



## **PLANNING COMMISSION REGULAR MEETING**

**December 5, 2018 // 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 November 7, 2018

#### **C. BOARD ACTION**

1. Preliminary Major Subdivision – Raindance Subdivision Fifth Filing – Martin Lind, Raindance Land Company, LLC, owner and applicant; John Meyers, TST Inc. Consulting Engineers, applicant's representative
  - Quasi-judicial
  - Staff presentation: Millissa Berry, Senior Planner
2. Preliminary Major Subdivision – Raindance Subdivision Seventh Filing – David Nelson, Raindance Land Company LLC, owner and Martin Lind, Raindance Land Company, LLC, applicant; Tom Siegel, Water Valley Land Company, applicant's representative
  - Quasi-judicial
  - Staff presentation: Millissa Berry, Senior Planner
3. Preliminary Major Subdivision – Raindance Subdivision Sixth Filing – David Ware, McStain Neighborhoods LLC, applicant; Brian Williamson, TST Inc. Consulting Engineers, 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.

- Quasi-judicial
- Staff presentation: Carlin Malone, Chief Planner

4. Preliminary Site Plan – Raindance Subdivision Sixth Filing – David Ware, McStain Neighborhoods LLC, applicant; Brian Williamson, TST Inc. Consulting Engineers, 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

- a. Site Plan – Highlands Industrial Park Subdivision L5B2 - Zen Zen – 7240 Greendale

#### 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, December 5, 2018</u>  | 7:00 P.M. | Regular Planning Commission meeting** |
| <u>Wednesday, December 19, 2018</u> | 7:00 P.M. | Regular Planning Commission meeting** |
| <u>Wednesday, January 2, 2019</u>   | 7:00 P.M. | Regular Planning Commission meeting** |
| <u>Wednesday, January 16, 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

November 7, 2018 // 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 7:02 p.m.

##### 1. Roll Call

The following Planning Commission members were present:

|           |                  |
|-----------|------------------|
|           | Gale Schick      |
|           | Doug Dennison    |
|           | Victor Tallon    |
|           | Dan Foreman      |
| Alternate | Cindy Scheuerman |
| Absent    | Kelly Hall       |
| Absent    | Jerry Bushelman  |
| Absent    | Travis Yingst    |

|                    |                 |
|--------------------|-----------------|
| Town Board Liaison | David Sislowksi |
|--------------------|-----------------|

Also Present:

|                   |                     |
|-------------------|---------------------|
| Planning Director | Scott Ballstadt     |
| Chief Planner     | Carlin Malone       |
| Senior Planner    | Paul Hornbeck       |
| Senior Planner    | Millissa Berry      |
| Deputy Town Clerk | Amanda Mehlenbacher |

##### 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. Foreman seconded the motion. Roll call on the vote resulted as follows; Yeas – Schick, Dennison, Tallon, Foreman, Scheuerman; 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 October 17, 2018

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

#### C. BOARD ACTION

##### 1. Public Hearing – A Zoning proposal to create a Planned Unit Development (PUD) overlay district on approximately 57 acres known as Brands East PUD – Martin

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.

Lind, Eagle Crossing Windsor, LLC, owner/ Mitch Black, Norris Design, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Sislowski stated with respect to each public hearing on tonight's agenda, "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."

Mr. Hornbeck introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information: The applicant, Mr. Martin Lind of Eagle Crossing Windsor, LLC, represented by Mr. Mitch Black of Norris Design, is proposing to create a Planned Unit Development (PUD) overlay zoning district on approximately 57 acres known as Brands East PUD.

In accordance with Article XXIII of Chapter 16 of the Municipal Code, the intent of PUD regulations is, among other things, to "provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses and permitting more intensive use of land where well related open space and recreational facilities are integrated into the overall design."

The subject rezoning application will create a PUD overlay district which constitutes an amendment to the Town's Official Zoning District Map and the development standards approved with the PUD will be applied to future land use applications within the PUD district. This PUD proposes variations to allowed uses; site, architectural, and landscape design standards; and development review processes.

The Business Assistance Agreement approved by Town Board for this development stated that the "developers proposes to build (or cause to be built) approximately 1.2 million square feet of high-end, mixed-use, master-planned development consisting of major and minor retail anchor stores, mixed-use retail, multi-family apartment facilities, Class "A" offices spaces, a limited-service hotel, a full service hotel, pad sites for nationally recognized retailers and restaurants and a light industrial space..." The land uses listed in the PUD are generally consistent with the vision contained in the Agreement and with the vision of a mixed use neighborhood center.

Residential uses integrated into the development can be a vital part of creating a vibrant, mixed use neighborhood center. In order to ensure that a certain level of commercial development occurs prior to or concurrent with residential development, the applicant has agreed to the following restriction:

Residential development shall be limited to a maximum of four hundred (400) dwelling units until commercial development or building permit issuance equaling either a minimum of 50,000 square feet or commercial development with sales or forecasted sales in excess of \$25 million in gross annual sales.



The development standards proposed with the PUD are generally in keeping with the expressed goals of the Brands East development and are minor modifications from current code requirements. A few of the modifications are more considerable and are worth highlighting:

- Building heights up to 130' for office, residential, and hotels and 55' for all other uses (30' maximum allowed by Commercial Corridor Plan currently)
- A 0' setback for pedestrian oriented development interior to the site
- Allowance for reductions in required parking based on shared parking between uses at off-peak times (e.g. residential parking demand is highest overnight while office parking demand is highest during the day, allowing for some shared parking)
- Reduced livable open space required for multifamily development (e.g. recreation amenities or areas, clubhouse, etc.)

A number of variations to land use application reviews are proposed by the PUD. Such changes may be considered under the Municipal Code's PUD standards, which are "intended to accomplish the purposes of public control to the same extent as do zoning and other regulations applicable to conventional lot-blot development, while simplifying, integrating and coordinating land development controls and providing necessary flexibility to encourage design innovation and creative community development."

#### Review Timeframes

One proposed PUD standard which varies from current practice is a mandated land use review time period for Town reviews of two weeks for site plans. The applicant has indicated the two week review timeframe is necessary in order to achieve parity with the Loveland Brands project in attracting development. Staff is committed to meeting these deadlines given the commercial mixed use priority of the Brands and the unique context of being a project that crosses jurisdictional lines with Loveland.

#### Administrative Approval of All Subdivisions

The PUD proposes simplifying land use reviews in a number of ways, including making future subdivision applications and standard site plans administrative reviews. Under the current municipal code requirements, a major subdivision is classified as any subdivision involving six or more lots and requires public notification and public hearings before Planning Commission and Town Board. Standard site plans (i.e. those other than commercial/ industrial) currently require Planning Commission and Town Board approval.

#### Master Sign Plans

Another simplification is allowing Planning Commission to review and approve a Master Sign Plan, which could allow signs to exceed Municipal Code requirements. Currently signs exceeding Code requirements require variance approval by the Board of Adjustment based on a finding of a hardship unique to the property. This is similar to the recently approved amendment to the RainDance PUD to allow for signage that may vary from Municipal Code requirements.

Staff recommends that Planning Commission forward to Town Board a recommendation of approval of the Planned Unit Development subject to all outstanding 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
- All testimony received during the public hearing
- Recommendation

Mr. Schick asked if anyone from the audience wished to speak on this matter.

Several members of the audience made it clear that they understand that growth is taking place in and around Windsor; however, they have many reservations regarding the details of the project. Items of concern included; additional traffic along County Road 5 and Crossroads Blvd., drastic changes to the character of the surrounding neighborhoods, lack of infrastructure and the building height of 130' being allowed.

Those who gave public comment include:

- Christopher Fair, 7038 Aladar Dr. Windsor, CO 80550
- Patrick Davey, 8795 Longs Peak Cir. Windsor, CO 80550
- Kimberlee Davey, 8795 Longs Peak Cir. Windsor, CO 80550
- Amber Oxley, 4609 Pompano Dr. Windsor, CO 80550
- Annie Birgenheier, 7406 Turnbull Ct. Windsor, CO 80550
- Vickie Reinke, 5203 Hialeah Dr. Windsor, CO 80550
- Curtis Reinke, 5203 Hialeah Dr. Windsor, CO 80550
- Doug Brobst, 7035 Aladar Dr. Windsor, CO 80550
- Adam Yeager, 5506 Evangeline Dr. Windsor, CO 80550

Martin Lind with Eagle Crossing Windsor, LLC provided a brief presentation on the Brands East Planned Unit Development project and responded to the comments made by residents.

Mr. Ballstadt assisted in responding to the concerns from the residents who gave public comment.

Mr. Schick asked if there were any questions from the Commission.

Several comments and questions were made from the Commission members which were answered by Mr. Lind and staff.

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

2. Recommendation to Town Board – A Zoning proposal to create a Planned Unit Development (PUD) overlay district on approximately 57 acres known as Brands East PUD – Martin Lind, Eagle Crossing Windsor, LLC, owner/ Mitch Black, Norris Design, applicant's representative

- Quasi-judicial
- Staff presentation: Paul Hornbeck, Senior Planner

Mr. Hornbeck had nothing further to add.

Ms. Scheuerman and Mr. Tallon affirmed their support for the PUD overlay as presented.

**Mr. Tallon moved to forward a recommendation of approval to the Town Board for a zoning proposal to create a Planned Unit Development overlay district on approximately 57 acres known as Brands East PUD subject to the conditions stated by staff ; Ms. Scheuerman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Tallon, Scheuerman; Nays – Foreman; Motion passed 4:1.**

3. Public Hearing – Rezoning Petition – Portion of Eastbrook Annexation No 1 and Eastbrook Annexation No. 2 and No. 3 – Global Asset Recovery LLC, owner; David Tschetter, applicant
  - Quasi-judicial
  - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information: The applicant, Mr. David Tschetter of Global Asset Recovery, LLC, is requesting to rezone approximately 65 acres within a portion of Eastbrook Annexation No. 1, a portion of the Eastbrook Annexation No. 2, and the entirety of the Eastbrook Annexation No. 3. Approximately 5 acres of the property (Eastbrook Annexation No. 2) would not be rezoned but retain its existing zoning designation. The property is located northwest of the intersection of SH 392 and WCR 21.

The existing zoning of General Commercial and Limited Industrial south of the Greeley No. 2 Canal reflect the vision of those uses along the SH 392 corridor. This area is a cooperative planning area for Windsor and Severance and, in 2000, the two communities entered into an Intergovernmental Agreement (IGA) to set the desired commercial and industrial uses for the corridor. However, in 2017, the two communities agreed to amend the IGA to allow for residential uses in portions of the cooperative planning area. This decision was partially based on a concept plan presented for the Eastbrook Annexation No. 1, No. 2, and No. 3 (a.k.a. Village East) properties. The concept plan (which can be found on slide 7 of the staff presentation) shows a continuation of the Village East Subdivision eastward with single family lots immediately east of the Village East Subdivision and a general commercial / neighborhood commercial area east of the John Law Ditch. A multi-family component is also proposed in the southwest portion of the plan. The proposed rezone would allow the concept plan to be realized. The rezone petition is also consistent with the proposed land use map amendment also on the November 7, 2018 Planning Commission agenda.

The applicant held a neighborhood meeting on September 27, 2018. Approximately 10 neighbors attended the meeting. The main topic of discussion was the projected traffic in the area, particularly additional traffic on WCR 21, due to any development that is planned.

Staff recommends that the Planning Commission forward a recommendation of approval of the rezone petition and ordinance to the Town Board subject to all 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
- All testimony received during the public hearing
- Recommendation

Mr. Schick asked if anyone from the audience wished to speak on this matter.

Mary Scott, 33111 CR 21, Windsor, CO. 80550, expressed her concerns regarding the increased traffic along Hwy 392 and WCR 21 and requested that staff look into ways to help reduce the speed limits.

Jack Bezzic, 692 Parkedge Circle, Windsor, CO. 80550, inquired about a large old tree along the property which provides habitat for many eagles and owls. Mr. Bezzic asked if saving the tree could be taken into consideration.

David Tschetter with Global Asset Recovery LLC, stated they have worked with staff to complete a traffic study and took a long look at the layout proposed in order to address the traffic concerns in the area. Mr. Tschetter also mentioned they did take the tree into consideration and as of now, the tree will remain on the property.

Mr. Hornbeck further added that the landscape code which is currently pending approval by the Town Board does have a tree preservation section. This would not mandate the preservation of the tree but would require mitigation if the tree were to be taken down.

Ms. Scheuerman stated that this proposal seems almost exclusively residential mixed use with only a small portion remaining as general commercial. Ms. Scheuerman inquired if this meets the spirit of the IGA amendment and if it's a good choice to eliminate such a substantial amount of general commercial area.

Mr. Ballstadt stated that the concept plan was reviewed by the Economic Development Department which they determined given the flood plain on the property and the additional site constraints, it would not be considered prime commercial ground.

Ms. Scheuerman inquired about the flood plain and if the property is set up to appropriately mitigate that.

Mr. Tschetter stated that the flood issue has been addressed by mitigating and meeting the zero rise tolerance which is the standard for Weld County with zero impact on the neighboring property.

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

4. Recommendation to Town Board – Rezoning Petition – Portion of Eastbrook Annexation No 1 and Eastbrook Annexation No. 2 and No. 3 – Global Asset Recovery LLC, owner; David Tschetter, applicant
  - Quasi-judicial
  - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry had nothing further to add.

**Mr. Tallon moved to forward a recommendation of approval to the Town Board for a rezoning petition subject to the conditions stated by staff; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Tallon, Foreman; Nays – Scheuerman; Motion passed 4:1.**

5. Public Hearing – Land Use Map Amendment – Portion of Eastbrook Annexation No 1 and Eastbrook Annexation No. 2 and No. 3 – Global Asset Recovery LLC, owner; David Tschetter, applicant

- Quasi-judicial
- Staff presentation: Millissa Berry, Senior Planner

Ms. Berry introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information: The applicant, Mr. David Tschetter of Global Asset Recovery, LLC, is requesting an amendment to the Comprehensive Plan Land Use Map. The applicant is proposing to change the land use within the subject properties, located northwest of the intersection of SH 392 and WCR 21, from the existing land uses of General Commercial (GC), Residential Mixed Use (RMU), and Parks, Open Space, Mineral Extraction, and Floodplain (OS) to RMU and GC.

The land use amendment is consistent with the rezone petition also on the November 7, 2018 agenda and is consistent with a development concept plan for the site. The concept plan shows a continuation of the Village East Subdivision eastward with single family lots immediately east of the Village East Subdivision and a general commercial / neighborhood commercial area east of the John Law Ditch. A multi-family component is also proposed in the southwest portion of the plan. This concept plan was a factor on which the 2017 First Amendment to the Intergovernmental Agreement (IGA) with the Town of Severance was based. The IGA amendment resulted in the allowance of residential uses in a portion of the Windsor – Severance cooperative planning area that flanks SH 392 from SH 257 to WCR 23.

The following criteria have been considered in regard to the proposed amendment to the Comprehensive Plan Land Use Map.

- Conformance with the Comprehensive Plan: The proposal is in conformance with the Comprehensive Plan. The proposed land uses, RMU and GC, are currently applied to the subject properties in a different pattern than what is proposed. The proposal is also consistent with the following comprehensive plan goals and objectives:
  - **Chapter 5c Residential Areas Framework Plan:**  
**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.  
**Objective 5:** Support high density residential development near Downtown, commercial centers, and mixed-use nodes.
  - **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 3:** Develop new neighborhoods adjacent to existing neighborhoods and urbanized areas.
- Compatibility with Existing and Planned Land Uses: As mentioned above, the proposed land uses are a different configuration of what is currently seen on the Land Use Map. The RMU area is compatible to the properties to the west which are designated as RMU and Single Family Residential (SF-1). The GC area will be located north of an area currently designated as GC.
- Minimizing Detrimental Impacts to Existing or Planned Transportation System: The traffic counts for the proposed land use mix is estimated to be comparable to the land use mix shown in the existing land use map. The current zoning of the subject properties consist of GC, Single Family 2 (SF-2), and Limited Industrial (I-L). A traffic study, prepared for the concept plan, conveyed that a similar traffic generation would occur for both land use mixes based on the current zoning. Road connections would extend from stubs in the adjacent Village East Subdivision at Dakota Way, Cherryridge Drive, and Kendlebrook Drive. Dakota Way would continue to an intersection with WCR 21. The traffic study determined the appropriate location of the intersection with WCR 21 to ensure proper spacing between the WCR 21 and SH 392 intersection and the bridge crossing the Greeley No. 2 Canal.
- Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.): Sanitary sewer and water are available in the immediate area and can be extended with the expansion of the road system. Water and sewer are also located in the great Western railroad right-of-way. Both systems are adequate to support the proposed land use designations.

Staff recommends that the Planning Commission approve Resolution No. 2018-03 as presented with the condition that the Town Board approve the rezone petition for the property.

Staff requests that the following be entered into the record:

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

Mr. Schick asked if anyone from the audience wished to speak on this matter.  
There was none.

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

6. Resolution 2018-03 – Land Use Map Amendment – Portion of Eastbrook Annexation No 1 and Eastbrook Annexation No. 2 and No. 3 – Global Asset Recovery LLC, owner; David Tschetter, applicant
  - Quasi-judicial
  - Staff presentation: Millissa Berry, Senior Planner

Ms. Berry had nothing further to add.

**Mr. Tallon moved to approve Resolution 2018-03 as presented with conditions as stated by staff; Mr. Dennison seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Tallon, Foreman, Scheuerman; Nays – None; Motion carried.**

7. Preliminary Site Plan – Lake View Multifamily (610 Cedar Street) – Lake View Addition to the Town of Windsor, 4<sup>th</sup> Filing, Lot 2 – Joe Shrader, owner/applicant
- Quasi-judicial
  - Staff presentation: Carlin Malone, Chief Planner

Ms. Malone introduced the applicant and presented the PowerPoint presentation included in packet material, with the following information: The applicant, Mr. Shrader, has submitted a preliminary site plan for a multifamily residential building including six dwelling units and covered parking located on an approximately 16,000 square-foot (.367 acres) lot.

