



PLANNING COMMISSION REGULAR MEETING

March 5, 2025 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
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. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

The Planning Commission will not respond to any questions or comments made by the public during this section of the meeting, though it will take all input under advisement. If requesting a response from the Town, please leave your contact information with the Town Clerk. The Town Manager or other appropriate staff member will reach out after the meeting to address specific questions or concerns when appropriate.

B. CONSENT CALENDAR

1. Approval of the February 5, 2025, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC
 - Legislative action
 - Staff presentation: Carlin Malone, Chief Planner
2. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC
 - Legislative action
 - Staff presentation: Carlin Malone, Chief Planner

3. Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

- Legislative action
- Staff presentation: Sandra Mezzetti, Senior Planner

4. Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

- Legislative action
- Staff presentation: Sandra Mezzetti, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

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.



MEMORANDUM

Date: March 5, 2025
To: Planning Commission
From:
Re: Approval of the February 5, 2025, Planning Commission Regular Meeting Minutes - L.
Richardson, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 02.05.25 PC Draft Minutes



Planning Commission Regular Meeting

February 5, 2025 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chairman Reddick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Reddick
Vice-Chair Nader
Nathan Kinney
David Hassard
Ben Kirch
Jordan Spight
John Neal

Absent:

Ben Kirch

Also Present:

Town Board Liaison Hallett
Scott Ballstadt, Planning Director
Kim Mihm, Deputy Town Attorney
Carlin Malone, Chief Planner
Sandra Mezzetti, Senior Planner
Kyra Mckinley, Visual Media Coordinator
Laura Richardson, Assistant Town Clerk

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

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

1. Approval of the November 20, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

Planning Commissioner Nader moved to approve the consent calendar as presented, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.

Jason Hallett, Town Board Liaison, gave a statement to the Commission.

"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 a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come 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 hearings."

C. BOARD ACTION

1. Public Hearing - Request to Rezone 1.06 acres within Raindance Subdivision 21st Filing, Tract A, from SF-1 (Single Family Residential) to ER (Estate Residential) - Garrott Scallon, The Water Valley Company, property owner representative; Martin Lind, Raindance Aquatic Investments LLC, owner.

Executive Summary

The applicant's representative, Mr. Garrett Scallon, of The Water Valley Company, has submitted an application on behalf of Martin Lind, Raindance Aquatic Investments LLC, to rezone 1.06 acres from SF-1 (Single Family Residential) to ER (Estate Residential) within a 5.71-acre parcel of land known as Raindance Subdivision 21st Filing, Tract A. The subject property is located at 31013 County Road 64, approximately a ½ mile north of New Liberty Road and approximately a ½ mile west of 7th Street, near the northeast corner of Raindance National Golf Course. The parcel is currently split-zoned SF-1 and ER, and the proposed rezone will rectify the condition with ER zone district for the entire parcel. The existing use is a golf course maintenance building, and golf course is a permitted use in the ER zone district.

Malone, Chief Planner, presented to the Planning Commission.

Chairman Reddick opened the meeting up for public comment, to which there were none.

Chairman Reddick opened the meeting up for Planning Commission comments and questions, to which there were none.

Chairman Reddick closed the public hearing.

2. Recommendation to Town Board - Request to Rezone 1.06 acres within Raindance Subdivision 21st Filing, Tract A, from SF-1 (Single Family Residential) to ER (Estate Residential) - Garrott Scallon, The Water Valley Company, property owner representative; Martin Lind, Raindance Aquatic Investments LLC, owner.

Please refer to public hearing item materials.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Request to Rezone 1.03 acres within Raindance Subdivision 21st Filing, Tract A, from SF-1 to ER, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.

3. Public Hearing - Request to Remove a PUD (Planned Unit Development) Zoning Overlay from a RMU-2 (Residential Mixed Use-2) Zone District - Overland 368- Chad Ellington, applicant, Peak Development Group; and Shelley LaMastra, applicant's representative, RVi Planning + Landscaping

Executive Summary

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, to rezone approximately 173 acres known as Overland 368 annexation. The subject property is located west of State Highway 257, east of 15th Street, and north of the Great Western Railway in the Town of Windsor. In addition, the applicant's representative has submitted an application for a master plan amendment, which is being processed concurrently with the rezoning application.

The rezone application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-70, which outlines the review criteria for a rezoning application. The rezoning application complies with the following criteria outlined in the Municipal Code:

- The proposal complies with the Comprehensive Plan's goals and policies.
- The development does not result in undue or unnecessary burdens on existing infrastructure.
- The density is consistent with the zoning district (RMU-2), the Comprehensive Plan Land Use Plan, and applicable utility capacity studies.
- The proposal is accompanied by a master plan that demonstrates compatibility with adjacent uses to the north, Tacincala Subdivision Filings 1 & 2, single-family detached, attached, and cottage homes (under construction), south, Trevenna Subdivision, single-family detached and attached dwelling units (under construction), and to the west, Windshire Subdivision, single-family detached dwelling units and apartments adjacent to 15th Street. The proposal is directly east of the Town's Public Services campus and the new north town campus. The master plan provides a commercial element anticipated to serve those who utilize the public works campus and the new town campus, which includes the new Windsor Police Department, the new Weld RE-4 middle school, and a future town park.
- The proposal serves a community need or amenity that was not considered at the time of the initial zoning of the property.

Sandra Mezzetti, Senior Planner, and Shelley LaMastra, applicant's representative, presented to the Planning Commission.

Chairman Reddick opened the meeting up for public comment, to which there was none.

Chairman Reddick opened the meeting up for Planning Commission comments and questions. Commissioner Neal asked about the estimated increase in Windsor residents, to which Shelley LaMastra, applicant's representative, responded. Commissioner Hassard asked questions regarding zoning, to which Sandra Mezzetti, Senior Planner, answered.

Chairman Reddick closed the public hearing.

4. Recommendation to Town Board - Request to Remove a PUD (Planned Unit Development) Zoning Overlay from a RMU-2 (Residential Mixed Use-2) Zone District - Overland 368 - Chad Ellington, applicant, Peak Development Group; and Shelly LaMastra, applicant's representative, RVi Planning + Landscaping

Please refer to the information included with the rezoning public hearing item.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board to request to remove the PUD Zoning Overlay from a RMU-2 Zone District. Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.

5. Public Hearing - Overland 368 Master Plan Amendment - Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVi Planning + Landscaping

Executive Summary

The applicant's representative, Ms. Shelley LaMastra of RVi Planning + Landscaping, has submitted an application on behalf of Peak Development Group, represented by Mr. Chad Ellington, the applicant's representative, has submitted an application for a master plan amendment. The subject property is located west of State Highway 257, east of 15th Street, and north of the Great Western Railway in the Town of Windsor.

The master plan application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, specifically Sec. 14-2-40, which outlines the review criteria for a master plan. The master plan amendment application complies with the following criteria outlined in the Municipal Code:

- The proposal complies with the Comprehensive Plan's goals and policies, the municipal code, and all other applicable adopted plans and policies.
- The development does not result in undue or unnecessary burdens on existing infrastructure and public improvements.
- The density is consistent with the zoning district (RMU-2), the Comprehensive Plan Land Use Plan, and applicable utility capacity studies.
- Transportation improvements are consistent with the Town's Roadway Improvement Plan, Subdivision Street Standards, the Town Design Criteria and construction specifications, Transportation Master Plan, Trail System Master Plan, and the Complete Streets Guide.
- Provision for utilities to serve the property shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
- The proposal demonstrates compatibility with adjacent uses to the north, Tacincala Subdivision Filings 1 & 2, single-family detached, attached, and cottage homes (under construction), south, Trevenna Subdivision, single-family detached and attached dwelling units (under construction), and to the west, Windshire Subdivision, single-family detached dwelling units and apartments adjacent to 15th Street. The proposal is directly east of the Town's Public Services campus and the new north town campus. The master plan provides a commercial element, anticipated to serve those who utilize the public works campus, and the new town campus, which includes the new Windsor Police Department, the new Weld RE-4 middle school, and a future town park.

Sandra Mezzetti, Senior Planner, presented to the Planning Commission.

Chairman Reddick opened the meeting up for public comment, to which there were none.

Chairman Reddick opened the meeting up for Planning Commission comments and questions. Commissioner Hassard asked about road development and guest parking, to which Sandra Mezzetti, Senior Planner, Shelley LaMastra, applicant's representative, and Kim Mihm, Deputy Town Attorney, answered. Commissioner Neal asked about the irrigation water source, to which Chad Ellington, applicant, answered.

Chairman Reddick closed the public hearing.

6. Recommendation to Town Board - Overland 368 Master Plan Amendment - Chad Ellington, applicant, Peak Development Group; Shelley LaMastra, applicant's representative, RVI Planning + Landscaping

Please refer to the information included with the master plan amendment public hearing item.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board for the Overland 368 Master Plan Amendment. Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Chairman Reddick advised that he will be on vacation in March, however, it will not overlap any Planning Commission Meetings.

2. Communications from Town Board Liaison

Town Board Liaison Hallett updated the Planning Commission on the newly acquired open space, the remodeling of the Chimney Park Pool and the Special Election.

3. Communications from Staff

Scott Ballstadt, Director of Planning, reminded the Planning Commission about the February 10, 2025, work session with the Town Board and about the APA National Conference in Denver happening March 29, 2025, through April 1, 2025.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:56 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: March 5, 2025
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential for an area within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC
Item #: C.1.

Background / Discussion:

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, LLC, has submitted an application on behalf of the property owner, Village East Commercial Holdings, LLC, for a Town of Windsor 2024 Comprehensive Land Use Map Amendment (LUMA) for an area approximately 440 feet (.08 miles) north of State Highway 392, west of (and including) Weld County Road 21. The area included is north and south of Greenville Way, also known as a portion of the Village East 8th Filing, Village East 12th and 13th Filing. The applicant requests the amendment for the purpose of proceeding with an application to rezone their properties in this area from GC (General Commercial) to RMU-1 (Residential Mixed Use-One) and a site plan for multifamily residential, as described within the applicant's narrative.

The project proposes a Comprehensive Plan Land Use Map Amendment (LUMA) to change the land use designation of approximately eight acres of General Commercial to Mixed Residential.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, which outlines the purpose, procedure, and criteria for a Land Use Map Amendment:

1. Conformance with the goals and policies, as outlined in the Comprehensive Plan
2. Compatibility with Existing and Planned Land Uses
3. Minimizing Detrimental Impacts to Existing or Planned Transportation System
4. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

The Town's 2024 Comprehensive Plan establishes goals and policies advocating for the preservation of commercial land use designations to ensure that current residents receive the necessary services. In 2024, the Town Board reviewed an economic analysis from the Economic Development Department that revealed the Town's 15-year-long trend of converting commercial land to residential use could significantly undermine the Town's fiscal health. This practice, carried out without accounting for long-term fiscal impacts, as well as impacts on utilities and infrastructure, would disrupt the Comprehensive Plan's goals and policies balance between residential and commercial uses, which are essential for a thriving community.

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested.

Background

Over the past two decades, the industrial land area was eliminated from the master plan (Eastbrook Annex 1, 2, & 3 Master Plan), as well as most of the commercial area. Over time, the commercial component was reduced significantly. At one time, there was as much as 25.6 acres of commercial. Today, there are four developable acres remaining, noting that there are some legitimate reasons behind the reduction of some of the developable areas related to the John Law Ditch, floodplain/floodway constraints, and access. The current proposal eliminates the remaining neighborhood commercial from the area.

Below is the timeline detailing the annexation, zoning, master plan, platting and site-specific plans for the area:

2004 – Eastbrook Annexation No. 2 annexed and zoned 49.57 acres of RMU (Residential Mixed Use); a 126-acre master plan (Eastbrook Annexation 1 & 2) included 16.37 acres of commercial in the subject area. The master plan also included 52 acres of residential (324 units), 28 acres of open space/park.

2008 – Eastbrook Annexation No. One, Two and Three Master Plan was modified to include 45.26 acres of commercial and industrial, with 30 residential units.

2009 – Rezone to 28.1 acres I-L (Limited Industrial), 25.6 acres of GC (General Commercial), and 12.1 acres of Single-Family Attached (SF-2).

2018 – Rezoned to RMU (Residential Mixed Use) under a LUMA.

- The I-L designation was eliminated, along with 17.6 acres of commercial, and reduced most of the open space designation. As a result, only eight commercial acres remain – with just 4.08 acres developable. The conceptual plan for the area illustrated “Neighborhood Commercial”.



2021 – Village East Subdivision 8th Filing was platted for single-family residential lots (133 homes), future multifamily tracts (completed/built), and commercial; and land purchased by Village East II Investments, LLC (now Village East Commercial, LLC).

2022-2023 – Village East Subdivision 10th and 11th Filings platted, site planned, and 96 apartments constructed.

2023 – Village East Subdivision 12th and 13th Filings platted, site plan, and development agreement approved for neighborhood commercial.

2024 - On April 22, 2024, the Windsor Town Board passed Resolution 2024-31 discouraging the conversion of General Commercial (GC) land to residential zoned land.

Future economic growth in Windsor is promising as new economic sectors emerge that can diversify

and strengthen the Town's economy. It is important for the Town to maintain and absorb growth while retaining a close-knit community, quality amenities, and a high level of service. Therefore, the Town Board unanimously approved Resolution No. 2024-31, on April 22, 2024, A Resolution Creating a Policy Discouraging the Conversion of Commercially Designated Real Estate to Residentially Designated Real Estate.

Comprehensive Plan Amendments

The Town's Comprehensive Plan is a tool for guiding long-range planning decisions for the benefit of existing and future residents. The Town's Comprehensive Plan states that the Planning Commission shall consider the following criteria regarding the approval or rejection of any proposed amendment to the Plan:

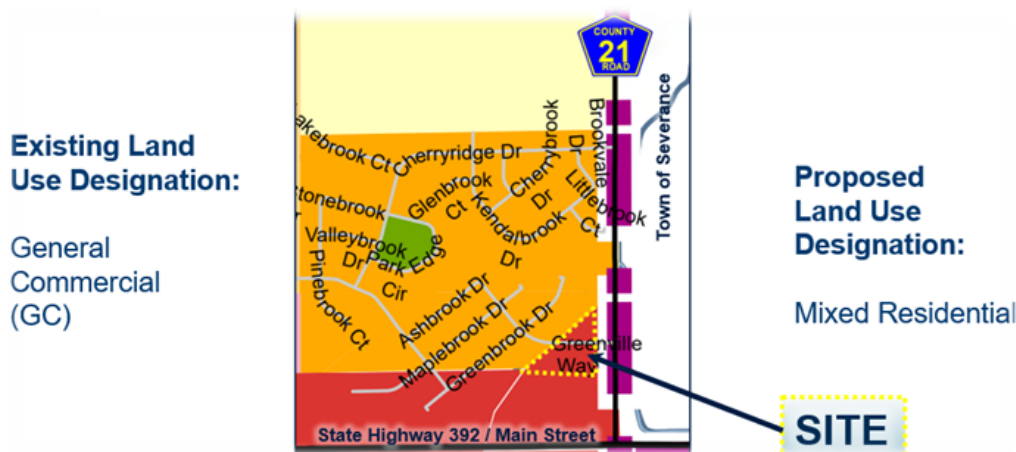
- a. *Conformance with the goals and policies outlined in the Comprehensive Plan*
- b. *Compatibility with Existing and Planned Land Uses*
- c. *Minimizing Detrimental Impacts to Existing or Planned Transportation System*
- d. *Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)*

The applicant's narrative attempting to justify the subject request with the goals and policies outlined in the Comprehensive Plan does not satisfy the required criteria. The applicant contends that the conversion of four acres (eight acres in total) to residential is insignificant considering the Town has 2,000 remaining acres of commercially designated land. The applicant's narrative contends that if not developed for residential, the site will remain vacant due to current lack of interest, poor visibility, and an inadequate amount of traffic to support commercial uses.

a. Conformance with the goals and policies outlined in the Comprehensive Plan

The applicant's narrative states that the conversion to residential is compatible with the surrounding use of residential. While a mix of residential uses in a neighborhood is consistent with the Comprehensive Plan goals and policies, there is currently a mix of residential in the neighborhood. The conversion of commercially designated area to residentially designated area would not allow for neighborhood services in close proximity to the existing neighborhood residents, which was the intent of preserving the neighborhood commercial in the master plan.

Ninety-six proposed apartments and 133 single-family homes are located immediately north and west of the property, the overall neighborhood with hundreds more units. The nearest commercial services are located south of SH 392 and east of SH 257.



Chapter 5

Growth and Regional Collaboration

Goal 1 - Manage new development to be fiscally responsible and environmentally sensitive.

Policy 1: When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.

Staff Comment: The area has existing infrastructure. Neighborhood commercial is fiscally responsible by providing opportunities for increased tax revenue, jobs, and services in proximity to an existing neighborhood, and encouraging trip reduction.

Policy 5: Proposed Map amendments should be accompanied by a professional prepared cost benefit analysis of proposed increased residential density, illustrating the long-term impacts of infrastructure maintenance and the provision of services versus tax revenue generation.

Staff Comment: The applicant did not submit an analysis; however, it is known that reducing commercially designated land in the Town's Comprehensive Plan will result in less tax-generating property within the Town. Converting commercially designated land to residentially designated land would permanently eliminate potential revenue from commercial uses. Future conversion back to commercial use would be impractical once residential development is established.

The Windsor-Severance IGA (Intergovernmental Agreement) includes revenue sharing; therefore, the conversion from commercial to residential would result in less revenue for both communities.

Windsor boasts ample options for residential development, making it imperative to safeguard the limited commercial land available. Preserving these commercial zones, particularly along the Town's Main Street corridor is vital, as this area represents crucial revenue-generating opportunities for the town.

Community Facilities & Infrastructure

Goal 3 - Maximize sustainability and fiscal responsibility of community services and utilities.

Policy 4: Encourage compact and clustered developments to maximize utility and infrastructure investments.

Staff Comment: Water and sewer capacity analyses would be required to determine if the Town will have adequate capacity to serve.

Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.

b. Compatibility with Existing and Planned Land Uses

The proposed land use, Mixed Residential, is compatible with other existing residential land uses; however, inconsistent with the planned use of neighborhood commercial, specifically, the current designation of General Commercial. Commercial was intended to offer the neighborhood services in close proximity.

c. Minimizing Detrimental Impacts on Existing or Planned Transportation Systems

The area under consideration, approximately eight acres, with four acres developable, would have similar traffic patterns to the existing traffic flow. With the recent development of Village East Subdivision 8th, 9th, 10th and 11th Filings, WCR 21 was improved/widened, and Greenville Way was recently built to the ultimate road section. A traffic signal at the intersection of WCR 21 and SH 392 is planned.

It is not anticipated that residential within the subject area would contribute negatively to traffic flow, volume, or the existing street infrastructure.

d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

Residential development in this area raises concerns about sewer capacity, as it has a greater impact on the system than commercial use. Water and sewer capacity analyses would be required to determine if the Town will have adequate capacity to serve.

The existing non-potable water system was designed to serve the previously approved neighborhood commercial site plan. If the land use designation changes from commercial to residential, additional study would be required to assess the system's capacity for a proposed multifamily residential project.

Notifications

As required by the Municipal Code for a land use map amendment application, public notice occurred not less than fifteen days prior to the public hearing.

Notifications for this public hearing were completed in accordance with the Municipal Code as follows:

- February 16, 2025 – Legal ad published in the Greeley Tribune newspaper.
- February 18, 2025 - Signs posted on the property
- February 18, 2025 - Affidavit of mailing to property owners within 500 feet
- February 18, 2025 – Notice posted to Town's website

Financial Impact:

Converting commercially designated area to residentially designated area would permanently eliminate potential revenue from commercial uses. Future conversion back to commercial use would be impractical once residential development is established. Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.

Preserving commercial areas, particularly along the Town's Main Street corridor, is vital for protecting revenue-generating opportunities for the Town.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is inconsistent with the following:

- *Vibrant and Healthy Economy*
Goal 3.3: Promote business diversification to attract balanced commercial development that will sustain the future of Windsor.

Recommendation:

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, **staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested and forward this recommendation to Town Board.**

CC:

Attachments:

1. Village East LUMA - Community Development Comments
2. Staff Powerpoint - LUMA
3. 3.25.24 Town Board Memo - Available Commercial Land
4. Resolution No. 2024-31 - Creating a Policy Discouraging Commercial to Residential
5. Village East LUMA - Applicant Narrative
6. Village East LUMA - Applicant Exhibit
7. Village East LUMA - Applicant Response Letter



**RE: Community Development Comments:
Village East Subdivision Conversion of Remaining Commercial to
Residential**

Long Range Planning

Since the adoption of the Town's previous 2016 Comprehensive Plan, the Town has grown from 25,687 to over 45,000. This dramatic growth speaks to our community's high quality of life and highlights the need for thoughtful planning. As a community, we envision a safe, sustainable, and thriving town that prioritizes a high quality of life through thoughtful growth and development, fostering a sense of community, and responsible stewardship of its natural resources and open space.

