



PLANNING COMMISSION REGULAR MEETING

October 2, 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*

1. Approval of minutes of September 18, 2019

C. BOARD ACTION

1. Public Hearing – Preliminary/Final Major Subdivision – Great Western Industrial Park 11th Filing – Dean Brown, Great Western Industrial Park, LLC, owner/applicant, and Mark Cevaal, Redland, applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board – Preliminary/Final Major Subdivision – Great Western Industrial Park 11th Filing – Dean Brown, Great Western Industrial Park, LLC, owner/applicant, and Mark Cevaal, Redland, applicant's representative
 - Quasi-judicial
 - Staff presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

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

E. ADJOURN

* Please note that items on the Consent Calendar will not be discussed unless requested by the Planning Commissioners or by applicants who have business listed on the Consent Calendar.

Upcoming Meeting Dates

<u>Wednesday, October 2, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, October 16, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, November 6, 2019</u>	7:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, November 20, 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.



PLANNING COMMISSION REGULAR MEETING

September 18, 2019 // 7:00 p.m. // Town Board Chambers
301 Walnut Street, Windsor, CO 80550

MINUTES

A. CALL TO ORDER

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

1. Roll Call

The following Planning Commission Members were present:

Gale Schick
Victor Tallon
Doug Dennison
Kelly Hall
Jerry Bushelman
Daniel Foreman
Tim Riddick

Also Present:

Chief Planner
Town Clerk

Carlin Malone
Krystal Eucker

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

3. Public Invited to be heard

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

B. CONSENT CALENDAR*

1. Approval of minutes of August 7, 2019

2. Approval of minutes of August 21, 2019

Mr. Tallon moved to approve the consent calendar as presented; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Reddick; Nays – None; Motion carried.

C. BOARD ACTION

1. Public Hearing – Final Major Subdivision – Water Valley South Subdivision 27th Filing – Brian Williamson, TST, applicant's representative.

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.

Mr. Schick opened up the public hearing.

Per Ms. Malone, the applicant has submitted a final major subdivision plat, known as Water Valley South 27th Filing. The proposal is the replat of Tract F of the Water Valley South Subdivision. The site is located directly northeast of the intersection of New Liberty Road and 7th Street. The approved master plan for Water Valley South included up to 226 dwelling units on 19.68 acres and identified this area for multifamily condominiums.

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

Final Plat characteristics:

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

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

The application is consistent with various goals of the Comprehensive Plan as well as the Strategic Plan.

Notifications for this meeting were completed in accordance with the municipal code.

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 and the development agreement being executed.

Staff requests the following be entered into the record:

- Application and supplemental material
- Staff memorandum and supporting documents
- Recommendation
- All testimony presented during the public hearing.

Brian Williamson with TST Consulting addressed the Planning Commission and provided a brief presentation of the proposed subdivision plat, which has a marketing name of Pelican Shores.

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

2. Recommendation to Town Board –Final Major Subdivision – Water Valley South Subdivision 27th Filing – Brian Williamson, TST, applicants representative.

Ms. Malone had nothing further to add.

Mr. Tallon moved to forward to the Town Board a recommendation of approval of the Final Major Subdivision subject to Planning Commission and staff comments and the development agreement being executed; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Tallon, Dennison, Hall, Bushelman, Foreman, Reddick; Nays – None; Motion carried.

D. COMMUNICATIONS

1. Communications from the Planning Commission
 - None
2. Communications from the Town Board liaison
 - Absent; none.
3. Communications from the staff
 - None

ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:14 p.m.

Krystal Eucker, Town Clerk



MEMORANDUM

Date: October 2, 2019
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Preliminary/Final Major Subdivision – Great Western Industrial Park Subdivision 11th Filing – Dean Brown, Great Western Industrial Park, LLC, owner/applicant; Mark Cevaal, Redland; applicant's representative
Location: Between Weld County Road 23 and Great Western Drive; ¼ mile south of Eastman Park Drive/Weld County Road 64 ¾
Items #: C.1.C.2

Background / Discussion

The applicant, Dean Brown, of Great Western Industrial Park, LLC, has submitted a combined preliminary/final major subdivision, known as Great Western Industrial Park Subdivision 11th Filing. The proposal is the replat of Great Western Industrial Park 7th Filing, Lot 3 and Lot A of Recorded Exemption No. 0808-26-4-RE455. The site is located directly west of WCR 23 and east of Great Western Drive; ¼ mile south of Eastman Park Drive/WCR 64 ¾, and directly south of the Whitney Ditch.