The property is located east of 7th Street/SH 257, north of Cedar Street, and west of Windsor Lake. A multifamily (4-plex) building to the west shares an alley with the subject property, single family residential is located to the south, and Town-owned land (Kern Reservoir and Ditch Company) is located north and east of the property. The property is zoned RMU (Residential Mixed Use) with RMU zoning to the east, west and north, and CB (Central Business) zoning to the south.

The property previously had a single-family home, built in 1957. Since 2014, the single-family building was demolished and the property has remained vacant since this time.

Proposed development characteristics include:

- six multifamily units within one, 5,486 sf building
- the applicant anticipates one, two and three-bedroom units
- building heights of 23'3" (35 feet maximum height in RMU zone district)
- façade colors would be compatible with the surrounding neighborhood
- asphalt shingles, painted lap siding (horizontal and vertical), synthetic stone wainscot, front covered porch entry, and rear covered patio or deck.
- 10 parking spaces (9 required) – parking ratio of 1.5 spaces per dwelling unit:
  - 6 spaces covered, 4 spaces uncovered
- approximately 41% open space and landscaped area
- 17% building coverage; 59% lot coverage
- access point from alley between Cedar Street and Cedar Court with an internal looped road/parking area
- Adjacent to Windsor Lake and in close proximity to trail system, Boardwalk Park, downtown, services, and schools

Staff recommends that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed on the final site plan.

Staff requests that the following be entered into the record:

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

**Mr. Tallon moved to approve the Preliminary Site Plan – Lake View Addition to the Town of Windsor, 4<sup>th</sup> Filing, Lot 2 subject to all remaining Planning Commission and staff comments being addressed on the final site plan; Mr. Foreman seconded the motion. Roll call on the vote resulted as follows: Yeas – Schick, Dennison, Tallon, Foreman, Scheuerman; Nays – None; Motion carried.**

D. COMMUNICATIONS

1. Communications from the Planning Commission  
None

2. Communications from the Town Board liaison  
None

3. Communications from the staff  
a. Site Plan: Southgate Business Park Subdivision

Ms. Malone reported that the plan will be reviewed and approved administratively by staff; however, if there are any comments to please forward them to staff at your earliest convenience.

Mr. Ballstadt informed the Commission that the November 21, 2018 Planning Commission meeting has been cancelled due to the Thanksgiving holiday.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:41 p.m.

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Deputy Town Clerk, Amanda Mehlenbacher





## **MEMORANDUM**

**Date:** December 5, 2018  
**To:** Planning Commission  
**From:** Millissa Berry, Senior Planner  
**Re:** Preliminary Major Subdivision – Raindance Subdivision 5<sup>th</sup> Filing – Martin Lind, Raindance Land Company, LLC, owner and applicant; John Meyers, TST Inc. Consulting Engineers, applicant's representative  
**Location:** Southeast of WCR 13 and New Liberty Road  
**Items #:** C.1

### **Background / Discussion**

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a preliminary major subdivision plat, known as Raindance Subdivision Fifth Filing. The subdivision encompasses approximately 33.8 acres and is zoned Planned Unit Development (PUD). Approximately 11.74 acres area proposed for single-family lots and adjacent open space; approximately 22.06 acres is intended for future development.

Preliminary Plat characteristics:

- 53 single-family lots
  - Lot size range: 5,500 sf to 7,790 sf (minimum lot size for single family lots with front loaded garage per PUD is 4,000 sf)
  - Average lot size of 5,916 sf
  - Typical (mode) lot size: 5,500 sf (36 of the 53 lots)
- Density: 4.52 dwelling units / acre
- Product: 1 & 2-story houses with attached garages
- Tracts for open space / agriculture use (4.6 acres) and future development (22.06 acres)
- Extension of trail system

The applicant held a neighborhood meeting on October 15, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were four neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics.

### **Relationship to Comprehensive Plan**

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

#### **Chapter 5b – Growth Framework**

##### **Goal:**

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

#### **Chapter 5c – Residential Areas Framework**

##### **Goal:**

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

### **Relationship to Strategic Plan**

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

### **Notifications**

A neighborhood meeting was held on October 15, 2018. Notifications for this meeting were as follows:

- September 25, 2018 – affidavit of mailing to property owners within 300 feet
- September 30, 2018 – display ad published in the newspapers

### **Recommendation**

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

### **Attachments**

Application Materials  
PowerPoint presentation  
Neighborhood Meeting Summary

cc: Martin Lind, applicant  
John Meyers, applicant's representative  
Tom Siegel, applicant's representative



August 29, 2018

*Raindance Subdivision Fifth Filing – Project Narrative*  
*Project No. 0732.0368.00*

The Raindance Fifth Filing Neighborhood creates a rural living feel with integrated farm space with farm to table food production, main entry sign sequence, native open space areas and pedestrian connectivity through detached trails. This project meets all P.U.D standards.

The project is located on Tract X of the Raindance Subdivision Fifth Filing, on the north side of Nightfall Drive and on west side of Autumn Moon Drive.

The project intent is to construct 1 and 2-story, single-family, buildings on the 11.74 acre site. The site consists of 53 lots with an overall density of 4.52 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 212 spaces. Each unit provides 2 garage parking spaces additional on-street parking is provided on all streets, except Autumn Moon Drive. The current zoning of the site is RMU with P.U.D. overlay.

Access to the site is provided through surrounding streets and new dedicated ROW. New ROW will connect Nightfall Drive to the loop consisting of Moon Rise Drive and Blue Moon Drive.

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

[bwilliamson@tstinc.com](mailto:bwilliamson@tstinc.com)



## **Raindance Land Company LLC**

### **Filing 5 Neighborhood Meeting Memorandum**

On October 15, 2018, a neighborhood meeting for Raindance filing 5 was held at the Pelican Lakes Golf Club banquet room from 5:30 to 6:30. During the meeting, the developer met with 4 individuals, as listed on the attached sign in sheet. Attendee questions were general in nature, focusing primarily on the amenities planned for the community and covered topics related to the schools and golf course planned for the golf course.



# Preliminary Major Subdivision

Raindance Subdivision 5<sup>th</sup>  
Filing

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*Millissa Berry, Senior Planner*

*Planning Commission December 5, 2018*



# Subdivision

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

## **Sec. 17-4-10. Purpose.**

The purposes of the major subdivision procedure are:

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



# Zoning Map

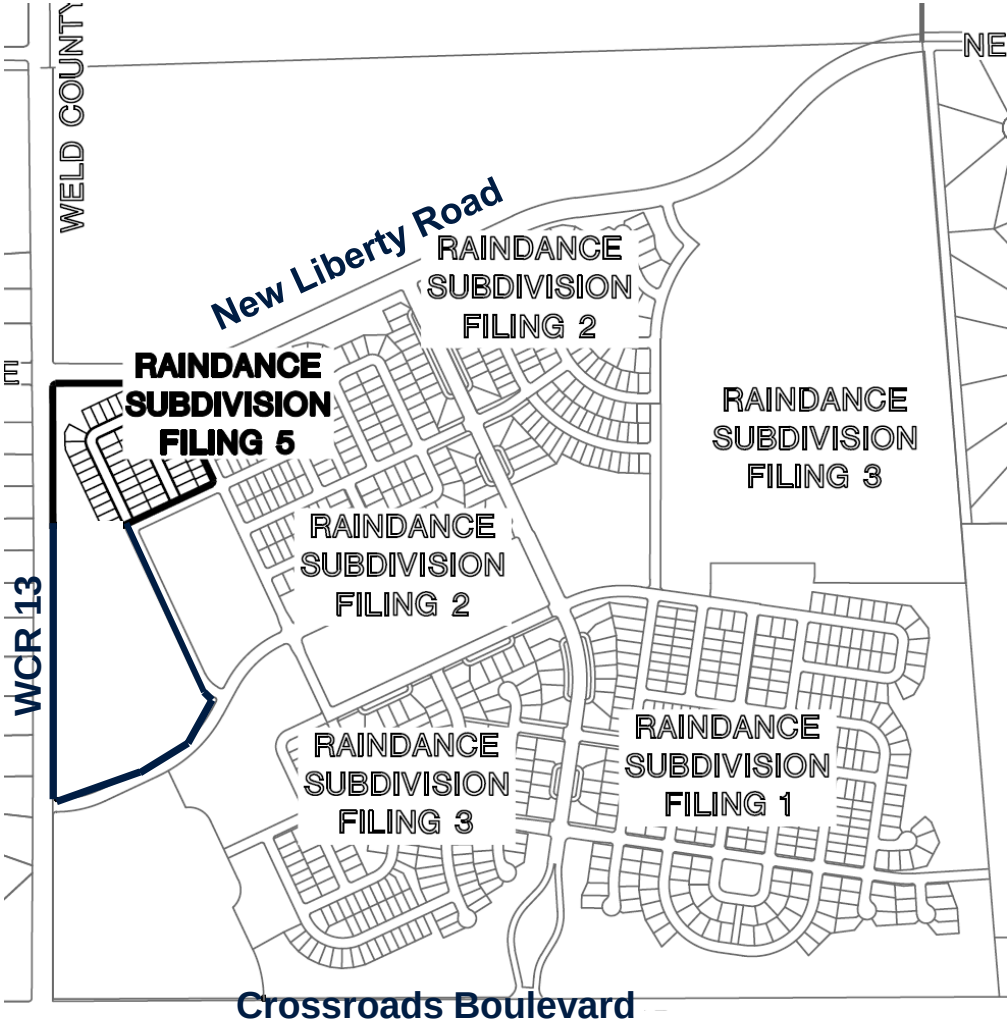






# Preliminary Plat

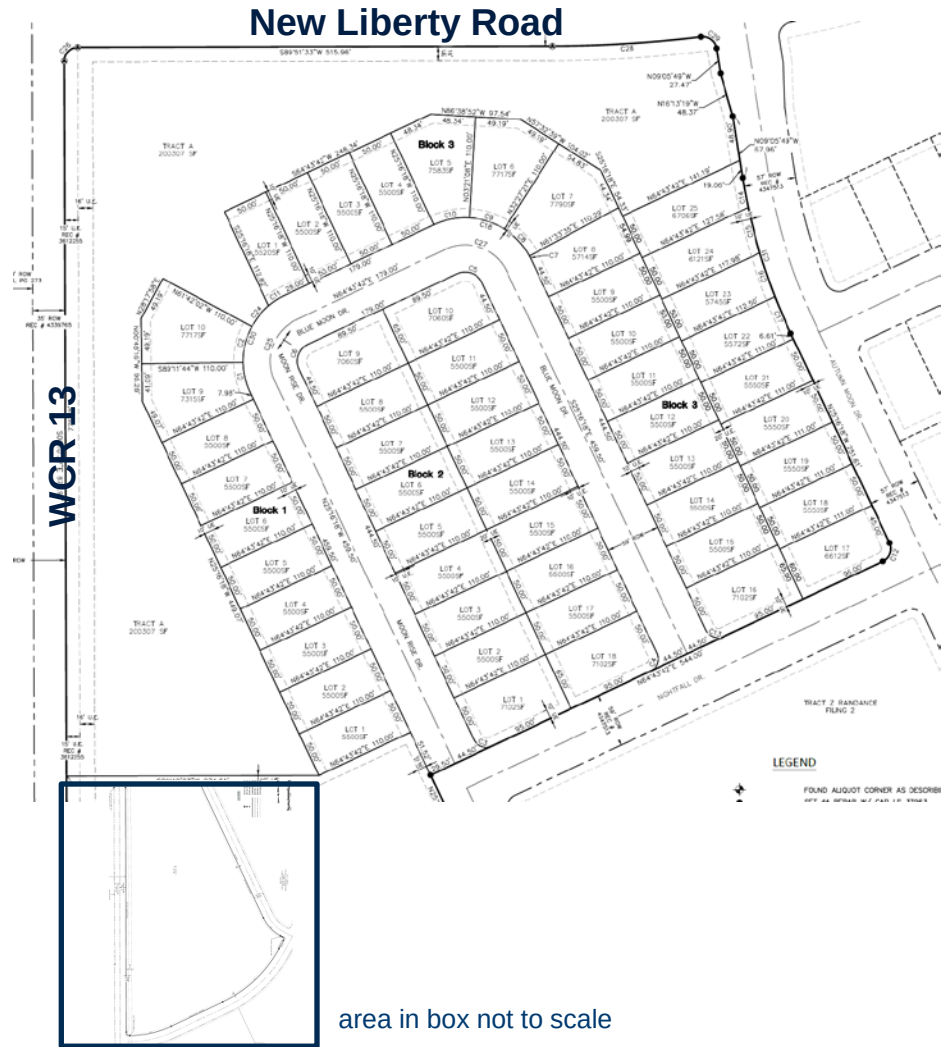
Builds on overall Raindance Master Plan



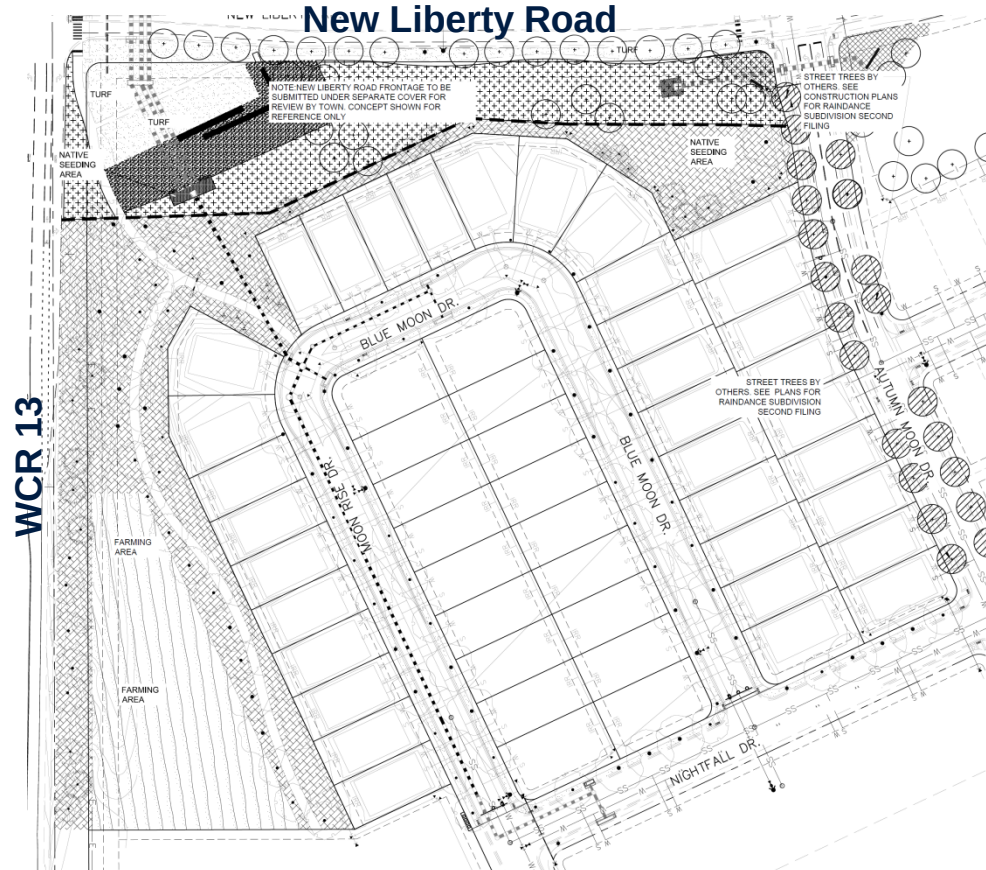
# Preliminary Plat

## Plat characteristics:

- ~ 33.8 acres total
  - 11.74 acres single family lots and open space
  - 22.06 acres future development
- 53 single-family lots
  - Most 5,500 sf
- 1 & 2-story houses with attached garages (front loaded)
- Tract for open space (4.6 acres)
- Extension of trail system
- Single phase



# Landscaping & Improvements





# Comprehensive Plan Conformance

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

## **Chapter 5b – Growth Framework**

### **Goal:**

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

## **Chapter 5c – Residential Areas Framework**

### **Goal:**

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

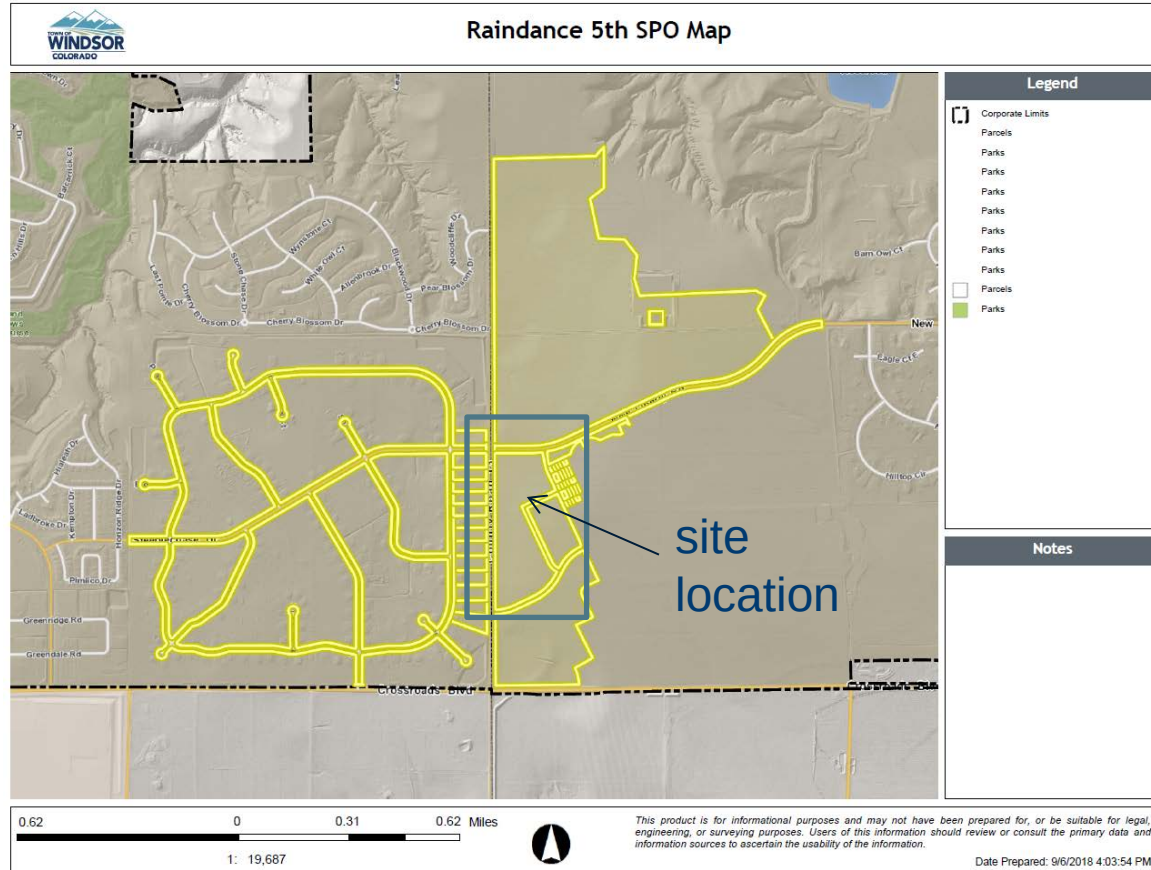


# Notification Area

A neighborhood meeting was held on October 15, 2018.