From housing, transportation, land use, growth, access to recreation, and more, the new Comprehensive Plan addresses issues that matter most to our residents. In addition to robust goals and policies identified in this plan, the implementation actions will keep us on track and help ensure we're moving in the right direction as a community. Many of the guiding principles revolve around fiscal responsibility, access to local services and amenities, and ultimately, a desirable environment to work live, work and play. Embedded in the Plan is a key Guiding Principle: "A vibrant and resilient economy that builds upon Windsor's dynamic commercial, educational, and employment areas." This direction supports diverse businesses and industries. When the Town is host to a diverse mix of industries, it is less vulnerable to changes in any one sector, and we see this area, being a critical place for this economy to thrive.

Future economic growth in Windsor is promising, as new economic sectors emerge that can diversify and strengthen the Town's economy, including retail, entertainment, industrial, flexible space. This diversification will help community members live and work in the same place, reducing commuting rates and supporting Windsor's identity. With there being a desire for more shopping and employment choices—to be able to stay in Windsor to live, work, and shop, it is important for the Town to maintain and absorb growth while retaining a close-knit community, quality amenities, and a high level of service.

Due to this reasoning in the Regular Town Board Meeting on April 22, 2024, approved unanimously Resolution No. 2024-31, A Resolution Creating a Town of Windsor Policy Discouraging the Conversion of Commercially Designated Real Estate to Residentially Designated Real Estate.

Economic Development

When the Economic Development Department was formed in April of 2011, staff reached out to our Geographic Information Systems (GIS) department to identify all vacant types of commercial land in Windsor for development opportunities. The GIS department had identified approximately 7,000 acres of land available for development utilizing current and future zoning of land in town.

Since that time, a significant amount of commercial land development has occurred but also commercial land conversion to residential has occurred. In late 2023 staff worked with the town's GIS department to identify the current available land utilizing the same principals, existing and

proposed commercial land according to our land use zoning map. GIS identified only approximately 2,000 acres of available land for commercial development.

The Town's commercial development potential is constrained by a limited amount of available land, which serves as the primary revenue generator for the community. The economic prosperity of the town hinges largely upon its capacity for commercial development, which, unfortunately, is hampered by the reduction of available land. This limited land supply poses a significant challenge as it restricts the town's ability to expand its revenue-generating activities. Consequently, the Town must carefully strategize and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources.

The Planning Commission and Town Board need to consider if this property is enough of an outlier due to the logistic constraints it is facing to bypass Resolution No. 2024-31, passed in April of 2024, to restrict the conversion of commercial use land to residential use. Staff does not see that this parcel meets that criteria, which is why staff does not recommend approving the conversion.

The Planning Commission and Town Board need to consider the fact that due to the above listed constraints, this property may never develop as a commercial site, but many of the issues facing this site have been created/imposed by the practices of the surrounding properties.

Economic Development is opposed to this proposed change and suggest the Planning Commission and Town Board consider the impact of the conversion of commercial land into residential area per Resolution No. 2024-31, and the potential precedent this action might set with the quick reversal on the resolution's approval and the impact it could have on future property conversion requests.

Transportation Engineering

Pass by trips are typically considered a good thing to support commercial use and traffic is typically considered a negative for adjacent residential. Furthermore, the traffic memo for Village East 8th Filing shows level of service B (AM) and C (PM) for the EB LT in short term and C (AM) and D (PM) for long term. Therefore, the applicant argument stating that there will not be sufficient traffic passing by this site appears weak for the conversion from commercial to residential.

The applicant stated that this intersection is not signalized, which would somehow decrease the ability to access the site. The intersection is planned for a signal, the timing currently unknown. This argument also appears weak for the conversation to residential.

Engineering – Utilities

Water and sewer capacity analyses would be required to determine if the Town will have adequate capacity to serve.



Comprehensive Plan – Land Use Map Amendment

**An area within Village East
Subdivision 8th, 12th and 13th Filings**

Carlin Malone, Chief Planner

Planning Commission - March 05, 2025



Comprehensive Plan – Land Use Map Amendment

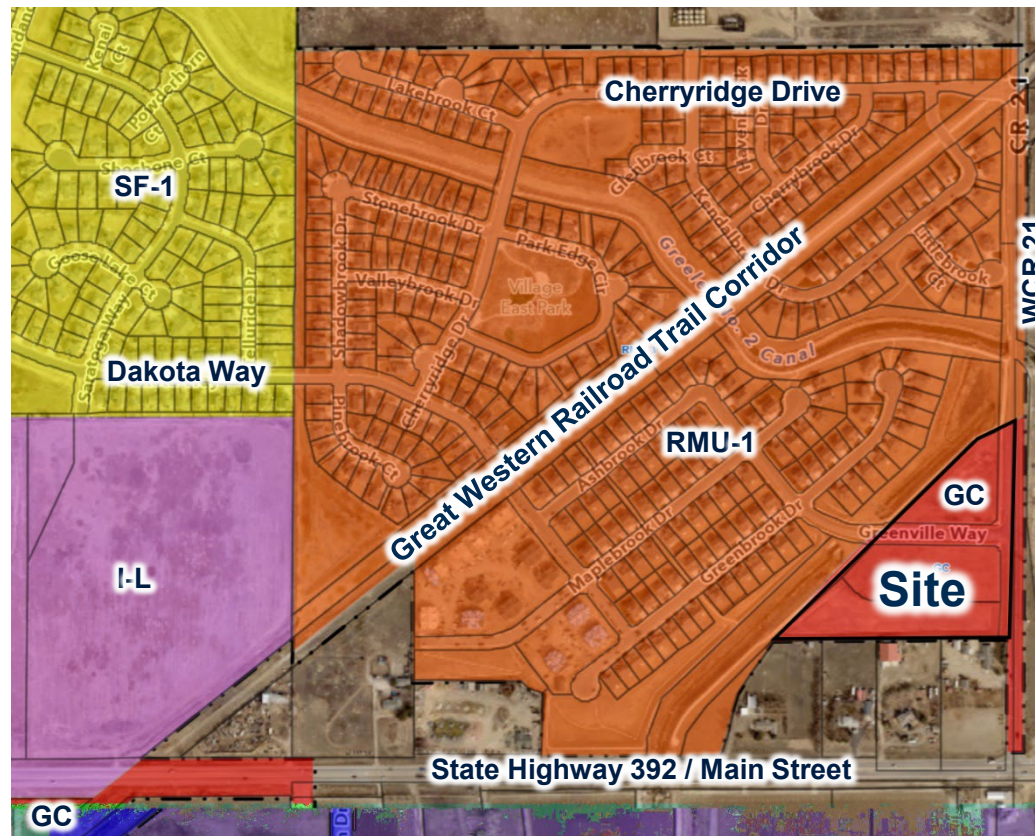
Article II of Chapter 14 of the Municipal Code outlines the procedures for amending the Comprehensive Plan - Land Use Map, including:

The Planning Commission may amend, supplement, change, or repeal the **Comprehensive Plan and Land Use Map boundaries** set forth in this Code.

Site Vicinity Map

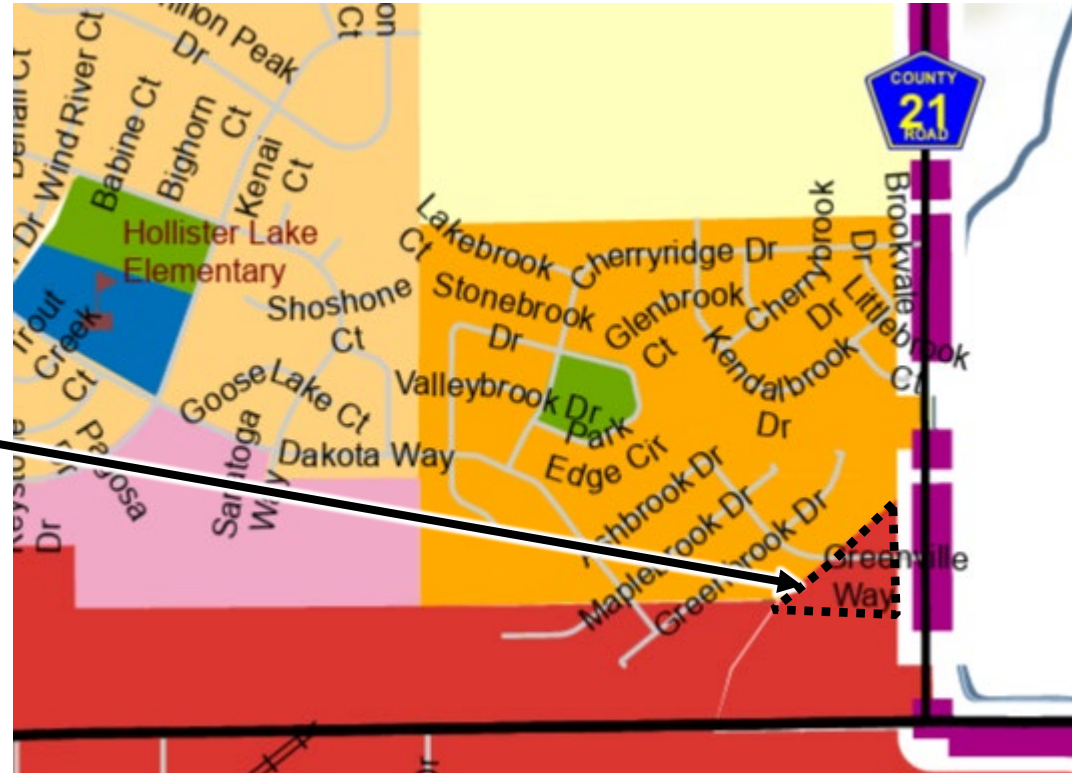
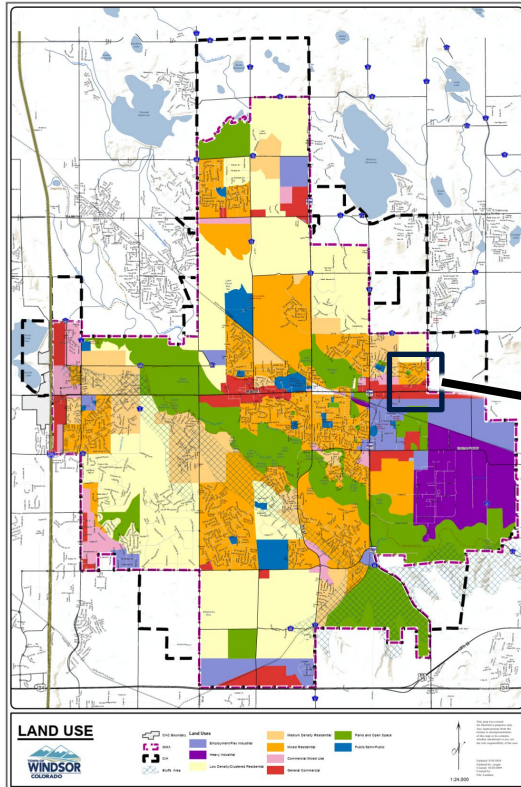


Zoning Map





Comprehensive Plan - Land Use Map





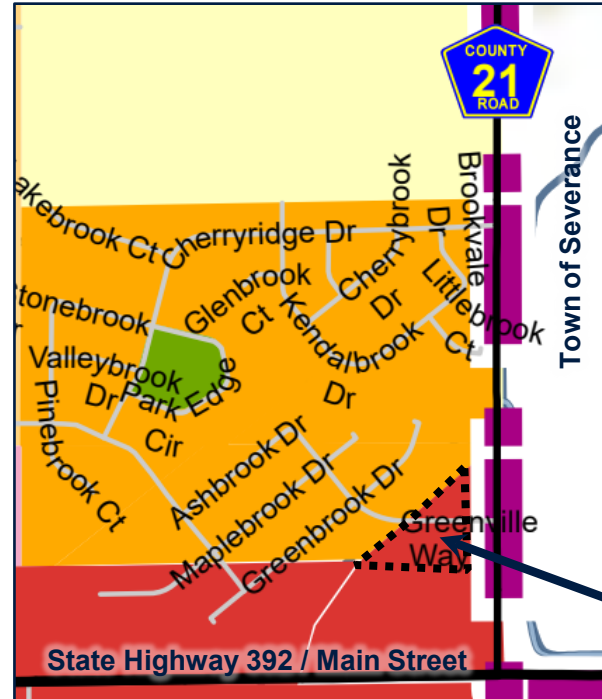
VILLAGE EAST SUBDIVISION 8th, 12th & 13th – north and south of Greenville Way

**Existing Land
Use Designation:**

General
Commercial
(GC)

**Proposed
Land Use
Designation:**

Mixed Residential



SITE





Background

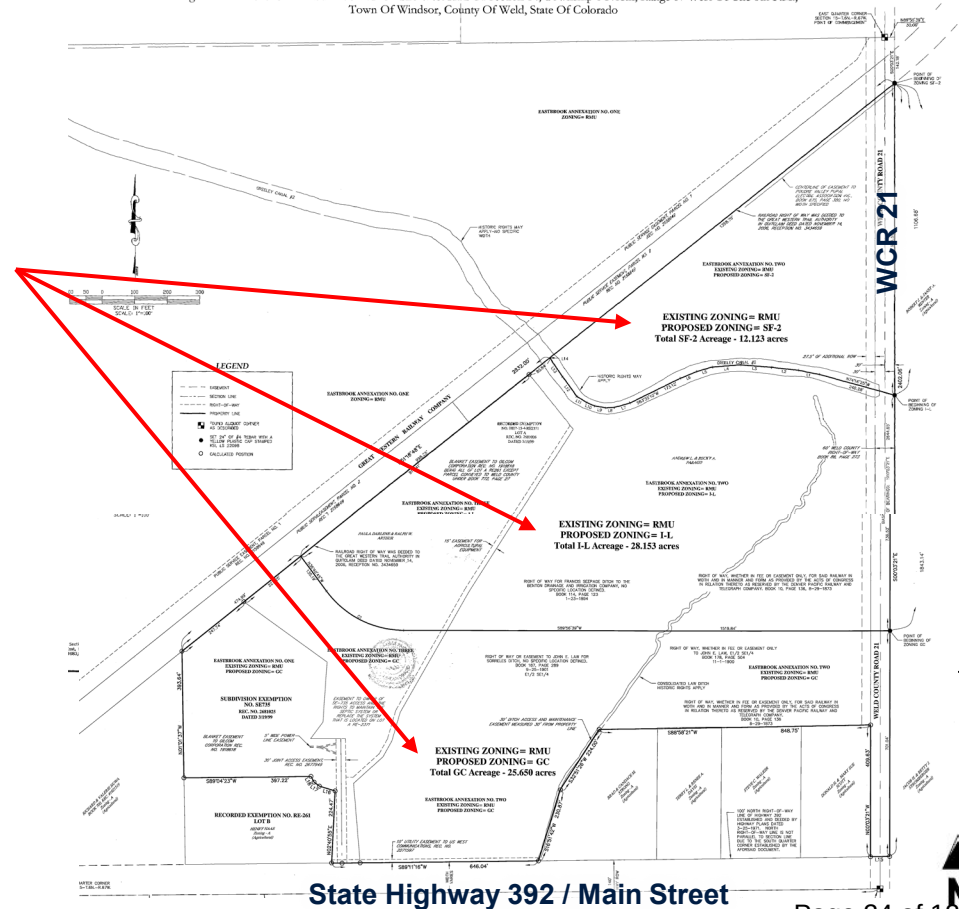
2009 - Rezone

- Property rezoned for 28.1 acres of I-L (Limited Industrial); 25.6 acres of GC (General Commercial); 12.1 acres of Single-Family Attached (SF-2)

Eastbrook Annexation No. 1 (A Portion Of) And All Of Eastbrook Annexation No. 2 And No. 3

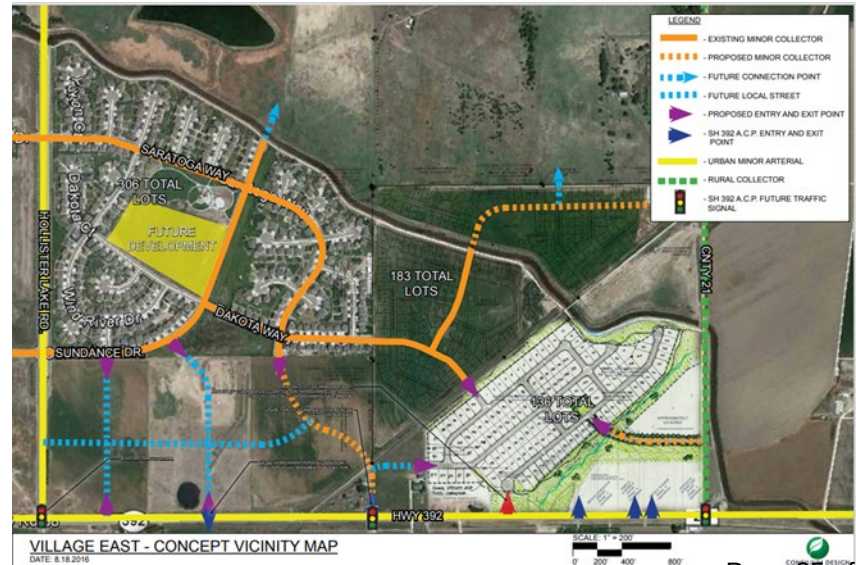
REZONING MAP

Being Located In Section 15 And A Portion Of The West Half Of Section 14, Township 6 North, Range 67 West Of The 6th P.M., Town Of Windsor, County Of Weld, State Of Colorado



Background

2016 – Town Board Work Session illustrating reservation of a portion of commercial area. Plan included 136 residential units.





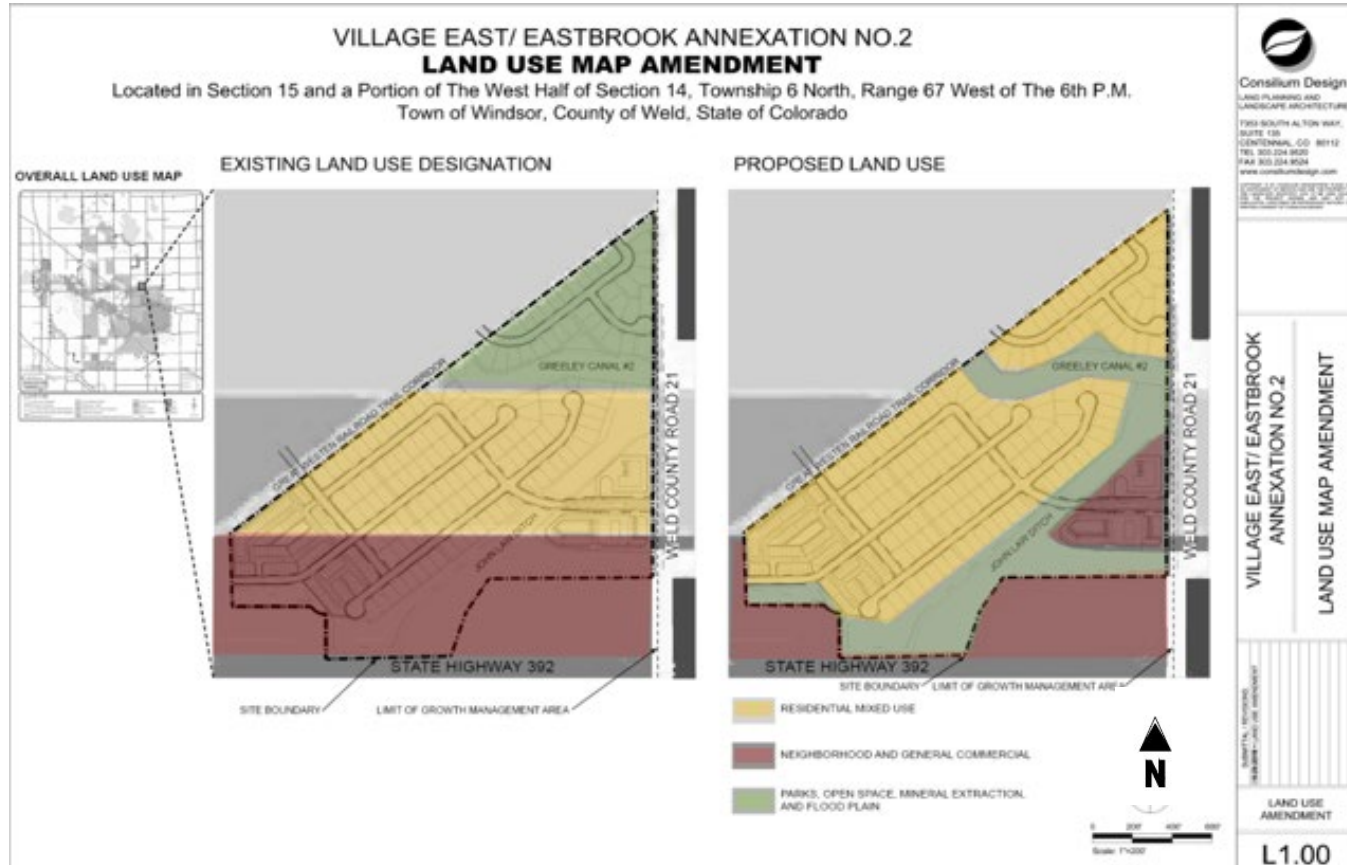
Commercial shifted from SH 392 area to CR 21 due to John Law Ditch location / floodplain.

