



PLANNING COMMISSION REGULAR MEETING

August 19, 2020 // 6:00 p.m. // See virtual meeting information below

NOTE: This meeting will be held virtually

If you wish to provide public comments during the Public Invited to be Heard (Item A.3) or on public hearing items, please email written comments to: planning@windsorgov.com by 5:00 PM, August 19, 2020, or join virtually:

Register in advance for this meeting:

https://windsorgov.zoom.us/webinar/register/WN_PsHiNX2DRgioVGH-BFY9Cw

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

Written materials will not be accepted during the meeting in the interest of time.

B. CONSENT CALENDAR*

1. Approval of minutes of July 15, 2020

C. BOARD ACTION

1. Preliminary Major Subdivision– The Ridge at Harmony Road 5th Filing – Jeff Mark, The Landhuis Company, owner/ Kristin Turner, TB Group, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
2. Preliminary Site Plan – The Ridge at Harmony Road 5th Filing – Jeff Mark, The Landhuis Company, owner/ Kristin Turner, TB Group, applicant
 - 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– Height Modification – Diamond Valley Subdivision 5th Filing, Tract A (Future Legends Sports Park) – Jeff Katofsky, Future Legends, LLC, owner/ Larry Thomas, Hensel Phelps, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

4. Recommendation to Town Board - Height Review – Diamond Valley Subdivision 5th Filing, Tract A (Future Legends Sports Park) – Jeff Katofsky, Future Legends, LLC, owner/ Larry Thomas, Hensel Phelps, applicant
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

1. Communications from the Planning Commission
2. Communications from the Town Board liaison
3. Communications from the staff

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, August 19, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 2, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 16, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, October 7, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**

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



PLANNING COMMISSION REGULAR MEETING

July 15, 2020 // 5:00 p.m. // Zoom Webinar

NOTE: This meeting was held virtually

A. CALL TO ORDER

Vice-Chairman Bushelman called the regular meeting of the Planning Commission to order at 5:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Kelly Hall
Doug Dennison
Vice-Chair Jerry Bushelman
Daniel Foreman
Timothy Reddick

Also present:

Barry Wilson, Town Board Liaison
Paul Hornbeck, Senior Planner
Carlin Malone, Chief Planner
Sandra Mezzetti, Planner I
Tara Fotsch, Acting Deputy Director, Parks,
Recreation and Culture
Eric Lucas – Public Service Director
Desa Blair – Civil Engineer
Wade Willis – Open Space and Trails Manager
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. Foreman seconded the motion. Roll call on the vote resulted as follows:
Yeas – Hall, Dennison, Bushelman, Foreman, Reddick
Nays – None
Motion carried.**

3. Public Invited to be heard

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

B. CONSENT CALENDAR*

1. Approval of minutes of July 1, 2020

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

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.

Yeas – Hall, Dennison, Bushelman, Foreman, Reddick
Nays – None
Motion carried.

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

Mr. Bushelman opened the public hearing.

Mr. Wilson stated, "Mr. Chair, for the record I would like to disclose that I am a sitting member of the Town Board, and that I am here in my capacity as nonvoting liaison to the Planning Commission. Although I will be present during this public hearing, I will not be giving my opinion or participating in the discussion. I will not let tonight's proceedings influence or affect my review of this matter when it comes before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearing."

Per Mr. Hornbeck 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 site is zoned "O" Open Space & Recreation.

Mr. Hornbeck provided the Commission the following information in a presentation with slideshow:

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

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

Mr. Bushelman asked whether the applicant had an additional presentation.
Mr. Roger Sherman stated; No.

**Mr. Dennison moved to close the public hearing; Mr. Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

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

Mr. Dennison asked Mr. Hornbeck if the existing sidewalk through the park will be retained.

Mr. Hornbeck stated that sidewalk might be reconstructed, but there will still be trail access along that route.

Mr. Bushelman asked Mr. Hornbeck about the no expiration clause.

Mr. Hornbeck stated the code does not require an expiration date. Often times when it's a temporary use, we would implement an expiration date for the approval. If you want to require a look back period, that can be included in the recommendation.

Mr. Reddick asked Mr. Hornbeck what would the requirement be for future paving of the parking lot.

Mr. Hornbeck stated administrative approval would be conducted for the site to be paved.

Mr. Bushelman asked Mr. Hornbeck whether the adjacent road would be gravel to the parking lot.

Mr. Sherman stated the road will be recycled asphalt road base leading up to the parking lot.

**Mr. Dennison moved Recommendation to Town Board the Conditional Use Grant for a Gravel Parking Area Eastman Park as presented 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 – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

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

Mr. Bushelman opened the public hearing.

Ms. Mezzetti provided the Commission the following information in a presentation with slideshow:

Per Ms. Mezzetti 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 propose 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.

Ms. Mezzetti presented slides illustrating the standards and requirements for Conditional Use Grants, per Section 16-7-50 of the Municipal Code, which outlines the factors to be evaluated prior to granting of a conditional use:

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.

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.

- 1. 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.
- 2. 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.
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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.
- 7. 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

Mr. Bushelman asked whether the applicant had any further presentations.

Ms. Pam Goss stated, “We have additional slides showing how this area was chosen.”

Ms. Goss explained the process on how they selected a location and presented slides. She explained and showed a network coverage and capacity gap map prepared by Verizon's radio frequency engineers. Other alternative locations were not feasible. She stated that they felt that this design for this property was the least intrusive. She further stated:

We have already covered the maps from the RF engineers, and what you can see is the green areas that are covered by existing Verizon cell sites. The map is defined as green good coverage, yellow moderate coverage, and grey limited or no coverage. The search area provided was right at the intersection of HWY 392, and Colorado Blvd. The objectives for this particular location were to provide enhanced coverage, and there has been a lot of increase in demand. We looked at (8) different sites, and number (6) on the map is the Kyger Reservoir property. The other properties were zoned residential or the tower site was not permitted by the zoning code. This property was technically feasible, leasable, and buildable. We are completing a 2-phase approach because the site is located in a floodway.

Mr. Bushelman asked whether there was any public comment.
Ms. Malone stated; None.

**Mr. Dennison moved to close the public hearing; Ms. Hall seconded the motion. Roll call on the vote resulted as follows; Yeas – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

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

Ms. Hall asked Ms. Mezzetti about the readjustment of the FEMA flood maps.
Ms. Mezzetti stated they expect a 2021-2022 adoption window of the revised mapping ordinance.

Ms. Hall asked Ms. Mezzetti what would happen if the adoption of the flood map wasn't revised.

Ms. Mezzetti stated they will not be able to continue with Phase 2 because the project is located in the floodway. The Tower would still be operational and is located on a platform one-foot above the floodway.

Mr. Dennison asked Ms. Mezzetti about irrigation for all of the landscaping.
Ms. Mezzetti stated they will be required to irrigate the landscaping until the trees are established. This will be required in accordance with the conditional use grant.

Mr. Dennison asked Ms. Goss what type of consideration is taken to protect wildlife, and about the Federal Communications Commission (FCC) requirements.
Ms. Goss stated this process passes through several different wildlife groups, and regulatory agencies to provide feedback for approval.

Mr. Dennison asked Ms. Goss has there been any consideration to camouflaging the tower.
Ms. Goss stated; Yes, we did have conversations about this early in the process, but decided it was better to utilize less space.

Ms. Hall asked what types of towers were considered.
Mr. Lucas responded that they considered a pine tree, and a silo for the tower.

Ms. Hall asked Ms. Goss how often the Town of Windsor would be paid.

Ms. Goss stated their monthly lease is currently under review, and there will also be payment to provide landscaping for upfront costs. If additional towers are placed or if an additional carrier would co-locate, they would require additional ground space. That property would need to be obtained from the Town of Windsor, and could be leased for an additional fee.

Ms. Hall asked Ms. Goss for the amount of the leased premise.

Ms. Goss stated that is still under review, and should have a final amount in the next month or two.

Mr. Bushelman stated it appears the increased coverage will be all undeveloped land and lakes. It appears area number (8) is zoned I-3, and asked why that property wasn't selected.

Ms. Goss responded that the area is all water.

Mr. Bushelman stated there is a land area between the Poudre River, and the lake.

Ms. Goss stated the land owners were contacted with no response, and it's her understanding the said property is still part of an active floodway. The property selected was reevaluated by FEMA, and they are purposing to take certain areas out of the floodway.

Mr. Bushelman summarized that the site selected is covering the southwest coverage area, which currently is unsupported, and it is full of residential homes.

**Mr. Dennison moved Recommendation to Town Board the Conditional Use Grant for a Telecommunications Facility Kyger Reservoir as presented 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 – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

5. Public Hearing – Final Major Subdivision – Raindance 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

Mr. Bushelman opened the public hearing.

Ms. Mezzetti provided the Commission the following information in a presentation with slideshow:

Per Ms. Mezzetti 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 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 mixed use. The subject property is located South of Bounty Drive, North Iron Wheel, and West of Autumn Moon Drive adjacent to the Raindance Community Park.

Final Plat characteristics:

- 11.7 total acres
- 20 building envelopes for multi-family residential (160 condominium units)
- 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.

Mr. Bushelman asked whether the applicant had a presentation.

Mr. McMeekin stated we have Omar Lopez, and Ryan McBreen to answer any additional questions.

Mr. Bushelman asked Ms. Malone whether there was any public comment.

Ms. Malone stated we did receive an email this evening right before the meeting referencing Raindance Filing 12 apartments that were reviewed the last Planning Commission meeting. The email also mentioned the Townhomes Raindance 11th Filing, and the citizen's concern was related to increase in traffic and asking about putting a roundabout in another location. The Town of Windsor contracted a 3rd party traffic engineer to review the traffic study that was completed for the area north of New Liberty Road when some of the densities shifted and it was found that there would not be a significant impact that would require either more access points or different traffic mediation other than what was proposed.

**Mr. Dennison moved to approve Final Major Subdivision Raindance 11th Filing as presented subject to all remaining Planning Commission and staff comments being addressed; Ms. Hall seconded the motion. Roll call on the vote resulted as follows; Yeas – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

6. Recommendation to Town Board – Final Major Subdivision – Raindance 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

Ms. Hall asked Ms. Malone about the site plan changing, and how the public was notified.

Ms. Malone stated the Raindance 11th Filing area has not changed from the original proposal. The Raindance 12th Filing area has changed, and some density has shifted from south of New Liberty to north of New Liberty. The overall density of the master plan and number of units has not been proposed to change. There has been some confusion on which application was Raindance 11th Filing, and which application was Raindance 12th Filing. The 525 apartments building proposal was incorrectly labeled as Raindance 11th Filing. We did receive some inquiries regarding that, and we let the developer of that project know the neighborhood to the west has a lot of concerns about the density shifting. The developer is planning on doing some type of follow-up, and public outreach. The comments gained from neighbors will be included with the application materials of the Final Site Plan. That process is a review and recommendation from the Planning Commission to Town Board, but it's not a public hearing item.

Mr. McMeekin stated for clarity that's another project at another location other than what we are discussing tonight.

Ms. Malone stated; correct, ordinarily we would stick to the agenda item; however, since it was mislabeled we want to make it known for those who wish to provide public comment, that we are not taking public comment for the other project tonight.

Mr. Reddick stated for clarification, regarding the public comment letter included in the packet of information for tonight's Planning Commission hearing, it references Raindance 12th Filing, and we are discussing Raindance 11th Filing. Raindance 12th Filing has been moved to North of New Liberty Road.

Ms. Malone stated; Correct, it wasn't clear on who was going to finish their projects first, so the subject item tonight started out with the 12th Filing name and changed to the 11th. We try to stick with the filing numbers established during the review process and we have shifted some filing numbers around due to developers discontinuing the process or timing of subdivision application completion. Weld County will not record out of order; therefore, we have to change the filing numbers during the process, prior to when they are recorded.

Ms. Hall stated she wanted to confirm if changes were made the public had a chance to comment.

Ms. Malone reiterated that this was referring to a different project, not on tonight's agenda, but the other developer is planning on holding a public outreach in the form of a neighborhood meeting.

Mr. Dennison asked Ms. Malone: based on the developments proposed in the area, the traffic engineer stated nothing additional was needed on Colorado Blvd. If traffic becomes a problem in the area, would Town of Windsor have to front those costs of infrastructure development.

Ms. Malone stated the 3rd party traffic engineer reviewed the proposed shift in density from this area to the north of New Liberty and those potential impacts on the area of New Liberty Road and Colorado Blvd, not road improvements that are proposed for Crossroads Blvd. The subject request is consistent with the land uses proposed at the time the traffic study was done with the Raindance Master Plan.

Mr. Bushelman stated during the initial PUD plan they reviewed the traffic study.

Ms. Malone stated; correct.

**Mr. Dennison moved Recommendation to Town Board the Final Major Subdivision Raindance 11th Filing as presented 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 – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

7. Recommendation to Town Board – Final Major Site Plan – Raindance 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

Ms. Mezzetti provided the Commission the following information in a presentation with slideshow:

Per Ms. Mezzetti 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. The subject property is located South of Bounty Drive, North Iron Wheel, and West of Autumn Moon Drive adjacent to the Raindance Community Park.

Final Site Plan characteristics:

- 11.7 total acres
- 160 condominium units
 - o 20 - two-story buildings (29%)
 - o 8 units per building
- Product Type:
 - o 1-3-bedroom units with attached garages, 1 and 2 parking spaces per unit, 11 spaces per building, 220 total garage spaces
 - o Three building styles
 - o Painted board and batten siding, shingle siding, stucco
 - o Asphalt shingles (primary roof), standing seam metal roof
 - o Covered porches and balconies
 - o 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 major subdivision as presented, subject to all remaining Planning Commission and staff comments being addressed.

Mr. Reddick asked on behalf of Ms. Scheuerman regarding a question of inadequate parking for this development. At the preliminary sight review we have total of 329 parking spaces overall for 160 units.

Mr. McBreen stated; Yes, we believe the parking is sufficient, and we meet Town of Windsor's code. We are counting on some of the parking being on surrounding streets, but not on Bounty Drive.

**Mr. Dennison moved Recommendation to Town Board the Final Major Site Plan Raindance 11th Filing as presented 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 – Hall, Dennison, Bushelman, Foreman, Reddick
Nays –
Motion carried.**

C. COMMUNICATIONS

1. Communications from the Planning Commission
 - None
2. Communications from the Town Board liaison
 - Mr. Wilson stated Town Board has been discussing moving to updated State traffic codes, Town of Windsor is currently operating on 2010. The police department explained those updates to coincide with new technology in the vehicles. We are reviewing the door to door solicitation, and there are somethings in our code that are an infringement of 1st amendment rights. We cannot discriminate on content, and we cannot implement a curfew. The Town of Windsor is moving to uniform unclaimed property act state bill 19-088 determining what happens to unclaimed funds & property. We are revising Town of Windsor sales tax code, and collect sales tax with internet-based transactions. Lastly Friday, July 17th @ 3:00 p.m. Town Board has a meeting with Downtown Development Authority (DDA) as well as an executive session to discuss the 4th Street property.
3. Communications from the Staff

- Ms. Malone stated our next meeting is Thursday, August 5th, and currently we don't have anything scheduled. The meeting time will be moved to 6:00 p.m. still utilizing Zoom.

ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:21 p.m.

Trisha Conway, Deputy Town Clerk



MEMORANDUM

Date: August 19, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Preliminary Major Subdivision– The Ridge at Harmony Road 5th Filing – Jeff Mark, The Landhuis Company, owner/ Kristin Turner, TB Group, applicant
Location: Northwest of Harmony Road and Duncroft Drive
Item #: C.1.a

Background / Discussion

The applicant Ms. Kristin Turner of the TB Group has submitted an application on behalf of the property owner The Landhuis Company for a preliminary major subdivision plat and a preliminary site plan for The Ridge at Harmony Road Subdivision 5th Filing. The subdivision encompass approximately 16.5 acres and is zoned Residential Mixed Use (RMU).

Development characteristics:

- 16.5 total acres
- 103 townhome lots/units in 21 buildings
- Two tracts (4.7 acres) for future commercial development
- Water Service: North Weld County Water District
- Sewer Service: Boxelder Sanitation District
- Privately owned & maintained internal road network
- Parking: 423 spaces (2 garage spaces and 2 driveway spaces per unit and 11 off-street spaces)

Building Characteristics:

- 8 four-unit buildings, 10 five-unit buildings, 3 seven-unit buildings
- Two story buildings
- Building materials: synthetic stone, 6" exposed lap siding, 8" vertical siding, vertical batten siding, and asphalt shingles

Vehicular Access is provided by street connections to Duncroft Drive and Rycroft Drive, which connect to Harmony Road and Latham Parkway/ WCR 13, respectively. A traffic memo, prepared by the applicant's traffic engineer, indicates the proposed townhomes and future commercial development will generate 1106 daily trips, with 90 morning peak hour trips and 100 afternoon peak trips. This trip generation is considerably less than originally anticipated when the traffic study for The Ridge at Harmony Road was prepared. No offsite transportation improvements are proposed with the development.

In addition to connections to surrounding sidewalks, bike and pedestrian access are provided on connections to the Town-maintained Harmony Road trail to the south and to the north-south trail through the neighborhood immediately to the west.

The site is located approximately ¼ mile south of the planned Town park site at The Ridge at Harmony Road. Two small privately maintained green spaces with playground and barbeque amenities for residents are proposed within the development

As required with a preliminary subdivision submittal, the applicant held a neighborhood meeting on July 7, 2020, in accordance with Chapter 16, Article XXXI, and Chapter 15, Article III, of the Municipal Code. The meeting was held digitally via the Zoom platform due to the ongoing pandemic. A summary of the meeting is attached.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

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 was held on July 7, 2020, and notifications were as follows:

- June 16, 2020 – affidavit of mailing to property owners within 300 feet
- June 19 – display ad published in the Greeley Tribune

Notification of the Planning Commission public meeting for a preliminary major subdivision is not a requirement.

Recommendation

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

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Attachments

Application Materials
PowerPoint presentation

cc: Jeff Mark, owner's representative
Kristin Turner, applicant

THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A plat of a parcel of land in the TOWN OF WINDSOR, County of Weld, Colorado, located in Section 31, Township 7 North, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:

Tracts I, J and O, The Ridge at Harmony Road Subdivision 2nd Filing, as recorded at Reception No. 4397385, Weld County Clerk and Recorder.

containing 720,607 square feet or 16.543 acres more or less.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

Know all men by these presents that the undersigned, being all the owners, lienholders, and holders of any ownership interest as defined by the Town of Windsor, of the land described hereon, have caused such land to be surveyed and subdivided into lots, tracts and streets and to the extent applicable do hereby dedicate to the public forever all streets, alleys and utility easements, if any, as indicated hereon under THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING, subject to all easements and rights of way now of record or existing or indicated on this plat. In compliance with the Town of Windsor Subdivision regulations and by contractual agreement, the landowners shall bear all expenses involved in improvements.

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

OWNER: HR Exchange LLC

Jeff Mark, Authorized Signing Agent

NOTARIAL CERTIFICATE

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by Jeff Mark as Authorized Signing Agent of HR Exchange this day of , 20 .

My commission expires:

Notary Public

EASEMENT APPROVAL

Utility easements are adequate as shown and are hereby approved.

Town of Windsor Public Works Department	Century Link Communications	Poudre Valley REA
Xcel Energy	Comcast Cable	North Weld County Water District
Boxelder Sanitation District		

MAYOR'S CERTIFICATE

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

ATTEST: Mayor Town Clerk

VACATION STATEMENT

Know all men by these presents that we the undersigned, being the sole owner(s) of the land described herein, and as shown on the attached map do hereby vacate all previous platting of the above described parcel of land.

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

OWNER: HR Exchange LLC

Jeff Mark, Authorized Signing Agent

NOTARIAL CERTIFICATE

STATE OF)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me by Jeff Mark as Authorized Signing Agent of HR Exchange this day of , 20 .

My commission expires:

Notary Public

NORTH WELD COUNTY WATER DISTRICT APPROVAL

Approved this the day of , 20 .

District Manager

PUBLIC WORKS DEPARTMENT APPROVAL

Approved this the day of , 20 .

Director of Public Works

PLANNING COMMISSION APPROVAL

Approved this the day of , 20 .

Chairman,
Windsor Planning Commission

PLANNING DEPARTMENT APPROVAL

Approved this the day of , 20 .

Director of Planning

TOWN MANAGER'S APPROVAL

Approved this the day of , 20 .

Town Manager

ENGINEERING DEPARTMENT APPROVAL

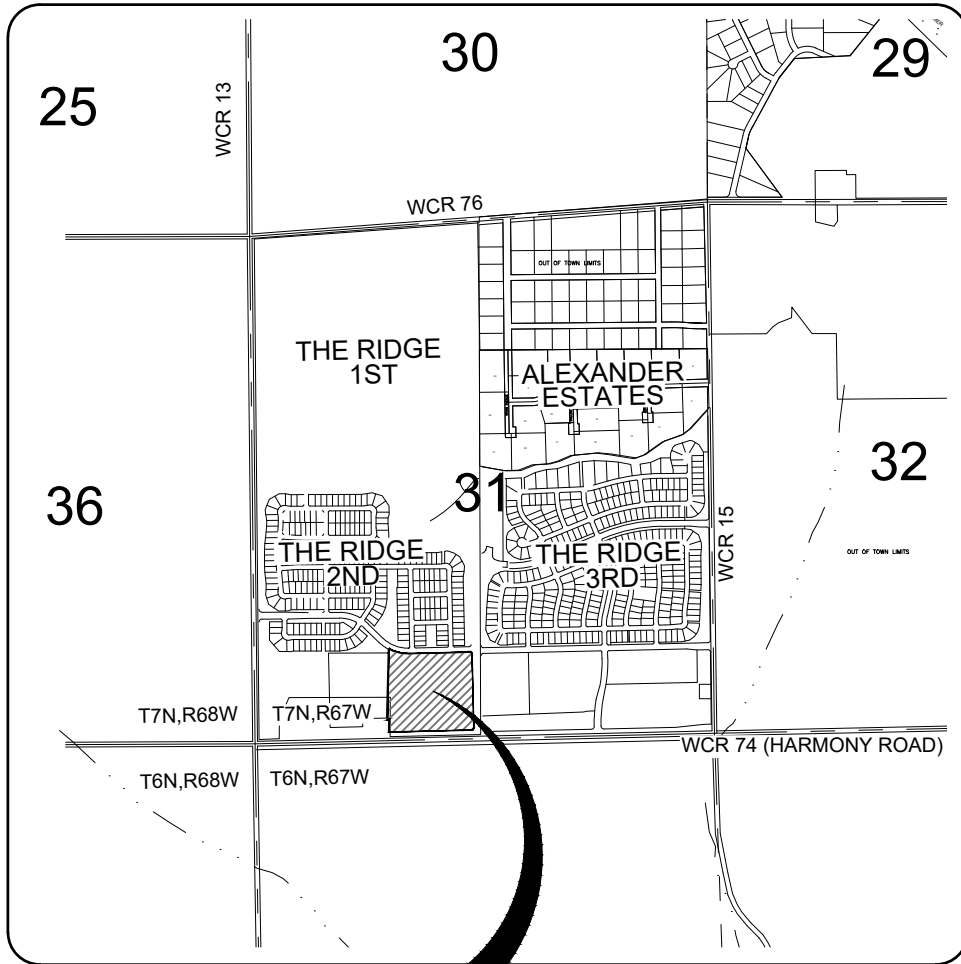
Approved this the day of , 20 .

Engineering Manager

SURVEYOR'S CERTIFICATE

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 38470
For and on behalf of Northern Engineering Services, Inc.



NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Windsor and should be closely examined by all persons interested in purchasing any portion of the development site.

BASIS OF BEARINGS:

Basis of Bearings is the South line of the Southwest Quarter of S31-T7N-R67W as bearing North 88° 44' 25" East and monumented as shown on drawing (assumed bearing).