Notifications for this meeting were as follows:

- September 25, 2018 - Affidavit of mailing to property owners within 300 feet
- September 30, 2018 – published ads in newspapers





# Recommendation

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

Staff requests that the following be entered into the record:

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



# Subdivision Considerations

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

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





## MEMORANDUM

**Date:** December 5, 2018  
**To:** Planning Commission  
**From:** Millissa Berry, Senior Planner  
**Re:** Preliminary Major Subdivision – Raindance Subdivision 7<sup>th</sup> Filing – David B. Nelson, Raindance Land Company, LLC, owner; Martin Lind, Raindance Land Company, LLC, applicant; Tom Siegel, Water Valley Land Company applicant's representative  
**Location:** Southeast of New Liberty Road and Orchard Bloom Drive  
**Items #:** C.2

### Background / Discussion

The applicant, Mr. Martin Lind of Raindance Land Company, LLC, has submitted a preliminary major subdivision plat, known as Raindance Subdivision Seventh Filing. The subdivision encompasses approximately 94.6 acres and is zoned Planned Unit Development (PUD).

Preliminary Plat characteristics:

- 125 single-family lots
  - Lot size range: 6,600 sf to 1 acre
    - 40 6,600 sf lots
    - 40 7,700 sf lots
    - 45 1 acre lots
  - Acre lots adjacent to Hilltop Estates / Pelican Hills Subdivision transitioning into smaller lots adjacent to Raindance 1<sup>st</sup> and 2<sup>nd</sup> Filings
- Density: 1.3 dwelling units / acre
- Product: 1 & 2-story houses with attached garages; custom homes on acre lots
- Parks (owned and maintained by metropolitan district)
  - o 3 acre community park
  - o 1.27 acre neighborhood / pocket park
- Tracts for open space / agriculture use = ~ 20 acres
- Extension of trail system

The applicant held a neighborhood meeting on October 30, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. Two neighbors attended. Please see the enclosed neighborhood meeting notes for discussion topics.

### Relationship to Comprehensive Plan

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

#### **Chapter 5b – Growth Framework**

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



## **Chapter 5c – Residential Areas Framework**

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

### **Relationship to Strategic Plan**

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

### **Notifications**

A neighborhood meeting was held on October 30, 2018. Notifications for this meeting were as follows:

- October 5, 2018 – affidavit of mailing to property owners within 300 feet
- October 10 and 13, 2018 – display ad published in the newspapers

### **Recommendation**

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

### **Attachments**

Application Materials  
PowerPoint presentation  
Neighborhood Meeting Summary

cc: David B. Nelson, owner  
Martin Lind, applicant  
John Meyers, applicant's representative  
Tom Siegel, applicant's representative  
Brock Reimer, applicant's representative

October 2, 2018

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

Re: RainDance - Subdivision Major Preliminary Plat, Filing Seven

Mr. Ballstadt,

On behalf of the applicant, RainDance Land Company LLC, please find below the narrative for the RainDance Filing Seven Major Subdivision Preliminary Plat application. We look forward to working closely with Town Staff through the Subdivision Plat approval process.

#### Introduction

Filing Seven is located to the north of Filing One, east of Filing Two, and south of New Liberty Road. Filing Seven consists of 125 single family residential lots. The proposed plan meets the standards of the approved RainDance Planned Unit Development, PUD, and ties into the established RainDance road network. Filing Seven encompasses approximately 94.6 Acres of the RainDance PUD, for a gross density of approximately 1.3 dwelling units per acre. The proposed density complies with PUD planning area densities, and respects adjacent existing low density residential character. Please refer to the conceptual lotting plan submitted as a part of this application for reference of layout, circulation, and open space locations.

Single family residential lots proposed in Filing Seven include the following:

- 40 - 60'x110', traditional lots
- 40 - 70'x110', traditional lots
- 45 – 1 Acre lot, custom home properties

#### Landscape Character, Park, and Open Space

Filing Seven will continue the landscape character representative of the RainDance community. Filing Seven includes a landscape trail corridor and buffer on the eastern edge and a centralized east/west open space and trail corridor terminated in an approximately 1.27 acre central community park. The location of parks and open space features in RainDance are located to achieve a 1/3 radius to every resident as required by the PUD. Filing Seven complies with park proximity requirements and contributes to cumulative open space acreage required at full buildout. Excess neighborhood park and open space acreage from previous filings shall apply towards Filing Seven and future Filings. Open space proposed in Filing Seven shall be owned and maintained by the Raindance Metropolitan District. Additional detail including layout of open space, parks, trails, and other improvements are provided in the Major Subdivision Preliminary Plat.

#### Infrastructure Improvements

Filing Seven connects to New Liberty Road, Filing One, and Filing Two road networks and proposes additional provisions for access, such as a proposed emergency vehicle access connecting the two south cul-de-sacs. Filing Seven proposes infrastructure, including but is not limited to; street rights-of-way; utilities; storm water improvements, and grading. Infrastructure shall be constructed as depicted in the improvement plans.

#### Street Names

The team anticipates the continuation of the following existing street names: RAINDROP DRIVE, DAY SPRING DRIVE, and ORCHARD BLOOM DRIVE. Additional Street names shall be proposed in subsequent application.

The proposed custom home single family 1 acre lots will diversify housing opportunities within the community. The eastern property edge, south of New Liberty Road, is an ideal location to propose 1 acre lots for compatibility with existing residential densities located to the east, outside of RainDance. RainDance Filing Seven intends to implement the development standards of the approved RainDance PUD and seeks to build upon the community vision of RainDance. Our team looks forward to working with, and hearing feedback from Town staff. Please let us know if you have any questions regarding this application or require any additional information.

Sincerely,  
Norris Design



Brock Reimer, Principal

## Submittal Summary Annotated Checklist

### Section 1

- Checklist – Complete
- Land Use Application – Complete
- Application Fee – Provided to the Town
- Narrative – See Above
- Deed of ownership – Included
- All Required drawings and supplemental docs per Muni Code
  - o Final Plat Document per drawing regulations – Included
  - o Town general application – not included as directed by Town, document is no longer in circulation
  - o Complete Street plans – Included
  - o Complete Storm Drainage Plans – Included
  - o Complete Utility Plans – Included in civil improvement plans
  - o Complete Grading Plans - Included in civil improvement plans
  - o Traffic Study – Provided
  - o Traffic Control plan – Included in civil improvement plans
  - o Proposed Deed Restrictions - No new deed restrictions are proposed at this time or in association with this subdivision, not included
  - o Soils Report – Provided
  - o Description and Location of Hazardous Areas- All setbacks, geographic features, and energy operation setbacks are depicted on civil plans
  - o Final Drainage Report – Included
  - o Topographic Map – Included in civil improvement plans
  - o Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of this application
  - o Landscaping for public Right of Way – Included in civil Improvement plans
  - o Written Narrative – See above
  - o Soil test results and map location – See soils report provided
  - o Final boundary closure calculations for exterior boundaries of subdivision and individual lots – See Plat document
  - o Street Lighting Plan – Included in civil improvement plans
- Submittal per Town submittal requirements – Complete
- List of proposed street names – Street names to be proposed in subsequent application
- Agree to comply with hearing and mineral owner notifications - Yes

### Section 2

- Drawing Requirement items 1-8 included on Plat – Complete
- Location of existing and proposed ROW, easements, etc. – Included in Plat
- Land Use Table – Included in Plat
- Lot numbers and information - Included in Plat
- Designation of flood areas – Included in Plat
- Traffic Study – Included
- Traffic Control Plan – Included in civil improvement plans
- Soils Report – Soils report included
- Description of hazardous areas - All setbacks, geographic features, and energy operation setbacks are depicted in civil improvement plans.
- Topographic Map – Included in civil improvement plans
- Landscaping for public Right of way – Included in civil improvement plans
- Preferred method of water rights dedication – See Water Rights Memorandums submitted as a part of this application

### Section 3

#### Final Plat Items to be Provided with Future Submittals

#### Additional Submittal Items

- Lot Compliance Form – Included (Requirement of PUD per Note 9 of cover sheet)

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Below are the submittal files provided Via eTRAKiT on October 2, 2018

1-MAJS-PRE-APP

1-MAJS-PRE-DR

1-MAJS-PRE-GEO

1-MAJS-PRE-IMP

1-MAJS-PRE-PLAT

1-MAJS-PRE-TIS

Additional paper copies can be provided at the request of the Town

We look forward to the Town's feedback. Please feel free to contact the development and design team for any questions.

#### Owner:

RainDance Land Company LLC

Re: David Nelson

540 W. Madison Street, Suite 2500

Chicago, IL 60661

(312) 542-3161

#### Applicant:

RainDance Land Company LLC

Re: Martin Lind

1625 Pelican Lakes Point #201

Windsor, Co 80550

(970) 686-5828

#### Authorized Representative:

RainDance Land Company LLC

Re: Tom Siegel

1625 Pelican Lakes Point #201

Windsor, Co 80550

(970) 460-1699

#### Engineer:

TST, INC. Consulting Engineers

Re: John Meyers

748 Whalers Way

Fort Collins, CO 80525

(970) 226-0557

#### Planner / Landscape Architect:

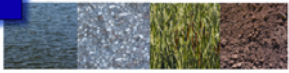
Norris Design

Re: Brock Reimer, Julia Summers

1101 Bannock Street

Denver, CO 80211

(303)892-1166



## MEMORANDUM

To: Doug Roth  
From: John Meyers  
Date: October 2, 2018  
Subject: Water Rights – Raindance Subdivision

The purpose of this letter is to describe the plan for dedicating water rights for the 1<sup>st</sup> Filing of the Raindance Master Planned Community.

Although the Raindance property was not historically irrigated farm land, the proposed design intent includes a non-potable raw-water distribution system for all irrigated areas. The existing Raindance reservoir will serve initial phases of the development with future storage planned south of Crossroads as needed during completion of the overall project. The raw water system will greatly reduce demand on the Town's existing potable water infrastructure and water portfolio and therefore serve to preserve Town water resources.

It is our current intent to create a raw water agreement much like the existing Water Valley raw water agreement to serve the proposed subdivision. In addition to the agreement with the Raindance Metropolitan District, we anticipate a cooperative agreement between the Raindance and Water Valley Districts for the purpose of maximizing storage, delivery, and management options available afforded by the large area covered by both Districts.

For the first filing, we anticipate using existing water rights owned by the developer that can be delivered to Raindance reservoir for non-potable irrigation demand. For potable water, we anticipate dedicating Colorado Big Thompson shares consistent with past practices.

Please feel free to contact me with questions or to discuss further.

Sincerely,

TST, INC. CONSULTING ENGINEERS

John Meyers Jr., P.E.

JMJ

**Raindance Land Company LLC**  
**Filing & Neighborhood Meeting Memorandum**

On October 30, 2018, a neighborhood meeting for Raindance filing 5 was held at the Pelican Lakes Golf Club banquet room from 5:30 to 6:30. During the meeting, the developer met with 2 individuals, as listed on the attached sign in sheet. One attendee was primarily interested in the schools that would be serving Raindance and the other was a real estate professional who was interested in the type housing being included in Filing 7 along with the community's amenities.



# Preliminary Major Subdivision

Raindance Subdivision 7<sup>th</sup>  
Filing

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*Millissa Berry, Senior Planner*

*Planning Commission December 5, 2018*





# Subdivision

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

## **Sec. 17-4-10. Purpose.**

The purposes of the major subdivision procedure are:

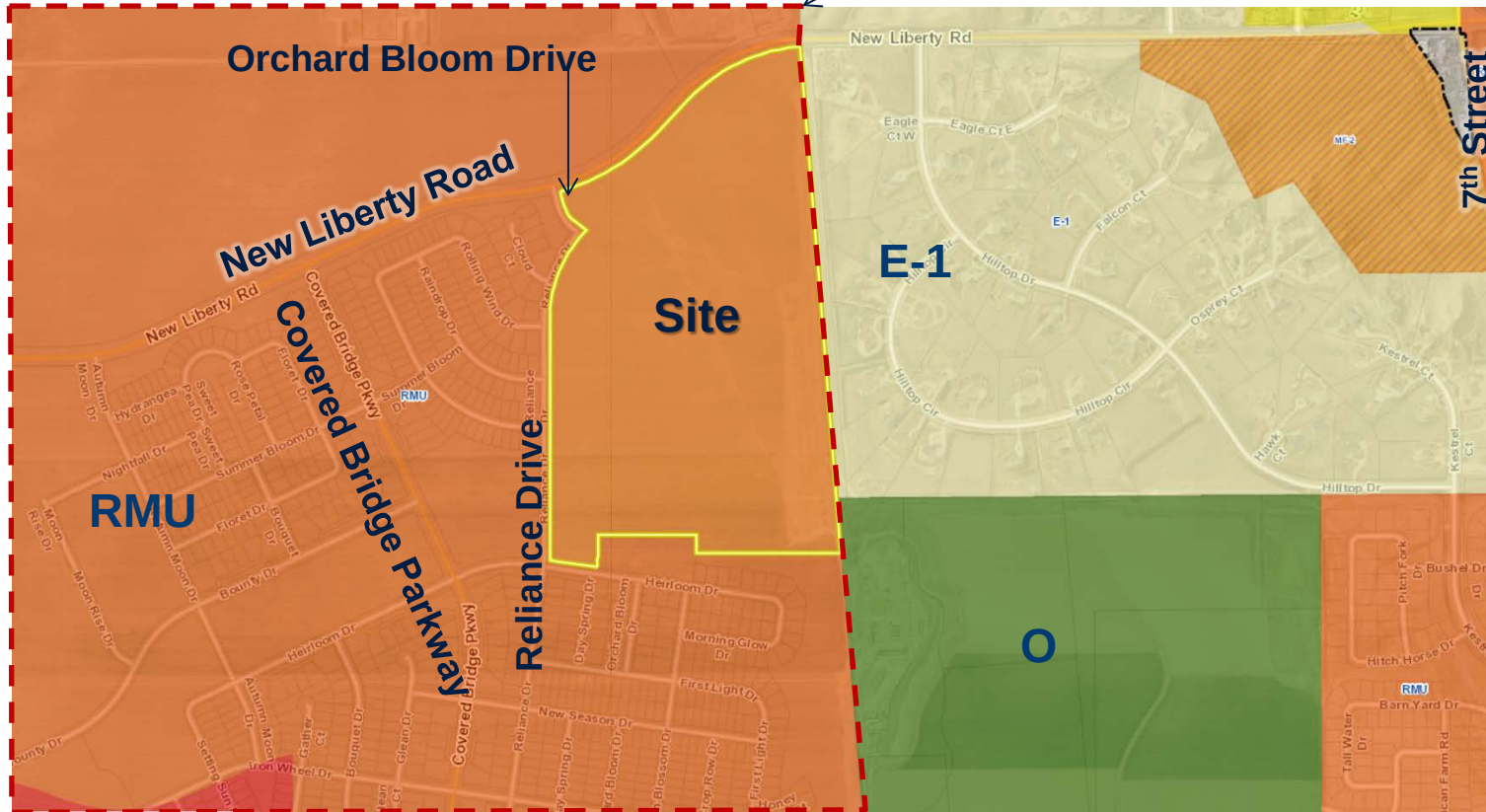
- 1) To divide or reconfigure a parcel or parcels of land into six (6) or more parcels, sites or lots for the purpose, whether immediate or future, of transfer of ownership or building development.