2025 – Currently ~ 229 units (68% increase from original plan).

Conversion to residential ~ potential for 285 units (110% increase).



Background – 2018 LUMA Exhibit





- Planning Commission approval of Land Use Plan Amendment (LUMA) – Neighborhood and General Commercial to Mixed Use Residential

- Rezoned to RMU (Residential Mixed Use)
- I-L designation was eliminated, along with 17.6 acres of commercial, and reduced most of the open space designation.
- Only eight commercial acres remain – with just 4.08 acres developable. The conceptual plan for the area illustrated “Neighborhood Commercial”.



Background

2021 - Village East 8th/9th

- Village East Subdivision 8th Filing was platted for single-family residential lots (133 homes)
- Future multifamily tracts
- Commercial tracts



State Highway 392 / Main Street



Background

2022-2023 - Village East 10th/11th

- Subdivision was platted & site planned for 96 apartments (constructed)

2023 - Village East 12th/13th

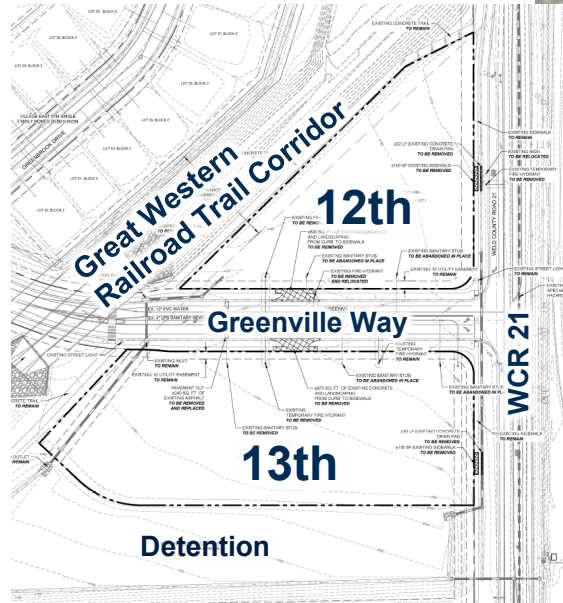
- Subdivision was platted and site planned for neighborhood commercial

2024

- On April 22, 2024, the Windsor Town Board passed Resolution 2024-31 discouraging the conversion of General Commercial (GC) parcels to residential zoned parcels.



State Highway 392 / Main Street





Comprehensive Plan – Land Use Map Amendment Criteria

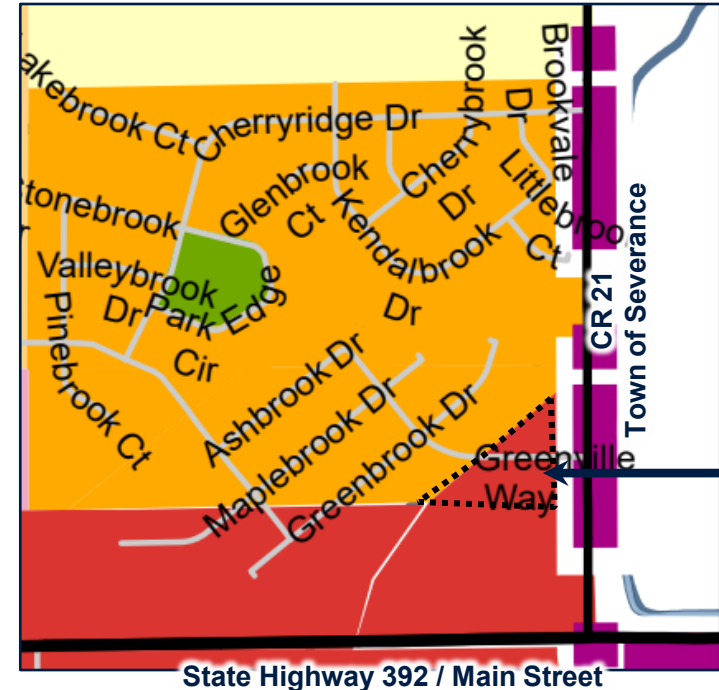
- Conformance with the goals and policies outlined in the Comprehensive Plan
- Compatibility with Existing and Planned Land Uses
- Minimizing Detrimental Impacts to Existing or Planned Transportation System
- Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)



Comprehensive Plan Conformance

Goals and Policies

- Conformance with Land Use Map. The proposed land use, residential, is inconsistent with the land use map designation of Neighborhood and General Commercial.
- The use of residential is compatible with surrounding proposed residential uses; however, would not provide services in close proximity for those future residents, which was the intent of preserving the neighborhood commercial in the master plan.



SITE

Land Uses

Employment/Flex Industrial

Heavy Industrial

Low Density/Clustered Residential

Medium Density Residential

Mixed Residential

Commercial Mixed Use

General Commercial

Parks and Open Space

Public/Semi-Public





Comprehensive Plan Conformance

Chapter 5

Growth and Regional Collaboration

Goal 1 - Manage new development to be fiscally responsible and environmentally sensitive.

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

- Analyses will be needed to determine adequate capacity to serve (water and sewer).



Comprehensive Plan Conformance

Chapter 5

Growth and Regional Collaboration

Goal 1 - Manage new development to be fiscally responsible and environmentally sensitive.

Policy 5: *Proposed Map amendments should be accompanied by a professional prepared cost benefit analysis of proposed increased residential density, illustrating the long-term impacts of infrastructure maintenance and the provision of services versus tax revenue generation.*

- Reducing commercially designated land in the Town's Comprehensive Plan will result in less tax-generating property within the Town
- The Windsor-Severance IGA (Intergovernmental Agreement) includes revenue sharing.



Comprehensive Plan Conformance

Chapter 5

Community Facilities & Infrastructure

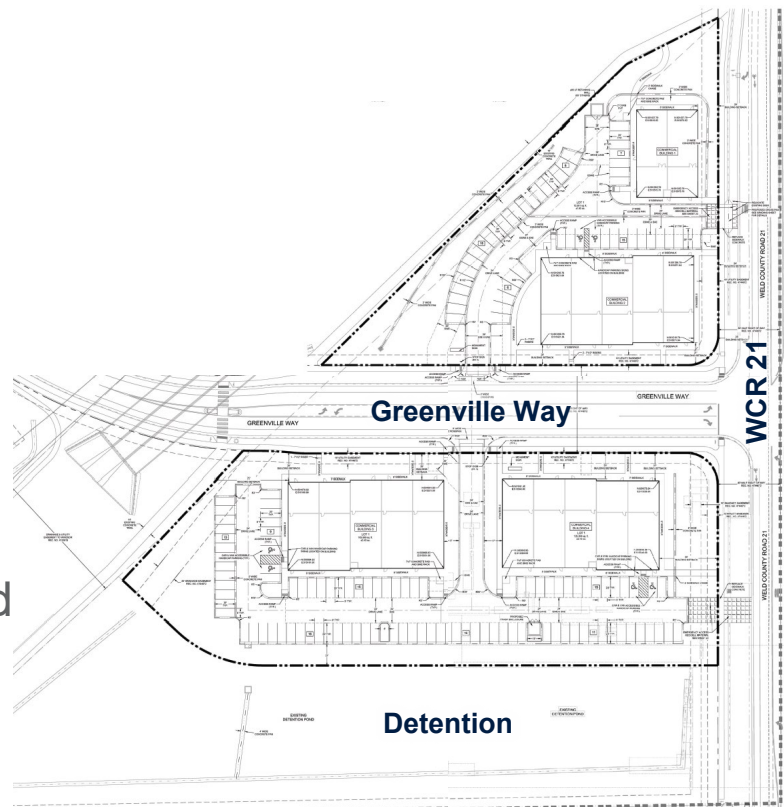
Goal 3 - Maximize sustainability and fiscal responsibility of community services and utilities.

Policy 4: *Encourage compact and clustered developments to maximize utility and infrastructure investments.*

- Analyses will be needed to determine adequate capacity to serve (water and sewer).
- Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.

Compatibility with Existing and Planned Land Uses

- The proposed land use, Mixed Residential, is compatible with other existing residential land uses; however, it is inconsistent with the planned use of neighborhood commercial, specifically, the current designation of General Commercial. Commercial was intended to offer the neighborhood services in close proximity.





Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

- Residential development in this area raises concerns about sewer capacity, as it has a greater impact on the system than commercial use.
- Analyses will be needed to determine adequate capacity to serve (water and sewer).



Strategic Plan

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is inconsistent with the following:

- Vibrant and Healthy Economy
 - Goal 3.3: *Promote business diversification to attract balanced commercial development that will sustain the future of Windsor.*



Financial Impact

- Converting commercially designated area to residentially designated area would permanently eliminate potential revenue from commercial uses.
- Future conversion back to commercial use would be impractical once residential development is established. Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.
- Preserving commercial areas, particularly along the Town's Main Street corridor, is vital for protecting revenue-generating opportunities for the Town.

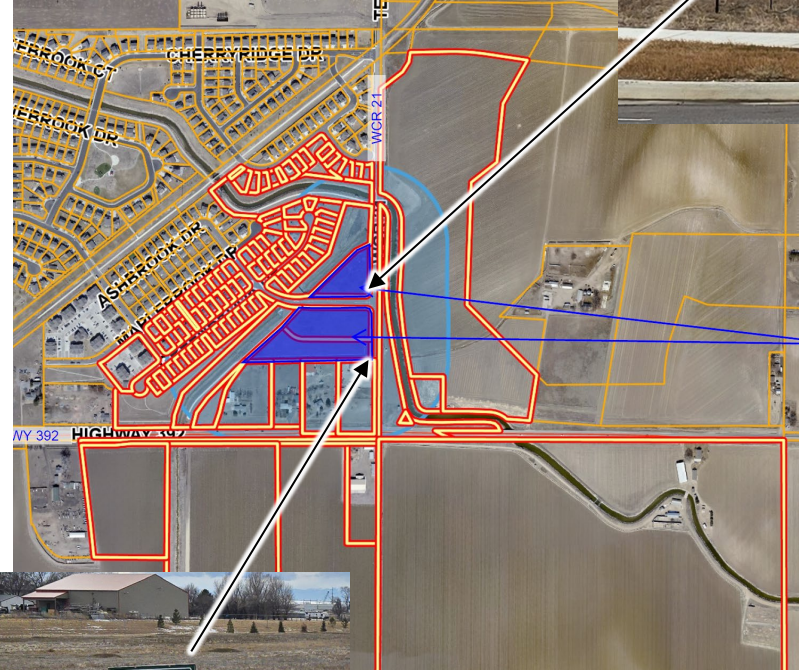


Notifications

Notifications were completed in accordance with the Municipal Code as follows:

Notifications for this public hearing were completed in accordance with the Municipal Code as follows:

- February 16, 2025 – Legal ad published in the Greeley Tribune newspaper.
- February 18, 2025 - Signs posted on the property
- February 18, 2025 - Affidavit of mailing to property owners within 500 feet
- February 18, 2025 – Notice posted to Town's website



Project Location



Recommendation

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, **staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested and forward this recommendation to Town Board.**



Record

Staff Requests that the following be entered into the record:

- Application materials and supporting documents
- Testimony from public hearing
- Staff recommendation



Land Use Map Amendment Review Criteria

- Conformance with the goals and policies outlined in the Comprehensive Plan
- Compatibility with Existing and Planned Land Uses
- Minimizing Detrimental Impacts to Existing or Planned Transportation System
- Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)



Thank You

Questions



MEMORANDUM

To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Stacy Brown, Director of Economic Development
Date: March 25, 2024
Subject: Communications from Town Staff – Commercial Land Availability

Background

Available Commercial Land:

When the Economic Development Department was formed in April of 2011, staff reached out to our Geographic Information Systems (GIS) department to identify all vacant types of commercial land in Windsor for development opportunities. The GIS department had identified approximately 7,000 acres of land available for development utilizing current and future zoning of land in the town.

Since that time, a significant amount of commercial land development has occurred but also commercial land conversion to residential has occurred. In late 2023 staff worked with our GIS department to identify the current available land utilizing the same principals, existing and proposed commercial land according to our land use zoning map. GIS identified only approximately 2,000 acres of available for commercial development.

The town's commercial development potential is constrained by a limited amount of available land, which serves as the primary revenue generator for the community. The economic prosperity of the town hinges largely upon its capacity for commercial development, which, unfortunately, is hampered by the reduction of available land. This limited land supply poses a significant challenge as it restricts the town's ability to expand its revenue-generating activities. Consequently, the town must carefully strategize and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources.

Recommendations

The staff suggests Town Board consider formally adopting a policy to prohibit the conversion of commercial land into residential areas. Windsor boasts ample options for residential development, making it imperative to safeguard the limited commercial land available. Preserving these commercial zones is vital, irrespective of the time required for their development, as they represent crucial revenue-generating opportunities for the town.

Attachments

GIS Map of available commercial land

TOWN OF WINDSOR

RESOLUTION NO. 2024-31

A RESOLUTION CREATING A TOWN OF WINDSOR POLICY DISCOURAGING
CONVERSION OF COMMERCIALY DESIGNATED REAL ESTATE TO RESIDENTIAL
DESIGNATED REAL ESTATE

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all
and authority provided by Colorado law; and

WHEREAS, the Town is a desirable location within the Northern Colorado region; and

WHEREAS, the Town has experienced rapid growth in the past several years, with a pop
of nearly 45,000; and

WHEREAS, since 2011, although there has been commercial land development within the
a significant portion of an identified 7,000 acres that were available for commercial
development has been converted into residential development (see Memo from Dire
Economic Development Stacy Brown dated March 25, 2024, attached hereto and incorp
herein by reference as Exhibit A); and

WHEREAS, currently, there are only approximately 3,000 acres of land available for com
development (See Map identifying current commercially designated properties, attached
and incorporated herein by reference as Exhibit B); and

WHEREAS, the Town recently adopted a new Comprehensive Plan with specific go
policies; and

WHEREAS, the Comprehensive Plan’s goals and policies related to new development incl

GOAL 1. Manage new development to be fiscally responsible and environm
sensitive.

Policy 3. Consider strategic annexations on a case-by-case basis, taking into consid
alignment with Town objectives, fiscal impacts, viability of municipal services, avai
of infrastructure and utilities, connectivity between new developments, and environ
impacts. Prioritize annexations in proximity to the Town’s core, community ameniti
services.

Policy 5. Proposed Map amendments should be accompanied by a professionally pr
cost-benefit analysis of any proposed increased residential density illustrating the
term impacts of infrastructure maintenance and provision of services versus tax re
generation.

GOAL 2. Align the pace of new development with investment in infrastructure, amenities, and services.

Policy 6. Proposed Map amendments that would result in increased residential density need to account for and mitigate the resulting population increase through conservation development and cluster subdivision design, combined with protection of other areas within the GMA to offset increased residential density. One method of mitigation would be dedication of perpetual open space within the GMA. Land use map amendments that would result in increased density should concentrate such increased density in close proximity to necessary goods and services e.g., walking distance to groceries, services, transit and other amenities; and

WHEREAS, commercial development serves as the primary revenue generator for the Town; and

WHEREAS, the potential for future commercial development is constrained by a limited amount of available land, which poses a significant challenge as it restricts the Town's ability to expand these revenue-generating activities; and

WHEREAS, the Town Board finds that the Town must carefully consider, strategize, and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources; and

WHEREAS, the Town Board also recognizes that there are options and opportunities in consideration to preserve commercial land while simultaneously accommodating residential growth; and

WHEREAS, the preservation of commercial land is a matter of public health, safety, and welfare; and

WHEREAS, the Town Board wishes to approve and declare a policy discouraging the conversion of commercially designated property to residentially designated property.

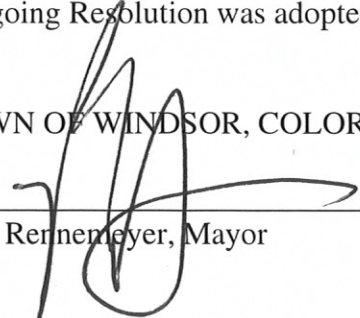
NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The Town Board should consider and heavily weigh the goals and policies of the Comprehensive Plan incorporated herein prior to making any land use amendments.

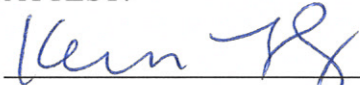
Section 2. The Town Board hereby declares it shall be the policy of the Town to discourage any conversion of identified commercial property to solely residential uses while acknowledging that there are and will be options and opportunities for the development communities to work simultaneously to still allow residential growth without compromising any commercial property.

Upon motion duly made, seconded, and carried, the foregoing Resolution was adopted this 22nd day of April, 2024.

TOWN OF WINDSOR, COLORADO


Paul Rennemeyer, Mayor

ATTEST:


Karen Frawley, Town Clerk





MEMORANDUM

To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Stacy Brown, Director of Economic Development
Date: March 25, 2024
Subject: Communications from Town Staff – Commercial Land Availability

Background

Available Commercial Land:

When the Economic Development Department was formed in April of 2011, staff reached out to our Geographic Information Systems (GIS) department to identify all vacant types of commercial land in Windsor for development opportunities. The GIS department had identified approximately 7,000 acres of land available for development utilizing current and future zoning of land in the town.

Since that time, a significant amount of commercial land development has occurred but also commercial land conversion to residential has occurred. In late 2023 staff worked with our GIS department to identify the current available land utilizing the same principals, existing and proposed commercial land according to our land use zoning map. GIS identified only approximately 3,000 acres of available for commercial development.

