



PLANNING COMMISSION REGULAR MEETING

November 4, 2020 // 6:00 p.m. // Virtual Meetings Until Further Notice

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, November 4, 2020, or join virtually:

Join this meeting online: <https://windsorgov.zoom.us/j/99296799723>

Or by phone: (877) 853 5247 US Toll-free / (888) 788 0099 US Toll-free
Meeting ID: 913 9119 3342

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 October 7, 2020

C. BOARD ACTION

1. Public Hearing – Height Modification – Cummins Annexation (WSFR Station #4) – Fire Chief Kris Kazian, applicant, / Brent Allred, Allred & Associations, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner
2. Recommendation to Town Board – Height Modification – Cummins Annexation (WSFR Station #4) – Fire Chief Kris Kazian, applicant, / Brent Allred, Allred & Associations, applicant's representative
 - Quasi-judicial
 - Staff presentation: Paul Hornbeck, Senior Planner

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

3. Recommendation to Town Board – Final Site Plan – RainDance 12th Filing – David Nelson, RainDance Development, owner, Larry Buckendorf and Morgan Kidder, authorized representatives and Brian Williamson, John Meyers, TST, applicants

- Quasi-judicial
- Staff presentation: David Eisenbraun, 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, November 4, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Monday, November 9, 2020</u>	5:30 P.M.	Joint work session with Town Board – 7 th Street Multimodal & Walnut Bikeway Projects Kickoff & Initial Input
<u>Wednesday, November 18, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, December 2, 2020</u>	6:00 P.M.	Regular Planning Commission meeting**
<u>Wednesday, December 16, 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

October 7, 2020 // 6:00 p.m. // Virtual Meetings Until Further Notice

NOTE: This meeting will be held virtually

MINUTES

A. CALL TO ORDER

Vice-Chairman Bushelman called the regular meeting of the Planning Commission to order at 6:00 p.m.

1. Roll Call

The following Planning Commission Members were present:

Vice-Chair Jerry Bushelman
Cindy Scheuerman
Kelly Hall
Timothy Reddick
Jose Valdes
Eric Bernhardt

Absent Planning Commission Members:

Chair Gale Schick
Doug Dennison

Also present:

Barry Wilson, Town Board Liaison
Carlin Malone, Chief Planner
Scott Ballstadt, Planning Director
McKenzie Paine, Visual Media Coordinator
Karen Frawley, Town Clerk
Joe Luethmers, Applicant
Nate Leitner, Colorado Sign Care
Roger Colonnese, Alternate Commissioner

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

Ms. Scheuerman moved to approve the agenda as presented; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:

Yeas – Bushelman, Scheuerman, Hall, Reddick, Valdes, Bernhardt

Nays – None

Motion passed.

B. CONSENT CALENDAR*

1. Approval of minutes of August 5, 2020
2. Approval of minutes of August 19, 2020

**Ms. Scheuerman moved to approve the consent calendar as presented; Mr. Reddick seconded the motion. Roll call on the vote resulted as follows:
Yeas – Bushelman, Scheuerman, Hall, Reddick, Valdes, Bernhardt
Nays – None
Motion passed.**

C. BOARD ACTION

1. Determination for a Nonconformity – Windsor Manor Business Park Subdivision, Lot 1, Block 2 (100 12th Street) – Nate and Jenny Leitner, Colorado Sign Care, applicant

Per Ms. Malone, the item before the Commission is for the Pizza Hut property located at 100 12th Street. Prior to this, they went through a similar approval for replacing a sign that was nonconforming. The previous sign was made smaller and the proposed sign will be a little smaller than the existing sign. This request is being made because roof signs are not allowed in the code, and this is technically the roof. The code requires that they have approval from the Planning Commission when they are replacing a sign. Staff is recommending approval with the following conditions. The new sign shall consist of separate, horizontal, channel-letters since the existing sign consists of channel letters. The size of the new sign shall be smaller than the existing sign. Any damage to the roof material that may be caused by the removal of the existing sign and floodlights shall be repaired and shall not be visible, including any repainting necessary to cover any inconsistent areas caused by fading.

Vice-Chair Bushelman opened the meeting up to the applicant for any additional information, to which there was nothing further provided.

Mr. Reddick stated from his understanding, the current sign was nonconforming and the new sign will continue to exist nonconforming. Mr. Reddick asked for confirmation that the changes with the new sign are not any increase in the nonconformity compared to what they were before. Ms. Malone stated that was correct.

Vice-Chair Buselman stated that he believed they had just put on a new roof and does not believe there will be a need for repairing anything from the removal.

Ms. Hall stated that from her understanding, the nonconformity was the code does not allow roof signs. Ms. Malone stated that is correct and that in the past when this was approved, there were four conditions listed and staff is carrying over the conditions from last time to keep it consistent. Mr. Ballstadt added that since it was previously approved, it is considered a legal nonconforming sign per the code, and the new sign will not increase the nonconformity beyond that.

Mr. Valdes asked the applicant if he saw any issues with the three conditions that have been proposed by the Town? Mr. Leitner responded he does not.

**Ms. Scheuerman moved to approve the legal nonconformity of sign as presented subject to the conditions presented by staff; Mr. Reddick seconded the motion. Roll call on the vote resulted as follows:
Yeas – Bushelman, Scheuerman, Hall, Reddick, Valdes, Bernhardt
Nays – None
Motion passed.**

2. Public Hearing – Conditional Use Grant – Water Valley South Subdivision 6th Filing, Lot 2 (360 Crossroads Blvd) – Joe Luethmers, Timberline Church, applicant

Vice-Chair 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 non-voting 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 Ms. Malone, this item is for a Conditional Use Grant to allow for a temporary modular classroom on the Timberline Church site located at 360 Crossroads Boulevard. The applicant previously went through the Conditional Use Grant process to allow this same modular a few years ago and it has since expired. Since the Town does not have a renewal process, they have to go through and get a new approval. The applicant also has a Conditional Use Grant that was recently approved for a modular on the Southern lot. The site is zoned as mixed residential and was selected to have the least impact on the neighborhood. Staff is recommending that the Planning Commission forward a recommendation of approval to the Town Board of the Conditional Use Grant application, as presented, for a period of three years from the approval date.

Vice-Chair Bushelman asked if the unit is already existing, or if it will be a new unit? Ms. Malone stated that it is existing.

Mr. Valdes stated that as he understands it, the applicant previously had a CUG for a temporary trailer and asked if this is the same trailer or a different one? Mr. Valdes asked what consideration should the Commission have if it is indeed an extension of an existing trailer or a new one in a previous location that had a CUG? Ms. Malone stated that this is the same unit, same location, but unfortunately it expired before the applicant was able to get in a request to extend it. Typically, these would be extended for an additional six months, however in this case they will need it for a little bit longer since they are building a facility. Mr. Valdes asked if the applicant mentioned a timeframe they have for building the new facility? Mr. Luethmers stated they do not have a timeline at this point due to COVID. Mr. Valdes asked if the three year window is a reasonable amount of time? Mr. Luethmers stated it is reasonable.

Mr. Valdes moved to close the public hearing; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows:

Yeas – Bushelman, Scheuerman, Hall, Reddick, Valdes, Bernhardt

Nays – None

Motion passed.

3. Conditional Use Grant – Water Valley South Subdivision 6th Filing, Lot 2 (360 Crossroads Blvd) – Joe Luethmers, Timberline Church, applicant

**Mr. Reddick moved to forward a recommendation of approval to the Town Board for consideration of approval of the conditional use grant; Mr. Valdes seconded the motion. Roll call on the vote resulted as follows:
Yeas – Bushelman, Scheuerman, Hall, Reddick, Valdes, Bernhardt
Nays – None
Motion passed.**

D. COMMUNICATIONS

1. Communications from the Planning Commission

- New members Mr. Valdes and Mr. Bernhardt introduced themselves to the Commission.

2. Communications from the Town Board liaison

- Town Board is in the middle of budget season and has had several executive session lately.

3. Communications from the staff

- Ms. Malone stated that staff has been working on the 7th Street and Walnut corridor study and just started holding public outreach meetings. Staff is also starting the Eastman Park study and will provide updates as it continues on.
- Mr. Paine stated that there have been a lot of equipment updates over the past few months due to both COVID and unexpected equipment malfunctions. The television station has been expanded and three new major platforms for viewing all of the Town's boards and commissions meetings. You are able to view meetings on the website at windsorgov.com/meetingsondemand or download Windsortv apps AppleTv and Roku.
- Mr. Ballstadt stated that with the corridor plans that were previously mentioned, staff will send a link to the Windsor Project Connect website. Staff extended a welcome to the new members also stating they are glad to have a full board once again. Monday night, there will be a joint Town Board and Planning Commission work session at 5:30 p.m. The following Monday, the 19th at 6:00 p.m. will be an additional joint Town Board and Planning Commission work session with a presentation by Urban3.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 6:42 p.m.

Karen Frawley, Town Clerk



MEMORANDUM

Date: November 4, 2020
To: Planning Commission
From: Paul Hornbeck, Senior Planner
Re: Public Hearing and Recommendation to Town Board – Cummins Annexation (WSFR Station #4) – Fire Chief Kris Kazian, WSFR, applicant, / Brent Allred, Allred & Associates, applicant's representative
Item #: C.1 C.2.a

Background / Discussion

Mr. Brent Allred, representing Windsor Severance Fire Rescue, is requesting approval of a height modification in order to exceed the maximum building height allowed in the Estate Residential (E-1) zoning district. The maximum height allowed in the E-1 zoning district is thirty-five (35) feet, in accordance with Municipal Code Section 16-10-50(b)(1). The proposed fire station includes a maximum height of forty-two (42) feet from the average finished grade.

Windsor Severance Fire Rescue Station #4 is proposed to be located north of the intersection of New Liberty Road and Hilltop Drive. The property is surrounded by large lot estate residential homes on three sides with the developing Raindance neighborhood and future golf course located to the west. The site has significant topography, with grades dropping to the north and east. A walkout basement on the northeast part of the building takes advantage of the topography and has a finished grade approximately 15' below the finished grade of the rest of the site.

The building features two gable peak roofs that exceed the maximum allowed height. A second story mezzanine level for storage is located under the eastern gable. A training tower attached to the building also exceeds the maximum allowed height. The tower will be used for a variety of training exercises such as carrying hoses up stairs and repelling down the side of the building.

The municipal code dictates that building height is measured from the average finished grade. Using that methodology, the following portions of the building exceeding the maximum height as follows:

- Eastern gable roof peak height is approximately forty-two (42) feet (actual height from adjacent grade to the south is forty (40) feet).
- Western gable roof peak height is approximately thirty-six (38) feet (actual height from adjacent grade to the south is thirty-six (36) feet).
- Integrated training tower height is approximately thirty-six (38) feet (actual height from adjacent grade to the south is thirty-six (36) feet and fifty-one (51) feet to the north).

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 7 – Community Facilities

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.*

Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the building height modification as presented to allow a maximum height of forty-two (42) feet with an allowance for a maximum height up to forty-five (45) feet should any modifications be needed on the final design drawings.

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:

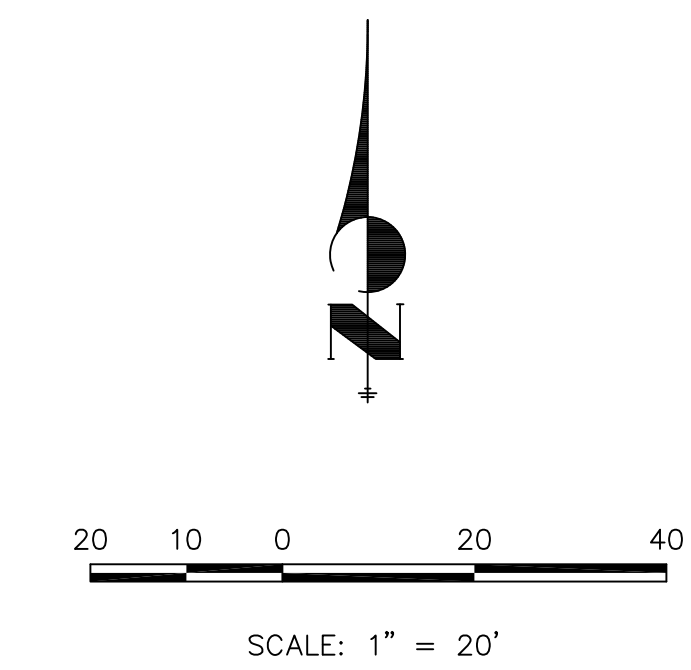
- October 23, 2020 – affidavit of mailing to surrounding property owners
- October 23, 2020 – development review sign posted on the property

- October 23, 2020 – legal notices posted on the Town of Windsor website
- October 23, 2020 – legal ad published in the paper

Attachments

Application materials
Staff PowerPoint

copy: Fire Chief Kris Kazian, WSFR, applicant
Brent Allred, applicant's representative



LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING FLOWLINE
	EXISTING ASPHALT
	EXISTING DRAINAGE PIPE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	1' CONTOUR
	5' CONTOUR

- NOTES:**
1. FIRE LANE, NO PARKING SIGNS SHALL BE SET AT 45 DEGREES TO THE FLOW OF TRAFFIC AND SHALL BE SET 1' BEHIND CURB.
 2. LIGHTS SHALL BE POLE MOUNTED, ALL LIGHT POLES SHALL BE ROUND AND PAINTED IN A DARK, NON-REFLECTIVE COLOR. REFER TO PHOTOMETRIC PLAN FOR BASE DETAIL.
 3. LIGHTS SHALL BE SPALDING LIGHT PER PHOTOMETRIC PLAN, SHEET 7.
 4. ALL LIGHT FIXTURES TO BE FULL CUT-OFF AND MOUNTED IN FULL CUT-OFF POSITION.



PAVEMENT IN FRONT OF TRASH ENCLOSURE

N.T.S.

NOTE:

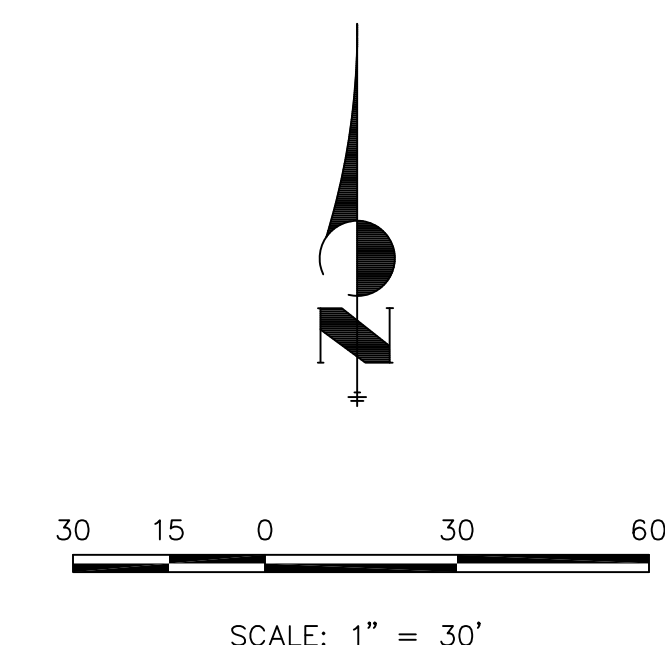
ASSUMED PAVEMENT SECTION FOR THIS SITE IS SHOWN. PAVEMENT THICKNESS AND INSTALLATION RECOMMENDATIONS SHALL BE VERIFIED BY LICENSED GEOTECHNICAL ENGINEER PRIOR TO INSTALLING PAVEMENT.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DRAWING APPROVAL

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

BY _____ DATE _____
ENGINEERING MANAGER



Legend:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- PROPOSED 1' CONTOURS
- PROPOSED 5' CONTOURS
- PROPOSED FLOWLINE
- PROPOSED INFLOW CURB
- PROPOSED OUTFLOW CURB
- PROPOSED 2' CONCRETE PAN
- PROPOSED DRAINAGE PIPE
- EXISTING DRAINAGE PIPE
- RIPRAP

1. ALL ROOF DRAIN DOWNSPOUTS SHALL BE COLLECTED IN STORM PIPE AND CONVEYED TO THE DETENTION AREA
2. ALL CURB SHALL BE INFLOW WITH 1' PAN UNLESS INDICATED OTHERWISE.
3. ELEVATIONS SHOWN ARE FLOWLINE OF CURB UNLESS INDICATED OTHERWISE.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DRAWING APPROVAL

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

BY _____
ENGINEERING MANAGER

Date:	9/15/20	No.	REVISION	BY	DATE
Scale:	1" = 30'				
Designed by:	PPK				
Drawn by:	pk				



HALLIGAN HEIGHTS SUBDIVISION
LOT 1, SITE PLAN
(WINDSOR SEVERANCE FIRE STATION #4)
GRADING PLAN

GRADING PLAN

SHEET

5

5 OF 23

Job No. 150-19

North Star
design, inc.

700 Automation Drive, Unit I
WindSOR, Colorado 80550
Phone: 970-686-6939
Fax: 970-686-1188



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
580 BURBANK ST. SUITE 125, BROOMFIELD, CO 80020 PHONE: 303.465.4306 FAX: 303.465.4382
www.allredarch.com

SITE PLAN | JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

[illegible]

ISSUE DATE: 2020 09.15

PERSPECTIVES



ALLRED & ASSOCIATES

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AS NOTED

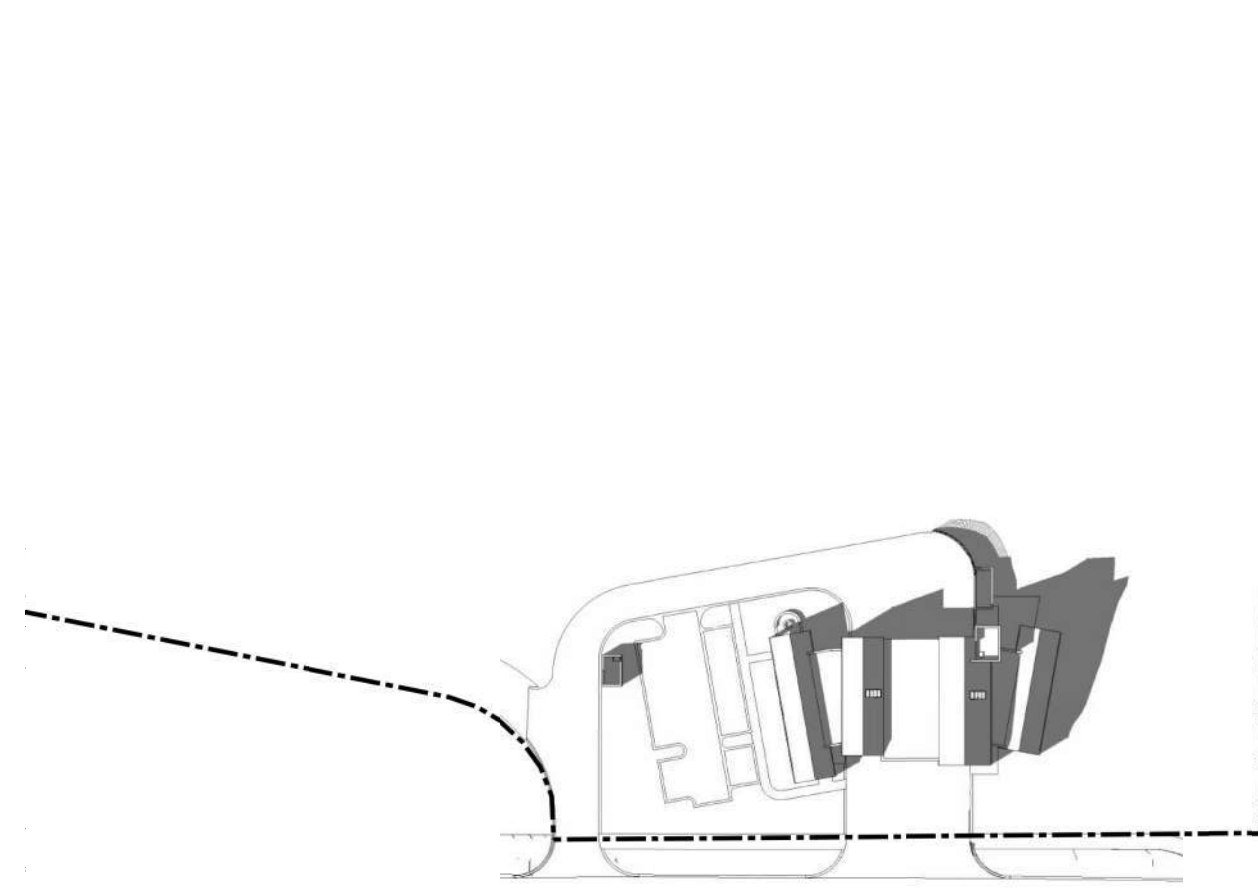
HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

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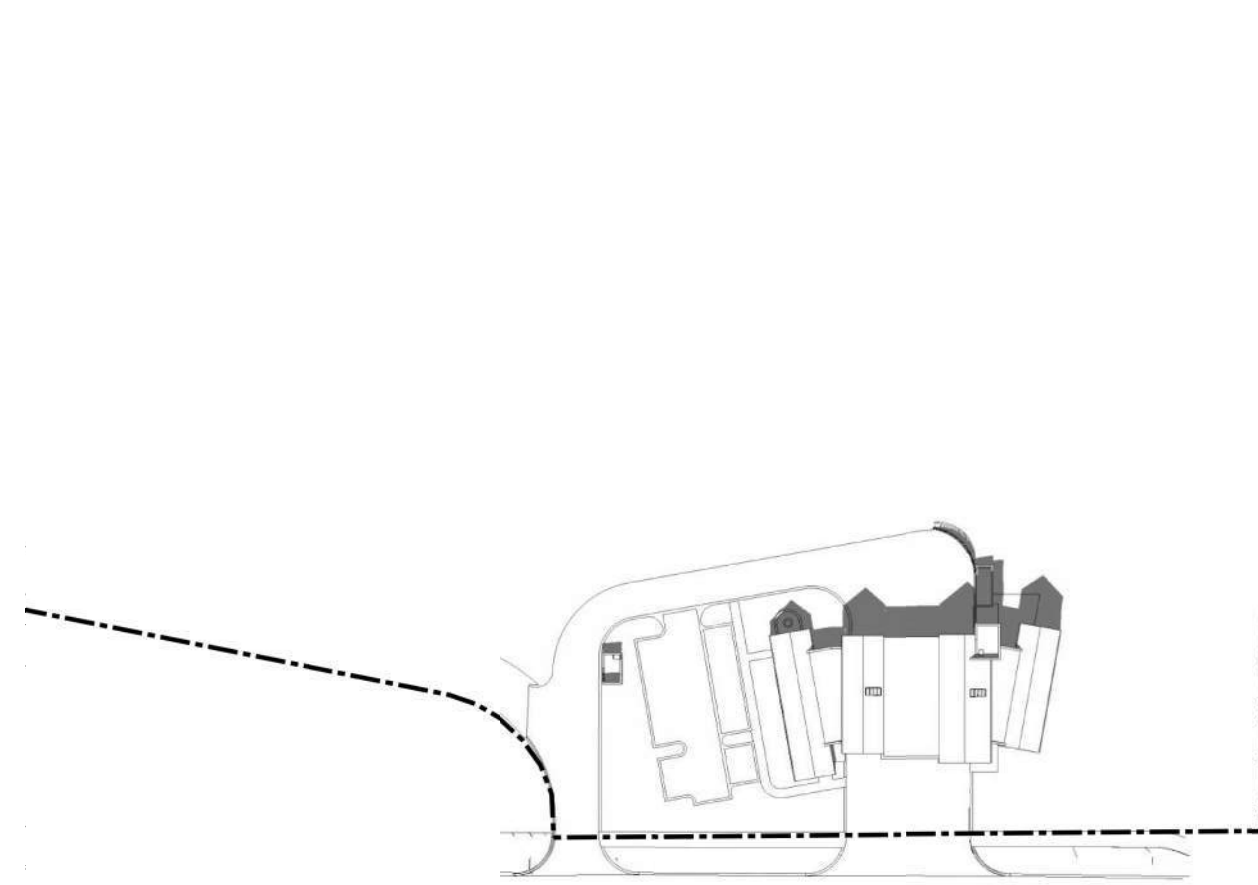
ISSUE DATE: 2020 09.15