The subject subdivision encompasses approximately 37.15 acres and is zoned Heavy Industrial (I-H). The proposal replats an existing subdivision filing in Great Western Industrial Park and a recorded exemption to create three industrial lots and additional right-of-way for WCR 23. The site is entirely surrounded by I-H zoning within the Great Western Industrial Park Subdivision. The subdivision includes a non-potable water system with water line, pond, and irrigation pump station.

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

- 37.15 acres
- Heavy Industrial zone (I-H)
- Three industrial lots
 - Lot 1 – 16.145 acres
 - Lot 2 – 1.646 acres
 - Lot 3 – 18.625 acres
- Dedication of .606 acres of right-of-way

The applicant held a neighborhood meeting on July 9, 2019, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were three neighbors in attendance, all with general questions about the project and no concerns regarding the subject proposal.

Relationship to Comprehensive Plan

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

Chapter 5d – Commercial & Industrial Areas Framework Plan

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

Objectives:

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

Relationship to Strategic Plan

The application is consistent with the Strategic Plan, particularly economic sustainability and vitality, and infrastructure.

Notifications

A neighborhood meeting was held on July 9, 2019. Notifications for this meeting were as follows:

- June 28, 2019 – display ad published in the newspaper
- June 27, 2019 – affidavit of mailing to property owners within 300 feet

Notice of public hearings scheduled before Planning Commission (10/2/19) and Town Board (10/14/19) were published in the newspaper, posted on the website and Town Hall bulletin board, and a sign was posted on the property in accordance with the Municipal Code. Notice of these public hearings was also mailed to property owners within 300 feet. Notifications for this meeting were as follows:

- September 20, 2019 – display ad published in the newspaper
- September 19, 2019 – affidavit of mailing to adjacent property owners
- September 16, 2019 – notice posted on the property

Recommendation

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

Attachments

Application Materials
Neighborhood Meeting Summary
PowerPoint presentation

cc: Dean Brown, owner/applicant
Mark Cevaal, applicant's representative

GREAT WESTERN INDUSTRIAL PARK SUBDIVISION ELEVENTH FILING

A REPLAT OF LOT 3, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, AND LOT A OF RECORD EXEMPTION NO. 0807-26-4-RE455
A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.

LEGAL DESCRIPTION

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE NE 1/4 SE 1/4, SECTION 26 T 6 N R 67 W, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 OF GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING AS RECORDED MAY 30, 2012 AT RECEPTION NO. 3849231 CONTAINING 35.800 ACRES OR 1,559,461 SQ. FT. MORE OR LESS

AND LOT "A" AS PER RECORD EXEMPTION NO. 0807-26-4-RE455 RECORDED SEPTEMBER 30, 1980 AT RECEPTION NO. 1837553 CONTAINING 1.345 ACRES OR 58,596 SQ. FT. MORE OR LESS

ALL IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE.

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: GWIP, LLC

BY: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

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 NAME OF GREAT WESTERN INDUSTRIAL PARK SUBDIVISION ELEVENTH 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: GWIP, LLC