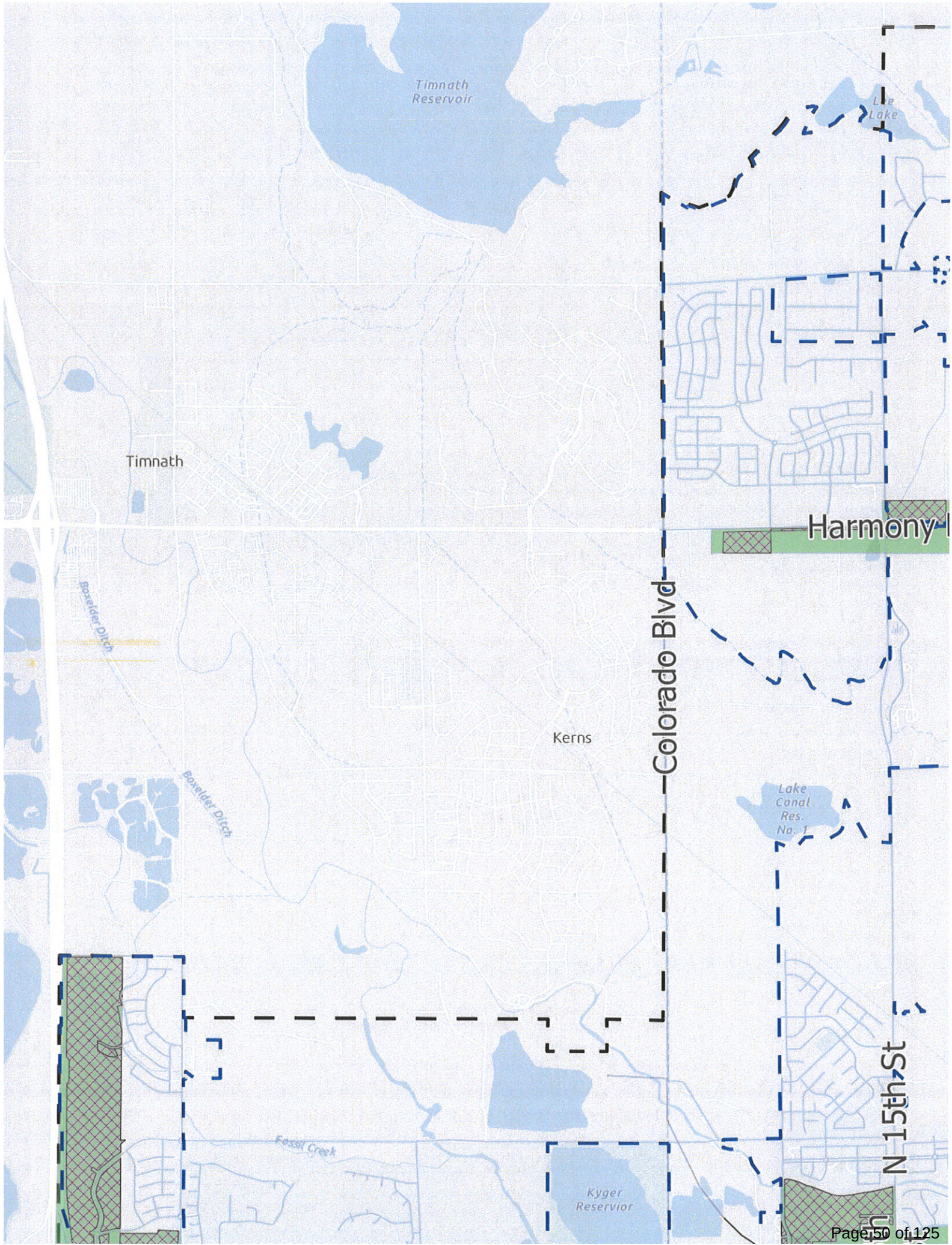
The town's commercial development potential is constrained by a limited amount of available land, which serves as the primary revenue generator for the community. The economic prosperity of the town hinges largely upon its capacity for commercial development, which, unfortunately, is hampered by the reduction of available land. This limited land supply poses a significant challenge as it restricts the town's ability to expand its revenue-generating activities. Consequently, the town must carefully strategize and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources.

Recommendations

The staff suggests Town Board consider formally adopting a policy to prohibit the conversion of commercial land into residential areas. Windsor boasts ample options for residential development, making it imperative to safeguard the limited commercial land available. Preserving these commercial zones is vital, irrespective of the time required for their development, as they represent crucial revenue-generating opportunities for the town.

Attachments

GIS Map of available commercial land



Timnath

Timnath Reservoir

Lake

Harmony

Kerns

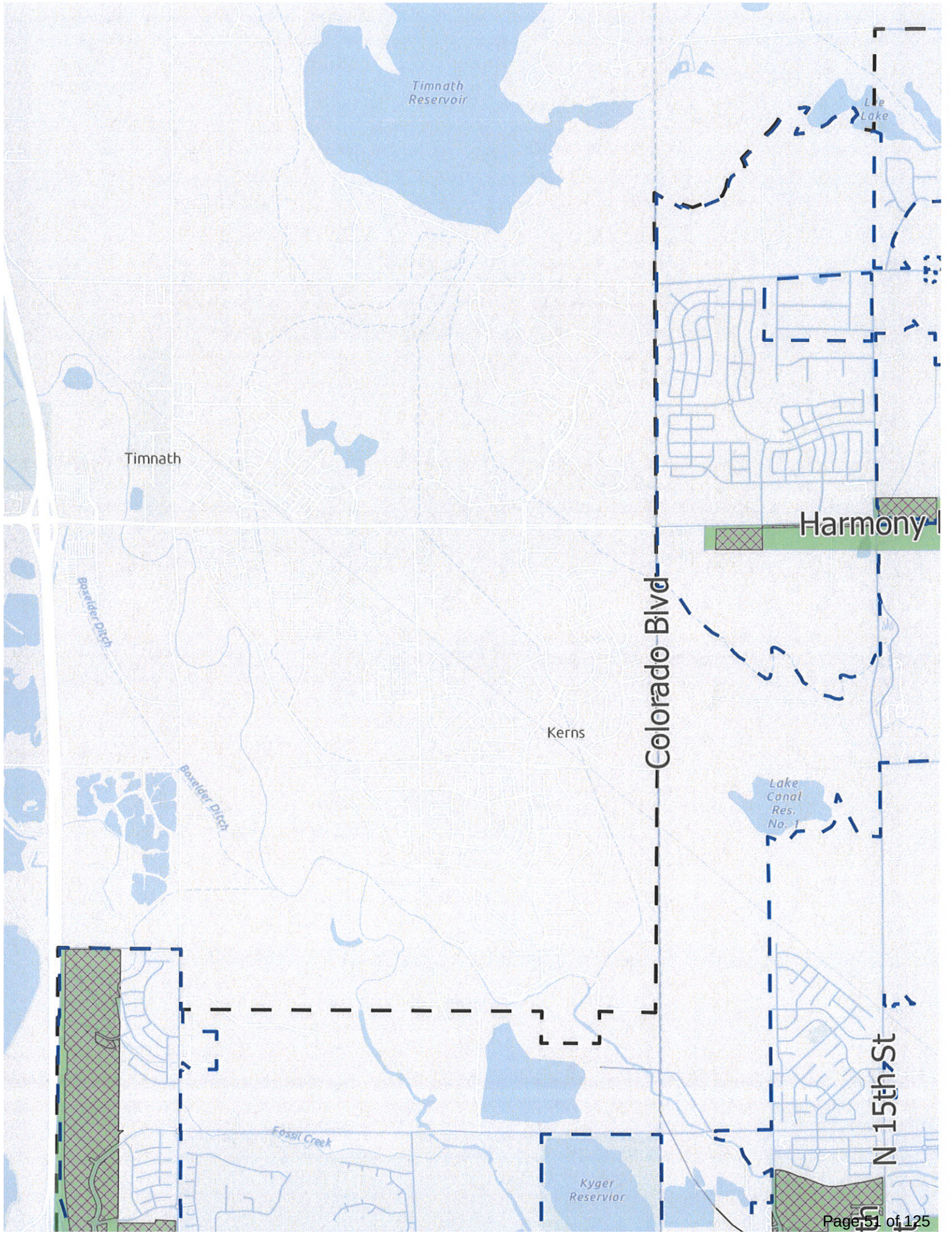
Colorado Blvd

Lake Canal Res. No. 1

Fossil Creek

Kyger Reservoir

N 15th St



Village East Commercial Holdings, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634

February 11, 2024

Via email:clutz@windsorgov.com

Town of Windsor Planning Department
Attn: Planning and Zoning
301 Walnut Street
Windsor, CO 80550

RE: Land Use Amendment
Narrative

Dear Mrs. Malone:

The following describes the justification criteria for changing the Land Use Map for Village East 8th Filing Tract L, Lot 1, Village East Twelfth Filing, and Lot 1 Village East Thirteenth Filing. Overall Land Use Goals and Policies from the Town of Windsor, Colorado Comprehensive Plan, March 2016

Goals of the Comprehensive Plan:

1. Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible. (Land Use and Development section pg. 5.15)
2. Develop a land use pattern that provides a range and mix of housing options that contribute to a diverse and vibrant economy and high quality of life. (Land Use Development pg. 5.3)
3. Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels. (Land Use and Development pg. 5.21)
4. Windsor has more than 7,000 acres of potentially developable areas within its Growth Management Area. Taking a growth approach that incorporates a mix of housing types that includes both low and high density residential land uses, future housing development would consume no more than 30% of the developable area. (Land Use and Development pg. 5.16)
 - a. The change in use of 4.08 acres of useable Neighborhood Commercial to RMU is an insignificant impact on available commercial land.
5. Well-managed growth strategy that accommodates future populations while limiting adverse impacts associated with growth. (Land Use and Development p 5.16)
6. Future development should be prioritized within the Primary Grown Area to utilize existing infrastructure and services. (Land Use and Development p 5.17)

7. Residential growth within the Primary Growth Area should prioritize the completion of existing subdivision. (Land Use and Development p 5.21)

Compatibility with existing and planned Land uses:

The proposed residential development integrates with adjacent land uses within the Primary Growth Area.

- The proposed zoning and residential development will integrate well with the existing residential subdivision to the North and East of the site.
- The proposed multi-family residential development provides an appropriate transition in land use from the single-family residential area from the small rural residential sites to the south that includes agricultural uses. These properties are in Weld County. However, the zoning overlay should they be annexed into the Town of Windsor shows these properties as General Commercial.

Minimizing detrimental impacts to the existing or planned transportation system.

- The proposed change in use will improve the transportation system in this area.
 - Multi-family developments will have traffic patterns that will align with the surrounding single-family with morning and afternoon traffic.
 - Commercial uses will have a greater impact on the traffic of this area. The commercial area will be under served due to a number of limiting factors.
 - The nearest major intersection to the project is County Road 21 and Highway 392. This intersection is not a signalized intersection. East bound traffic visiting any potential business located in the area currently zoned Neighborhood Commercial will inundate the left turn lane leading to traffic backups and accidents at this intersection.
 - The nearest location to the currently commercial zoned area is County Road 21 and Greenville Way. This is a tee intersection with stop sign control on Greenville Way. County Road 21 is a busy road that serves as a main access to the Town of Severance. Continued growth of the Town of Severance will only continue to increase in traffic volume. Anyone traveling from Highway 392 to Severance will bypass any commercial retailers that would potentially build at this site as they would have a difficult time making the left turn to continue north on County Road 21 to Severance.

Adequacy of existing or planned service capabilities:

- The Town of Windsor Design Criteria and Construction Specifications Division II Water and Sewer Systems were utilized to conduct a comparison of conceptual water and sewer demand.
 - Based on the Town of Windsor Criteria, the proposed RMU zoning allows for an estimated average sanitary sewer demand of 1,490 gpd/acre. The General Commercial zoning assumes sanitary sewer demands of 2,100 gpd/acre, 1,500 gpd/acre (min.). The existing zoning assumes higher sanitary sewer demands than the proposed RMU zoning. This comparison shows that the sewer demand will decrease with rezoning.
 - Indoor potable water use is directly correlated with sewer demand, it is assumed that this change in zoning will produce lower indoor water use as well. Irrigation water use will not be a factor as this area has a non-potable irrigation system and the proposed rezoning will be connected to such system.
 - This property will be served by the Town of Windsor sewer network.
 - This property will be served by the Town of Windsor waterline network.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

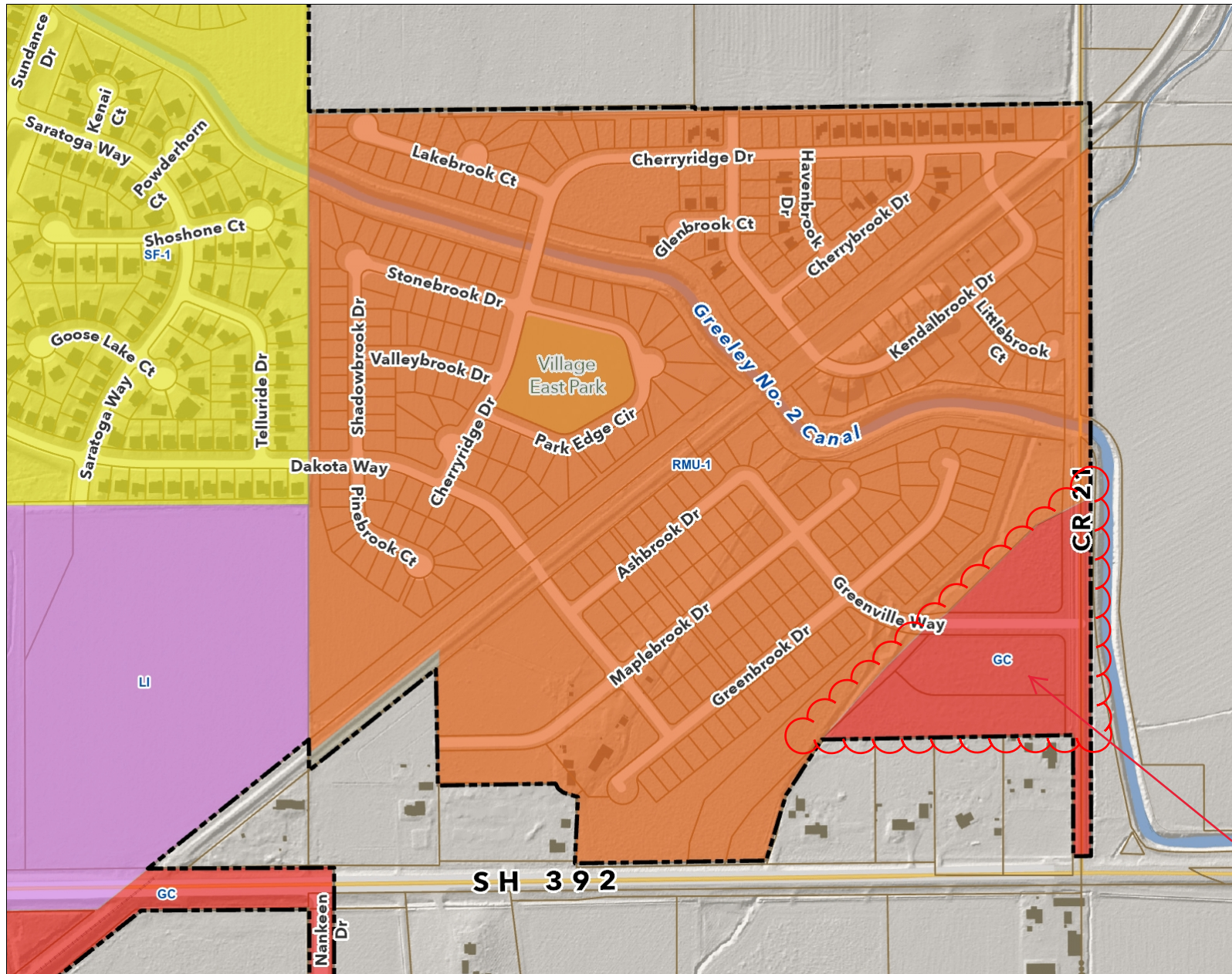
Sincerely,



Morgan Kidder



Windsor Map



Legend

- Larimer Roads (outsideGMA)
- Weld Roads (outsideGMA)
- State Wildlife Areas
- Larimer Roads (outsideGMA)
- Weld Roads (outsideGMA)
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- Larimer Roads (outsideGMA)
- Weld Roads (outsideGMA)
- State Wildlife Areas
- Municipalities
- Larimer Roads (outsideGMA)
- Weld Roads (outsideGMA)
- State Wildlife Areas
- Municipalities
- Larimer Roads (outsideGMA)
- Weld Roads (outsideGMA)

Notes

Land Use Map

Land Use Map
Amendment
Area

0.19 0 0.09 0.19 Miles

1: 6,000



This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Date Prepared: 3/11/2024 3:31:54 PM

Village East Commercial Holdings, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634

June 27, 2024

Via email:clutz@windsorgov.com

Town of Windsor
Attn: Planning and Zoning
301 Walnut St.
Windsor, CO 80550

RE: Village East – East Rezone

Dear Mrs. Lutz:

We are in receipt of review comments on the above referenced project. Our responses are as follows:

1. We have not received any information from the Planning and Economic Development departments reference in the comments.
2. This property has been marketed for commercial use. Six different local brokers have declined to list the property as approved due to lack of interest. We have not received a single interested user due to the unfavorable location, lack of visibility and absence of any other commercial development.
3. Rezoning to residential use makes practical sense due to the location and size of the property.
4. This project will not attract typical commercial users that will generate sales tax. As the project is currently approved, users will have office space in the front of the building and warehouse/shop space in the back of the building, such as:
 - a. Loading docks and bays
 - b. Warehouse and storage facilities
 - c. Printing shops
 - d. Commercial laundry
 - e. Automobile repair garages
 - f. Materials testing laboratories
 - g. Office spaces
 - h. Building maintenance shops
 - i. Electronics component production
 - j. Industrial machinery and facilities for metalwork, millwork, and cabinetry work;None of which will generate sales tax revenue.
5. Due to the size and layout of the units within the building this area will not develop with typical inline type uses. Instead, this area will be similar to Highlands Industrial Park Subdivision in West Windsor.
6. Upper level residential above the commercial use on the first floor is not a practical or desired product in this market.

Notwithstanding the foregoing, the most significant issue is that we have received numerous and significant negative responses from the local residential community. It is abundantly clear the neighboring single family and multifamily residents much prefer the multifamily product. The positive synergy that currently exist with the existing neighborhoods is well accepted.

Additionally, rezoning of this property to Residential Mixed Use (RMU) is more beneficial to Windsor than if developed as currently approved. RMU fulfills a need and demand on the east side of town for housing not currently available for different income and age groups and will provide a better transition and buffer to the existing single-family development to the west.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,



Morgan Kidder



MEMORANDUM

Date: March 5, 2025
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from General Commercial to Mixed Residential within Village East Subdivision 8th, 12th and 13th Filings - Larry Buckendorf, owner representative for Village East Commercial Holdings, LLC; and Morgan Kidder, applicant representative, Journey Homes, LLC
Item #: C.2.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: March 5, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Item #: C.3.

Background / Discussion:

Executive Summary

The applicant's representative, Mr. Morgan Kidder of Journey Homes, has submitted an application on behalf of the property owner, Timberline Church, for a Town of Windsor 2024 Comprehensive Plan Land Use Map Amendment (LUMA) within a portion of the Trautman Subdivision 4th Filing, located south of Crossroads Boulevard and east of Weld County Road (WCR) 17, in the Town of Windsor.

The project proposes a Comprehensive Plan Land Use Map Amendment to change five acres of Commercial Mixed-Use designated land to Medium-Density Residential land.

The application has been reviewed in accordance with Article II of Chapter 14 of the Municipal Code, which outlines the purpose, procedure, and criteria for a Land Use Map Amendment. The LUMA application complies with the following criteria outlined in the Municipal Code:

- a. Conformance with the goals and policies outlined in the Comprehensive Plan
- b. Compatibility with Existing and Planned Land Uses
- c. Minimizing Detrimental Impacts to Existing or Planned Transportation System
- d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

The Town's 2024 Comprehensive Plan establishes goals and policies advocating for the preservation of commercial land use designations to ensure that current residents receive the necessary services. In 2024, the Town Board reviewed an economic analysis from the Economic Development Department that revealed the Town's 15-year-long trend of converting commercial land to residential use could significantly undermine the Town's fiscal health. This practice, carried out without accounting for long-term fiscal impacts, as well as impacts on utilities and infrastructure, would disrupt the Comprehensive Plan's goals and policies balance between residential and commercial uses, which are essential for a thriving community.

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested.

Background

The subject area, now known as Trautman Subdivision 4th Filing, lot 1, was annexed as part of the South Gate 4th and 5th annexations in 2005. With the annexation, the property was master planned for

approximately 120.5 acres and zoned residential (E-2 -Estate Residential).

- **2005** - The property was subdivided into three parcels of approximately 98 acres, known as the Trautman Subdivision.
- **2007** - Trautman 2nd Filing subdivided a total of 110 acres. Tract A, containing approximately 22 acres, was rezoned from Estate Residential to General Commercial.
- **2017** - Trautman 4th Filing subdivided a total of 48 acres, creating one lot and two tracts.
- **2017** - The General Commercial area, about 20 acres on the north side, was sold to Timberline Church.
- **2023** - Trautman 5th Filing subdivided a total of 48 acres, creating 229 single-family residential lots.
- **2024** - Windsor Town Board passed Resolution 2024-31 discouraging the conversion of General Commercial (GC) land to residential land.

Future economic growth in Windsor is promising as new economic sectors emerge that can diversify and strengthen the Town's economy. It is important for the Town to maintain and absorb growth while retaining a close-knit community, quality amenities, and a high level of service. Therefore, the Town Board unanimously approved Resolution No. 2024-31, on April 22, 2024, A Resolution Creating a Policy Discouraging the Conversion of Commercially Designated Real Estate to Residentially Designated Real Estate.

