020 FINAL 02
06.30.2020 FINAL 03

SHEET TITLE:
LANDSCAPE
ENLARGEMENT

L-09
57 OF 67



PLAN NOTES	
FIRST FLOOR - GROSS BUILDING AREA	7,846 SQ. FT.
SECOND FLOOR - GROSS BUILDING AREA	6,855 SQ. FT.
NOTE: ALL SQUARE FOOTAGES ARE MEASURED TO EXTERIOR EDGE OF FINISHING AND INCLUDE COVERED PATIOS AND DECKS. TOTALS REPRESENT DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.	

ELEVATION KEYNOTES	
Ⓢ	ASPHALT SHINGLE ROOF
Ⓣ	HORIZONTAL SIDING, 7" REVEAL
Ⓤ	HORIZONTAL SIDING, 4" REVEAL
Ⓥ	BOARD AND BATTEN SIDING
Ⓦ	STANDING SEAM METAL ROOF
Ⓧ	PAINTED TRIM, SMOOTH FINISH
Ⓨ	DECORATIVE GABLE VENT
Ⓩ	ENTRY DOOR, PAINT ACCENT COLOR
ⓐ	OVERHEAD GARAGE DOOR
ⓑ	EXTERIOR SCONCE LIGHT
ⓒ	SCREENED ELECTRICAL METERS, COORD. W/ CIVIL
ⓓ	ENCLOSED FIRE RISER ROOM, COORD. W/ CIVIL
NOTE: ALL MATERIALS ARE FOR DESIGN INTENT ONLY AND MAY VARY PER BUILDER SPECIFICATION.	

ELEVATION NOTES		
1. ELEVATION DRAWINGS DEPICT DESIGN INTENT ONLY. SEE STRUCTURAL DRAWINGS FOR FOUNDATION AND FRAMING SPECIFICATIONS.	4. FENCING IS SHOWN FOR DESIGN INTENT ONLY. ACTUAL MATERIALS AND DESIGN MAY VARY PER BUILDER SPECIFICATION.	9. ALL EXTERIOR LIGHT FIXTURES TO HAVE FULL CUT OFF LIGHT. AVOID LIGHT TRESPASSING TO ADJACENT PROPERTIES. ALL LIGHT FIXTURES TO COMPLY WITH LOCAL CODES.
2. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.	5. REFER TO ROOF PLANS FOR ROOFING MATERIAL AND SLOPE.	
3. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. AND 8'-1" ABOVE T.O. SUB-FLOOR FOR SECOND FLOOR. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.	6. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.	
	7. ENCLOSED FIRE-RISER, COORD. WITH CIVIL.	
	8. SCREENED ELECTRICAL METERS, COORD. WITH ELECTRICAL.	



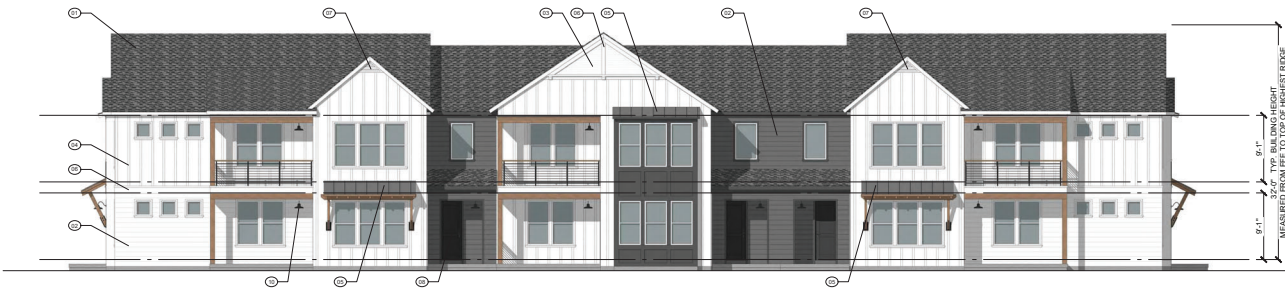
4 8-PLEX RIGHT ELEVATION
A-01 SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
A-01 SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
A-01 SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
A-01 SCALE: 1/4" = 1'-0"

PLAN NOTES	
FIRST FLOOR - GROSS BUILDING AREA	7,846 SQ. FT.
SECOND FLOOR - GROSS BUILDING AREA	6,856 SQ. FT.
NOTE: ALL SQUARE FOOTAGES ARE MEASURED TO EXTERIOR EDGE OF FRAMING AND INCLUDE COVERED PATIOS AND DECKS. TOTALS REPRESENT DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.	