BY: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

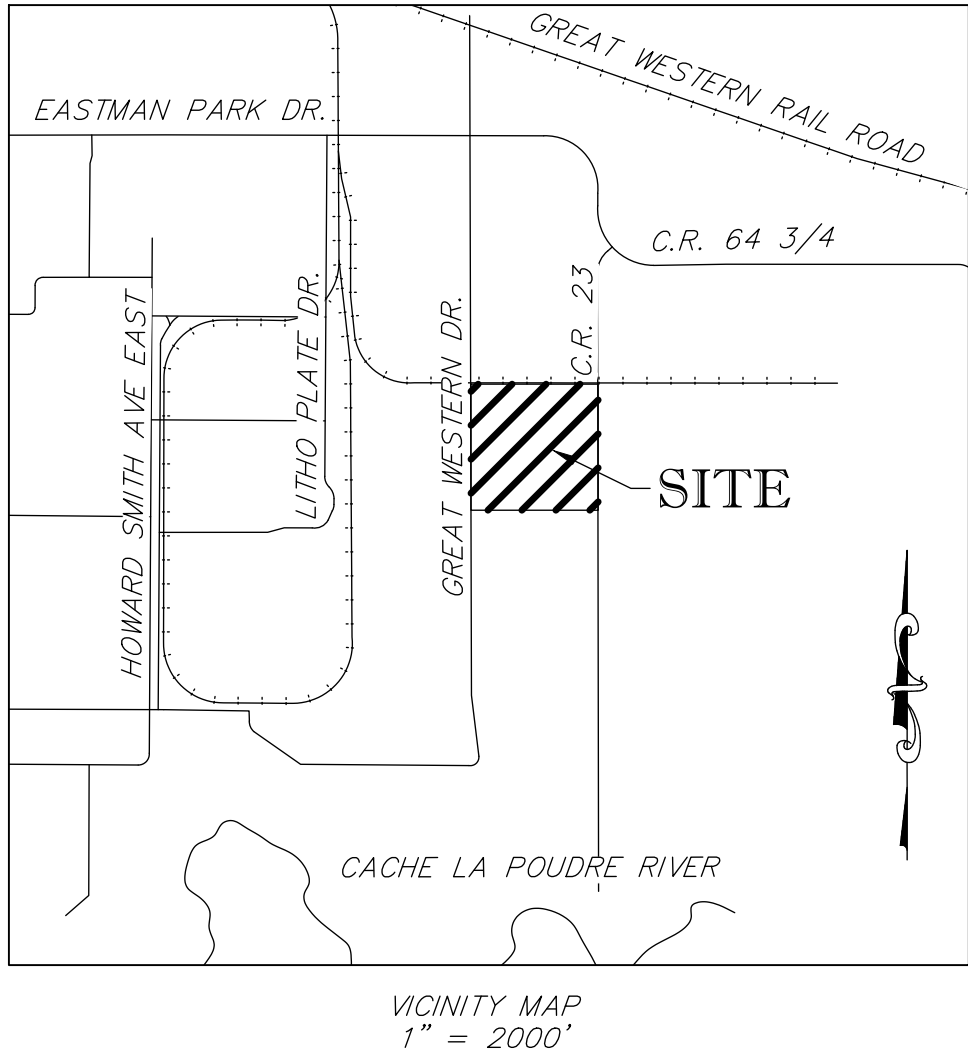
SURVEYOR'S CERTIFICATE

I, SHAUN LEE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, AND THE TOWN OF WINDSOR.

BY: SHAUN LEE, L.S. NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. 13-80-105(3)(A) C.R.S.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.



NOTES:

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, COLORADO REVISED STATUTE.
- BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE, SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN AND IS ASSUMED TO BEAR SOUTH 00°19'06 EAST, MONUMENTED AS SHOWN AND DESCRIBED HEREON.
- A REPLAT OF LOT 3, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, AND LOT A OF RECORD EXEMPTION NO. 0807-26-4-RE455, FIRST REPLAT HAS BEEN CREATED TO SUBDIVIDE LOT 3, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, INTO THREE LOTS AND 1 TRACT.
- COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT NO. N0020890-020-T01-SC, WITH AN EFFECTIVE DATE OF JANUARY 22, 2019 AT 8:00 A.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
- DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- UPON AND AFTER RECORDATION, THIS PLAT SHALL SUPERSEDE AND REPLACE ALL SUBDIVISION PLATS PREVIOUSLY FILED OF RECORD WITH RESPECT TO THE PROPERTY DESCRIBED IN THIS PLAT, WITH THE LEGAL EFFECT THAT ALL SUCH PREVIOUSLY RECORDED PLATS SHALL BE CONSIDERED VOID AND OF NO FURTHER LEGAL AFFECT AS APPLIED TO THE PROPERTY DESCRIBED IN THIS PLAT, AND THAT THE PROPERTY DESCRIBED IN THIS PLAT SHALL BE CONCLUSIVELY RELEASED FROM THE ENCUMBRANCE OF ALL SUCH RECORDED PLATS UPON AND AFTER RECORDATION OF THIS PLAT.
- NO OIL AND GAS WELLS WERE FOUND WITHIN 200' IN THE FIELD, BY RECORD OR BY REFERENCING THE COLORADO OIL AND GAS CONSERVATION COMMISSION WEBSITE.
- 20 FOOT DITCH EASEMENT DEDICATED BY EXEMPTION PLAT 0807-26-4-RE455 ACROSS LOT A IS HEREBY VACATED BY THIS PLAT.

UTILITY EASEMENTS ARE ADEQUATE AS SHOWN AND ARE HEREBY APPROVED.