Comprehensive Plan Amendments

The Town's Comprehensive Plan is a tool for guiding long-range planning decisions to benefit existing and future residents. The Town's Comprehensive Plan states that the Planning Commission shall consider the following criteria regarding the approval or rejection of any proposed amendment to the Plan:

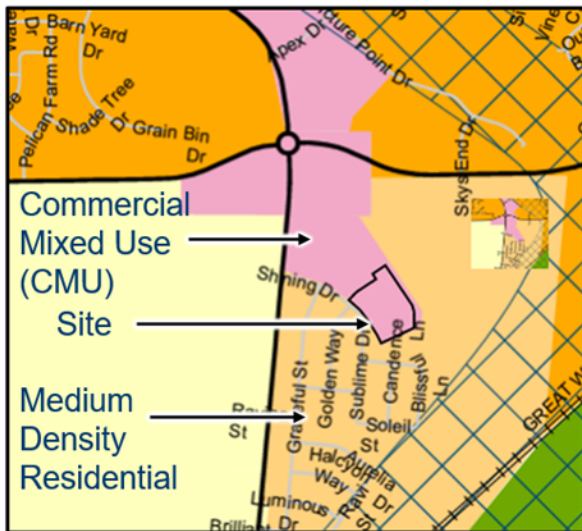
- a. Conformance with the goals and policies outlined in the Comprehensive Plan*
- b. Compatibility with Existing and Planned Land Uses*
- c. Minimizing Detrimental Impacts to Existing or Planned Transportation System*
- d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)*

The applicant's narrative attempting to justify the subject request with the goals and policies outlined in the Comprehensive Plan does not satisfy the required criteria. The applicant contends that residential is the most viable option for development, claiming the extension of the existing neighborhood to the south will generate property tax, whereas the existing church property is tax-exempt and will not generate any tax revenue. In addition, the applicant claims that the southern portion of the parcel will be unsaleable because of a lack of access and visibility and will, therefore, remain vacant.

a. Conformance with the goals and policies outlined in the Comprehensive Plan

The proposed land use, residential, is inconsistent with the designation of Commercial Mixed-Use on the Comprehensive Plan Land Use Map.

The use of residential is compatible with surrounding existing residential uses. However, the conversion of commercially designated area to residentially designated area would not allow for neighborhood services in close proximity to the existing neighborhood residents.



Chapter 5 - Growth and Regional Collaboration

Goal 1- Manage new development to be fiscally responsible and environmentally sensitive.

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

Staff Comment: Existing infrastructure is located in the adjacent neighborhood, Trautman Subdivision 5th filing. This proposal would still require a water and sewer capacity analysis to determine if the Town will have adequate capacity to serve.

Policy 5: *Proposed Map amendments should be accompanied by a professionally prepared cost-benefit analysis of proposed increased residential density, illustrating the long-term impacts of infrastructure maintenance and the provision of services versus tax revenue generation.*

Staff Comment: The applicant has submitted a professionally prepared cost-benefit analysis. This analysis did not take into consideration the long-term impacts of infrastructure maintenance and the provision of services; however, the applicant addressed this separately by providing supplementary information that included long-term infrastructure costs. The base cost assumptions for infrastructure replacement were validated by the Town's Public Works Department. Please refer to the applicant's cost-benefit analysis included in the packet.

The Town's Economic Development Department also prepared a cost-benefit analysis that revealed no fiscal benefit for the Town to convert commercially designated land to residentially designated land. This analysis demonstrated that revenue generated through residential property taxes would still result in negative revenue for the Town.

Community Facilities & Infrastructure

Goal 3 - Maximize sustainability and fiscal responsibility of community services and utilities.

Policy 4: *Encourage compact and clustered developments to maximize utility and infrastructure investments.*

Staff Comment: Existing infrastructure for the proposal is located in the adjacent neighborhood, Trautman Subdivision 5th Filing. As stated herein, further analyses would need to be conducted to determine adequate capacity (water and sewer) to serve this area.

b. Compatibility with Existing and Planned Land Uses

The proposed land use, Medium Density Residential, is compatible with other existing residential land uses; however, it is inconsistent with the planned land use designation of Commercial Mixed Use.

c. Minimizing Detrimental Impacts on Existing or Planned Transportation Systems

The area under consideration, approximately five acres, would have similar traffic patterns to the

existing traffic flow. With the recent development of Trautman 5th Filing, WCR 17 was recently built to the ultimate road section. Therefore, the minor increase in single-family units will not require any additional roadway improvements and is not anticipated to have any negative impacts on the existing street infrastructure.

d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

This proposal would require water and sewer capacity analyses to determine if the Town will have adequate capacity to serve.

All necessary waterline improvements required for the proposal were completed with Trautman Subdivision 5th Filing. It is anticipated that the existing non-potable water system within Trautman Subdivision 5th Filing could serve the proposal area.

Notifications

Notifications for this public hearing were completed in accordance with the Municipal Code as follows:

- February 16, 2025 – Legal ad published in the Greeley Tribune newspaper.
- February 18, 2025 - Signs posted on the property
- February 18, 2025 - Affidavit of mailing to property owners within 500 feet
- February 18, 2025 – Notice posted to Town's website

Financial Impact:

Converting commercially designated area to residentially designated area would permanently eliminate potential revenue from commercial uses. Once residential development is established, future conversion back to commercial use would be impractical. Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.

Windsor boasts ample options for residential development, making it imperative to safeguard the limited commercial land available. Preserving these commercial zones represents crucial revenue-generating opportunities for the Town.

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

The application is inconsistent with the following:

- Vibrant and Healthy Economy
 1. Goal 3.3: *Promote business diversification to attract balanced commercial development that will sustain the future of Windsor.*

Recommendation:

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, **staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested and forward this recommendation to Town Board.**

CC:

Attachments:

1. Trautman LUMA - Community Development Comments
2. Staff Presentation - PC - LUMA - Trautman
3. RESOLUTION NO. 2024-31
4. Trautman LUMA - Applicant Narrative
5. Trautman LUMA Cost-Benefit Analysis Letter from Applicant
6. Trautman LUMA Cost-Benefit Analysis from Applicant
7. Trautman LUMA - Applicant Presentation



**RE: Community Development Comments:
Trautman Subdivision Conversion of Commercial to Residential**

Long Range Planning

Since the adoption of the Town's previous 2016 Comprehensive Plan, the Town has grown from 25,687 to over 45,000. This dramatic growth speaks to our community's high quality of life and highlights the need for thoughtful planning. As a community, we envision a safe, sustainable, and thriving town prioritizing a high quality of life through thoughtful growth and development, fostering a sense of community, and responsible stewardship of its natural resources and open space.

From housing, transportation, land use, growth, access to recreation, and more, the new Comprehensive Plan addresses issues that matter most to our residents. In addition to robust goals and policies identified in this plan, the implementation actions will keep us on track and help ensure we're moving in the right direction as a community. Many of the guiding principles revolve around fiscal responsibility, access to local services and amenities, and ultimately, a desirable environment to live, work and play. Embedded in the Plan is a key Guiding Principle: "A vibrant and resilient economy that builds upon Windsor's dynamic commercial, educational, and employment areas." This direction supports diverse businesses and industries. When the Town is host to a diverse mix of industries, it is less vulnerable to changes in any one sector.

Economic Development

When the Economic Development Department was formed in April of 2011, staff reached out to our Geographic Information Systems (GIS) department to identify all vacant types of commercial land in Windsor for development opportunities. The GIS department had identified approximately 7,000 acres of land available for development utilizing current and future zoning of land in the town.

Since that time, a significant amount of commercial land development has occurred but also commercial land conversion to residential has occurred. In late 2023, staff worked with the Town's GIS department to identify the current available land utilizing the same principles, existing and proposed commercial land according to our land use zoning map. GIS identified only approximately 2,000 acres of available land for commercial development. As our absorption rate was an average of 416 acres of commercial land a year during that time.

The Town's commercial development potential is constrained by a limited amount of available land, which serves as the primary revenue generator for the community. The economic prosperity of the Town hinges largely upon its capacity for commercial development, which, unfortunately, is hampered by the reduction of available land. This limited land supply poses a significant challenge as it restricts the Town's ability to expand its revenue-generating activities. Consequently, the Town must carefully strategize and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources.

Engineering – Utilities

Any proposed development would require a water and sewer capacity analysis to determine if the Town will have adequate capacity to serve.

All necessary waterline improvements required for the property were completed with Trautman Subdivision 5th Filing. It is anticipated that the existing non-potable water system within Trautman Subdivision 5th Filing could serve the subject property.



Comprehensive Plan - Land Use Map Amendment

Trautman Subdivision 4th Filing

Sandra Mezzetti, Senior Planner

Planning Commission, March 05, 2025

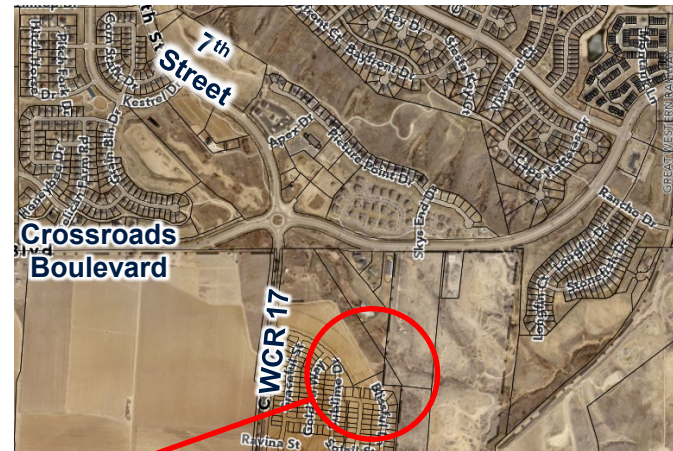


Comprehensive Plan – Land Use Map Amendment

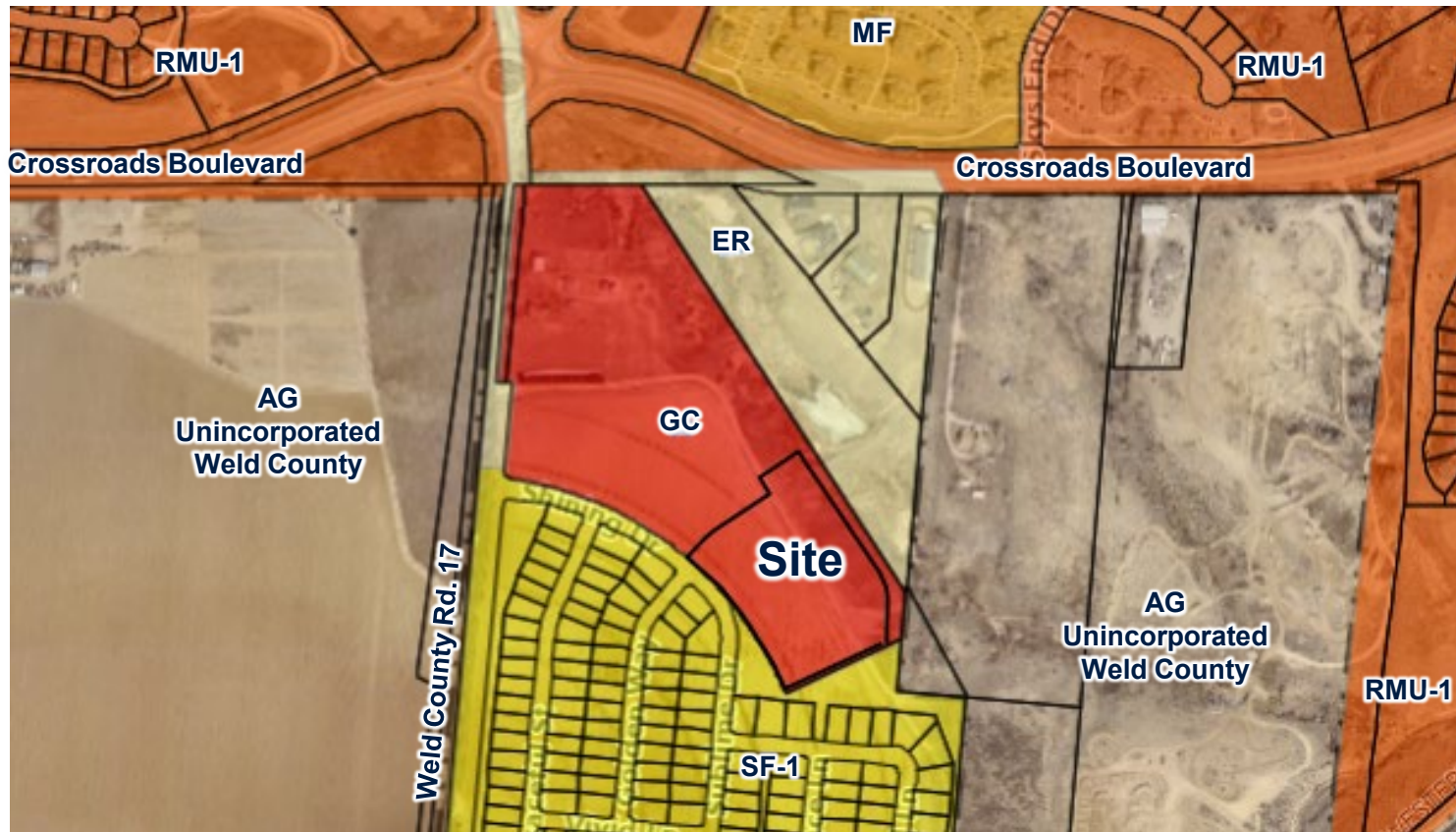
Article II of Chapter 14 of the Municipal Code outlines the procedures for amending the Comprehensive Plan - Land Use Map, including:

The Planning Commission may amend, supplement, change, or repeal the **Comprehensive Plan and Land Use Map boundaries** set forth in this Code.

Site Vicinity Map



Zoning Map



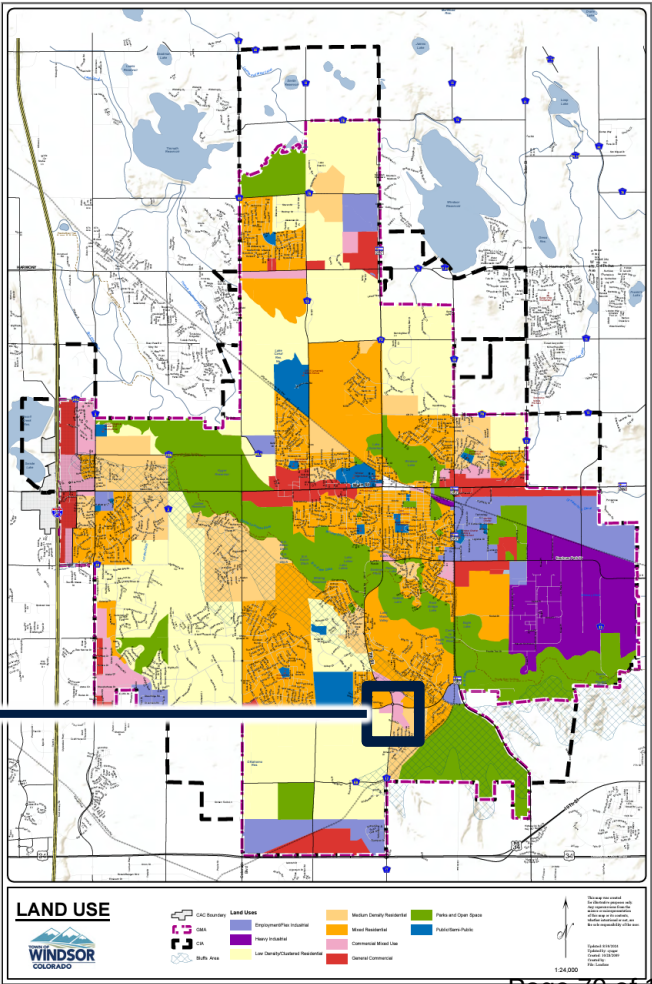
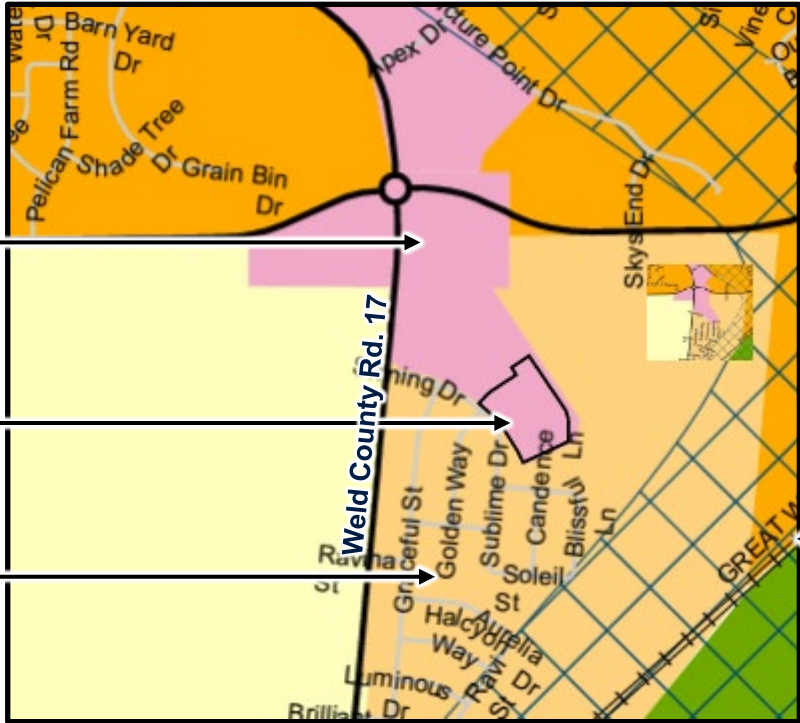


Comprehensive Plan Land Use Map

Commercial
Mixed Use

Site

Medium
Density
Residential





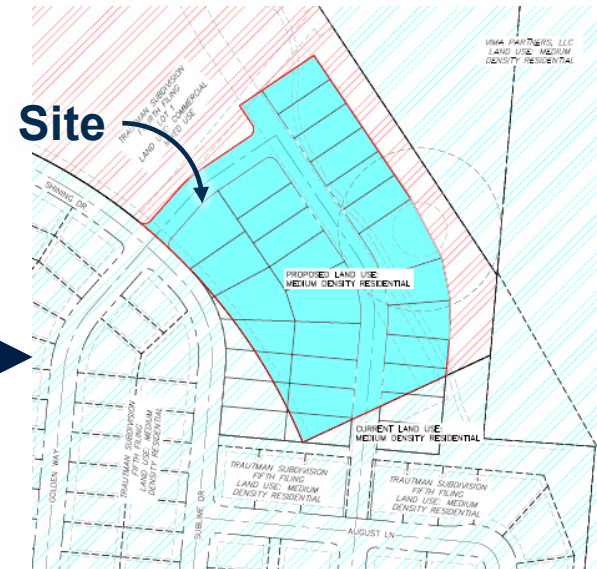
Comprehensive Plan – Existing vs. Proposed Land Use

**Existing
Land Use
Designation:**

**Commercial
Mixed Use**



**Trautman Subdivision
4th Filing**



**Trautman Subdivision
4th Filing**

**Proposed Land
Use
Designation:**

**Medium Density
Residential**





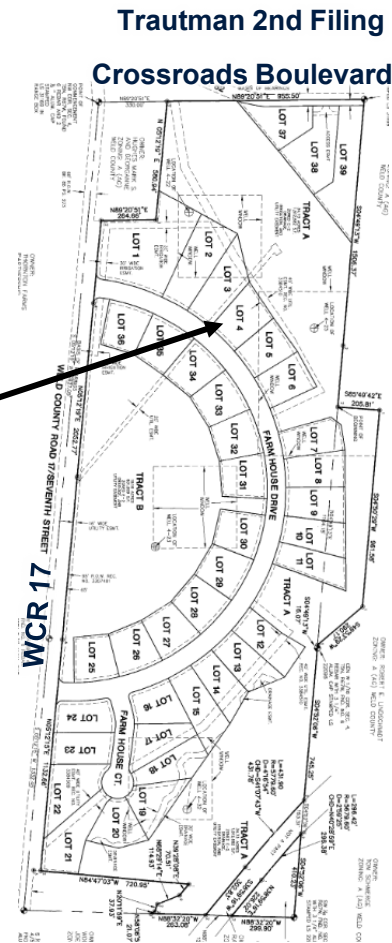
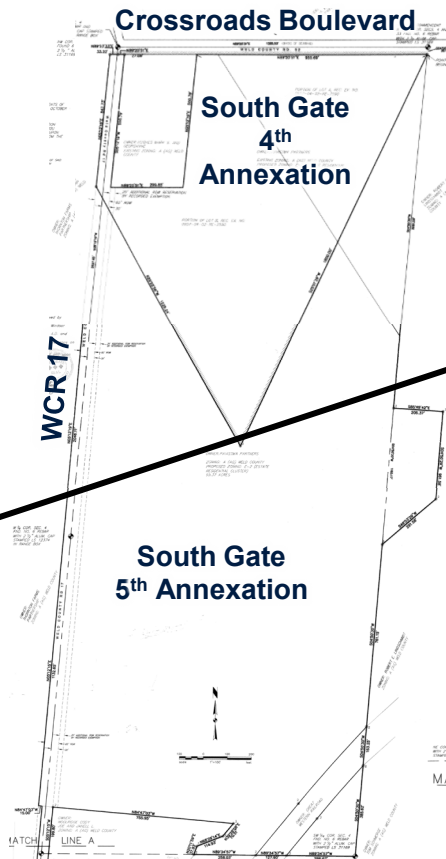
Background

2005

The subject area, now known as Trautman 4th Filing, Lot 1, was Annexed and Master Planned as South Gate 4th & 5th annexations.