ELEVATION KEYNOTES	
Ⓐ	ASPHALT SHINGLE ROOF
Ⓑ	HORIZONTAL SIDING, 8" REVEAL
Ⓒ	SHINGLE SIDING
Ⓓ	ARCHITECTURAL BRACKET
Ⓔ	PAINTED TRIM, SMOOTH FINISH
Ⓕ	ENTRY DOOR, PAINTED ACCENT COLOR
Ⓖ	OVERHEAD GARAGE DOOR
Ⓗ	EXTERIOR SCENCE LIGHT
Ⓘ	SCREENED ELECTRICAL METERS, COORD. W/ CIVIL
Ⓚ	ENCLOSED FIRE RISER ROOM, COORD. W/ CIVIL
NOTE: ALL MATERIALS ARE FOR DESIGN INTENT ONLY AND MAY VARY PER BUILDER SPECIFICATION	

ELEVATION NOTES	
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2. GRADE LINES INDICATED ARE APPROXIMATE. BUILDER TO COORDINATE SITE SPECIFIC GRADING AT EACH LOT. PROVIDE POSITIVE SLOPE GRADING AWAY FROM STRUCTURE AT EACH LOT.	5. REFER TO ROOF PLANS FOR ROOFING MATERIAL AND SLOPE.
3. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. AND 8'-1" ABOVE T.O. SUB-FLOOR FOR SECOND FLOOR. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.	6. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.
	7. ENCLOSED FIRE-RISER, COORD. WITH CIVIL.
	8. SCREENED ELECTRICAL METERS, COORD. WITH ELECTRICAL.
	9. ALL EXTERIOR LIGHT FIXTURES TO HAVE FULL CUT OFF LIGHT. AVOID LIGHT TRESPASSING TO ADJACENT PROPERTIES. ALL LIGHT FIXTURES TO COMPLY WITH LOCAL CODES.



4 8-PLEX RIGHT ELEVATION
A-02 SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
A-02 SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
A-02 SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
A-02 SCALE: 1/4" = 1'-0"

PLAN NOTES	
FIRST FLOOR - GROSS BUILDING AREA	7,846 SQ. FT.
SECOND FLOOR - GROSS BUILDING AREA	6,855 SQ. FT.

NOTE: ALL SQUARE FOOTAGES ARE MEASURED TO EXTERIOR EDGE OF FRAMING AND INCLUDE COVERED PATIO AND DECKS. TOTALS REPRESENT DESIGN INTENT ONLY AND ARE SUBJECT TO CHANGE.

ELEVATION KEYNOTES	
(1)	ASPHALT SHINGLE ROOF
(2)	HORIZONTAL SIDING, (2) 7" REVEAL & (1) 5" REVEAL, OR SIM.
(3)	PATTERNED BOARD AND BATTEN SIDING
(4)	STUCCO, OR SIM.
(5)	STANDING SEAM METAL ROOF
(6)	PRE-STAINED COMPOSITE SIDING
(7)	PAINTED TRIM, SMOOTH FINISH
(8)	ENTRY DOOR, PAINT ACCENT COLOR
(9)	OVERHEAD GARAGE DOOR
(10)	EXTERIOR SCONCE LIGHT
(11)	SCREENED ELECTRICAL METERS, COORD. W/ CIVIL
(12)	ENCLOSED FIRE RISER ROOM, COORD. W/ CIVIL

NOTE: ALL MATERIALS ARE FOR DESIGN INTENT ONLY AND MAY VARY PER BUILDER SPECIFICATION.

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3. TYPICAL WINDOW HEAD HEIGHT FOR FIRST FLOOR IS 8'-1" ABOVE T.O. SUB-FLOOR U.N.O. AND 8'-1" ABOVE T.O. SUB-FLOOR FOR SECOND FLOOR. REFER TO ELEVATIONS FOR NON-TYPICAL CONDITIONS.	6. GUTTERS AND DOWNSPOUTS SHALL BE INSTALLED AT ALL ROOF DRAINAGE CONDITIONS. COORDINATE LOCATIONS WITH BUILDER.	
	7. ENCLOSED FIRE-RISER, COORD. WITH CIVIL.	
	8. SCREENED ELECTRICAL METERS, COORD. WITH ELECTRICAL.	



4 8-PLEX RIGHT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
A-03 SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
A-03 SCALE: 1/4" = 1'-0"

CHECKED BY:
OL SH
DRAWN BY:
OL SH



3 8-PLEX - MID-CENTURY MODERN - FRONT PERSPECTIVE VIEW
A-04 SCALE: 1/8" = 1'-0"



2 8-PLEX - CRAFTSMAN - FRONT PERSPECTIVE VIEW
A-04 SCALE: 1/8" = 1'-0"



1 8-PLEX - FARMHOUSE - FRONT PERSPECTIVE VIEW
A-04 SCALE: 1/8" = 1'-0"



Final Site Plan

RainDance

11th Filing

Sandra Mezzetti, Planner I

Planning Commission – July 15 2020



Site Plan

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

Sec. 17-4-10. Purpose.

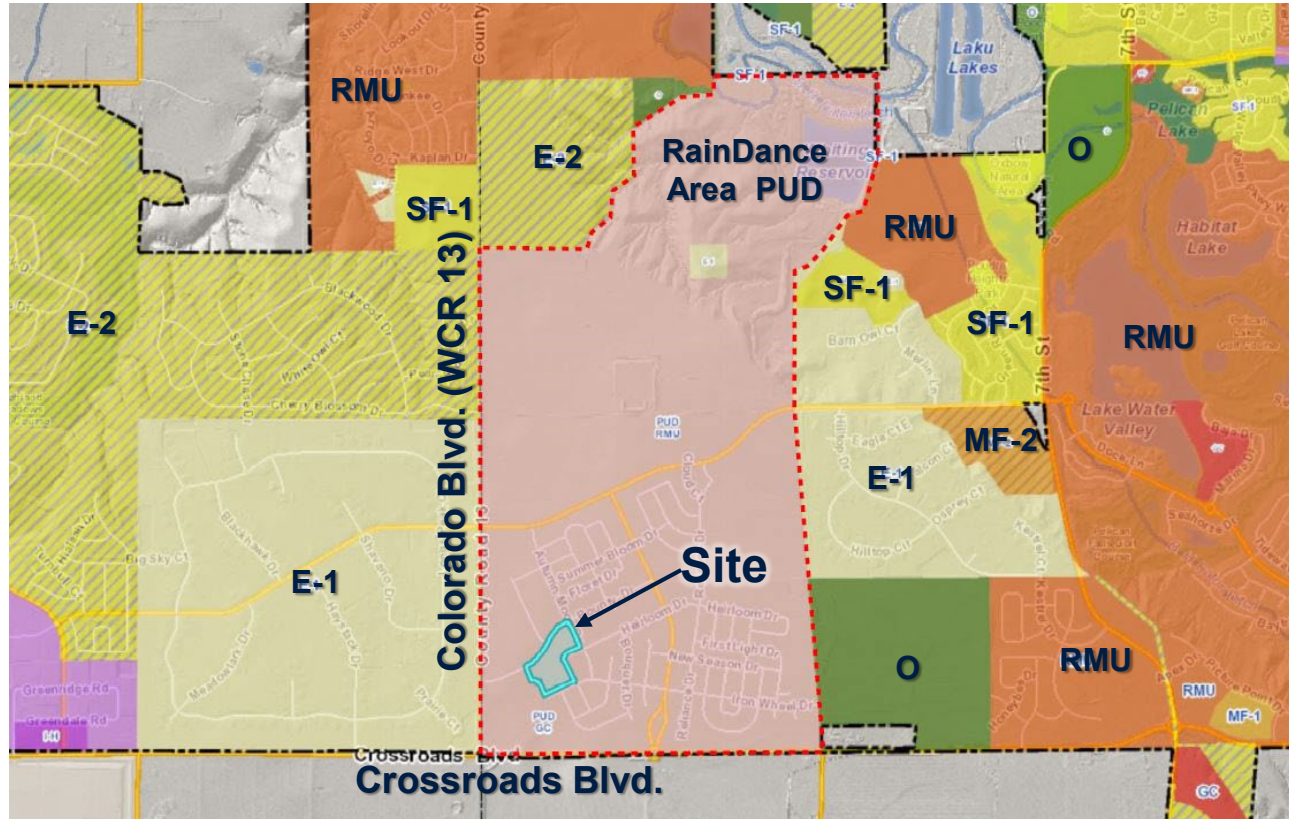
The purposes of the site plan procedure is to:

- 1) Develop land as a unit development
- 2) Develop land zoned for multi-family, commercial or industrial uses.

Site Vicinity Map



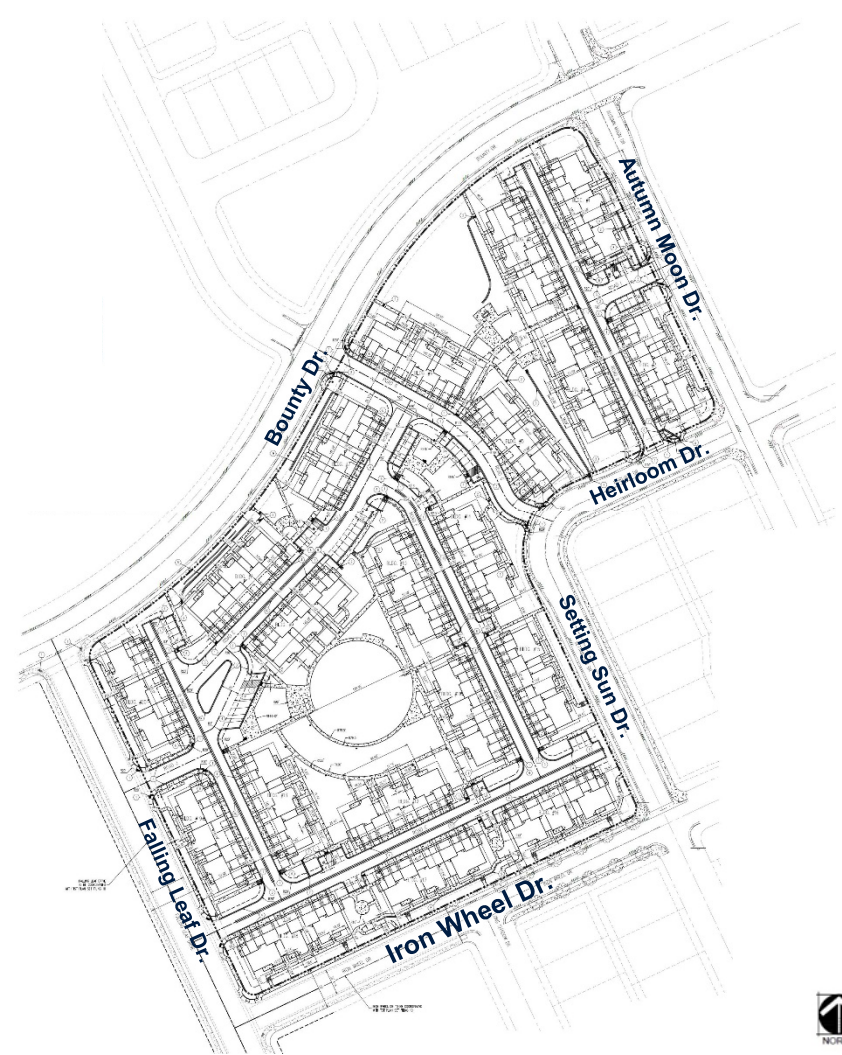
Zoning Map



Final Site Plan

Site Plan characteristics:

- ~ 11.9 acres total
- 160 multi- family condominium unit
 - 20- two-story buildings (29%)
 - 8 units per building
- Product Type:
 - 1-3 bedroom units with attached garages, 1 and 2 spaces per unit, 11 spaces per building, 220 total garage parking spaces
 - Three building styles
 - Painted board and batten siding, shingle siding, stucco
 - Asphalt shingles (primary roof), standing seam metal roof
 - Covered porches and balconies
 - Building height – 32'-0"max. (35' max. allowed in PUD zone district)
- 69 parking spaces provided (not including garage parking).
- Density: 13.4 du/ac
- Total open space including drainage: ~ 4.98 acres (42%)
- Park – adjacent to RainDance Community Park





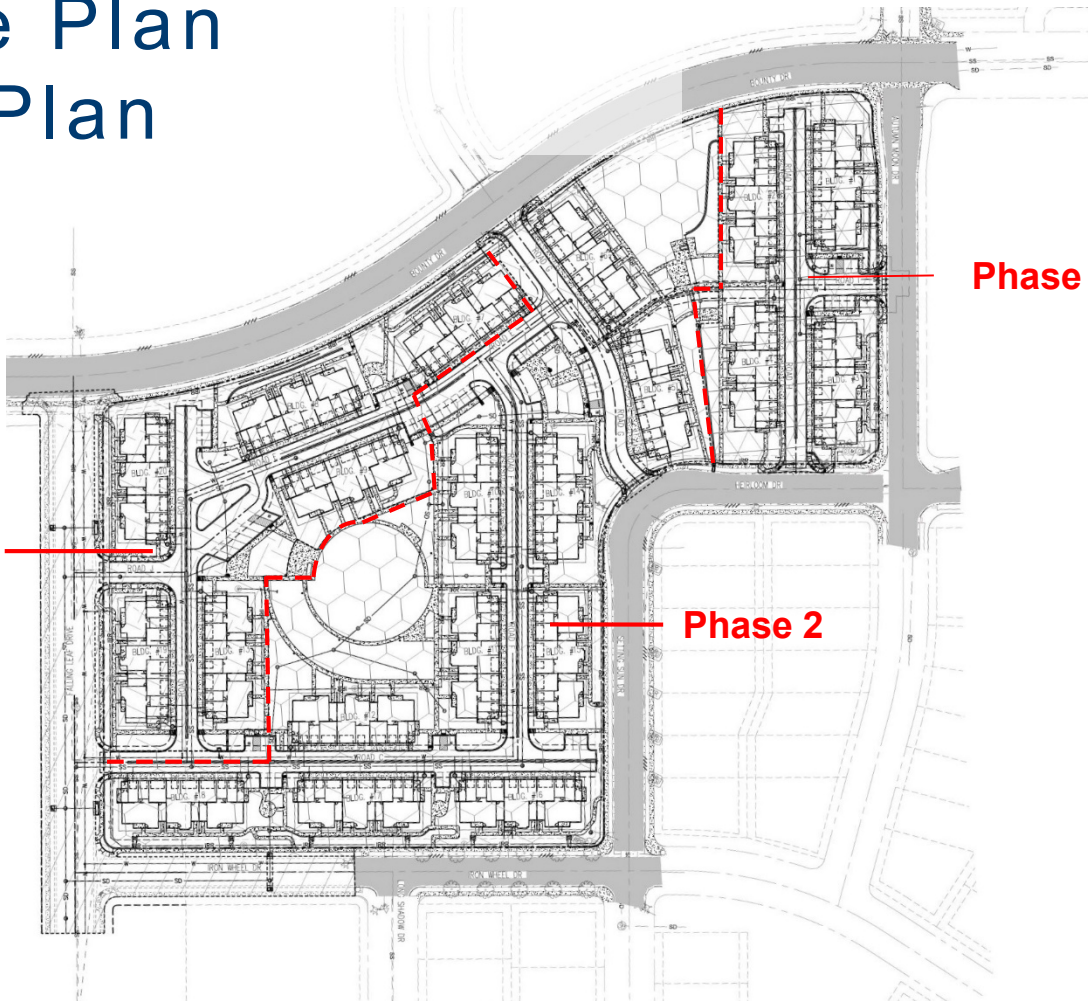
Final Site Plan Phasing Plan

Three phase are proposed.
Phase lines delineate the lots
included within each phase.

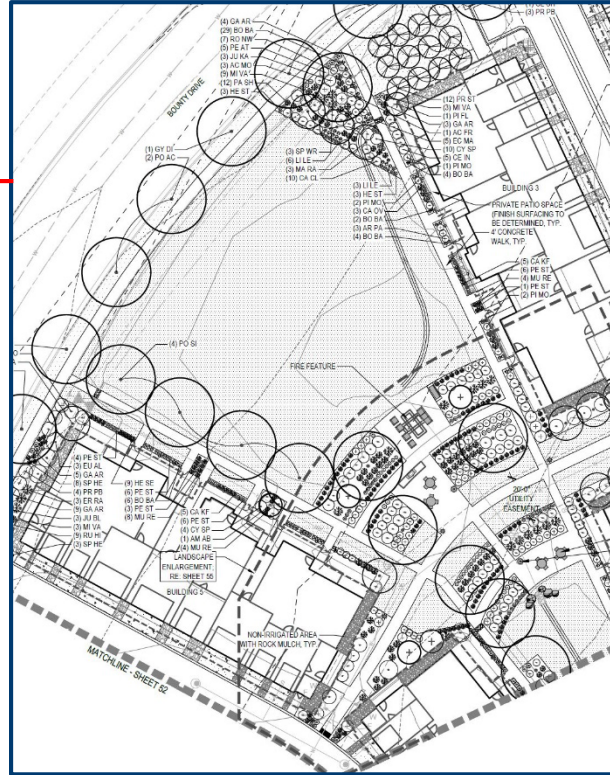
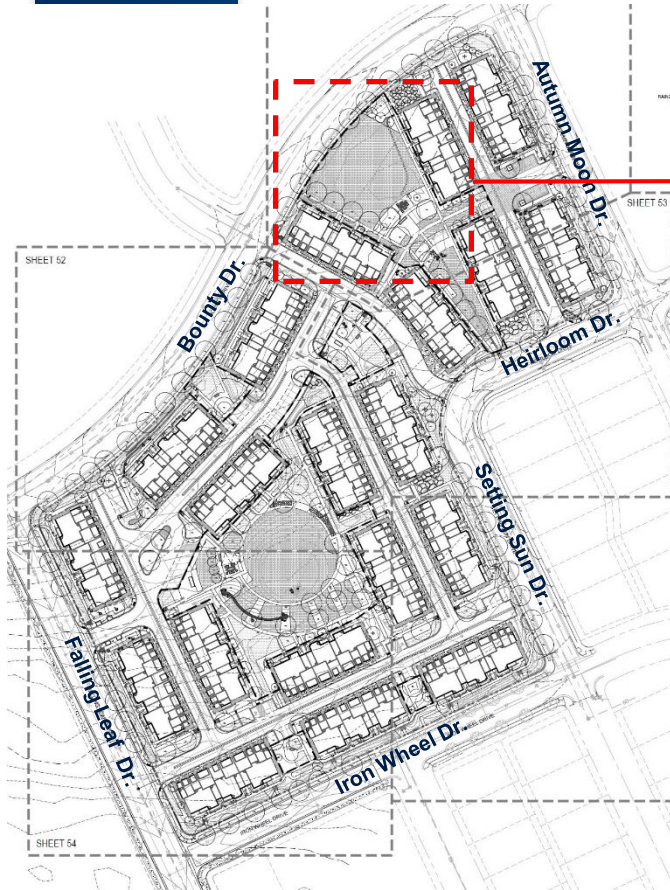
Phase 3

Phase 1

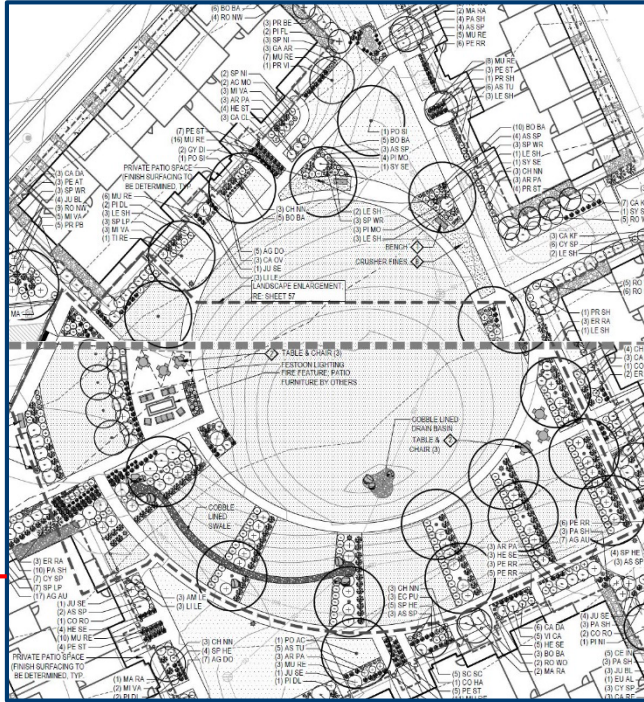
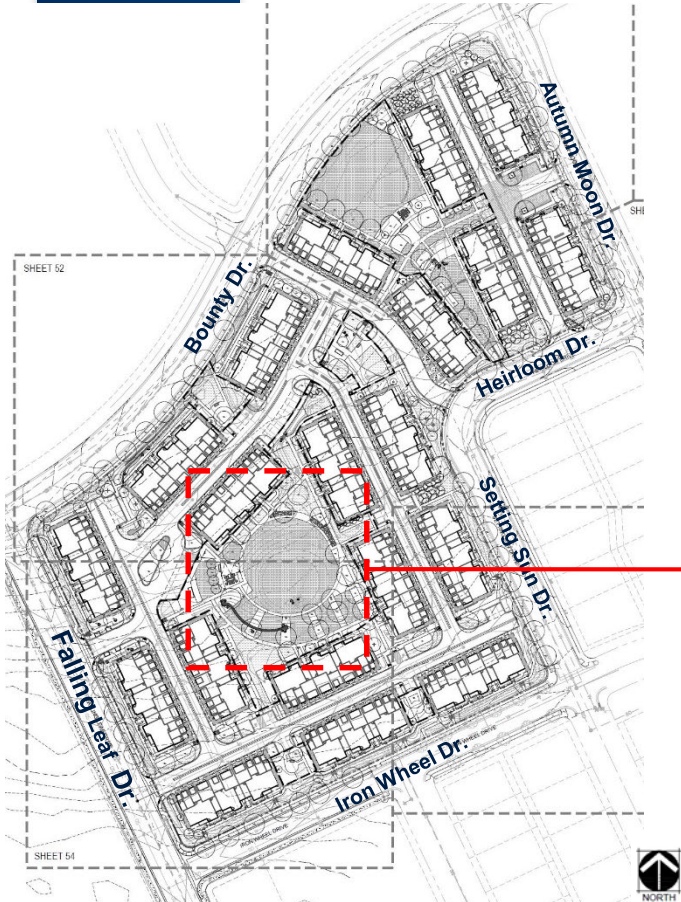
Phase 2



Landscape Plan



Landscape Plan





Elevations

Three building styles proposed:
Farmhouse



4 8-PLEX RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Elevations

Craftsman



4 8-PLEX RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



Elevations

Modern



4 8-PLEX RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



2 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 8-PLEX LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 8-PLEX FRONT ELEVATION
SCALE: 1/4" = 1'-0"

Elevations

Perspective Views



1
A.04 8-PLEX - FARMHOUSE - FRONT PERSPECTIVE VIEW
SCALE: 1/8" = 1'-0"



2
A.04 8-PLEX - CRAFTSMAN - FRONT PERSPECTIVE VIEW
SCALE: 1/8" = 1'-0"



3
A.04 8-PLEX - MID-CENTURY MODERN - FRONT PERSPECTIVE VIEW
SCALE: 1/8" = 1'-0"



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.

Objective:

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



Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

Goal:

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

Objective:

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



Recommendation

Staff recommends that the Planning Commission approve the final site plan as presented, subject to all remaining Planning Commission and staff comments being addressed.

Staff requests that the following be entered into the record:

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



Approval Criteria

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Final Site Plan. Meets intent and purpose of site plan standards; plan includes the final plan and required data.
- Multifamily Residential. Meets multifamily residential standards for lot area open space, livable open space area, parking requirements, in addition to all other applicable Windsor Municipal Code requirements.
- Supplemental Information. Final utility plans and grading plan.