PERSPECTIVES

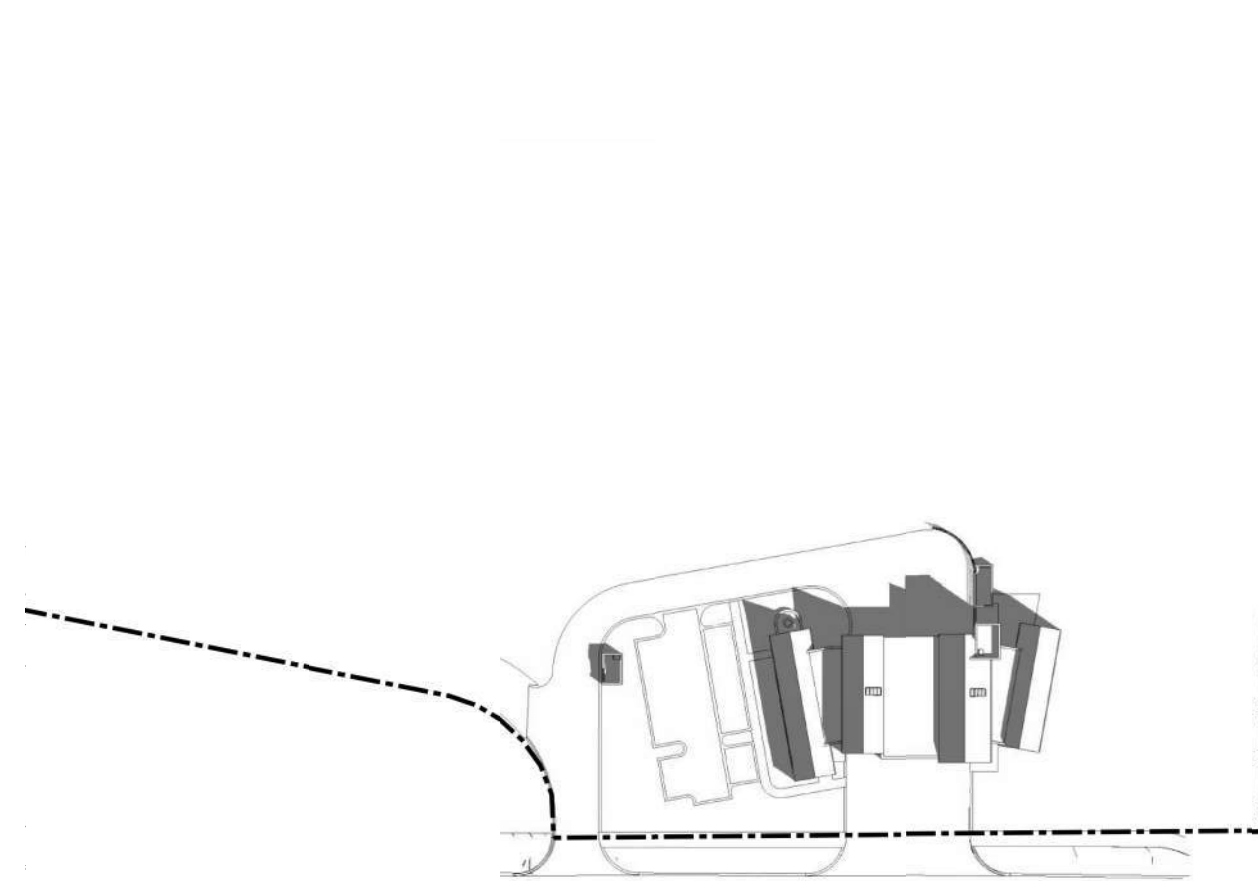
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3 PM

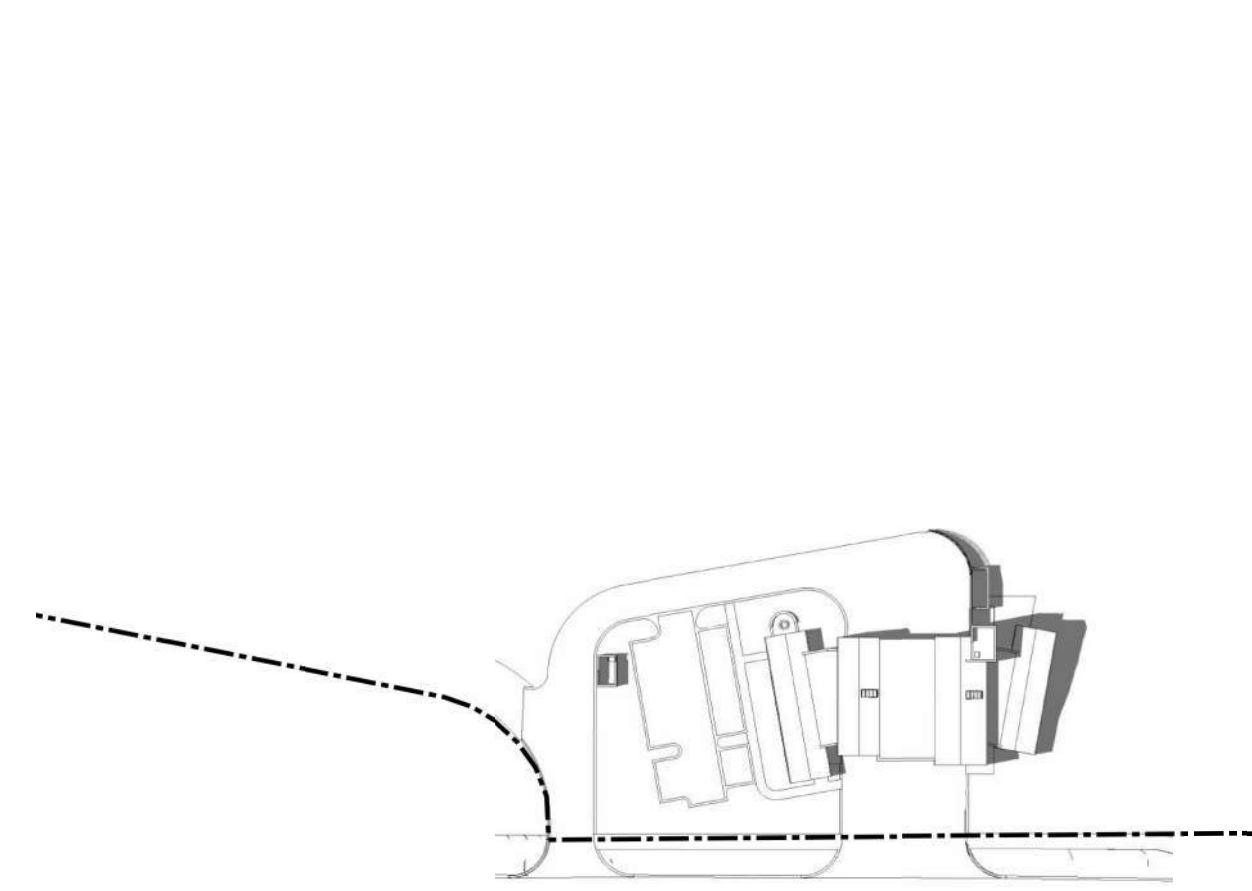
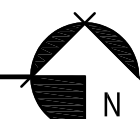


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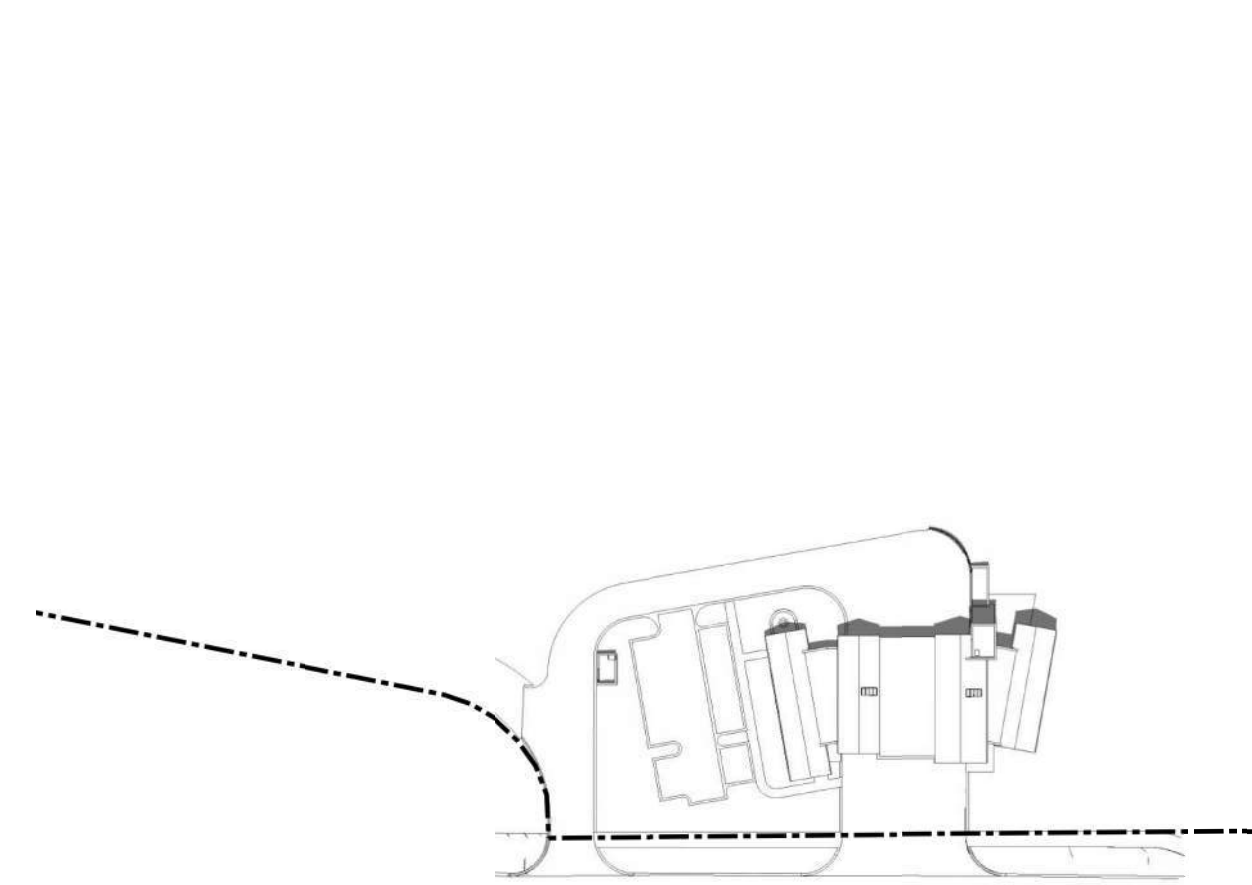


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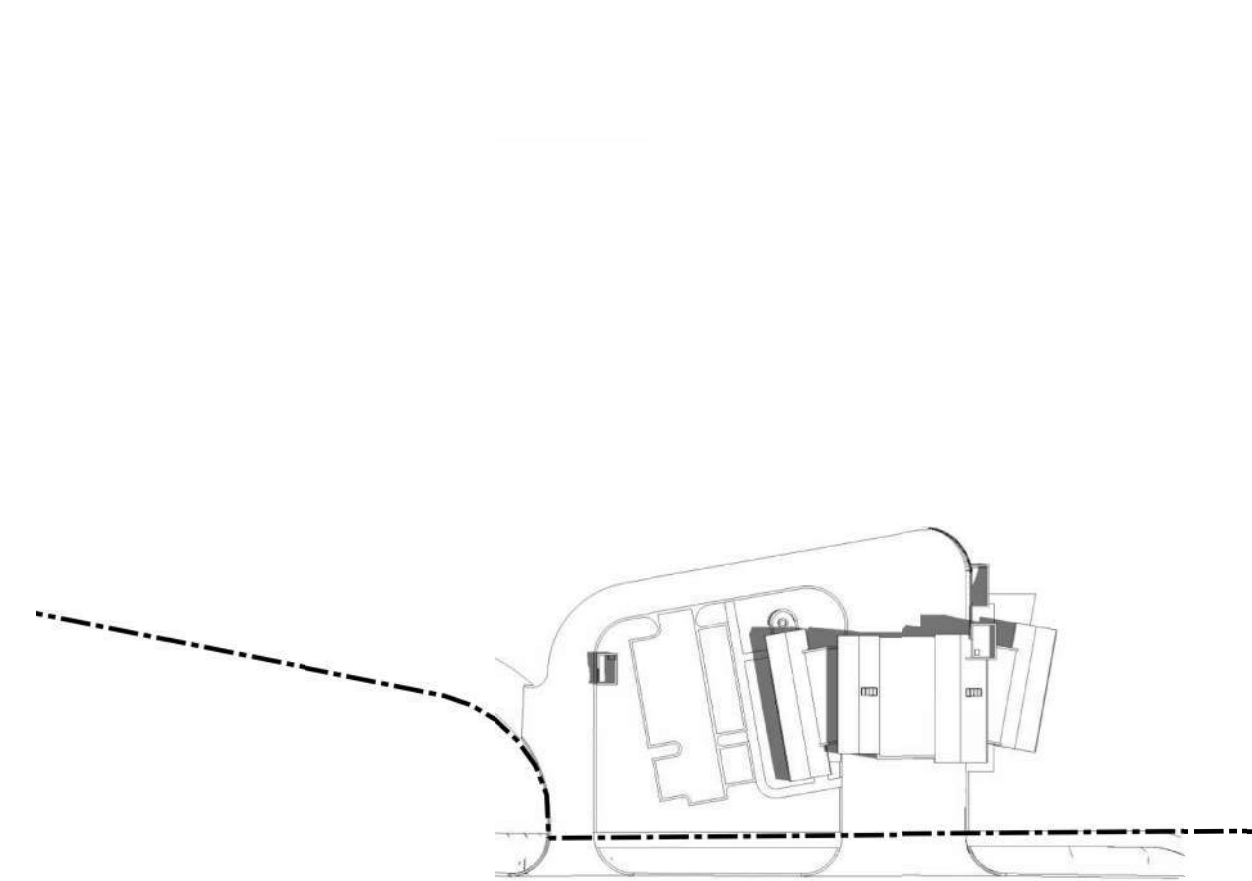
4 SEPTEMBER 21
N.T.S.



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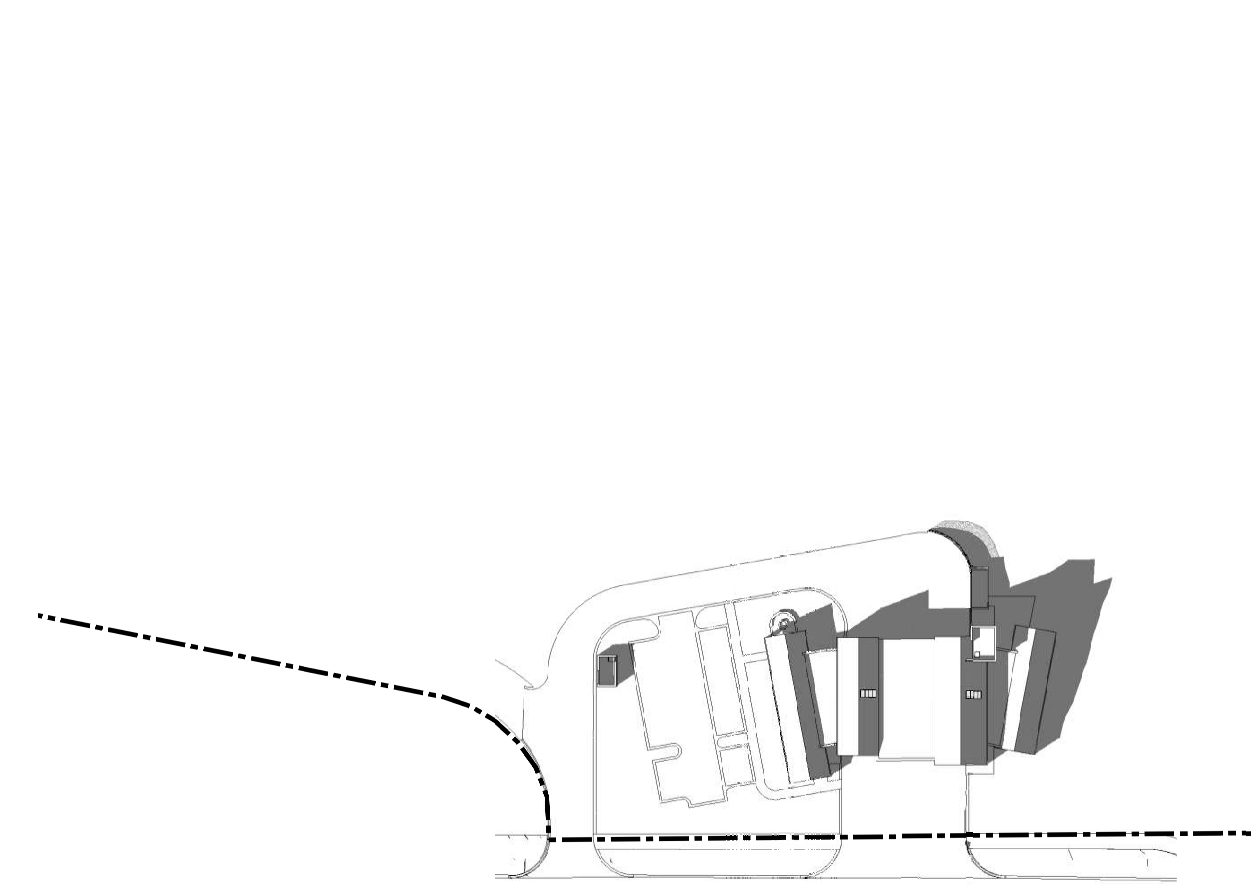


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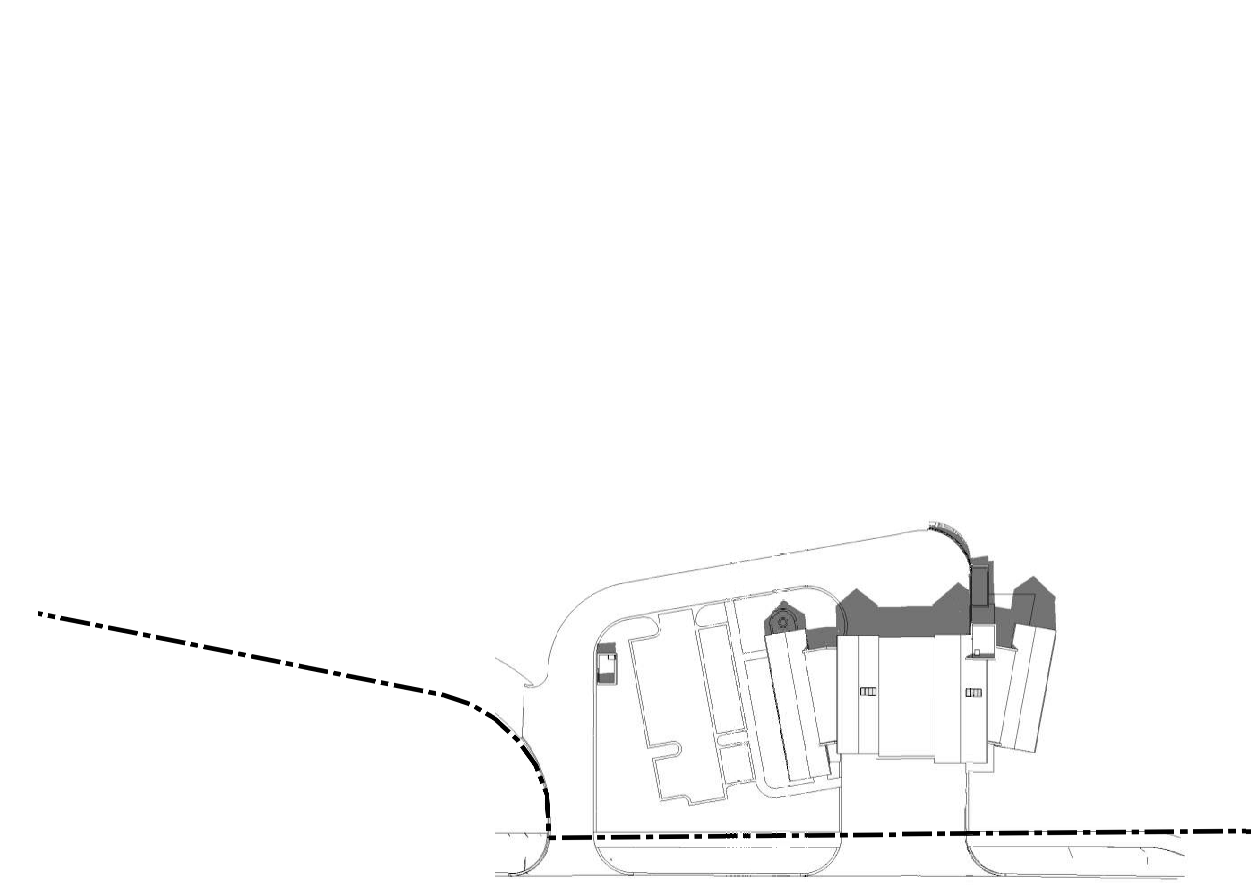


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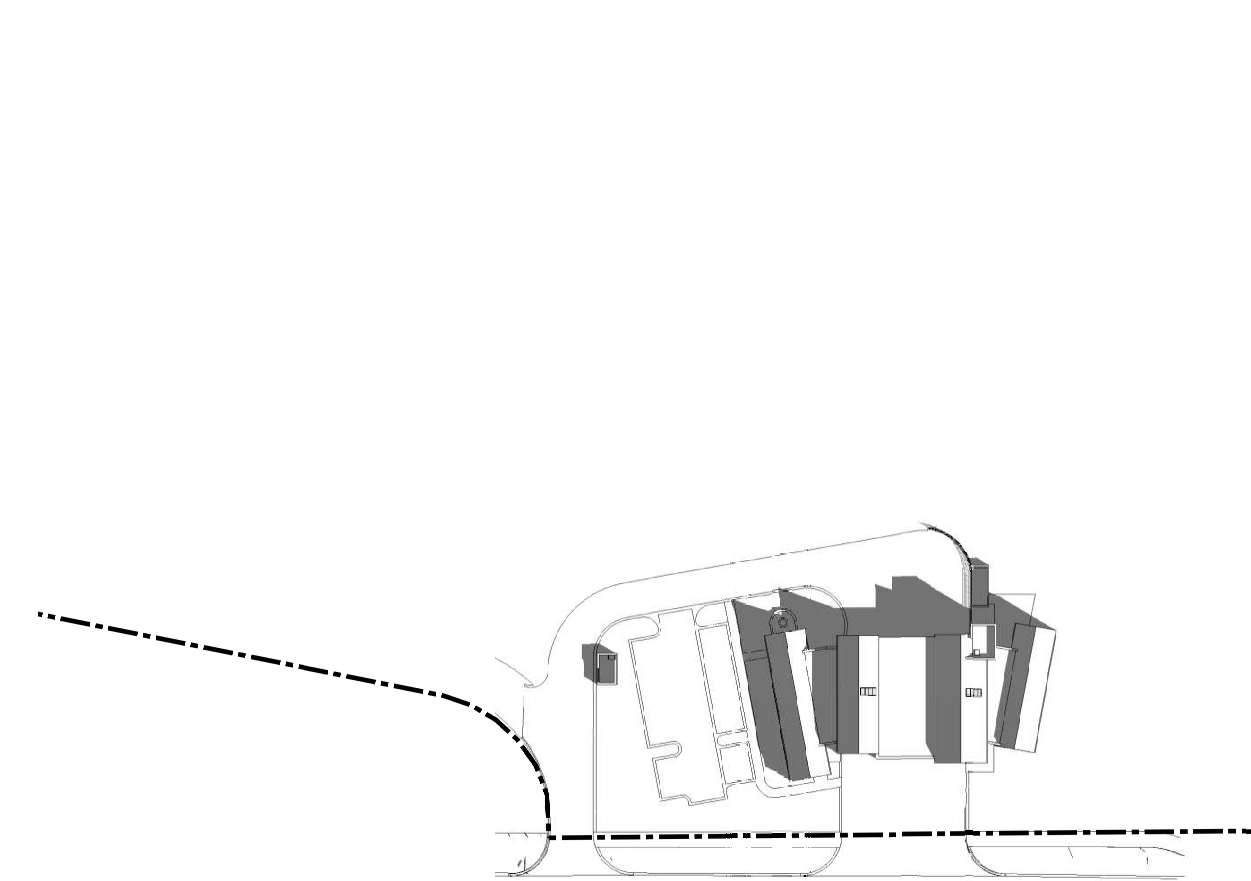
3 JUNE 21
N.T.S.



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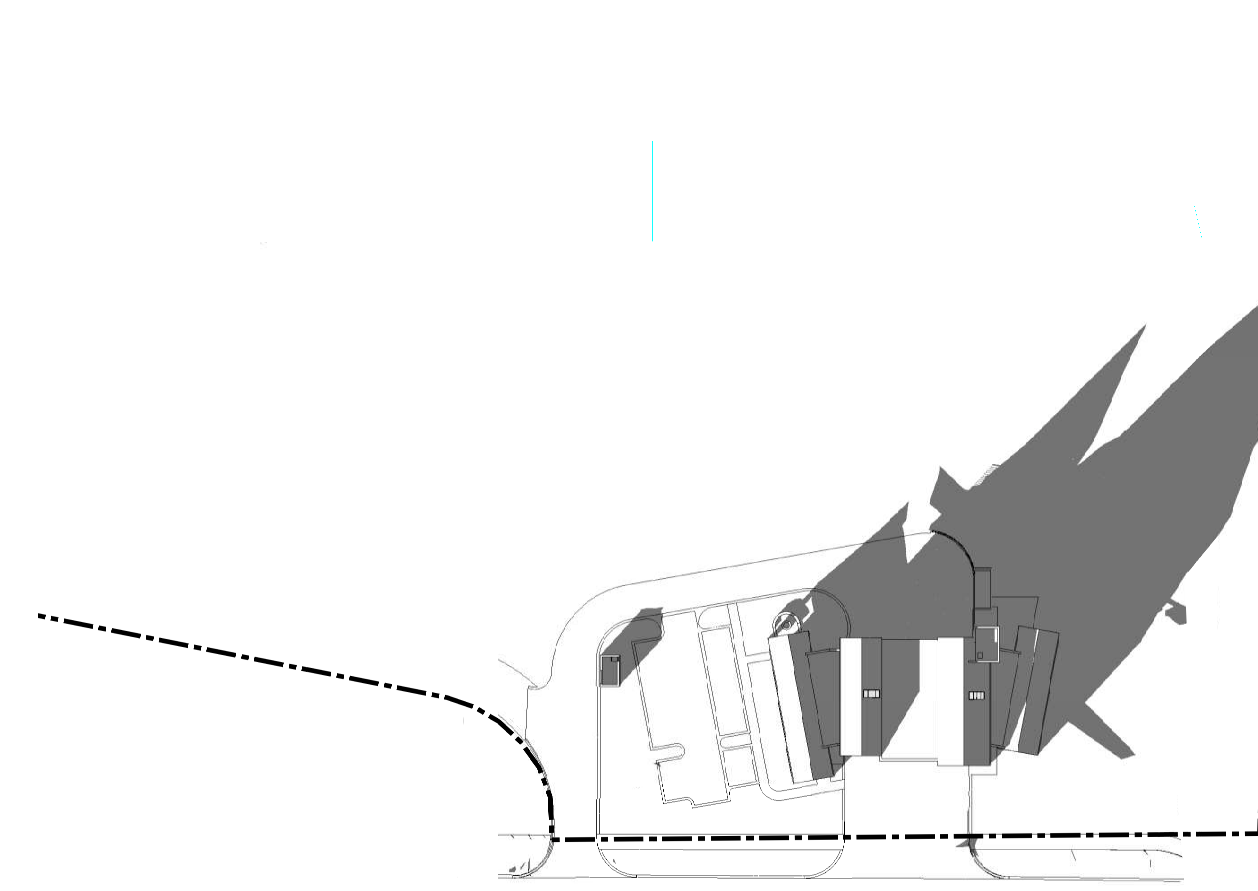


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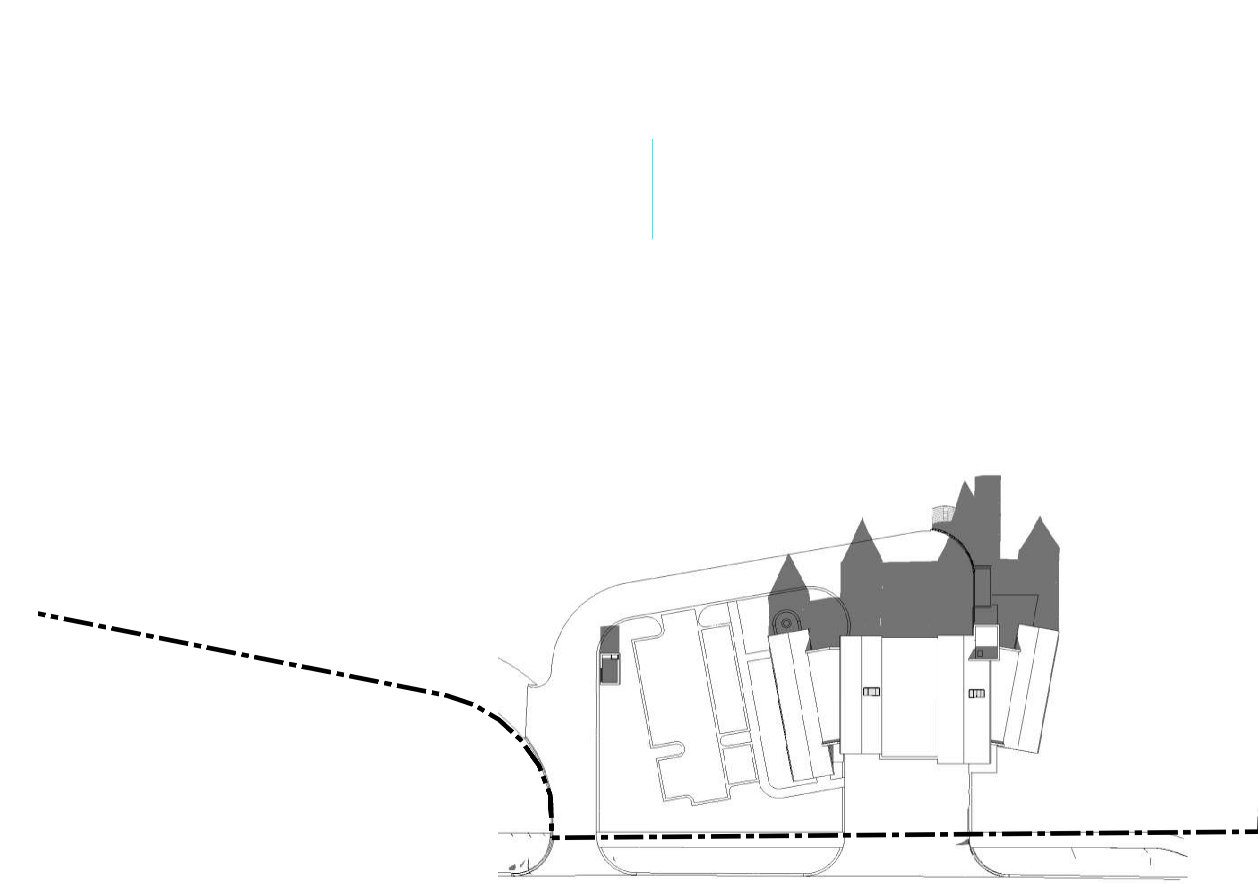


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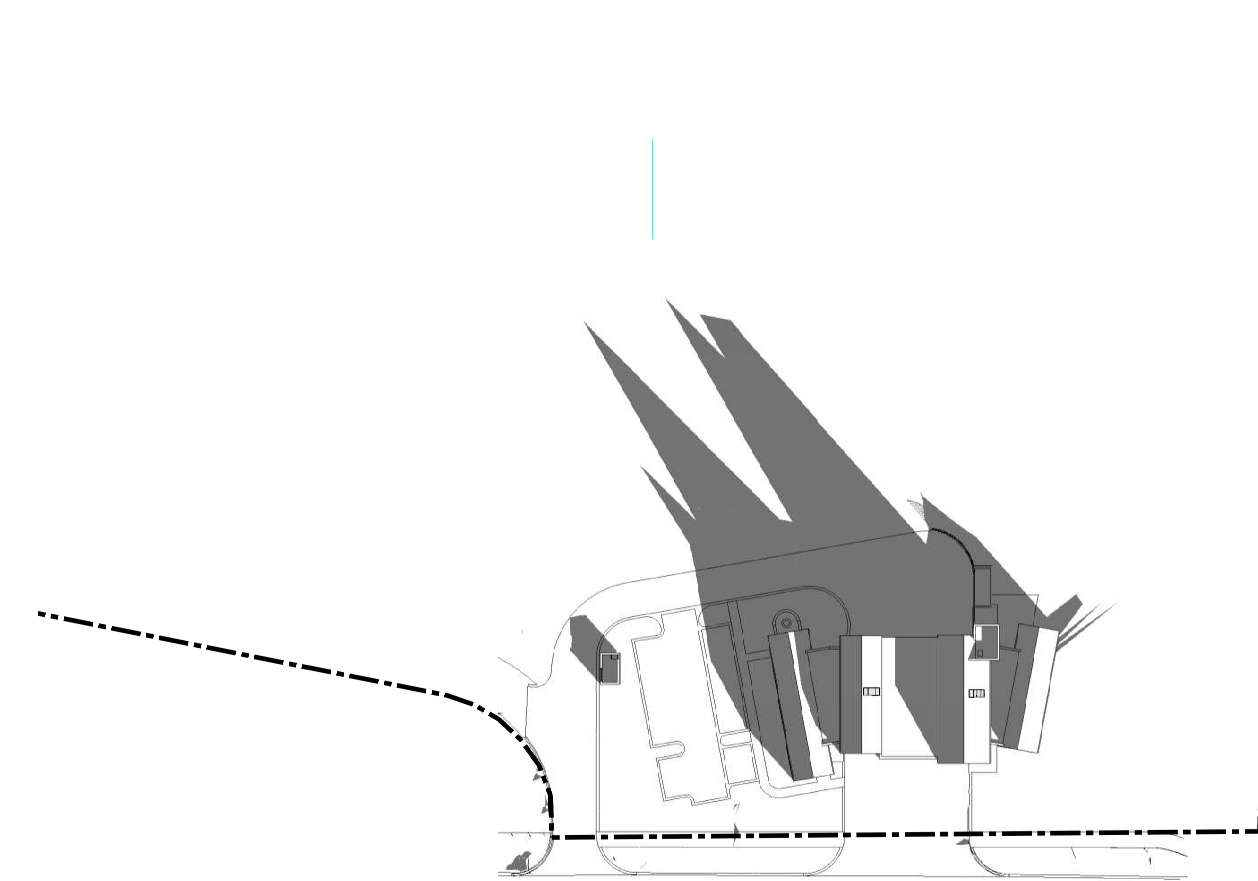
2 MARCH 21
N.T.S.



3 PM



12 PM



9 AM

1 DECEMBER 21
N.T.S.



ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
590 BURBANK ST., SUITE 125, BROOMFIELD, CO 80020 PHONE: 303.465.4306 FAX: 303.465.4392 www.allredarch.com

SITE PLAN | JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

[illegible]

ISSUE DATE: 2020 09.08

SHADOW
STUDIES

20



ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
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www.allredarch.com

SITE PLAN

JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION

LOT 1 SITE PLAN

(WSEF STATION NO. 4)

[illegible]

ISSUE DATE: 2020 09.15

VIEW
STUDIES

12



Height Modification

Cummins Annexation

WSFR Station #4

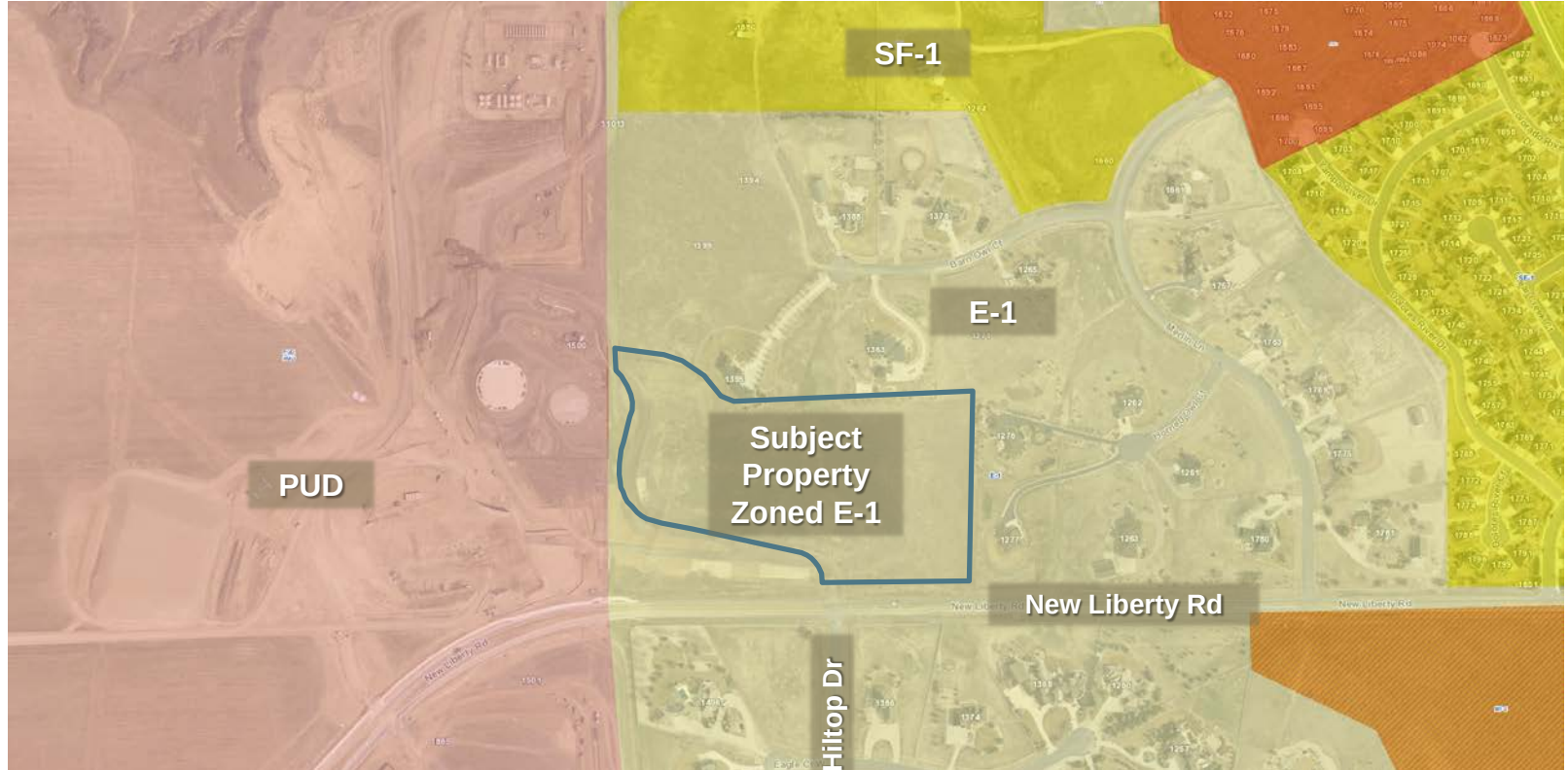
Paul Hornbeck, Senior Planner

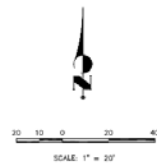
Planning Commission November 4, 2020

Site Vicinity Map



Zoning Map

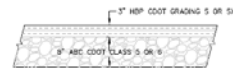




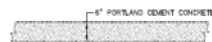
Legend	
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT LINE
	EXISTING FLOODLINE
	EXISTING ASPHALT
	EXISTING DRAINAGE PIPE
	EXISTING SANITARY SEWER
	EXISTING WATER MAIN
	1' CONTOUR

[illegible]

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PARKING + DRIVE AREA PAVEMENT



PAVEMENT IN FRONT OF TRASH ENCLOSURE
N.T.S.

NOTE

ASSUMED PAVEMENT SECTION FOR THIS SITE IS SHOWN. PAVEMENT THICKNESS AND INSTALLATION RECOMMENDATIONS SHALL BE VERIFIED BY LICENSED GEOTECHNICAL ENGINEER PRIOR TO INSTALLING PAVEMENT.

CALL UTILITY NOTIFICATION
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DRAWING APPROVAL

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

BY _____ DATE _____

ENGINEERING MANAGER

HALLIGAN HEIGHTS SUBDIVISION
LOT 1, SITE PLAN
WINDSOR SEVERANCE FIRE STATION #4)

SITE PLAN

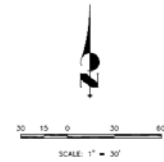
SHEET
2
2 OF 23

Job No. 160-10

Date:	9/15/20	No.	REVISION	BY	DATE
Scale:	1"=20'				
Designed by:	PHK				
Drawn by:					



North Star
design, inc.



- LEGEND**
- | | |
|--|---------------------------|
| | PROPERTY BOUNDARY |
| | ROAD-OF-WAY |
| | ADJACENT PROPERTY LINE |
| | EASEMENT LINE |
| | EXISTING 1" CONTOURS |
| | EXISTING 5" CONTOURS |
| | PROPOSED 1" CONTOURS |
| | PROPOSED 5" CONTOURS |
| | PROPOSED FLOODLINE |
| | PROPOSED INFLUX CURB |
| | PROPOSED OUTFALL CURB |
| | PROPOSED 1" CONCRETE PAVE |
| | PROPOSED DRAINAGE PIPE |
| | EXISTING DRAINAGE PIPE |
| | STREET |

- NOTES:
1. ALL ROOF DRAIN DOWNSPUTS SHALL BE COLLECTED IN STORM PIPE AND CONVEYED TO THE DETENTION AREA.
 2. ALL CURB SHALL BE BELOW WITH 1" PAN UNLESS INDICATED OTHERWISE.
 3. ELEVATIONS SHOWN ARE FLOWLINE OF CURB UNLESS INDICATED OTHERWISE.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DRAWING APPROVAL

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

BY _____ DATE _____

BUILDINGS MANAGER

North Star
design, Inc.

700 Automation Drive, Unit 11
Windsor, Colorado 80550
Phone: 970-686-6639
Fax: 970-686-1188

Date:	9/15/20	No.	REVISION	BY	DATE
Scale:	1"=30'				
Designed by:	PPK				
Drawn by:	pk				



HALLIGAN HEIGHTS SUBDIVISION
LOT 1, SITE PLAN
(WINDSOR SEVERANCE FIRE STATION #4)
GRADING PLAN

SHEET
5
5 OF 23
JOB No. 150-19



ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN

SITE PLAN | JOB NO. 1818

AS WORLD

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

[illegible]SOUTH & WEST
ELEVATIONS

16

Building Renderings



2 EAST ELEVATION
SCALE 1/8"=1'-0"



1 NORTH ELEVATION
SCALE 1/8"=1'-0"

ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
3000 S. 10TH AVE. SUITE 100 DENVER, CO 80202
303.733.1818 | WWW.AA-CO.COM

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)



REVISION NUMBER	DATE

ISSUE DATE: 2020-03-18

EAST & NORTH
ELEVATIONS



Building Renderings



2 SOUTH-EAST PERSPECTIVE
NTS



1 SOUTH-WEST PERSPECTIVE
NTS

ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
REPRESENTATIVE OF THE CITY OF WINDSOR, COLORADO
SITE PLAN | JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

REVISION NUMBER	DATE

ISSUE DATE: 2020-08-18

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE



Building Renderings



2 NORTH-EAST PERSPECTIVE
N.T.S.



1 NORTH-WEST PERSPECTIVE
N.T.S.

ALLRED & ASSOCIATES

ARCHITECTURE | PLANNING | INTERIOR DESIGN
4800 S. W. 10TH AVE. SUITE 100, BOULDER, CO 80502-1000
781.441.1818 | WWW.AA-ARCHITECTS.COM

SITE PLAN

JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

REVISION	DATE

ISSUE DATE: 2020-09-15

PERSPECTIVES



1 DECEMBER 21
N.T.S.

20

ALLRED & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIOR DESIGN
1000 University Ave., Suite 1000, Berkeley, CA 94702-1000 | 415.863.4400 | www.allred.com
SITE PLAN | JOB NO. 1818

AS NOTED



Viewshed Simulation



VIEW KEY PLAN



4 VIEW ACROSS STREET - INTERSECTION OF EAGLE COURT & HILL TOP DRIVE - EXISTING
N.T.S.



3 VIEW ACROSS STREET - INTERSECTION OF EAGLE COURT & HILL TOP DRIVE - NEW
N.T.S.



2 VIEW FROM BELOW - BARN OWL COURT CUL DE SACK - EXISTING
N.T.S.



VIEW FROM BELOW - BARN OWL COURT CUL DE SACK - NEW
N.T.S.

ALLRED & ASSOCIATES
ARCHITECTURE | PLANNING | INTERIOR DESIGN
10000 E. 10th Ave., Suite 100, Denver, CO 80231 | 303.440.1111 | allred.com

SITE PLAN | JOB NO. 1818

AS NOTED

HALLIGAN HEIGHTS SUBDIVISION
LOT 1 SITE PLAN
(WSFR STATION NO. 4)

REVISION NO.	DATE

ISSUE DATE: 2020-09-15

VIEW STUDIES



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 7 – Community Facilities

Goal:

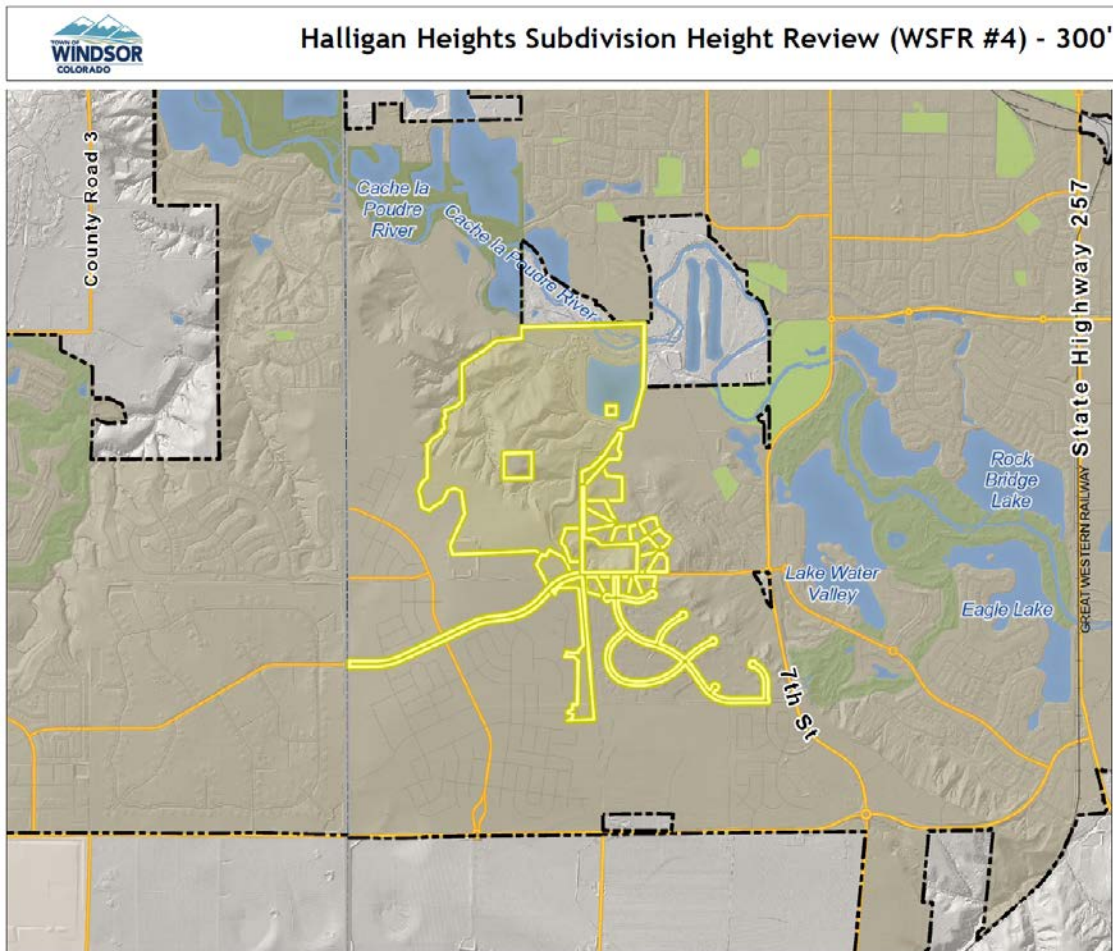
Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.



Public Notification

Notifications for this meeting were as follows:

- October 23, 2020 – affidavit of mailing to surrounding property owners
- October 23, 2020 – development review sign posted on the property
- October 23, 2020 – legal notices posted on the Town of Windsor website
- October 23, 2020 – legal ad published in the paper





Recommendation

Staff recommends that the Planning Commission forward to Town Board a recommendation of approval of the building height modification as presented to allow a maximum height of forty-two (42) feet with an allowance for a maximum height up to forty-five (45) feet should any modifications be needed on the final design drawings.



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.
- 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.



MEMORANDUM

Date: November 4, 2020
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Final Site Plan – RainDance Subdivision 12th Filing – David Nelson, RainDance Development, owner, Larry Buckendorf and Morgan Kidder, authorized representatives and Brian Williamson, John Meyers, TST, applicants.
Location: East side of CR 13 / Colorado Blvd., north of New Liberty Drive, south of Cherry Blossom Drive and west of Abundance, Sunset Vista and Autumn Moon Drives.
Item #: C.3

Background

The applicant, Mr. Brian Williamson, has submitted, on behalf of the owner Mr. David Nelson, a final site plan for a multifamily residential development known as RainDance Subdivision Twelfth Filing. The site plan encompasses approximately 31.85 acres and is zoned Planned Unit Development (PUD).

RainDance PUD history:

- In 1996, the subject property was annexed with the Windsor Highlands Second Annexation.
- In 2011, the Water Valley West Subdivision, which identified the future alignment of New Liberty Road, was approved.
- In 2015, the RainDance Master Plan and RainDance Planned Unit Development (PUD) was approved. Key elements of these documents include:
 - o An overall area of approximately 1,130 acres
 - 399 acres open space, 734 acres develop areas
 - o 2,792 dwelling units
 - 2.46 du/ac gross (includes open space)
 - 3.8 d/u net (developed areas, excluding open space)
 - o The approval of the Master Plan and PUD included flexibility to allow residential densities to be shifted between areas on the property as development occurs.
 - o Per this zoning approval, land uses can be transferred at the time of Final Plat, as long as the density does not exceed the total for the entire project.
- In 2017, RainDance Subdivision, which created the tracts that would become future filings of RainDance, was approved.

Raindance Subdivision 12th Filing was created from the RainDance Subdivision 8th Filing. Specifically, Tract H was reserved and designated with the 8th Filing as future multifamily residential development. On April 13th, 2020, Town Board approved this major subdivision, which included Tract H.

The timeline for this Final Site Plan for 12th filing is as follows:

- April 13, 2020 - Preliminary Site Plan application submittal to the Town
- July 1, 2020 – Planning Commission approval of Preliminary Site Plan, allowing the proposal to move forward to the next step of approvals, Final Site Plan

- August 2020 – Final Site Plan application submittal to the Town
- October 27, 2020 – Voluntary neighborhood meeting
- November 4, 2020 – Planning Commission meeting and recommendation to Town Board
- November 9, 2020 – Town Board Meeting

Regarding the traffic around this site, a master traffic impact study was submitted for the RainDance development with the Raindance Subdivision's first filing. That TIS outlined all of the existing conditions, the proposed land uses, trip generation and distribution, signal warrants and geometry for the project. An updated TIS Memo to the master report was required by the Town as part of the submittal process for the subject application.

The updated traffic memo showed a slight increase overall of 88 trips per day. Cherry Blossom and Colorado Blvd will not meet traffic warrants for a signalized intersection in the 2040 long-term forecast. Pear Blossom and Colorado Blvd may meet one peak hour signal warrant in the 2040 long-term forecast. This update accounts for all land use changes to date, and determines any new impacts based on those changes.

Discussion

The project intent is to construct 25 multi-family buildings with 11 stand-alone garages, a club house with pool, and one maintenance building on the combined 31.85-acre site. The proposal consists of 25 three-story apartment buildings with 21 units per building. Each building consists of 10 one-bedroom apartments, 9 two-bedroom apartments and two three-bedroom apartments. Each building also contains seven garaged parking spaces. There is a total of 525 units with an overall density of 16.48 dwelling units per acre.

The 525 units consist of 250 one-bedroom, 225 two-bedroom, and 50 three-bedroom units. Based on the current site plan, the total parking required, based on the current Town of Windsor Municipal Code, would require 875 spaces (see site plan for parking calculation tables). The total parking provided for the 525 units is 946 spaces, including 727 surface spots, 175 spaces of in-building garage parking, and an additional 44 spaces of stand-alone garage parking. This tract is part of the RainDance Planned Unit Development, which provides the zoning standards for this parcel.

Site amenities include two dog parks, a central planting/gardening space, a central gathering court with pavilion and bocce ball courts, along with a clubhouse and pool facilities. Access to the site will be provided from Cherry Blossom Drive, Abundance Drive, Sunset Vista Drive and New Liberty Road (see site plan).

Final Site Plan characteristics:

- 31.85 total acres
- 525 apartment units
 - o 25 - three-story buildings (17%)
 - o 21 units per building
- Product Type:
 - o 1-3-bedroom units with a variety of parking options; 35 spaces per building, 875 required
 - o 727 surface spaces, 175 attached garage and 44 detached garage spaces; 946 provided
 - o Two building color schemes, plus a clubhouse
 - o Painted board and batten siding, stone veneer, and cementitious siding
 - o Asphalt shingles (primary roof), standing seam metal roof
 - o Covered porches and balconies
 - o Building height – 43'-8"
- Density: 16.48 du/ac
- Total open space including drainage: ~ 16.21 acres (51%)

- Parks: Not applicable due to location proximity of RainDance Subdivision 7th Filing, RainDance Community Park (Owned and maintained by metropolitan district). Site does have open space amenities such as orchards, dog parks and a pool.

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 and public hearing are not required with a final site plan; however, a voluntary neighborhood meeting was conducted virtually on October 27th. There was one attendee, who lived in RainDance, who did not have any outstanding concerns, but inquired about the shared amenities within the subdivision. The notice was sent out to property owners within 300' of the subject property boundary and to the adjacent neighborhood metro districts.

Recommendation

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

Attachments

Raindance Master Plan
Application materials
Staff PowerPoint presentation
Applicant presentation

cc: David Nelson, owner
Brian Williamson, applicant
Larry Buckendorf, authorized representative

RAINDANCE | OVERALL PLAN

SUBDIVISION FILINGS AND BUILDERS

SEPTEMBER 2020

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

RAINDANCE NATIONAL GOLF CLUB

LEGEND

FILING ONE

Builder	Lot Size	Number of Lots
Horizon View	70' X 110'	88
Journey	60' X 110'	96
Journey	50' X 110'	153
		337

FILING TWO

Builder	Lot Size	Number of Lots
DR Horton	70' X 130'	14
Bridgewater	70' X 110'	34
DR Horton	60' X 110'	106
DR Horton	50' X 110'	124
		278

FILING THREE SOUTHERN LOTS

Builder	Lot Size	Number of Lots
American Legend	70' X 130'	12
American Legend	70' X 110'	11
American Legend	60' X 110'	57
American Legend	50' X 110'	91
Journey	50' X 110'	22

FILING THREE NORTHERN LOTS

American Legend	60' X 110'	13
Journey	50' X 110'	27

Filing Three Total 233

FILING FIVE LOTS

Builder	Lot Size	Number of Lots
Wonderland Homes	55' X 110'/120'	53

FILING SIX LOTS

Builder	Lot Size	Number of Lots
Custom Home Lots	1 Acre	45
Bridgewater	70' X 110'	40
Bridgewater	60' X 110'	40
		125

FILING EIGHT LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	53
Journey	52' X 110'	52
Horizon View	60' X 110'	33
		138

FILING NINE LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	117
Journey	52' X 110'	122
		239

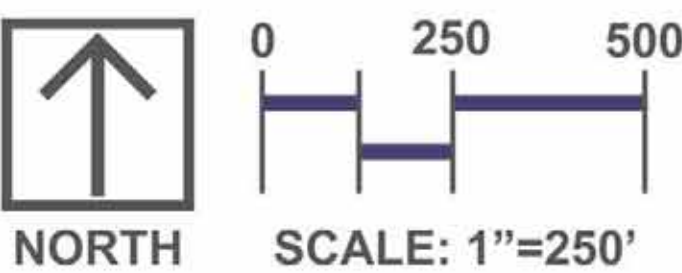
FILING ELEVEN UNITS

Builder		Number Units
Hartford Homes	Condominium	160

Grand Total 1,563

COMMUNITY AMENITIES

1	HOMESTEAD WELCOME CENTER-FILING FOUR
2	RAINDANCE PARK AND RIVER RESORT-FILING SEVEN
3	FUTURE RECREATION AMENITY
4	RAINDANCE NATIONAL GOLF CLUB





August 4, 2020

*Raindance Subdivision Twelfth Filing
Multi-Family – Project Narrative
Project No. 1070.0012.00*

The Raindance Subdivision Multi-Family project is located on Tract H, Raindance Subdivision, 8th filing, located on the east side of CR 13 / Colorado Blvd., north of New Liberty Drive, south of Cherry Blossom Drive and west of Abundance, Sunset Vista and Autumn Moon Drives.

The project intent is to construct 25 multi-family buildings, 11 stand alone garages, a club house with pool and one maintenance building on the combined 31.85-acre site. The proposal consists of (25) 3 story, apartment buildings with 21 units per building. Each building consists of (10) 1 bedroom apartments, (9) 2 bedroom apartments and (2) 3 bedroom apartments. Each building also contains 7 garaged parking spaces. There is a total of 525 units with an overall density of 16.48 DU/AC. The 525 units consist of 250 one bedroom, 225 two bedroom, and 50 three bedrooms. Based on the current site plan, total parking required, based on the current Town of Windsor Municipal Code, would be 875 spaces (see site plan for parking calculation tables). The total parking provided for the 525 units is currently 946 spaces including 175 spaces of in-building garage parking and an additional 44 spaces of standalone garage parking. This tract is part of the Raindance Planned Unit Development, which provides the zoning standards for this parcel.

Site Amenities include (2) dog parks, central Tot lot and sport court, central gathering space with pavilion and an excise circuit. Additional amenities situated around the property to include bocce ball courts, hammock posts, grills with adjacent picnic tables and seating areas. The club house with pool facilities will complete the amenities for apartment tenants.

Access to the site will connect to Cherry Blossom Drive, Abundance Drive, Sunset Vista Drive and New Liberty Road.

If there are any questions, concerns, or if additional information is required please feel free to contact me.

Sincerely,

Brian Williamson

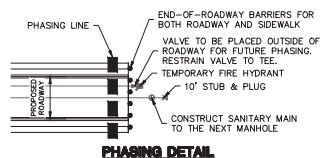
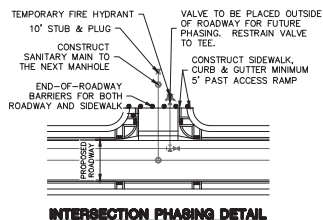
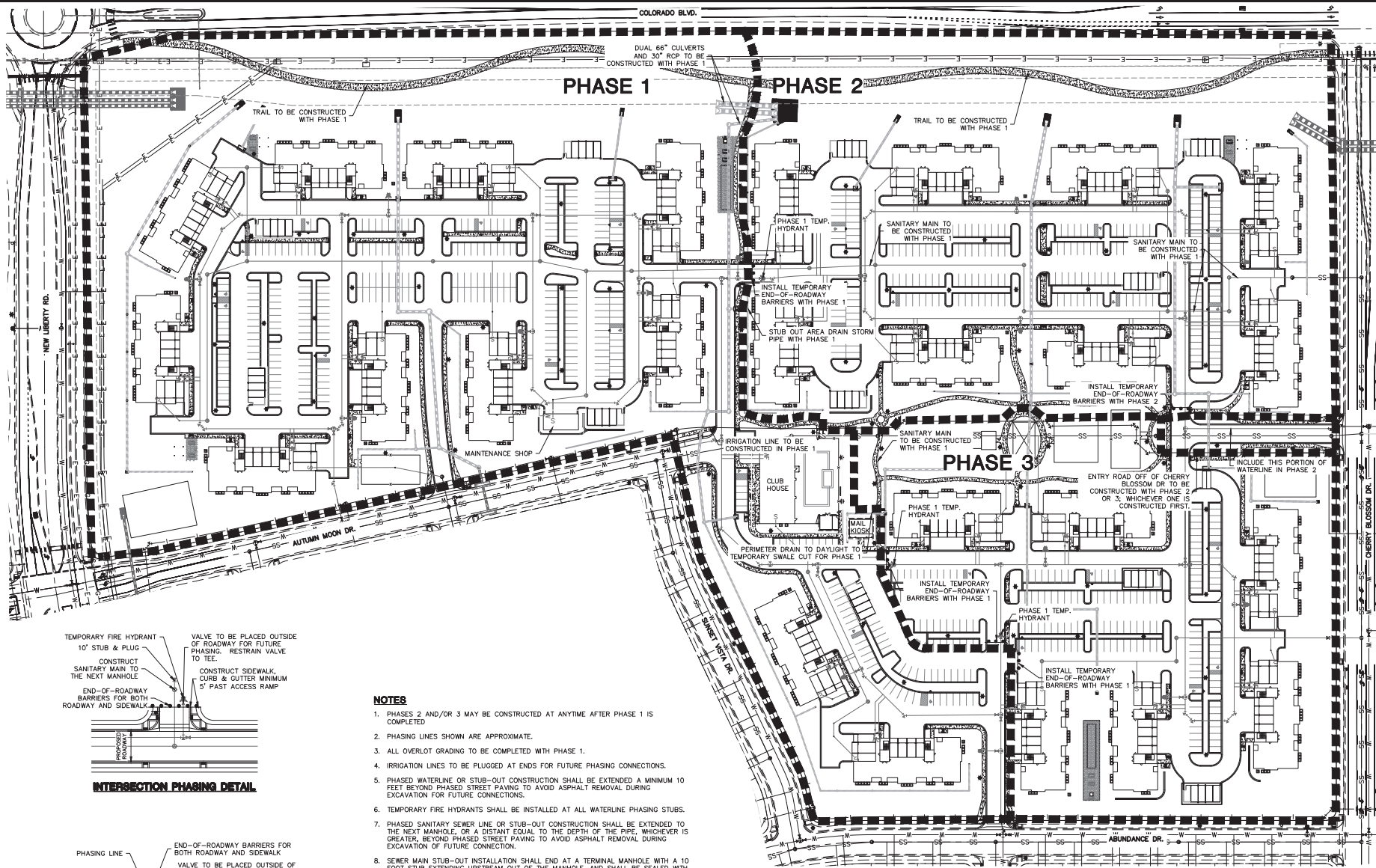
TST, INC. CONSULTING ENGINEERS

bwilliamson@tstinc.com

970.226.0557

748 Whalers Way
Suite 200
Fort Collins, CO 80525
970.226.0557 main
303.595.9103 metro
970.226.0204 fax

ideas@tstinc.com
www.tstinc.com



NOTES

1. PHASES 2 AND/OR 3 MAY BE CONSTRUCTED AT ANYTIME AFTER PHASE 1 IS COMPLETED.
2. PHASING LINES SHOWN ARE APPROXIMATE.
3. ALL OVERLOT GRADING TO BE COMPLETED WITH PHASE 1.
4. IRRIGATION LINES TO BE PLUGGED AT ENDS FOR FUTURE PHASING CONNECTIONS.
5. PHASED WATERLINE OR STUB-OUT CONSTRUCTION SHALL BE EXTENDED A MINIMUM 10 FEET BEYOND PHASED STREET PAVING TO AVOID ASPHALT REMOVAL DURING EXCAVATION FOR FUTURE CONNECTIONS.
6. TEMPORARY FIRE HYDRANTS SHALL BE INSTALLED AT ALL WATERLINE PHASING STUBS.
7. PHASED SANITARY SEWER LINE OR STUB-OUT CONSTRUCTION SHALL BE EXTENDED TO THE NEXT MANHOLE, OR A DISTANT EQUAL TO THE DEPTH OF THE PIPE, WHICHEVER IS GREATER, BEYOND PHASED STREET PAVING TO AVOID ASPHALT REMOVAL DURING EXCAVATION OF FUTURE CONNECTION.
8. SEWER MAIN STUB-OUT INSTALLATION SHALL END AT A TERMINAL MANHOLE WITH A 10 FOOT STUB EXTENDING UPSTREAM OUT OF THE MANHOLE, AND SHALL BE SEALED WITH A REMOVABLE WATER-TIGHT PLUG UNTIL THE TIME OF FUTURE CONNECTION.
9. ALL SERVICE LINES (HRR, W, AND S) SHALL BE INSTALLED WHEN MAIN LINE FOR EACH SERVICE IS CONSTRUCTED.
10. CONTRACTOR TO PROVIDE SLEEVING/CASINGS FOR FUTURE UTILITIES UNDER TRAIL AS NEEDED FOR FUTURE PHASING.
11. CONTRACTOR TO INSTALL END-OF-ROADWAY OR END-OF-TRAIL MARKERS WHERE STREETS/TRAILS END DUE TO PHASING.

REVISIONS	DESCRIPTION
BY	DATE

DRAWN	MPG
CHECKED	JMJ
DESIGNED	MPG
TITLE	0012_PHASING



**RANDANCE SUBDIVISION
TWELFTH FILING
PHASING PLAN**

TST

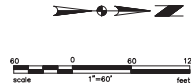
TST, INC.
CONSULTING ENGINEERS
748 Whetzel Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0587

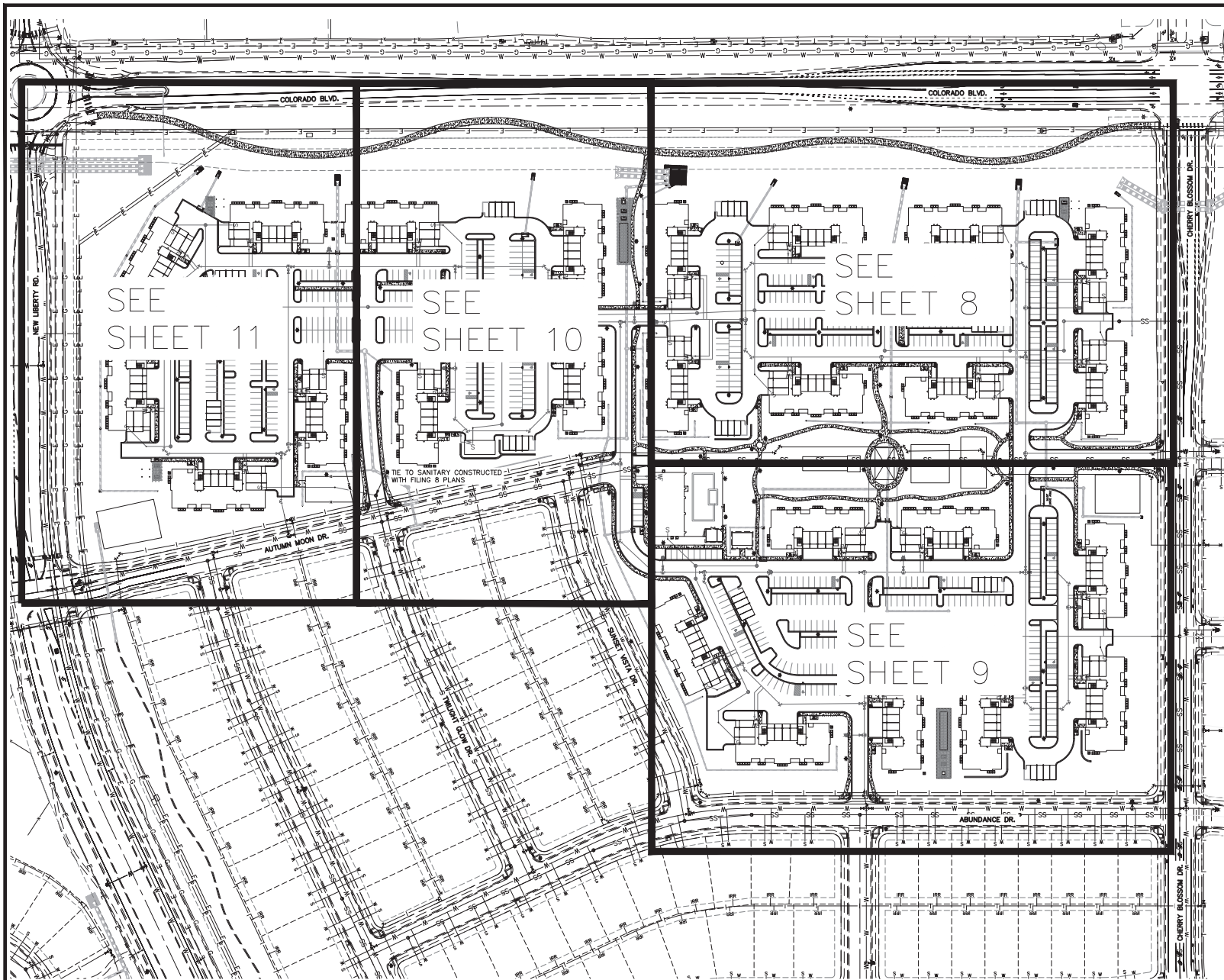
JOB NO.	1070.0012.00
SCALE	1" = 60'
DATE	SEPTEMBER 6, 2020
SHEET	6 of 77

TOWN OF WINDSOR DRAWING REVIEW

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

DATE: _____ BY: _____
ENGINEERING MANAGER





LAND USE STATISTICS			
TYPE	SF	AC	%
GRASS	7,218,000	164.4	1.4
RESIDENTIAL	1,111,111	25.3	0.2
COMMERCIAL	1,111,111	25.3	0.2
INDUSTRIAL	1,111,111	25.3	0.2
TOTAL	1,111,111	25.3	0.2

DWELLING UNITS / ACRE 16.48

REQUIRED PARKING			
ROOMS	PER BLD.	SPACES REQ.	TOTAL
1,111	1.0	1,111	1,111
1,111	1.0	1,111	1,111
1,111	1.0	1,111	1,111
TOTAL PARKING REQUIRED		3,333	3,333
PROVIDED PARKING		3,333	3,333
TOTAL ACRES REQ.		3.3	3.3

PROVIDED PARKING			
TYPE	EA	SPACES PER	TOTALS
1,111	1.0	1,111	1,111
1,111	1.0	1,111	1,111
1,111	1.0	1,111	1,111
TOTAL PARKING PROVIDED		3,333	3,333
TOTAL ACRES REQ.		3.3	3.3



70 0 70 140
scale 1" = 70' feet

TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
ENGINEERING MANAGER

RAINANCE SUBDIVISION
TWELFTH FILING
OVERALL SITE PLAN

TST
TST, INC.
CONSULTING ENGINEERS
748 Whipple Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0587

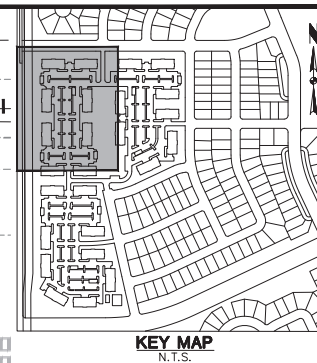
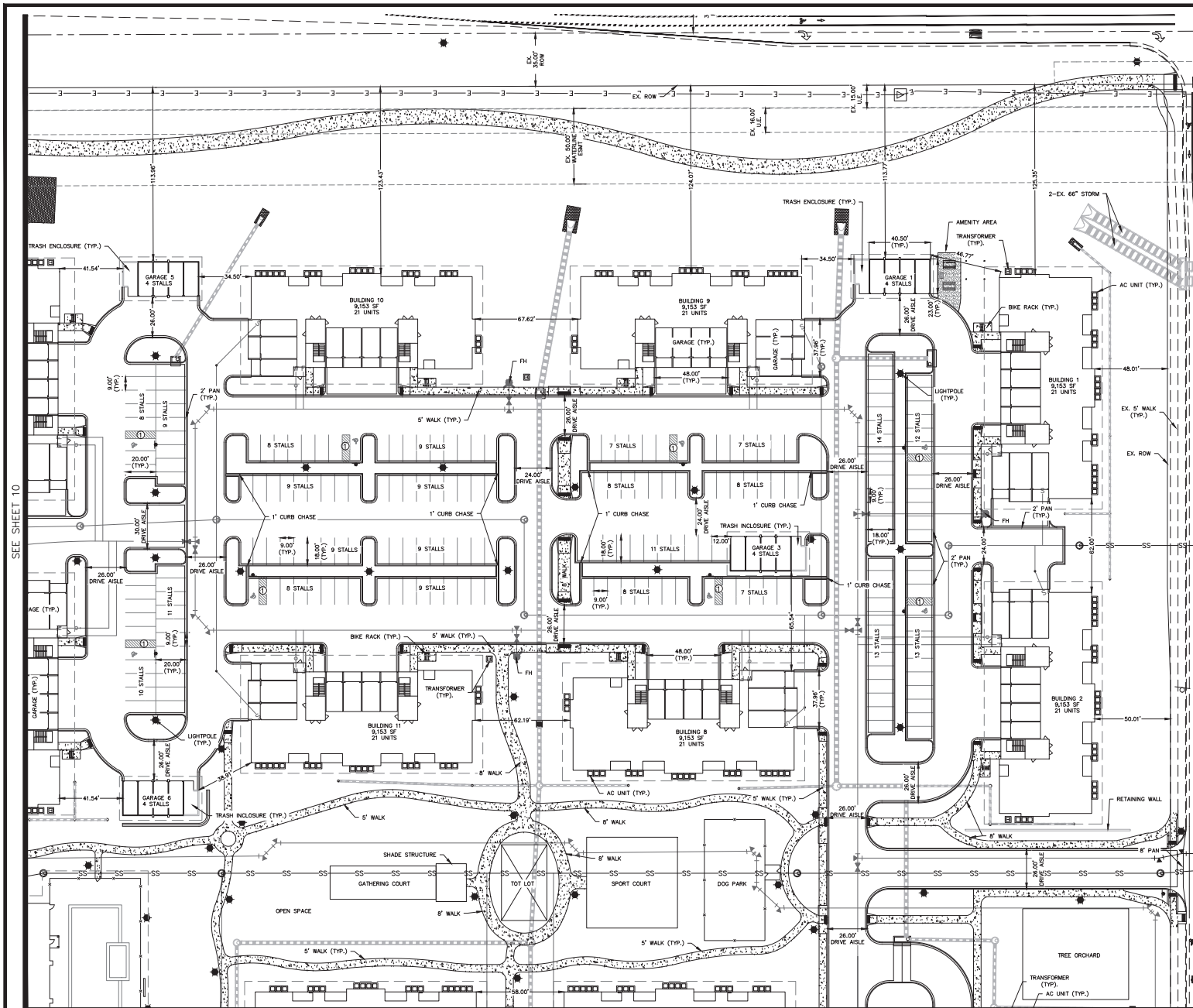
JOB NO. 1070.0012.00
SCALE 1" = 70'

DATE: SEPTEMBER 6, 2020
SHEET

7 of 77

REVISIONS	DESCRIPTION
BY	DATE
DRAWN	JAB
CHECKED	JMJ
DESIGNED	JAB
FILENAME	2012_OVERALL SITE PLAN





LAND USE STATISTICS

TYPE	SF	%
Garage	7,214	3.5%
Building	91,533	43.5%
Driveway	1,214	0.6%
Other	1,214	0.6%
TOTAL	100,000	100%

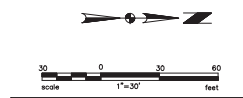
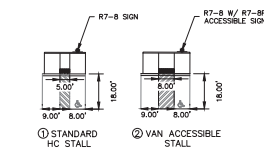
DWELLING UNITS / ACRE 16.48

REQUIRED PARKING

EDMANS	PER BLD.	SPACES REQ.	TOTAL
1	1.0	21	21
2	1.0	21	21
3	1.0	21	21
TOTAL PARKING REQUIRED		63	

PROVIDED PARKING

TYPE	EA	SPACES PER	TOTALS
1	21	1.0	21
2	21	1.0	21
3	21	1.0	21
TOTAL PARKING PROVIDED			63



TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
ENGINEERING MANAGER

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BY: _____
DRAWN: MPG
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DESIGNED: MPG
FILENAME: 0012-SITE PLAN

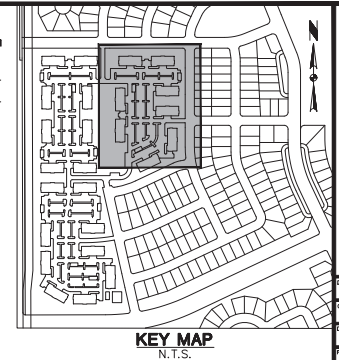
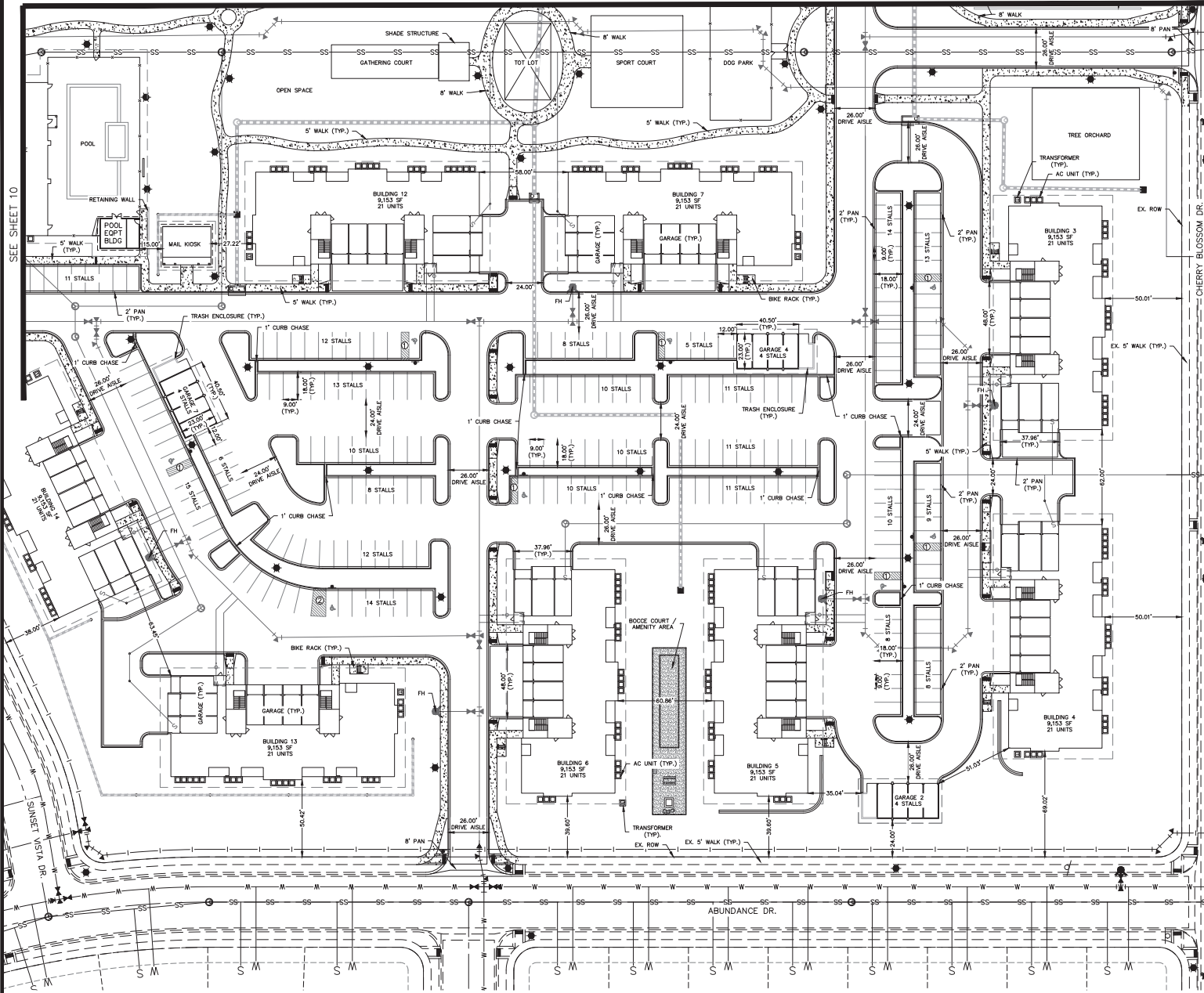


RAINDANCE SUBDIVISION
TWELFTH FILING
SITE PLAN

TST, INC.
CONSULTING ENGINEERS
748 Whetzel Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0587

JOB NO: 1070.0012.00
SCALE: 1" = 30'
DATE: SEPTEMBER 8, 2020
SHEET: 8 of 77

SEE SHEET 8

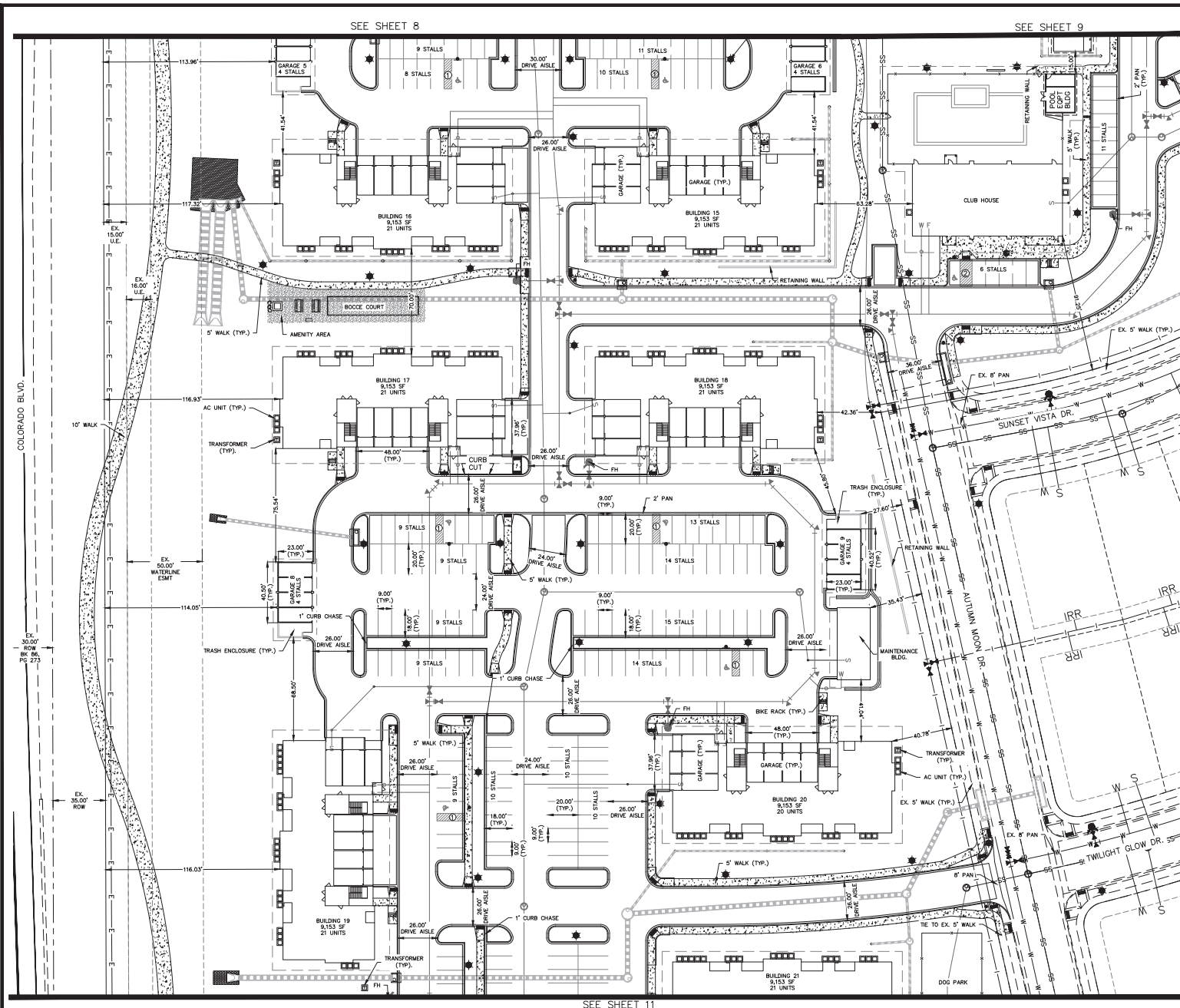


LAND USE STATISTICS

TYPE	SF	AC
Open Space	7,711	0.18
Residential	1,111,111	25.4
Commercial	1,111,111	25.4
Industrial	1,111,111	25.4
Public Use	1,111,111	25.4
TOTAL	2,222,222	50.4

DWELLING UNITS / ACRE 16.48

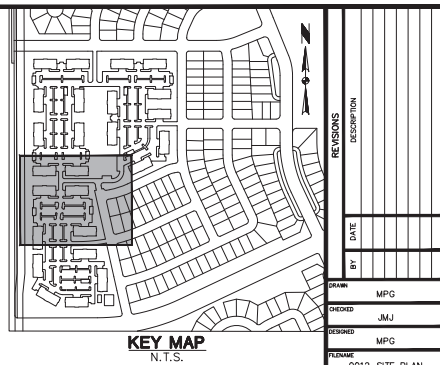
REQUIRED PARKING			
ROOMS	PER BLD.	SPACES REQ.	TOTAL
101	1.0	1.0	1.0
102	2.0	2.0	2.0
103	3.0	3.0	3.0
104	4.0	4.0	4.0
105	5.0	5.0	5.0
106	6.0	6.0	6.0
107	7.0	7.0	7.0
108	8.0	8.0	8.0
109	9.0	9.0	9.0
110	10.0	10.0	10.0
111	11.0	11.0	11.0
112	12.0	12.0	12.0
113	13.0	13.0	13.0
114	14.0	14.0	14.0
115	15.0	15.0	15.0
116	16.0	16.0	16.0
117	17.0	17.0	17.0
118	18.0	18.0	18.0
119	19.0	19.0	19.0
120	20.0	20.0	20.0
121	21.0	21.0	21.0
122	22.0	22.0	22.0
123	23.0	23.0	23.0
124	24.0	24.0	24.0
125	25.0	25.0	25.0
126	26.0	26.0	26.0
127	27.0	27.0	27.0
128	28.0	28.0	28.0
129	29.0	29.0	29.0
130	30.0	30.0	30.0
131	31.0	31.0	31.0
132	32.0	32.0	32.0
133	33.0	33.0	33.0
134	34.0	34.0	34.0
135	35.0	35.0	35.0
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142	42.0	42.0	42.0
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146	46.0	46.0	46.0
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398	298.0	298.0	298.0
399	299.0	299.0	299.0
400	300.0	300.0	300.0
401	301.0	301.0	301.0
402	302.		



SEE SHEET 8

SEE SHEET 9

SEE SHEET 11



LAND USE STATISTICS

TYPE	SF	%
Garage	7,711	3.58
Clubhouse	1,111	0.51
Clubhouse	1,111	0.51
Clubhouse	1,111	0.51
Clubhouse	1,111	0.51
Clubhouse	1,111	0.51
TOTAL	11,044	5.11

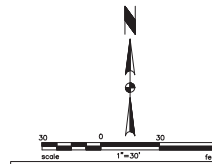
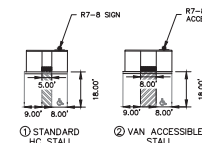
DWELLING UNITS / ACRE 16.48

REQUIRED PARKING

ROOMS	PER BLD. SPACES REQ.	TOTAL
Garage	4.0	84
Clubhouse	1.0	2
Clubhouse	1.0	2
Clubhouse	1.0	2
Clubhouse	1.0	2
Clubhouse	1.0	2
TOTAL PARKING REQUIRED		92
TOTAL PARKING PROVIDED		92

PROVIDED PARKING

TYPE	EA	SPACES PER	TOTALS
Standard HC Stall	84	1.0	84
Van Accessible Stall	8	1.0	8
TOTAL PARKING PROVIDED			92



TOWN OF WINDSOR
DRAWING REVIEW

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

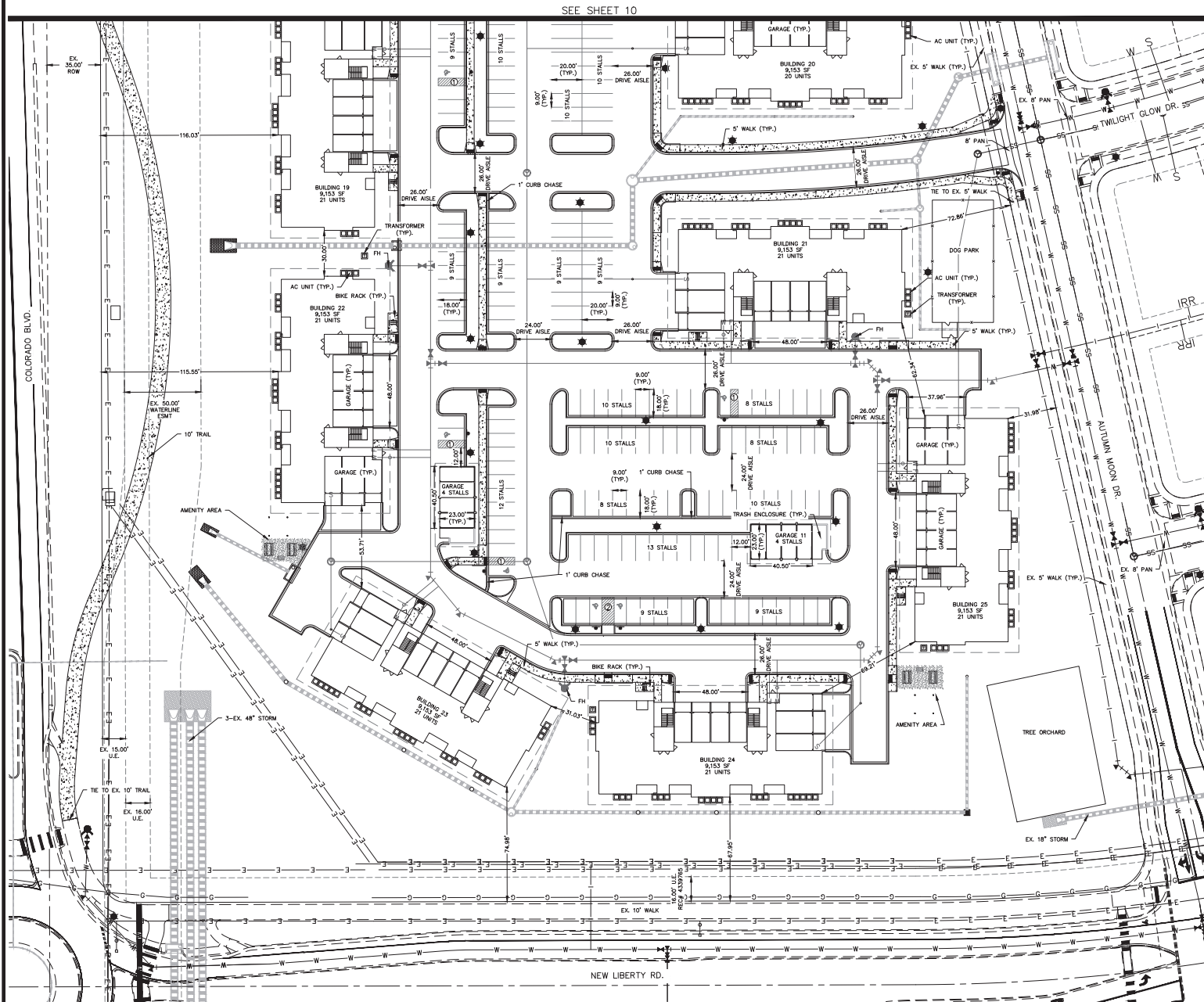
DATE: _____ BY: _____
ENGINEERING MANAGER

**RAINDANCE SUBDIVISION
TWELFTH FILING
SITE PLAN**

TST
TST, INC.
CONSULTING ENGINEERS
748 Wenden Way
Suite 200 Fort Collins
Colorado 80525
Phone: 970.228.0587

JOB NO. 1070.0012.00
SCALE 1" = 30'
DATE: SEPTEMBER 6, 2020
SHEET 10 of 77

SEE SHEET 10



KEY MAP
N.T.S.

LAND USE STATISTICS

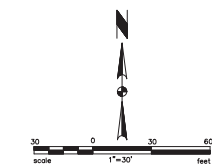
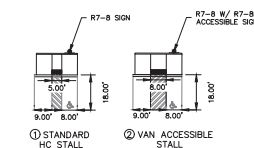
TYPE	SF	%
Garage	7,153	1.2
AC Unit	7,153	1.2
Garage	7,153	1.2
AC Unit	7,153	1.2
Garage	7,153	1.2
AC Unit	7,153	1.2
TOTAL	14,306	2.4

REQUIRED PARKING

REQUIREMENTS	PER BLD.	SPACES REQ.	TOTAL
Garage	1	1	1
AC Unit	1	1	1
Garage	1	1	1
AC Unit	1	1	1
Garage	1	1	1
AC Unit	1	1	1
TOTAL PARKING REQUIRED		675	
TOTAL AVAILABLE		675	
TOTAL ACCESSIBLE		38	

PROVIDED PARKING

TYPE	EA	SPACES	TOTALS
Standard HC Stall	1	1	1
Van Accessible Stall	1	1	1
Standard HC Stall	1	1	1
Van Accessible Stall	1	1	1
Standard HC Stall	1	1	1
Van Accessible Stall	1	1	1
TOTAL PARKING PROVIDED		646	
TOTAL AVAILABLE		675	
TOTAL ACCESSIBLE		38	



TOWN OF WINDSOR
DRAWING REVIEW

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

DATE: _____ BY: _____
ENGINEERING MANAGER

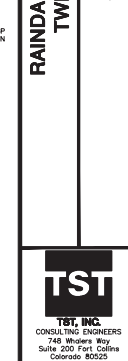
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
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10		

BY: _____
DRAWN: MPG
CHECKED: JMJ
RECORD: MPG
FILENAME: 0012 SITE PLAN



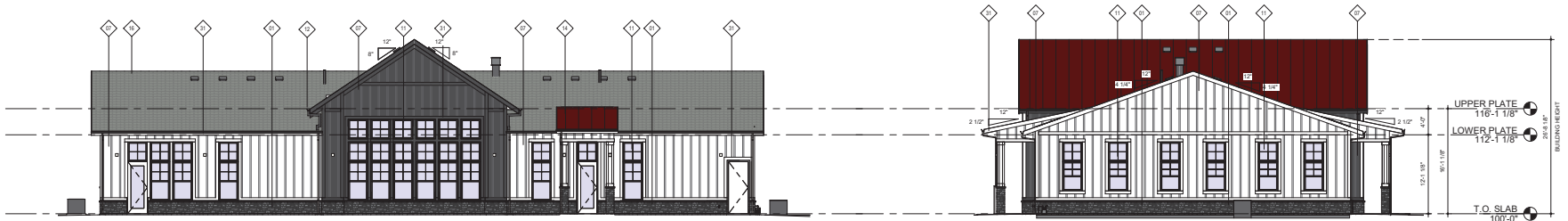
**RAINDANCE SUBDIVISION
TWELFTH FILING
SITE PLAN**



JOB NO.: 1070.0012.00
SCALE: 1" = 30'
DATE: SEPTEMBER 8, 2020
SHEET

KEYNOTES	
01	POWDERED MASONRY VENEER, STAGED STONE, WEST TUSCAN LEDGE BY ENVIRONMENTAL STONE OR APPROVED EQUAL
02	CEMENTITIOUS PANEL, SINK, SMOOTH, RE MATERIAL/COLOR LEGEND FOR PAINT COLOR
03	VINYL WINDOW
04	VINYL SLIDING DOOR
05	ARCHITECTURAL STANDING SEAM METAL ROOF, TILE RED BY BERRIDGE OR APPROVED EQUAL
06	COMPOSITE SHINGLE ROOF, TIMBERLINE ALTAIR HD WEATHERED WOOD OR APPROVED EQUAL
07	CEMENTITIOUS TRIM, RE MATERIAL/COLOR LEGEND FOR PAINT COLOR

MATERIAL / COLOR LEGEND	
	COLOR #1 - AESTHETIC WHITE, SHERMAN WILLIAMS (SW 7035)
	COLOR #2 - GRAY MATTER, SHERMAN WILLIAMS (SW 7066)
	COLOR #3 - BLACK FOX, SHERMAN WILLIAMS (SW 7030)
	COLOR #4 - RUSTIC RED, SHERMAN WILLIAMS (SW 7055)



4 REAR ELEVATION - SD
1/8" = 1'-0"

3 LEFT ELEVATION - SD
1/8" = 1'-0"



2 RIGHT ELEVATION - SD
1/8" = 1'-0"

1 FRONT ELEVATION - SD
1/8" = 1'-0"

RAINDANCE FILING 11

CLUBHOUSE ELEVATIONS



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JOB NO. 220056
SCALE As indicated
DATE 04/30/2020
SHEET



Final Site Plan

Raindance Apartments

12th Filing

David Eisenbraun, Senior Planner

Planning Commission – November 4, 2020



Site Plan

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

Sec. 17-7-20. 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.



Background and Timeline

Background:

- 1996 - The subject property was annexed with the Windsor Highlands Second Annexation.
- 2011 - The Water Valley West Subdivision, which identified the future alignment of New Liberty Road, was approved.
- 2015 - Raindance Master Plan and Raindance Planned Unit Development (PUD) was approved on approximately 1,130 acres. The approval of the Master Plan and PUD included flexibility to allow residential densities to be shifted between areas on the property as development occurs.
- 2017 - Raindance Subdivision was approved, which created the tracts that would become future filings of Raindance. Per that Zoning document, land uses can be transferred at the time of Final Plat, as long as densities do not exceed the totals for the entire project.



Background and Timeline

Specific to the 12th Filing and how it was formed.

Process of forming 12th Filing:

- The parcel for this project was created by the Raindance 8th Filing Major Subdivision.
- This is Tract H of the Raindance 8th Filing Subdivision.
- The boundary Tract H and this project, the Raindance 12th Filing are the same.
- At the time of the 8th filing, this parcel was designated as multifamily residential use.
- The 8th filing was approved by Town Board on April 13th, 2020



Background and Timeline

Specific to the 12th Filing, this project is currently in the Final Site Plan process, as outlined in the Municipal Code.

Timeline:

- April 2020 – Preliminary Site Plan application submittal to the Town
- July 1, 2020 – Planning Commission approval of Preliminary Site Plan, allowing project to move forward to Final Site Plan
- August 2020 – Final submittal application to the Town
- October 27, 2020 – Voluntary neighborhood meeting
- November 4, 2020 – Planning Commission meeting
- November 9, 2020 – Town Board meeting



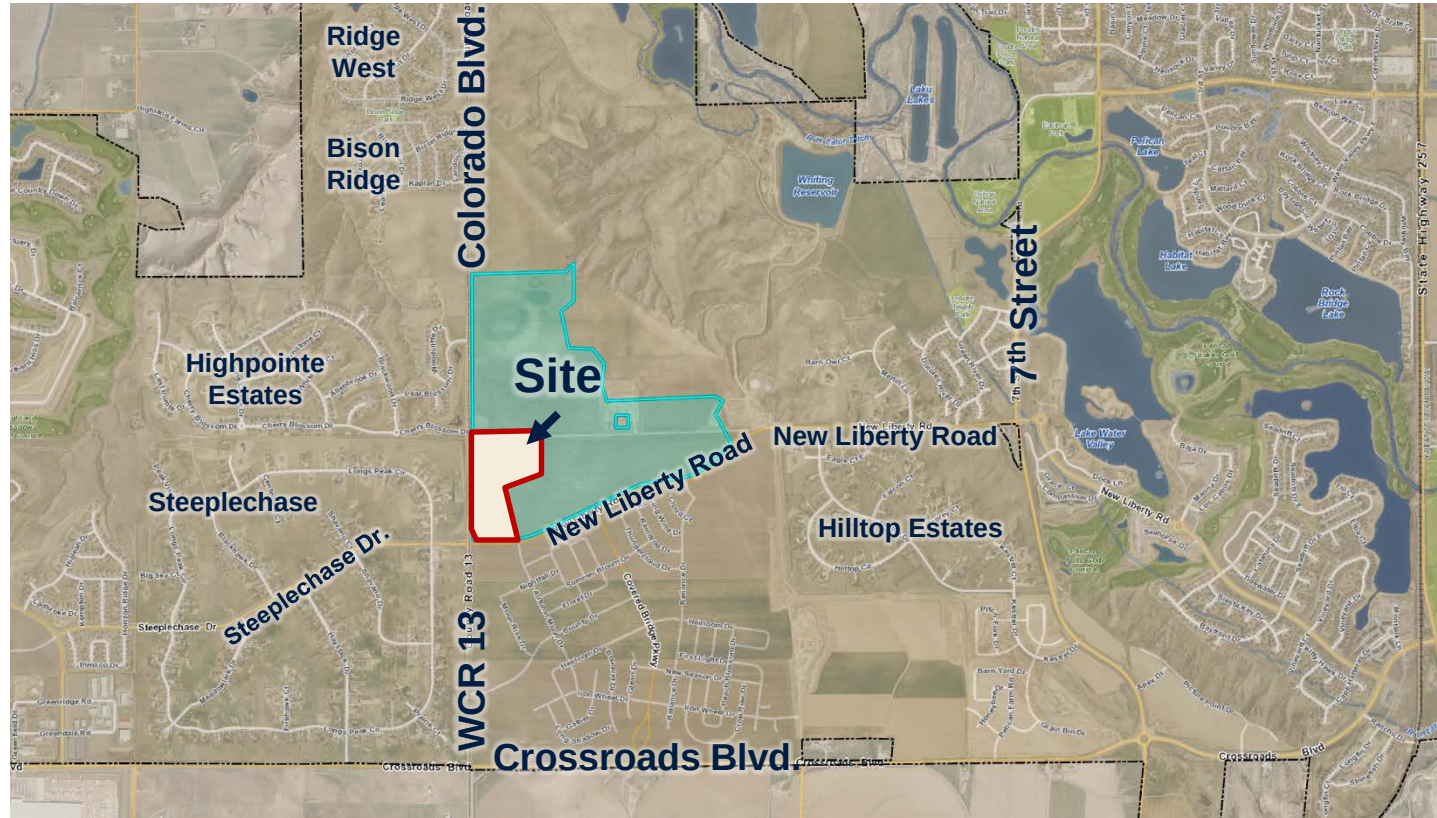
Background and Timeline

Traffic Studies:

- A Master TIS was completed for the Raindance Project at the time of Raindance Subdivision 1st Filing.
- That TIS outlined all of the existing conditions, the proposed land uses, trip generation and distribution, signal warrants and geometry for the project.
- An updated TIS Memo to the master report was required by the Town as part of the submittal process.
- This update accounts for all land use changes to date, and determines any new impacts based on those changes.

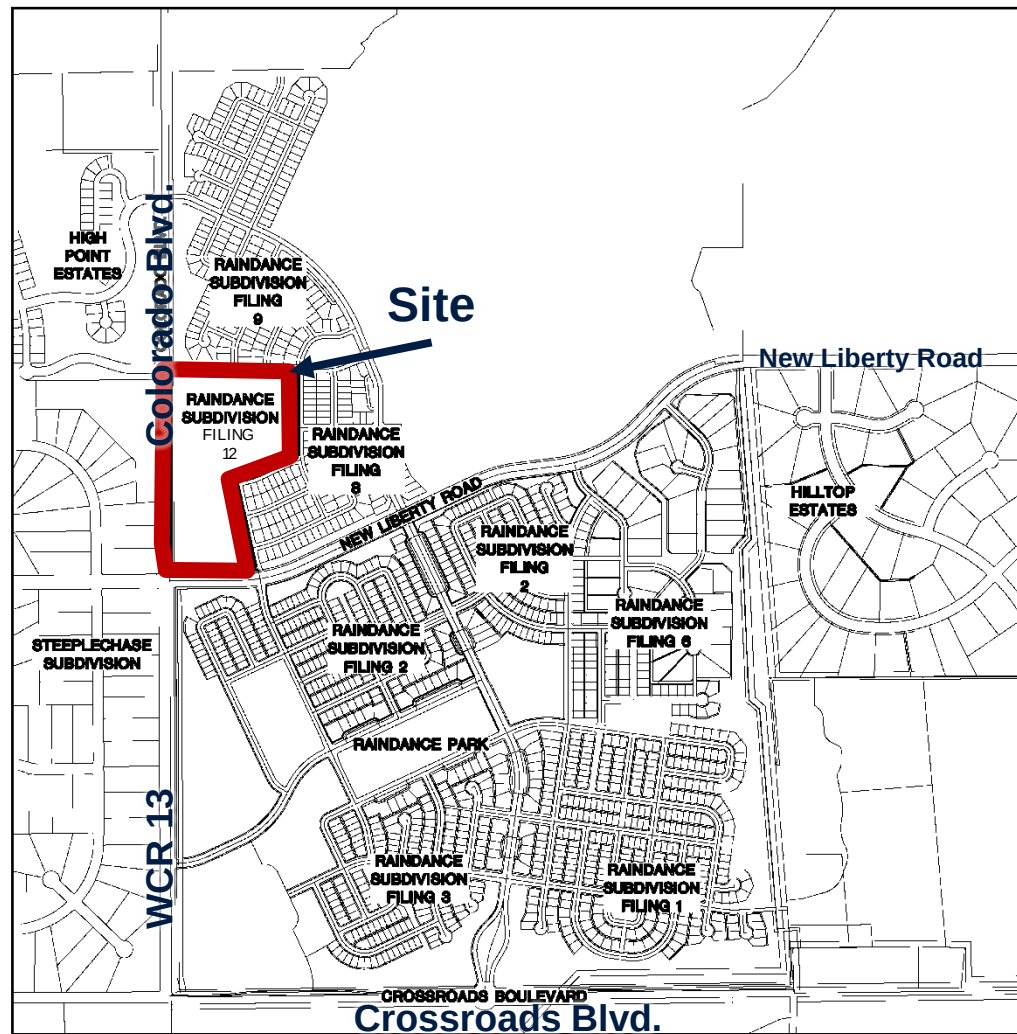
Results:

- Total trip generation is increased by 88 trips per day
- Morning peak hour trips decrease by 13 trips per day
- Afternoon peak hour trips decrease by 27 trips per day
- Cherry Blossom and Colorado Blvd will **not** meet traffic warrant for a signalized intersection in the 2040 long-term forecast
- Pear Blossom and Colorado Blvd **may** meet one peak hour signal warrant in the 2040 long term forecast

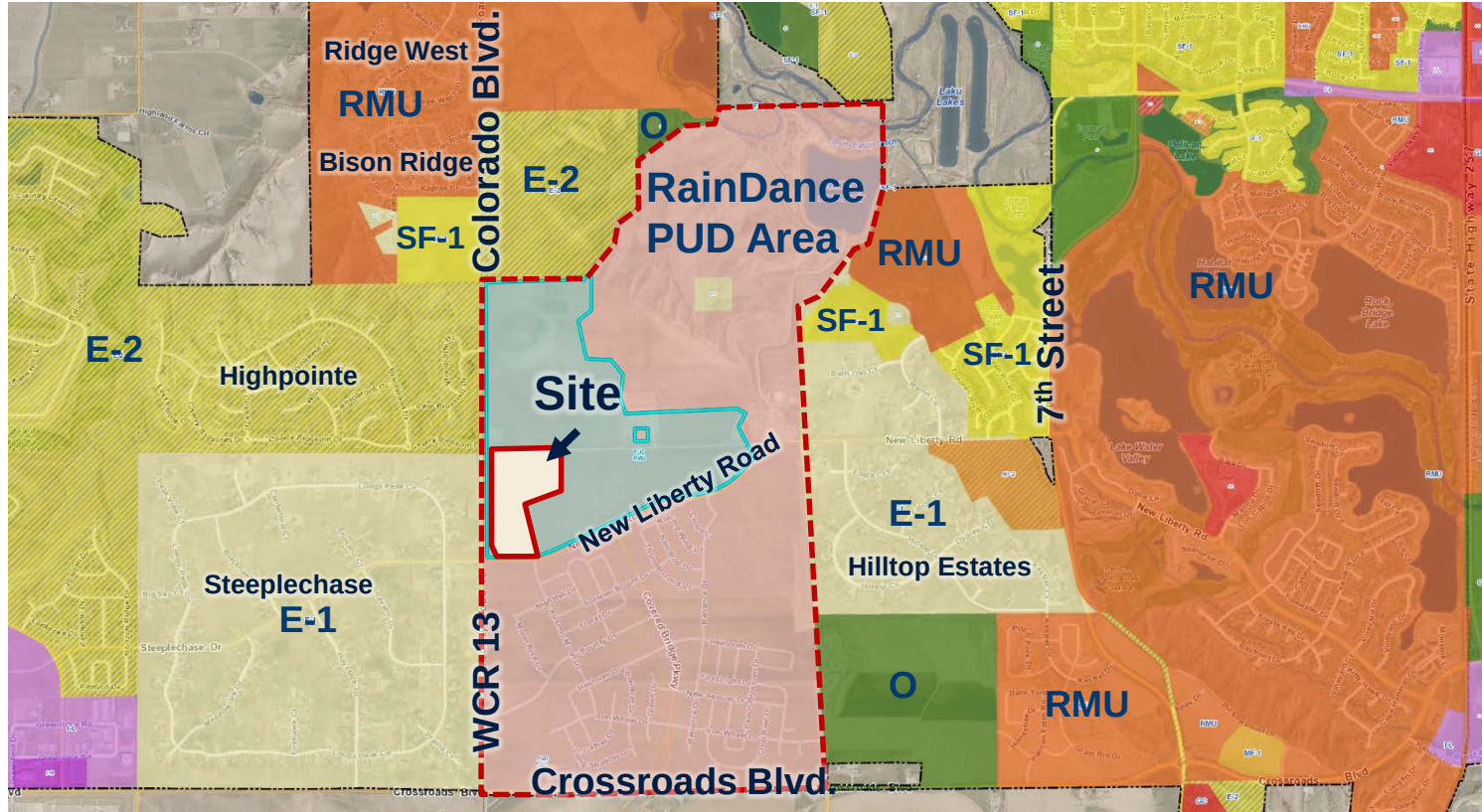




Replat of Tract H 8th Filing



Zoning Map

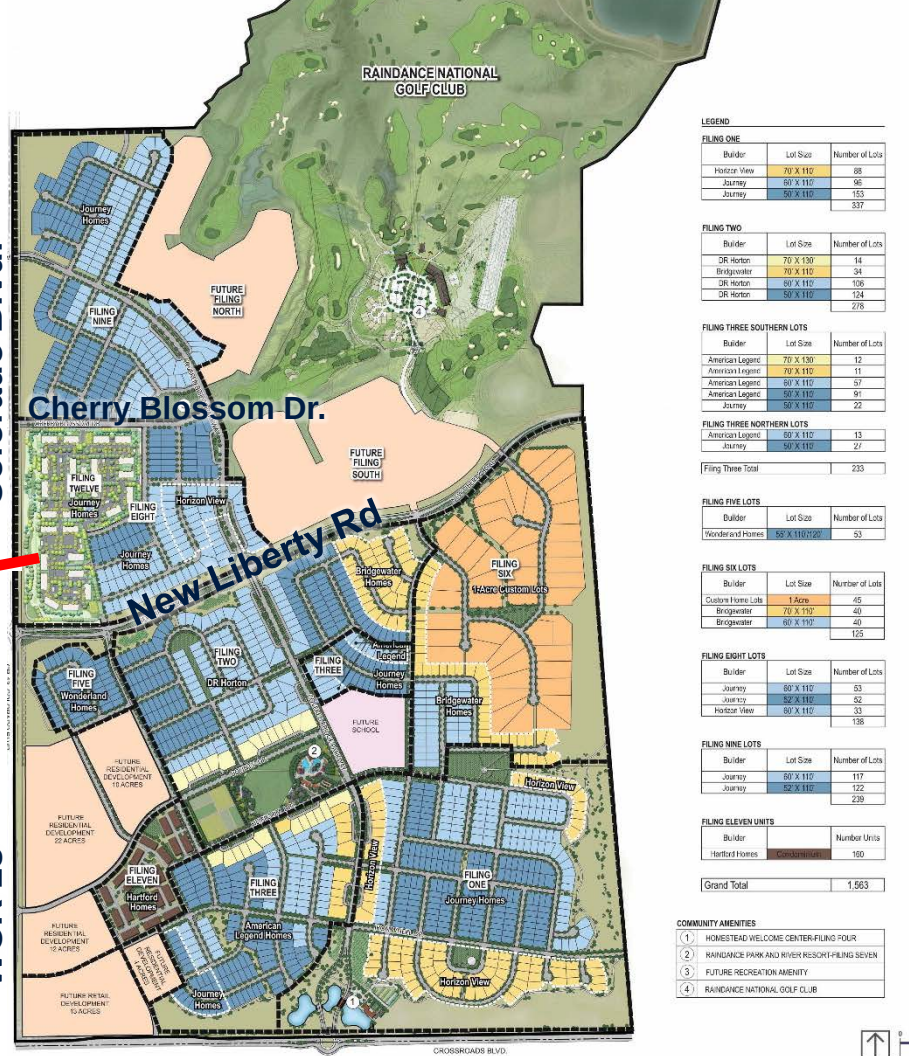


Final Site & Overall Layout



Colorado Blvd.

WCR 13



LEGEND

FILING ONE

Builder	Lot Size	Number of Lots
Horizon View	70' X 110'	88
Journey	60' X 110'	96
Journey	50' X 110'	153
Total		337

FILING TWO

Builder	Lot Size	Number of Lots
DR Horton	70' X 130'	14
Bridgewater	70' X 110'	54
DR Horton	60' X 110'	108
DR Horton	50' X 110'	124
Total		278

FILING THREE SOUTHERN LOTS

Builder	Lot Size	Number of Lots
American Legend	70' X 130'	12
American Legend	70' X 110'	11
American Legend	60' X 110'	57
American Legend	50' X 110'	91
Journey	50' X 110'	22

FILING THREE NORTHERN LOTS

Builder	Lot Size	Number of Lots
American Legend	60' X 110'	13
Journey	50' X 110'	27

Filing Three Total

Total		233
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FILING FIVE LOTS

Builder	Lot Size	Number of Lots
Wonderland Homes	85' X 110' (200')	53

FILING SIX LOTS

Builder	Lot Size	Number of Lots
Custom Home Lots	1 Acre	45
Bridgewater	70' X 110'	40
Bridgewater	60' X 110'	40
Total		125

FILING EIGHT LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	83
Journey	50' X 110'	52
Horizon View	60' X 110'	33
Total		138

FILING NINE LOTS

Builder	Lot Size	Number of Lots
Journey	60' X 110'	117
Journey	52' X 110'	122
Total		239

FILING ELEVEN UNITS

Builder	Number Units
Hartford Homes	160

Grand Total

Total	1,563
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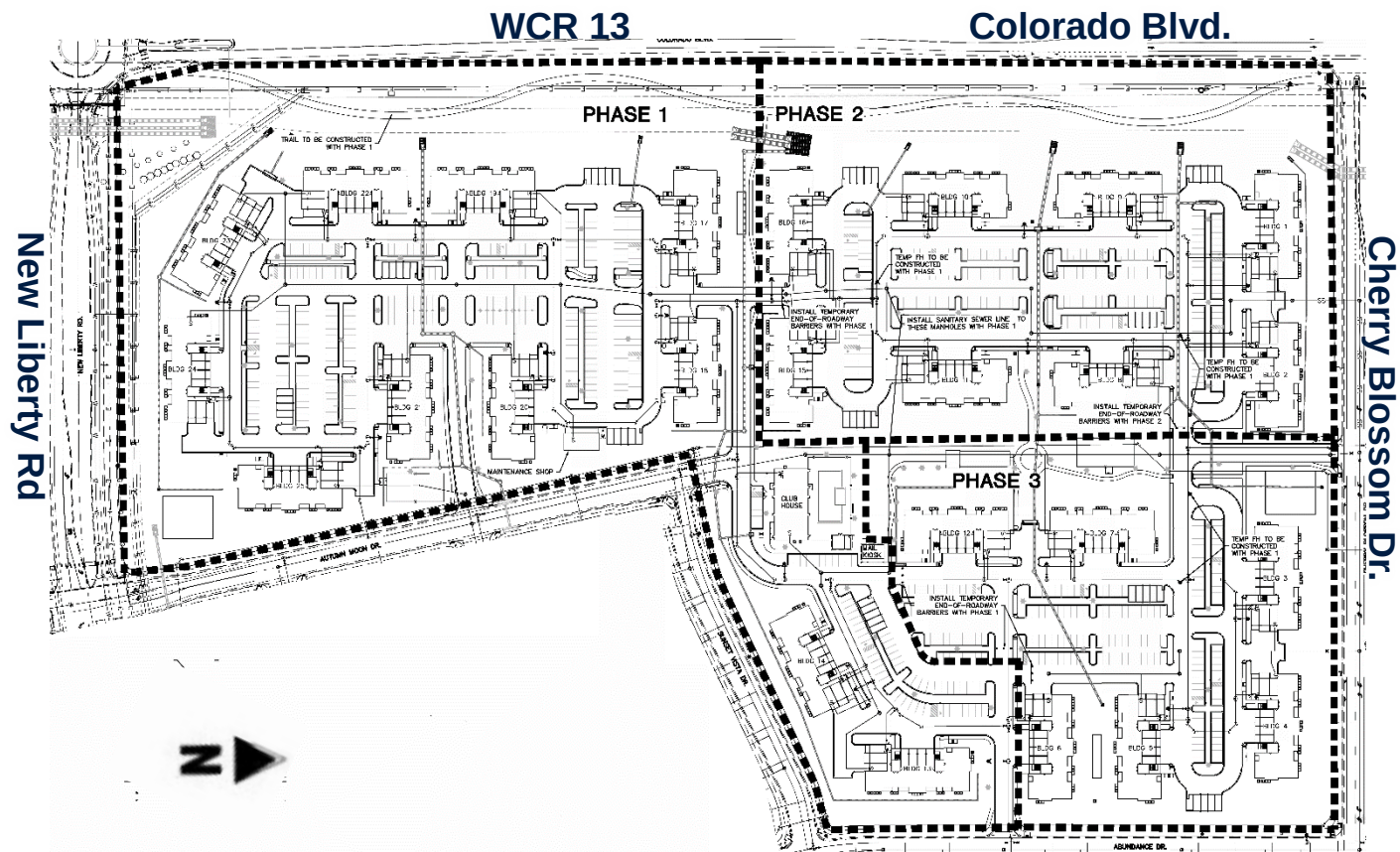
COMMUNITY AMENITIES

(1)	HOMESTEAD WELCOME CENTER-FILING FOUR
(2)	RAINANCE PARK AND RIVER RESORT-FILING SEVEN
(3)	FUTURE RECREATION AMENITY
(4)	RAINANCE NATIONAL GOLF CLUB



Final Site Plan





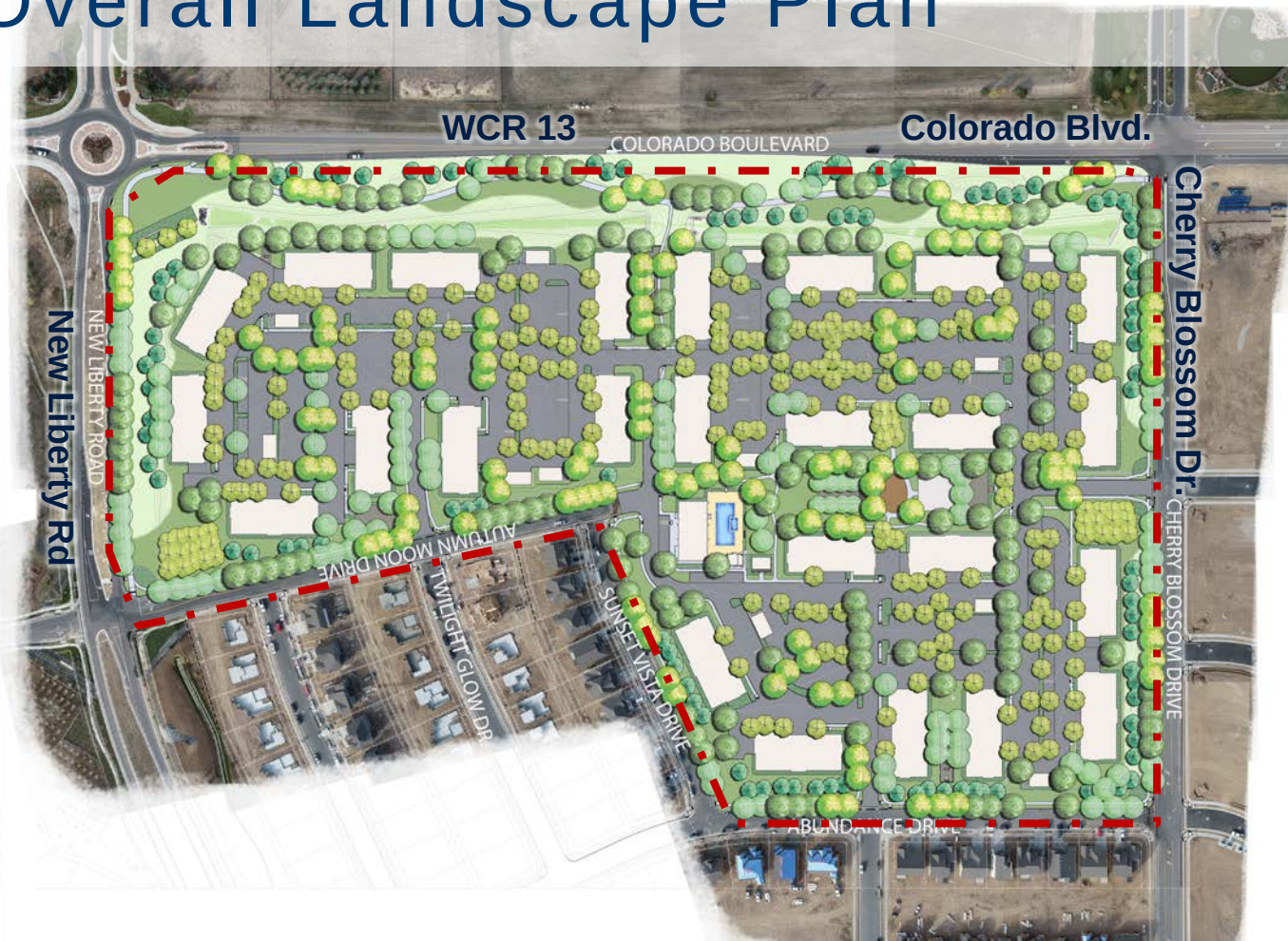


Final Site Plan Details

Site Plan characteristics:

- 31.85 acres total
- 525 apartment units
 - 25 - three-story buildings (17%)
 - 21 units per building
- Product Type:
 - 1-3 bedroom units with a variety of parking options; 35 spaces per building = 875 total required
 - 727 surface spaces, 175 attached garage, and 44 detached garage spaces = 946 total provided
 - Two building color schemes, plus a clubhouse
 - Painted board and batten siding, stone veneer, and cementitious siding
 - Asphalt shingles (primary roof), standing seam metal roof
 - Covered porches and balconies
 - Building height – 43'-8" (45' max)
- Density: 16.48 du/ac (24 du/ac max)
- Total open space including drainage: ~ 16.21 acres (51%) provided [20% required]
- Parks: Not applicable due to location proximity of Raindance Subdivision 7th Filing, RainDance Community Park (Owned and maintained by metropolitan district). Site does have open space amenities such as orchards, dog parks, a clubhouse and pool.

Overall Landscape Plan



Landscape Plan Amenities: Central Spine

Landscape amenities include
(Typical):

- Pavilions
- Benches
- Dog parks
- Trash receptacles
- Interior courtyard
- Interior walking paths
- Community gardens
- Tree orchards
- Clubhouse and pool
- Community trail connection





Elevations

One of two color schemes proposed:



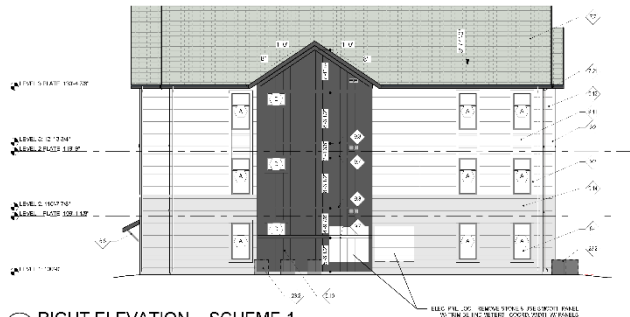
3 LEFT ELEVATION - SCHEME 1

1/8" = 1'-0"



1 FRONT ELEVATION - SCHEME 1

1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 1

1/8" = 1'-0"



2 REAR ELEVATION - SCHEME 1

1/8" = 1'-0"



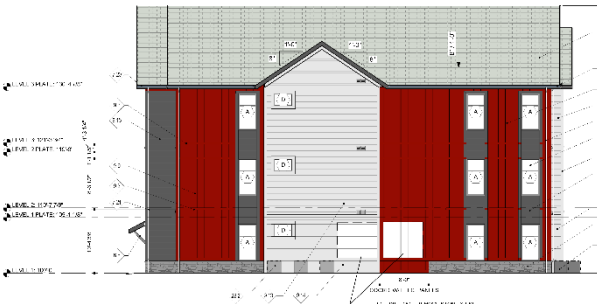
Elevations

Two of two color schemes proposed:



3 LEFT ELEVATION - SCHEME 2

1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 2

1/8" = 1'-0"



1 FRONT ELEVATION - SCHEME 2

1/8" = 1'-0"



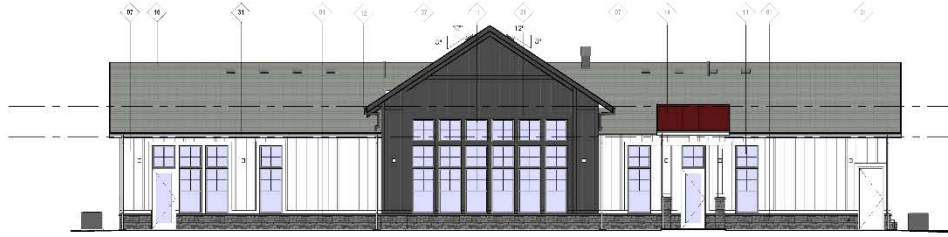
2 REAR ELEVATION - SCHEME 2

1/8" = 1'-0"



Elevations

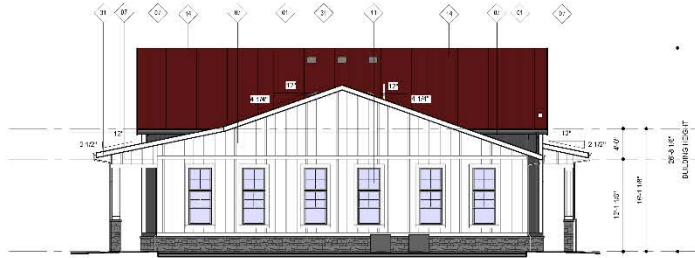
Clubhouse proposed:



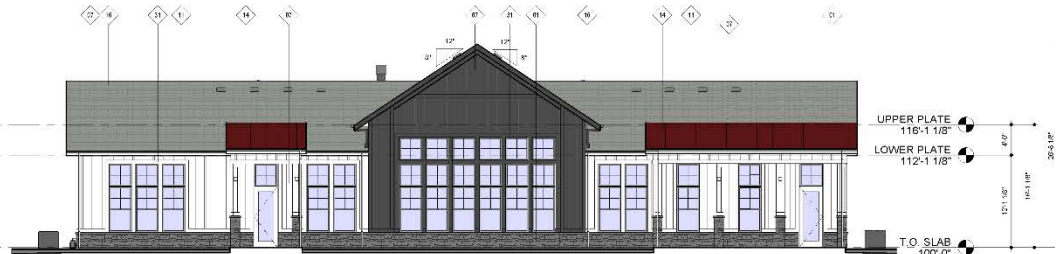
4 REAR ELEVATION - SD
1/8" = 1'-0"



3 LEFT ELEVATION - SD
1/8" = 1'-0"



2 RIGHT ELEVATION - SD
1/8" = 1'-0"



1 FRONT ELEVATION - SD
1/8" = 1'-0"



Public Outreach

Staff recommended that the applicant hold a voluntary neighborhood meeting to provide ample opportunity for any input from adjacent residents with the development. A voluntary neighborhood meeting was held on October 27th.

Highlights from the neighborhood meeting:

- Only one community member participated – they lived in RainDance
- The town had planning and engineering staff available
- There were no concerns about the multifamily or traffic raised, only amenity options open to other RainDance residents.



Comprehensive Plan Conformance

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

Chapter 5b – Growth Framework

Goal:

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

Objective:

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



Comprehensive Plan Conformance

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

Chapter 5c – Residential Areas Framework

Goal:

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

Objective:

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



Recommendation

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

Staff requests that the following be entered into the record:

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



Approval Criteria

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

Planning Commission Presentation November 4th, 2020

Raindance 12th Filing

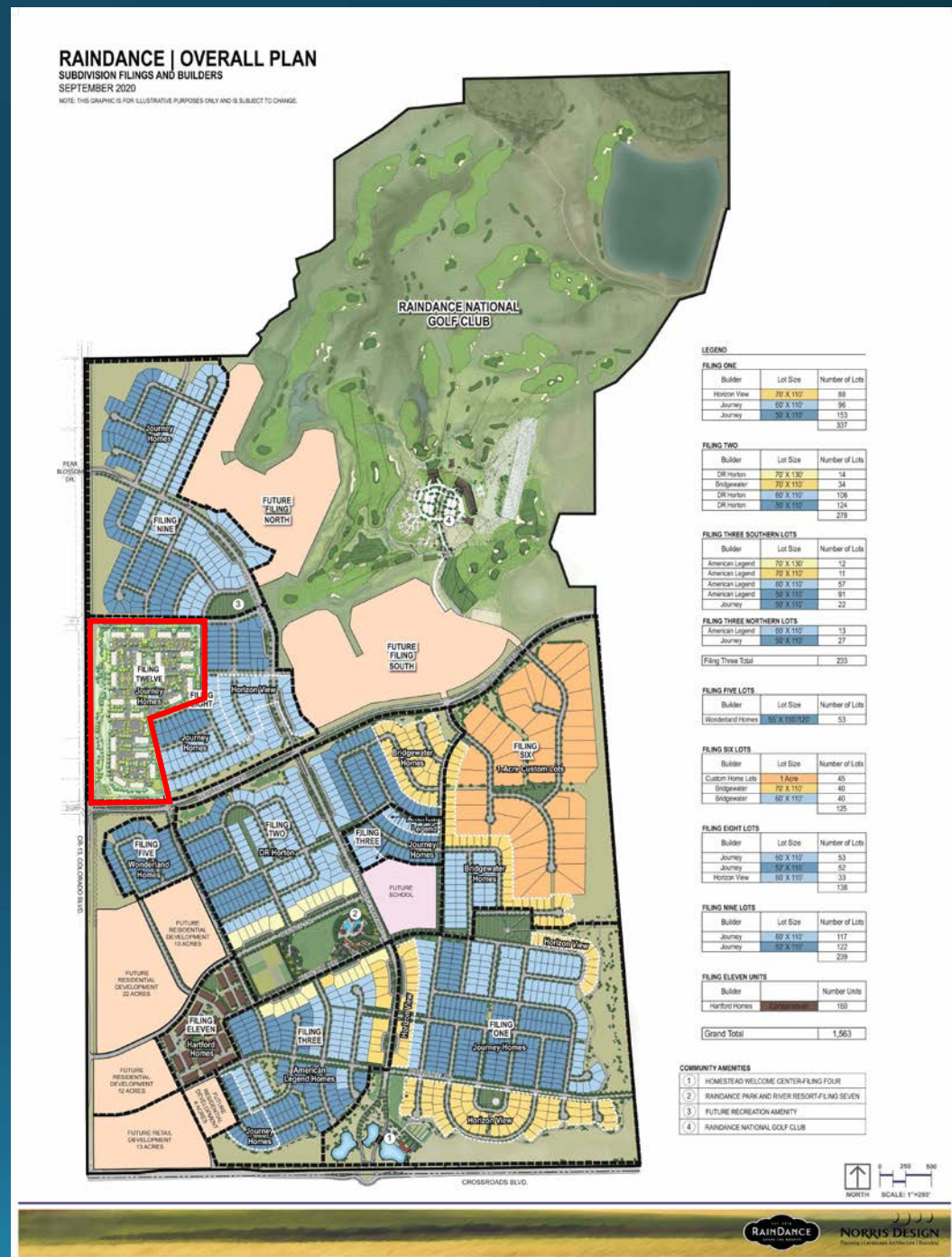
Final Site Plan Approval

Zoning

- This parcel, and all of Raindance, is controlled by the Raindance Planned Unit Development, which was approved in 2015.
- This is a zoning document that sets the standards for development within the Raindance Subdivision.
- Per that Zoning document, land uses can be transferred at the time of Final Plat, as long as densities do not exceed the totals for the entire project.

Zoning Compliance

- The Raindance PUD sets the overall density for the project at:
 - 2.46 du/ac Gross Density
 - 3.80 du/ac Net Density
- The maximum number of units on the entire project is 2,792
- Prior to this project 1,563 units have been approved
- Including this project 2,088 units or 75% of the project consumed.
- The areas in pink are the remaining areas for future development.



Previous Approvals

- The parcel for this project was created by the Raindance 8th filing Major Subdivision.
- This is Tract H of the Raindance 8th filing Subdivision.
- The boundary Tract H and this project, the Raindance 12th filing are the same.
- At the time of the 8th filing, this parcel was designated as multi-family housing use.
- The 8th filing was approved by the Windsor Town Board on April 13th, 2020

Project Details

Final Site Plan

Project Context and Overview

- Located generally at the north east corner of New Liberty Drive and CR 13 (Colorado Blvd)
- Part of the Raindance Community
- Existing Zoning - PUD (Planned Unit Development)





Site Plan

- (25) three story buildings consisting of 21 units per building
- 525 Total Units
- 31.85 AC site
- 16.48 DU/AC Density
 - 24du/ac allowed by PUD

Unit Summary

- 25 Residential Buildings
- Each building contains 21 units
 - (10) 1 bedroom apartments
 - (9) 2 bedroom apartments
 - (2) 3 bedroom apartments
- Total of 525 Units



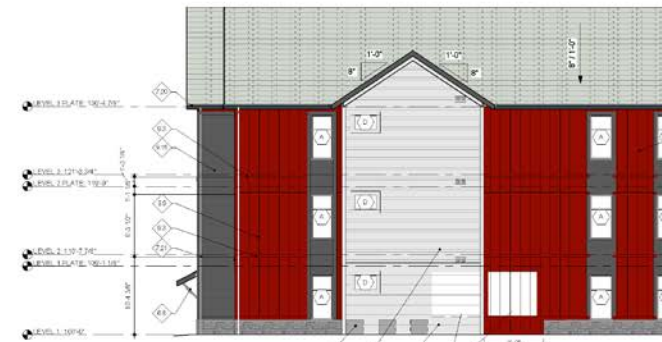
1 FRONT ELEVATION - SCHEME 2
1/8" = 1'-0"



2 REAR ELEVATION - SCHEME 2
1/8" = 1'-0"



3 LEFT ELEVATION - SCHEME 2
1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 2
1/8" = 1'-0"

Parking Summary

- Each residential buildings contain 7 internal parking spaces
 - (175 spaces)
- 11 Parking garages with 4 spaces per garage
 - (44 spaces)
- 727 surface parking spaces
- 946 Total Parking Spaces Provided
- Town Code requires 875 spaces
- 71 spaces over the Town's requirement



Project Amenities

- Pool and Clubhouse
- Large Central Green Space
- 2 Dog Parks
- Bocce Ball Courts
- Gas Grills
- Exercise Circuit
- Gas Firepits



DOG PARK

SPORT COURT

TOT LOT

GATHERING AREA /
PAVILION /
GREEN SPACE

POOL /
CLUB HOUSE

Central Spine Amenities

- Pool House and Outdoor Kitchen
- Sport Court for
 - Basketball
 - Pickle ball
 - Tennis
- Mail Kiosk
- Play Equipment
- Pavilion with courtyard seating
- Dog Park

1 FRONT ELEVATION - SCHEME 1
1/8" = 1'-0"

Building Elevations



3 LEFT ELEVATION - SCHEME 1
1/8" = 1'-0"



4 RIGHT ELEVATION - SCHEME 1
1/8" = 1'-0"

Building Elevations - Clubhouse



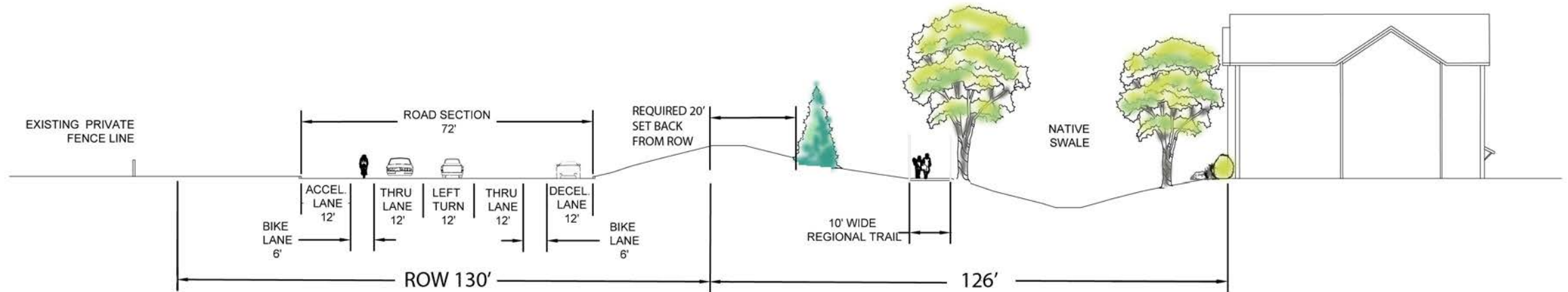
1 FRONT ELEVATION - SD
1/8" = 1'-0"

Colorado Blvd Cross Sections

- 3 Sections Provided
 - 1st at the intersection at Cherry Blossom
 - 2nd at the closest residence to the project
 - 3rd just north of the New Liberty Roundabout

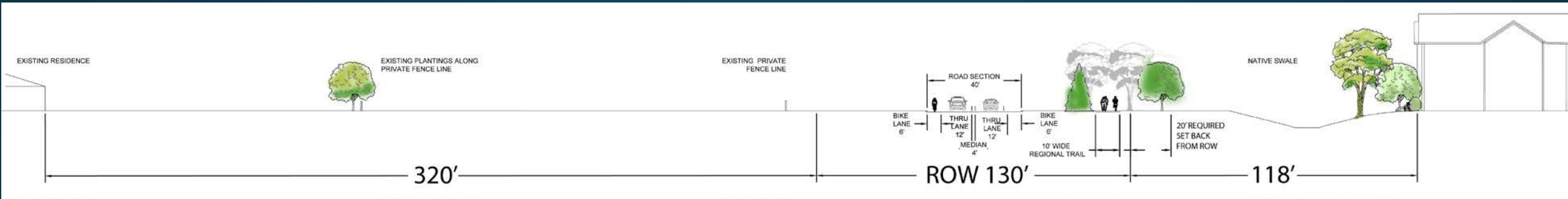


South of Cherry Blossom

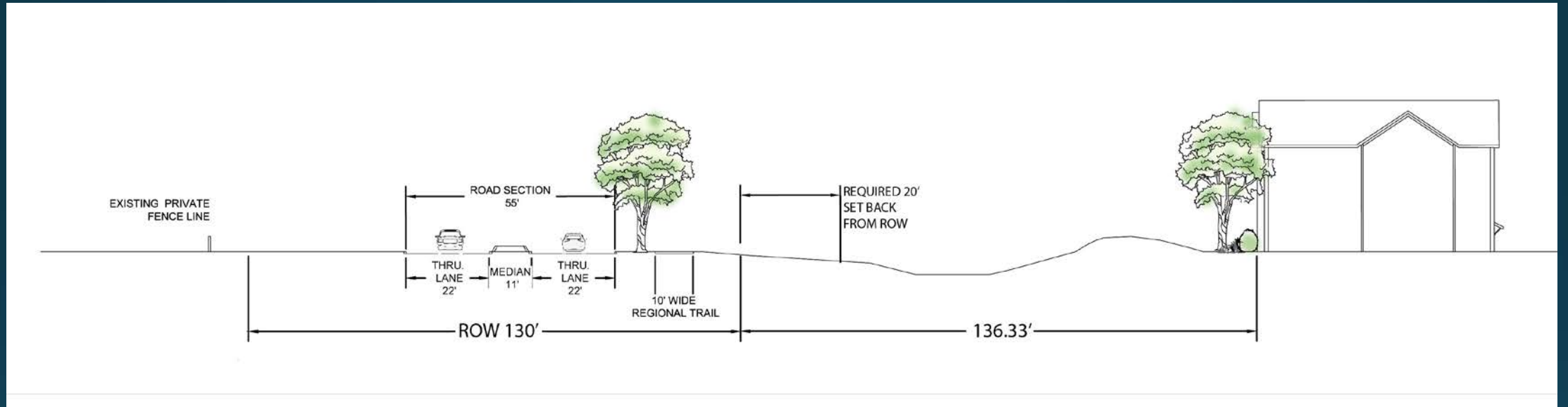


Closest Residence

4 Lots north of Steeplechase on Long's Peak Circle

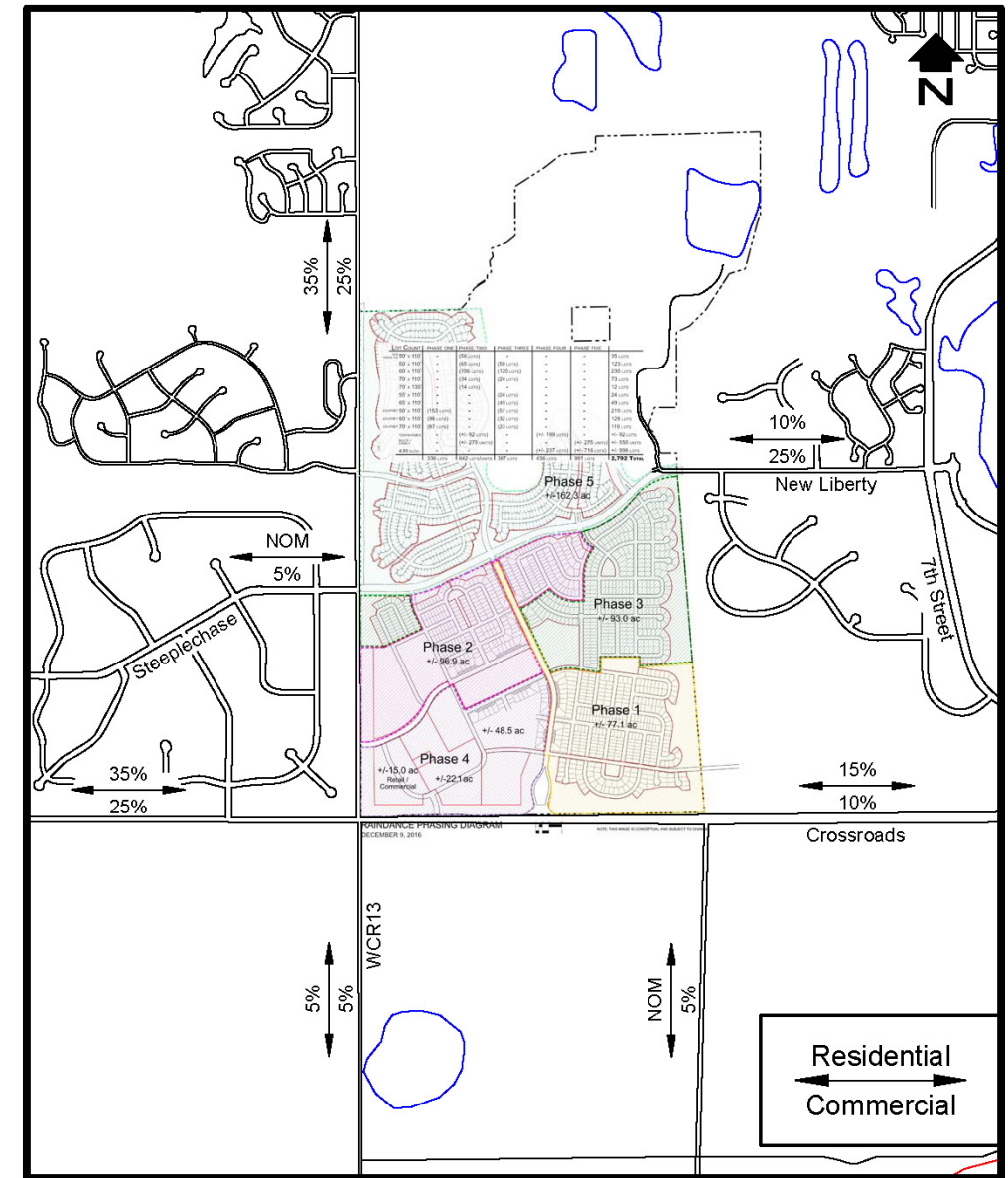


North of New Liberty



Master Transportation Impact Study

- A Master TIS was completed for the Raindance Project at the time of the first Filing.
- That TIS outlined all of the existing conditions, the proposed land uses, trip generation and distribution, signal warrants and geometry for the project.



TRIP DISTRIBUTION

Figure 6

Updated TIS Memo

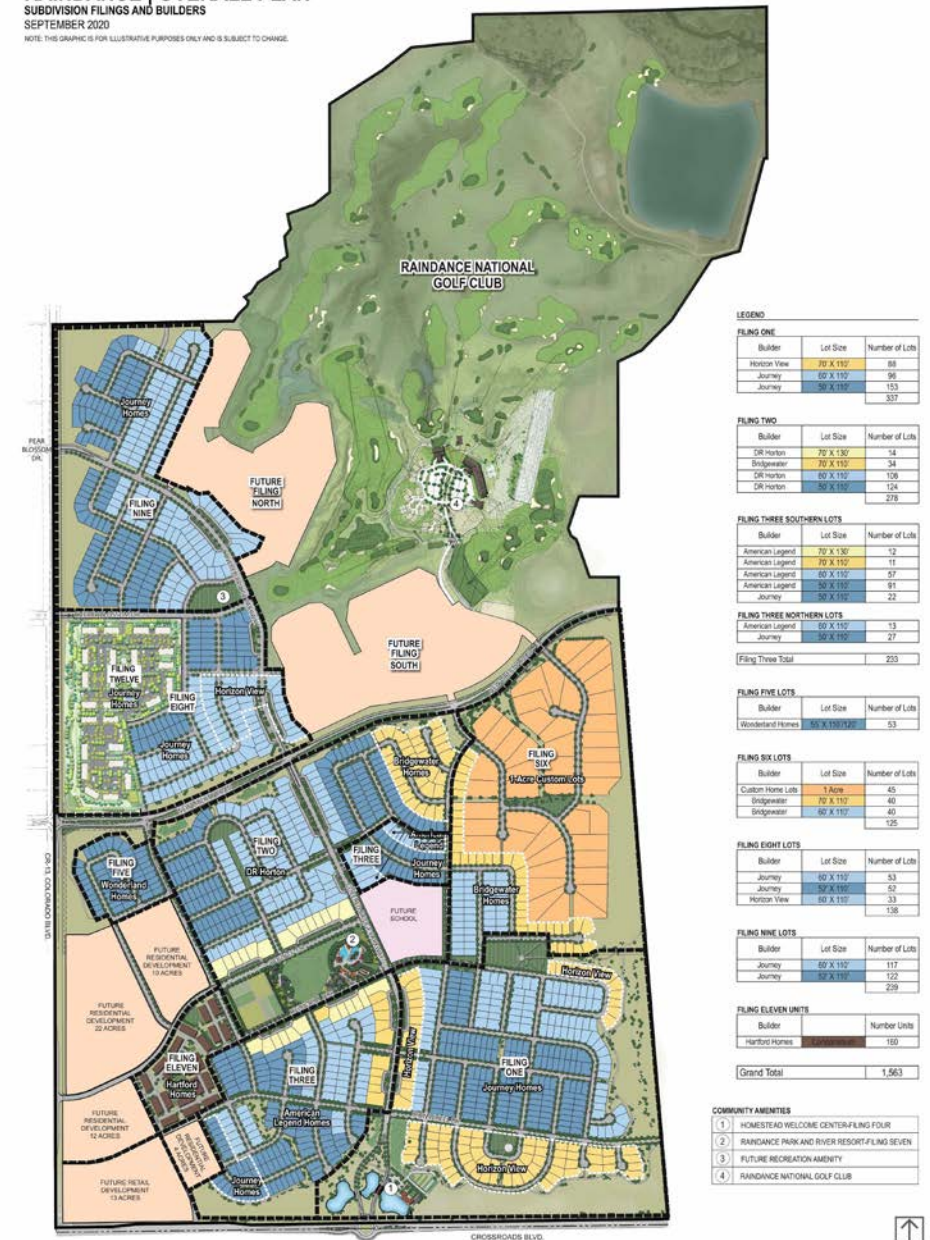
- An updated TIS Memo to the master report was required by the Town as part of the submittal process.
- This update accounts for all Land Use changes to date and determines any new impacts based on those changes.
- In the summary, the Memo states that the Land Use Changes modify the following:

Updated TIS

- This plan was used for the updated TIS

RAINDANCE | OVERALL PLAN SUBDIVISION FILINGS AND BUILDERS SEPTEMBER 2020

NOTE: THIS GRAPHIC IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

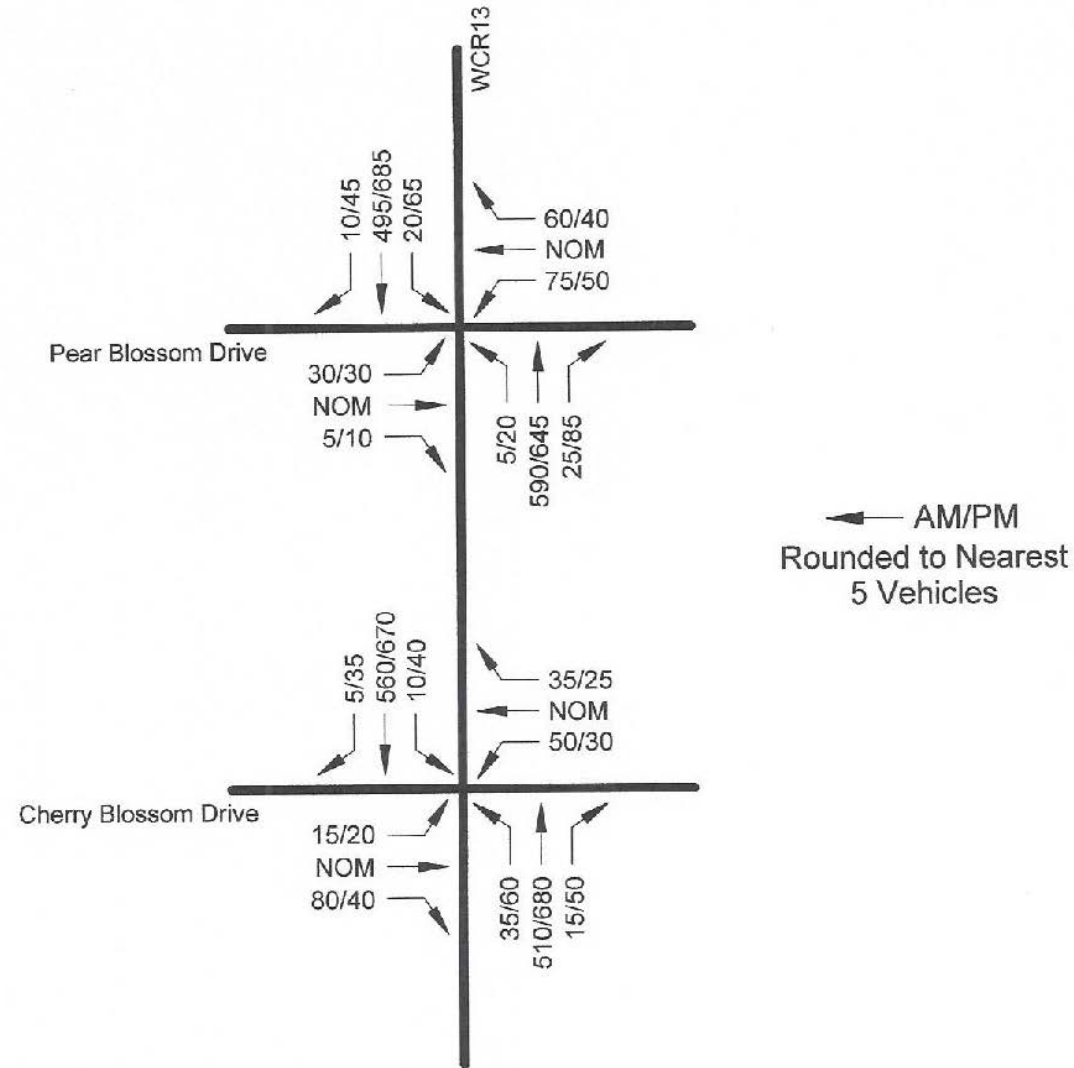


Updated TIS Memo

- Total trip generation is increased by 88 trips per day
- Morning peak hour trips decrease by 13 trips
- Afternoon peak hour trips decrease by 27 trips

Updated TIS Memo

- Cherry Blossom and Colorado Blvd will not meet traffic warrant for a signalize intersection in the 2040 long term forecast
- Pear Blossom and Colorado Blvd may meet 1 pear hour peak hour signal warrants in the 2040 long term forecast



Long Range Peak Hour Traffic

Updated TIS Memo

- The TIS Memo concludes that the new trip generation calculations are in substantial conformance with the Master TIS and does not recommend any changes to the street classifications or distributions.
- The updated TIS Memo does not recommend intersection improvements beyond dedicated turn lanes for either intersection

Future Improvements

- Raindance has dedicated enough Right of Way to the Town to accommodate either traffic signals or a Round a Bout at both locations should the Town determine that those improvements are warranted in the future.

Questions?