# Zoning Map

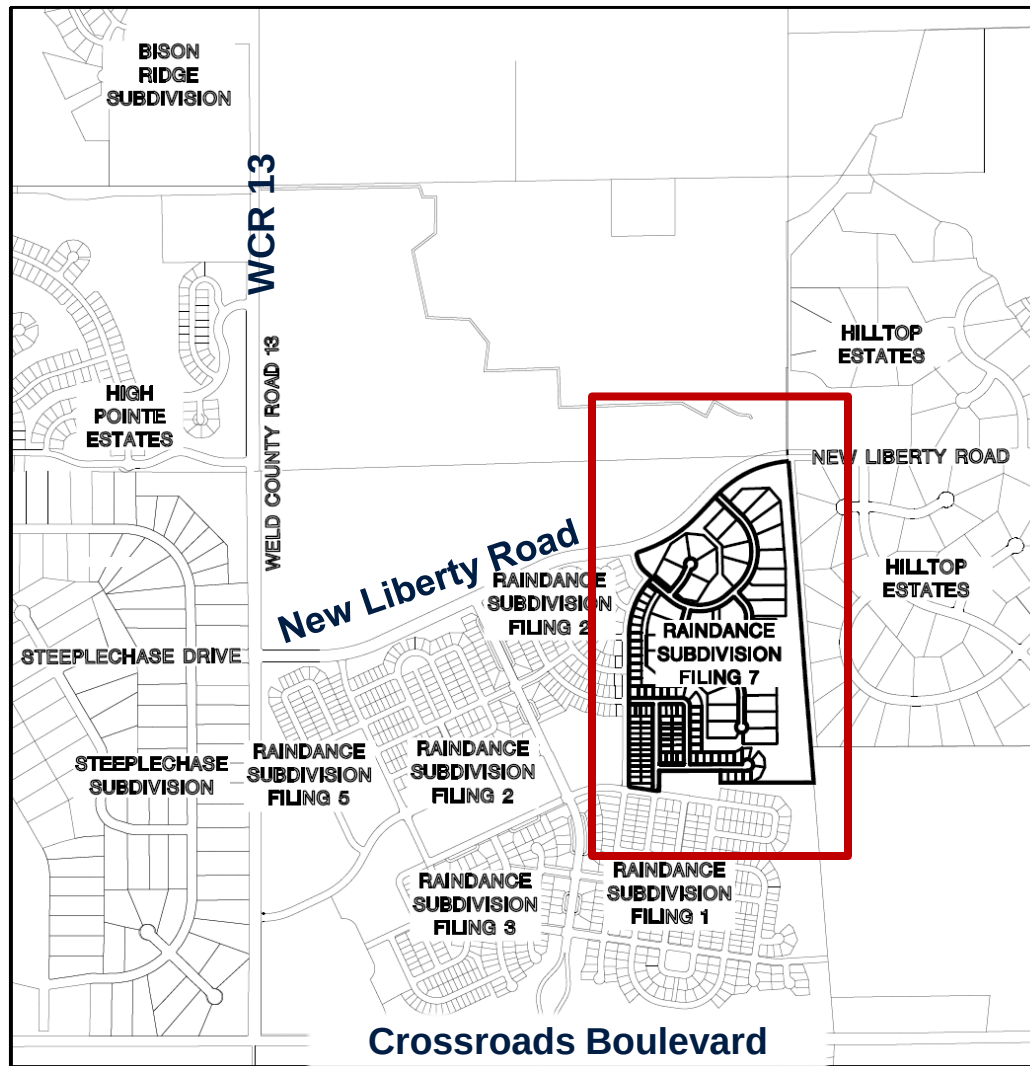
PUD Area





# Preliminary Plat

Builds on overall Raindance Master Plan



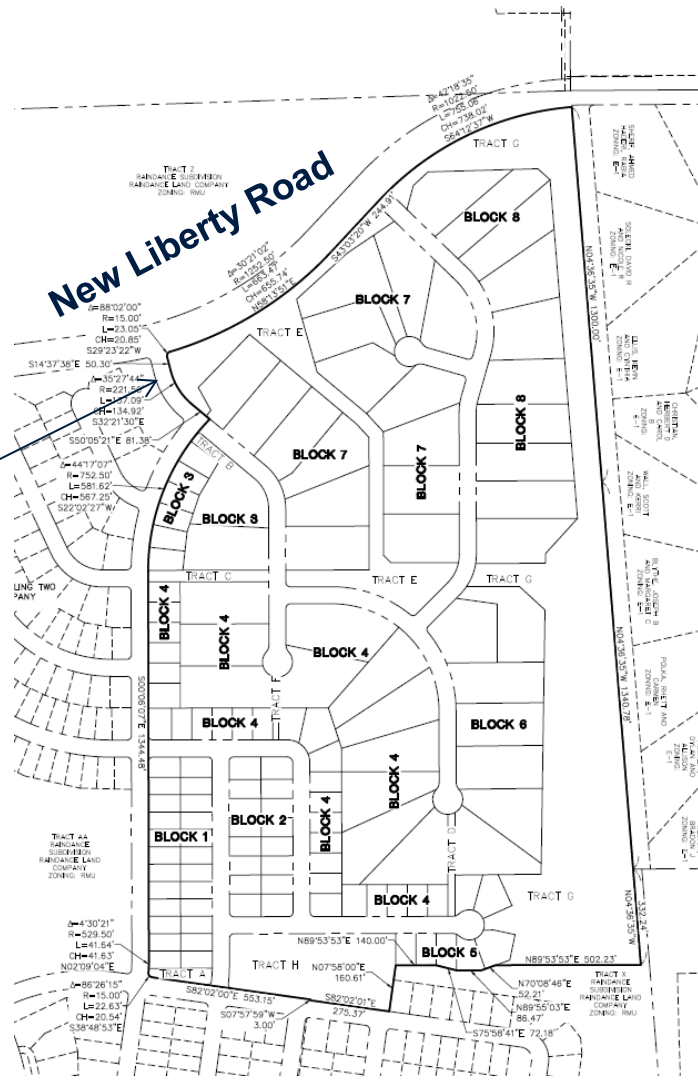


# Preliminary Plat

## Plat characteristics:

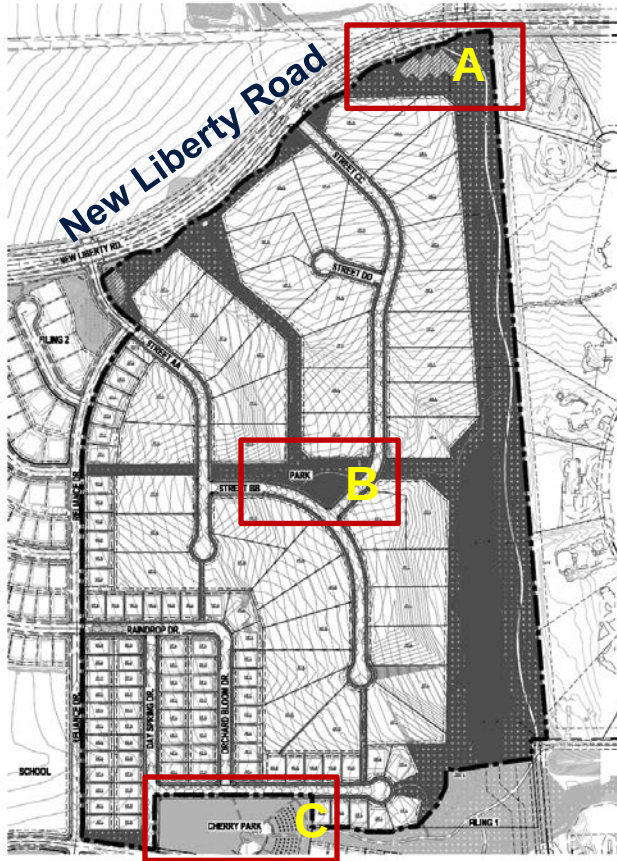
- ~ 94.6 acres total
  - Overall density ~ 1.3 dwelling units/acre
  - 125 single-family lots
    - 40 6,600 sf lots
    - 40 7,700 sf lots
    - 45 1 acre lots
- Acre lots adjacent to Hilltop Estates; smaller lots adjacent to Raindance 1<sup>st</sup> & 2<sup>nd</sup> Filings
- 1 & 2-story houses with attached garages; custom homes

Orchard Bloom Drive

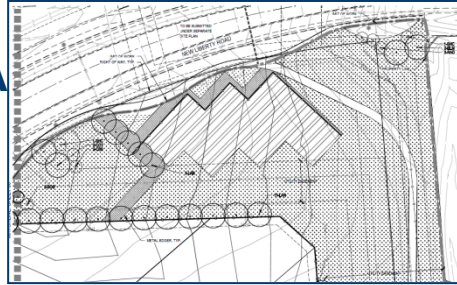




# Landscaping & Improvements



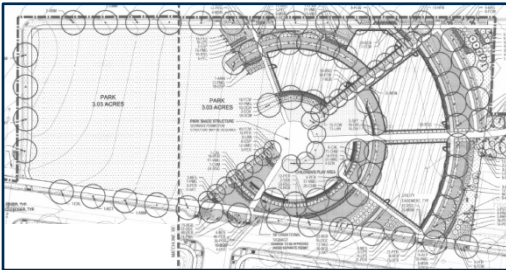
A



B



C



- Open space / ag use = ~ 20 acres
- Extension of trail system
- 1.27 acre neighborhood park
- 3 acre community park

from 1<sup>st</sup> Filing plans



# Comprehensive Plan Conformance

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

## **Chapter 5b – Growth Framework**

### **Goal:**

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

## **Chapter 5c – Residential Areas Framework**

### **Goal:**

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



# Notification Area

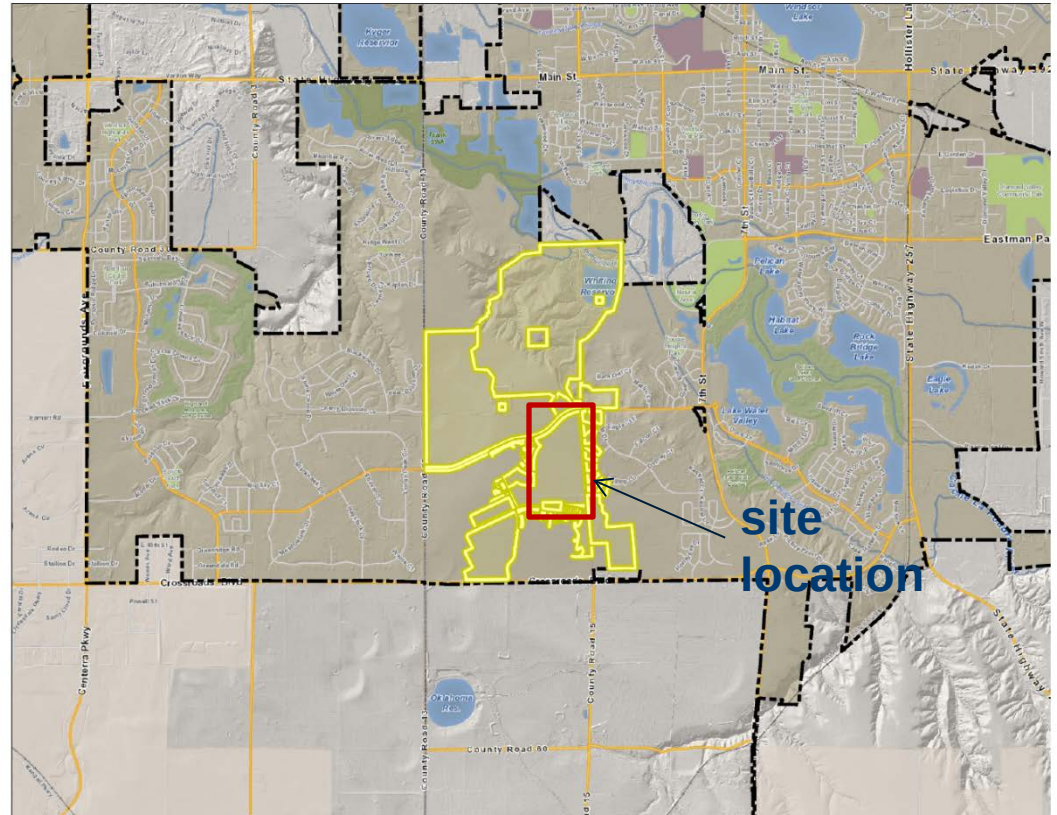
A neighborhood meeting was held on October 30, 2018.

Notifications for this meeting were as follows:

- October 5, 2018 - Affidavit of mailing to property owners within 300 feet
- October 10 and 13, 2018 – published ads in newspapers



Raindance 7th SPO Map







# Recommendation

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

Staff requests that the following be entered into the record:

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



# Subdivision Considerations

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

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



## **MEMORANDUM**

**Date:** December 5, 2018  
**To:** Planning Commission  
**From:** Carlin Malone, Chief Planner  
**Re:** Preliminary Major Subdivision – Raindance Subdivision 6<sup>th</sup> Filing – David Ware, McStain Neighborhoods, applicant; Brian Williamson, TST Inc. Consulting Engineers, applicant’s representative  
**Location:** Southeast of WCR 13 and New Liberty Road  
**Items #:** C.3

### **Background / Discussion**

The applicant, David Ware of McStain Neighborhoods, has submitted a preliminary major subdivision plat, known as Raindance Subdivision Sixth Filing. A site plan is being reviewed concurrently with the subdivision application (Item C.4). The subdivision encompasses approximately 10.36 acres and is zoned Planned Unit Development (PUD). Approximately 6.12 acres area proposed for 64 single-family residential lots for single-family attached buildings.

Preliminary Plat characteristics:

- 64 single-family lots with attached units (duplex buildings)
  - Lot size range: 4,000 – 5,419 sf
  - Typical lot size: 4,000 sf
- Density: 6.12 dwelling units / acre
- Product: 1 & 2-story duplex buildings with attached garages; one dwelling unit per lot; alley-loaded garages, front porches facing public right-of-way
- Tracts for open space (1.93 acres) and public right-of-way (1.37 acres)

The applicant held a neighborhood meeting on October 15, 2018, in accordance with Chapter 16, Article XXXI of the Municipal Code. There were four neighbors in attendance. Please see the enclosed neighborhood meeting notes for discussion topics.

### **Relationship to Comprehensive Plan**

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

#### **Chapter 5b – Growth Framework**

##### **Goal:**

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

#### **Chapter 5c – Residential Areas Framework**

##### **Goal:**

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

### **Relationship to Strategic Plan**

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

### **Notifications**

A neighborhood meeting was held on October 15, 2018. Notifications for this meeting were as follows:

- September 25, 2018 – affidavit of mailing to property owners within 300 feet
- September 30, 2018 – display ad published in the newspapers

### **Recommendation**

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

### **Attachments**

Application Materials  
PowerPoint presentation  
Neighborhood Meeting Summary

cc: David Ware, applicant  
Martin Lind, property owner  
Brian Williamson, applicant's representative



August 28, 2018

*McStain Neighborhood – Project Narrative*  
*Project No. 0357.0004.00*

The McStain Neighborhood invites community with front porch living, open space areas with orchard setting and walkways. New ROW increases access to alleyways and rear loaded garages. This project meets all P.U.D standards.

The McStain project is located on Track Z of the Raindance Subdivision, Filing 2 on the north side of Bounty Drive and on west side of Autumn Moon Drive.

The project intent is to construct 1 and 2-story, single-family, attached buildings on the 10.36 acre site. The site consists of 32 buildings, with each building creating 2 single-family units on separate fee simple lots. There is a total of 64 units with an overall density of 6.18 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 128 spaces. Each unit provides 2 garage parking spaces additional on-street parking is provided on all streets, except Autumn Moon Drive. The current zoning of the site is RMU with P.U.D. overlay.

Access to the site is provided through surrounding streets and new dedicated ROW. New ROW will connect Nightfall Drive to Moon Rise Drive. Additionally, private alleys are proposed to provide access for rear loading product.

Not included with this application are four items from the Site Plan submittal checklist that are not applicable. First, the distance from structures to property lines is not shown on the site plan, as these buildings are on individual lots and will be required to conform to the setbacks in the PUD. There is no proposed building lighting, so no lighting cut sheets are provided. The building height will be under the maximum 35' as established by the PUD, and since the height is under 35', the block scale diagram is not required.

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

[bwilliamson@tstinc.com](mailto:bwilliamson@tstinc.com)

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

[ideas@tstinc.com](mailto:ideas@tstinc.com)  
[www.tstinc.com](http://www.tstinc.com)



## **Raindance Land Company LLC**

### **Filing 6 Neighborhood Meeting Memorandum**

On October 15, 2018, a neighborhood meeting for Raindance Filing 6 was held at the Pelican Lakes Golf Club banquet room from 5:30 to 6:30. During the meeting, the developer met with 4 individuals, as listed on the attached sign in sheet. Attendee questions were general in nature, focusing primarily on the amenities planned for the community and covered topics related to the schools and golf course planned for the golf course.



# Preliminary Major Subdivision

Raindance Subdivision 6<sup>th</sup>  
Filing

---

*Carlin Malone, Chief Planner*

*Planning Commission December 5, 2018*



# 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.**

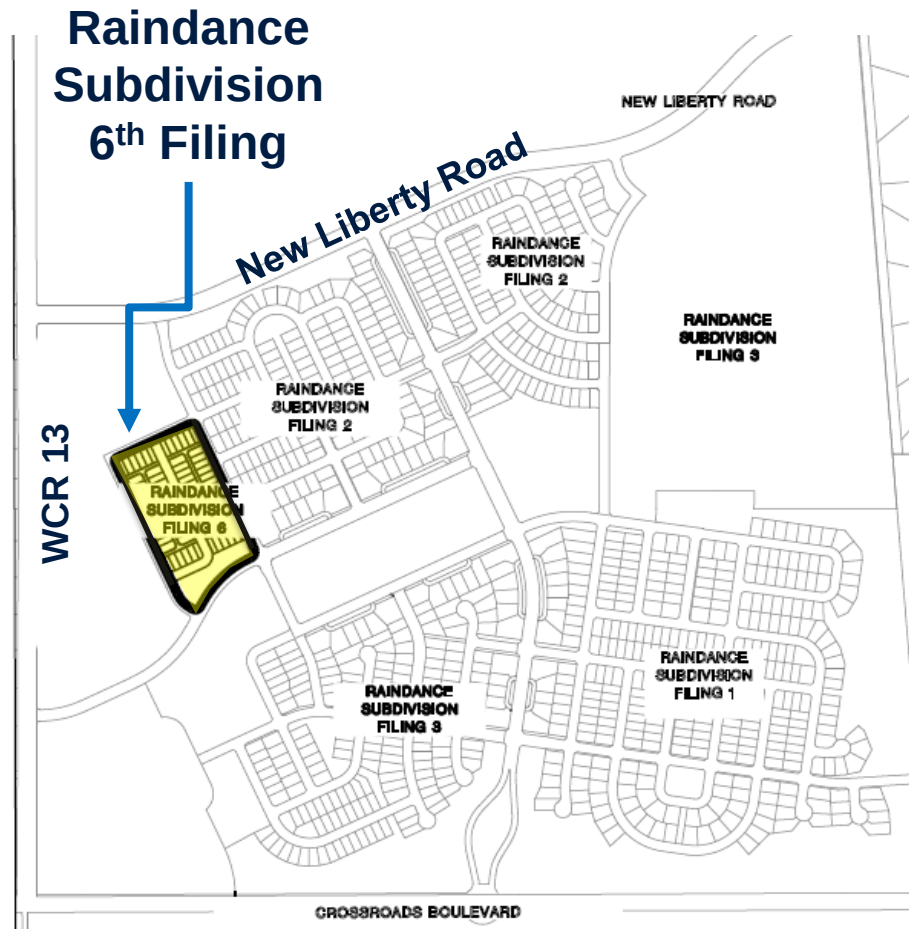
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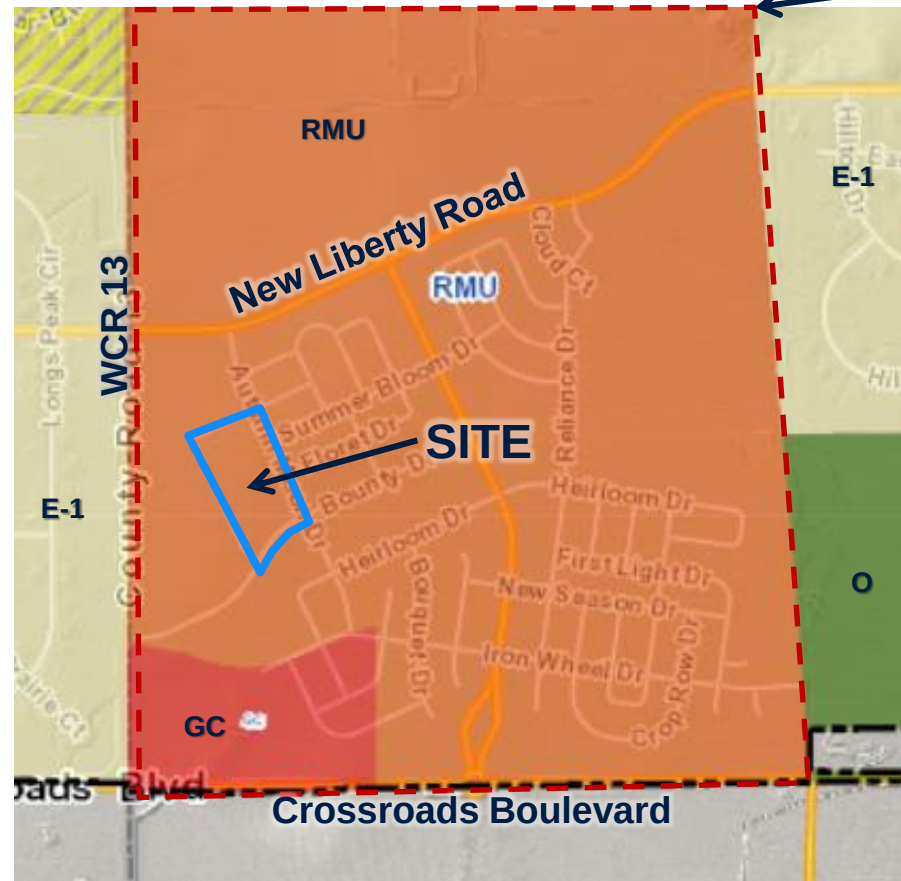
# Site Vicinity





# Zoning Map

**PUD  
Area**

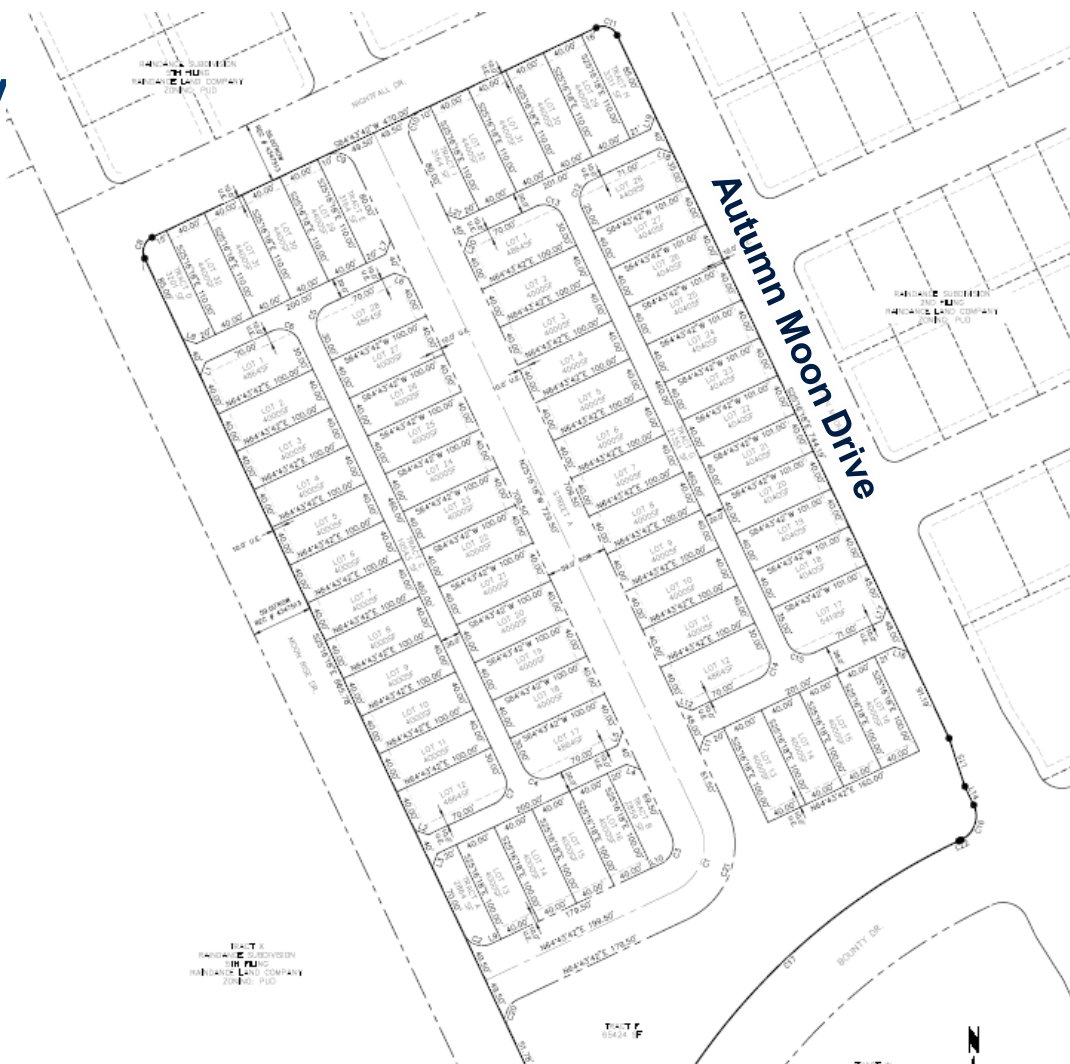




# Preliminary Plat

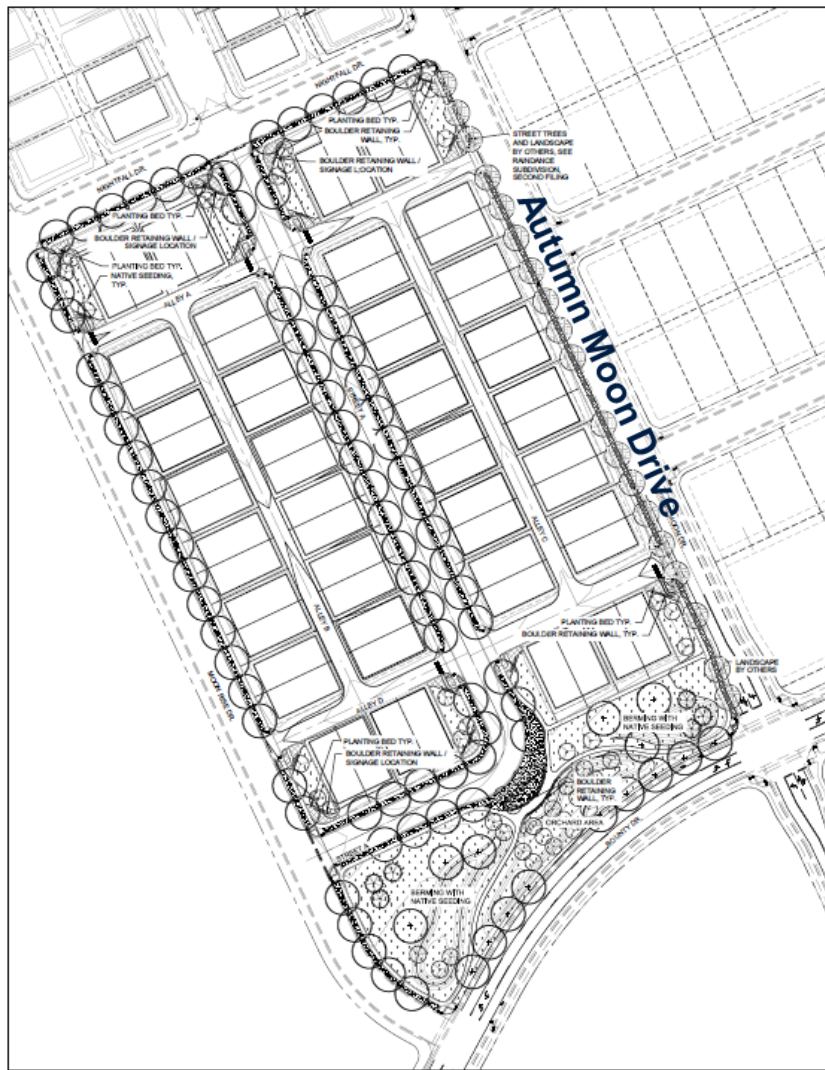
## Plat characteristics:

- ~ 10.36 acres total
  - 64 single-family lots
  - typical 4,000 sf
  - 1.93 acres open space
- Designed for 64 single-family attached units (duplexes)





# Landscape Plan





# Comprehensive Plan Conformance

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

## **Chapter 5b – Growth Framework**

### **Goal:**

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

## **Chapter 5c – Residential Areas Framework**

### **Goal:**

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



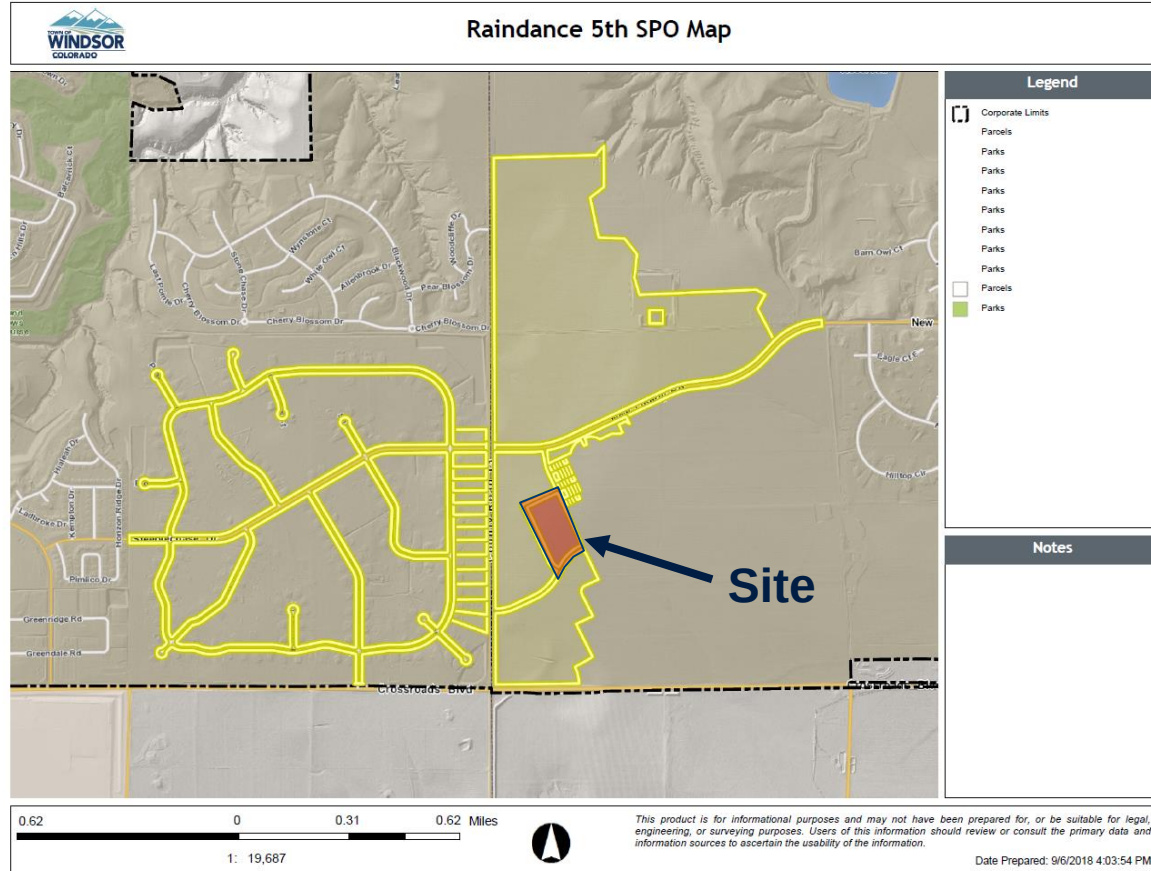


# Notification Area

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# Recommendation

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

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
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# 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
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- 4) Consideration given to the preservation of groves of trees, streams, unusually attractive topography and other desirable natural landscape features
- 5) Alignment of street rights-of-way and utility and drainage easements and open spaces are coordinated with adjoining subdivisions
- 6) Meets street design and construction standards: access, intersections, cul-de-sac length, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.





## **MEMORANDUM**

**Date:** December 5, 2018  
**To:** Planning Commission  
**From:** Carlin Malone, Chief Planner  
**Re:** Preliminary Site Plan – Raindance Subdivision 6<sup>th</sup> Filing – David Ware, McStain Neighborhoods, applicant; Brian Williamson, TST Inc. Consulting Engineers, applicant's representative  
**Location:** Southeast of WCR 13 and New Liberty Road  
**Item #:** C.4

### **Background / Discussion**

The applicant, David Ware of McStain Neighborhoods, has submitted a preliminary site plan for Raindance Subdivision 6<sup>th</sup> Filing Townhomes. A major subdivision land use application, Raindance Subdivision 6<sup>th</sup> Filing (Item C.3), is being reviewed concurrently with the subject preliminary site plan application.

The 10.36-acre property is currently undeveloped and zoned RMU (Residential Mixed Use) with PUD (Planned Unit Development) zoning overlay. The subject site plan proposes 64 single-family attached (duplexes) townhome units.

Proposed development characteristics include:

- 64 single-family lots with 64 single-family attached townhome units (duplex buildings)
  - lot size range: 4,000 sf – 5,419 sf
  - typical lot size: 4,000 sf
- Density: 6.12 dwelling units per acre (gross)
- Product: 1 & 2-story duplex buildings with attached garages; one dwelling unit per lot; alley-loaded garages, front porches facing public right-of-way
- 1.93 acres of tracts for open space (19%) and 1.37 of new public right-of-way (13%)
- 128 garage parking spaces – parking ratio of 2 spaces/unit
  - on-street parking available
- Adjacent to future mixed use development, including residential, commercial, recreational amenities, and in close proximity to a future elementary school and middle school

Architectural:

- façade colors would be compatible with the surrounding neighborhood
- a variety of different rooflines and pitches (5:12, 3:12, and 4:12)
- standing seam metal and accent roofs
- lap siding (horizontal and vertical)
- stone front façade, covered front porches (with stone around front porch)
- dormers, decorative glass front doors, and decorative trusses and exterior rails

Additional site details can be seen in the enclosed staff PowerPoint.

### **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.*
2. *Incentivize infill development to complete neighborhoods and leverage existing resources.*
3. *Develop new neighborhoods adjacent to the Town core.*

#### **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.*
5. *Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*

### **Relationship to Strategic Plan**

The application is consistent with the Strategic Plan, particularly Prosperous Local Economy and Safe, Well-Planned Community With Spirit And Pride.

### **Recommendation**

Staff recommends that the Planning Commission approve the preliminary site plan, subject to the following conditions:

1. All remaining Planning Commission and staff comments shall be addressed on the final site plan.

### **Attachments**

Application Materials  
PowerPoint presentation

cc: David Ware, applicant  
Martin Lind, property owner  
Brian Williamson, applicant's representative



August 28, 2018

*McStain Neighborhood – Project Narrative*  
*Project No. 0357.0004.00*

The McStain Neighborhood invites community with front porch living, open space areas with orchard setting and walkways. New ROW increases access to alleyways and rear loaded garages. This project meets all P.U.D standards.

The McStain project is located on Track Z of the Raindance Subdivision, Filing 2 on the north side of Bounty Drive and on west side of Autumn Moon Drive.

The project intent is to construct 1 and 2-story, single-family, attached buildings on the 10.36 acre site. The site consists of 32 buildings, with each building creating 2 single-family units on separate fee simple lots. There is a total of 64 units with an overall density of 6.18 DU/AC. Based on the current site plan, total parking required at 2.0/DU would be 128 spaces. Each unit provides 2 garage parking spaces additional on-street parking is provided on all streets, except Autumn Moon Drive. The current zoning of the site is RMU with P.U.D. overlay.

Access to the site is provided through surrounding streets and new dedicated ROW. New ROW will connect Nightfall Drive to Moon Rise Drive. Additionally, private alleys are proposed to provide access for rear loading product.

Not included with this application are four items from the Site Plan submittal checklist that are not applicable. First, the distance from structures to property lines is not shown on the site plan, as these buildings are on individual lots and will be required to conform to the setbacks in the PUD. There is no proposed building lighting, so no lighting cut sheets are provided. The building height will be under the maximum 35' as established by the PUD, and since the height is under 35', the block scale diagram is not required.

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

Sincerely,

TST, INC. CONSULTING ENGINEERS

Brian Williamson

[bwilliamson@tstinc.com](mailto:bwilliamson@tstinc.com)





# Preliminary Site Plan

## Raindance 6th Filing

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*Carlin Malone, Chief Planner*

*Planning Commission December 5, 2018*



# Site Plan

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

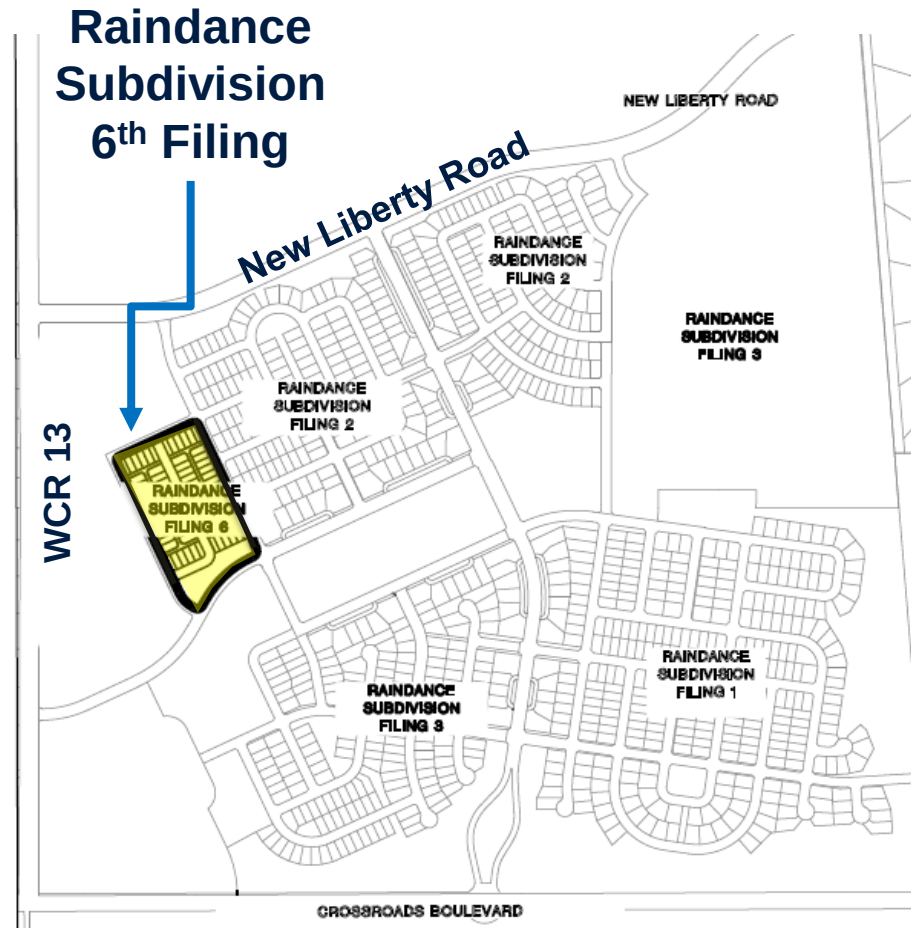
## **Sec. 17-7-20. Purpose.**

*The purpose of the site plan procedure is to:*

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



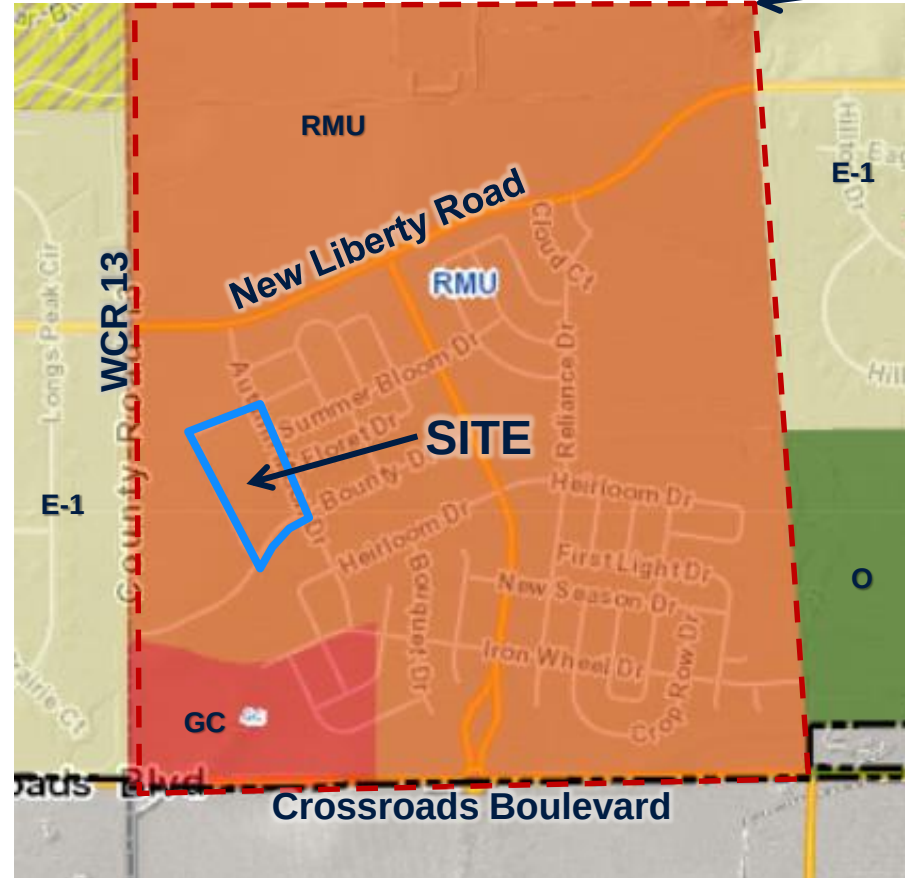
# Site Vicinity





# Zoning Map

**PUD  
Area**





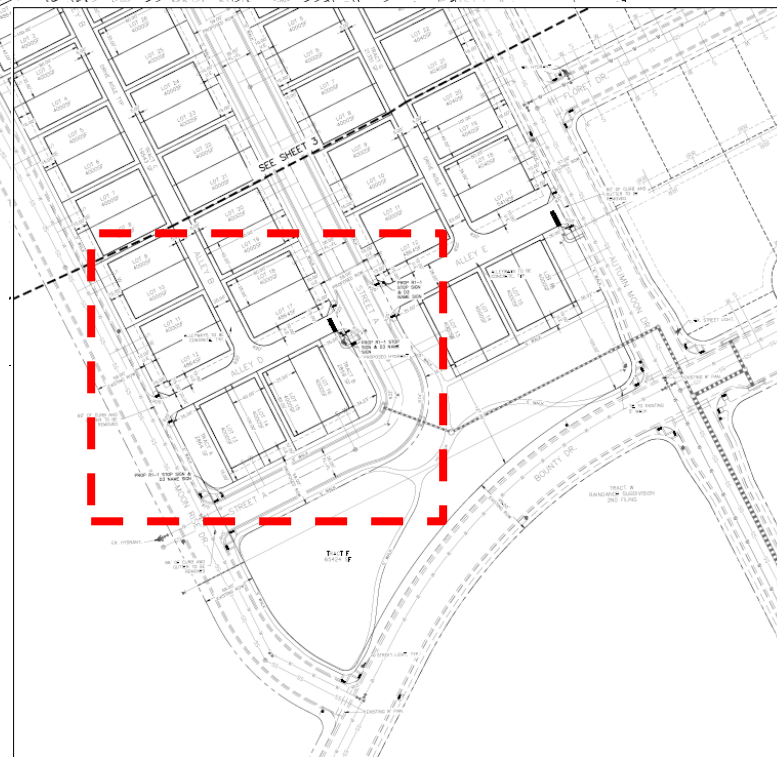
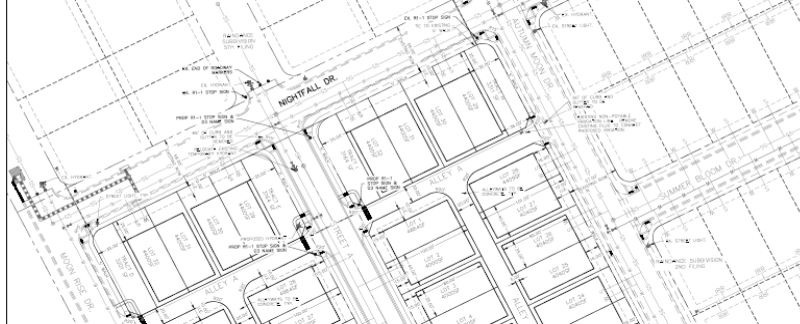
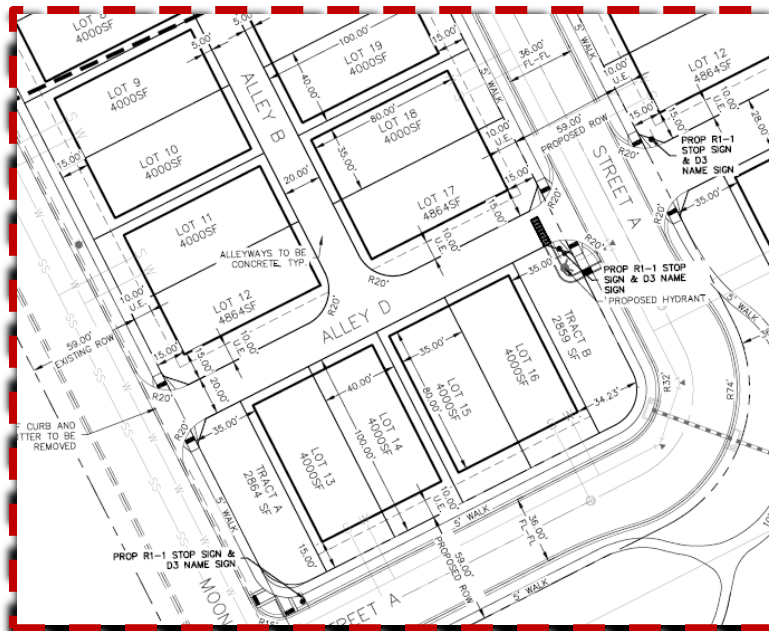
# Site Plan

- ~ 10.36 acres total
  - 64 single-family lots with 64 single-family attached townhome units (duplex buildings)
    - lot size range: 4,000 sf – 5,419 sf
    - typical lot size: 4,000 sf
    - density: 6.12 dwelling units per acre (gross)
- Product: 1 & 2-story duplex buildings with attached garages; one dwelling unit per lot; alley-loaded garages, front porches facing public right-of-way
- 1.93 acres of tracts for open space (19%) and 1.37 of new public right-of-way (13%)
- 128 garage parking spaces – parking ratio of 2 spaces/unit
  - on-street parking available
- Adjacent to future mixed use development, including residential, commercial, recreational amenities, and close proximity to future schools





# Site Plan



Not to Scale



| Grasses                                   |                           |   |      |          |       |
|-------------------------------------------|---------------------------|---|------|----------|-------|
| <i>Holcus sordidus</i>                    | Blue Grass                | 5 | 2.00 | Low      | 1 gal |
| <i>Bouteloua gracilis</i>                 | Blue Grass                | 2 | 3    | Very Low | 1 gal |
| <i>Sorghastrum nutans</i>                 | Indian Grass              | 5 | 4    | Low      | 1 gal |
| <i>Panicum virgatum</i> (Rottmillergrass) | Rottmillergrass Switch    | 4 | 2.00 | Low      | 1 gal |
| <i>Schizachyrium scoparium</i>            | The Blues Little Bluestem | 4 | 2.00 | Low      | 1 gal |

### IRRIGATION NOTES

- [illegible]





# Architectural Elevations



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6

# Architectural Elevations



- façade colors compatible with the surrounding neighborhood / PUD
- a variety of different rooflines and pitches (5:12, 3:12, and 4:12)
- standing seam metal and accent roofs
- lap siding (horizontal and vertical)
- stone front façade, covered front porches (with stone around front porch)
- dormers, decorative glass front doors, and decorative trusses and exterior rails





# Comprehensive Plan Conformance

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

## Chapter 5b – Growth Framework

### **Goal:**

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

### **Objectives:**

- 1. Prioritize new growth in areas currently served by Town infrastructure and services.*
- 3. Develop new neighborhoods adjacent to the Town core.*



# Comprehensive Plan Conformance

(Continued)

## 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.*
- 5. Support high density residential development near Downtown, commercial centers, and mixed-use nodes.*



# Recommendation

Staff recommends that the Planning Commission approve the preliminary major subdivision as presented subject to the following condition:

- 1) All remaining Planning Commission and staff comments shall be addressed with the final major subdivision application.

Staff requests that the following be entered into the record:

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



# Site Plan Considerations

## Sec. 17 Article VII. Design Standards and Required Improvements

- 1) General compliance with Comprehensive Plan
- 2) Intensity of use
- 3) Environmental impacts upon the surrounding area or have a major community land use impact
- 4) Preservation of desirable natural landscape features
- 5) Site layout, building location, traffic flow, parking, sidewalks, open space; coordinated layout with adjoining development
- 6) Meets street design and construction standards: access, drives, paving
- 7) Meets zoning parameters: lot size, dimensions, adequate building sites
- 8) Meets landscaping standards
- 9) Meets utility system improvements: storm drainage, sanitary sewer, potable and nonpotable water, underground electric power/other dry utilities, street lighting.





## MEMORANDUM

**Date:** December 5, 2018  
**To:** Planning Commission  
**From:** Millissa Berry, AICP, Senior Planner  
**Re:** Site Plan Summary – Highland Industrial Park Subdivision 1<sup>st</sup> Filing  
Lot 5 Block 2 – Zen Zen Industrial Building

**Comments - if any - by:** December 28, 2018

### Site Plan Summary

**Applicant:** Nick and Mary Zenzen

**Applicant's Representative:** Peter Carey, UP Architecture

**Business:** Zen Zen Industrial Building

**Location:** 7240 Greendale Drive

**Subdivision / Lot-Block:** Highland Industrial Park Subdivision 1st Filing / Lot 5 Block 2

**Zoning:** Limited Industrial, I-L

**Adjacent Zoning:** I-L

**Special Planning Area:** no

### Overall development characteristics:

- lot area = 35,632 square foot (sf)
- 14,120 sf building total / 10,200 sf footprint (~23.5% lot coverage)
  - o 10,520 sf footprint
  - o 3,600 mezzanine
- Maximum of 42 employees
- 21 parking spaces (1 per 2 employees required)
- ~ 15.7% landscaped area (15% required)
- access from Greendale Drive
- loading area on west side of building

### Building characteristics include:

- building with cream stucco façade, tan cultured stone veneer base, and light and dark gray metal siding panels
- earth-tone colors (beige, brown, tan, bronze) and grays
- building height: 30'

### **Comment Period**

The site plan will be reviewed and approved administratively by staff. However, if there are any comments please forward them to the Director of Planning by **December 28, 2018** either by email or at a regular meeting under the communications section of the agenda.

Staff will consolidate any comments received and provide them in a memo to the Planning Commission in the next meeting packet after the review deadline so that all members can review all of the comments received for each site plan project.

### **Attachments**

Site plan

Landscape plan

Building elevations, materials



ZENZEN INDUSTRIAL BUILDING  
7210 GREENDALE  
WINDSOR, COLORADO 80550

OWNER

ZMAN LLC  
36682 PAULINE PLACE  
WINDSOR,  
COLORADO 80550

PH. 970-218-4209

CONTACT: NICK ZENZEN

DESIGN

UP ARCHITECTURE  
5305 SPINE ROAD  
SUITE F  
BOULDER,  
COLORADO 80301

PH. 720-635-6371

CONTACT: PETER CAREY

CIVIL

CATLETT ENGINEERING LLC  
2543 ROMELDALE LANE  
FORT COLLINS,  
COLORADO 80526

PH 970-484-2290

CONTACT: RICHARD CATLETT

LANDSCAPE

VIGNETTE STUDIOS  
POB 1889  
FORT COLLINS,  
COLORADO 80522

PH 970-472-9125

CONTACT: TERENCE HOAGLUND

BUILDING NARRATIVE: PROPOSED 10,520 SQUARE FOOT 1 STORY INDUSTRIAL BUILDING WITH 3600 SQUARE FOOT MEZZANINE. MAXIMUM 30 FOOT HEIGHT WITH UP TO 4- 2630 SQUARE FOOT UNITS FOR LEASE INVESTMENT. 42 ESTIMATED MAXIMUM EMPLOYEES. TYPES OF BUSINESS SIMILAR TO AREA AS ALLOWED PER SECTION 16-21-20 MUNICIPAL CODE TO INCLUDE BUT NOT LIMITED TO GENERAL STORAGE, MANUFACTURING, FABRICATION, ELECTRICAL, PLUMBING & PAINT CONTRACTORS.

LEGAL DESCRIPTION:  
LOT 5 BLOCK 2 HIGHLANDS INDUSTRIAL PARK SUBDIVISION  
FIRST FILING, TOWN OF WINDSOR, COUNTY OF LARIMER,  
STATE OF COLORADO

SHEET INDEX

A0 COVER SHEET / MAPS  
A1 PROPOSED SITE PLAN  
A2 PROPOSED FLOOR PLAN  
A3 PROPOSED ELEVATIONS

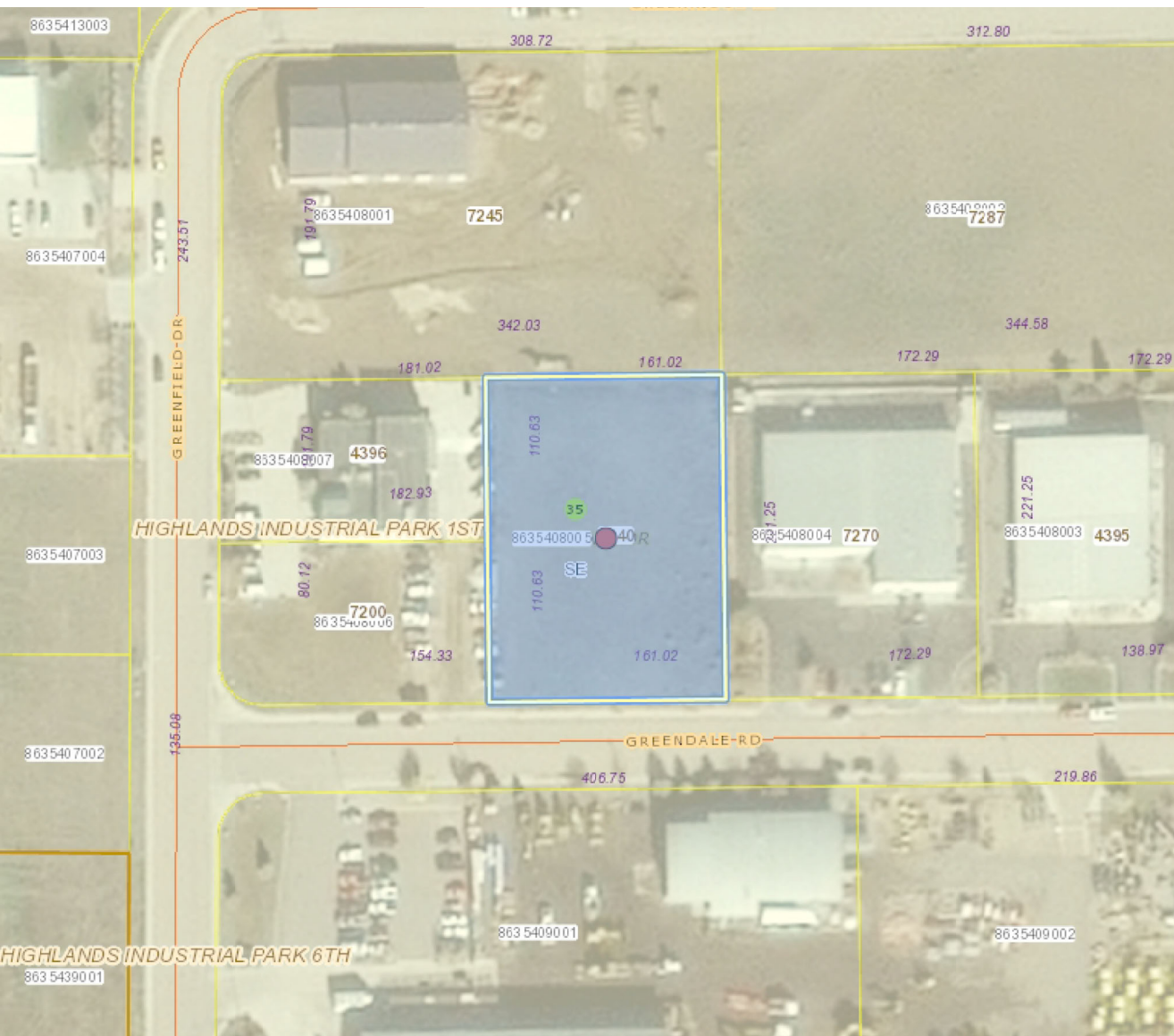
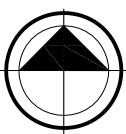
LANDSCAPE PLAN  
DRAINAGE PLAN  
UTILITY PLAN



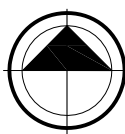
CONCEPT RENDERING



VICINITY MAP



HIGHLANDS MAP



SITE REVIEW

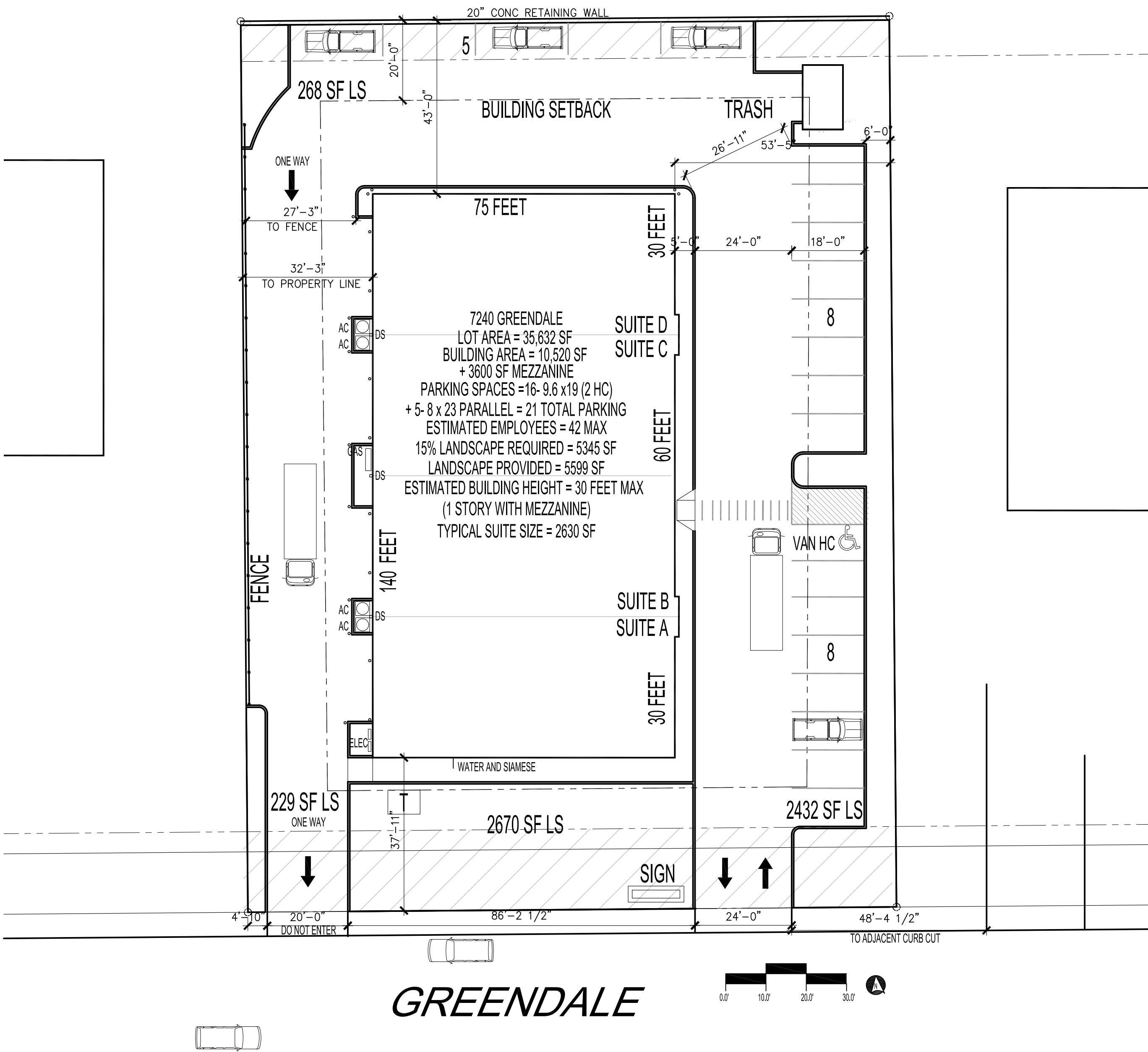
ZENZEN INDUSTRIAL BUILDING  
7240 GREENDALE  
WINDSOR, COLORADO 80550

REVISION DATE  
SITE REVIEW 11.08.18

SITE PLAN

A0





BUILDING NARRATIVE: PROPOSED 10,520 SQUARE FOOT 1 STORY INDUSTRIAL BUILDING WITH 3600 SQUARE FOOT MEZZANINE. MAXIMUM 30 FOOT HEIGHT  
WITH UP TO 4- 2630 SQUARE FOOT UNITS FOR LEASE INVESTMENT. 42 ESTIMATED MAXIMUM EMPLOYEES.  
TYPES OF BUSINESS: SIMILAR TO AREA AS ALLOWED  
PER SECTION 16-21-20 MUNICIPAL CODE TO INCLUDE BUT NOT LIMITED TO GENERAL STORAGE, MANUFACTURING, FABRICATION. ELECTRICAL, PLUMBING & PAINT CONTRACTORS.

1

A1

PROPOSED SITE PLAN

1" = 20'

SITE REVIEW

SITE REVIEW

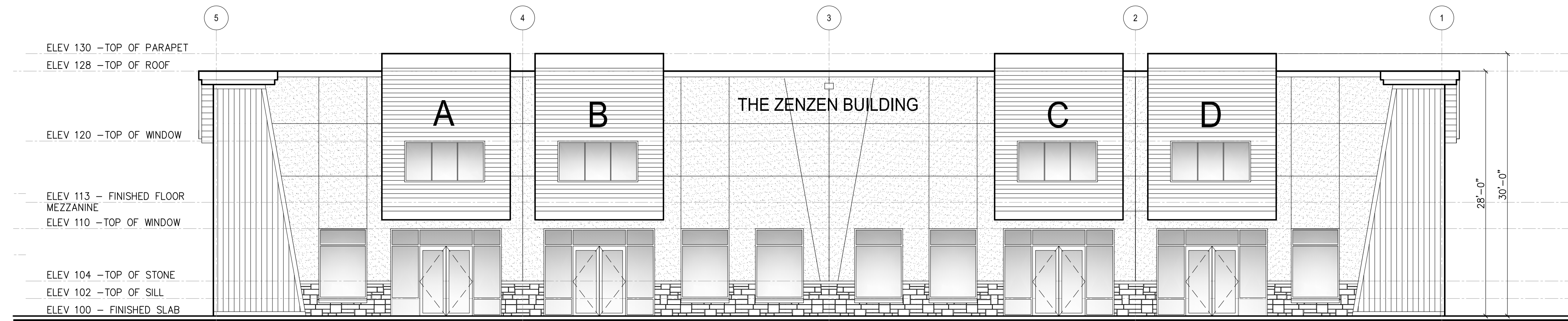
ZENZEN INDUSTRIAL BUILDING  
7240 GREENDALE  
WINDSOR, COLORADO 80550

| REVISION    | DATE     |
|-------------|----------|
| SITE REVIEW | 11.08.18 |

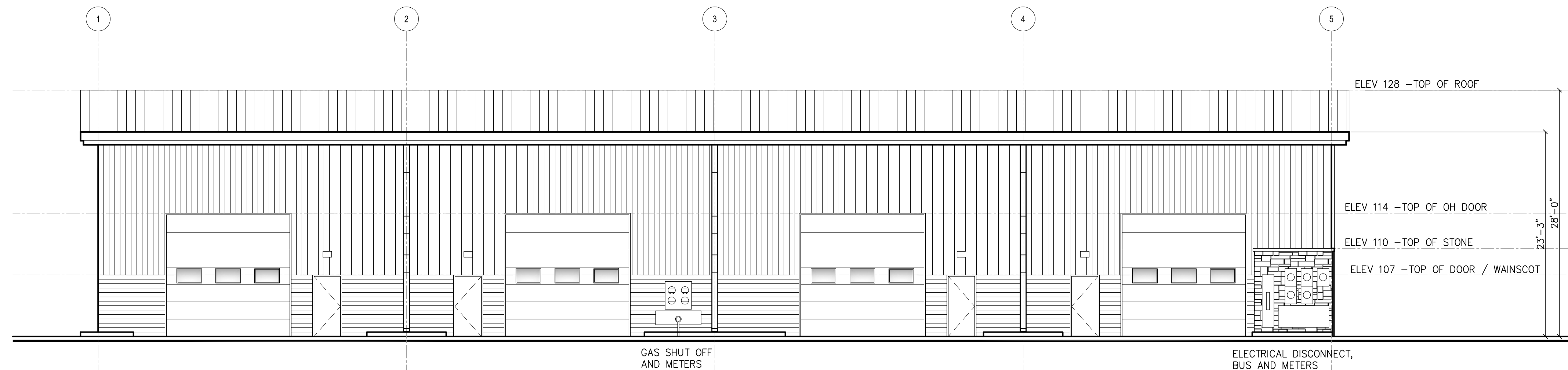
SITE PLAN

A1

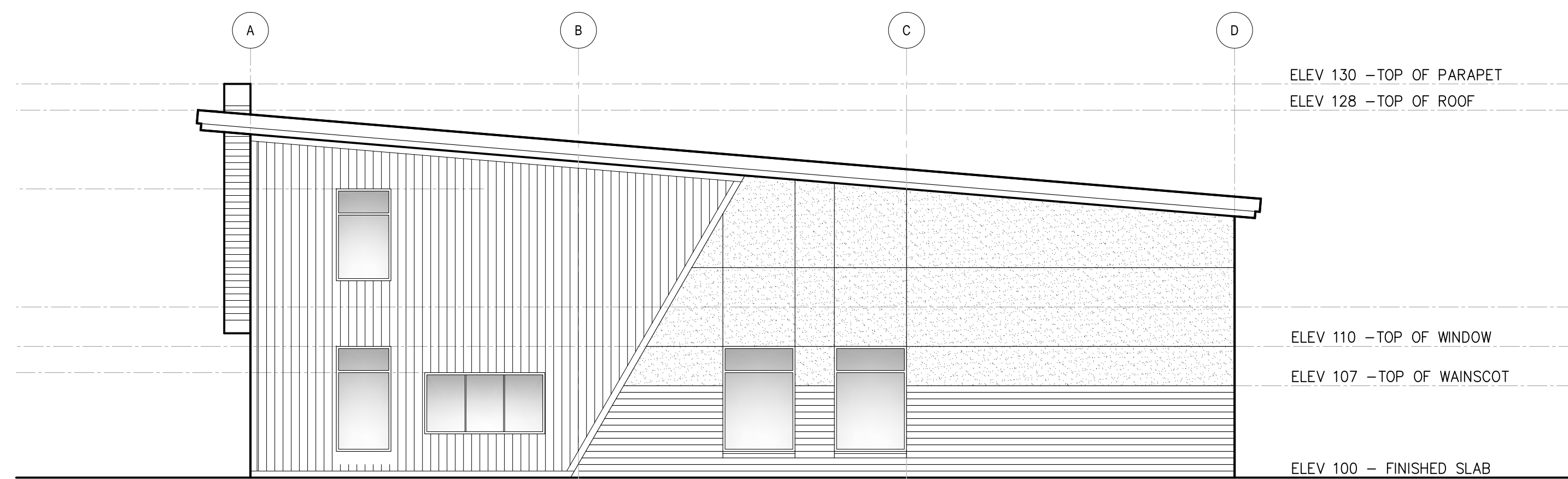




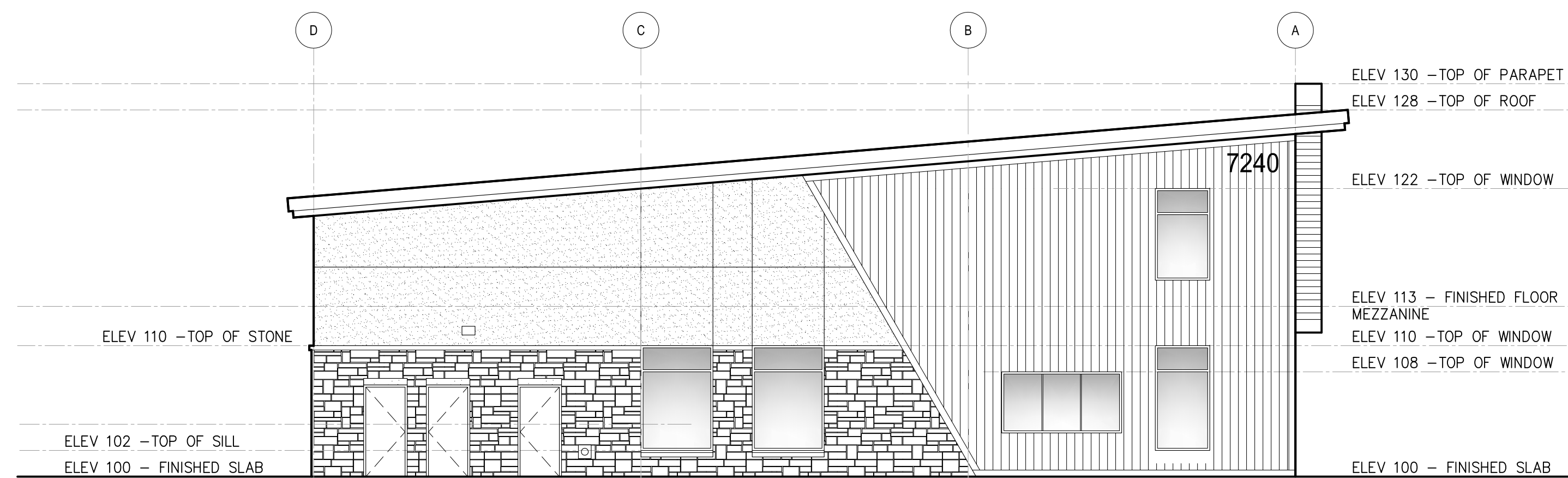
1  
A3  
SOUTH ELEVATION  
1/8" = 1'-0"



2  
A3  
WEST ELEVATION  
1/8" = 1'-0"



4  
A3  
NORTH ELEVATION  
1/8" = 1'-0"



3  
A3  
SOUTH ELEVATION  
1/8" = 1'-0"

- VERTICAL SEAM METAL PANELS
- HORIZONTAL SEAM METAL PANELS
- STUCCO
- SYNTHETIC STONE VENEER

SITE REVIEW

ZENZEN INDUSTRIAL BUILDING  
7240 GREENDALE  
WINDSOR, COLORADO 80550

REVISION DATE  
SITE REVIEW 11.08.18

ELEVATIONS

SITE REVIEW

A3

## 7240 Greendale Material Selections



1



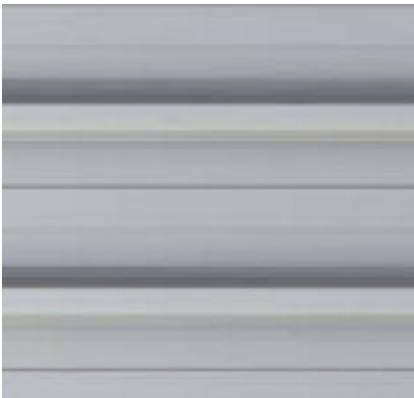
DARK GRAY VERTICAL  
METAL PANELS

2



CREAM STUCCO

3



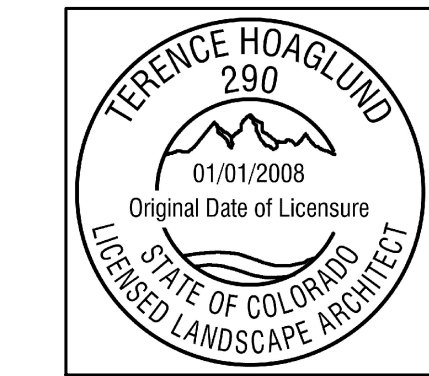
LIGHT GRAY  
HORIZONTAL  
METAL PANELS

4



SYNTHETIC STONE VENEER





## PLANT LIST

| Code                         | Scientific Name                  | Common Name              | Qty. | Size     | Diversity | Comments |
|------------------------------|----------------------------------|--------------------------|------|----------|-----------|----------|
| <b>DECIDUOUS SHADE TREES</b> |                                  |                          |      |          |           |          |
| CASP                         | Catalpa speciosa                 | Western Catalpa          | 3    | 2" cal   | 5.8%      | B&B      |
| GLTS                         | Gleditsia tri. inermis 'Skyline' | Skyline Honeylocust      | 3    | 2" cal   | 5.8%      | B&B      |
| TICG                         | Tilia cordata 'Greenspire'       | Greenspire Linden        | 3    | 2" cal   | 8.1%      | B&B      |
| <b>ORNAMENTAL TREES</b>      |                                  |                          |      |          |           |          |
| MAIS                         | Malus spp 'Indian Summer'        | Indian Summer Crabapple  | 2    | 1.5" cal |           | B&B      |
| <b>CONIFEROUS TREES</b>      |                                  |                          |      |          |           |          |
| PINI                         | Pinus nigra                      | Austrian Pine            | 6    | 6"       |           | B&B      |
| <b>TOTAL TREES</b>           |                                  |                          |      |          |           |          |
| <b>DECIDUOUS SHRUBS</b>      |                                  |                          |      |          |           |          |
| SYPM                         | Syringa patula 'Miss Kim'        | Miss Kim Lilac           | 4    | #5       |           | CONT     |
| VILM                         | Viburnum lantana 'Mohican'       | Mohican Wayfaring Tree   | 4    | #5       |           | CONT     |
| <b>EVERGREEN SHRUBS</b>      |                                  |                          |      |          |           |          |
| BUMJ                         | Buxus microphylla 'Julia Jane'   | Julia Jane Boxwood       | 8    | #5       |           | CONT     |
| EUFC                         | Euonymus fortunei 'Coloratus'    | Purpleleaf Wintercreeper | 12   | #1       |           | CONT     |

## TURF GRASS SPECIFICATION

Clubhouse turf type Perennial Ryegrass Blend by Sharp Bros. Seed, or approved equal. Install per supplier's direction.

## MULCH SPECIFICATION

COBBLE MULCH: SHALL BE COMPRISED OF A ROCK MULCH MIX:  
40% WASHED PEA GRAVEL  
30% 1-1/2" DIA. WASHED WESTERN RIVER ROCK  
30% 4-6" DIA. WASHED RIVER COBBLE

## LEGEND

|     |                         |
|-----|-------------------------|
| --- | PROPERTY LINE           |
| --- | UTILITY EASEMENT        |
| --- | LOT LINE                |
| --- | RIGHT OF WAY LINE       |
| --- | FLOWLINE, CURB & GUTTER |
| --- | CENTERLINE              |
| --- | PROPOSED WALK           |
| --- | TURF GRASS              |
| --- | WOOD MULCH              |
| --- | COBBLE MULCH            |
| --- | SHADE TREES             |
| --- | ORNAMENTAL TREES        |
| --- | DECIDUOUS SHRUBS        |
| --- | EVERGREEN SHRUBS        |
| --- | ORNAMENTAL GRASS        |

## AREA CALCULATIONS

|                             |            |
|-----------------------------|------------|
| TOTAL LANDSCAPE AREA        | 5,599 SF   |
| TREES REQUIRED @ 1/ 750 SF  | 8          |
| TREES PROVIDED              | 17         |
| SHRUBS REQUIRED @ 5/ 750 SF | 38         |
| SHRUBS PROVIDED             | 28 (5 GAL) |

PROPOSAL TO SUBSTITUTE 4 TREES FOR 12 SHRUBS

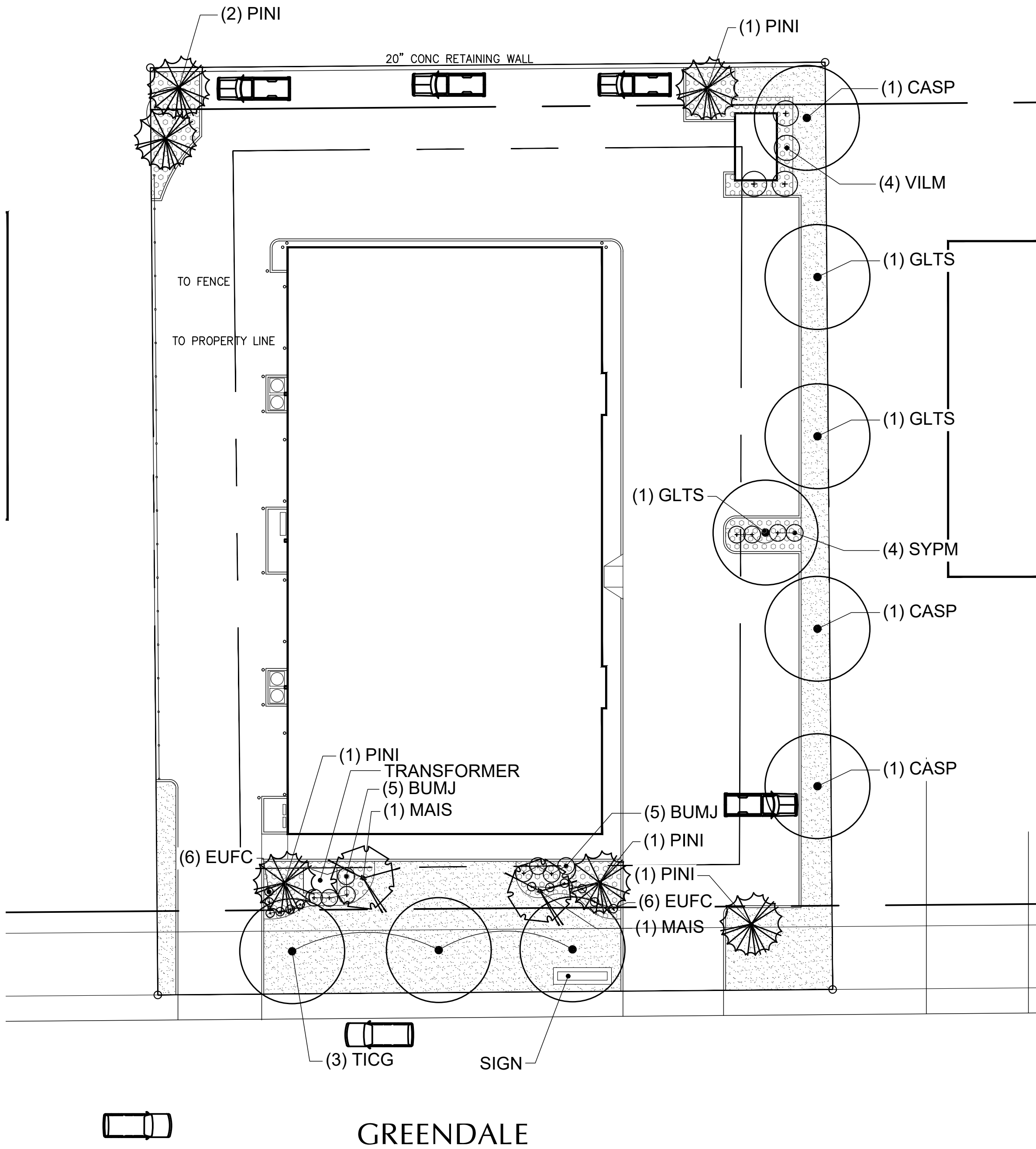
## GENERAL LANDSCAPE NOTES

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE – FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- MINIMUM PLANT SIZE REQUIREMENTS AND SOIL PREPARATION:** MINIMUM PLANT SIZE REQUIREMENTS ARE 2-INCH DIAMETER (CALIPER) FOR DECIDUOUS TREES, 1.5-INCH DIAMETER FOR ORNAMENTAL TREES AND 6-FOOT HEIGHT FOR EVERGREEN TREES. MINIMUM SIZE REQUIREMENTS FOR SHRUBS IS #5 GALLON CONTAINER, ORNAMENTAL GRASSES #1 GALLON CONTAINER; PERENNIALS AND GROUND COVER #1 GALLON CONTAINER. MINIMUM SOIL PREPARATION FOR PLANTING SHALL BE 5 CUBIC YARDS OF ORGANIC SOIL AMENDMENT TILLED TO A DEPTH OF 6-INCHES FOR EVERY 1,000SF OF LANDSCAPE AREA.
- STREET TREES:** THE PLANNING DIVISION HAS IDENTIFIED SPECIFIC DECIDUOUS TREE SPECIES TO BE PLANTED WITHIN TREE LAWN AREAS. ALL TREES CHOSEN FOR TREE LAWN APPLICATIONS MUST BE SELECTED FROM THE APPROVED PLANT LIST.
- WEED BARRIER:** POROUS FABRIC MUST BE USED IN PLANTED BEDS. PLASTIC WEED BARRIERS ARE PROHIBITED.
- EDGING:** PLASTIC OR FIBERGLASS EDGING IS FAVORABLE TO METAL. HOWEVER, METAL EDGING MAY BE USED PROVIDED IT HAS A ROLLOVER TOP OR A PROTECTIVE CAP.
- IMPLEMENTATION AND COORDINATION OF THE LANDSCAPE PLAN:** THE DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS CLOSELY COORDINATED WITH PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH OR PRECLUDE THE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THE LANDSCAPE PLAN.
- IRRIGATION:** ALL LANDSCAPE AREAS AND PLANT MATERIALS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF WINDSOR.
- TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- MAINTENANCE:** THE DEVELOPER, HIS SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN, INCLUDING THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.

LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN (A TREE MUST REPLACE A TREE OR A SHRUB MUST REPLACE A SHRUB). ANY REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN NO CASE SHALL REPLACEMENT EXCEED 1 YEAR.

THIS APPROVED LANDSCAPE PLAN SHALL BE ON FILE IN THE PLANNING DIVISION. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.

- VEHICLE PARKING NOTE:** NO VEHICLE PARKING IS ALLOWED IN ANY LANDSCAPE TREATMENT AREA.
- SIGHT-LINE CONSIDERATIONS:** ANY AREA DETERMINED BY THE CITY ENGINEER TO BE WITHIN A SIGHT-DISTANCE-TRIANGLE MAY CONTAIN PLANT MATERIAL THAT, AT THE TIME OF PLANTING OR AT MATURITY, EXCEEDS 36 INCHES ABOVE THE GUTTER FLOW LINE EXCEPT TREES, WHICH MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES. ALL OTHER LANDSCAPE FEATURES SHALL NOT EXCEED 36 INCHES IN HEIGHT WITHIN SIGHT – DISTANCE-TRIANGLES. INFORMATION ON THE SIGHT- DISTANCE-TRIANGLES MAY BE OBTAINED FROM THE CITY OF COMMERCE CITY ENGINEERING STANDARDS.
- NATIVE GRASS NOTE:** ALL AREAS OF THE LOT NOT PAVED OR FORMALLY LANDSCAPED SHALL BE SEEDED WITH NATIVE GRASSES.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION – AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES WITH THE SPECIFIED MULCH, UNLESS OTHERWISE SPECIFIED..

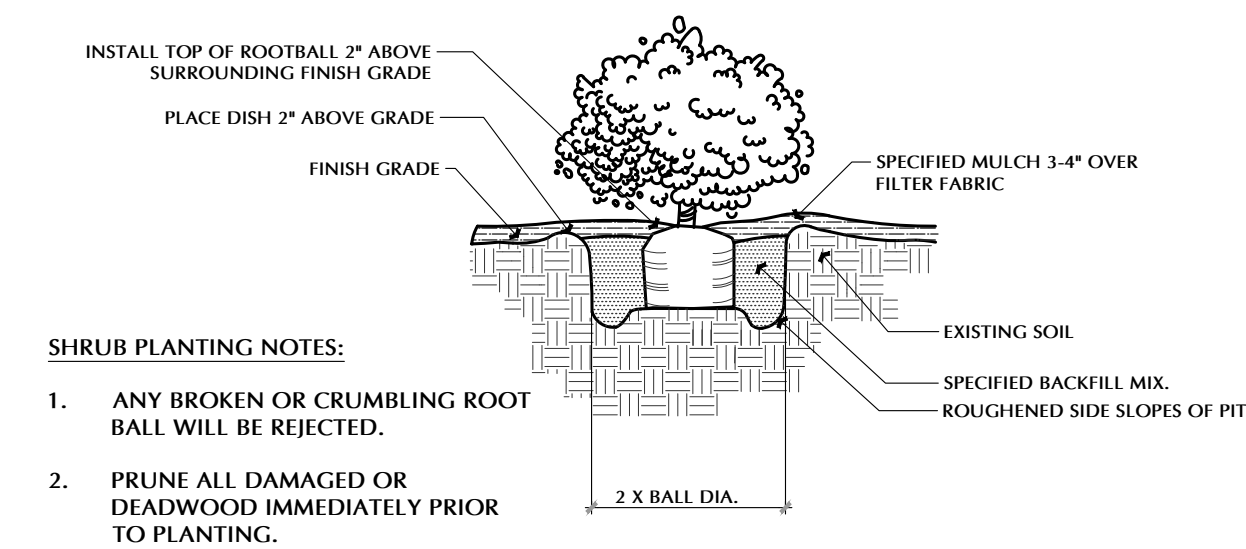


LANDSCAPE PLAN  
SCALE 1" = 30'



## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

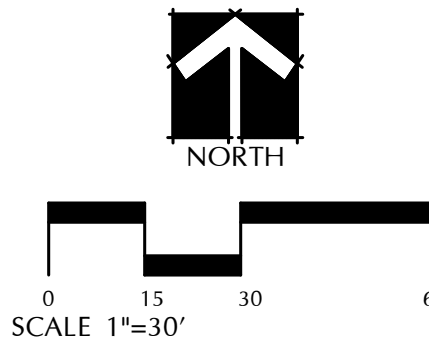


## SHRUB PLANTING DETAIL

NOT TO SCALE

### DECIDUOUS TREE PLANTING NOTES

- DO NOT CUT OR DAMAGE LEADER. PRUNE DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING. NEVER LEAVE "V" CROTCHES OR DOUBLE LEADER UNLESS TYPICAL OF SPECIES.
- CUT TWINE AND BURLAP FROM AROUND TRUNK, PULL BACK. REMOVE ALL BURLAP AND WIRE BASKETS BEFORE PLACING IN TREE PIT.
- ANY BROKEN OR CRUMBLING ROOT BALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FROM DAMAGED ROOT BALLS.
- STAKE TREE LEAVING ENOUGH SLACK SO TREE CAN SWAY IN WIND.
- USE 2 STAKES FOR TREES 2 1/2" CAL. AND SMALLER. USE 3 STAKES FOR TREES LARGER THAN 2 1/2" CAL. REMOVE ALL STAKES 1 YEAR AFTER PLANTING.
- FOR WINTERIZATION WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH TREE WRAPPING. SECURE AT 2' INTERVALS WITH VINYL ELECTRICAL TAPE. (REMOVE IN SUMMER.)



GREENDALE

WINDSOR, COLORADO

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|-------------|----------------|
| JOB NO:     | V-XXXX         |
| ACAD FILE:  | FILE-NAME      |
| DRAWN:      | TCH            |
| CHECKED:    | TCH            |
| ISSUE DATE: | SEPT. 28, 2018 |
| REVISIONS   | DATE           |

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SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO:

**1** OF **1**