



PLANNING COMMISSION REGULAR MEETING

August 21, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

AGENDA

A. CALL TO ORDER

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

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

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

B. CONSENT CALENDAR*

(Minutes of August 7, 2019 will be included in the next Planning Commission packet)

C. BOARD ACTION

1. Public Hearing – Final Major Subdivision - Highland Meadows Golf Course 15th Filing – Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
2. Recommendation to Town Board - Final Major Subdivision - Highland Meadows Golf Course 15th Filing – Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

3. Recommendation to Town Board – Final Site Plan - Highland Meadows Golf Course 15th Filing – Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

D. COMMUNICATIONS

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

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 21, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 4, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, September 18, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, October 2, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**

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



MEMORANDUM

Date: August 21, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board - Final Major Subdivision – Highland Meadows Golf Course 15th Filing – Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
Location: Northwest of intersection of Highland Meadows Parkway and Crooked Stick Drive
Items #: C.1 C.2

Background / Discussion

The applicant, Mr. Jason Sherrill. Landmark Homes, LLC, has submitted a final major subdivision plat, known as Highland Meadows Golf Course Fifteenth Filing. The proposal is a replat of Lot 1 Block 17 of Highland Meadows Golf Course Subdivision 11th Filing and Lot 8 of the Highland Meadows Golf Course Subdivision 8th Filing.

The subject subdivision encompasses approximately 16 acres and is zoned Residential Mixed Use (RMU). The associated site plan of the project proposes 100 2-story townhomes with attached two-car garages, a clubhouse, and landscape areas. Access is provided from two full access intersections with Highland Meadows Parkway and cross access to the properties to the north and south.

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

- 100 townhome lots on 6.8 acres
 - 6.4 dwelling units / acre
- 8.9 acre Tract A containing clubhouse site, streets, utility corridors, and landscaping

The applicant held a neighborhood meeting on November 13, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were approximately 20 neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Objectives:

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

Chapter 5c – Residential Areas Framework

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

Objectives:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Notifications

A neighborhood meeting was held on November 13th, 2018. Notifications for this meeting were as follows:

- October 17, 2018 – affidavit of mailing to property owners within 300 feet
- October 22, 2018 – display ad published in the newspapers

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

- August 8, 2019 - property posted with a notification sign
- August 9, 2019 - legal notice posted on the Town of Windsor website
- August 9, 2019 - legal ad published in the Tribune
- August 8, 2019 – affidavit of letters mailed to the adjacent property owners

Recommendation

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

Attachments

Application Materials
PowerPoint presentation
Neighborhood Meeting Summary

copy: Jon Turner, applicant
Jason Sherrill, applicant
Mike Walker, applicant's representative

June 5, 2019

HIGHLAND MEADOWS GOLF COURSE SUBDIVISION
11TH FILING, LOT 1 BLOCK 17 AND 8TH FILING LOT 8

Site Plan and Major Subdivision

This request is for a replat of Lot 1, Block 17 and Lot 8 in order to construct a townhome project. These lots were previously platted with the Highland Meadows Golf Course Subdivision Eighth and Eleventh Filings. The 15.67-acre project is located west of Highland Meadows Pkwy between Colonial Dr. and Crooked Stick Dr. in the Highland Meadows Subdivision. The site is zoned RMU, Residential Mixed Use.

The project will contain twenty-five (25) four-unit Townhouse buildings, totaling 100 units for a density of 6.38 units per acre and is consistent to the approved master plan.

Parking is provided at 4 spaces per unit. 200 spaces are provided in the attached 2-car garages and 200 in the driveways. Additional parking spaces for guests may be provided at convenient locations throughout the development.

Building materials consist of a combination of horizontal and straight-edge shingle siding, and stone veneer to provide variety and interest. Accents include manufactured stone jack arches over windows and front porches. The roof will be composition shingles. The architecture will continue the high-quality architecture consistent with the other multi-family buildings in the Subdivision.

Each unit is designed to have its own enclosed front yard with landscape and 4' black metal picket fencing.

Neighborhood Meeting Report - Highland Meadows Golf Course Subdivision 15th Filing - Vernazza Townhomes at La Riva

Place: Highland Meadows Golf Course
Pool Clubhouse
6795 Crystal Down Drive
Windsor, CO 80550

When: Tuesday, November 13th, 2018 at 5:30PM

Neighborhood Meeting Objective:

To provide the surrounding neighbors information about this project and allow the opportunity for property owners in the vicinity to comment.

Attendees:

General Public:	See attached sign-in sheets
Town Staff:	Millissa Berry - Town Planner
Project Developer	Jason Sherrill – Landmark Homes, LLC Jon Mosier – Landmark Homes, LLC
Representative:	Mike Walker, The Birdsall Group, LLC

Number of Attendees: +/- 20 estimated based upon sign in sheet (see attached)

Meeting Location:

Highland Meadows Golf Course - Pool Clubhouse
6795 Crystal Down Drive
Windsor, CO 80550

Meeting Time:

Tuesday, November 13th, 2018 at 5:30PM and ended approximately 6:30pm

Speakers:

Millissa Berry -	Gave a brief introduction and provided an overview of the Town's process
Jason Sherrill -	Gave a brief introduction and provided an overview of the project and answered specific questions about the project and adjacent neighborhoods.
Mike Walker -	Provided additional overview of the project and answered final questions.

Summary of Comments:

After the initial presentation and overview of the project, the following topics were discussed:

- Traffic impacts
 - Neighbor concern: southern road access will cause noise, visual impacts to neighbors directly east of the access; access from Crooked Stick Drive and / or Colonial Drive instead of second access from Highland Meadows Parkway preferred; Crooked Stick needs improved
 - Because the Tennis Center is back 'On-line' no proposed internal connection to Crooked Stick is planned through this property.
 - Neighbor concern: increased traffic on Highland Meadows Parkway due to development
 - Neighbor concern: visibility of stop sign at Crooked Stick Drive and Highland Meadows Parkway is compromised due to landscaping and terrain
- Buffering of buildings from road
 - Neighbor request / Concerns: add landscaping and buffer area between road and buildings to avoid prominence of buildings as viewed from Highland Meadows Parkway, adjacent neighborhood; to soften appearance
 - the setbacks be increased along Highland Meadow Parkway increased
 - increased landscaping between the buildings and Highland Meadows Parkway and berming if possible, outside of easement areas.
 - landscape area in existing subdivision to east directly east of south access road to reduce impact of headlights.
 - Response – Setback won't be increased but Landscaping is planned in area between buildings and parkway (outside easements in area) on west side of Highland Meadows Pkwy.
- Architectural character and site design being compatible with the overall Highland Meadows Golf Course community
 - Architecture would be similar to what is seen with existing townhome development and compatible with the overall Highland Meadows Golf Course community
- Density of development
 - ~ 6.3 units / acres
 - Compared to 10 units / acre seen in existing nearby townhome development
- The types of amenities provided with the development
 - Fitness club / clubhouse
 - Trail / pedestrian connections
 - Green space
 - Access to all metro district members
 - Construction of park and pond adjacent to development area has commenced
- Unit details
 - 2 and 3 bedroom units
 - 2-story with basement
 - Price range ~ \$380k - \$450k

- Timeline
 - Development commencing second quarter of 2019; 30-month construction phase

If you have any further questions regarding this matter, please contact The Birdsall Group at 970.532.5891.

Regards,



Mike Walker, RLA
TB Group

Highland Meadows Golf Course 15th Subdivision Vernazza Townhomes

Attendance Sheet

Name	Address	Phone	E-mail
1 Mitzi Johnson	6768 Olympia Flds	970-692-9590	mitzi.johnson@gmail.com
Mark & Toni Casolino	6017 Southern Hills Dr	602 622 3522	coniccasolino@gmail.com
2 MIKE & KATHLEN VERRAUN	7196 Crystl Downs		mvervalin@comcast.net
John & Karen Pope	7028 Crystal Downs	785-230-5304	Kalindy97@gmail.com
3 Kathy O'Barr	6511 Half Moon Bay Dr	303-827-4365	GKOBarr@aol.com
Marilyn Pedei	6532 Half Moon Bay Dr	223-3008	marilynpedei@msn.com
4 George Mayes	6136 Bay Meadows Dr	970-460-9317	gwmayes@comcast.net
JAMES BECKER	6571 HALF MOON BAY DR	970-682-1046	
5 Dave + Jane Peterson	5895 Bromborough Drive	970-669 7686	janep-432@msn.com
6 Michael Schroeder	5919 Bromborough Drive	970-775-2908	
7 Manny + Michele Machado	6053 Southern Hills Dr		
8			
9			
10			





Final Major Subdivision

Highland Meadows Golf
Course Subdivision 15th Filing

Paul Hornbeck, Senior Planner

Planning Commission August 21, 2019



Subdivision

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

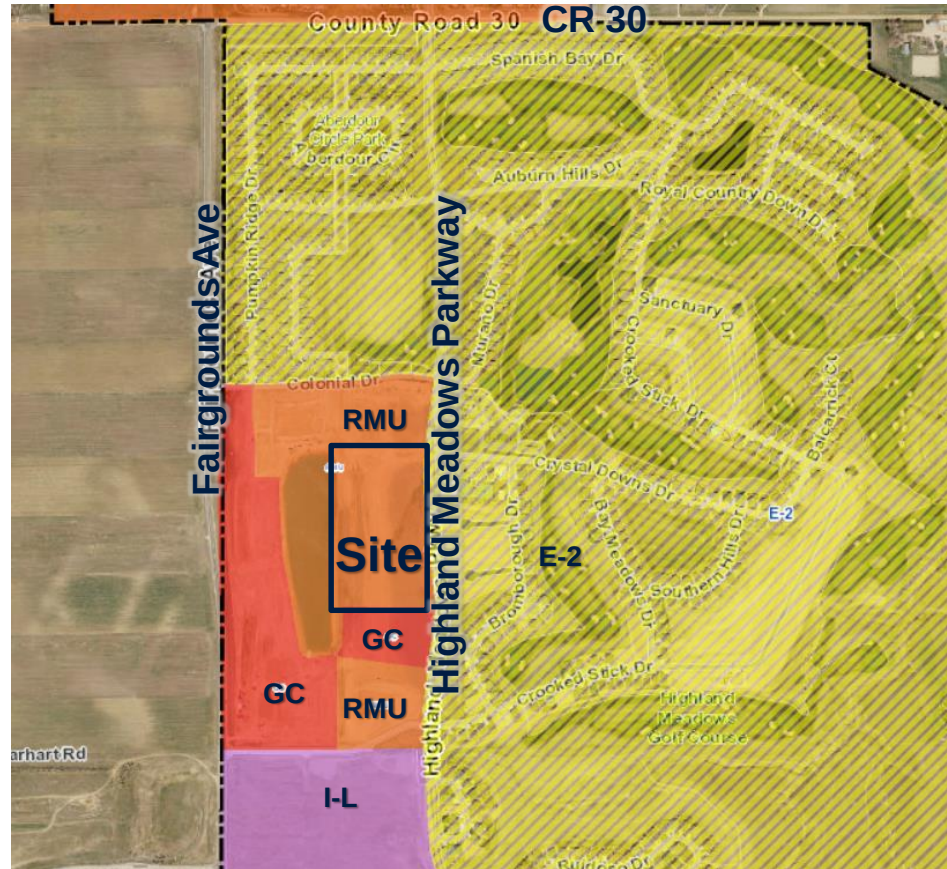
Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

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

Site Vicinity Map









Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Chapter 5c – Residential Areas Framework

Goal:

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



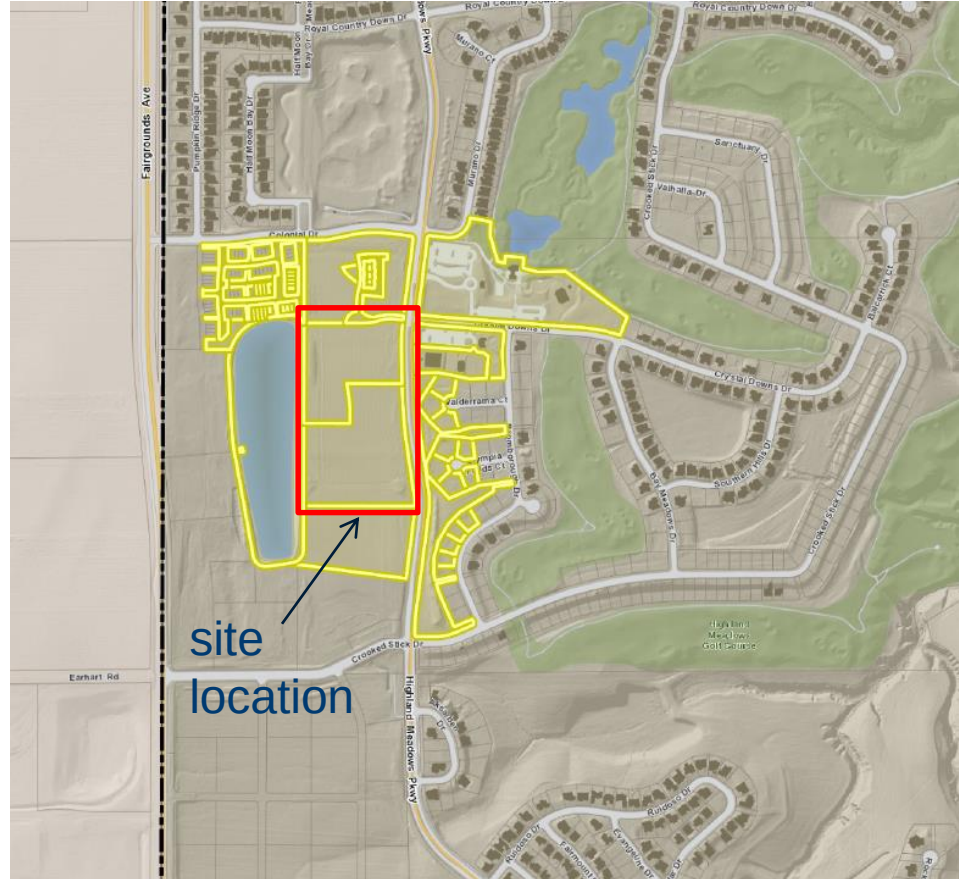
Notification Area

Neighborhood meeting held on November 13, 2018 with following notification:

- October 17, 2018 – affidavit of mailing to property owners within 300 feet
- October 22, 2018 – display ad published in the newspapers

Notifications for this meeting were as follows:

- August 8, 2019 - property posted with a notification sign
- August 9, 2019 - legal notice posted on the Town of Windsor website
- August 9, 2019 - legal ad published in the Tribune
- August 8, 2019 – affidavit of letters mailed to the adjacent property owners





Recommendation

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



Major Subdivision

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Recommendation



Subdivision Considerations

Sec. 17 Articles X and XI. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan: reservation of rights-of-way, utility easements, open spaces for school and recreation areas
- 2) No undue burden on public utility systems and community facilities
- 3) Potential dangers to health or safety due to soil, subsoil and flooding are avoided; i.e. has proper drainage, soils
- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.



MEMORANDUM

Date: August 21, 2019
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Recommendation to Town Board - Final Site Plan – Highland Meadows Golf Course 15th Filing – Vernazza Townhomes - Jon Turner, Colorado 80 Land Holdings, LLC, owner; Jason Sherrill, Landmark Homes, LLC, applicant; Mike Walker, TB Group, applicant's representative
Location: NW of Highland Meadows Parkway & Crooked Stick Drive
Items #: C.3

Background / Discussion

The applicant, Mr. Jason Sherrill. Landmark Homes, LLC, has submitted a final site plan for the Vernazza Townhome development planned for the Highland Meadows Golf Course Fifteenth Filing. The subject site plan encompasses approximately 16 acres and is zoned Residential Mixed Use (RMU). The site plan proposes 100 2-story townhomes with attached two-car garages, a clubhouse, and landscaped areas. Access is provided from two full access intersections with Highland Meadows Parkway and cross access to the properties to the north and south.

Overall site plan development characteristics (please see project presentation for site plan):

- 100 townhome lots on 6.8 acres
 - 25 four-unit buildings
 - 6,730 sf footprint for each building
 - Small private front yard per unit
 - Building height: varied roof line; tallest point approximately 30'
- 8.9 acre Tract A
 - Clubhouse (2,347 sf)
 - Internal streets / access
 - Utility corridors
 - Landscaping
- 6.38 dwelling units / acre
- 4 parking spaces per unit (2 garage, 2 driveway) – 400 total
 - Plus 62 guest parking spaces throughout development including clubhouse parking lot (17 stalls)
- Building materials: stucco, stone veneer, and board and batten siding
- 2,347 sf clubhouse with pool and dedicated parking spaces
- Building setbacks from Highland Meadows Parkway between 58 feet and 126 feet
- 15'+ landscape buffer along Highland Meadows Parkway per Highland Meadows Golf Course Development Agreements
- Trail connections through site, to clubhouse, and boardwalk

The Highland Meadows Golf Course Tract H Master Plan 3rd Amendment established the land use and densities for the area. The Master Plan shows a mix of 62 patio homes (Lot 17) and 110 multifamily units

(Lot 8). The current proposal has 100 units overall for both lots. Access for the properties was also established with the Master Plan with the access from the western extension of Crystal Downs Drive and also along the south edge of Lot 8 onto Highland Meadows Parkway.

Relationship to Comprehensive Plan

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

Chapter 5b – Growth Framework

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

Objectives:

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

Chapter 5c – Residential Areas Framework

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

Objective:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly promoting community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner; and quality of life, vitality and small town feel.

Notifications

Notifications are not required for preliminary site plan review.

Recommendation

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

Attachments

Application Materials
PowerPoint presentation

copy: Jon Turner, applicant
Jason Sherrill, applicant
Mike Walker, applicant's representative

June 5, 2019

HIGHLAND MEADOWS GOLF COURSE SUBDIVISION
11TH FILING, LOT 1 BLOCK 17 AND 8TH FILING LOT 8

Site Plan and Major Subdivision

This request is for a replat of Lot 1, Block 17 and Lot 8 in order to construct a townhome project. These lots were previously platted with the Highland Meadows Golf Course Subdivision Eighth and Eleventh Filings. The 15.67-acre project is located west of Highland Meadows Pkwy between Colonial Dr. and Crooked Stick Dr. in the Highland Meadows Subdivision. The site is zoned RMU, Residential Mixed Use.

The project will contain twenty-five (25) four-unit Townhouse buildings, totaling 100 units for a density of 6.38 units per acre and is consistent to the approved master plan.

Parking is provided at 4 spaces per unit. 200 spaces are provided in the attached 2-car garages and 200 in the driveways. Additional parking spaces for guests may be provided at convenient locations throughout the development.

Building materials consist of a combination of horizontal and straight-edge shingle siding, and stone veneer to provide variety and interest. Accents include manufactured stone jack arches over windows and front porches. The roof will be composition shingles. The architecture will continue the high-quality architecture consistent with the other multi-family buildings in the Subdivision.

Each unit is designed to have its own enclosed front yard with landscape and 4' black metal picket fencing.



Final Site Plan – Vernazza Townhomes

Highland Meadows Golf
Course Subdivision 15th Filing

Paul Hornbeck, Senior Planner

Planning Commission August 21, 2019



Final Site Plan

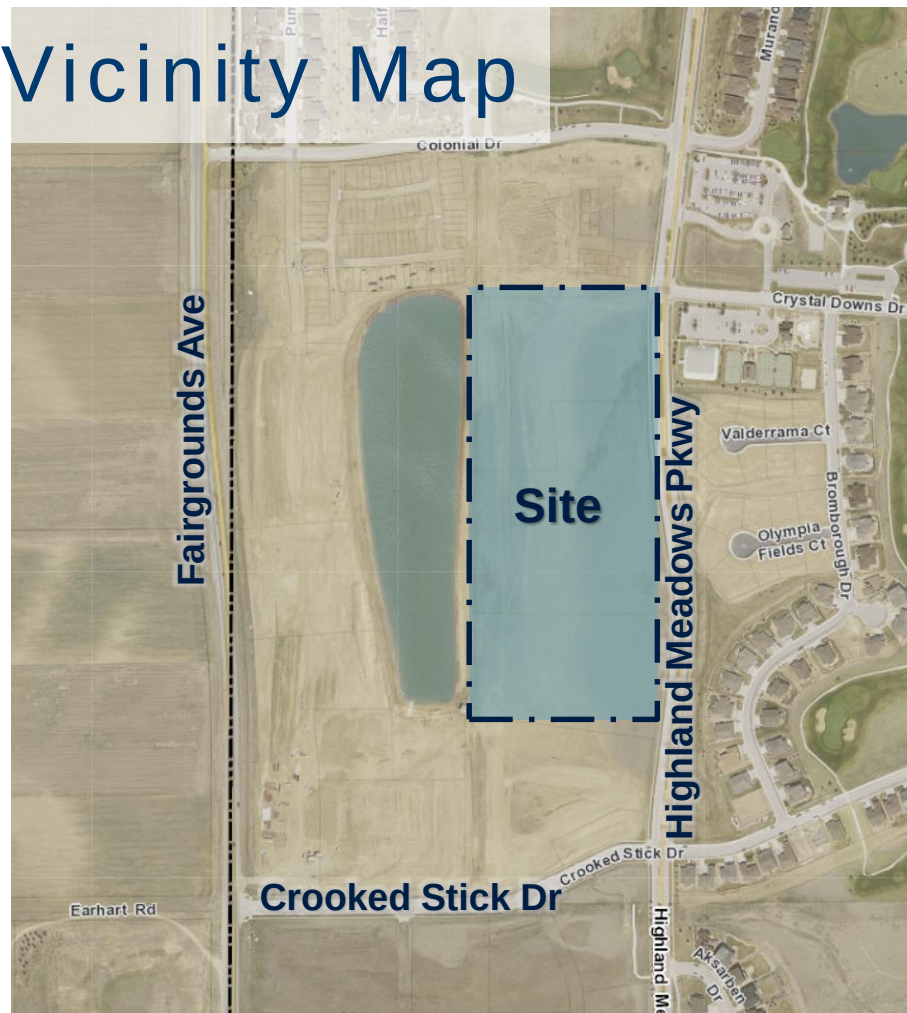
Article VII of Chapter 17 of the Municipal Code outlines the purpose and procedures of the site plan process, including:

Sec. 17-7-20. Purpose.

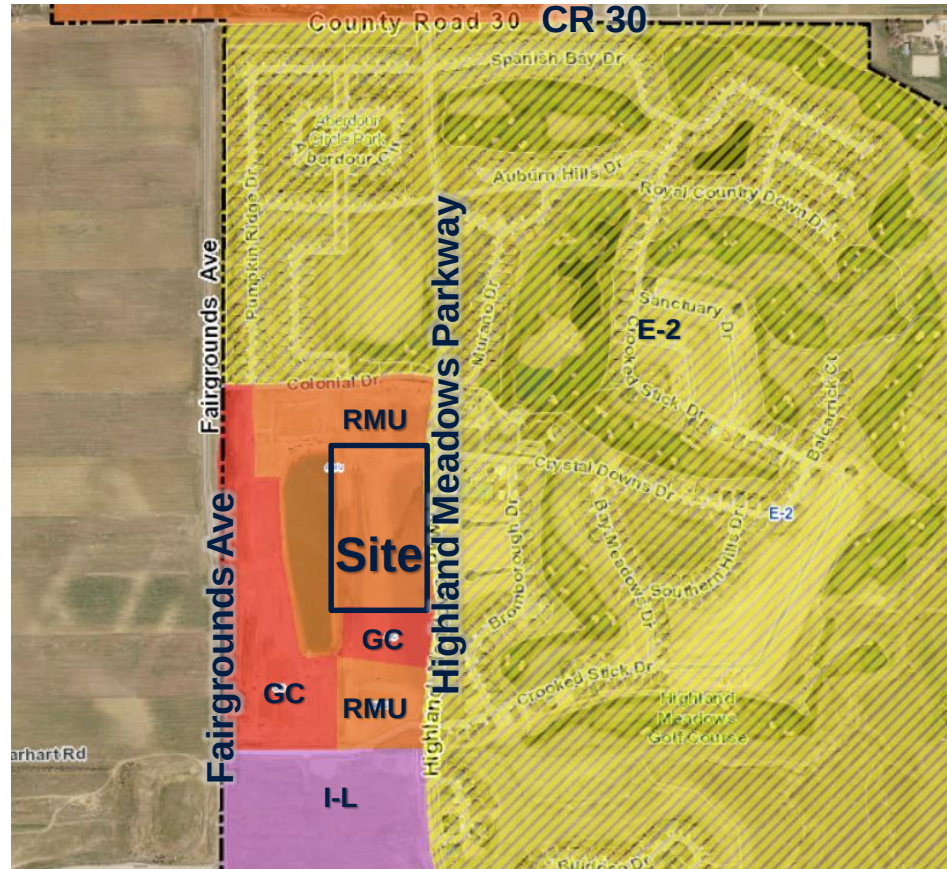
The purpose of the site plan procedure is to:

- 1) Develop land as a unit development.
- 2) Develop land zoned for multifamily, commercial or industrial uses.
- 3) Develop land which, in the opinion of the Town Planner, could have an adverse environmental impact upon the surrounding area or would have a major community land use impact.
- 4) To amend an approved site plan when the change involves additional land use...

Site Vicinity Map

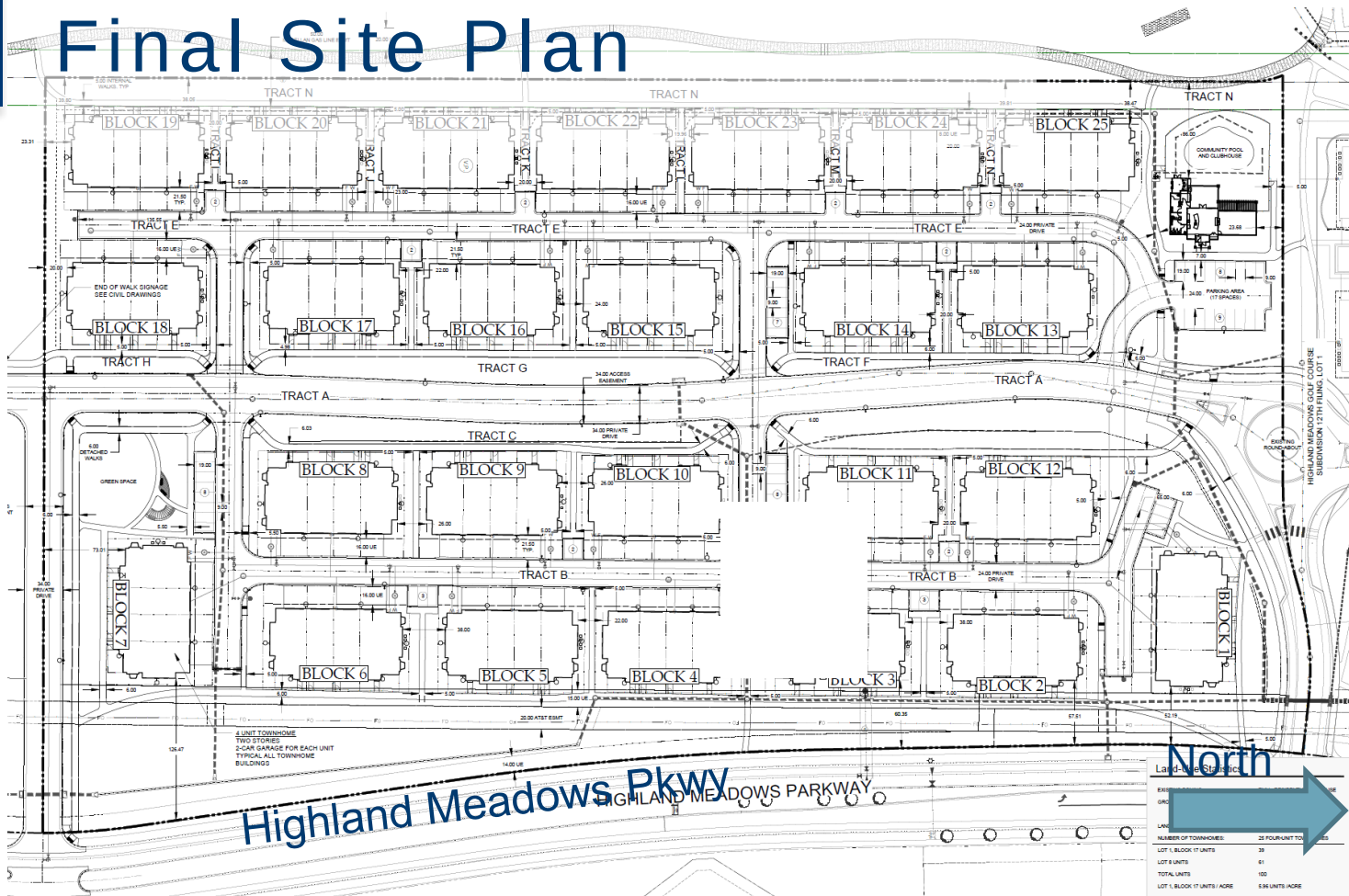


Zoning Map





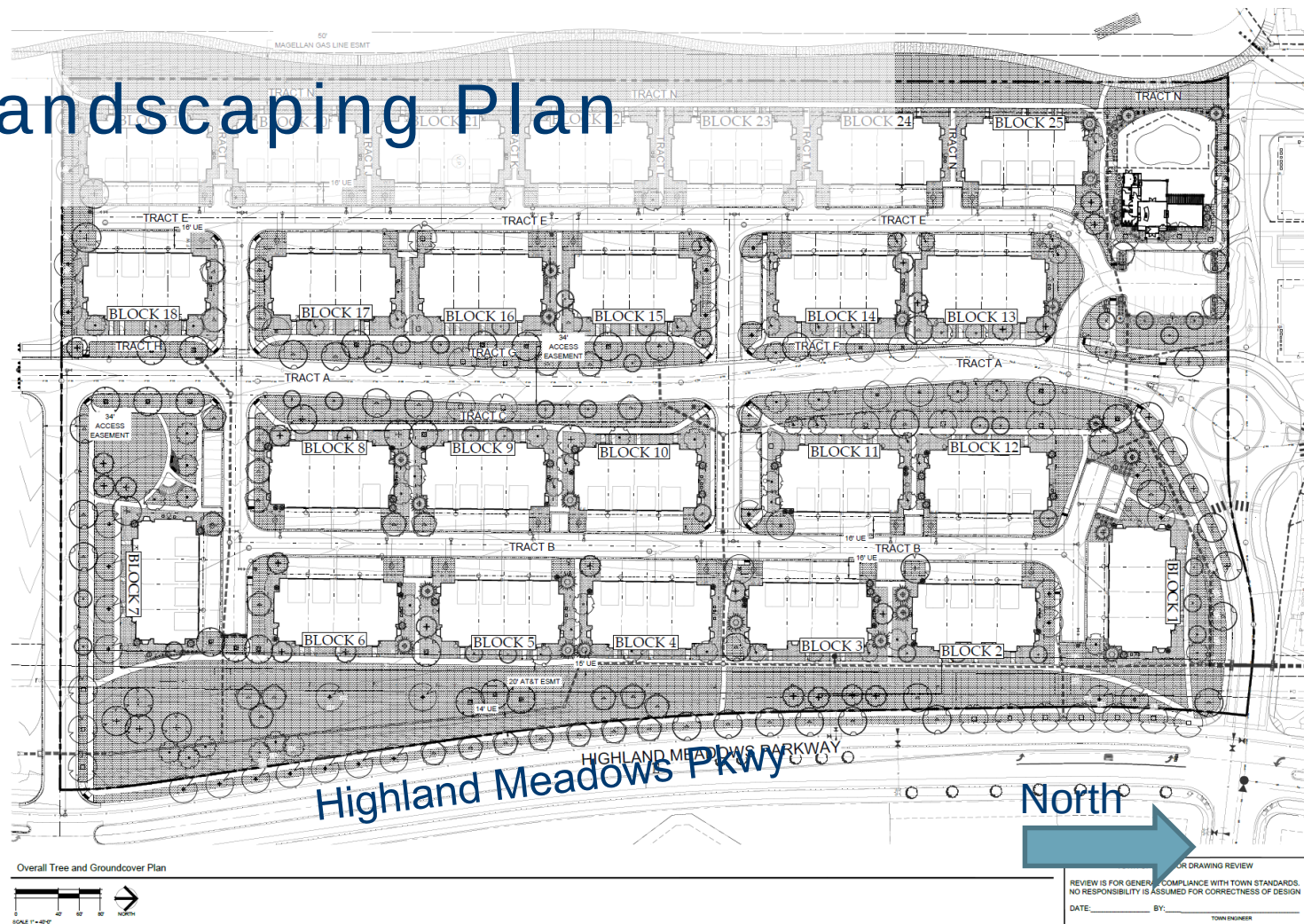
Final Site Plan



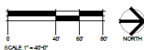
Land Use Summary	
LAND	24.00 ACRES
NUMBER OF TOWNHOMES	24
LOT 1, BLOCK 17 UNITS	35
LOT 8 UNITS	61
TOTAL UNITS	100
LOT 1, BLOCK 17 UNITS / ACRE	6.94 UNITS / ACRE



Landscaping Plan



Overall Tree and Groundcover Plan



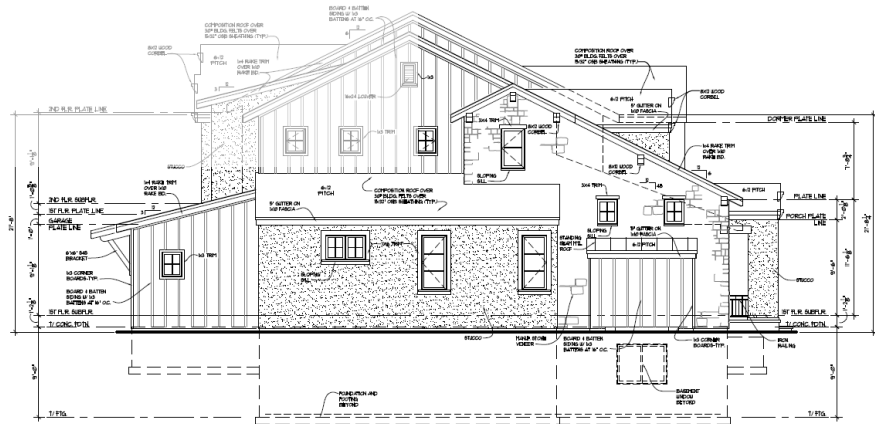
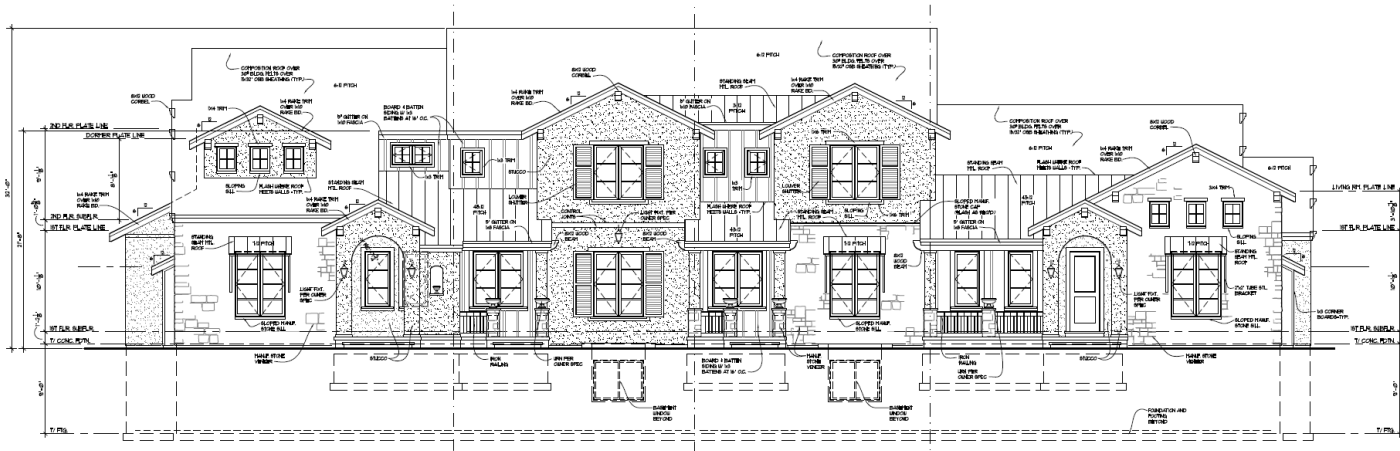
FOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS.
NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN
DATE: _____ BY: _____
TOWN ENGINEER



NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION

	STUCCO
	BOARD & BATTEN SIDING
	MANUFACTURED STONE VENEER
	STANDING SEAM METAL ROOFING

** FINISH COLORS TO BE SUBMITTED
UNDER SEPARATE EXHIBIT


$$3/16'' = 1'-0''$$

$$3/16^n = 1^3 - 0^n$$

Elevations

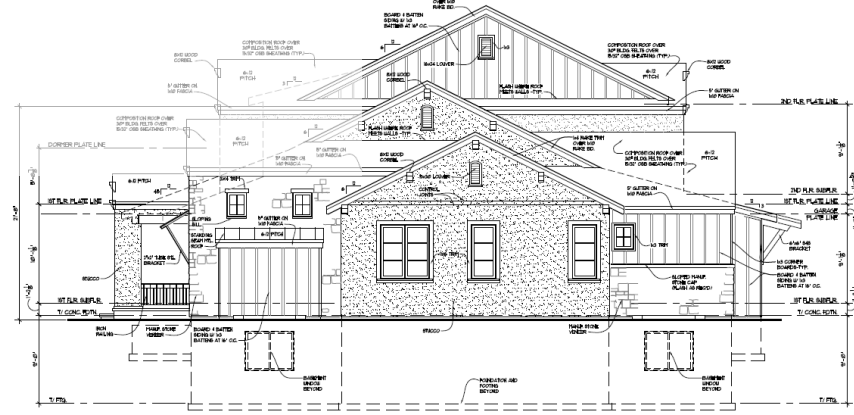
NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LIGHTING, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN RAIL CUT-OFF POSITION.

EXTERIOR FINISH LEGEND

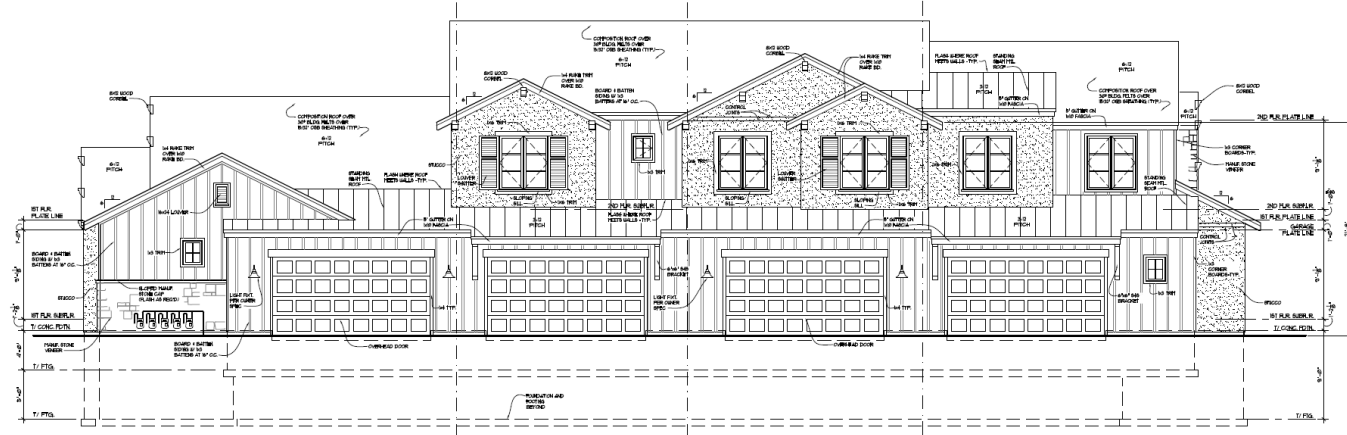
-  STUCCO
-  BOARD & BATTEN SIDING
-  MANUFACTURED STONE VENEER
-  STANDING SEAM METAL ROOFING

** FINISH COLORS TO BE SUBMITTED UNDER SEPARATE EXHIBIT



RIGHT ELEVATION

3/16" = 1'-0"



REAR ELEVATION

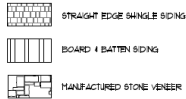
3/16" = 1'-0"

Elevations

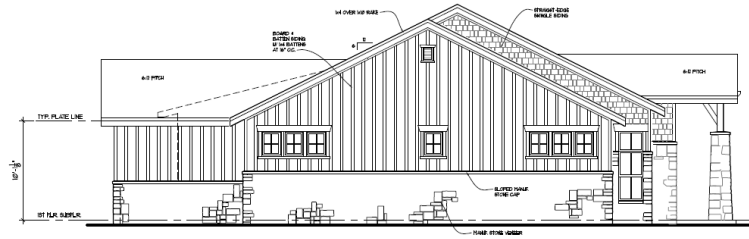
NOTE: ALL BUILDING MOUNTED UTILITIES AND EQUIPMENT (INCLUDING GAS METERS) ARE TO BE PAINTED TO MATCH THE ADJACENT BUILDING FINISH.

NOTE: WITH THE EXCEPTION OF THE DECORATIVE LANTERNS, ALL LIGHTING SHALL BE FULL CUT-OFF FIXTURES MOUNTED IN FULL CUT-OFF POSITION.

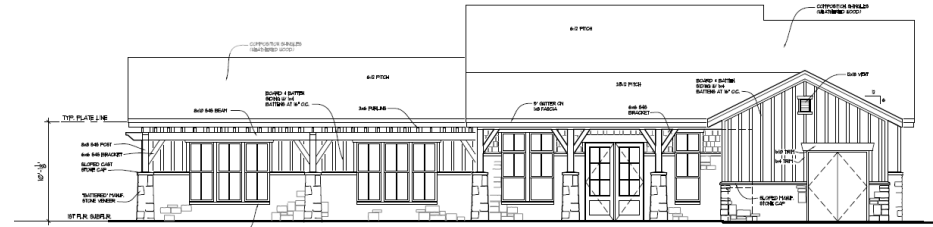
EXTERIOR FINISH LEGEND



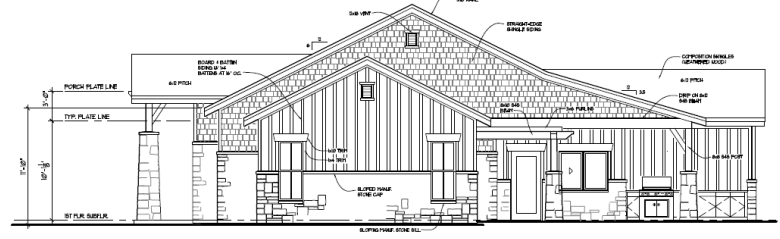
*1 FINISH COLORS TO BE SUBMITTED UNDER SEPARATE EXHIBIT



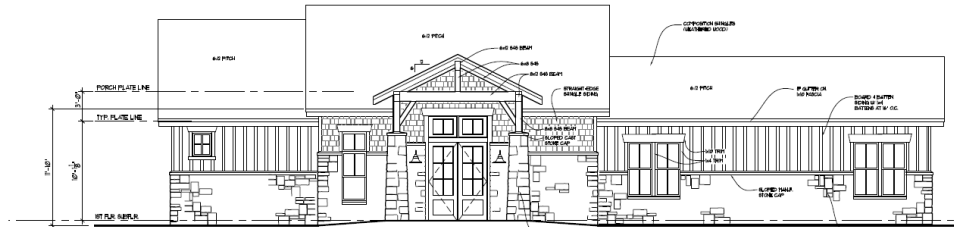
LEFT ELEVATION
3/16" = 1'-0"



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



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



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

Renderings



FRONT/ LEFT PERSPECTIVE



FRONT PERSPECTIVE

Renderings



REAR/ LEFT PERSPECTIVE



REAR PERSPECTIVE



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objectives:

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

Incentivize infill development to complete neighborhoods and leverage existing resources.

Chapter 5c – Residential Areas Framework

Goal:

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

Objectives:

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



Recommendation

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



Final Site Plan

Staff requests that the following be entered into the record:

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



Approval Criteria

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