2007

Trautman 2nd filing subdivided a total of 110 acres. Tract A, containing approximately 22 acres, was rezoned from Estate Residential to General Commercial.





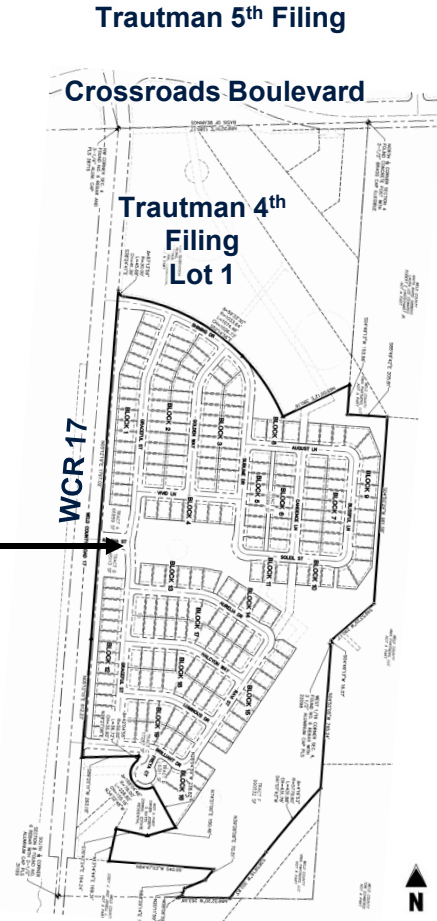
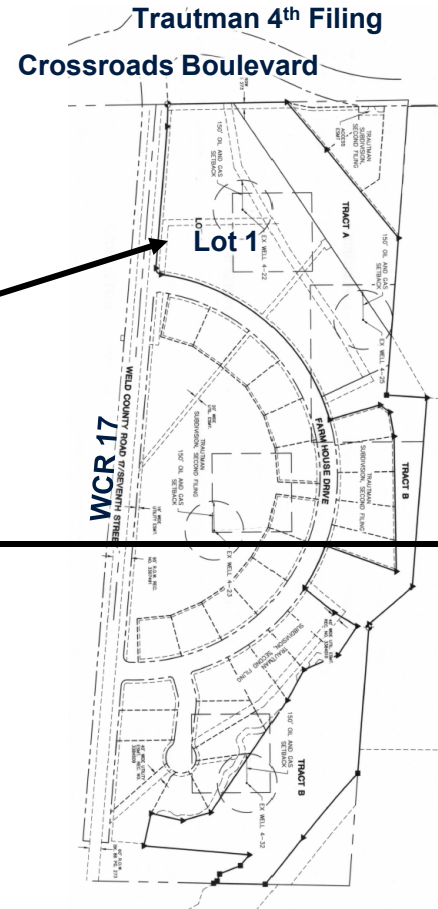
Background

2017 – Trautman 4th filing subdivided a total of 48 acres, creating one lot and two tracts.

The General Commercial area, about 20 acres on the north side, was sold to Timberline Church.

2023 - Trautman 5th filing subdivided a total of 48 acres, creating 229 single-family residential lots.

2024 – On April 22, 2024, the Windsor Town Board passed Resolution 2024-31 discouraging the conversion of General Commercial (GC) parcels to residential zoned parcels.



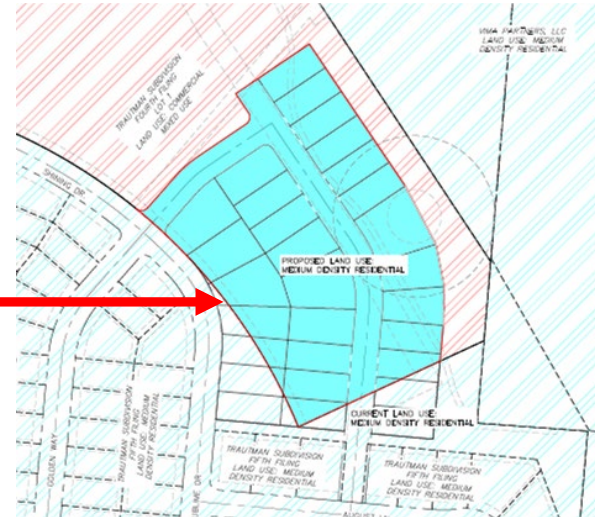
Proposal

The intent of the change in land use designation is to convert approximately 5 acres of Commercial Mixed-Use property to Medium Density Residential for the purpose of creating an additional 28 residential lots.

Existing



Proposed





Land Use Map Amendment Criteria

- a. Conformance with the goals and policies outlined in the Comprehensive Plan
- b. Compatibility with Existing and Planned Land Uses
- c. Minimizing Detrimental Impacts to Existing or Planned Transportation System
- d. Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)

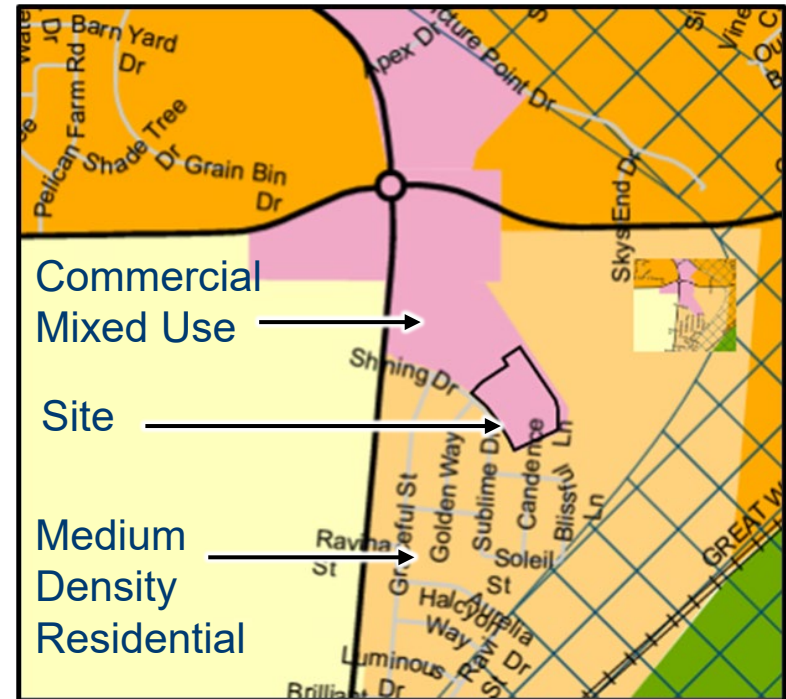


Land Use Map Amendment Criteria Comprehensive Plan Conformance

a. Conformance with the goals and policies outlined in the Comprehensive Plan

The proposed land use, residential, is ***inconsistent*** with the Comprehensive Plan Land Use Map designation of Commercial Mixed-Use.

Current Land Use Designation Commercial Mixed-Use





Land Use Map Amendment Criteria Comprehensive Plan Conformance

Chapter 5 - Growth & Regional Collaboration

Goal 1 - Manage new development to be fiscally responsible and environmentally sensitive.

Policy 1: *When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.*

- Analysis will be needed to determine adequate capacity to serve (water and sewer).



Land Use Map Amendment Criteria Comprehensive Plan Conformance

- **Policy 5:** *Proposed Map amendments should be accompanied by a professional prepared cost benefit analysis of proposed increased residential density, **illustrating the long-term impacts of infrastructure maintenance and the provision of services versus tax revenue generation.***

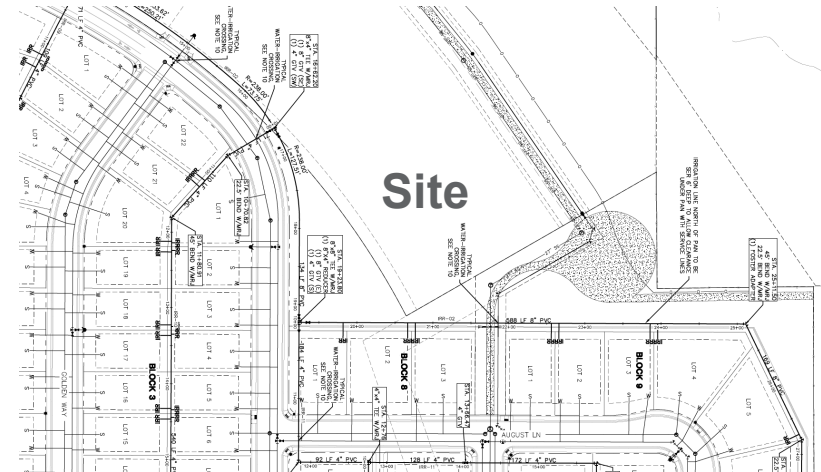


Chapter 5 – Community Facilities & Infrastructure

Goal 3 - Maximize sustainability and fiscal responsibility of community services and utilities.

Policy 4: *Encourage compact and clustered developments to maximize utility and infrastructure investments.*

- Analysis will be needed to determine adequate capacity to serve (water and sewer).



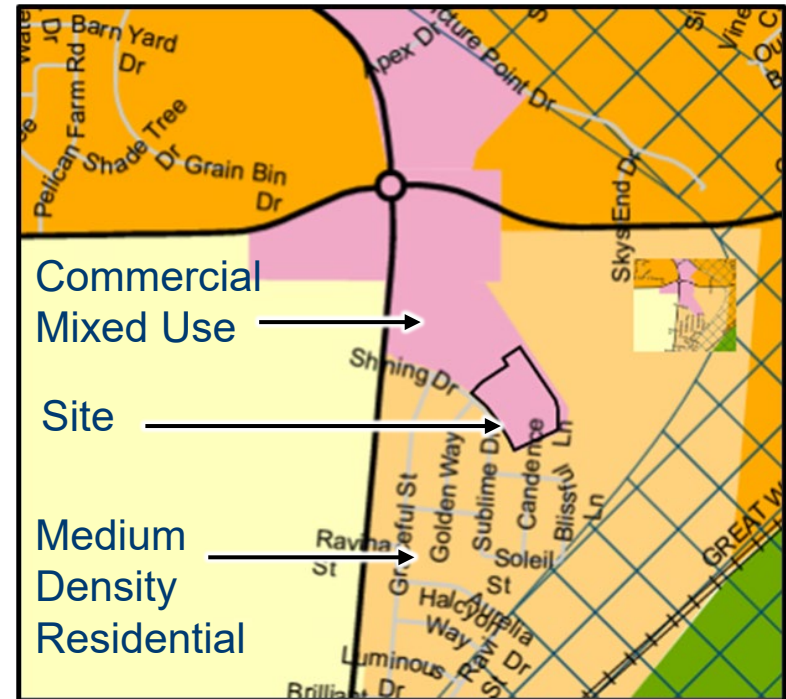


Land Use Map Amendment Criteria

b. Compatibility with Existing and Planned Land Uses

The proposed land use, Medium Density Residential, is compatible with other existing residential land uses; however, it is inconsistent with the planned land use designation of Commercial Mixed Use.

Current Land Use Designation Commercial Mixed-Use



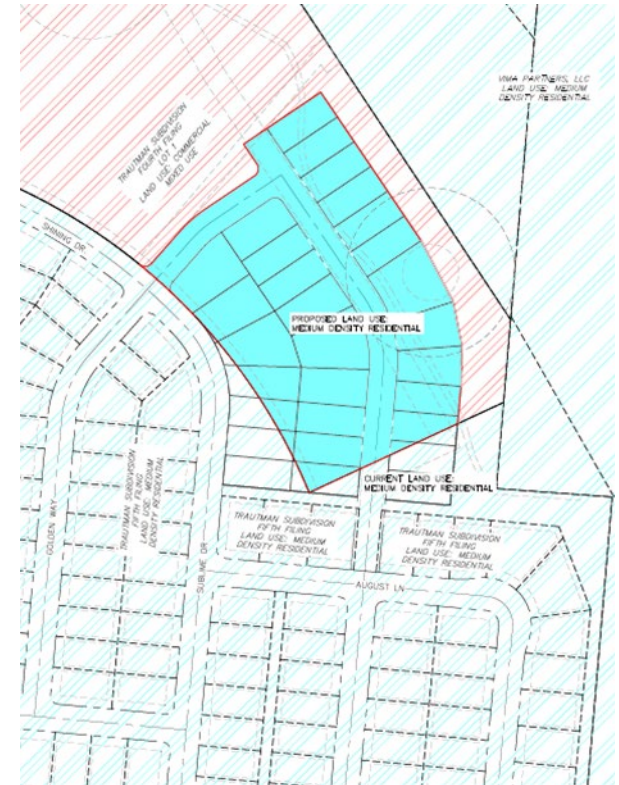


Land Use Map Amendment Criteria

Proposed Road Network Connections

c. Minimizing Detrimental Impacts to Existing or Planned Transportation System

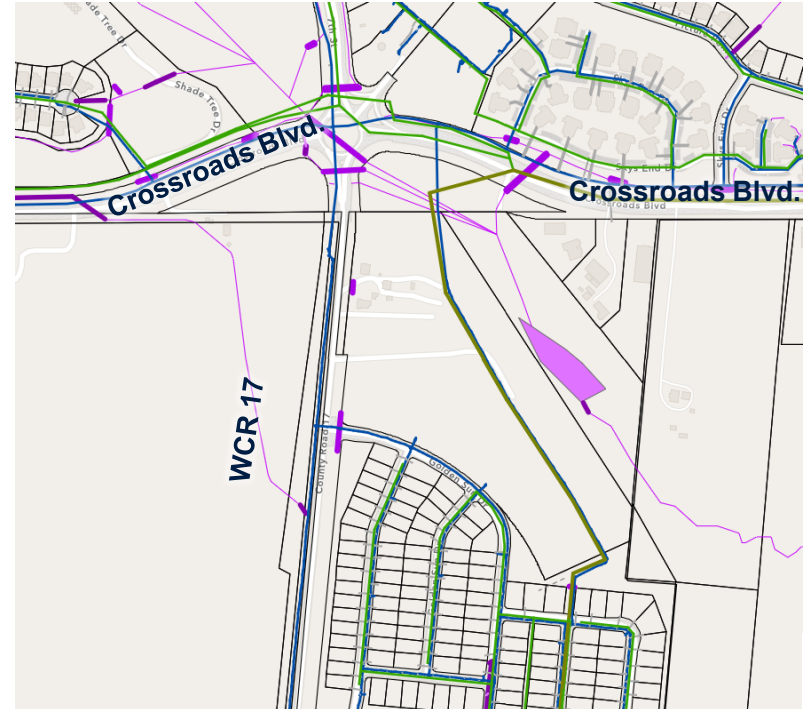
The area under consideration, approximately five (5) acres, would have similar traffic patterns to the existing traffic flow.



Land Use Map Amendment Criteria

- d. **Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)**
- Analysis will be needed to determine adequate capacity to serve (water and sewer).

Existing Utility Services





Financial Impact

Converting commercially designated area to residentially designated area would permanently eliminate potential revenue from commercial uses. Once residential development is established, future conversion back to commercial use would be impractical. Although residential development would generate property tax revenue, it would not be sufficient to offset the long-term infrastructure maintenance costs the Town would bear in perpetuity.



Strategic Plan Conformance

The application is consistent with the Strategic Plan Mission Statement: The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

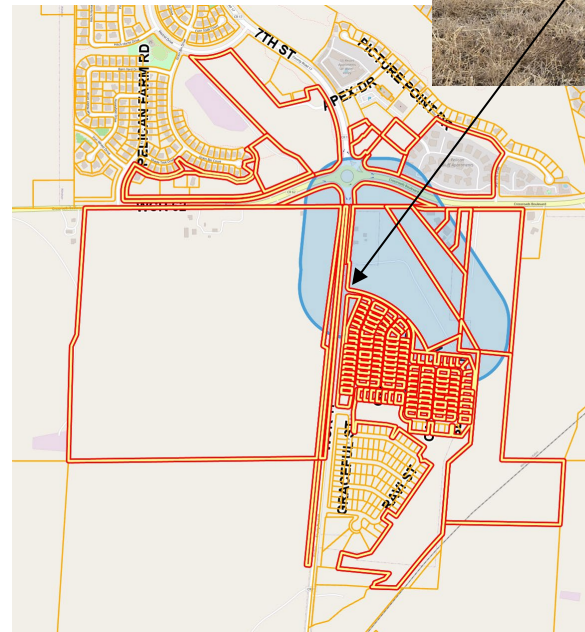
The application is inconsistent with the following:

- Vibrant and Healthy Economy
 - Goal 3.3: Promote business diversification to attract balanced commercial development that will sustain the future of Windsor.

Public Notification

Notifications for this meeting were as follows:

- February 16, 2025 – published ad in the Greeley Tribune
- February 18, 2025 – sign posted on the property
- February 18, 2025 - Affidavit of mailing to property owners within 500 feet
- February 18, 2025 – posted on Town's website





Recommendation

Considering the recent adoption of the 2024 Comprehensive Plan, which carefully considered the land use designations within the Land Use Plan and the financial impacts and utility considerations (water and sewer) to the Town, in addition to the Town Board's policy, adopted in Resolution 2024-31, discouraging such conversion, **staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested and forward this recommendation to Town Board.**



Record

Staff requests that the following be entered into the record:

- Land Use Map revision request and application materials
- Staff memorandum and supporting documents
- Public hearing testimony
- Recommendation



Land Use Map Amendment Review Criteria

- Conformance with the goals and policies outlined in the Comprehensive Plan
- Compatibility with Existing and Planned Land Uses
- Minimizing Detrimental Impacts to Existing or Planned Transportation System
- Adequacy of Existing or Planned Service Capabilities (sanitary sewer, water, etc.)



Thank You

Questions

TOWN OF WINDSOR

RESOLUTION NO. 2024-31

A RESOLUTION CREATING A TOWN OF WINDSOR POLICY DISCOURAGING THE CONVERSION OF COMMERCIALY DESIGNATED REAL ESTATE TO RESIDENTIALLY DESIGNATED REAL ESTATE

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, the Town is a desirable location within the Northern Colorado region; and

WHEREAS, the Town has experienced rapid growth in the past several years, with a population of nearly 45,000; and

WHEREAS, since 2011, although there has been commercial land development within the Town, a significant portion of an identified 7,000 acres that were available for commercial land development has been converted into residential development (see Memo from Director of Economic Development Stacy Brown dated March 25, 2024, attached hereto and incorporated herein by reference as Exhibit A); and

WHEREAS, currently, there are only approximately 3,000 acres of land available for commercial development (See Map identifying current commercially designated properties, attached hereto and incorporated herein by reference as Exhibit B); and

WHEREAS, the Town recently adopted a new Comprehensive Plan with specific goals and policies; and

WHEREAS, the Comprehensive Plan’s goals and policies related to new development include:

GOAL 1. Manage new development to be fiscally responsible and environmentally sensitive.

Policy 3. Consider strategic annexations on a case-by-case basis, taking into consideration alignment with Town objectives, fiscal impacts, viability of municipal services, availability of infrastructure and utilities, connectivity between new developments, and environmental impacts. Prioritize annexations in proximity to the Town’s core, community amenities, and services.

Policy 5. Proposed Map amendments should be accompanied by a professionally prepared cost-benefit analysis of any proposed increased residential density illustrating the long-term impacts of infrastructure maintenance and provision of services versus tax revenue generation.

GOAL 2. Align the pace of new development with investment in infrastructure, amenities, and services.