ZONING:

RMU (Residential Mixed-Use)

NOTES:

- The lineal unit of measurement for this plat is U.S. Survey Feet.
- Due to street not being wide enough to allow for left turn bay, no access points from Harmony Ridge Parkway between roundabouts at Goslar Drive and Duncraft Drive will be allowed.
- Developer will not impair historic or prescriptive water conveyance through the property.
- All information regarding easements, right-of-way or title of record, Northern Engineering relied upon File No. 26755UTNC, dated February 10, 2020, prepared by Stewart Title Guaranty Company.
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied.
- A copy of the title commitment and the documents contained therein were provided to the owner and client listed hereon for their use and review.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- Adjacent property owner information per the Weld County Land information Locator.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- A Blanket Maintenance Access Easement is provided across Tract A. This Maintenance Access Easement is for the use of Sinclair Pipeline Company and Boxelder Sanitation District to maintain, access, and repair their facilities. Additionally, this easement is provided for the use of Boxelder Sanitation District to access their property (Tract P, The Ridge at Harmony Road Subdivision).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION: 31
TOWNSHIP: 7N
RANGE: 67 W of the 6th PM

NORTHERN
ENGINEERING
N
FORT COLLINS 301 North Hagan Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.220.4198
northernengineering.com

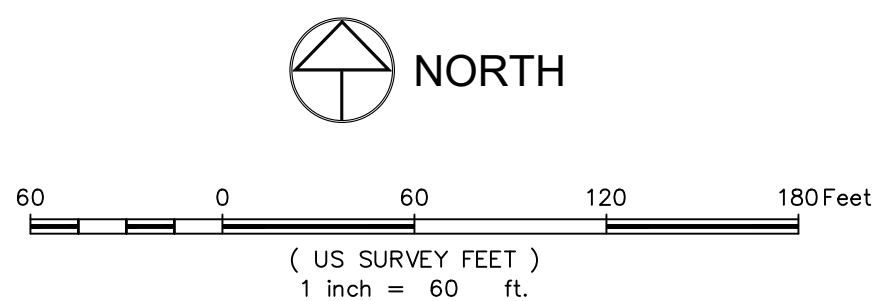
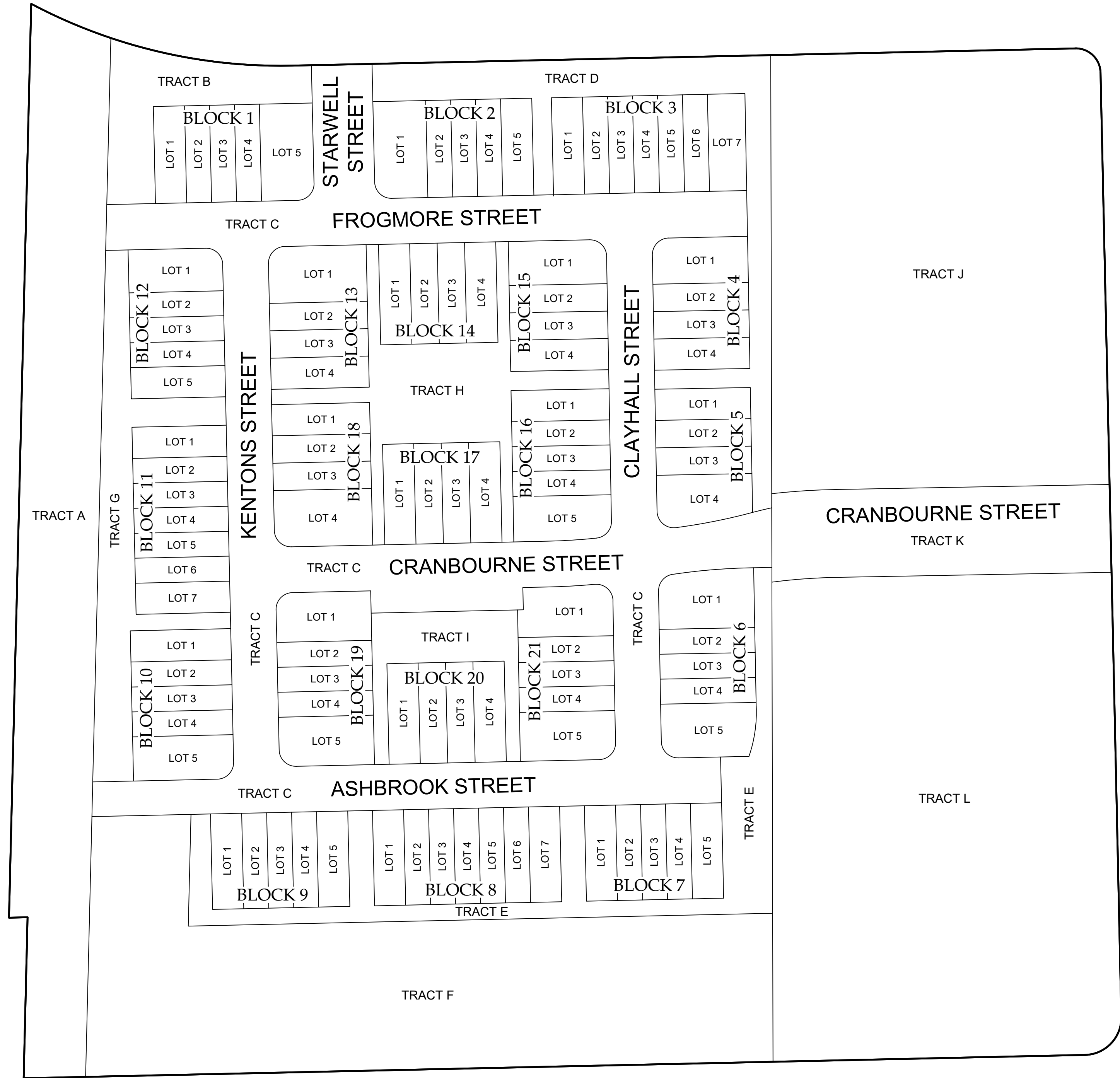
PROJECT: 911-025
DATE: 5/15/20
CLIENT: The Louthuis Co.
SCALE: N/A
DRAWN BY: L. Smith
REVIEWED BY: R. Tessely

THE RIDGE AT HARMONY ROAD SUBDIVISION
5TH FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
1
Of 4 Sheets

THE RIDGE AT HARMONY ROAD SUBDIVISION 4TH FILING

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31,
TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



LOT & BLOCK TABLE	
BLOCK	# OF LOTS
1	5
2	5
3	7
4	4
5	4
6	5
7	5
8	7
9	5
10	5
11	7
12	5
13	4
14	4
15	4
16	5
17	4
18	4
19	5
20	4
21	5
TOTAL LOTS	103

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	7°27'29"	492.50'	64.11'	N78°40'02"E	64.06'
C2	9°20'33"	430.00'	70.12'	S66°44'37"E	70.04'
C3	19°50'42"	430.00'	148.94'	S81°20'15"E	148.19'
C4	90°00'00"	13.50'	21.21'	S43°44'24"W	19.09'
C5	90°00'00"	13.50'	21.21'	N46°21'11"W	19.09'
C6	89°47'37"	13.51'	21.17'	N43°48'18"E	19.07'
C7	96°31'38"	13.57'	22.86'	N49°33'37"W	20.25'
C8	7°20'04"	492.50'	63.05'	S78°43'44"W	63.00'
C9	0°07'25"	492.50'	1.06'	S74°59'59"W	1.06'
C10	3°08'44"	270.50'	14.85'	S76°32'02"W	14.85'
C11	90°12'23"	13.50'	21.25'	S46°09'24"E	19.13'
C12	85°03'50"	13.51'	20.06'	S41°26'25"W	18.27'
C13	4°43'47"	481.50'	39.75'	S86°22'31"W	39.74'
C14	90°00'00"	13.51'	21.22'	N46°18'20"W	19.11'
C15	90°00'00"	13.51'	21.22'	N43°41'40"E	19.11'
C16	6°23'14"	465.10'	51.85'	N85°44'04"E	51.82'
C17	90°00'00"	13.49'	21.19'	S46°18'27"E	19.08'
C18	90°00'00"	13.50'	21.21'	S43°44'24"W	19.09'
C19	90°00'00"	13.50'	21.21'	N43°44'24"E	19.09'
C20	90°00'00"	13.51'	21.22'	N46°18'20"W	19.11'
C21	4°08'05"	518.50'	37.42'	N86°40'22"E	37.41'
C22	94°20'28"	13.50'	22.23'	S48°13'26"E	19.80'
C23	89°47'37"	13.50'	21.16'	S43°50'36"W	19.06'
C24	82°35'12"	13.43'	19.36'	N39°52'36"E	17.72'
C25	7°25'49"	493.50'	64.00'	N85°15'03"E	63.95'
C26	21°46'45"	108.75'	41.34'	S08°11'40"W	41.09'
C27	90°12'23"	13.49'	21.24'	N46°11'47"W	19.11'
C28	5°26'16"	534.87'	50.76'	S86°13'45"W	50.74'

LAND USE TABLE					
PARCEL	DESCRIPTION	DEDICATION	AREA		INTENDED OWNERSHIP/MAINTAINANCE BY
TRACT A	Open Space	Maintenance Access Easement	53,518 S.F.	1.23 AC.	7.43% Metro District
TRACT B	Open Space	Drainage & Utility Easement	9,181 S.F.	0.21 AC.	1.27% Metro District
TRACT C	Streets & Utilities	Drainage, Utility & Access Easement	90,026 S.F.	2.07 AC.	12.49% Metro District
TRACT D	Open Space	Drainage & Utility Easement	18,401 S.F.	0.42 AC.	2.55% Metro District
TRACT E	Open Space	Drainage & Utility Easement	17,396 S.F.	0.40 AC.	2.41% Metro District
TRACT F	Open Space	N/A	73,703 S.F.	1.69 AC.	10.23% Metro District
TRACT G	Open Space	Drainage & Utility Easement	14,183 S.F.	0.33 AC.	1.97% Metro District
TRACT H	Open Space	Drainage & Utility Easement	14,611 S.F.	0.34 AC.	2.03% Metro District
TRACT I	Open Space	Drainage & Utility Easement	6,753 S.F.	0.16 AC.	0.94% Metro District
TRACT J	Future Development	N/A	94,967 S.F.	2.18 AC.	13.18% HR Exchange
TRACT K	Streets & Utilities	Drainage, Utility & Access Easement	19,447 S.F.	0.45 AC.	2.70% Metro District
TRACT L	Future Development	N/A	108,298 S.F.	2.49 AC.	15.03% HR Exchange
LOTS (103)	Private Residence		200,123 S.F.	4.59 AC.	27.77% Property Owner
TOTAL			720,607 S.F.	16.54 AC.	100.00%

PRELIMINARY

Robert C. Tensley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

THE RIDGE AT HARMONY ROAD SUBDIVISION
5TH FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
2
Of 4 Sheets

PROJECT: 911-025
DATE: 5/9/20
CLIENT: The Lorchus Co.
SCALE: 1"=60'
DRAWN BY: L. Smith
REVIEWED BY: R. Tensley

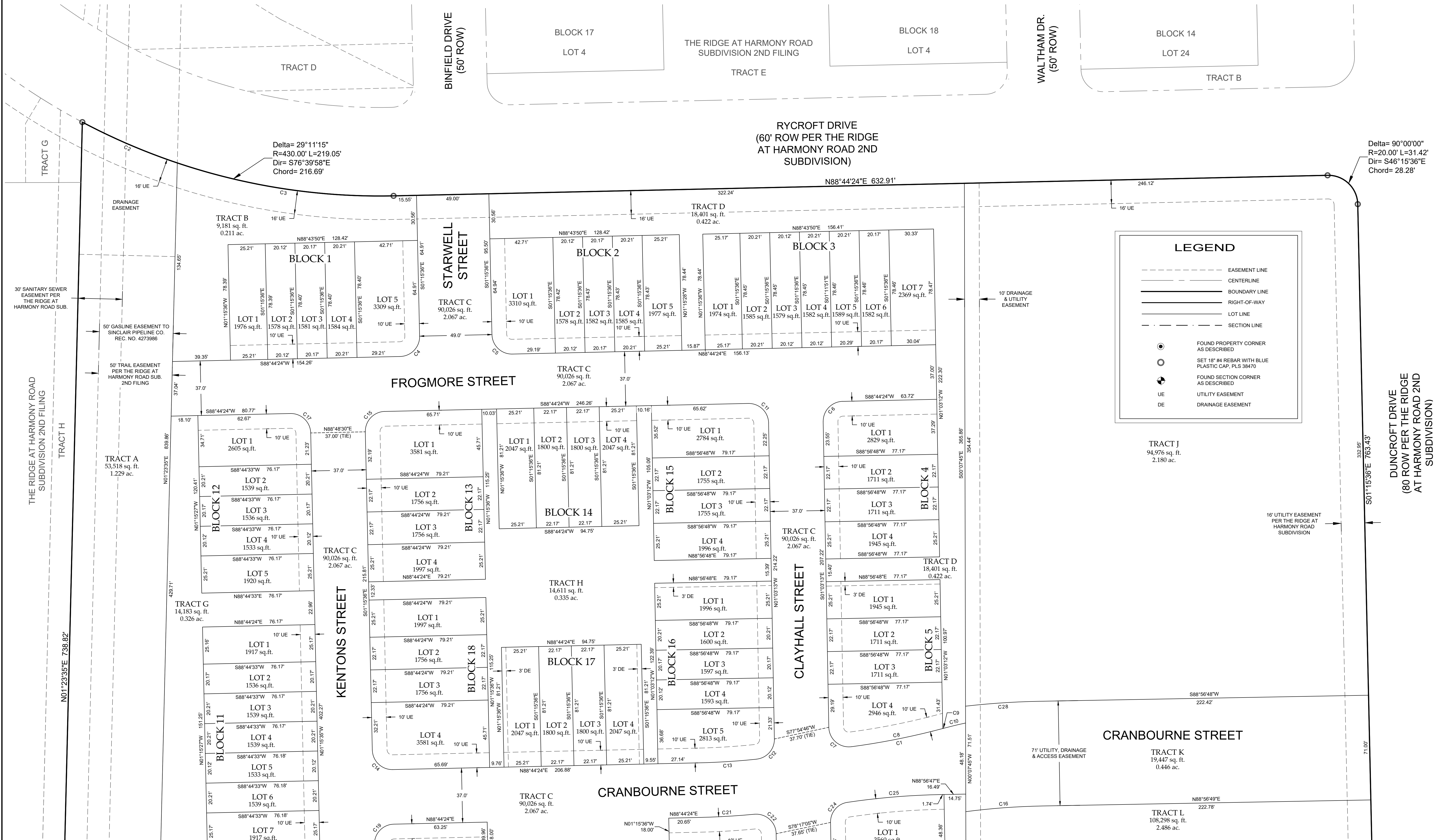
NORTHERN
ENGINEERING
NE
FORT COLLINS 301 North Howe Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.223.4198
northernengineering.com

SECTION:
31
TOWNSHIP:
7N
RANGE:
67 W of the 6th PM

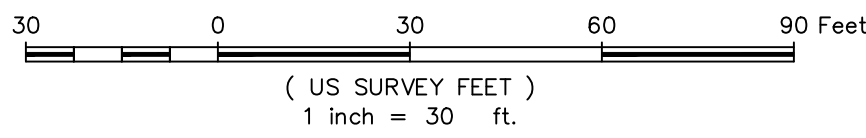
NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

THE RIDGE AT HARMONY ROAD SUBDIVISION 4TH FILING

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31,
TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



SEE SHEET 4



PRELIMINARY
Robert C. Tensley
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
31
TOWNSHIP:
7N
RANGE:
67 W of the 6th PM

**NORTHERN
ENGINEERING**

910.220.4158
910.220.4158
Greeley, 820 8th Street, Suite 100, 80631
northernengineering.com

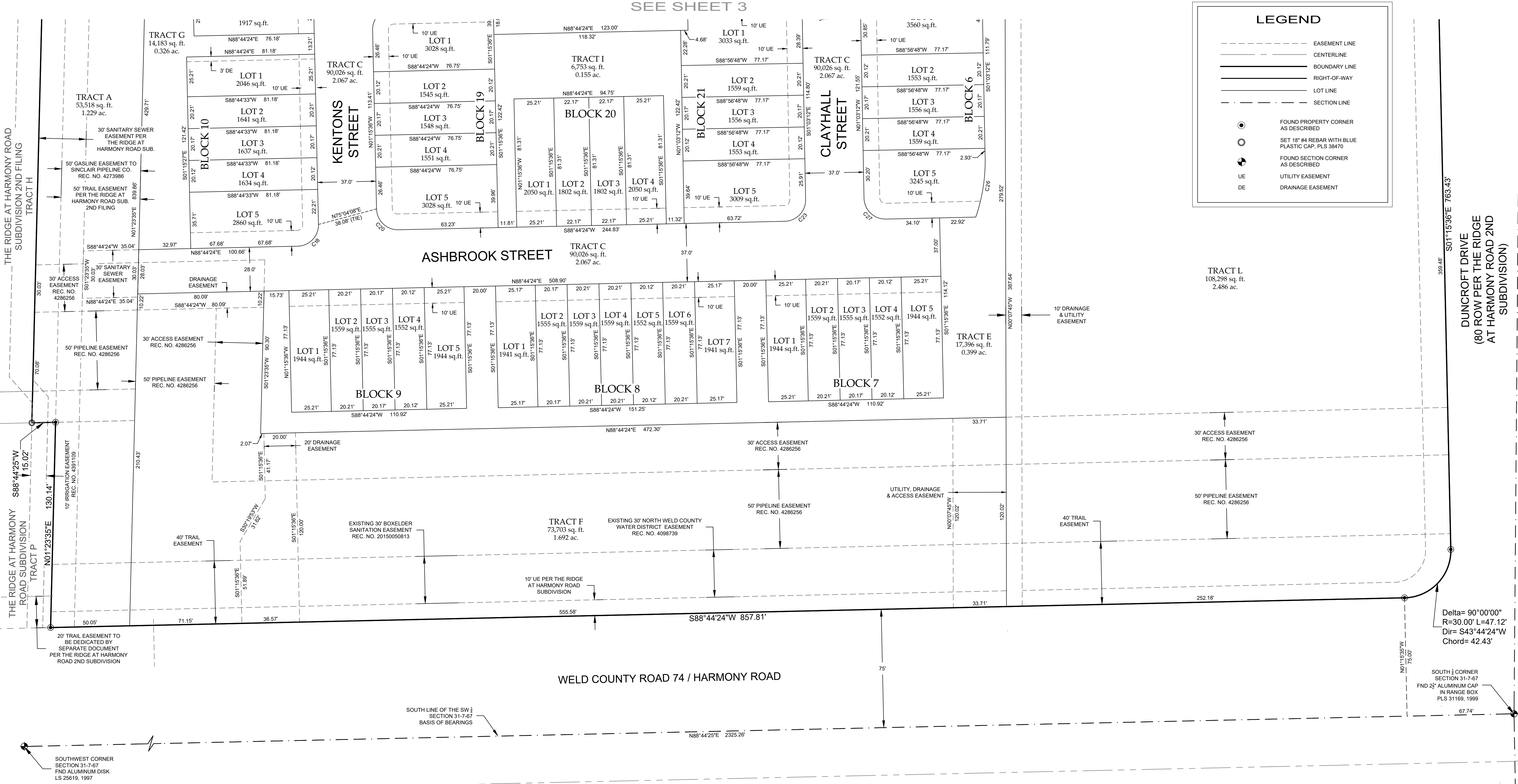
PROJECT:
911-025
DATE:
5/9/20
CLIENT:
The
Lundquist Co.
DRAWN BY:
L. Smith
SCALE:
N.A.
REVIEWED BY:
R. Tensley

THE RIDGE AT HARMONY ROAD SUBDIVISION
5TH FILING
TOWN OF WINDSOR
STATE OF COLORADO

THE RIDGE AT HARMONY ROAD SUBDIVISION 4TH FILING

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING, LOCATED IN SECTION 31,
TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 3



LEGEND

- EASEMENT LINE
- CENTERLINE
- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- SECTION LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET 18" #4 REBAR WITH BLUE PLASTIC CAP, PLS 38470
- FOUND SECTION CORNER AS DESCRIBED
- UTILITY EASEMENT
- DRAINAGE EASEMENT

NOTICE:
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SECTION:
31
TOWNSHIP:
7N
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NORTHERN ENGINEERING
N
FORT COLLINS 301 North Hesse Street, Suite 100, 80521
GREELEY 820 8th Street, 80633
970.220.4158
northernengineering.com

PROJECT:
911-025
DATE:
5/15/20
CLIENT: The
Lundquist Co.
SCALE:
1"=30'
REVIEWED BY:
R. Resbey
DRAWN BY:
L. Smith

THE RIDGE AT HARMONY ROAD SUBDIVISION
5TH FILING
TOWN OF WINDSOR
STATE OF COLORADO

Sheet
4
Of 4 Sheets

PRELIMINARY
Robert C. Tenney
Registered Professional Land Surveyor
Colorado Registration No. 38470
For and on behalf of Northern Engineering Services, Inc.

TO: Town of Windsor
Cc: Paul Hornbeck
FROM: Kristin Turner
DATE: July 7, 2020

RE: Neighborhood Meeting Notes

1. How will this tract be zoned/will it allow for low income housing?
 - a. There is existing zoning with no plan to change it. Low income housing is not proposed.
2. Will traffic increase?
 - a. Traffic was considered during the master plan process at a much higher density. No additional improvements are required with this development.
3. What will the architecture look like?
 - a. Buildings will range from 4 to 7-plex units.
 - b. Architecture will be similar to the rest of The Ridge
 - c. Elevations have been submitted to the Town and are public record.
4. What is happening with the 5 AC park (not located within 5th filing boundary)
 - a. This parcel has been deeded to the Town.
 - b. Design and construction of this park will be by the Town of Windsor.
 - c. Timing is unknown but potentially in 2020.
5. What will the price range be?
 - a. 2-story buildings at \$350,000 to start.
6. When will the school tract be completed?
 - a. The school tract has been deeded to the school district. Timing is unknown.
7. Who will the builder be? What is the timing for the streets to be built and a model home to be built?
 - a. It is unknown at this time.
 - b. Once plans are approved, it's estimated that it will take 6 months to have streets built and the first model home open.
8. How will the HOA fees differ from the other Ridge residents
 - a. They will also cover exteriors.
9. What will be done in Tract J and tract L?
 - a. Not a part of this filing.
 - b. They will be future commercial. Type is unknown at this time. Timing is unknown at this time.

10. Will there be a pool/community building as part of the development?
 - a. There will not be a pool/community building.
11. Questions about a substation.
 - a. This is not located within the property boundary.
 - b. Paul Hornbeck to provide plans with more information to residents who are interested.
12. Questions about existing landscape (trees and native) that don't appear to be doing well.
 - a. Jeff Mark encouraged everyone to attend the neighborhood meetings and to share their concerns with resident board members.
 - b. Jeff Mark agreed to drive the property on his next visit to look at the conditions.
 - c. These areas are outside of the 5th filing boundary.
13. Will the north/south trail be converted to concrete.
 - a. No, the trail will remain soft surface.
14. What is the oil & gas tract?
 - a. The tract to the west of fifth filing belongs to Anadarko.
 - b. The mineral right owner has right to potentially drill in the future on this site and maintain access.
 - c. There are no current plans for drilling on this tract.



Preliminary Subdivision & Preliminary Site Plan

The Ridge at Harmony Road 5th
Filing

Paul Hornbeck, Senior Planner

Planning Commission, August 19, 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 Plan

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

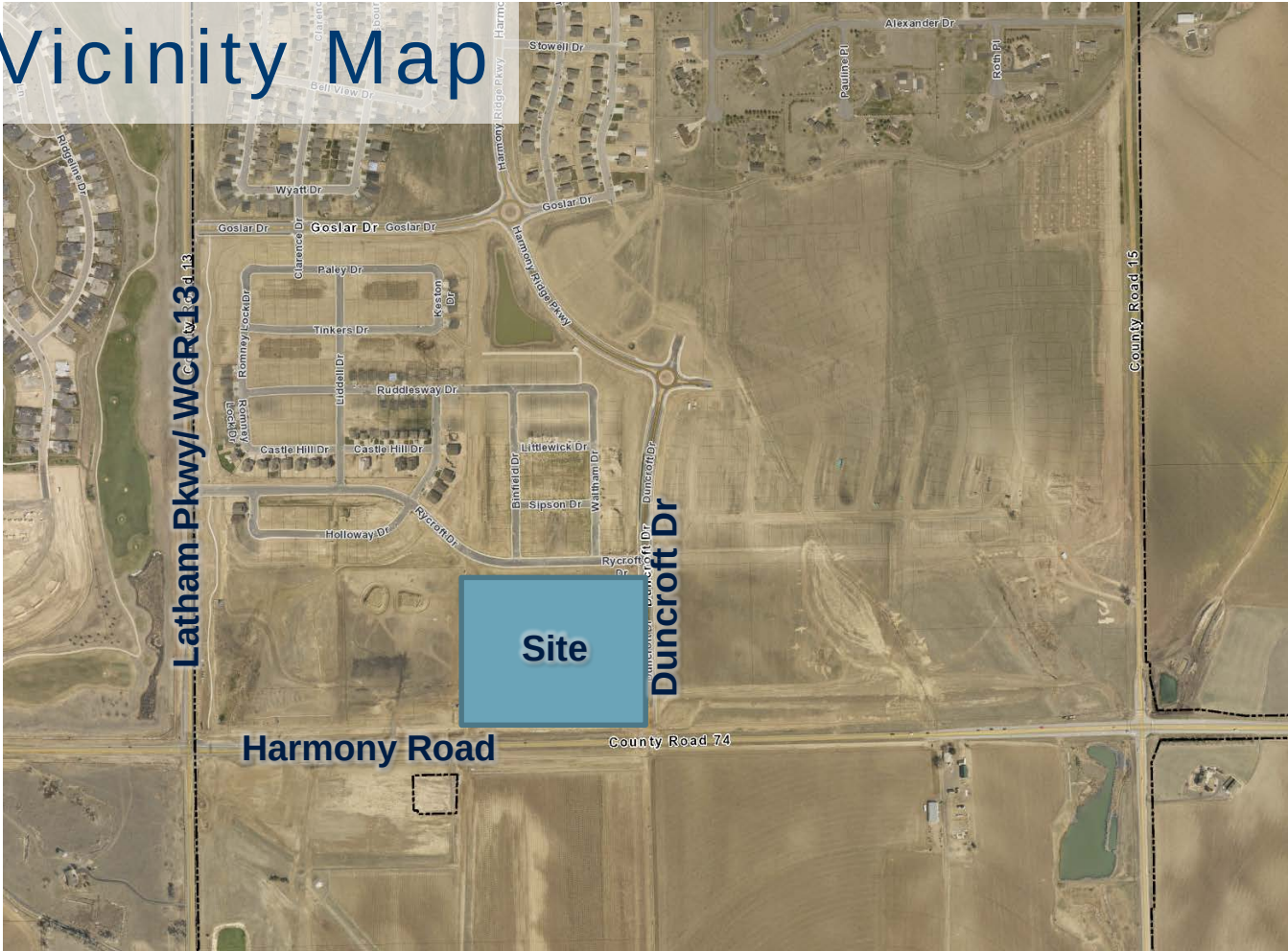
Sec. 17-4-10. Purpose.