TOWN OF WINDSOR PUBLIC WORKS DEPARTMENT	CENTURY LINK COMMUNICATIONS	XCEL ENERGY
COMCAST CABLE	POUDRE VALLEY REA*	GREAT WESTERN METROPOLITAN DISTRICT NO. 1

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

DIRECTOR OF ENGINEERING

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

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

TOWN MANAGER'S APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE ____ DAY OF _____, 20____.

DIRECTOR OF PUBLIC WORKS

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.

WELD COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF

WELD COUNTY AT ____ M. ON THE ____ DAY OF _____, 20____.

RECEPTION NO. _____

WELD COUNTY CLERK AND RECORDER

BY: _____
DEPUTY



AzTec Proj. No.: 54818-07-01

DEVELOPER

GWIP, LLC
2005 HOWARD SMITH AVENUE EAST
WINDSOR, CO 80550
(303) 398-0500

DATE OF PREPARATION:

02-07-2018

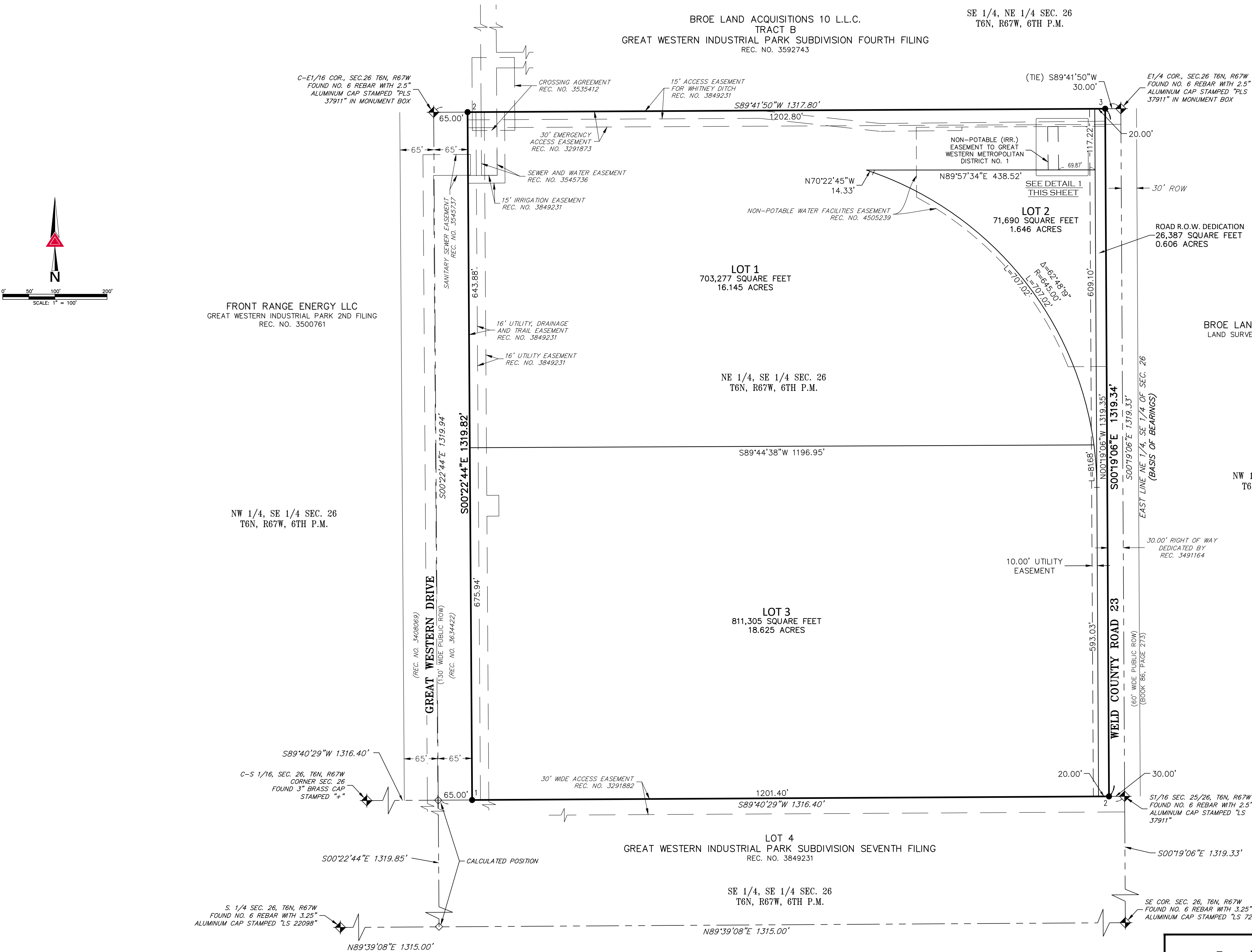
SCALE:

NA

SHEET 1 OF 2

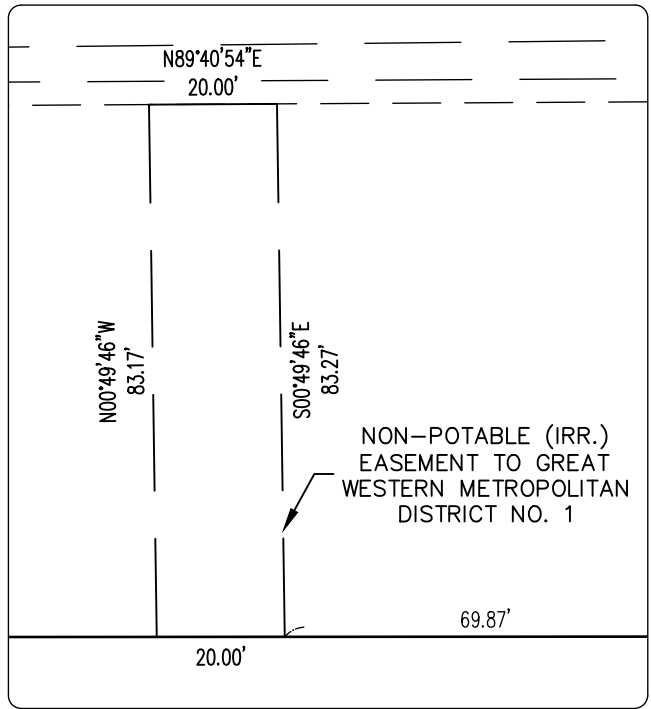
GREAT WESTERN INDUSTRIAL PARK SUBDIVISION ELEVENTH FILING

A REPLAT OF LOT 3, GREAT WESTERN INDUSTRIAL PARK SUBDIVISION SEVENTH FILING, AND LOT A OF RECORD EXEMPTION NO. 0807-26-4-RE455
A PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO.



MONUMENT SYMBOL LEGEND

- 1 FOUND NO. 4 REBAR
- 2 FOUND NO. 4 REBAR WITH A 1" ORANGE PLASTIC CAP STAMPED "LS33642"
- 3 FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
- 4 FOUND SECTION CORNER AS DESCRIBED



FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54818-07-01

DEVELOPER

GWIP, LLC
2005 HOWARD SMITH AVENUE EAST
WINDSOR, CO 80550
(303) 398-0500

DATE OF PREPARATION:

02-07-2018

SCALE:

1"=100'

SHEET 2 OF 2

MEMORANDUM

To: Town of Windsor

Prepared By: Dan Watson, P.E.

Date: July 10, 2019

RE: GWIP Eleventh Filing Plat Neighborhood Meeting

Below is a summary of the neighborhood meeting for the Great Western Industrial Park Subdivision Eleventh Filing held July 09, 2019.

The neighborhood meeting for the GWIP Subdivision Eleventh Filing was held at the Great Western Oil & Gas Company Office on July 09, 2019. Dan Watson from Redland, Dean Brown from Great Western Development Company, Craig Stith from Great Western Development Company, and Carlin Malone from the Town of Windsor held the meeting. Three neighbors showed up and had general questions on the project. There were no concerns from the neighbors when the proposed project was described.

End of Memorandum



Preliminary/Final Major Subdivision

Great Western Industrial Park
Subdivision 11th Filing

Carlin Malone, Chief Planner

Planning Commission October 2, 2019



Subdivision

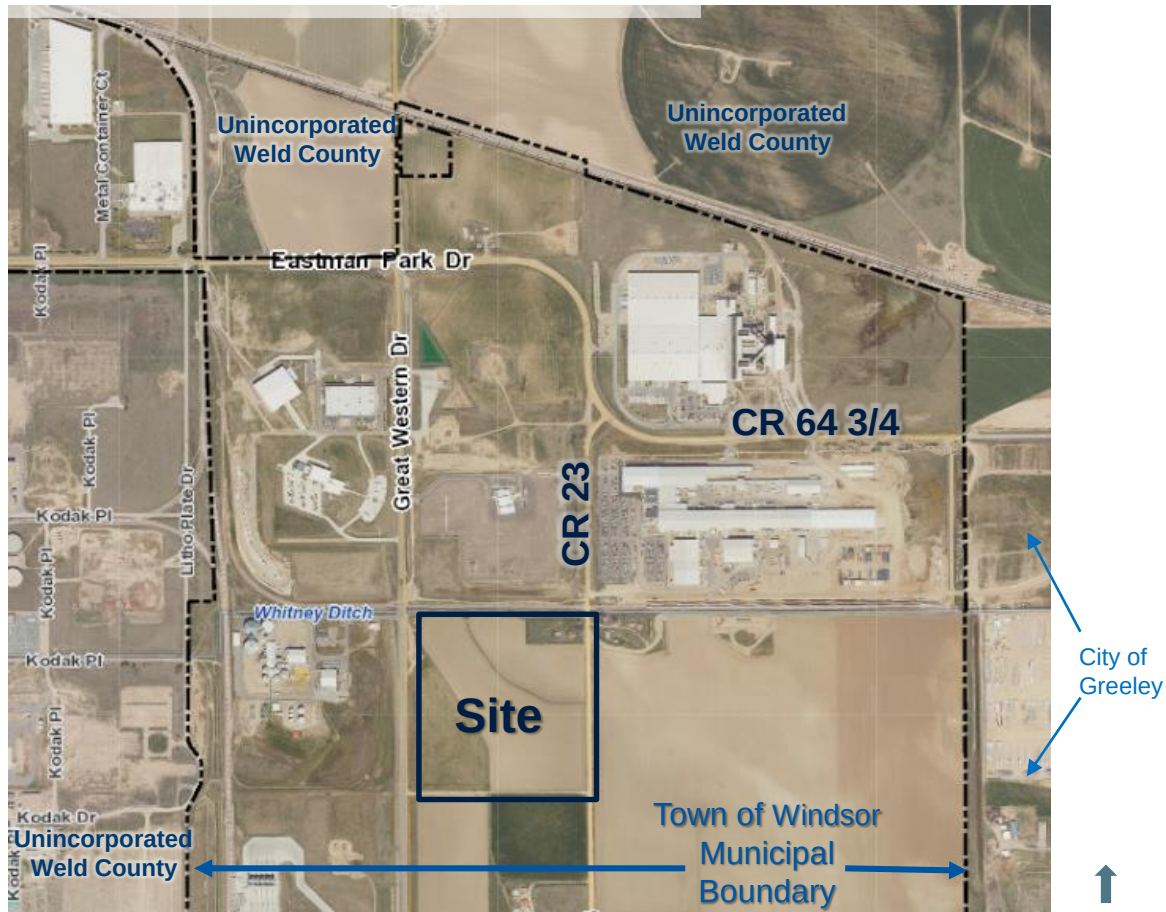
Article IV of Chapter 17 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Sec. 17-4-10. Purpose.

The purposes of the major subdivision procedure are:

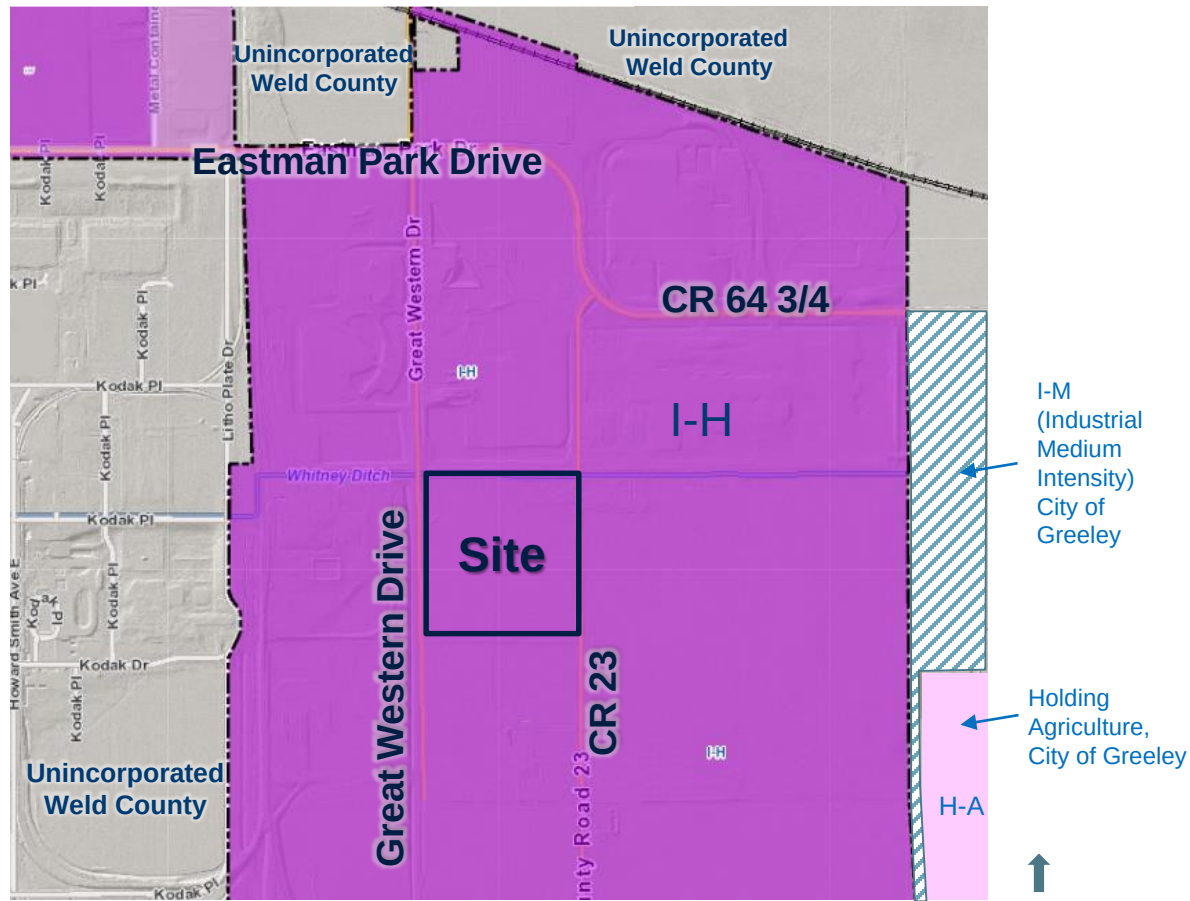
- (2) To divide a parcel of land which is zoned MF-1, MF-2, CB, NC, GC, I-H or I-L into two or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.
- (3) To change an existing subdivision when the change involves rights-of-way or major easements.

Vicinity Map





Zoning Map

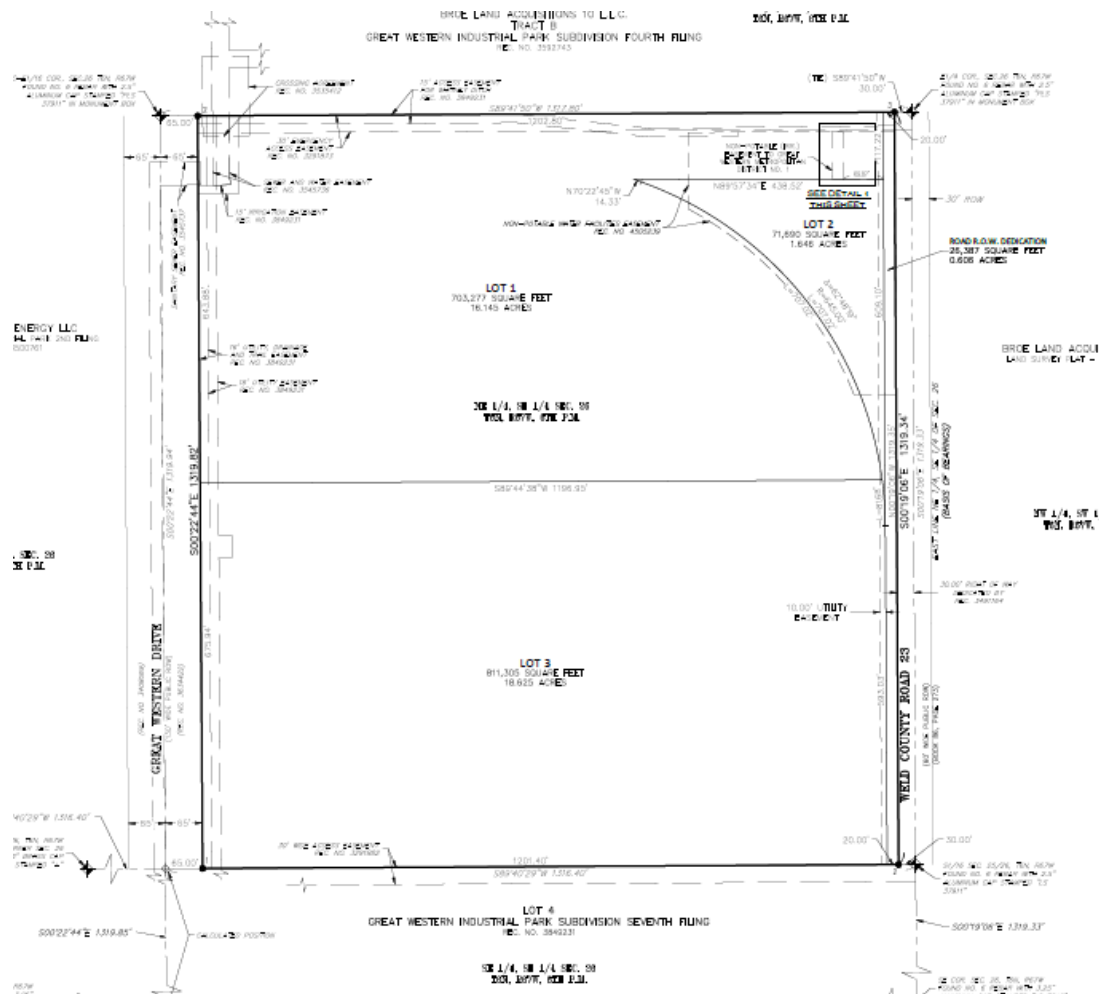




Plat

Plat characteristics:

- 37.15 acres total – 3 lots and right-of-way
- Non-pot water system
- pond
- Irrigation pump
- Utilities





Comprehensive Plan Conformance

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

Chapter 5d – Commercial & Industrial Areas Framework Plan

Goal:

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

Objective:

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



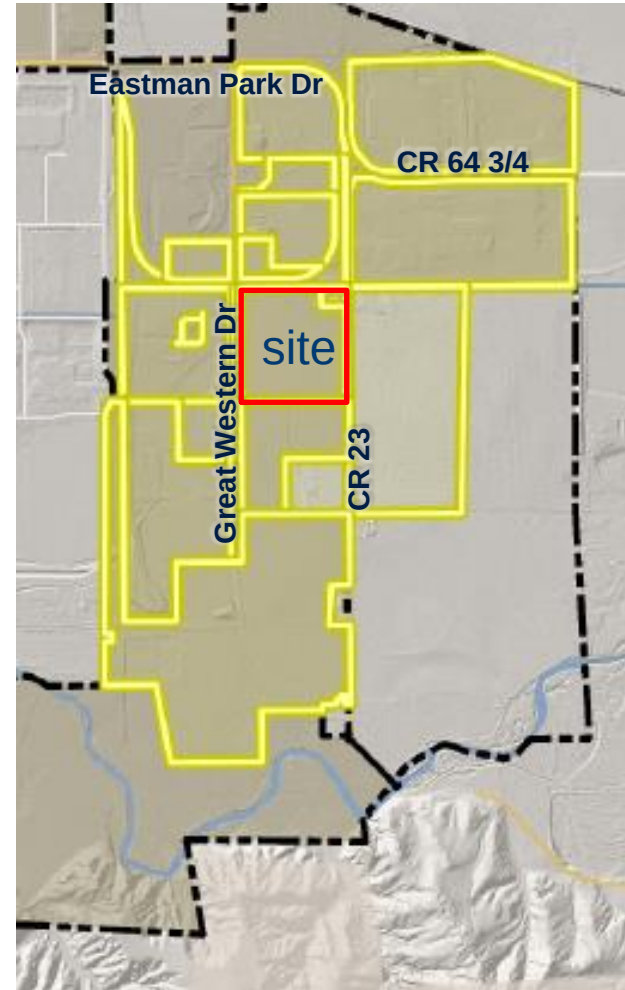
Notification Area

A neighborhood meeting was held on July 9, 2019.
Notifications for this meeting were as follows:

- June 28, 2019 – published ads in newspapers
- June 27, 2019 - affidavit of mailing to property owners within 300 feet

Notifications for the public hearing were as follows:

- September 20, 2019 – published ads in newspapers
- September 19, 2019 - affidavit of mailing to property owners within 300 feet
- September 16, 2019 – notice posted on the property
- September 16, 2019 – notice posed on Town's website





Recommendation

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

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony presented during the 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.