Policy 6. Proposed Map amendments that would result in increased residential density need to account for and mitigate the resulting population increase through conservation development and cluster subdivision design, combined with protection of other areas within the GMA to offset increased residential density. One method of mitigation would be dedication of perpetual open space within the GMA. Land use map amendments that would result in increased density should concentrate such increased density in close proximity to necessary goods and services e.g., walking distance to groceries, services, transit and other amenities; and

WHEREAS, commercial development serves as the primary revenue generator for the Town; and

WHEREAS, the potential for future commercial development is constrained by a limited amount of available land, which poses a significant challenge as it restricts the Town's ability to expand these revenue-generating activities; and

WHEREAS, the Town Board finds that the Town must carefully consider, strategize, and prioritize its land usage to maximize its economic potential while preserving the integrity of its resources; and

WHEREAS, the Town Board also recognizes that there are options and opportunities in consideration to preserve commercial land while simultaneously accommodating residential growth; and

WHEREAS, the preservation of commercial land is a matter of public health, safety, and welfare; and

WHEREAS, the Town Board wishes to approve and declare a policy discouraging the conversion of commercially designated property to residentially designated property.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The Town Board should consider and heavily weigh the goals and policies of the Comprehensive Plan incorporated herein prior to making any land use amendments.

Section 2. The Town Board hereby declares it shall be the policy of the Town to discourage any conversion of identified commercial property to solely residential uses while acknowledging that there are and will be options and opportunities for the development communities to work simultaneously to still allow residential growth without compromising any commercial property.

Upon motion duly made, seconded, and carried, the foregoing Resolution was adopted this 22nd day of April, 2024.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

September 24, 2024

***Trautman Subdivision 7th Filing Project Narrative
Land Use Map Amendment Request
Project No. 1070.0017.00***

The Trautman Subdivision 7th Filing project consists of approximately six acres. One acre is located within Tract F of Trautman Subdivision 5th Filing. This property is designated by the Windsor Comprehensive Plan (Plan) as Medium Density Residential and zoned Single Family Residential (SF-1). The remaining 5 acres are located within Lot 1 of Trautman Subdivision 4th Filing, designated by the Plan as Commercial Mixed Use and zoned General Commercial (GC). This property is currently owned by Timberline Church. The intent of this Land Use Map Amendment (LUMA) is to change the 5 acres located within Lot 1 of Trautman Subdivision 4th Filing from Commercial Mixed Use to Medium Density Residential.

Timberline Church intends to develop a church campus utilizing the majority of their property for a new campus, except for the southernmost (5) acres. Please see attached site plan, (Attachment 1). Due to the layout of the proposed Church campus and the surrounding neighborhood, there will be landlocked parcel, with no access to adjacent streets. The Church is a tax-exempt entity, there would be no future revenue to the Town. Modifying the Plan for this specific area of the property by expanding the Trautman single-family subdivision will provide property tax and permit fee revenue for the Town. Furthermore this change will strategically utilize existing resources, and align with several goals and policies in the Plan.

We have reviewed the Plan, please see Attachment 2 for project items supporting the Goals and Policies of the Plan should this LUMA request be approved. The overall design intent for the proposed improvements is to remain consistent with the existing Trautman Subdivision. Careful attention has been paid to existing sanitary sewer capacities, efficient use of water resources through a non-potable system, and connectivity for pedestrians and cyclists.

The property will also require a Rezone, which has been submitted concurrently with this LUMA, changing GC to SF-1. The Developer, Church and Town held a project meeting on August 15th. During that meeting Developers representatives requested the Planning Commission and Town Board meetings for the LUMA and Rezone be scheduled. If there are any questions, concerns, or if additional information is required, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Derek A. Patterson', with a long horizontal flourish extending to the right.

Derek A. Patterson, P.E.

TST, INC. CONSULTING ENGINEERS

dpatterson@tstinc.com

970.488.2132



**Windsor Comprehensive Plan Goals and Policies
Growth & Regional Collaboration**

Applicable Project Items

Goal 1 – Manage new development to be fiscally responsible and environmentally sensitive.

- Policy 1 – When existing infrastructure can support development, prioritize new development, redevelopment, and infill to leverage existing resources.
 - Policy 4 – Promote efficient water use with proven practices and programs.
 - Policy 5 - Proposed Map amendments should be accompanied by a professional prepared cost benefit analysis of proposed increased residential density, illustrating the long-term impacts of infrastructure maintenance and the provision of services versus tax revenue generation.
- Unique situation, due to location behind church and adjacent to existing neighborhood, illustrating a land use that no longer fits the original Comprehensive Plan designation.
 - Land not viable for commercial enterprise due to low access to adequate traffic and very low customer exposure for potential tenants of a commercial development.
 - This neighborhood addition will utilize existing non-potable water system to prioritize and reduce demand for Windsor's potable water supply.
 - Currently property does not provide any tax revenue due to tax exempt status enjoyed by Timberline Church.
 - Once land is sold it will consist of (28) additional lots to provide property tax revenue.

Goal 2 – Align the pace of new development with investment in infrastructure, amenities, and services.

- Policy 1 – Ensure that all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections.
- Usable open space will be provided with this neighborhood expansion.

Community Character and Design

Goal 1-Leverage local and natural amenities to create unique, people centered destinations and reinforce Windsor's identity.

- Policy 1 – Encourage and promote unique and attractive projects that are well connected, people-centered, and foster safe, walkable, and bikeable districts.
- Additional residential development will provide walkable and bikeable community to match existing Trautman neighborhood.

Transportation & Mobility

Goal 1-Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.

- Policy 3 – Encourage complete streets and a connected, comprehensive, low-street, pedestrian/bicycle network to improve safety and comfort.
- Propose streets will match required street sections as specified by Windsor and LCUASS.

Parks Recreation, Open Space & Trails

Goal 1-Create equitable access to parks, open space and trails as defined in the Town's strategic plans.

- Policy 5 – Preserve open spaces through acquisition and conservation easements and work with developers to establish functional open space.
- Open space will be provided with this addition to the Trautman Neighborhood.

Water & Natural Resources Stewardship

Goal 1-Improve potable and non-potable water supplies.

- Policy 1 – Pursue all available options to increase and stabilize Town's water supply.
- This neighborhood addition will utilize existing non-potable water system to prioritize and reduce demand for Windsor's potable water supply.
- Goal 4-Manage and reclaim mining areas.
- Further reclamation of existing abandoned and plugged gas well by using the area as functional open space.

Community Facilities & Infrastructure

Goal 3-Maximize sustainability and fiscal responsibility of community services and utilities.

- Policy 1 - Require contiguous development to maximize existing utilities and infrastructure.
- Policy 4 - Encourage compact and clustered developments to maximize utility and infrastructure investments.
- Additional neighborhood lots adjacent to and within operating limits of existing wastewater capacity.
- The existing water and storm sewer systems of the Trautman Subdivision will be utilized to provide water service and drainage infrastructure to the proposed improvement area. These systems are believed to be sufficient to accommodate this demand and upon a preliminary submittal, further analysis will be done to demonstrate this system's capability.
- Will match existing use to south of Church and maximize use of current utility and infrastructure investments made to support existing Trautman neighborhood.

October 1, 2024

Adam Bliven
Journey Homes, LLC
7251 W 20th Street, L-200
Greeley, CO 80634

This letter is to confirm our understanding of the agreed-upon services engagement we are to perform on the cost benefit analysis of Timberline Church for Journey Homes, LLC (the "Company") for the use of the Town of Windsor Resolution.

We will apply the procedures enumerated below to the cost benefit analysis of Timberline Church (the "Church"). These procedures will be performed solely to assist you in evaluating the cost benefit analysis of the Church with respect to the resolution requirements of the Town of Windsor Resolution (Resolution No. 2024-31) as of October 1, 2024.

1. We will obtain the cost benefit analysis completed by management of the Company for the Church confirming illustration of the long-term impacts of infrastructure maintenance and provision of services versus tax revenue generation.
2. We will compare and confirm that data included in the cost benefit analysis of the Church agrees to the supporting source documents.
3. We will mathematically check that the cost benefit analysis of the Church is accurate by recalculating the analysis provided.
4. Through the course of our procedures, we may determine that additional steps will be necessary to achieve the objectives set forth within this letter. We will confirm any additional procedures with management.

These agreed-upon procedures will be performed in accordance with Statements on Standards for Attestation Engagements as established by the AICPA. These procedures are substantially less in scope than an examination, the objective of which is the expression of an opinion on the financial statements or portions thereof. Accordingly, we will not express such an opinion.

The sufficiency of these procedures is solely the responsibility of those parties specified in this letter. Consequently, we will make no representation regarding the sufficiency of the procedures described above either for the purpose for which this report has been requested or for any other purpose.

These procedures are intended solely for the information and use of the Town of Windsor Resolution and the management of the Company. They are not intended to be and should not be used by anyone other than these specified parties.

We understand that the Company will provide us with the basic information required for our engagement. The information required for this engagement will be obtained primarily by interviewing certain personnel associated with the payroll process and the gathering of documents regarding the financial statement setting.

Our fees for this engagement are estimated to be solely based upon our standard billing rates times the number of hours worked plus travel and other out-of-pocket costs such as report production, typing, postage, etc. Our standard hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your engagement. Our invoice for these fees will be payable on presentation and delivery of the agreed upon procedures report. We expect the fee to range to be no more than \$800.

As your CPA, we use third-party service providers, CPA Site Solutions, and CaseWare to host our website and assist us in electronic document storage and transfer. These servers are protected in a secure 24/7 around-the-clock guarded facility with closed-circuit video surveillance, redundant climate control system, and triple redundant power feeds from independent utility substations and fire suppression system using CO2 gas. The servers are backed up and protected with the Internet security software such as FireSlayer Anti-denial of Service protection and TrippingPoint intrusion prevention. We take all reasonable steps to ensure that any outside contractors and businesses adhere to the same standards of professional quality in safeguarding your information as we do.

Please note that this letter defines our respective duties and responsibilities relating to your engagement of our firm. If you do not understand any of the terms of this agreement, please call me so I can review them with you. The additional enclosed copy is for your files.

It is our policy to keep work papers related to this engagement for nine years. Upon the expiration of the nine-year period, the work papers shall be destroyed. You agree that Soukup, Bush & Associates shall be free to destroy the engagement work papers unless written notice is received, by May 1 of the ninth year that you would like to retain them. It is your responsibility to keep us informed of your current address at all times.

If any dispute arises among the parties hereto, the parties agree first to try in good faith to settle the dispute by mediation administered by the American Arbitration Association under Rules for Professional Accounting and Related Services Disputes, before resorting to litigation. The cost of any mediation proceeding shall be shared equally by all parties.

Client and accountant both agree that any dispute over fees charged by the accountant to the client will be submitted for resolution by arbitration in accordance with the Rules of Professional Accounting and Related Services Disputes of the American Arbitration Association. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that in the event of a dispute over fees charged by the accountant, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury and instead we are accepting the use of arbitration for resolution.

Mr. Adam Bliven
October 1, 2024
Page 3

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Soukup, Bush & Associates P.C.

SOUKUP, BUSH & ASSOCIATES, P.C.

RESPONSE:

This letter correctly sets forth the understanding of Journey Homes, LLC.

Adam Bliven Authorized Agent
Signature

10/8/2024
Date

October 7, 2024

Soukup, Bush & Associates, P.C.
Certified Public Accountants
2032 Caribou Drive, Suite 200
Fort Collins, CO 80525

In connection with your engagement to apply agreed-upon procedures to the requirements of the Town of Windsor Resolution (Resolution No. 2024-31) for Journey Homes, LLC regarding Timberline Church, we confirm, to the best of our knowledge and belief, the following representations made to you during your engagement.

1. We are responsible for the requirements of the Town of Windsor Resolution (Resolution No. 2024-31) for Timberline Church and ensuring it is complete and accurate with our regulatory and contractual obligations to the Town of Windsor.
2. We have compiled the applicable requirements of the Town of Windsor Resolution (Resolution No. 2024-31) for Timberline Church.
3. The Town of Windsor Resolution (Resolution No. 2024-31) requested this analysis. We are responsible for determining that such criteria are appropriate for our purposes.
4. We have disclosed to you all known matters the data within the cost benefit analysis and our compliance with applicable requirements of the Town of Windsor Resolution (Resolution No. 2024-31).
5. We have provided you with access to all records that we believe are relevant to the compliance with the applicable requirements of the Town of Windsor Resolution (Resolution No. 2024-31).
6. We have responded fully to all inquiries made to us by you during the engagements.
7. No events have occurred subsequent to October 7, 2024, which would require adjustment to or modification of the compliance with the applicable requirements of the Town of Windsor Resolution (Resolution No. 2024-31).



Adam Bliven, Chief Financial Officer

Journey Homes, LLC

Journey Homes, LLC

INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED UPON PROCEDURES



INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES

Journey Homes, LLC
7251 W 20th Street, L-200
Greeley, CO 80634

We have performed the procedures enumerated below, which were agreed to by Journey Homes, LLC (the "Company"), solely to assist the Company with respect to the requirements of the Town of Windsor Resolution (Resolution No. 2024-31). The Company is responsible for the information herein provided to us by management of the Company regarding the requirements of the Town of Windsor Resolution (Resolution No. 2024-31) regarding the rezoning Timberline Church (the "Church").

The Company has agreed to and acknowledged that the procedures performed are appropriate to meet the intended purpose of the requirements of the Town of Windsor Resolution (Resolution No. 2024-31) regarding the rezoning of the Church, included in the accompanying information provided to us by management of the Company. This report may not be suitable for any other purpose. The procedures performed may not address all the items of interest to a user of this report and may not meet the needs of all users of this report and, as such, users are responsible for determining whether the procedures performed are appropriate for their purposes.

The procedures and the associated findings are as follows:

1. Obtained the cost benefit analysis completed by management of the Company for the requested rezoning of the Church confirming illustration of the long-term impacts of infrastructure maintenance and provision of services versus tax revenue generation.

Result: We found no exceptions as a result of the procedures.

2. Compared and confirmed that data included in the cost benefit analysis of the requested rezoning of the Church agrees to the supporting source documents.

Result: We found no exceptions as a result of the procedures.

3. Mathematically checked that the cost benefit analysis of the requested rezoning of the Church is accurate by recalculating the analysis provided.

Result: We found no exceptions as a result of the procedures – see attached cost benefit analysis in pages 3 – 7.

Any exceptions found as a result of performing the agreed-upon procedures have been included in the individual reports listed above.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression or conclusion, respectively, on the preceding procedures of the accompanying information provided to us by management of the Company. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures; other matters might have come to our attention that would have been reported to you.

The report is intended solely for the information and use of the Company and the Town of Windsor and is not intended to be and should not be used by anyone other than this specified party.

Soutup, Bush & Associates P.C.

Fort Collins, Colorado

October 7, 2024

Timberline Church - Rezone Financial Analysis		
est. Additional Single Family Residences	28	
Fees Paid to Town - Permits (Single Family)	\$	1,145,109.42
Fees Paid to Town - Property Unchanged	\$	-
Lost Revenue Opportunity to Windsor	\$	1,145,109.42
Property Taxes Paid (Single Family)	\$	102,176.48
Property Taxes Paid (No Change)	\$	-
Lost Revenue Opportunity to County	\$	102,176.48
Property Taxes Paid (Single Family)	\$	102,176.48
Property Taxes Paid (Daycare / Similar Use)	\$	25,722.34
Lost Revenue Opportunity to County	\$	76,454.14
Sales Tax Generated (No Change)	\$	-
Lost Revenue Opportunity	\$	-
Total Lost Revenue to City / County		\$1,221,564 - \$1,247,286

Timberline Church is Tax Exempt / No Other Likely User (Landlocked Parcel)

	2353 Candence Ln.	2288 Sublime	Average	TOTAL (28 Houses)
Storm Water Inspection Fee	\$ 208.00	\$ 215.28	\$ 211.64	\$ 5,925.92
Building Permit Fee	\$ 2,158.55	\$ 2,192.15	\$ 2,175.35	\$ 60,909.80
Construction Meter	\$ 57.50	\$ 57.50	\$ 57.50	\$ 1,610.00
Residential Electrical Fee	\$ 230.00	\$ 230.00	\$ 230.00	\$ 6,440.00
Plan Review Fee (Same As)	\$ 45.00	\$ 45.00	\$ 45.00	\$ 1,260.00
CRC Expansion Use Tax (0.4%)	\$ 615.80	\$ 626.04	\$ 620.92	\$ 17,385.76
Open Space Tax (0.25%)	\$ 384.87	\$ 391.28	\$ 388.08	\$ 10,866.10
Windor Use Tax (3.0%)	\$ 4,618.49	\$ 4,695.32	\$ 4,656.91	\$ 130,393.34
FPD Emergency Services Impact Fee - SFR	\$ 693.00	\$ 693.00	\$ 693.00	\$ 19,404.00
Road Impact	\$ 6,715.00	\$ 6,715.00	\$ 6,715.00	\$ 188,020.00
Drainage Fee	\$ 667.07	\$ 568.26	\$ 617.67	\$ 17,294.62
SFR - Scholl Land Dedication Fee / WCD RE4 (4 Units or Less)	\$ 2,916.00	\$ 2,916.00	\$ 2,916.00	\$ 81,648.00
Park and Trail Development Fee	\$ 7,974.00	\$ 7,974.00	\$ 7,974.00	\$ 223,272.00
Water Meter and Yoke	\$ 574.00	\$ 574.00	\$ 574.00	\$ 16,072.00
Water Plant Investment Fee	\$ 7,659.00	\$ 7,659.00	\$ 7,659.00	\$ 214,452.00
Sewer Plant Investment Fee	\$ 4,747.00	\$ 4,747.00	\$ 4,747.00	\$ 132,916.00
Admin Fee	\$ 611.51	\$ 619.91	\$ 615.71	\$ 17,239.88
SUBTOTAL	\$ 40,874.79	\$ 40,918.74	\$ 40,896.77	\$ 1,145,109.42

Proposed Single Family Residences	28
Avg. Fees Paid / House	40,896.77
est. Total Fees Paid	1,145,109.42

Weld County	1816 Garden Flourish Ct.	1733 Thrive Dr.	Average
School District RE4-Windsor	\$ 321.16 \$	\$ 321.16 \$	321.16
Northern Colorado Wter	\$ 1,185.44 \$	\$ 1,185.44 \$	1,185.44
Windsor Town	\$ 26.71 \$	\$ 26.71 \$	26.71
Windsor-Severance iFire	\$ 321.32 \$	\$ 321.32 \$	321.32
Aims Junior College	\$ 220.36 \$	\$ 220.36 \$	220.36
Clearview Library	\$ 169.24 \$	\$ 169.24 \$	169.24
West Greeley Conservation	\$ 94.71 \$	\$ 94.71 \$	94.71
Raindance Metro #2	\$ 11.06 \$	\$ 11.06 \$	11.06
SUBTOTAL	\$ 1,299.84 \$	\$ 1,299.84 \$	1,299.84
	\$ 3,649.84 \$	\$ 3,649.84 \$	3,649.84
Proposed Single Family Residences	28		
Avg. Annual Tax Paid / House	\$ 3,649.84		
est. Total Annual Taxes Paid	\$ 102,195.52		

	1425 Water Valley Prkwy.	Avg. Single Family
Weld County	\$ 2,465.75	\$ 321.16
School District RE4-Windsor	\$ 9,101.42	\$ 1,185.44
Northern Colorado Wter	\$ 205.07	\$ 26.71
Windsor Town	\$ 2,466.99	\$ 321.32
Windsor-Severance iFire	\$ 1,691.83	\$ 220.36
Aims Junior College	\$ 1,299.33	\$ 169.24
Clearview Library	\$ 727.18	\$ 94.71
West Greeley Conservation	\$ 84.90	\$ 11.06
Raindance Metro #2	\$ 7,679.87	\$ 1,299.84
SUBTOTAL	\$ 25,722.34	\$ 3,649.84
Total Property Tax Generated - Daycare	\$ 25,722.34	
Total Property Tax Generated - Avg. Single Family	\$ 3,649.84	
Proposed Single Family Residences	28	
Avg. Annual Tax Paid / House	\$ 102,195.52	
Additional Tax Generated (Single Family)	\$ 76,473.18	

Timberline Church - Rezone Financial Analysis

est. Additional Single Family Residences		28	
Average Persons / Household		2.8	
Total Additional Persons w/ Rezone		78.4	
2024 Sales Tax est. - Windsor	\$	13,840,995.00	Per Town of Windsor - Annual Budget
2024 Population - Windsor		42,840	Per Town of Windsor Website
est. Avg. Sales Tax / Person	\$	323.09	
Additional Sales Tax Generated w/ Rezone	\$	25,329.93	
Total Lost Revenue to City	\$	25,329.93	