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.

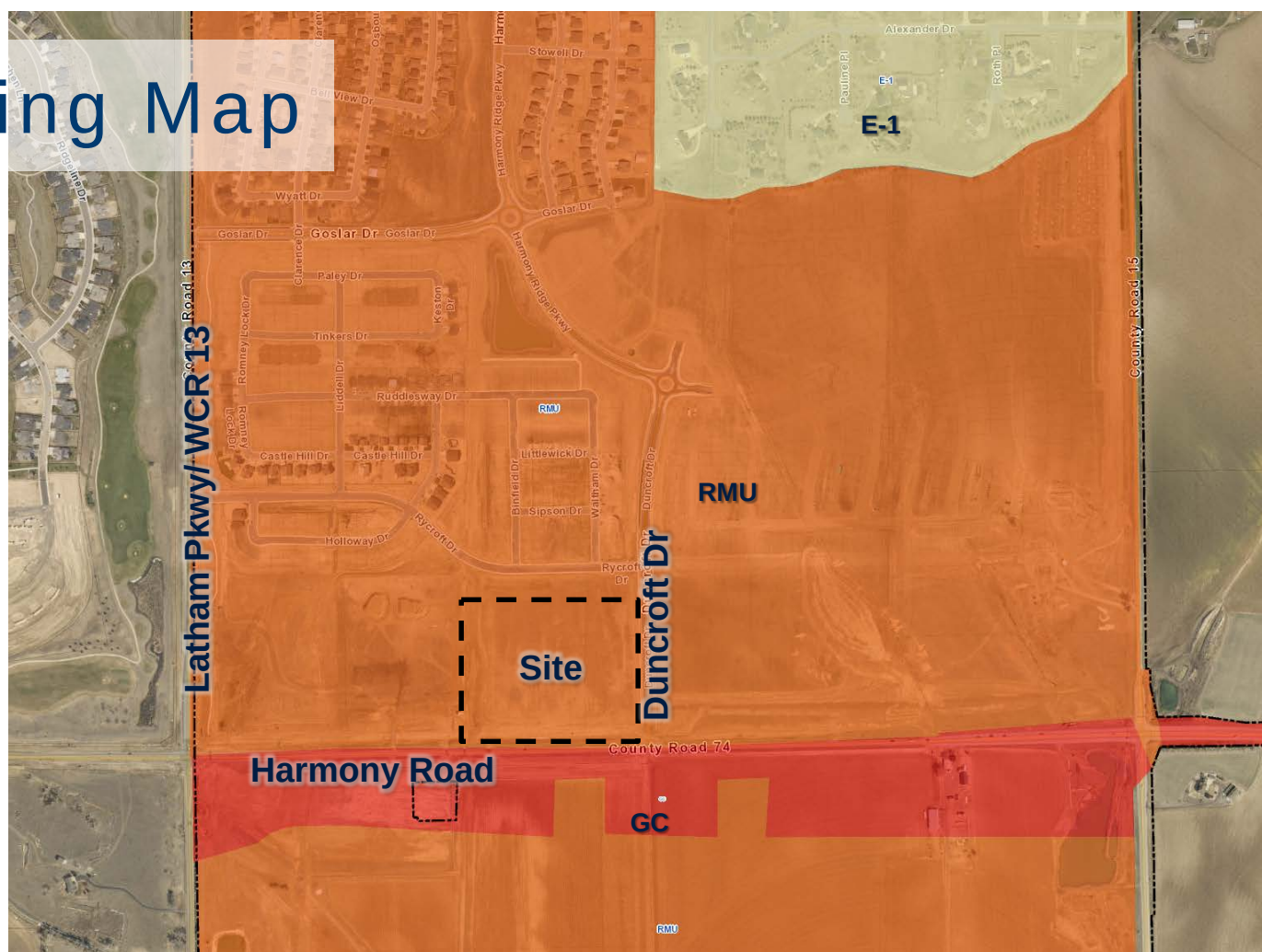


Site Vicinity Map



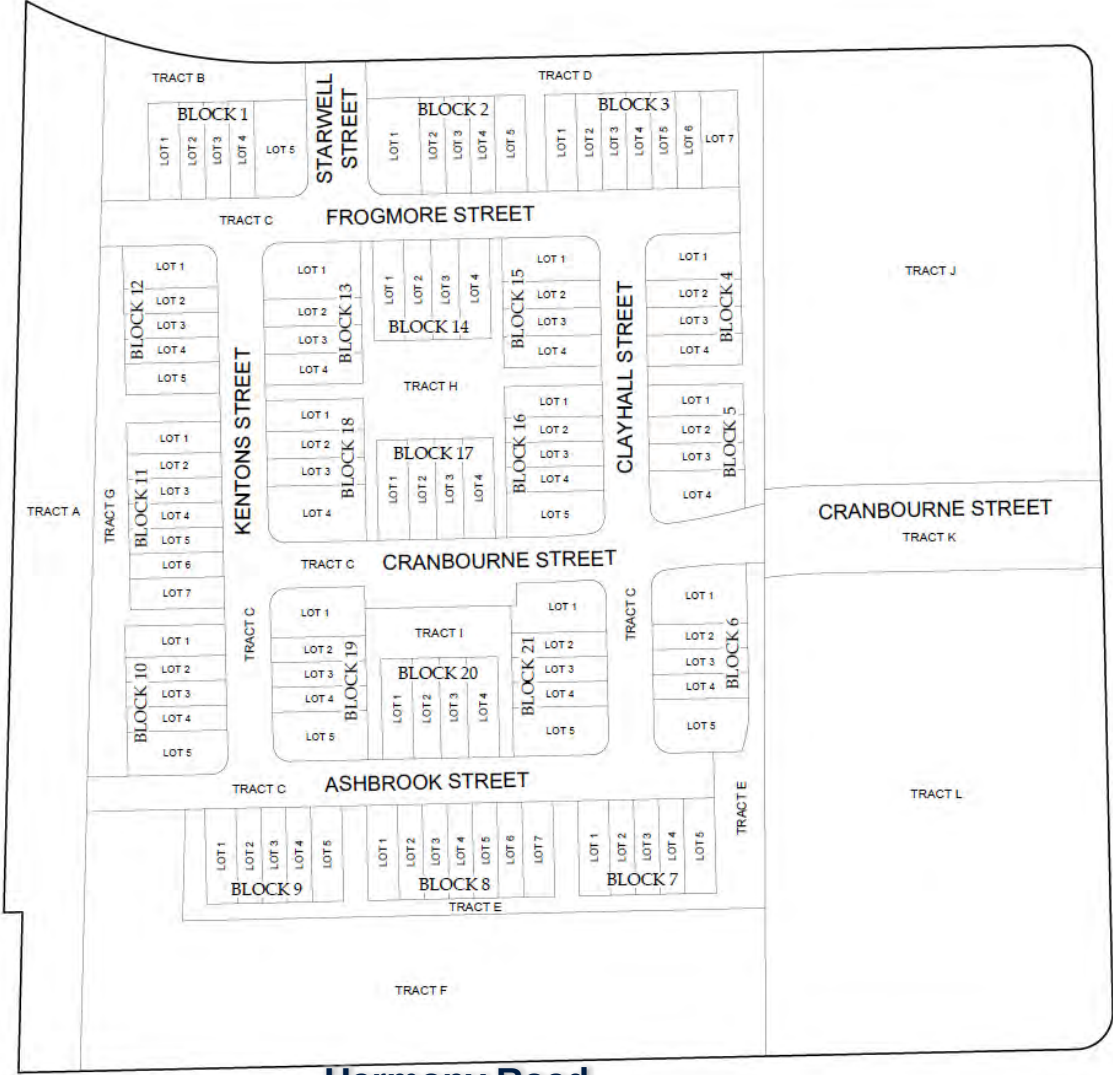


Zoning Map





Plat



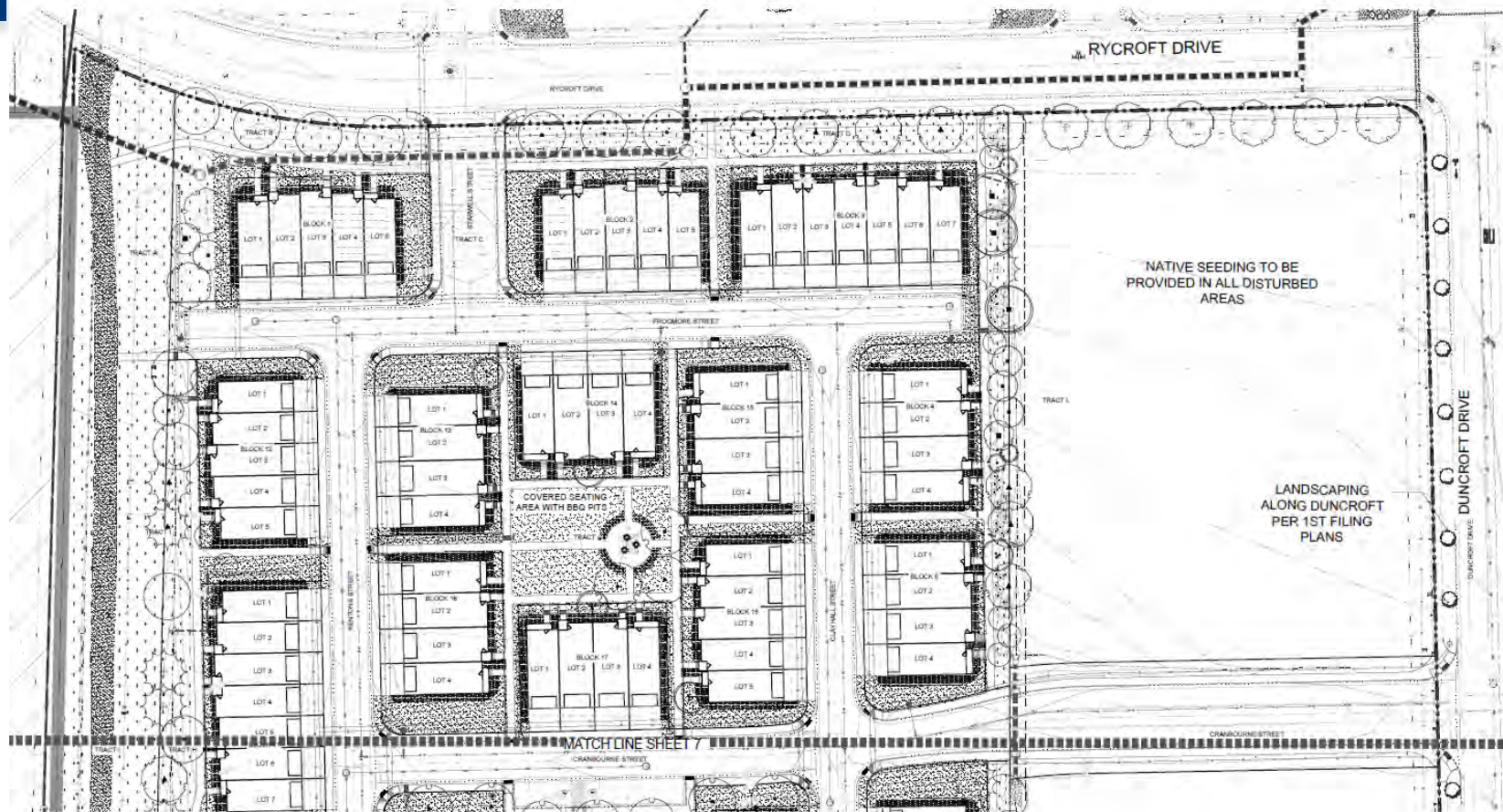
Duncroft Dr

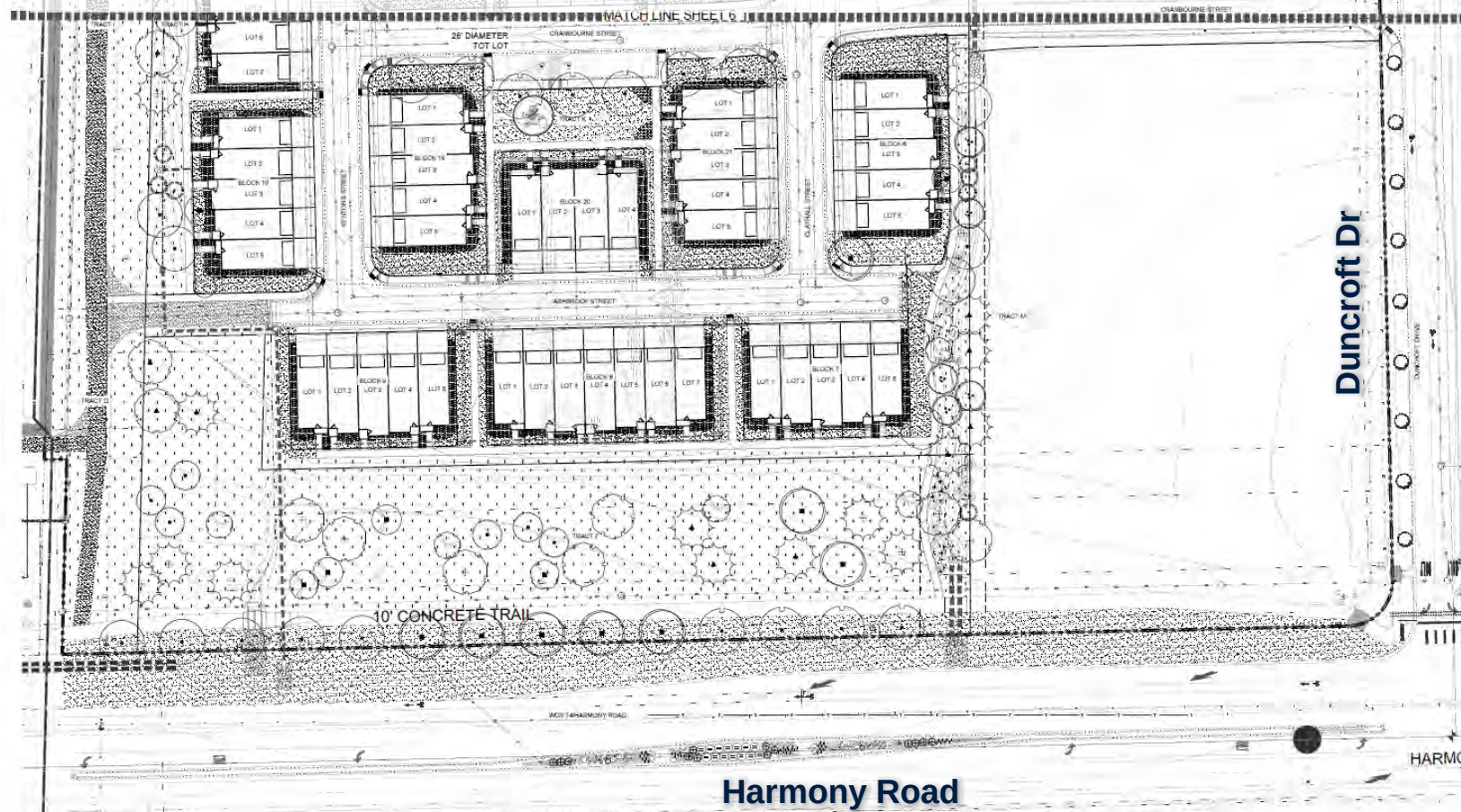
Harmony Road



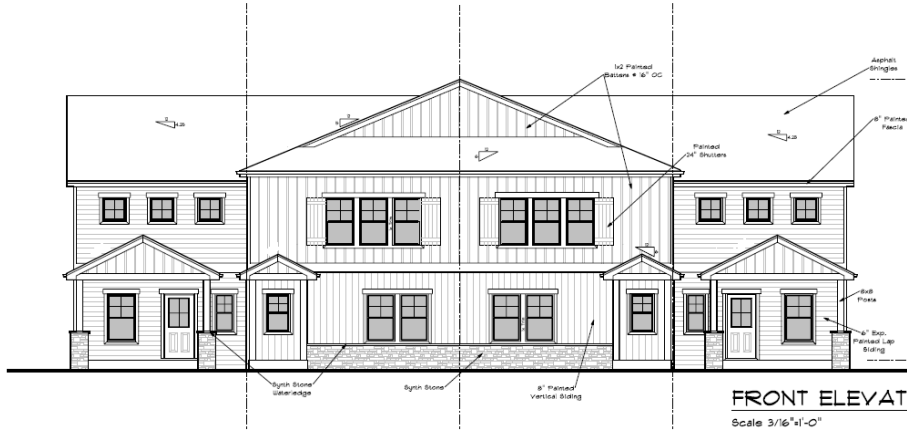
HARMONY ROAD

Landscape Plan (North)





Building Elevations





Building Elevations





Building Elevations





Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

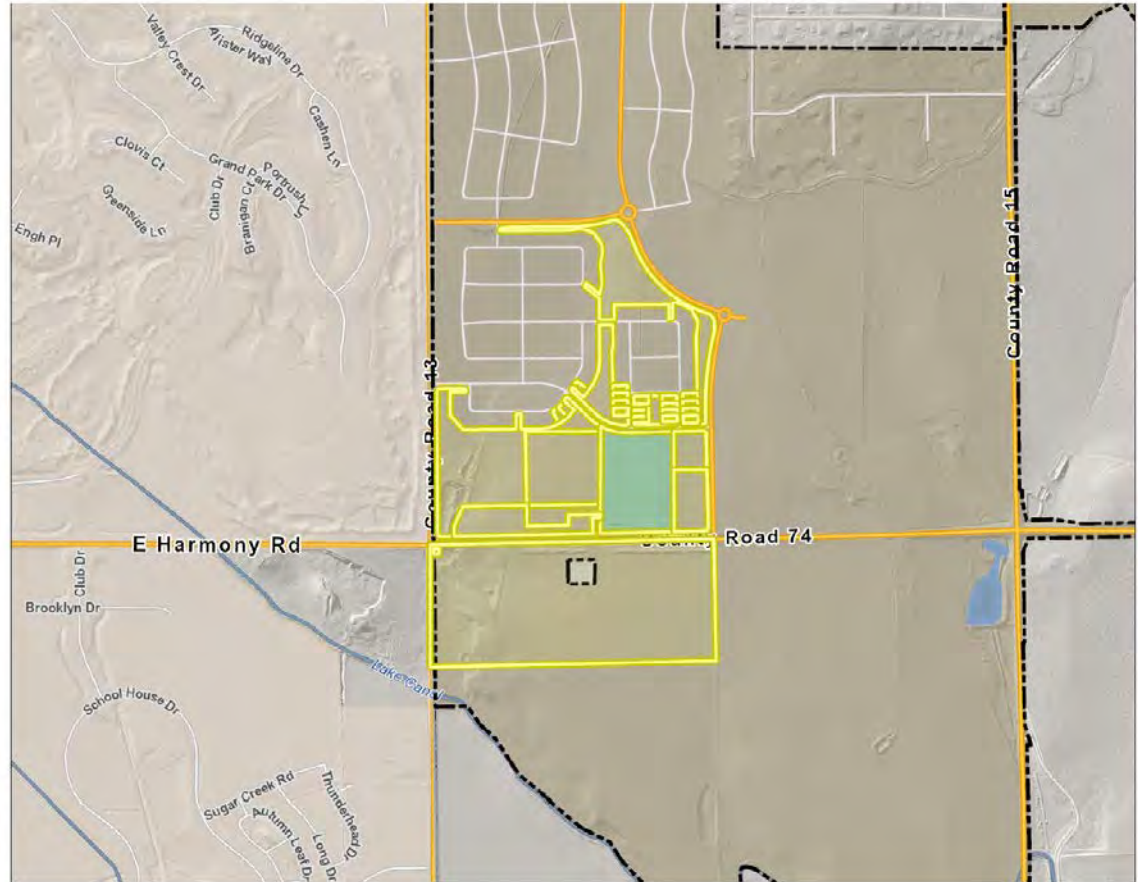
Objective 4: Foster a diversity of housing types and sizes through coordinated land use planning and zoning.



Public Notification

July 7, 2020 Neighborhood Meeting:

- June 16, 2020 – affidavit of mailing to property owners within 300 feet
- June 19 – display ad published in the Greeley Tribune





Recommendation - Subdivision

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



Record

Staff requests that the following be entered into the record:

- Preliminary Site Plan and Preliminary Major Subdivision
- 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.



Recommendation – Site Plan

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.



Site Plan Considerations

- General. Land use is consistent with Town's Comprehensive Plan and RMU zone district.
- Preliminary Site Plan. Meets intent and purpose of site plan standards; plan includes preliminary 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. Preliminary utility plans and grading plan.



MEMORANDUM

Date: August 19, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Preliminary Site Plan – The Ridge at Harmony Road 5th Filing – Jeff Mark, The Landhuis Company, owner/ Kristin Turner, TB Group, applicant
Location: Northwest of Harmony Road and Duncroft Drive
Item #: C.2.a

Background / Discussion

Please refer to agenda item C.1.a for background and discussion.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Chapter 5c – Residential Areas Framework

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

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.

Recommendation

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 major subdivision plat.

Attachments

Site Pan

cc: Jeff Mark, owner's representative
Kristin Turner, applicant

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



EXISTING ZONING:	RMU-RESIDENTIAL MIXED USE	
GROSS LAND AREA:	720,607 SQ. FT.	16.54 ACRES
NUMBER OF BUILDINGS:	21	
NUMBER OF UNITS:	103	
LAND USE:	SINGLE FAMILY ATTACHED TOWNHOMES	
MAXIMUM BUILDING STORIES:	2	
GROSS DENSITY:	6.2 D.U./ACRE	

GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	% OF
BUILDING FOOTPRINTS	200,123	4.59	27.77%
LANDSCAPE	207,746	4.78	28.90%
PAVED DRIVE AND PARKING	109,473	2.52	15.19%
SIDEWALKS/HARDSCAPE	31,929	0.733	4.4%
FUTURE DEVELOPMENT	203,265	4.67	28.21%
TOTAL AREA:	720,607	16.54	100%

UNIT QUANTITIES	
8 FOUR UNIT BUILDINGS	32 UNITS / 64 GARAGE SPACES
10 FIVE UNIT BUILDING	50 UNITS / 100 GARAGE SPACES
3 SEVEN UNIT BUILDINGS	21 UNITS / 43 GARAGE SPACES
<u>TOTAL UNITS</u>	<u>103 UNITS /</u>

BUILDING ANALYSIS
FOUR UNIT BUILDING
3 BEDROOM UNITS= 12 BEDROOMS/ BUILDING
2 CAR GARAGE/UNIT= 8 GARAGE SPACES/BUILDING

FIVE UNIT BUILDINGS
3 BEDROOM UNITS= 15 BEDROOMS/BUILDING
2 CAR GARAGE/UNIT= 10 GARAGE SPACES/BUILDING

SEVEN UNIT BUILDINGS
3 BEDROOM UNITS= 21 BEDROOMS/BUILDING
2 CAR GARAGE/UNIT= 14 GARAGE SPACES/BUILDING

OFF-STREET PARKING:

GARAGE SPACES	207 SPACES
OFF-STREET SPACES	12 SPACES
TOTAL SPACES	219 SPACES

LIVABLE OPEN SPACE

450 SF PER UNIT	
103 UNITS =	46,350 SF REQUIRED
LIVABLE OPEN SPACE =	127,290 SF PROVIDED

 EASEMENT LINE

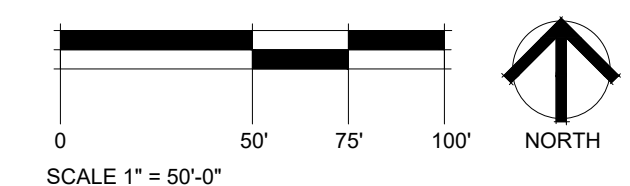
 PROPERTY LINE

 MAILBOX LOCATION
 (SIZES TO BE DETERMINED BY CONTRACTOR AND/OR USPS)

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
DIRECTOR OF ENGINEERING



REVISIONS	DATE
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Staff Comments 5.7.2020

[illegible]DATE _____

February 14, 2020

SHEET TITLE

Overall Site Plan

SHEET INFORMATION

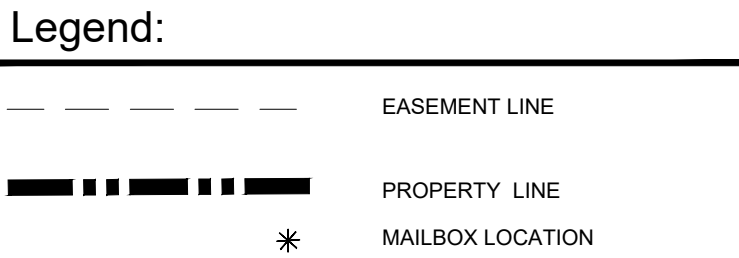
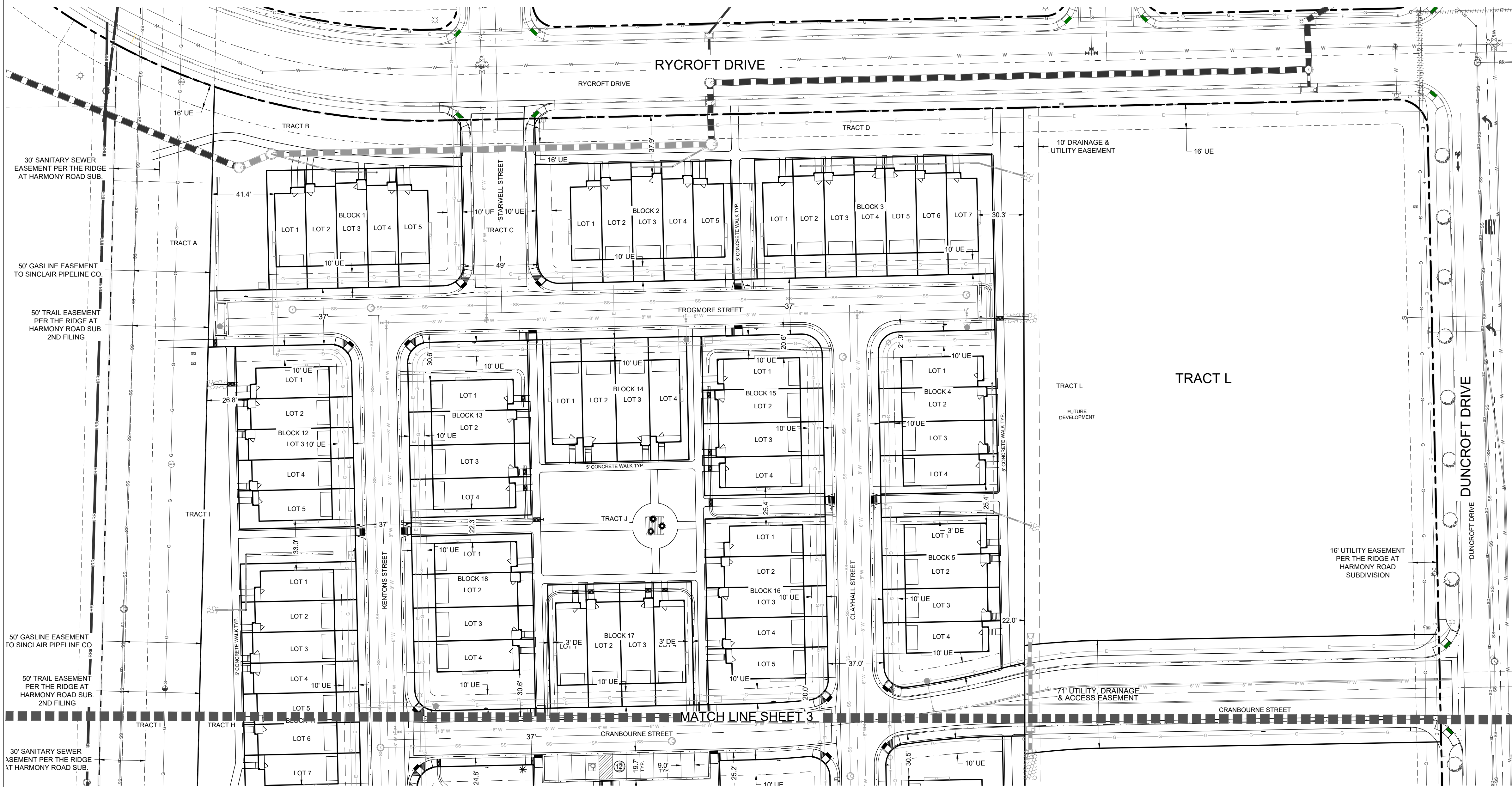
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THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING

SITE PLAN

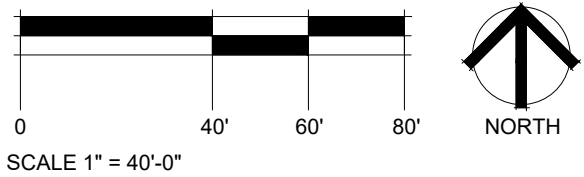
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TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



TOWN OF WINDSOR
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ASSUMED FOR CORRECTNESS OF DESIGN

DATE: _____ BY: _____
DIRECTOR OF ENGINEERING



PROJECT TITLE
**THE RIDGE AT
HARMONY ROAD
SUBDIVISION
FIFTH FILING**

PREPARED FOR
**TOWN OF
WINDSOR**
301 Walnut Street
Windsor, CO 80550
970.674.2400

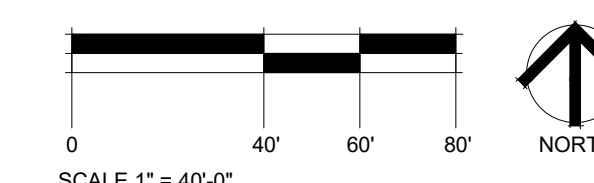
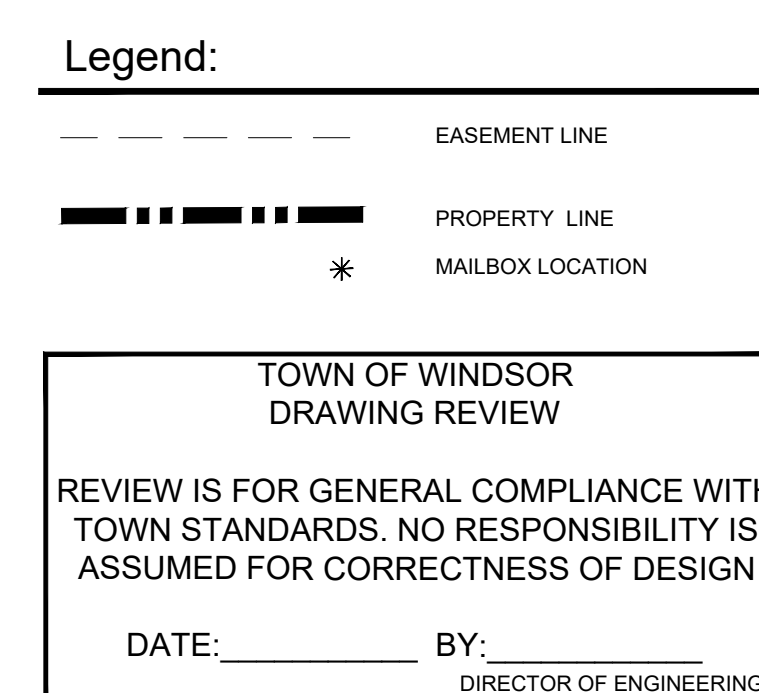
REVISIONS	DATE
Staff Comments	5.7.2020

DATE
February 14, 2020

SHEET TITLE
Site Plan

SHEET INFORMATION
Sheet Number: **3**
Of: _____

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

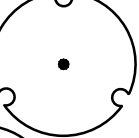
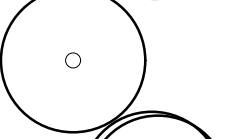
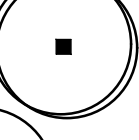
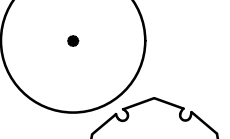
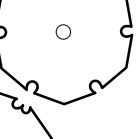
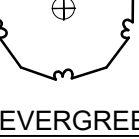
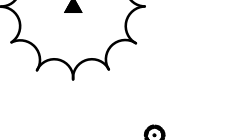
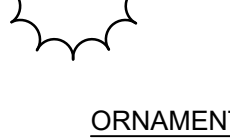
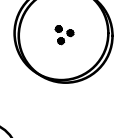
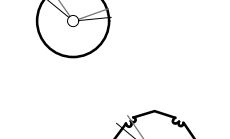
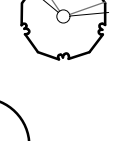
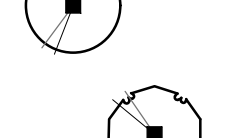


THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING

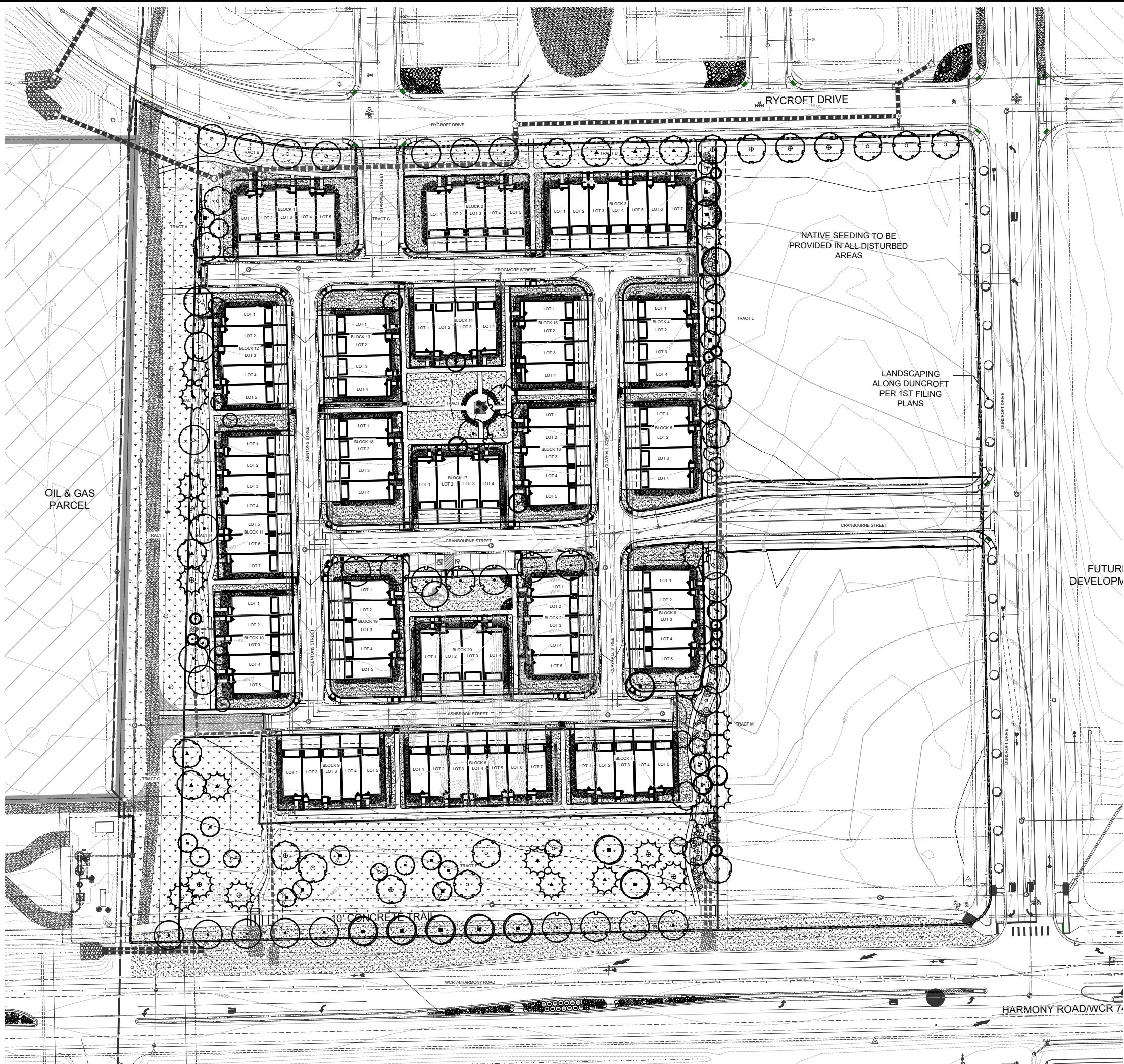
SITE PLAN

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TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO

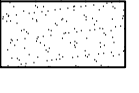
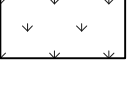
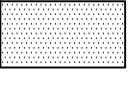
Plant List: The Ridge Fourth Filing Subdivision

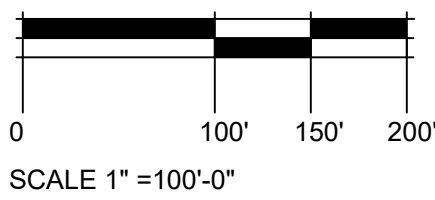
DECIDUOUS TREES	QTY	BIODIVERSITY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	14	6.5%	Acer saccharum 'Green Mountain' TM Green Mountain Sugar Maple	2.0" cal. BB	40'	35'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	4.7%	Catalpa speciosa Western Catalpa	2.0" cal. BB	60'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	11	5.1%	Celtis occidentalis Western Hackberry	2.0" cal. BB	60'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	12	5.6%	Gleditsia triacanthos inermis 'Impcole' TM Imperial Honeylocust	2.0" cal. BB	40'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	4.2%	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree	2.0" cal. BB	50'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	4.7%	Quercus macrocarpa Burr Oak	2.0" cal. BB	60'	50'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	4.2%	Quercus shumardii Shumard Red Oak	2.0" cal. BB	50'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES	QTY	BIODIVERSITY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	32	15.0%	Picea abies 'Cupressina' Fastigate Norway Spruce	6" B&B	20'	4'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	11	5.1%	Picea pungens 'Bakeri' Bakeri Spruce	6" B&B	35'	15'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	4.7%	Pinus heldreichii leucodermis Bosnian Pine	6" B&B	25'	12'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	4.7%	Pinus nigra Austrian Pine	6" B&B	40'	40'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	32	15.0%	Pinus nigra 'Frank' Columnar Austrian Pine	6" B&B	15'	4'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	4.7%	Pinus ponderosa Ponderosa Pine	6" B&B	60'	35'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
ORNAMENTAL TREES	QTY	BIODIVERSITY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	10	4.7%	Amelanchier x grandiflora 'Autumn Brilliance' 'Autumn Brilliance' Serviceberry	Multi-Stem 6"	25'	20'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	4.2%	Malus x 'Coralburst' Coralburst Crabapple	1.5" cal. BB	10'	15'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	3.3%	Malus x 'Royal Raindrops' Royal Raindrops Crabapple	1.5" cal. BB	20'	15'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	5	2.3%	Pyrus calleryana 'Chanticleer' Chanticleer Pear	1.5" cal. BB	35'	20'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	3	1.4%	Syringa reticulata Japanese Tree Lilac	1.5" cal. BB	20'	20'	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
DECIDUOUS SHRUBS	QTY		BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	19		Amelanchier alnifolia 'Regent' Regent Serviceberry	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	131		Buddleja davidii 'Blue Chip' Dwarf Butterfly Bush	5 gal.	3'	2'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	87		Caryopteris x clandonensis 'Dark Knight' Blue Mist Spirea	5 gal.	4'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	128		Cornus sericea 'Arctic Fire' Arctic Fire Dogwood	5 gal.	4'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	119		Philadelphus x 'Snowbell' Snowbell Mock Orange	5 gal.	3'	3'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	7		Physocarpus monogynus Mountain Ninebark	5 gal.	4'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	45		Rhus trilobata Three-Leaf Sumac	5 gal.	6'	6'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	139		Ribes aureum Golden Currant	5 gal.	4'	4'	24" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
EVERGREEN SHRUBS	QTY		BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	19		Picea abies 'Nidiformis' Birds Nest Spruce	5 gal.			12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	28		Pinus mugo 'White Bud' White Bud Mugo Pine	5 gal.	3'	3'	12" (h) FULL SPECIMEN, EVENLY AND WELL BRANCHED
GRASSES	QTY		BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	120		Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Grama Grass	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
	156		Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal.	5'	2.5'	WELL ROOTED AND ESTABLISHED
	91		Helictotrichon sempervirens Blue Avena Grass	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
	172		Panicum virgatum 'Heavy Metal' Heavy Metal Blue Switch Grass	1 gal.	4'	2'	WELL ROOTED AND ESTABLISHED
PERENNIALS	QTY		BOTANICAL / COMMON NAME	SIZE	HEIGHT	WIDTH	REMARKS
	66		Echinacea purpurea Purple Coneflower	1 gal.	3'	2'	WELL ROOTED AND ESTABLISHED
	93		Hemerocallis x 'Red' Red Daylily	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED
	76		Rudbeckia fulgida sullivanii 'Goldsturm' Black-eyed Susan	1 gal.	2'	2'	WELL ROOTED AND ESTABLISHED

Overall Landscape Plan



Site Legend

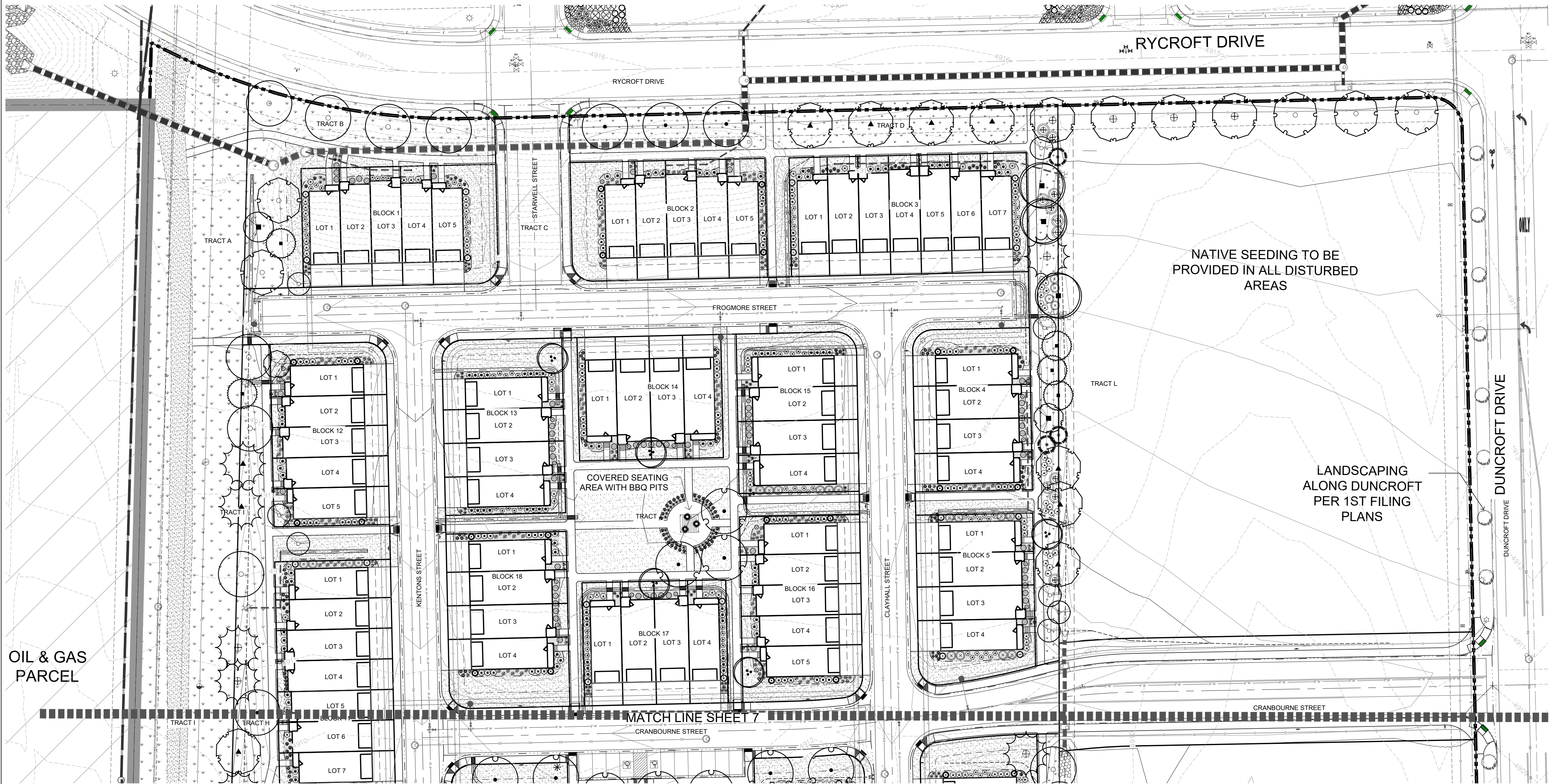
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND SOD	91,410 sf
	NON-IRRIGATED NATIVE SEED MIX REFER TO NOTES - SEED MIX TO BE BY ARKANSAS VALLEY SEED CO OR APPROVED EQUAL	137,631 sf
	SHREDDED CEDAR WOOD MULCH ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH	25,134 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	



THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING

SITE PLAN

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



Site Legend		
SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND SOD	91,410 sf
	NON-IRRIGATED NATIVE SEED MIX REFER TO NOTES - SEED MIX TO BE BY ARKANSAS VALLEY SEED CO OR APPROVED EQUAL	137,631 sf
	SHREDDED CEDAR WOOD MULCH ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH	25,134 sf
	STEEL EDGER, ROUNDED TOP	
	EXISTING TREES	
	PROPERTY BOUNDARY	

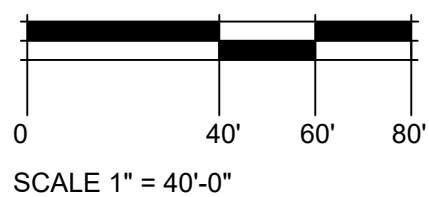
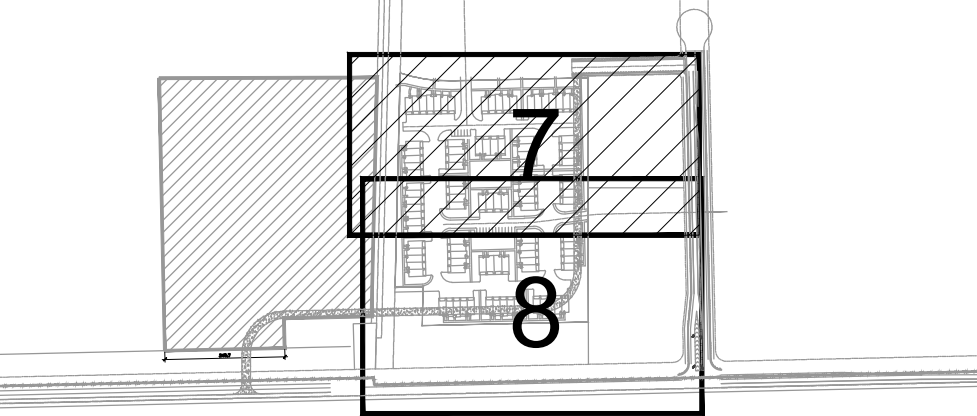
Buffer Yard Requirements			
TRACT L			
BUFFER YARD A - 372' LONG BUFFER			
CATEGORY	REQUIRED	PROVIDED	
SHADE TREES	7	7	
ORNAMENTAL TREES	7	7	
EVERGREEN TREES	7	7	
SHRUBS	37	37	

Buffer Yard Requirements			
TRACT M			
BUFFER YARD A - 376' LONG BUFFER			
CATEGORY	REQUIRED	PROVIDED	
SHADE TREES	8	8	
ORNAMENTAL TREES	8	8	
EVERGREEN TREES	8	8	
SHRUBS	38	38	

Landscape Notes

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME
	14	Acer saccharum 'Green Mountain' TM Green Mountain Sugar Maple
	10	Catalpa speciosa Western Catalpa
	11	Celtis occidentalis Western Hackberry
	12	Gleditsia triacanthos inermis 'Impcole' Imperial Honeylocust
	9	Gymnocladus dioica 'Espresso' Seedless Kentucky Coffeetree
	10	Quercus macrocarpa Bur Oak
	9	Quercus shumardii Shumard Red Oak
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
	32	Picea abies 'Cupressina' Fastigate Norway Spruce
	11	Picea pungens 'Bakeri' Bakeri Spruce
	10	Pinus heldreichii leucodermis Bosnian Pine
	10	Pinus nigra Austrian Pine
	32	Pinus nigra 'Frank' Columnar Austrian Pine
	10	Pinus ponderosa Ponderosa Pine
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
	10	Amelanchier x grandiflora 'Autumn Bri' 'Autumn Brilliance' Serviceberry
	9	Malus x 'Coralburst' Coralburst Crabapple
	7	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	5	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

Site Key



REVISIONS	DATE
Staff Comments	5.7.2020

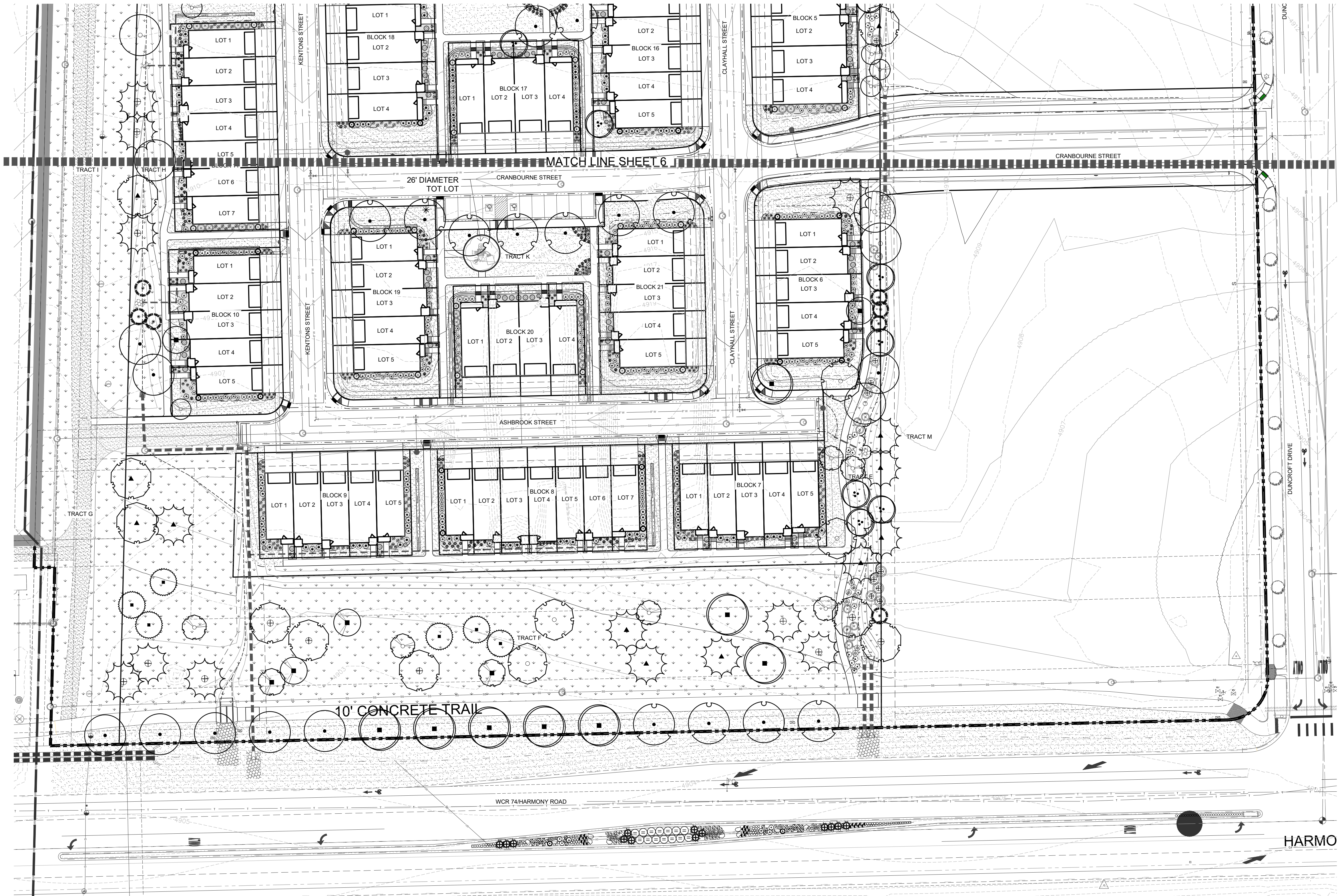
DATE
February 14, 2020

SHEET TITLE
Landscape Plan

SHEET INFORMATION
Sheet Number: **7**
Of:

THE RIDGE AT HARMONY ROAD SUBDIVISION 5TH FILING SITE PLAN

BEING A REPLAT OF TRACTS I, J AND O, THE RIDGE AT HARMONY ROAD SUBDIVISION 2ND FILING,
LOCATED IN SECTION 31, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO



Site Legend

SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
	IRRIGATED TURF BLUE GRASS BLEND SOD	91,410 sf		SHREDDED CEDAR WOOD MULCH ALL SHRUB BED AREAS TO RECEIVE MINIMUM 4"-6" SHREDDED CEDAR WOOD MULCH	25,134 sf
	NON-IRRIGATED NATIVE SEED MIX REFER TO NOTES - SEED MIX TO BE BY ARKANSAS VALLEY SEED CO OR APPROVED EQUAL	137,631 sf		STEEL EDGER, ROUNDED TOP	
				EXISTING TREES	
				PROPERTY BOUNDARY	

Buffer Yard Requirements

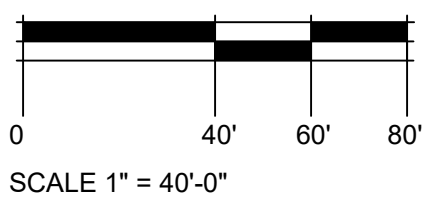
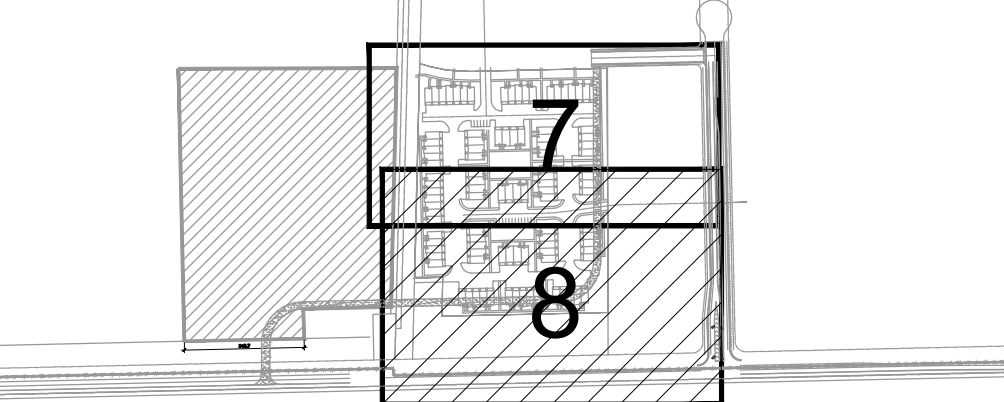
TRACT L		
BUFFER YARD A - 372' LONG BUFFER		
CATEGORY	REQUIRED	PROVIDED
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ORNAMENTAL TREES	7	7
EVERGREEN TREES	7	7
SHRUBS	37	37

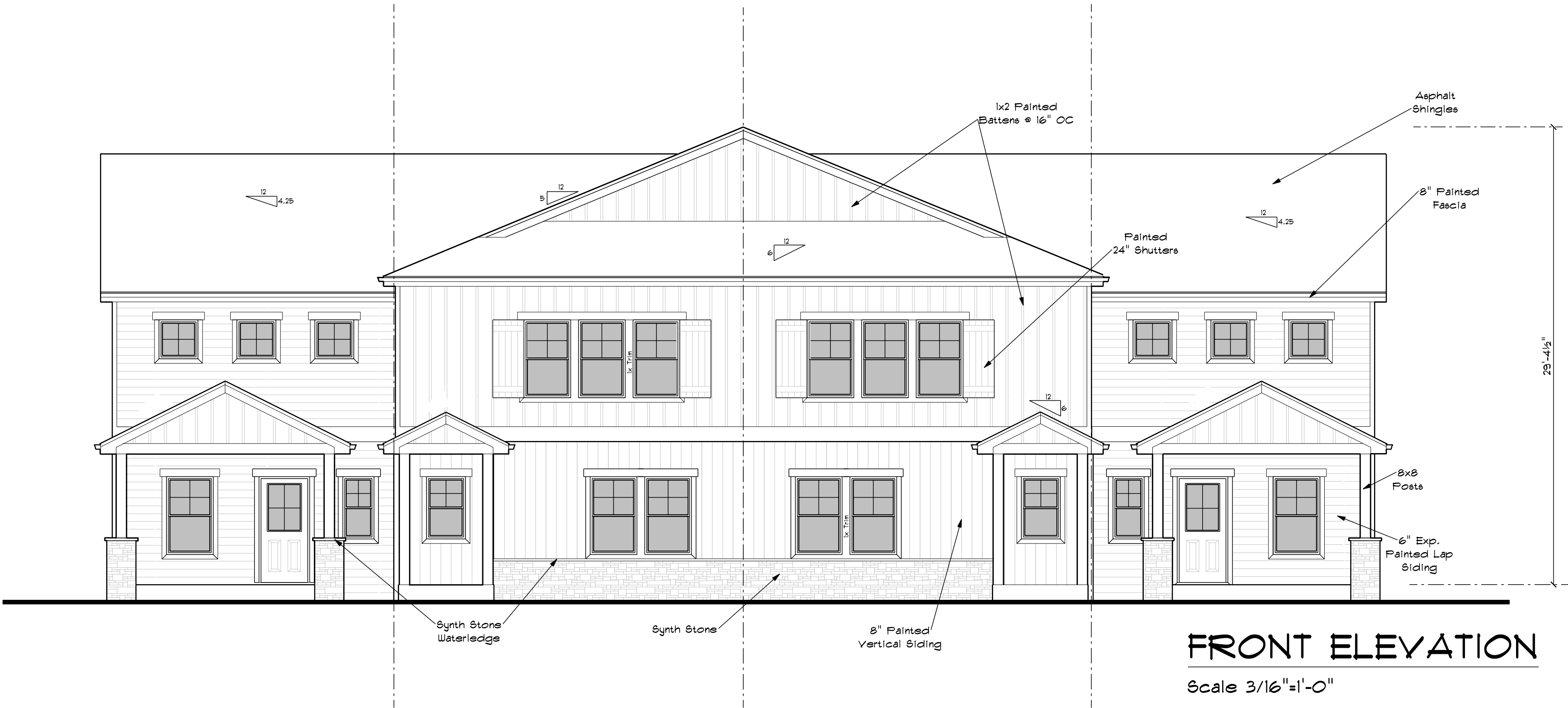
TRACT M		
BUFFER YARD A - 376' LONG BUFFER		
CATEGORY	REQUIRED	PROVIDED
SHADE TREES	8	8
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EVERGREEN TREES	8	8
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Landscape Notes

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	7	Malus x 'Royal Raindrops' Royal Raindrops Crabapple
	5	Pyrus calleryana 'Chanticleer' Chanticleer Pear
	3	Syringa reticulata Japanese Tree Lilac

Site Key





FRONT ELEVATION

Scale 3/16"=1'-0"



SIDE ELEVATION

Scale 1/8"=1'-0"



TYPICAL COLOR SCHEME



BACK ELEVATION

Scale 1/8"=1'-0"

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Revisions:

The Ridge at Harmony Road 5th Filing

Job Number

BASE PLAN- 4-Plex

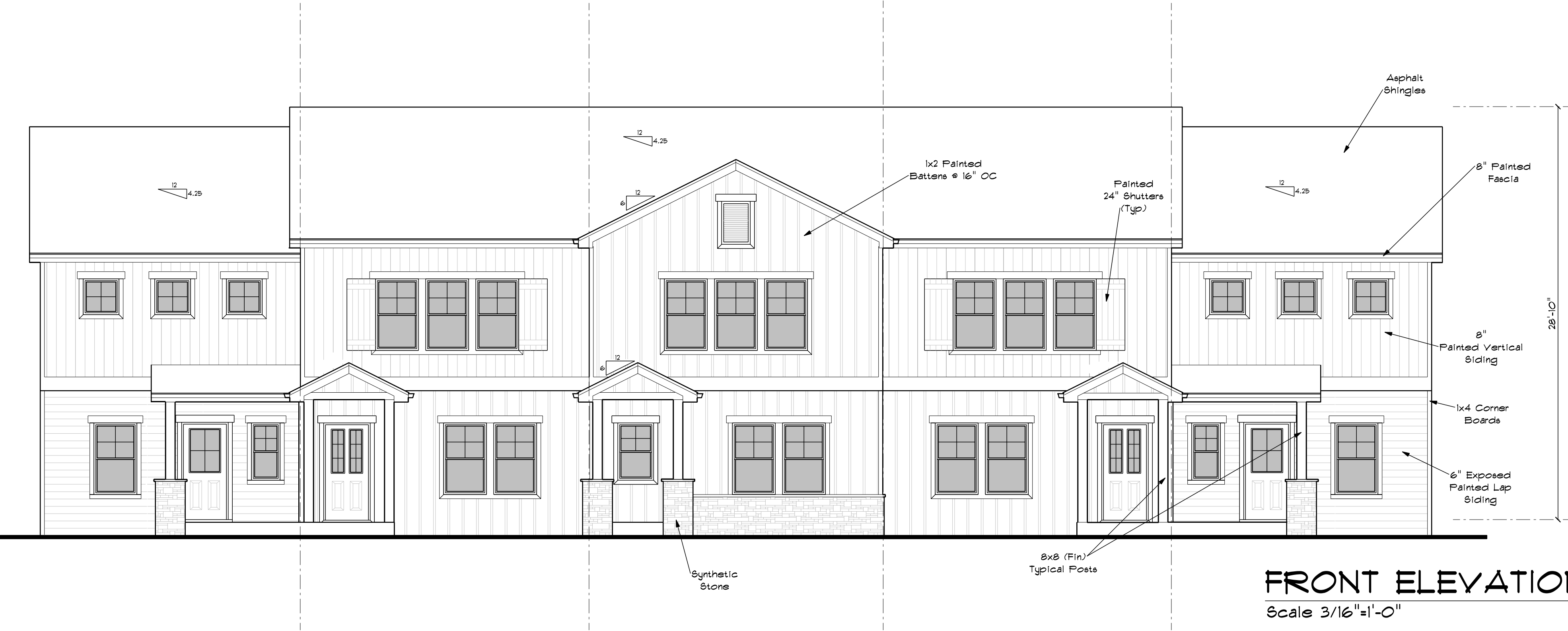
AI

BD



Ft. Collins, CO 80525
970-412-3400
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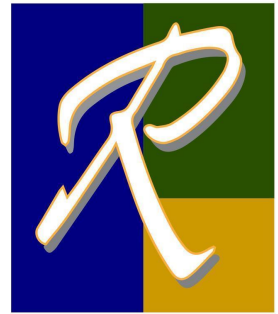
Revisions:

The Ridge at Harmony Road 5th Filing

AI BD

Job Number

BASE PLAN- 5-Plex



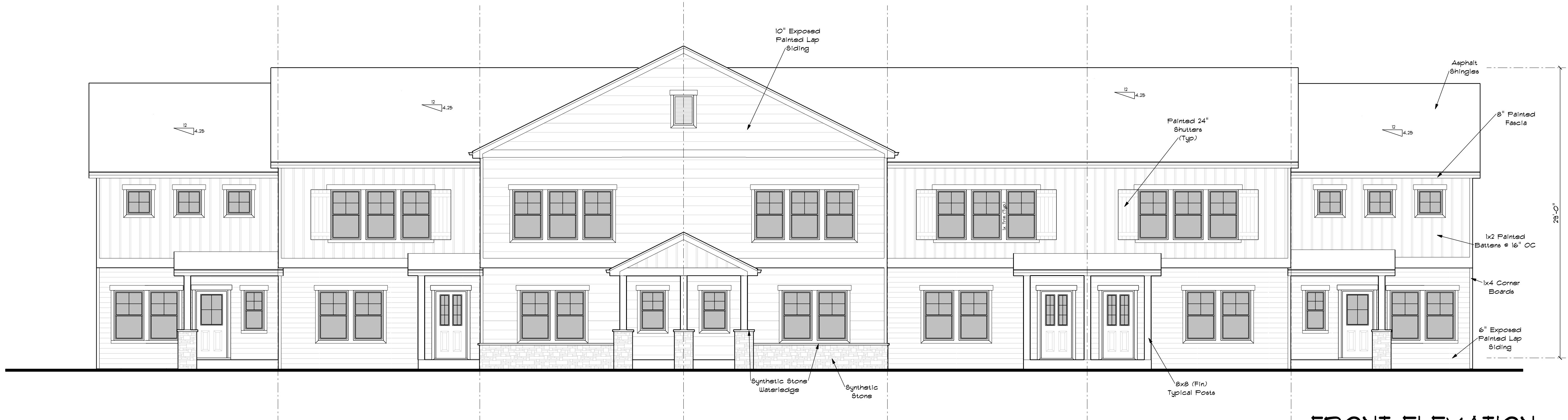
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Page 10



FRONT ELEVATION
Scale 3/16"=1'-0"



SIDE ELEVATION
Scale 1/8"=1'-0"



TYPICAL COLOR SCHEME



BACK ELEVATION
Scale 1/8"=1'-0"

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Revisions:

Job Number

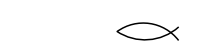
BASE PLAN- T-Plex



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FRONT ELEVATION
LEFT ELEVATION

Page 11



MEMORANDUM

Date: August 19, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Height Modification – Diamond Valley Subdivision 5th Filing, Tract A (Future Legends Sports Park) – Jeff Katofsky, Future Legends, LLC, owner/ Larry Thomas, Hensel Phelps, applicant
Item #: C.3 C.4.a

Background / Discussion

Mr. Larry Thomas of Hensel Phelps, representing Mr. Jeff Katofsky, primary owner of Future Legends LLC, is requesting approval of a height modification in order to exceed the maximum building height allowed in the Limited Industrial (IL) zoning district. The maximum height allowed in the IL zoning district is seventy-five (75) feet, in accordance with Municipal Code Section 16-10-50(b)(3). The proposed facility includes a sports dome with a maximum height of ninety (90) feet, stadium light towers with a maximum height of one hundred (100) feet, and athletic field light towers with a maximum height of ninety (90) feet.

The requested height modifications are part of a sports campus. The surrounding land uses are generally industrial in nature, with the exception of the Windsor Charter Academy to the west and a single residence approximately 1000 feet south of the proposed stadium. The proposed sports dome is located in the north central part of the property, approximately 450' from the north property line, 950' from the east property line, 1200' from the west property line, and 2000' from the southern most property line. The proposed lighting for the stadium and athletic fields are being reviewed as a part of the site plan application by the Town's lighting consultant, Clanton & Associates, to ensure best practices are followed to minimize light spill and glare.

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

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

infringing on the privacy of adjacent public and private property, particularly adjacent residential areas and public parks.

- d. *Neighborhood scale. Any building or structure proposed to be greater than the maximum building height allowed in the respective zoning district pursuant to this Section, or by other ordinances, rules or regulations of the Town, shall be compatible with the scale of the neighborhoods in which it is situated in terms of relative height, height to mass, length to mass and building or structure scale to human scale.*

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

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

Goal:

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

Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the height modification as presented, with an allowance for increases in height up to 10% due to modifications needed during final design or construction.

Notification

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

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

- August 6, 2020 – affidavit of mailing to surrounding property owners
- August 7, 2020 – development review sign posted on the property
- August 7, 2020 – legal notices posted on the Town of Windsor website
- August 7, 2020 – legal ad published in the paper

Attachments

Application materials
Staff PowerPoint

copy: Larry Thomas, applicant
Jeff Katofsky, owner



1111 Diamond Valley Dr, Suite 101
Windsor, CO 80550
720.739.2090

July 22, 2020

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

RE: Future Legends LLC. Exception Request of Building Height Submittal Requirements

Town Board and Planning Commission,

Future Legends LLC. plans to construct one sports dome and twenty light poles at the Diamond Valley Property that exceed the Town's allowable height limits. We are seeking an exception from the Town's Municipal Code on the maximum building height as outlined in Section 16-10-50(b)(3) where it states:

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

We are also seeking an exception from maximum building height requirements allowed in the 1st Amended and Restated Agreement for Cooperative Development and Use of Diamond Valley Property. The proposed sports dome is approximately ninety (90) feet and the light poles exceeding the allowed height range from eighty (80) to one hundred (100) feet in height.

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

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

A shadow analysis has been performed for this submittal, see attached documents showing the proposed sports dome and its impact to the adjacent properties. Future Legends LLC's property is surrounded by light industrial and agricultural properties with one residence in the area. The proposed sports dome and light poles will not have an adverse effect on light and shadow since the properties adjacent to this site are mostly bare land or light industrial used land.

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

Future Legends LLC is requesting that the Town accept the attached elevation drawing for the visual analysis submittal requirements. Existing views will not be blocked due to our location in an industrial area with very few residences and/or public rights-of-way nearby with views. The attached drawings show the scale of our sports dome and light pole structures and the potential impact on views.

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

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

- 1. The site is situated in a remote location within an existing and establishing industrial area.**
- 2. The proposed light poles are located on the property and have a footprint that does not exceed more than one foot. The sports dome is located on the property approximately 450' from the north property line, more than 950' from the east property line, more than 1200' from the west property line, and more than 2000' from the southern-most property line. Therefore, there will be minimal visual and shadow impacts from the proposed structures to the adjacent properties.**
- 3. There is little visibility from high volume public roadways and private residential properties.**

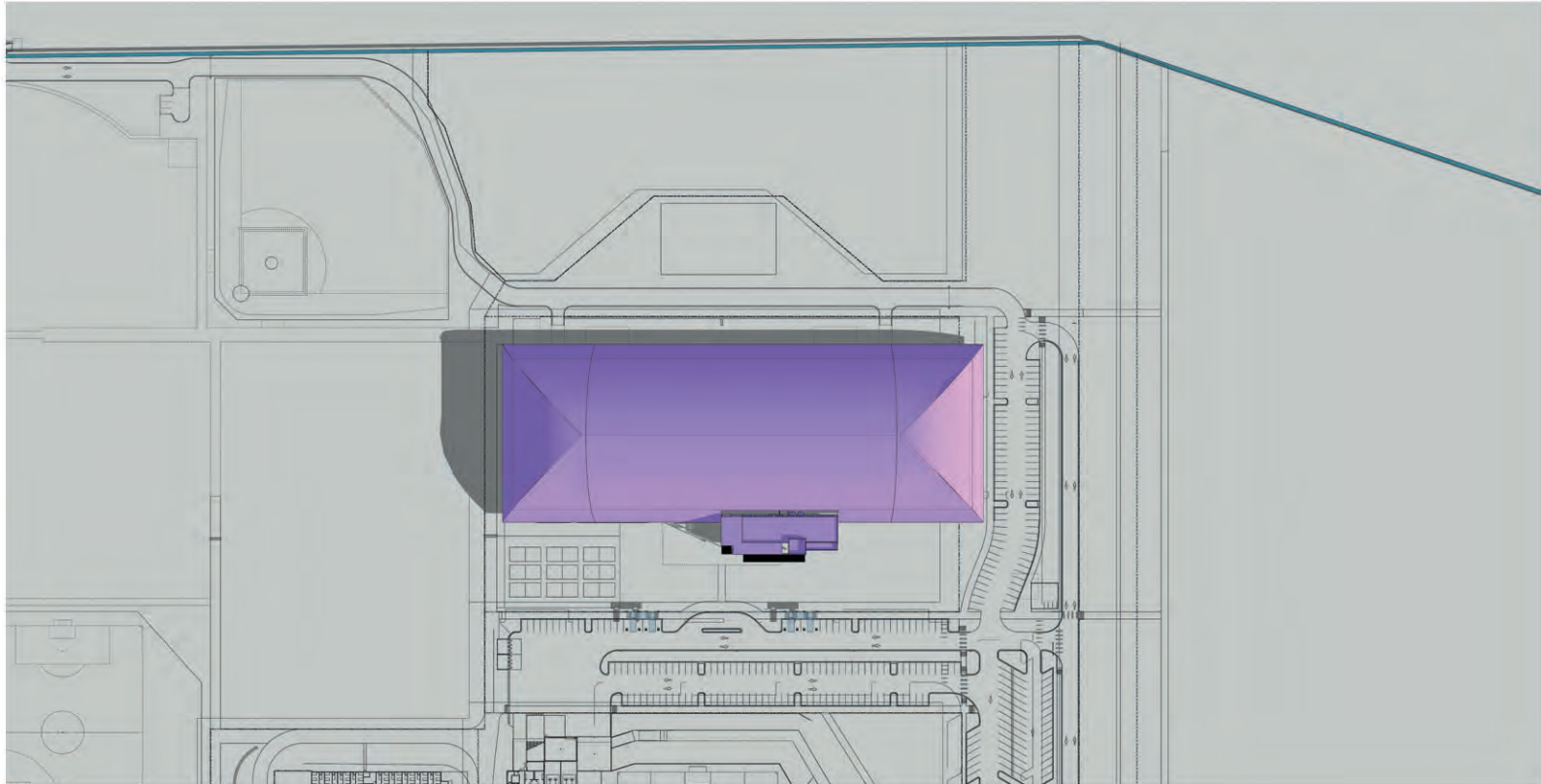
Landowners within 300' of Future Legends LLC's property lines:

- GLH Construction, Inc, 780 E Garden Dr, Windsor, CO 80550
- United Rentals – Fluid Solutions: Pumps, Tanks, Filtration, 698 Technology Circle, Windsor, CO 80550
- Windsor Charter Academy, 680 Academy Court, Windsor, CO 80550
- Windsor Gymnastics Academy, 687 Academy Court, Windsor, CO 80550
- Catalyst Brazilian Jiu Jitsu Academy, 1111 Diamond Valley Dr #102, Windsor, CO 80550
- Majestic Surveying, LLC, 1111 Diamond Valley Dr #104, Windsor, CO 80550
- Brickhouse Functional Fitness, 1111 Diamond Valley Dr, Windsor, CO 80550
- Southern Exposure Landscape, 745 Jackson Court, Windsor, CO 80550

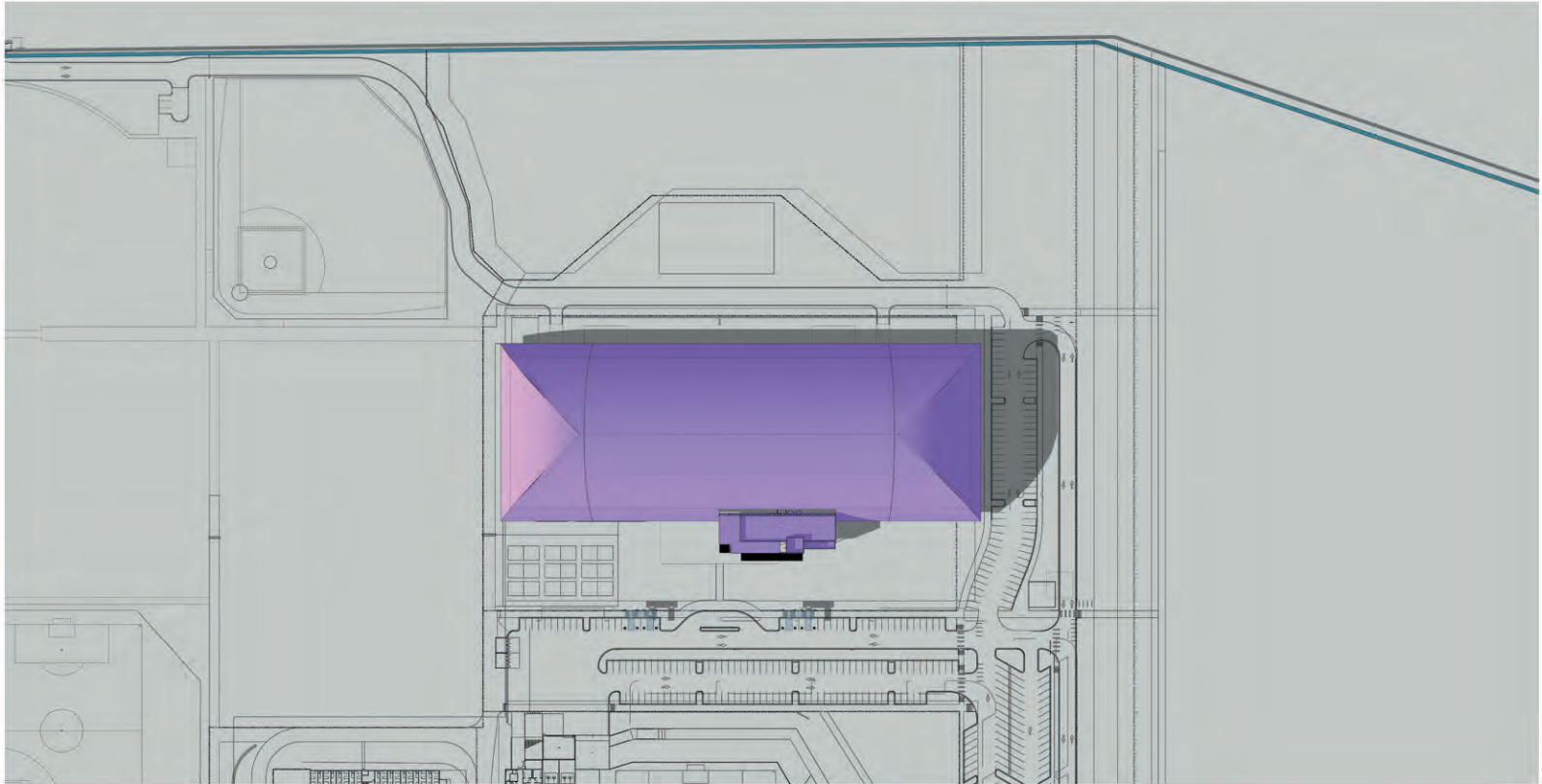
Thank you for your consideration,

Jeff Katofsky
Primary Owner
Future Legends LLC.

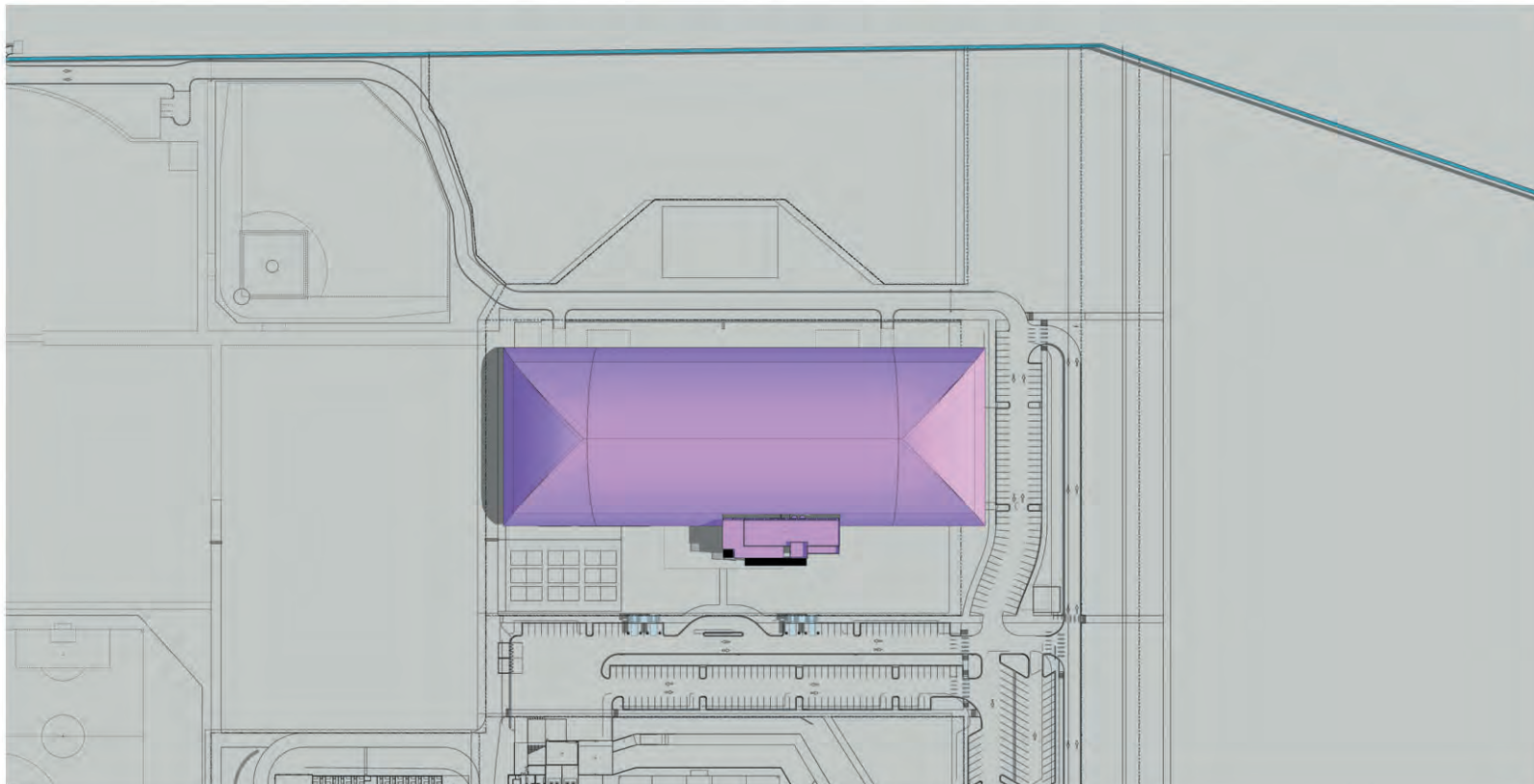
SPORTS DOME - SOLAR STUDY



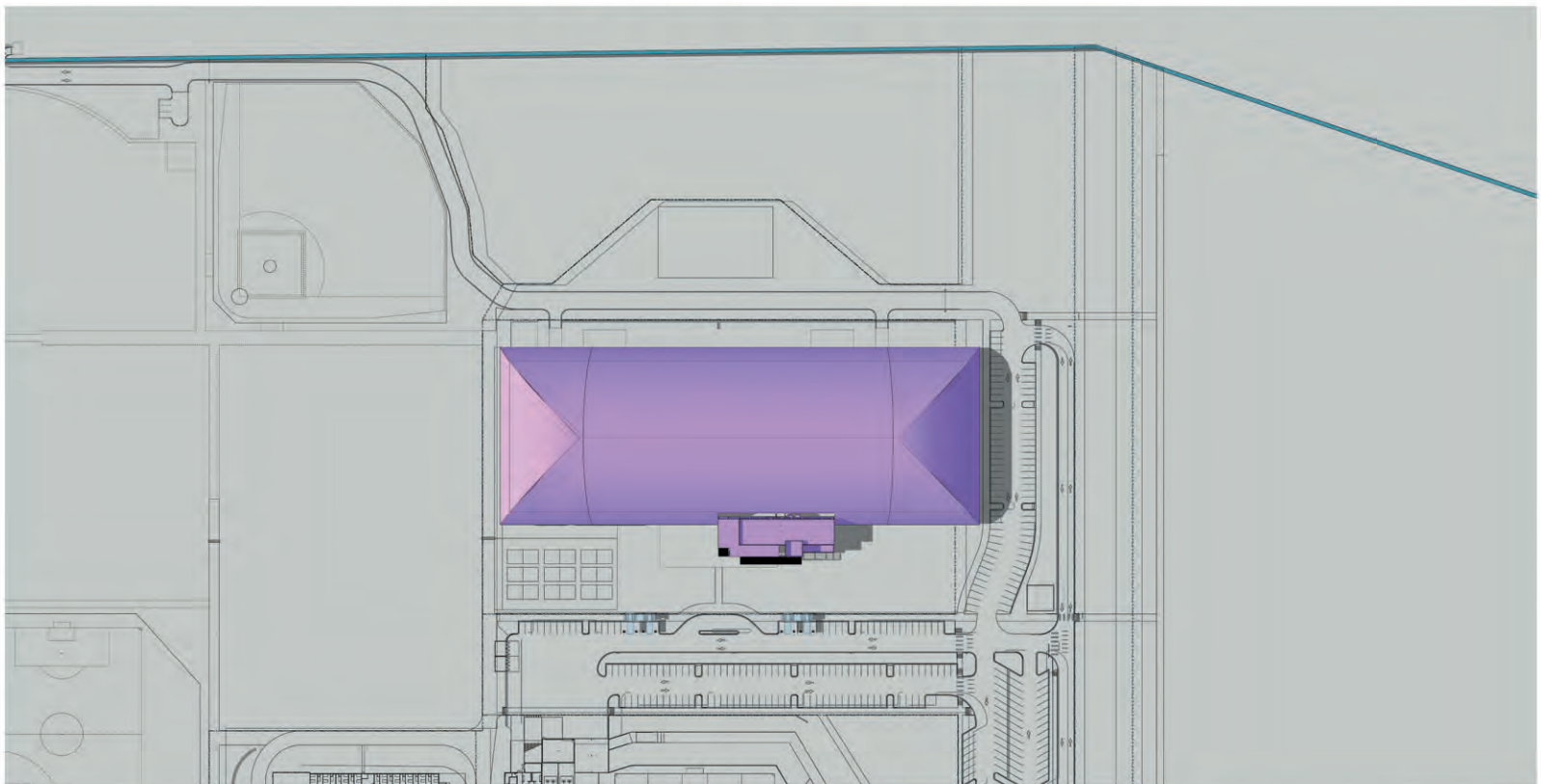
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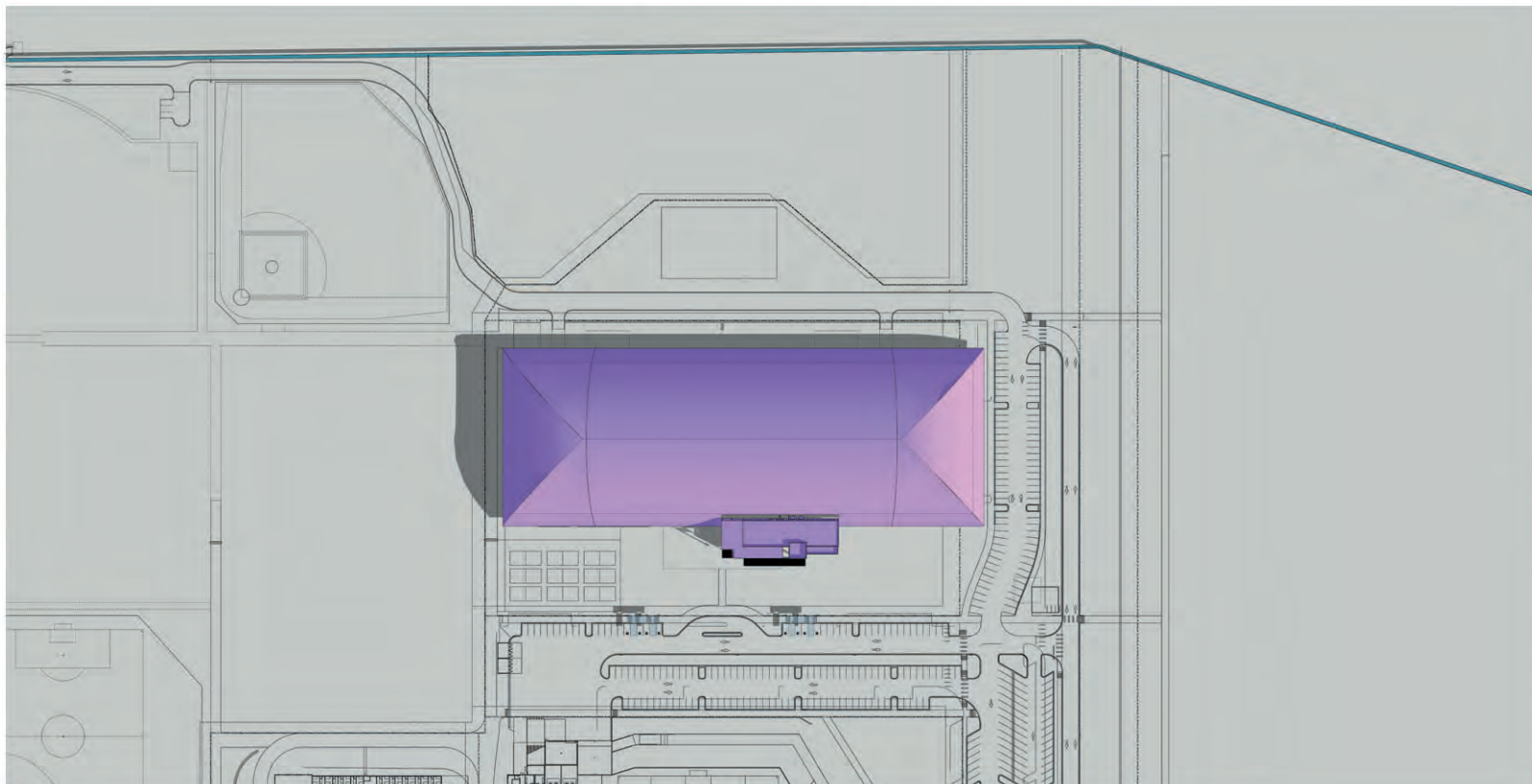
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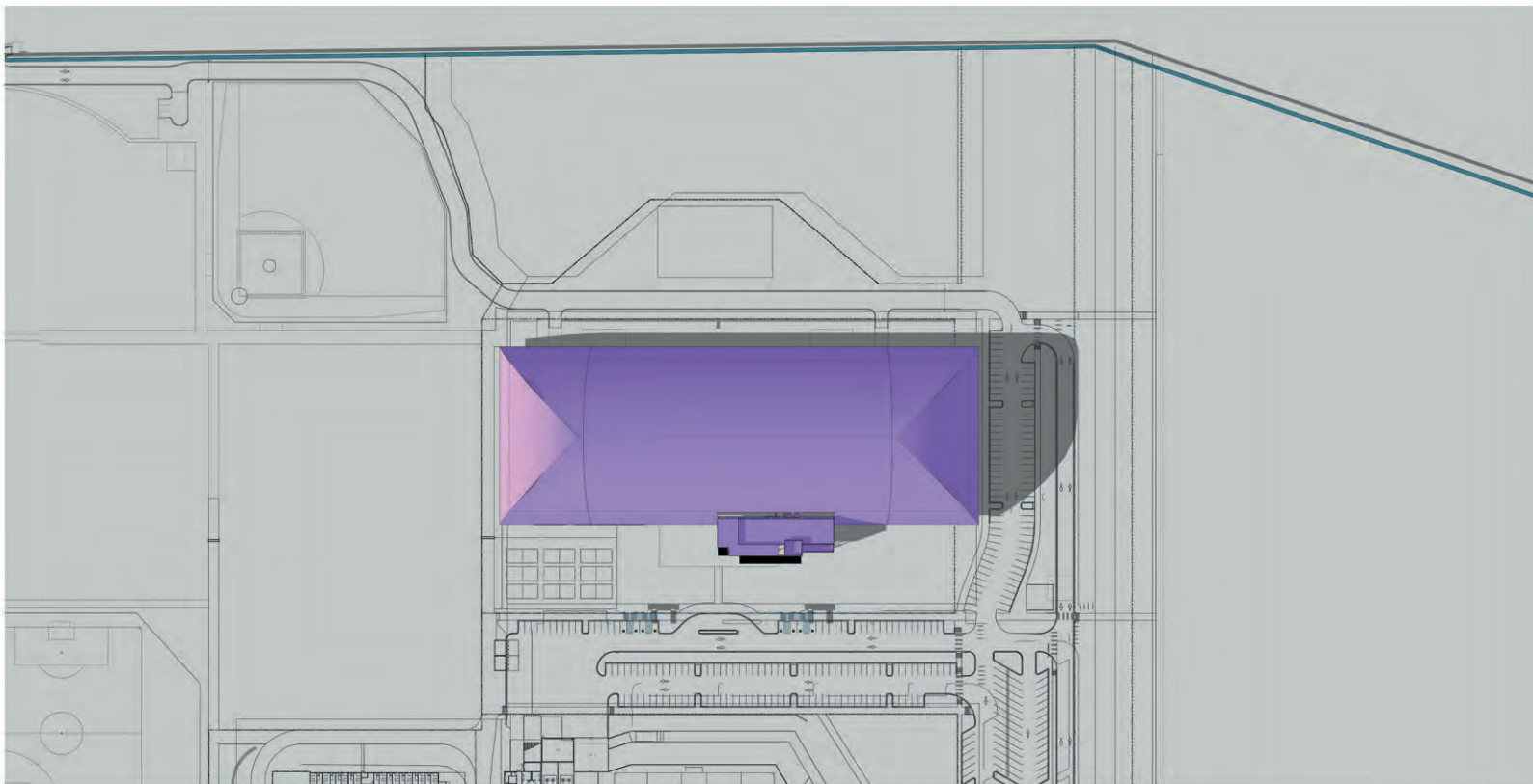
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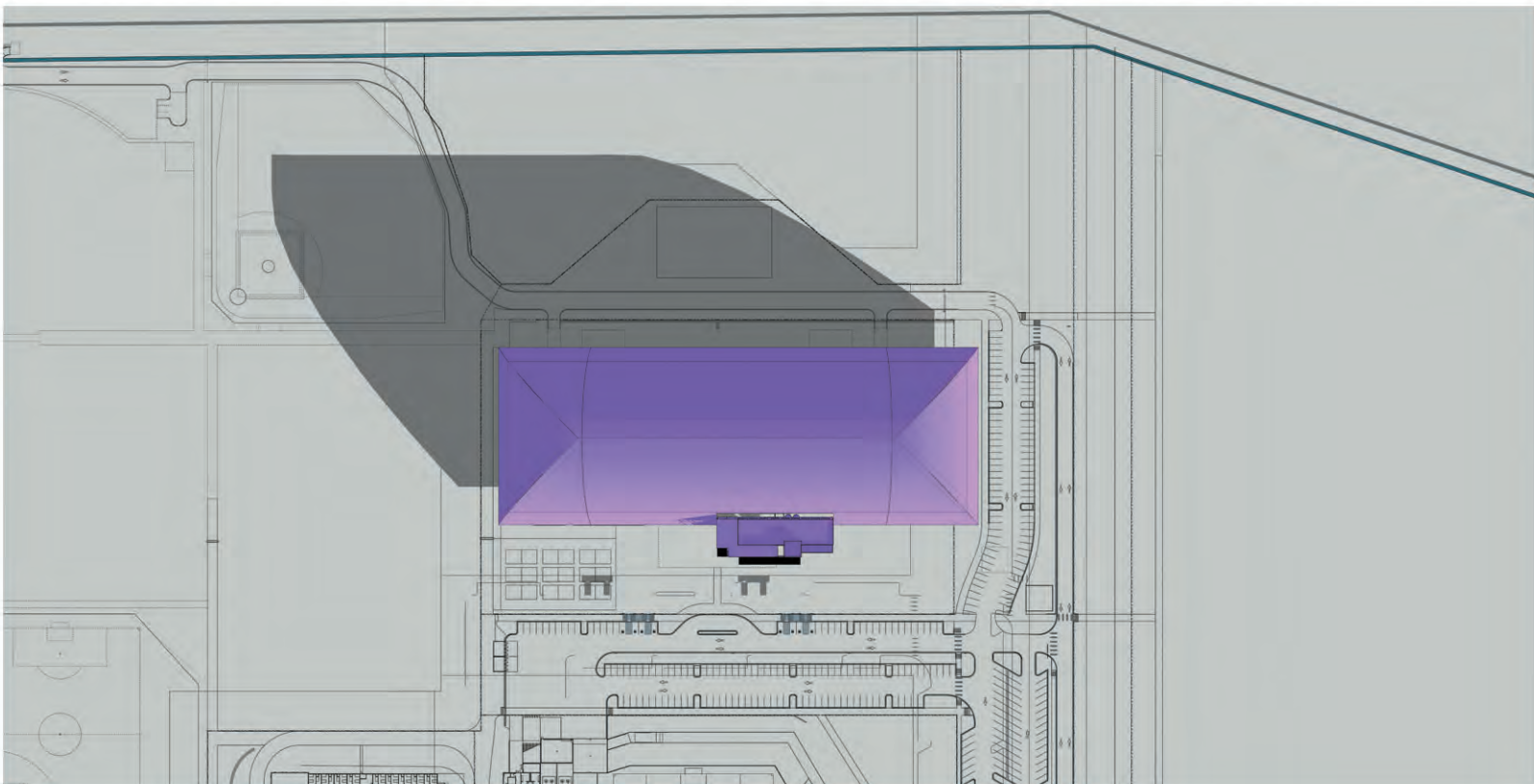
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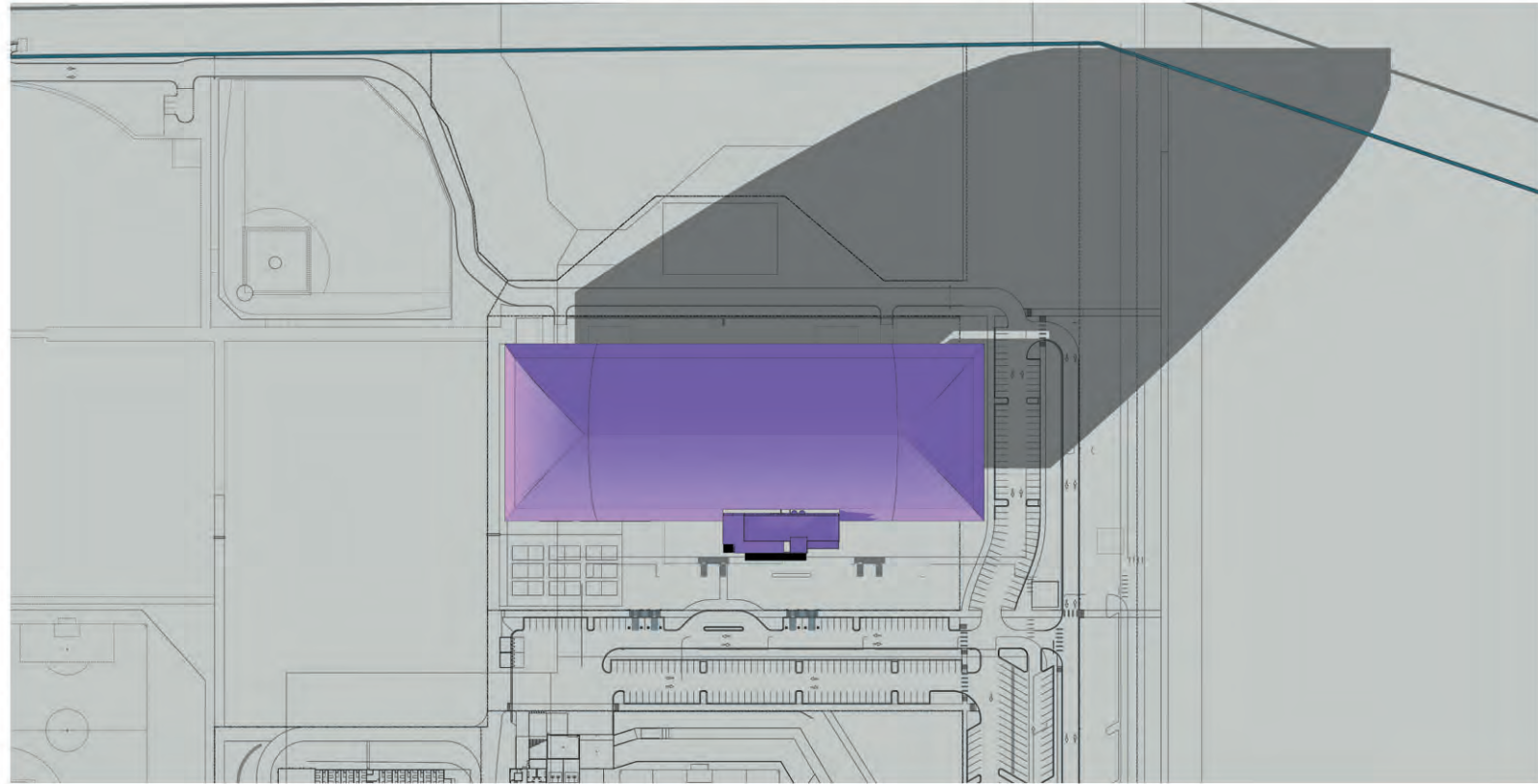
September 22nd 8:00 AM



September 22nd 4:00 PM



Decemberr 21st 8:00 AM



December 21st 4:00 PM



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Professional Engineer

KEVIN J MILEY
NJ PROFESSIONAL ENGINEER NO. 42885

Consultant

HILLMAN & MILEY
CONSULTING ENGINEERS PLLC
235 Mamaroneck Ave
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Phone: 914.428.0909
info@hillmanmiley.com

AIR STRUCTURES AMERICAN TECHNOLOGIES INC.
211 South Ridge Street
Rye Brook, NY 10573
Phone: 914-937-4500 Fax: 914-937-0450
E-MAIL: artdbg@aol.com WEB Page: www.airtdbg.com

USE:

CONCEPT DRAWINGS

No.	Date	Revisions / Submissions

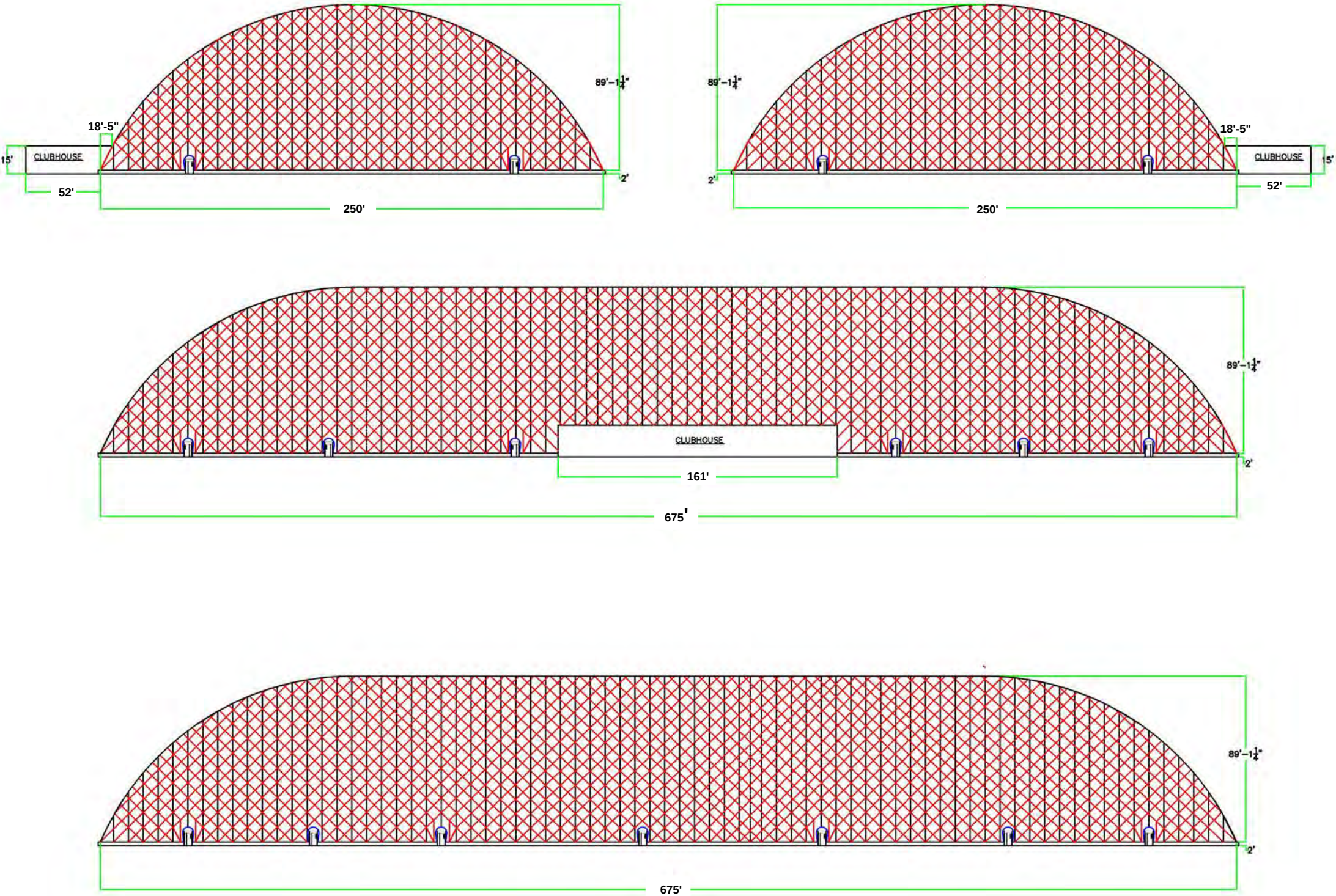
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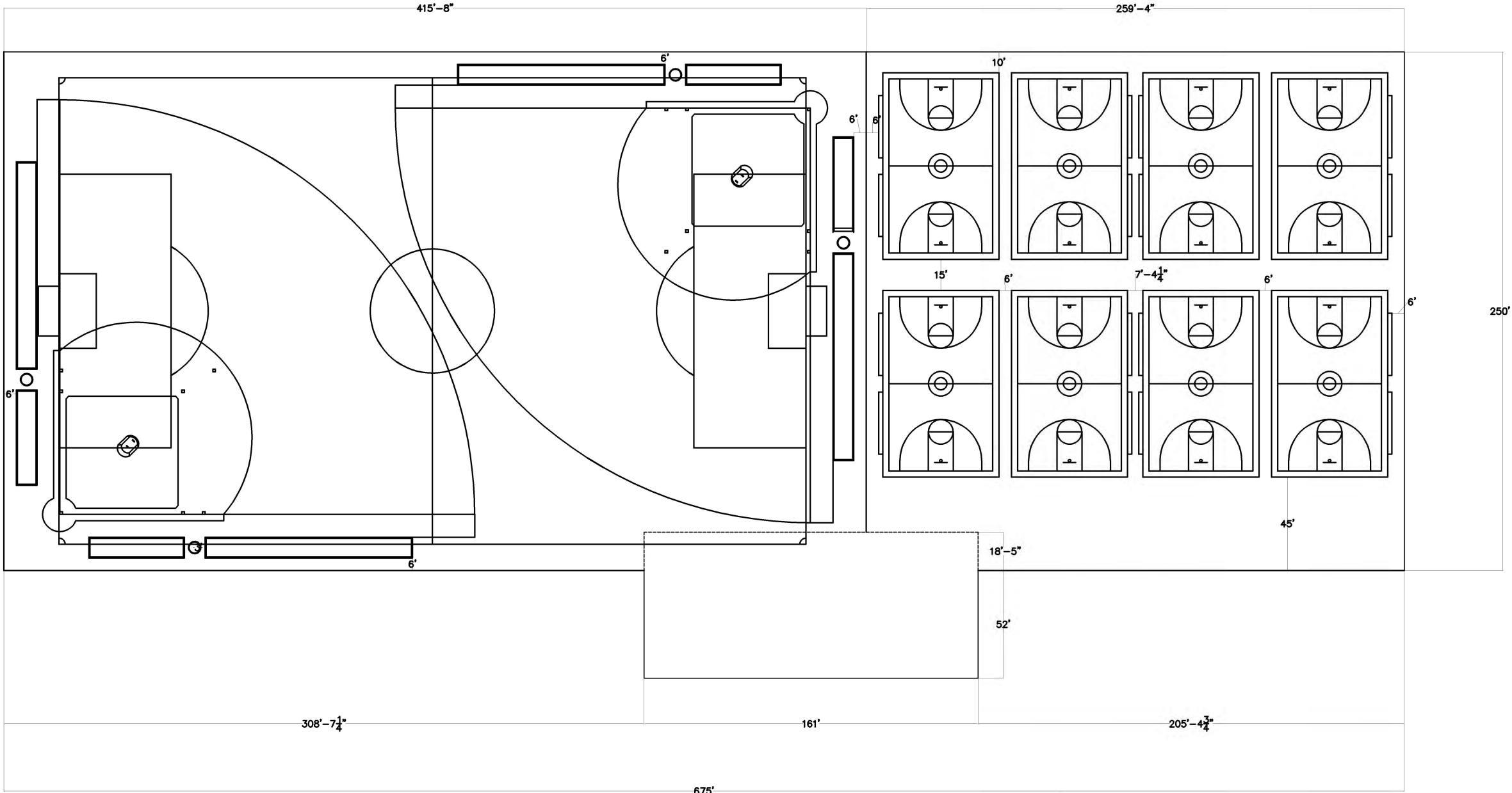
HENSEL PHELPS TWIN
BASEBALL FACILITY

Drawing Title

270'X610'X89'-1 1/4"
ELEVATION VIEW

Project Manager	Project ID
Drawn By	Scale
Reviewed By	Drawing No.
Date	





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E-MAIL: airbldg@aol.com WEB Page: www.airbldg.com

USE

CONCEPT DRAWINGS

No.	Date	Revisions / Submissions

Project Title

FUTURE LEGENDS

Drawing Title

FLOOR PLAN FOR 250'x675'
STRUCTURE

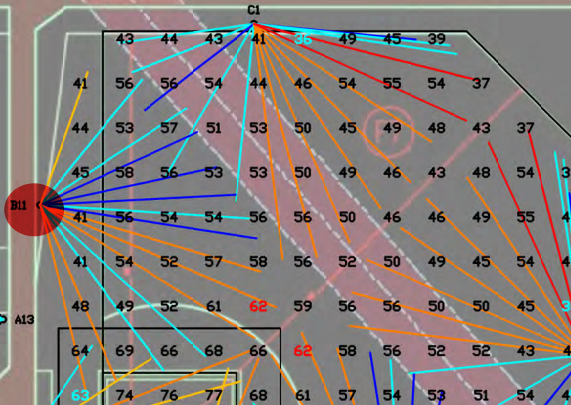
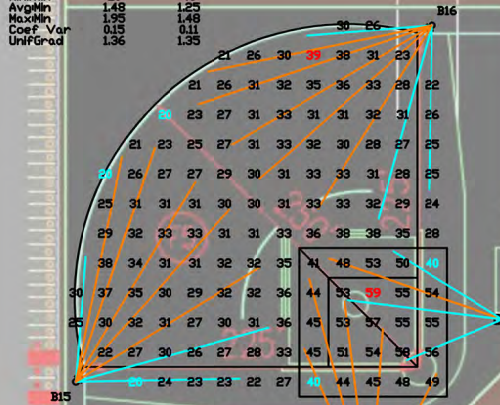
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Drawn By J. Frolid	Scale NTS
Reviewed By	Drawing No.
Date 6/25/2020	
PAGES 1 OF 4	

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MAINTAINED

Baseball F5
136 points (25 infield, 111 outfield) at z=3, sp 20ft by 20ft

HORIZONTAL FOOTCANDLES
Infield Outfield
Average 30 50
Maximum 39 59
Minimum 20 40
AvgMin 1.43 1.25
MaxMin 1.95 1.48
Coef Var 0.15 0.11
UnifGrad 1.36 1.35



Baseball F7
136 points (25 infield, 111 outfield) at z=3, sp 30ft by 30ft

HORIZONTAL FOOTCANDLES
Infield Outfield
Average 50 71
Maximum 62 89
Minimum 36 63
AvgMin 1.39 1.12
MaxMin 1.41 1.41
Coef Var 0.13 0.09
UnifGrad 1.46 1.29

Baseball F8
41 points (25 infield, 16 outfield) at z=3, sp 20ft by 20ft

HORIZONTAL FOOTCANDLES
Infield Outfield
Average 33 54
Maximum 41 70
Minimum 24 37
AvgMin 1.36 1.46
MaxMin 1.71 1.89
Coef Var 0.17 0.16
UnifGrad 1.41 1.33

Baseball F6
136 points (25 infield, 111 outfield) at z=3, sp 20ft by 20ft

HORIZONTAL FOOTCANDLES
Infield Outfield
Average 33 51
Maximum 40 61
Minimum 21 43
AvgMin 1.56 1.18
MaxMin 1.90 1.42
Coef Var 0.14 0.10
UnifGrad 1.33 1.29

Pole	x-loc	y-loc	height	N2	N2-43(3)	N4x3	N4x3D	N4D	Total	kw
A10	-20	-176	50ft		1	2	3		6	7.8
A11	-89	-76	60ft			1	3		4	5.2
A12	-156	3	70ft		5	1	3		9	11.7
A13	-67	126	60ft		1		3		4	5.2
A8	-50	45	80ft		1	3	4		8	10.4
A9	45	-50	80ft		4	3	7		14	18.1
B11	-42	203	80ft		5	1	5	4	15	19.4
B12	203	-42	80ft		5	1	5	4	15	19.4
B13	-114	-274	70ft	1	3	2	2	1	9	11.7
B14	-354	-34	70ft	1	3	2	2	1	9	11.7
B15	-354	84	70ft		5		3		8	10.4
B16	-114	324	70ft		5		3		8	10.4
C1	102	325	70ft	2	6		6	2	16	20.7
C2	325	102	70ft	2	6		6	2	16	20.7
Total				6	50	16	55	14	141	182.6

N4D
GEN 3 FULL

N4x3D
GEN 3 FULL

N4x3
GEN 3 FULL

N2-43(3)
GEN 3 FULL

N2
GEN 3 FULL

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Qualite SPORTS LIGHTING, LLC

215 MECHANIC RD
HILLSDALE, MI 48242
PHONE: 517/439-1581
FAX: 517/439-1194
800/933-9741
WWW.QUALITE.COM

GC-I200W-A	QL-20740D5-A
BASEBALL	
FUTURE LEGENDS SPORTS COMPLEX - FORT COLLINS, CO	
NP	NTS
2/12/20	1 OF 1

THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

MAINTAINED

Pole	x-loc	y-loc	height	N2-43(3)	N4x3	N4x3D	N4D	Total	kw
A3	-48	35	70ft	1	10	3		14	18.1
A4	35	-48	70ft	1	10	3		14	18.1
A5	-70	-153	70ft	1	6			7	9.1
A6	-68	-225	70ft	1	4	1		5	6.5
A7	-170	-78	70ft	6	6			12	15.5
B10	-103	295	90ft	11		1	1	13	16.8
B3	-10	300	90ft	11		1	1	13	16.8
B4	300	-10	90ft	11		1	1	13	16.8
B5	295	-103	90ft	11		1	1	13	16.8
B6	-15	-413	90ft	11		1	1	13	16.8
B7	-143	-420	80ft		7	1		8	10.4
B8	-388	-175	80ft		7	1		8	10.4
B9	-413	-15	90ft	11		1	1	13	16.8
Total				75	50	15	6	146	189.1

N4D
GEN 3 FULL

N4x3
GEN 3 FULL

N4x3D
GEN 3 FULL

N2-43(3)
GEN 3 FULL

TYPICAL OF FIELDS E1, E2, AND E3

Baseball E2
94 points (25 infield, 69 outfield) at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

	Outfield	Infield
Average	33	53
Maximum	41	67
Minimum	23	46
AvgMin	1.42	1.16
MaxMin	1.78	1.46
Coef Var	0.17	0.11
UnifGrad	1.42	1.24

Baseball F4
129 points (25 infield, 104 outfield) at z=3, sp 20ft by 20ft
HORIZONTAL FOOTCANDLES

	Outfield	Infield
Average	31	51
Maximum	40	64
Minimum	21	40
AvgMin	1.47	1.27
MaxMin	1.90	1.50
Coef Var	0.16	0.12
UnifGrad	1.38	1.26

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GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS.

Qualite SPORTS LIGHTING, LLC

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HILLSDALE, MI 49242

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GC-1200W-A

QL-20740D7-A

BASEBALL

FUTURE LEGENDS SPORTS COMPLEX - FORT COLLINS, CO

NP

NTS

2/12/20

1 OF 1

THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

MAINTAINED

Pole	x-loc	y-loc	height	N2	N2-43(3)	N4x3	N4	N4x3D	Total	kw
A14	-90	45	90ft	4	4	9			17	22.0
A15	45	-90	90ft	4	4	9			17	22.0
B17	-90	190	100ft	11	5	4	3		23	29.8
B18	190	-90	100ft	11	5	4	3		23	29.8
C3	73	387	80ft		10	13	1		24	31.1
C4	348	75	80ft		2	14	1	3	20	25.9
D1	257	387	80ft		12	7	4		23	29.8
D2	374	248	80ft		11	9	2		22	28.5
Total				30	53	69	14	3	169	218.9

N4x3D
GEN 3 FULL

N4
GEN 3 FULL

N4x3
GEN 3 FULL

N2
GEN 3 FULL

N2-43(3)
GEN 3 FULL

Baseball S1
146 points (25 Infield, 121 outfield) at z=3, sp 30ft by 30ft
HORIZONTAL FOOTCANDLES

	Outfield	Infield
Average	100	150
Maximum	121	180
Minimum	71	126
AvgMin	1.41	1.19
MaxMin	1.70	1.43
Coef Var	0.14	0.10
UnifGrad	1.50	1.29

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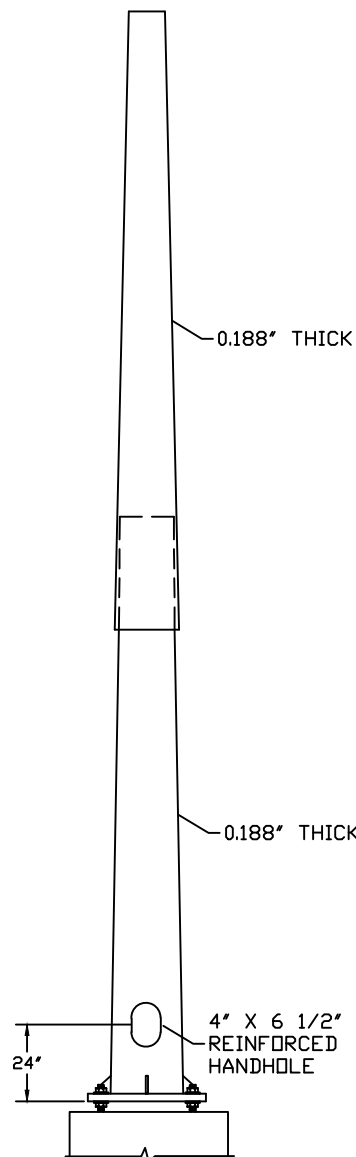
GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS.

Qualite SPORTS LIGHTING, LLC

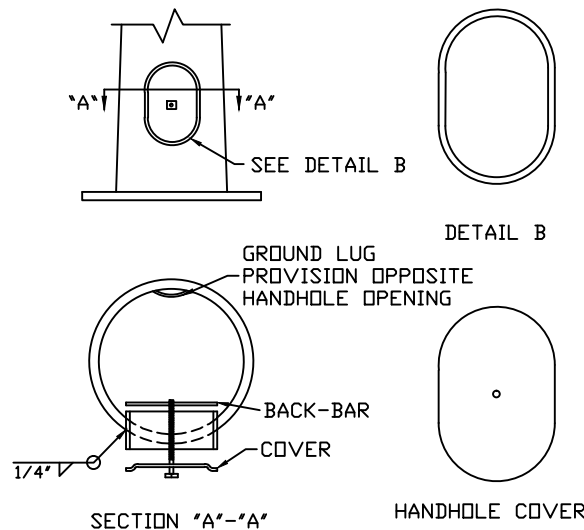
215 MECHANIC RD
HILLSDALE, MI 49242

PHONE: 517/439-1581
FAX: 517/439-1194
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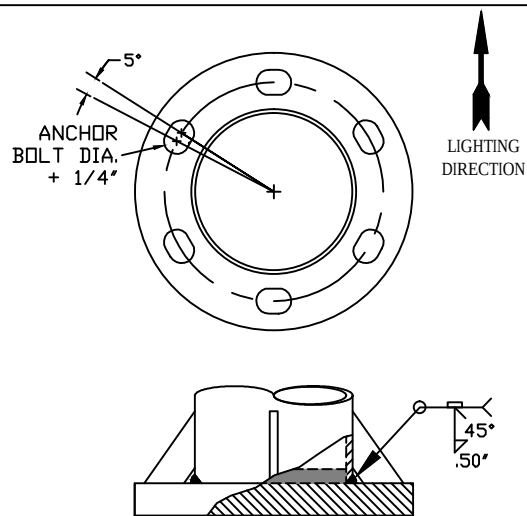
GC-I200W-A	QL-20740D8-A
BASEBALL	
FUTURE LEGENDS SPORTS COMPLEX - FORT COLLINS, CO	
NP	NTS
2/13/20	1 OF 1



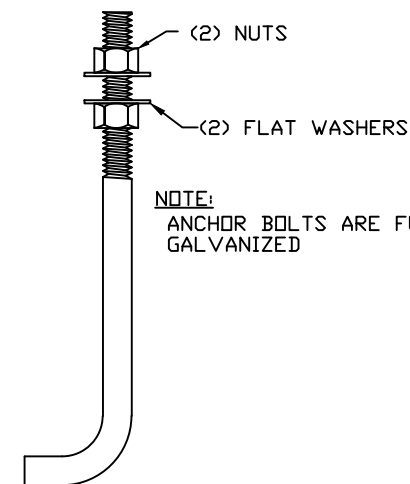
DETAIL POLE ASSEMBLY



DETAIL 3 TYPICAL HANDHOLE



DETAIL 4 BASE PLATE



NOTE:
ANCHOR BOLTS ARE FULLY
GALVANIZED

DETAIL 1 ANCHOR BOLTS

COMPONENT	SPECIFICATION
POLE TOP	ASTM A572 GR. 65
POLE BOTTOM	ASTM A572 GR. 65
MISC. STEEL	ASTM A36
ANCHOR BOLTS	ASTM F1554 GR. 55
BASE PLATE	ASTM A572 GR. 50

GENERAL NOTES:

1. ALL HARDWARE TO BE GALVANIZED TO ASTM A153.
2. POLE ASSEMBLY TO BE GALVANIZED TO ASTM A123.
3. ALL WELDING TO CONFORM TO AWS D1.1 MOST RECENT EDITION.
4. DESIGN INCORPORATE GUST FACTOR PER REF CODE.
5. DESIGNS ARE BASED AGAINST AASHTO 2002 STANDARDS.
6. REFER TO GENERAL INSTALLATION INSTRUCTIONS PRIOR TO ASSEMBLY.

DETAIL 2 MATERIAL SPECIFICATIONS

MSM
Makers Sales and Marketing, LLC

2316 WEAVER ST.
HALTOM CITY, TX 76117
METRO (817) 834-5538
TOLL FREE (866) 724-4527
FAX (817) 831-6088

DATE: N/A	REV.: 00	JOB NO.: N/A	SCALE: NTS
DRAWING NUMBER: TYP ANCHOR BASE	DRAWN BY: TYP	QUOTE NUMBER: N/A	

QUALITE SPORTS LIGHTING
TYPICAL ANCHOR BASE



Height Modification

Diamond Valley Subdivision, 5th Filing, Tract A

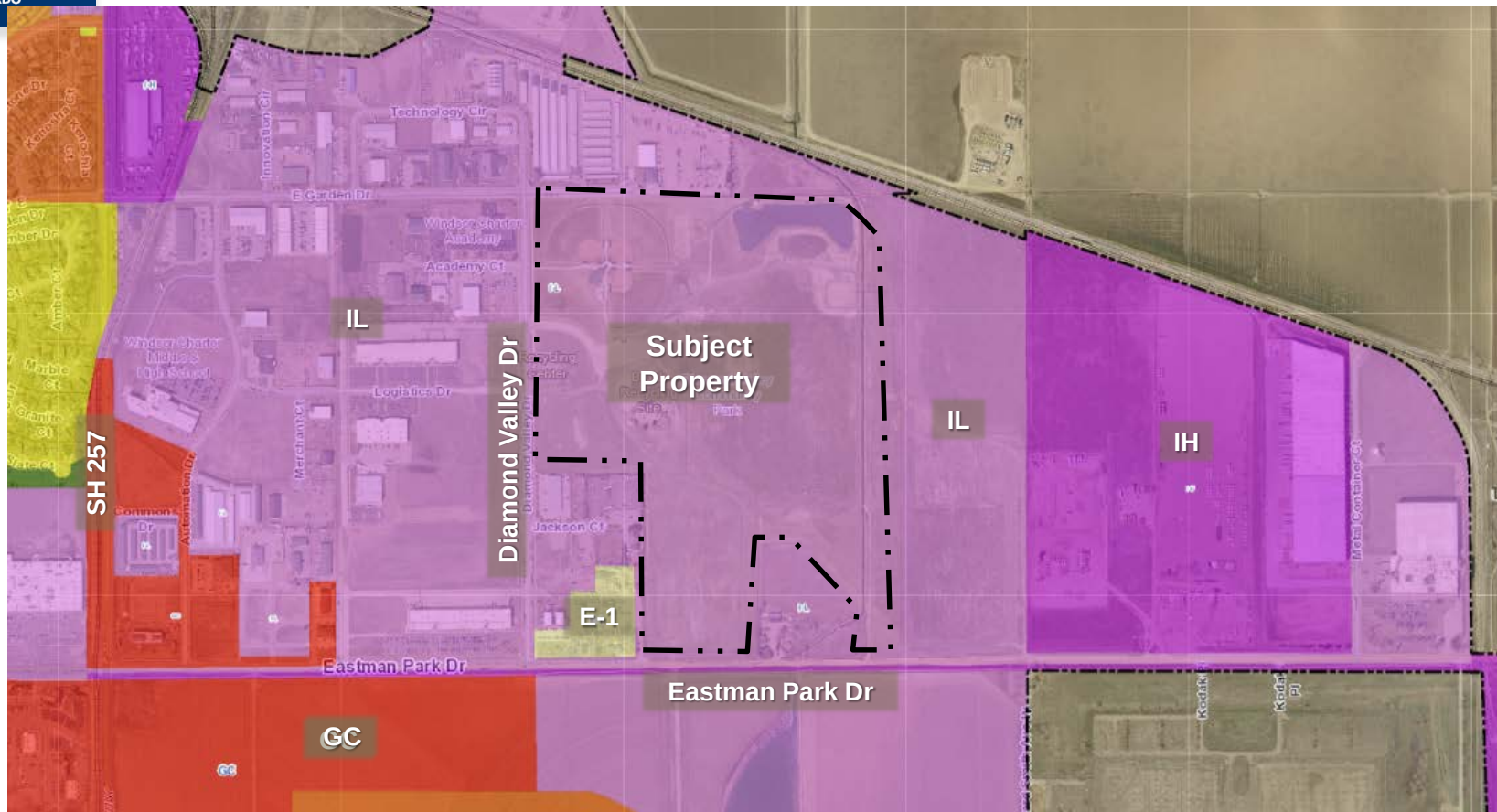
Paul Hornbeck, Senior Planner

Planning Commission August 19, 2020

Site Vicinity Map

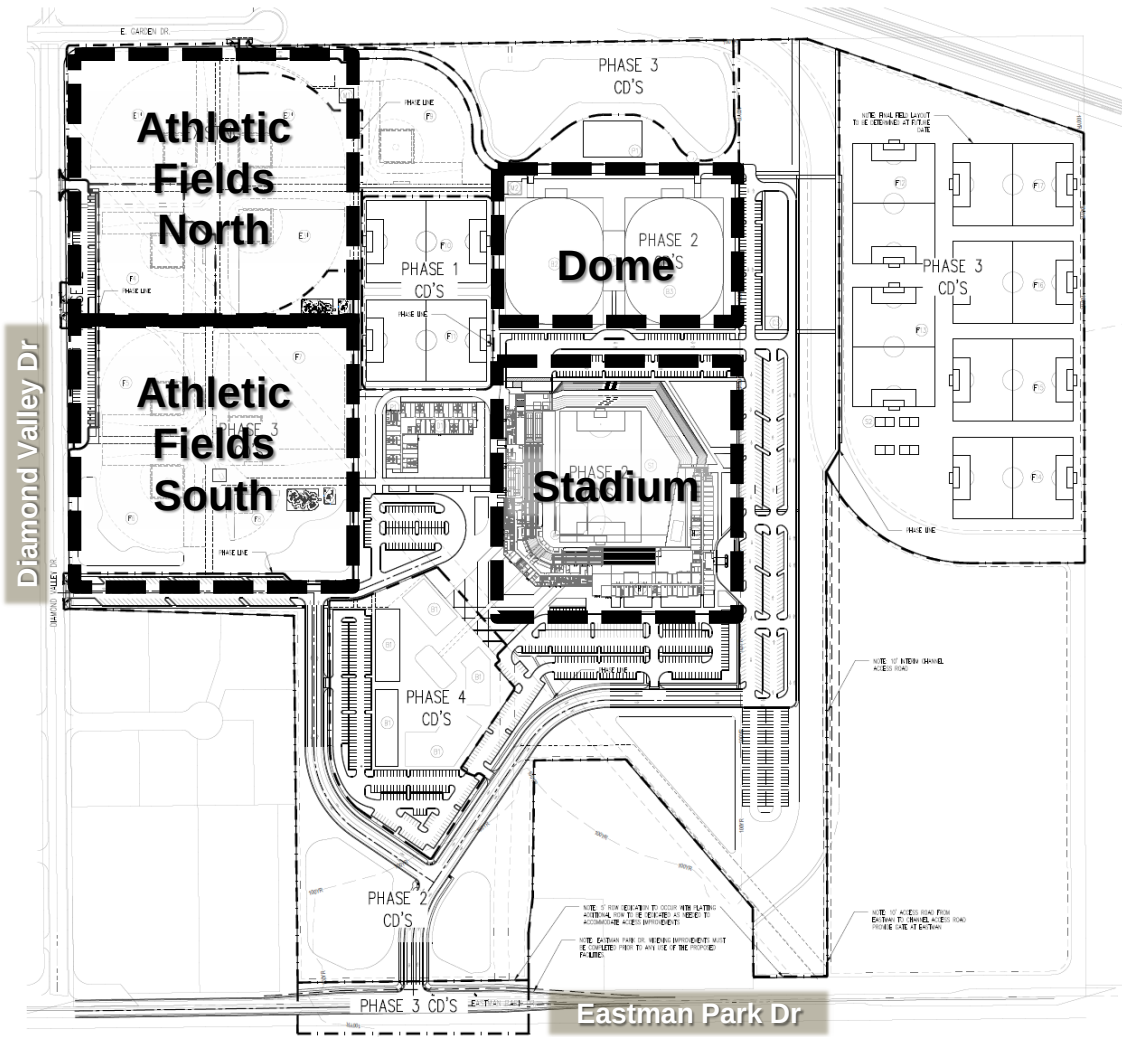


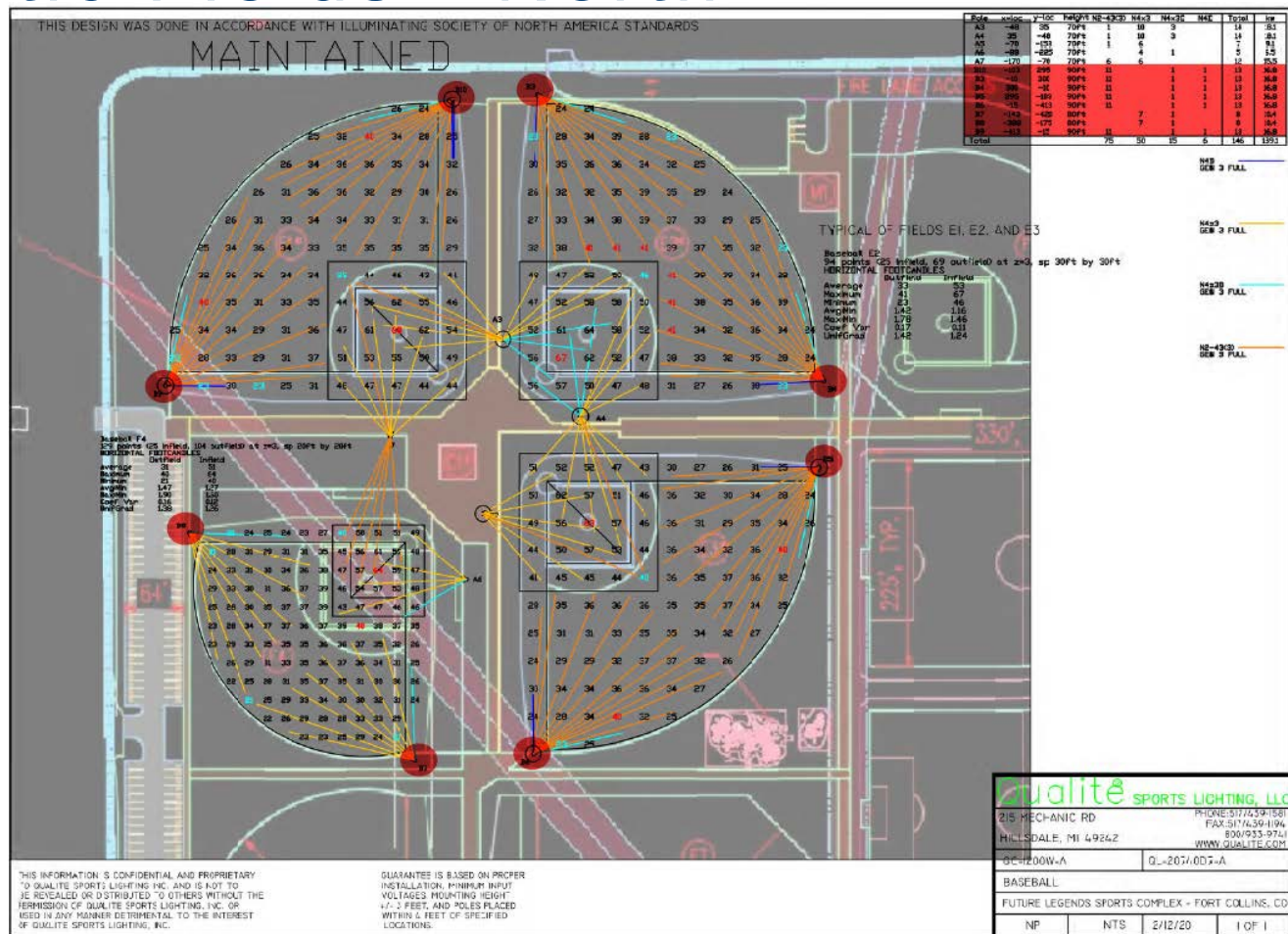
Zoning Map





Master Plan



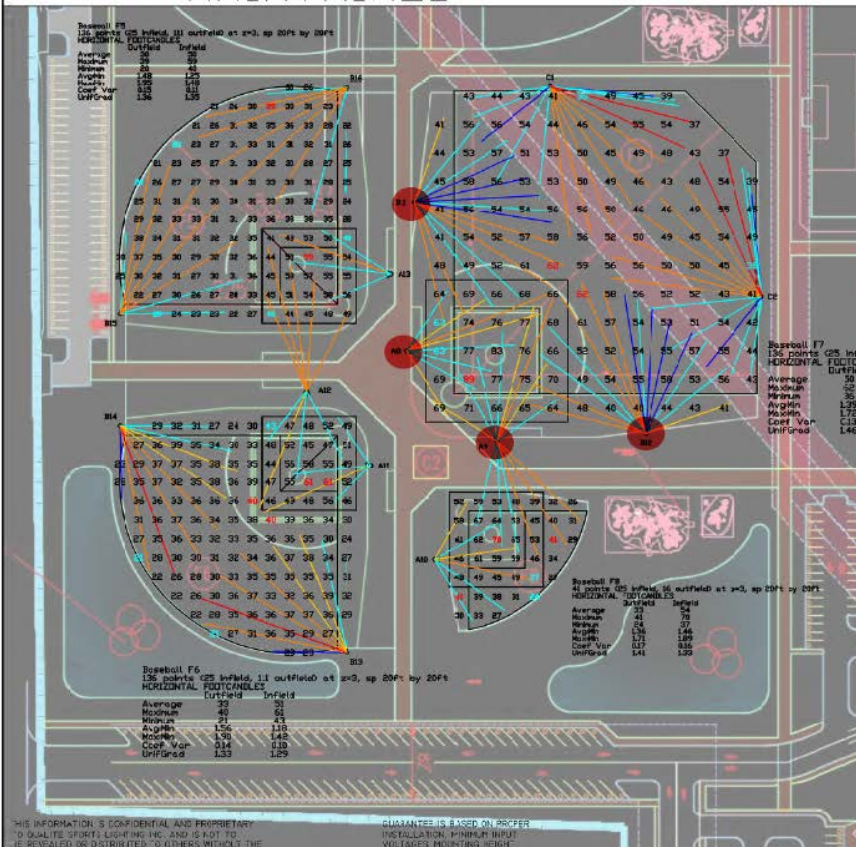




Athletic Fields - South

THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

MAINTAINED



Pole	x-loc	y-loc	height	N2	N2-43(C)	M4x3	M4x30	M4S	Total	lw
A10	-50	-176	50ft	1	2	3			6	78
A11	-89	-76	60ft		1	3			4	59
A12	-56	3	70ft	5	1	3			9	117
A13	-67	126	60ft	1	3	3			7	52
A4	-50	45	80ft	1	3	4			8	124
A9	45	-50	80ft	4	3	7			14	181
B11	-42	203	80ft	5	1	5	4		15	154
B12	203	-42	80ft	5	1	5	4		15	154
B13	-114	-274	70ft	1	3	2	2	1	9	117
B14	-254	-34	70ft	1	3	2	2	1	9	117
B15	-354	84	70ft	5	3	3			8	124
B16	-114	384	70ft	5	3	3			8	124
C1	132	325	70ft	2	6	6	2		16	207
C2	385	102	70ft	2	6	6	2		16	207
Total				6	50	16	50	14	141	1826

M4S
GEN 3 FULL

M4x30
GEN 3 FULL

M4x3
GEN 3 FULL

N2-43(C)
GEN 3 FULL

N2
GEN 3 FULL

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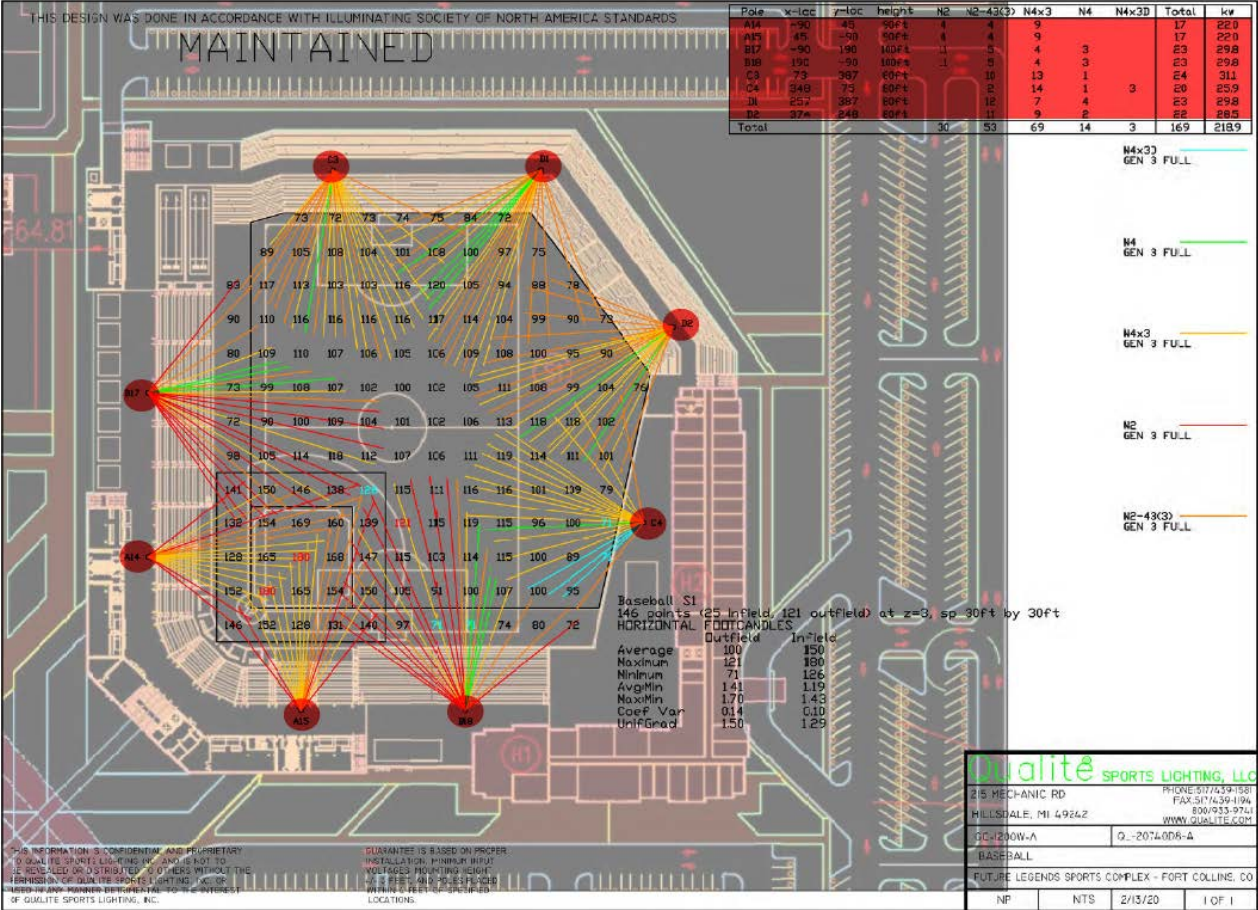
GUARANTEE IS BASED ON PROPER INSTALLATION. MINIMUM INPUT VOLTAGES. MINIMUM HEIGHT +/- 2 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS.

Qualite Sports Lighting, LLC
 215 MECHANIC RD
 HILLSDALE, MI 49642
 PHONE: 517/439-1581
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 800/923-9711
 WWW.QUALITE.COM

GC-1200W-A
 OL-207L005-A
 BASEBALL
 FUTURE LEGENDS SPORTS COMPLEX - FORT CO. LINES, CO
 NP NTS 2/12/20 1 OF 1

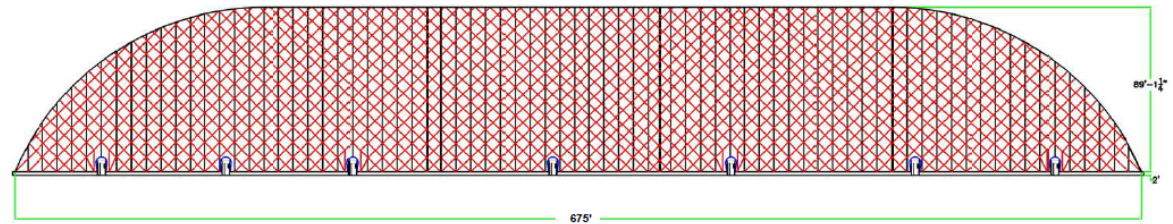
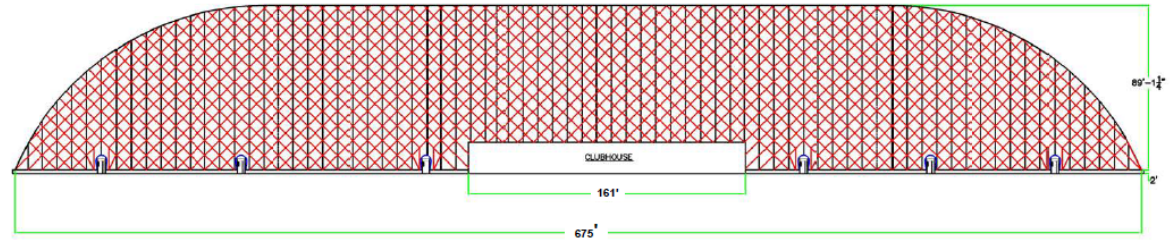
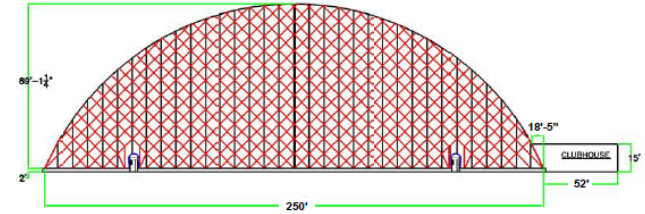
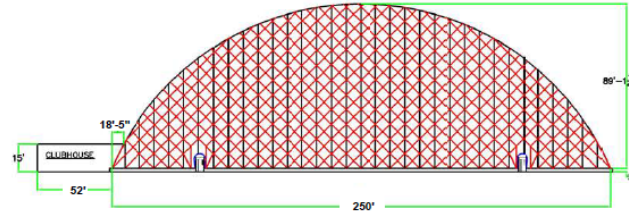


Stadium



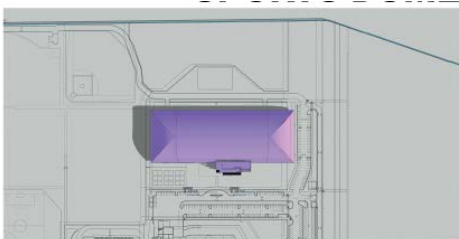


Dome Building Elevations

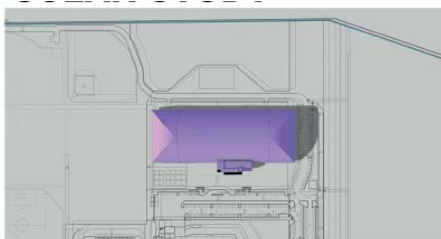




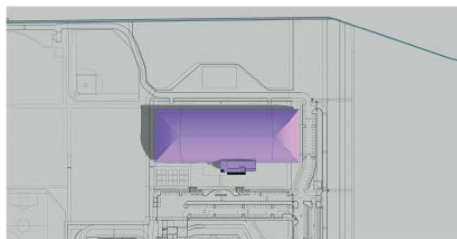
Dome Shadow Study



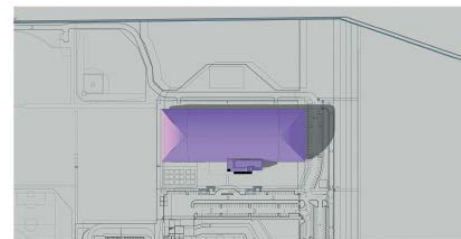
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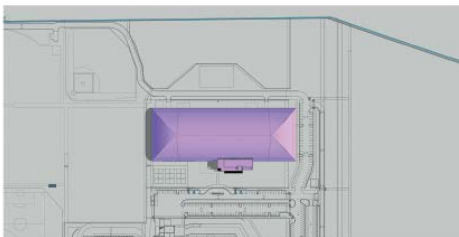
March 19th 4:00 PM



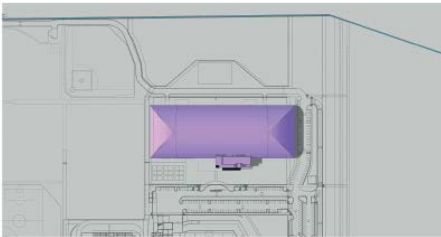
September 22nd 8:00 AM



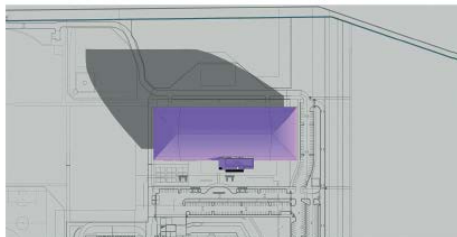
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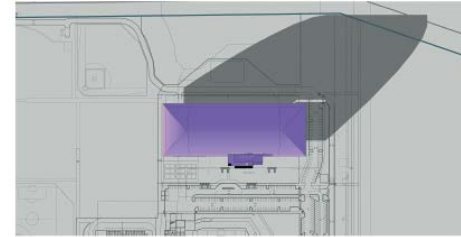
June 5th 8:00 AM



June 5th 4:00 PM



Decemberr 21st 8:00 AM



December 21st 4:00 PM



Height Modification

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

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



Comprehensive Plan Conformance

Chapter 5b – Growth Framework

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



Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the height modification as presented, with an allowance for increases in height up to 10% due to modifications needed during final design or construction.



Height Modification

Staff requests that the following be entered into the record:

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



Approval Criteria

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