Trautman 7th Filing

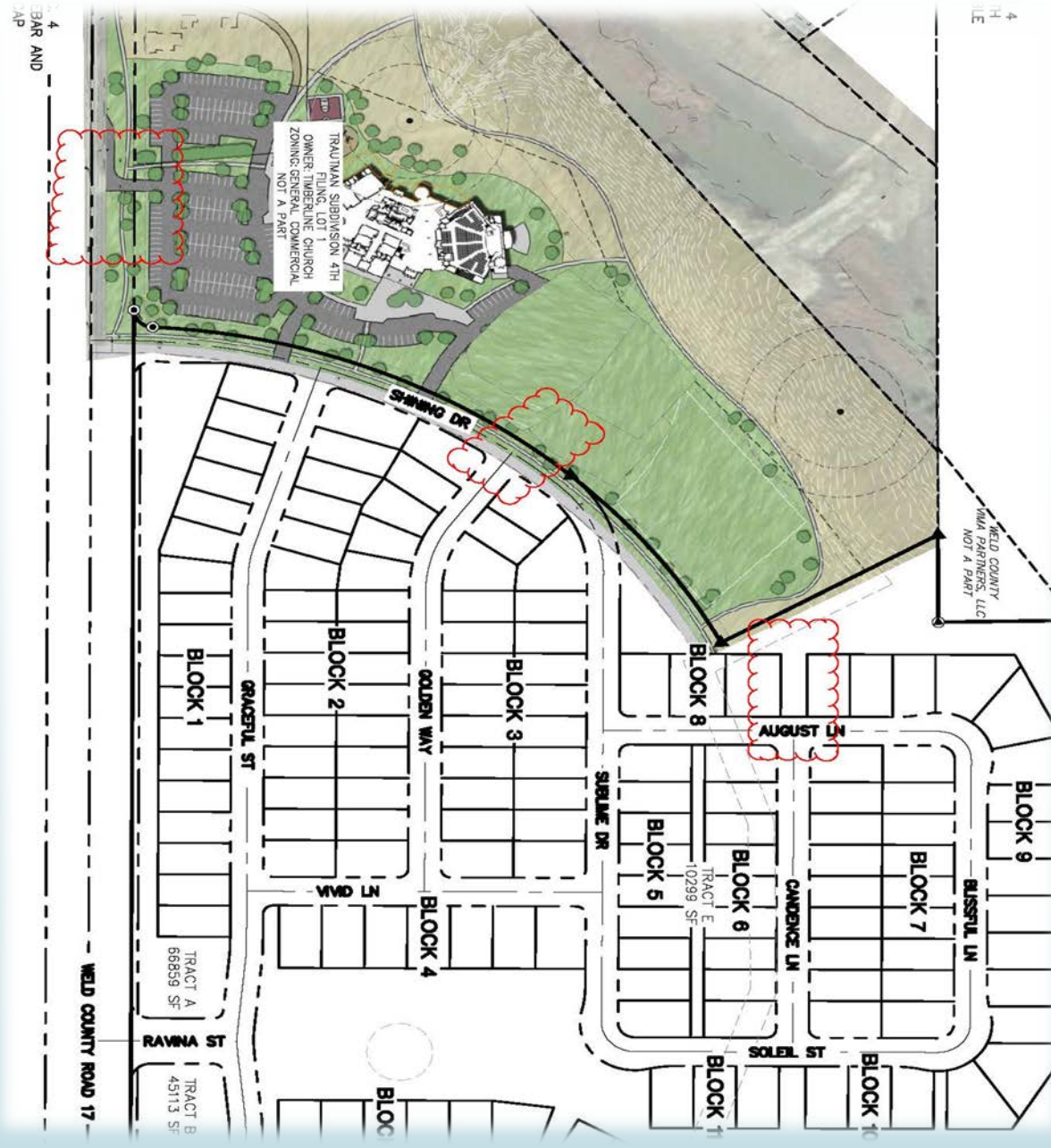
Land Use Map Amendment and Rezoning

Planning Commission March 5th, 2025

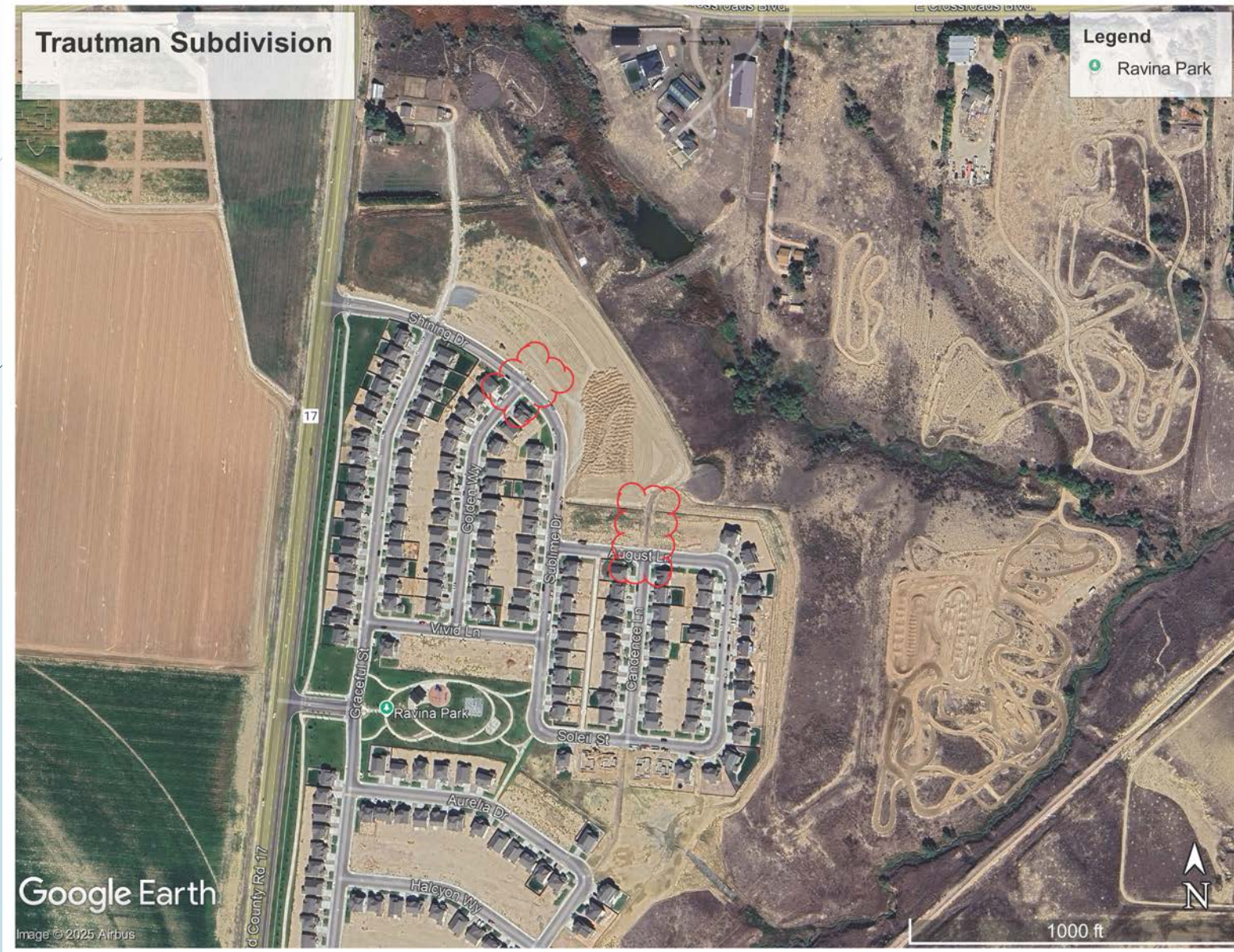
Brief overview of Project

- Church bought property April 2017
- Church approached Journey Homes October 2023
- Application Submitted May 2024
- Various meetings May 2024 –December 2024
- Tonight Presentation to Planning Commission
- March 24th, 2025 Presentation to Town Board

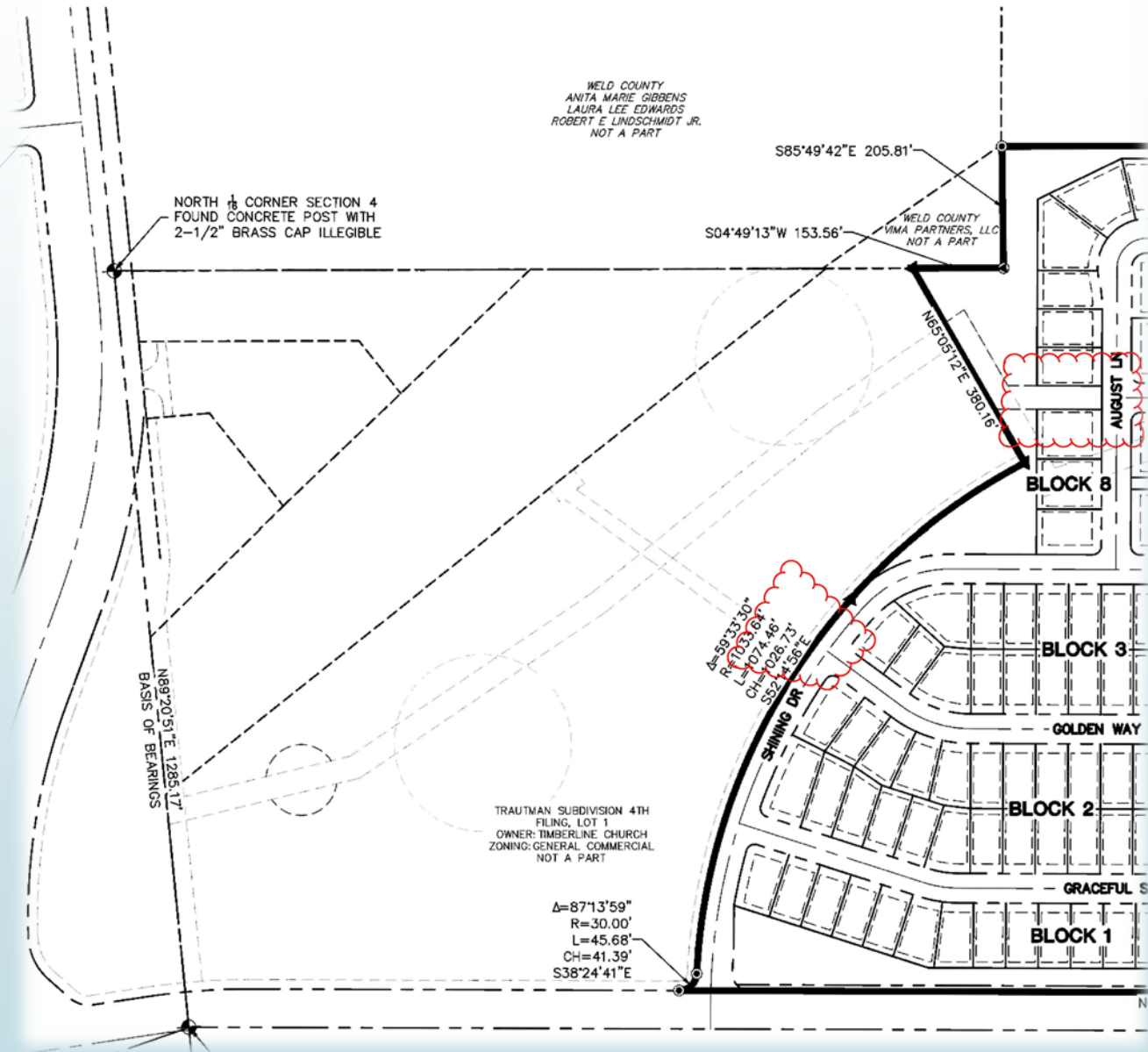
Church Campus



September 2024 Satellite imagery



Church Lot and Subdivision Closeup



Combined Church and Single Family Lots

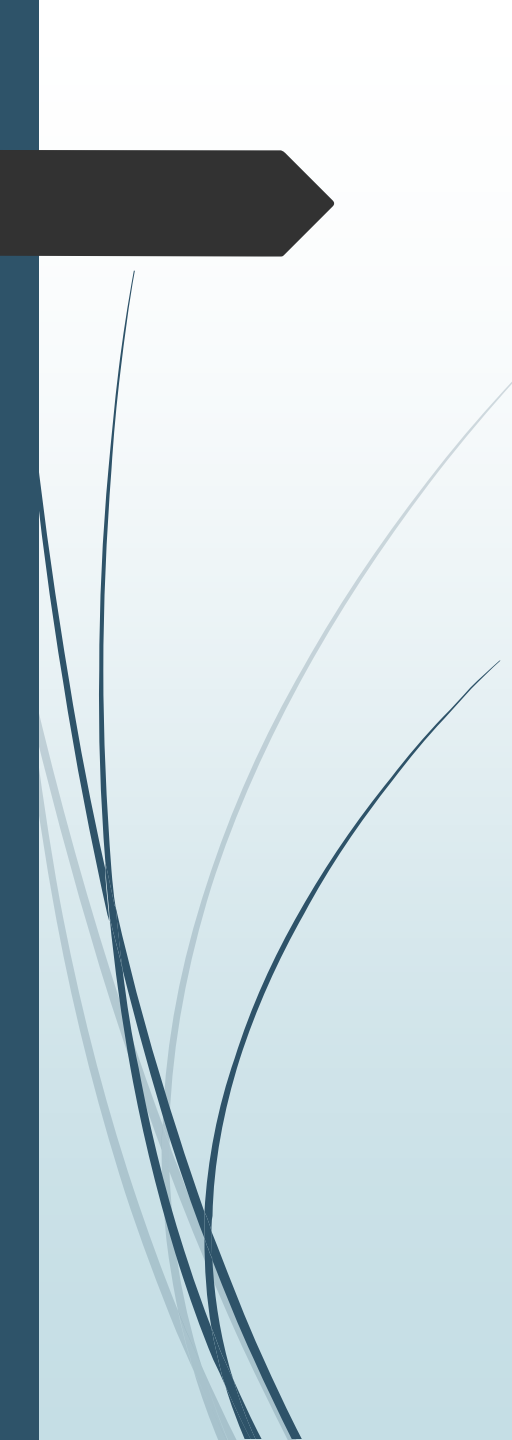


Proposed Single Family lots



Financial Benefit to the Town Rezoned to single family

- Permit fees to Town of Windsor \$1,145,109
- Property Taxes Paid \$11,364
- Property Taxes paid by Timberline Church \$0 **Tax Exempt**
- Sales Tax generated by future residents \$29,446
- Additional revenue provided to Town of Windsor in year 1
 - \$1,186,000



Financial Benefit to the Town Remains General Commercial

- Permit fees to Town of Windsor \$0
- Property Taxes paid by Timberline Church \$0
- Sales Tax generated by future residents \$0



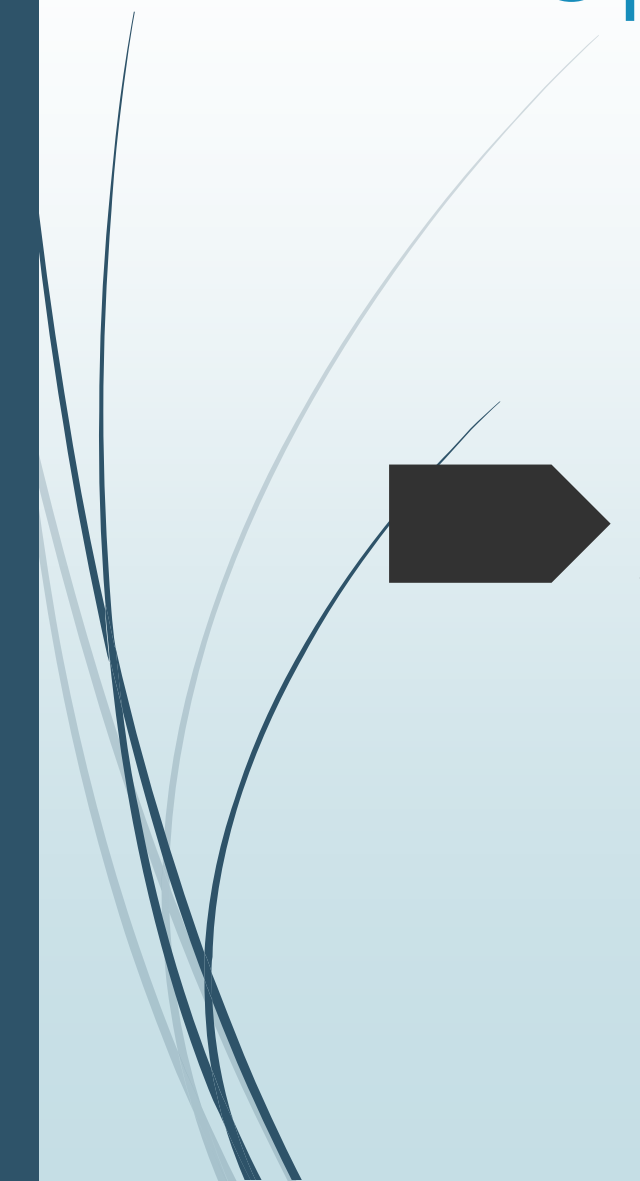
Town of Windsor Revenue Opportunity Year 1



\$1,186,000



Town of Windsor Commercial Revenue Opportunity Year 1



\$0



Town of Windsor Revenue Opportunity Year 10

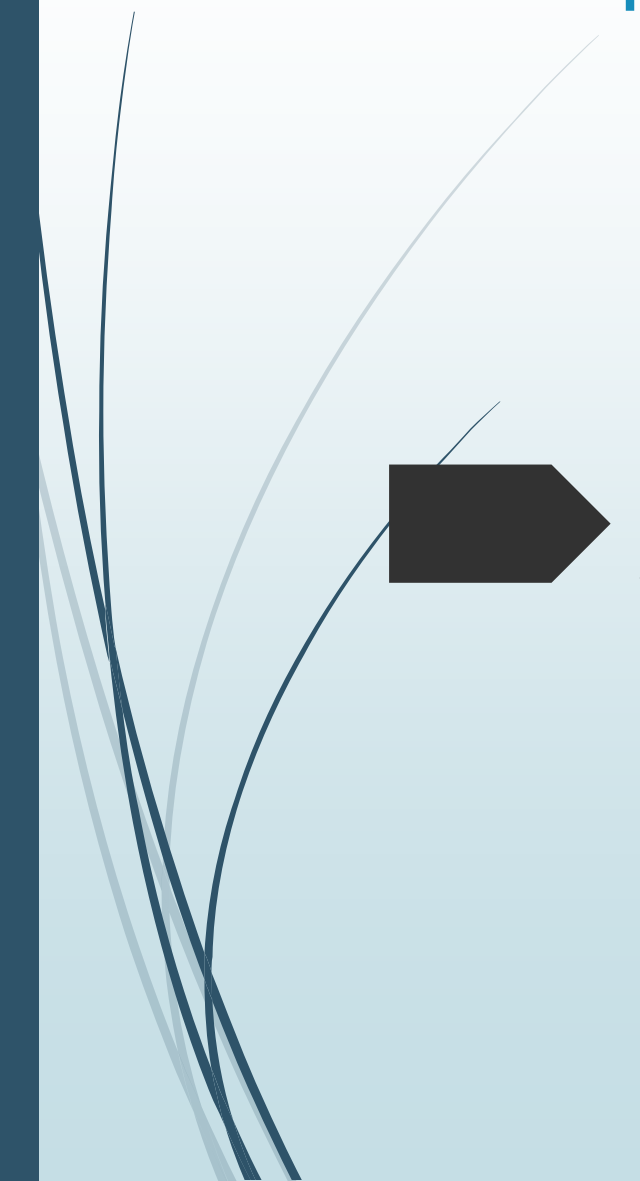


\$1,553,290

Without property value increases



Town of Windsor Lost Revenue Opportunity Year 10



\$0



MEMORANDUM

Date: March 5, 2025
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board – Applicant request to amend the Town Comprehensive Plan Land Use Map land use designation from Commercial Mixed-Use to Medium Density Residential for an area within Trautman Subdivision 4th Filing, Lot 1 - John Mehl, owner representative, Timberline Church; Larry Buckendorf, applicant, Ravina Investments LLC; Morgan Kidder, applicant representative, Journey Homes, LLC

Item #: C.4.

Background / Discussion:

Please refer to public hearing item materials.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Community Development recommends the Planning Commission consider the impact of the conversion of commercially designated land to residentially designated land, per the Comprehensive Plan - Economic Development Goal 3, Policy 2: Protect a strong commercial base by restricting residential uses in General Commercial areas and limiting residential uses as a supporting use in Commercial Mixed-Use areas, and the potential precedent this action might set with the quick reversal on both the Comprehensive Plan and the approved Resolution 2024-31.

Therefore, **staff recommends that the Planning Commission refrain from amending the Town's 2024 Comprehensive Plan as requested and forward this recommendation to Town Board.**

CC:

Attachments: