



PLANNING COMMISSION REGULAR MEETING

September 2, 2026 - 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 Town Board.

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 Town Board 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 July 15, 2026, Planning Commission regular meeting minutes - K. Frawley, Town Clerk

C. BOARD ACTION

1. Public Hearing - An Ordinance Amending Windsor Municipal Code Chapters 7 and 16, Concerning the Keeping of Chicken Hens and Chicken Coops in Residential Areas - Sandra Mezzetti, Senior Planner, Town of Windsor Community Development Department
 - Legislative action
 - Staff presentation: Sandra Mezzetti, Senior Planner
2. Recommendation to Town Board - An Ordinance Amending Windsor Municipal Code Chapters 7 and 16, Concerning the Keeping of Chicken Hens and Chicken Coops in Residential Areas - Sandra Mezzetti, Senior Planner, Town of Windsor Community Development Department
 - 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
 - a. Major Site Plan- Greenspire Subdivision 8th Filing Lot 2 - Bank of America - K. Lutsch, Senior Planner

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: September 2, 2026
To: Planning Commission
From:
Re: Approval of the July 15, 2026, Planning Commission regular meeting minutes - K. Frawley,
Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 07.15.26 Draft Planning Commission Regular Meeting Minutes



Planning Commission Regular Meeting

July 15, 2026 - 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

CHAIR REDDICK CALLED THE MEETING TO ORDER AT 7:01 P.M.

1. Roll Call

Present: Chairman Reddick
Vice-Chair Nader
Nathan Kinney
David Hassard
Nancy Frase (alternate)
Jordan Spight
John Neal
Victor Tallon (alternate)

Absent: Ben Krich

Also Present: Town Board Liaison Hallett
Scott Ballstadt, Director of Planning
Kim Mihm, Deputy Town Attorney
Kim Lambrecht, Long Range Planner
Julie Baltazar, Multimedia Coordinator
Karen Frawley, 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, 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, Nancy Frase; Nays - None; Motion Passed.

3. Public Invited to be Heard

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

B. CONSENT CALENDAR

1. Approval of the July 1, 2026, Planning Commission Regular Meeting Minutes - P. Mascarenas, Assistant Town Clerk

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

C. BOARD ACTION

1. Public Hearing - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point

Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant

Mayor Pro Tem Hallett stated "Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as 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."

Long Range Planner Kimberly Lambrecht presented the request on behalf of staff. She noted a housekeeping item at the outset: the published staff memo and presentation contained a reference to the 2016 Comprehensive Plan, which was the plan in effect when the project was originally evaluated. Staff confirmed there were no substantive changes to the request, but the record was amended to reflect the current Comprehensive Plan.

Project Background

The project concerns UpLift Self Storage, located in the Falcon Point Subdivision 2nd Filing, within the Limited Industrial (LI) zone district. The site was originally developed as a two-phase project beginning in 2018. As part of the Phase 2 amended site plan in 2022, a Conditional Use Permit (CUP) was approved to allow the temporary delay of interior building construction so that the internal courtyard area could be used for the exterior storage of RVs and boats. The exterior storage operation commenced in December 2023, once the applicant satisfied the original conditions of approval—namely, the construction of perimeter storage buildings and installation of landscaping. The site employs a "fortress design," with exterior-facing storage buildings and decorative fencing enclosing the outdoor storage area, making the RV and boat storage largely concealed from public view and adjacent rights-of-way.

Regulatory Context and CUP Criteria

Planner Lambrecht explained that outdoor storage as a primary use is not a permitted use within the Town of Windsor. Conditional use permits in Windsor, evaluated under Chapter 14, Article 2 of the Municipal Code, exist to allow consideration for uses that are unique in nature and not otherwise addressed in the applicable zone district. Staff and the Planning Director (identified in the transcript as Scott Valdes) elaborated on the Town's long-standing interpretation that while indoor/enclosed storage is a use by right in the LI zone, outdoor storage is only permitted as an accessory use to another principal use—such as a contractor storing raw materials like lumber or pipe outdoors. Outdoor storage of RVs and boats as a standalone primary use has never been anticipated or permitted by right in the Town's code.

The three criteria for granting a CUP under Section 14-2-130(c) of the Municipal Code were reviewed:

- Compliance with Comprehensive Plan goals and objectives — Staff found compliance, particularly under the economic development goal of cultivating commercial development that provides increased choices and services.
- No undue burden on public infrastructure — No complaints regarding the use had been received since the exterior storage commenced.
- Compatibility with adjacent uses — Staff found compatibility, citing the perimeter building placement, landscaping, setbacks, and screening that effectively buffer the outdoor storage from neighboring properties. The LI zone district context was noted as supportive of this finding.

A substantive discussion arose regarding the proposed 3-year extension term versus a potential 2-year term. The Chair noted that the Municipal Code language, as they read it, pointed to an extension period not to exceed the original CUP timeframe. Since the original CUP was approved in 2022 and exterior storage began in December 2023, the original permit's active period was approximately 2 years. The Chair questioned whether the extension should therefore be limited to 2 years for consistency with the code, rather than the 3 years requested by the applicant and recommended by staff. Staff acknowledged this was a valid point, noting that the 3-year recommendation was drawn from consistency with prior similar projects, which predated the newer code language establishing the "not to exceed the original extension date" standard.

Commissioner Hassard also raised concern about the precedent-setting nature of repeatedly extending CUPs for outdoor storage, and whether continued extensions might be tantamount to making what is intended as a temporary use effectively permanent. Staff and the Planning Director affirmed that the town's position has consistently been to treat these CUPs as a temporary, phased accommodation—allowing property owners to generate revenue from outdoor storage while the ultimate indoor storage buildings are planned and constructed. The Planning Director noted that other similar facilities that had previously received such CUPs have since completed their interior buildings and converted to fully enclosed storage facilities. Staff acknowledged that if the applicant were to return for yet another extension in the future, staff would evaluate it on its merits, but that the preference is for these uses to eventually be phased out in favor of the originally approved enclosed building program.

Staff also clarified for the record that the CUP had technically expired, as it was approved in 2022 and the 2-year term had elapsed. The applicant had brought this to staff's attention just after the first of the year, and staff had conditionally allowed operations to continue while the extension process was worked through, which accounts for the July 2026 hearing date.

Chair Reddick opened the hearing up for public comment, to which there was none.

2. Recommendation to Town Board - Request for extension of Conditional Use Permit (CUP) for Temporary Outdoor Storage of RVs/Boats in the Limited Industrial (LI) zone district - Falcon Point Subdivision 2nd Filing, Lot 1 - Tony Ollila (UpLift Development Group), Owner/Applicant

Please refer to public hearing materials in the previous agenda item. Following the close of the public hearing, Chair Reddick moved to formulate its recommendation to the Town Board. Based on the discussion regarding the Municipal Code's extension period language, the Commission agreed to recommend a 2-year extension rather than the requested 3 years, with the extension period commencing from the date of Town Board approval. The two conditions carried forward from the original CUP were retained: (1) the extension shall expire 2 years from the date of Town Board approval, at which time all vehicles shall be removed and exterior storage operations shall cease; and (2) no RV dump stations or wash-down stations shall be permitted on the site; and (3) the current landscape stay in place.

Staff confirmed that the Commission's discussion and rationale regarding the 2-year versus 3-year term would be included in the staff memorandum forwarded to the Town Board so that the Town Board would be fully informed of the Planning Commission's deliberations.

Planning Commissioner Reddick moved to forward a recommendation of approval to the Town Board for the extension of the Conditional Use Permit for temporary outdoor storage of RVs and boats at Falcon Point Subdivision subject to the conditions that (1) the extension expire two years from the date of Town Board approval, and (2) no RV

dump stations or wash-down stations be implemented on the site, (3) the current landscape stay in place, Planning Commissioner Nader seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal, Nathan Kinney, Nancy Frase; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

2. Communications from Town Board Liaison

Town Board Liaison Mr. Hallett informed the Commission of three upcoming community events: the Advisory Board Appreciation Night on Thursday, July 16, beginning at 6:00 PM; the Farmers Market on Saturday, July 18, from 8:00 AM to 12:00 PM at the park; and the Great Chimney Cookout at Chimney Park on Saturday, July 18, from 12:00 PM to 5:00 PM.

3. Communications from Staff

Planning Director Scott Valdes reported on the following items:

- Joint Work Session — August 3: A joint work session with the Town Board has been scheduled for August 3rd. The venue and time were noted as still to be determined at the time of the meeting. Staff apologized for the last-minute notice, as the session had just been confirmed that day.
- Work Session — August 17: A work session is scheduled for August 17th in the Town Board Chambers. The Town's sign code consultant will present an administrative draft of the sign code update at that session.
- APA Colorado Conference: The American Planning Association (APA) Colorado Conference is scheduled for October 28–30 in Keystone, Colorado. Early bird registration closes at the end of July. Any commissioners wishing to attend were asked to notify staff by the end of the month so that registration and accommodations could be arranged.

E. ADJOURN

CHAIR REDDICK ADJOURNED THE MEETING AT 7:58 P.M.

Karen Frawley, Town Clerk



MEMORANDUM

Date: September 2, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - An Ordinance Amending Windsor Municipal Code Chapters 7 and 16, Concerning the Keeping of Chicken Hens and Chicken Coops in Residential Areas - Sandra Mezzetti, Senior Planner, Town of Windsor Community Development Department
Item #: C.1.

Background / Discussion:

Executive Summary

The purpose of the proposed code amendments is to address inconsistencies in the code and to move the chicken coop location and design requirements to the land use section of the code, where they are more appropriate.

The Town Board held a work session on July 13, 2026, during which they received an overview of the proposed code amendments and directed staff to proceed with the public hearings for the ordinance amending the land use code.

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the ordinance amending Chapters 7 and 16, subject to any Planning Commission comments being addressed, as stated in the staff recommendation section.

Town Board Work Session Discussion

There were no concerns with the proposed amendments to the land use code concerning *Keeping of Chickens* or *Location and design of chicken coops/structures*.

Background:

The Town clerk's office has administered the Town's Keeping of Chickens ordinance, Article IX, Chapter 7, for decades; however, inconsistencies between the coop requirements and the land use code have brought it to staff's attention that the location and design requirements and the administration of chicken coops would be better suited within the land use code, and clarifications for chicken coop requirements are needed.

Furthermore, the existing ordinance does not include permit submittal requirements. It has also been seldom used by citizens and has a \$10 fee that does not cover administrative costs.

Staff proposes code amendments to relocate the chicken coop location and design requirements within the land use code, Chapter 16; clarify the requirements for Keeping of Chickens, and eliminate the permit process, both in Chapter 7.

The chicken coop setbacks will remain the same. The height restriction of six feet will be amended to be consistent with the town's accessory structure ordinance, which allows a structure of 10 feet in height. This change is based on citizen feedback indicating that owners would like to be able to walk into the chicken coop to clean it. A six-foot chicken coop does not allow for a six-foot-tall door. Chicken coops sold in local hardware and agricultural supply stores, as well as kits, are routinely sold at a height of 10 feet, either at the pitch of the roof, on a portion of the roof, or along the entire length of the roof. This is similar to the height of sheds, which are routinely designed at 10 feet tall. This change would add consistency with the height allowed for accessory structures.

Proposed Amendments: Article IX Chapter 7, and Article III Chapter 16

This memorandum summarizes the proposed changes and reasons behind those changes. The draft code sections are attached for review, in ordinance format. Below is an overview of the sections proposed for updates, in order by chapter and section number:

Section 1 §7-9-20 – *Keeping of chickens; limitations and requirements*

Removed all items related to the chicken location and design. Clarifications and renumbering have been added to the remaining items.

Section 2 §7-9-40 – *Declaration of nuisance and unlawful acts; duty to maintain chicken habitat*

Deleted items related to permitting and renumbered remaining items

Section 3 §16-3-70 – Location and design of chicken coops/structures – New section added

The land use code proposed amendments, by section, are included below. Please refer to the draft ordinance for the entirety of the code language.

Section 1: §7-9-20 – Keeping of chickens; limitation and requirements

(1) The keeping of chicken roosters or more than six (6) chicken hens is prohibited upon any parcel of land within the Town. However, up to six (6) chicken hens may be kept per parcel of property. ~~subject to the following requirements and subject to all other applicable provisions of this Article:~~

Delete items 1-8

~~(9)~~(2) The chicken hens shall be killed by or at the direction of the owner or keeper if so ordered pursuant to the lawful order of state or county health officials, or for the purpose of euthanasia when surrendered to a licensed veterinarian for such purpose, or as otherwise expressly permitted by law.

~~(10)~~(3) If the parcel upon which the keeping of chicken hens is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Article shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent chicken-keeping standards, including the outright prohibition of chicken-keeping, for any parcel within the regulatory authority of such association.

Section 2: §7-9-40. - Declaration of nuisance and unlawful acts; duty to maintain chicken habitat.

(a) The unsanitary or unsafe keeping of chicken hens within the Town is hereby declared unlawful and a public nuisance. It shall be the duty of every owner or keeper of chicken hens to maintain the chicken hen habitat in a secure, neat, tidy, methodical, systematic, clean and orderly condition, permitting no accumulation of odor, dust, droppings, feed, organic material, pests or loitering of predators. Any owner or keeper who is found to have violated the provisions of this Section shall be deemed subject to the nuisance abatement measures provided in Article I of this Chapter.

~~(b) Any person found to be in violation of the provisions of this Article shall be subject to immediate and permanent revocation of any permit issued to such person under this Article.~~

~~(c)~~(b) Any person found to be in violation of the provisions of this Article shall, upon conviction, be punished by a fine not to exceed the maximum established under Subsection [1-4-20](#)(a) of this Code, exclusive of court costs.

~~(d)~~(c) The remedies contained in this Article are cumulative, nonexclusive and shall not be deemed to limit the Town's authority to seek injunctive relief in a court of competent jurisdiction.

Section 3: §16-3-70. – Location and design of chicken coops/structures.

1. All structures devoted to the keeping of chicken hens shall be located on single-family residential parcels.
2. All structures devoted to the keeping of chicken hens shall be located between the rear-most portion of the residence and the rear lot line of the parcel in question. No chicken hens shall be permitted within any other portion of the lot or parcel.
3. If a parcel has more than one (1) dwelling unit, all adult residents and the owners of the parcel must consent in writing to allow the chicken hens on the property.
4. Each chicken hen must be housed in a covered, predator-resistant coop that is properly ventilated. The coop must be designed for easy access and cleaning, and it must provide a minimum of two (2) square feet of space per chicken hen.
5. The chicken coop shall be no taller than ten (10) feet, as measured by the vertical distance from the ground level adjacent to the structure to the highest point of the roof surface. Chicken coops which are larger than one hundred twenty (120) square feet in area, as measured around the perimeter of the building, require a building permit. Chicken coops less than one hundred twenty (120) square feet in area do not require a building permit.
6. Neither the chicken coop nor any portion of the outdoor enclosure may be located less than fifteen (15) feet from any abutting property line. If a chicken coop is located within a required setback, the property owner must obtain written approval from the adjacent property owner(s) whose property is affected by the setback encroachment. Written approval must be retained and presented to the Town upon notification that a complaint has been received.
7. During daylight hours, the chicken hens must have access to the chicken coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.
8. The chicken hens must be protected from predators by being closed in the chicken coop from dusk until dawn.
9. The chicken hens must be sheltered or confined in such fashion as to prevent them from coming into contact with wild ducks or geese or their excrement.
10. If the parcel upon which the chicken coop is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent chicken coop standards, including the outright prohibition of chicken-keeping, for any parcel within the regulatory authority of such association.

Notifications

Notification of the land use code update was in accordance with the Town Code, requiring notification at least ten (10) days prior to the public hearing:

- August 21, 2026 – Notice posted to Town's website
- August 21, 2026 – Legal ad published in newspaper

Land Use Code Update Schedule

- September 2, 2026: Planning Commission public hearing, recommendation to Town Board
- September 14, 2026: Town Board public hearing to consider the Planning Commission recommendation and first reading of the ordinance

- September 28, 2026: Town Board public meeting and second reading of the ordinance

Financial Impact:

Repeal of the permit and its fee. The ten-dollar fee did not cover administrative costs and the lack of application standards created confusion for the few citizens that did submit a permit. Therefore, this will be fiscally responsible and be more efficient for residents.

Relationship to Strategic Plan:**Recommendation:**

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the ordinance amending Chapters 7 and 16 of the Town's Municipal Code, subject to any Planning Commission comments being addressed.

CC:**Attachments:**

1. Ordinance 2026-XXX (Keeping Chickens & Coop Ordinance)
2. Hen Code-Presentation

TOWN OF WINDSOR
ORDINANCE NO. 2026-

AN ORDINANCE AMENDING WINDSOR MUNICIPAL CODE CHAPTERS 7 AND 16,
CONCERNING THE KEEPING OF CHICKEN HENS AND CHICKEN COOPS IN
RESIDENTIAL AREAS

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

WHEREAS, the Town Board finds that residents have expressed an interest in the keeping of chickens for personal use and recognizes the multiple benefits of keeping chickens; and

WHEREAS, the Town Board finds that the keeping of chickens within residential areas should be regulated in a manner that protects the public health, safety and welfare while preserving the regulations present within the Land Use Code; and

WHEREAS, Town staff have determined that chicken coop structures, and their height, location and other dimensional requirements should be regulated under the Town’s Land Use Code criteria; and

WHEREAS, the Town Board finds that establishing standards and guidelines for the keeping of chickens and the maintenance of chicken coops within the Land Use Code will promote consistent administration and enforcement within the Town’s regulations.

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

Section 1. Windsor Municipal Code Sec. 7-9-20 – Keeping of chickens; limitation and requirements is amended and shall read as follows:

(1) The keeping of chicken roosters or more than six (6) chicken hens is prohibited upon any parcel of land within the Town. However, up to six (6) chicken hens may be kept per parcel of property. ~~subject to the following requirements and subject to all other applicable provisions of this Article:~~

~~(1) — All structures devoted to the keeping of chicken hens shall be located between the rear most portion of the residence and the rear lot line of the parcel in question. No chicken hens shall be permitted within any other portion of the lot or parcel.~~

~~(2) — If a parcel has more than one (1) dwelling unit, all adult residents and the owners of the parcel must consent in writing to allowing the chicken hens on the property.~~

~~(3) — Any person keeping chicken hens pursuant to this Article must first have been issued a permit by the Town, the application for which shall be made available by the Town Clerk and shall expressly incorporate an acknowledgement of the provisions~~

of ~~Section 7-9-50~~ below. The Town Clerk shall assess an application fee of ten dollars (\$10.00) for each application received under this Article.

~~(4) — All chicken hens must be provided with a covered, predator-resistant chicken house that is properly ventilated, designed to be easily accessed, cleaned and maintained and at least two (2) square feet per chicken in size, and no portion of which shall exceed six (6) feet from grade.~~

~~(5) — During daylight hours, the chicken hens must have access to the chicken house, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.~~

~~(6) — The chicken hens must be further protected from predators by being closed in the chicken house from dusk until dawn.~~

~~(7) — Neither the chicken house nor any portion of the outdoor enclosure may be located less than fifteen (15) feet from any abutting property line unless the owner or keeper of the chicken hens obtains the written consent of the owners of all abutting properties to which the enclosure is proposed to be more closely located; in which event, the agreed-upon location shall then be deemed acceptable to all such abutting property owners, notwithstanding any subsequent change in ownership of such abutting properties.~~

~~(8) — The chicken hens must be sheltered or confined in such fashion as to prevent them from coming into contact with wild ducks or geese or their excrement.~~

~~(9)~~**(2)** The chicken hens shall be killed by or at the direction of the owner or keeper if so ordered pursuant to the lawful order of state or county health officials, or for the purpose of euthanasia when surrendered to a licensed veterinarian for such purpose, or as otherwise expressly permitted by law.

~~(10)~~**(3)** If the parcel upon which the keeping of chicken hens is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Article shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent chicken-keeping standards, including the outright prohibition of chicken-keeping, for any parcel within the regulatory authority of such association.

Section 2. Windsor Municipal Code Sec. 7-9-40 concerning declaration of nuisance and unlawful acts, is amended and shall read as follows:

Sec. 7-9-40. - Declaration of nuisance and unlawful acts; duty to maintain chicken habitat.

(a) The unsanitary or unsafe keeping of chicken hens within the Town is hereby declared unlawful and a public nuisance. It shall be the duty of every owner or keeper of chicken hens to maintain the chicken hen habitat in a secure, neat, tidy, methodical, systematic, clean and orderly condition, permitting no accumulation of odor, dust,

droppings, feed, organic material, pests or loitering of predators. Any owner or keeper who is found to have violated the provisions of this Section shall be deemed subject to the nuisance abatement measures provided in Article I of this Chapter.

~~(b) — Any person found to be in violation of the provisions of this Article shall be subject to immediate and permanent revocation of any permit issued to such person under this Article.~~

~~(e)~~(b) Any person found to be in violation of the provisions of this Article shall, upon conviction, be punished by a fine not to exceed the maximum established under Subsection [1-4-20](#)(a) of this Code, exclusive of court costs.

~~(d)~~(c) The remedies contained in this Article are cumulative, nonexclusive and shall not be deemed to limit the Town's authority to seek injunctive relief in a court of competent jurisdiction.

Section 3. Windsor Municipal Code, Chapter 16 Article III, is amended by the creation of Sec. 16-3-70 to address the keeping of chickens in residential areas, and shall read as follows:

Sec. 16-3-70. – Location and design of chicken coops/structures.

- 1. All structures devoted to the keeping of chicken hens shall be located on single-family residential parcels.**
- 2. All structures devoted to the keeping of chicken hens shall be located between the rear-most portion of the residence and the rear lot line of the parcel in question. No chicken hens shall be permitted within any other portion of the lot or parcel.**
- 3. If a parcel has more than one (1) dwelling unit, all adult residents and the owners of the parcel must consent in writing to allow the chicken hens on the property.**
- 4. Each chicken hen must be housed in a covered, predator-resistant coop that is properly ventilated. The coop must be designed for easy access and cleaning, and it must provide a minimum of two (2) square feet of space per chicken hen.**
- 5. The chicken coop shall be no taller than ten (10) feet, as measured by the vertical distance from the ground level adjacent to the structure to the highest point of the roof surface. Chicken coops which are larger than one hundred twenty (120) square feet in area, as measured around the perimeter of the building, require a building permit. Chicken coops less than one hundred twenty (120) square feet in area do not require a building permit.**
- 6. Neither the chicken coop nor any portion of the outdoor enclosure may be located less than fifteen (15) feet from any abutting property line. If a chicken coop is located within a required setback, the property owner must obtain written approval from the adjacent property owner(s) whose property is affected by the setback encroachment.**

Written approval must be retained and presented to the Town upon notification that a complaint has been received.

- 7. During daylight hours, the chicken hens must have access to the chicken coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.**
- 8. The chicken hens must be protected from predators by being closed in the chicken coop from dusk until dawn.**
- 9. The chicken hens must be sheltered or confined in such fashion as to prevent them from coming into contact with wild ducks or geese or their excrement.**
- 10. If the parcel upon which the chicken coop is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent chicken coop standards, including the outright prohibition of chicken-keeping, for any parcel within the regulatory authority of such association.**

Section 4. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance are hereby repealed, only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Introduced, passed on first reading, and ordered published this ____ day of _____ 2026.

TOWN OF WINDSOR, COLORADO

Julie Cline, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

Introduced, passed on second reading, and ordered published this ____ day of _____ 2026.

TOWN OF WINDSOR, COLORADO

Julie Cline, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]



Chicken/Fowl Code Amendments

Planning Commission ~ September 2, 2026

*Sandra Mezzetti, Senior Planner
Planning / Community Development*





Overview – Municipal Code Amendments

Summary of Amendments

- ❖ Amendments to Article IX Chapter 7 - Keeping of Chicken Hens:
 - Modify/clarify code language Section 7-9-20 and 7-9-40
 - Moved chicken coop location and design requirements in Section 7-9-20 to the land use section of the Municipal Code, Article III, Chapter 16 – Residential Use Standards
 - Retained language pertaining to the keeping of chickens





Overview – Municipal Code Amendments

Summary of Amendments – cont.

- ❖ Amendment to Article III Chapter 16
 - Create a new section, 16-3-70 – Location and design of chicken coops/structures
 - Moved contents from Section 7-9-20, chicken coop requirements, to the land use section of the Municipal Code, Section 16-3-70



Overview – Municipal Code Amendments

Proposed Language

Sec. 7-9-20 Keeping of chickens; limitations and requirements.

- ❖ No change - six (6) chicken hens may be kept per residential parcel of property
- ❖ No permit, no fee required
- ❖ Homeowners' association or similar covenant-based property owners' association approval required, if applicable

BACKYARD CHICKENS?
NOT WITHOUT HOA APPROVAL





Overview – Land Use Code Amendments

Proposed Language

Sec. 16-3-70 Location and design of chicken coops/structures

1. All structures devoted to the keeping of chicken hens shall be located on single-family residential parcels.
2. All structures devoted to the keeping of chicken hens shall be located between the rear-most portion of the residence and the rear lot line of the parcel in question. No chicken hens shall be permitted within any other portion of the lot or parcel.
3. If a parcel has more than one (1) dwelling unit, all adult residents and the owners of the parcel must consent in writing to allow the chicken hens on the property.

LOCATION, LOCATION, LOCATION!

**Where To Put
A Chicken Coop
In Your Yard**

Overview – Land Use Code Amendments

4. Each chicken hen must be housed in a covered, predator-resistant coop that is properly ventilated. The coop must be designed for easy access and cleaning, and it must provide a minimum of two (2) square feet of space per chicken hen.





Overview – Land Use Code Amendments

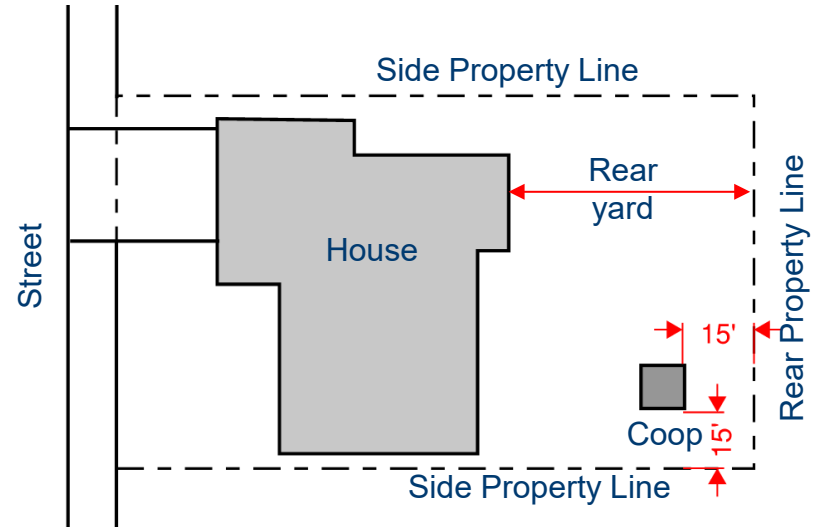
5. The chicken coop shall be no taller than ten (10) feet, as measured by the vertical distance from the ground level adjacent to the structure to the highest point of the roof surface. Chicken coops which are larger than one hundred twenty (120) square feet in area, as measured around the perimeter of the building, require a building permit. Chicken coops less than one hundred twenty (120) square feet in area do not require a building permit.





Overview – Land Use Code Amendments

6. Neither the chicken coop nor any portion of the outdoor enclosure may be located less than fifteen (15) feet from any abutting property line. If a chicken coop is located within a required setback, the property owner must obtain written approval from the adjacent property owner(s) whose property is affected by the setback encroachment. Written approval must be retained and presented to the Town upon notification that a complaint has been received.





Overview – Land Use Code Amendments

7. During daylight hours, the chicken hens must have access to the chicken coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.
8. The chicken hens must be protected from predators by being closed in the chicken coop from dusk until dawn.
9. The chicken hens must be sheltered or confined in such fashion as to prevent them from coming into contact with wild ducks or geese or their excrement.



Overview – Land Use Code Amendments

10. If the parcel upon which the chicken coop is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this section shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent chicken coop standards, including the outright prohibition of chicken-keeping, for any parcel within the regulatory authority of such association.

BACKYARD CHICKENS? NOT WITHOUT HOA APPROVAL





Notification & Next Steps

Notification of the land use code update was in accordance with the Town Code, requiring notification at least ten (10) days prior to **the public hearing:**

- August 21, 2026 – Notice posted to Town’s website
- August 21, 2026 – Legal ad published in the newspaper

Public Hearing / Meeting Schedule:

- September 2, 2026 – Planning Commission public hearing and recommendation to Town Board
- September 14, 2026 – Town Board public hearing and first reading of ordinance
- September 28, 2026 – Town Board public meeting and second reading of ordinance



Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the ordinance amending Chapters 7 and 16 of the Town's Municipal Code, subject to any Planning Commission comments being addressed.

Record

- Staff memorandum and supporting documents
- Draft ordinance
- Public comment

Municipal Code & Land Use Code Amendments proposed:

- **Chapter 7:**

- §7-9-20 – Keeping of chickens; limitations and requirements**

- Removed all items related to the chicken location and design.

- Clarifications and renumbering.

- §7-9-40 – Declaration of nuisance and unlawful acts; duty to maintain chicken habitat**

- Deleted items related to permitting and fee requirements.

- **Chapter 16:**

- §16-3-70 – Location and design of chicken coops/structures – New section added**



Questions / Thank you

Planning Commission

September 02, 2026



MEMORANDUM

Date: September 2, 2026
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - An Ordinance Amending Windsor Municipal Code Chapters 7 and 16, Concerning the Keeping of Chicken Hens and Chicken Coops in Residential Areas - Sandra Mezzetti, Senior Planner, Town of Windsor Community Development Department
Item #: C.2.

Background / Discussion:

Please refer to the public hearing item material.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: September 2, 2026
To: Planning Commission
From: Kelsey Lutsch, Senior Planner
Re: Major Site Plan- Greenspire Subdivision 8th Filing Lot 2 - Bank of America - K. Lutsch, Senior Planner
Item #: D.3.a.

Background / Discussion:

The applicant, James Waller, Kimley-Horn and Associates, and Owner, EVC-WDG Windsor, LLC have submitted a Major Site Plan for Greenspire Subdivision 8th Filing, Lot 2, Bank of America. The subject property is located northwest of the corner of Highway 392 and Hollister Lake Rd. The property was originally master planned and zoned in 2005, with the subject area designated and zoned for commercial. The subdivision for this area was platted this year.

The property is zoned General Commercial and is surrounded by the following zoning and land uses:
North, East, & West: General Commercial (existing commercial lots, Greenspire Subdivision)
South: Recreation & Open Lands (Lakeview Cemetery)

This project consists of the construction of a new 3,500 SF bank (Bank of America) and associated parking lot on an existing vacant lot of 0.68 acres. The project proposes 28 parking stalls.

Overall Development Characteristics

- Total Lot Area: 0.68 Acres
- Proposed Building Coverage: 3,500 SF (12%)
- Paved Site Areas (Parking, Access, etc): 18,793 SF (64%)
- Landscaped Areas: 7,149 SF (24%)
- Zoning: General Commercial

Building Characteristics:

- The building is a 1-story structure with a maximum height of 26.5-ft.
- Building materials: Brick, stone, stucco, and aluminum panels. All materials will be neutral/earth-tone colors.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

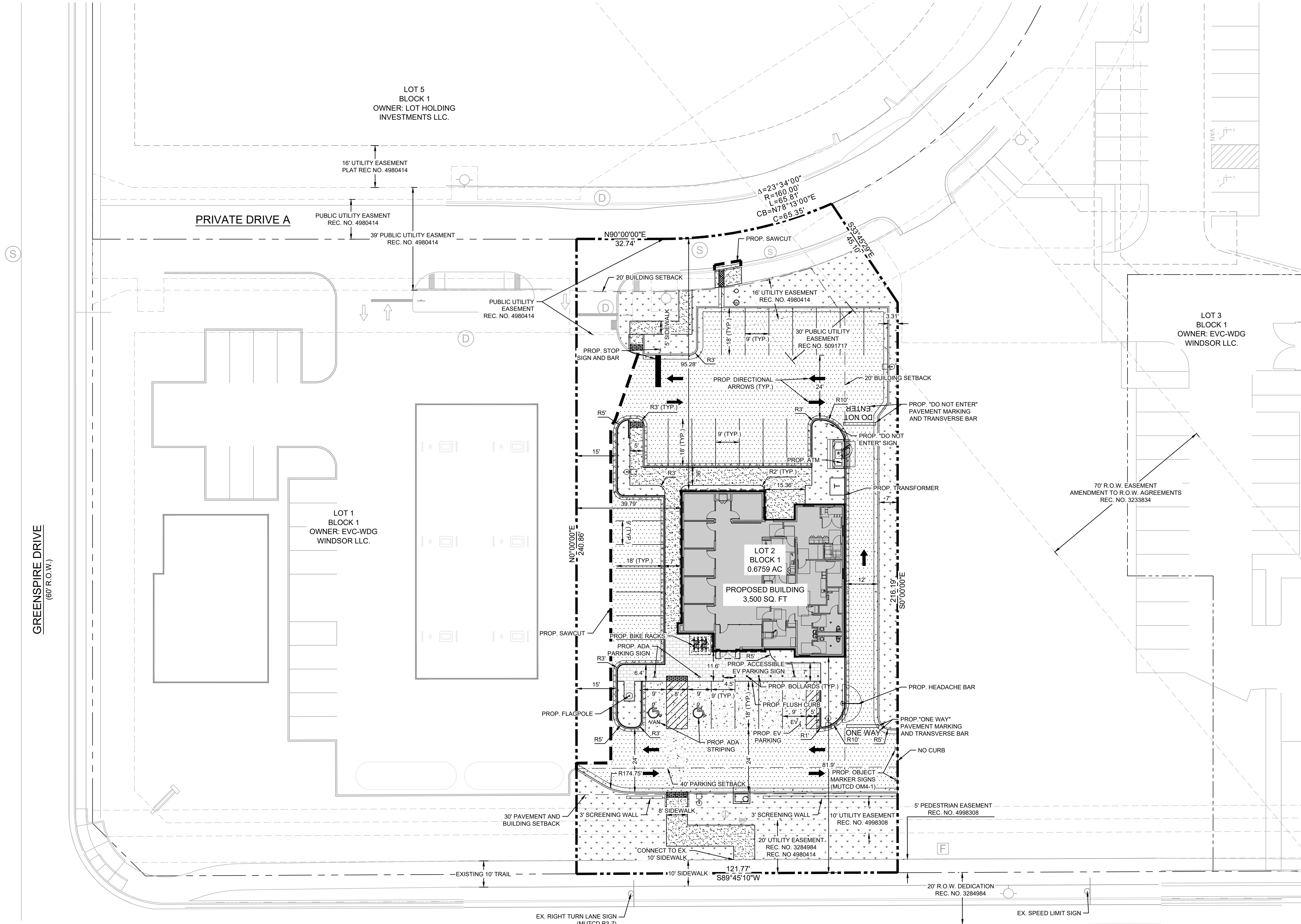
This is a communication item only. Site Plan land use applications are an administrative process.

CC:

Attachments:

1. Bank of America - Site Plan, Landscaping, and Building Elevations

K:\NCO_Civil\090102005_Bank of America Windsor\CADD\PlanSheets\C-SITE.dwg
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LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SIDEWALK PAVERS
	PROPOSED LANDSCAPE AREA
	LIGHT POLE

NOTES:

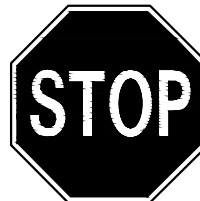
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. ACCESSIBLE ROUTES SHALL SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND NO MORE THAN 1:50 CROSS SLOPE.
- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. UTILITIES TO BE REMOVED ARE TO BE CAPPED IN PLACE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENTS OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO REFER TO BANK OF AMERICA'S APPROVED SIGN PACKAGE FOR SITE SIGNAGE DETAILS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE EAST LINE OF GREENSPIRE SUBDIVISION EIGHTH FILING RECORDED AT RECEPTION NO. 5091717 IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER, AS BEARING SOUTH 00°01'11" WEST, A DISTANCE OF 554.12 FEET, AS MONUMENTED AT THE NORTH END BY CONCRETE NAIL AND 1.5" TAG STAMPED, "PLS 37053" FLUSH WITH GROUND AND AT THE SOUTH END BY A NO. 4 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED, "PLS 38555" FLUSH WITH GROUND.

BENCH MARK:

ELEVATIONS ARE BASED UPON TOWN OF WINDSOR BENCHMARK NO. 24, BEING THE NORTHEAST BONNET BOLT OF A FIRE HYDRANT LOCATED ~145 NORTH OF THE INTERSECTION OF MAIN STREET AND CHIMNEY PARK DRIVE ON THE EAST SIDE OF THE ROAD, ELEVATION = 4794.13' NAVD 88.



DETAIL 1
"STOP"
MUTCD R1-1
30"x30"



DETAIL 2
"DO NOT ENTER"
MUTCD R5-1
30"x30"



DETAIL 3
"RESERVED PARKING"
MUTCD R7-8
12"x18"



DETAIL 4
"VAN ACCESSIBLE"
MUTCD R7-8b
6"x12"



DETAIL 5
"ACCESSIBLE PARKING"
MUTCD R7-8b
12"x18"

General Site Information		
Existing Zoning	General Commercial (GC)	
Proposed Zoning	General Commercial (GC)	
Building SF	3,500 SF	
South Setback (Front)	30' Building and Pavement 40' Parking	
North Setback (Rear)	20' Building	
Side Setback	20' Building	
Building Height	26'-6"	
Parking Information		
	Required	Provided
ADA Spaces	2 Spaces (1 Van Accessible)	2 Spaces (1 Van Accessible)
Total Parking	14 Spaces (1 Space/250 SF)	28 Spaces
Level 2 EVSE Installed	1 Space (2% of Total Spaces)	1 Space
Level 2 EV Ready	3 Spaces (8% of Total Spaces)	3 Spaces
Level 2 EV Capable	3 Spaces (10% of Total Spaces)	3 Spaces
Level 2 EV Capable Light	3 Spaces (10% of Total Spaces)	3 Spaces
Land Use Information		
Area	Square Feet	%
Building	3,500	12%
Sidewalk	3,648	13%
Parking and Drive Area	15,145	51%
Landscape Area	7,149	24% (20% Required)
Overall	29,442	100%

CITY OF GREELEY

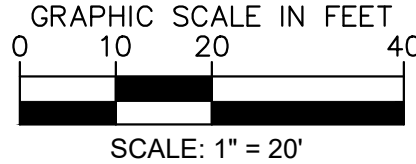
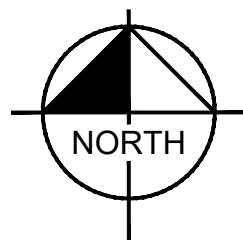
REVIEWED BY: _____ DATE _____
WATER/SEWER CHIEF ENGINEER
REVIEW DOES NOT CONSTITUTE "APPROVAL" OF PLANS. PERMITTEE IS RESPONSIBLE FOR ACCURACY AND COMPLETENESS OF PLANS.

TOWN OF WINDSOR, COLORADO DRAWING APPROVAL

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

DIRECTOR OF ENGINEERING

DATE



Kimley»Horn

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3325 SOUTH TIMBERLINE ROAD, SUITE 130
FORT COLLINS, COLORADO 80525 (970) 822-7911

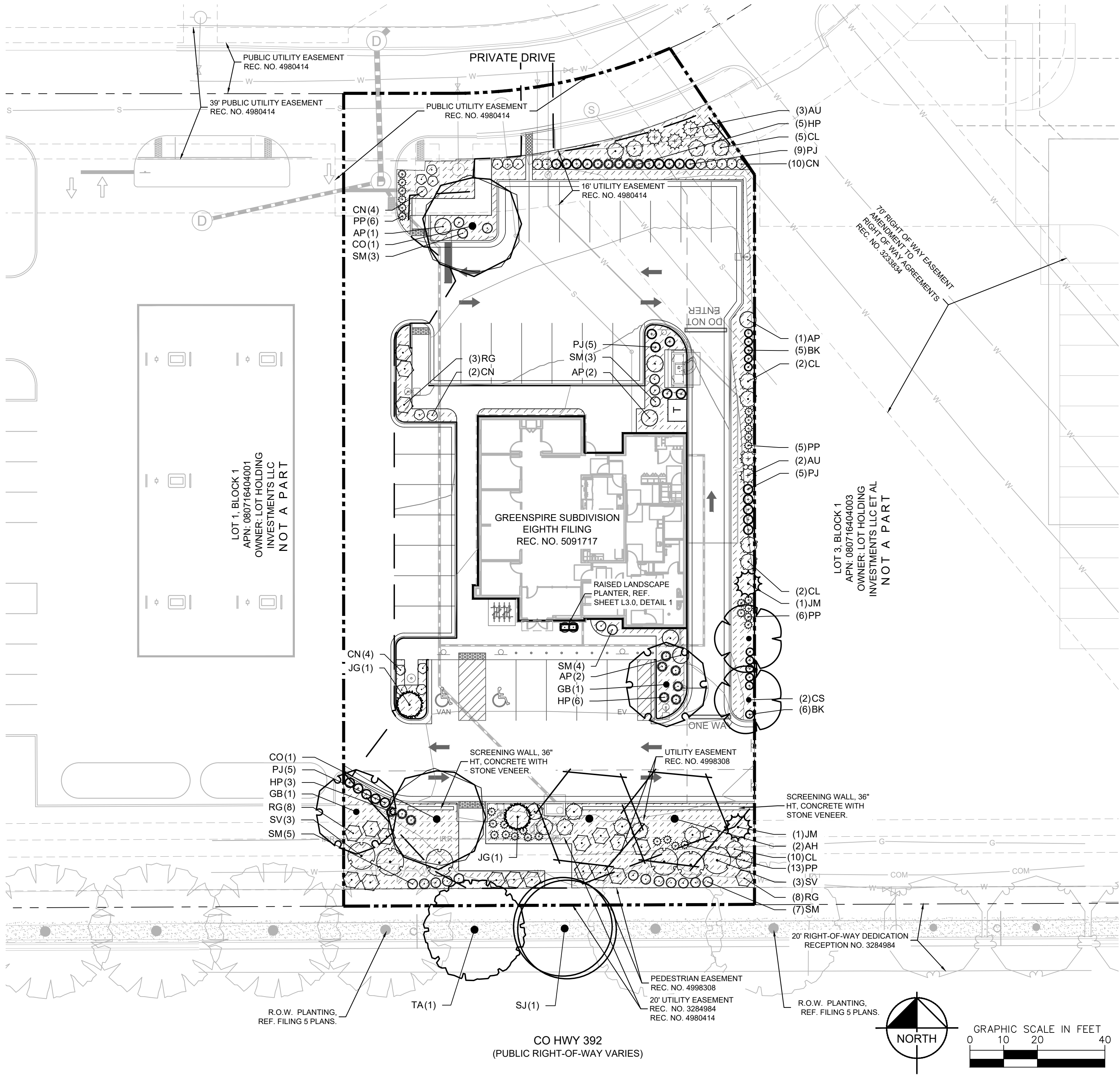
DESIGNED BY: OAT
DRAWN BY: OAT
CHECKED BY: JPW
DATE: 08/10/2026

GREENSPIRE SUBDIVISION EIGHTH FILING, LOT 2, BLOCK 1
MAJOR SITE PLAN
BANK OF AMERICA
SITE PLAN

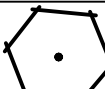
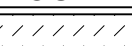
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PROJECT NO.
090102005
SHEET
C2.0
4 OF 36

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PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>PLANTING SIZE</u>	<u>PERCENTAGE</u>
CONIFEROUS TREES								
	JG	2	JUNIPERUS SCOPULORUM 'GRAY GLEAM'	GRAY GLEAM JUNIPER	B & B		6' HT MIN	14%
	JM	2	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	B & B		6' HT MIN	14%
SHADE TREES								
	AH	2	AESCULUS HIPPOCASTANUM	HORSECHESTNUT	B & B	2" CAL MIN	10' - 12' HT. MIN.	14%
	CS	2	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2" CAL MIN	10' - 12' HT. MIN.	14%
	CO	2	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	10' - 12' HT. MIN.	14%
	GB	2	GINKGO BILOBA	GINKGO	B & B	2" CAL MIN	10' - 12' HT. MIN.	14%
	SJ	1	SOPHORA JAPONICA	JAPANESE PAGODA TREE	B & B	2" CAL MIN	10' - 12' HT. MIN.	7%
	TA	1	TILIA AMERICANA	AMERICAN LINDEN	B & B	2" CAL MIN	10' - 12' HT. MIN.	7%
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>	
SHRUBS								
	AU	5	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	5 GAL	SEE PLAN	24" FULL	
	AP	6	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	5 GAL	SEE PLAN	24" FULL	
	BK	11	BERBERIS THUNBERGII 'KOBOLD'	KOBOLD JAPANESE BARBERRY	5 GAL	SEE PLAN	24" FULL	
	CL	19	CERCOCARPUS LEDIFOLIUS INTRICATUS	LITTLE-LEAF MOUNTAIN MAHOGANY	5 GAL	SEE PLAN	24" FULL	
	CN	20	CHRYSTHAMNUS NAUSEOSUS NAUSEOSUS	DWARF BLUE RABBITBRUSH	5 GAL	SEE PLAN	24" FULL	
	HP	14	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	SEE PLAN	24" FULL	
	PP	30	PINUS EDULIS	PINYON PINE	5 GAL	SEE PLAN	24" FULL	
	PJ	24	PINUS MONOPHYLLA 'BLUE JAZZ'	BLUE JAZZ PIÑON PINE	5 GAL	SEE PLAN	24" FULL	
	RG	19	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	SEE PLAN	24" FULL	
	SM	22	SPIRAEA THUNBERGII 'OGON'	MELLOW YELLOW™ SPIREA	5 GAL	SEE PLAN	24" FULL	
	SV	6	SYRINGA VULGARIS	COMMON LILAC	5 GAL	SEE PLAN	24" FULL	
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>				
GROUND COVERS								
	HM	5,937 SF	DOUBLE SHREDDED HARDWOOD MULCH					

GREENSPIRE COMMERCIAL LANDSCAPE REQUIREMENTS				
CATEGORY	FORMULA	CALC	REQUIRED	PROVIDED
ORGANIC MULCH BEDS - LIVE GROUNDCOVER	50% LIVING GROUND COVERAGE	5,934 SF X 0.5	2,967 SF	5,934 SF
ROCK BEDS - AREA	MAXIMUM 20% OF LANDSCAPE AREA TO BE ROCK BEDS	5,934 X 0.2	MAX 1,484 SF	0 SF
ROCK BEDS - SHRUBS	1 SHRUB / 200 SF IN ALL ROCK BEDS	0/ 200 SF	0 SHRUBS	0 SHRUBS
TREE DIVERSITY	MAX 10% OF ANY SPECIES MAX 20% OF ANY GENUS MAX 30% OF ANY FAMILY	14 TREES	MAX 2 TREES OF ANY SPECIES PER TOWN FORESTOR	MAX 2 TREES OF ANY SPECIES PER TOWN FORESTOR

TOWN OF WINDSOR LANDSCAPE REQUIREMENTS					
SEC. 15-3-30 (a) LANDSCAPING WITHIN THE RIGHT OF WAY					
CODE SECTION	CATEGORY	FORMULA	CALC	REQUIRED	PROVIDED
15-3-30(a)	MINIMUM LANDSCAPE AREA	MIN. 20% LANDSCAPE AREA	29,442 SF X 0.2	5,888	5,934
15-3-30(B)(1)	TREE LAWN	1 STREET TREE PER 40'	PROVIDED IN FILING 5	PROVIDED IN FILING 5	PROVIDED IN FILING 5
15-3-30(B)-2	STREET FRONT (E MAIN ST.)	1 TREE / 50 LF 1 SHRUB / 5 LF 6' WIDTH	122 LF/50 122 LF/5	3 TREES 25 SHRUBS	3" TREES 27 SHRUBS
15-3-30(B)-3	PARKING LOT EXTERIOR	1 TREE / 40 LF (65% SHADE TREES) 1 SHRUB / 2.5 LF (50% EVERGREEN SHRUBS)	294 LF /40 294 LF /2.5	7 TREES (5 CANOPY) 118 SHRUBS (69 EVERGREEN)	7 TREES (6 CANOPY) 118 SHRUBS (87 EVERGREEN)
15-3-30(B)-4	PARKING LOT INTERIOR	1 TREE / SINGLE ROW ISLAND 5 SHRUBS / SINGLE ROW ISLAND	4 SINGLE ROW ISLANDS	4 TREES (65% CANOPY TREES) 20 SHRUBS	4" TREES (75% CANOPY TREES) 30 SHRUBS
15-3-30(B)(8)(D)(1)	TYPE C BUFFERYARD	WALL ACROSS 50% OF FRONTAGE	121 LF / 2	61 LF OF WALL	65 LF OF WALL
* SOME TREES LOCATED ELSEWHERE ON SITE DUE TO UTILITY AND EASEMENT CONFLICTS					

TOWN OF WINDSOR, COLORADO
DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUME FOR CORRECTNESS OF DESIGN

DIRECTOR OF ENGINEERING _____ DATE _____



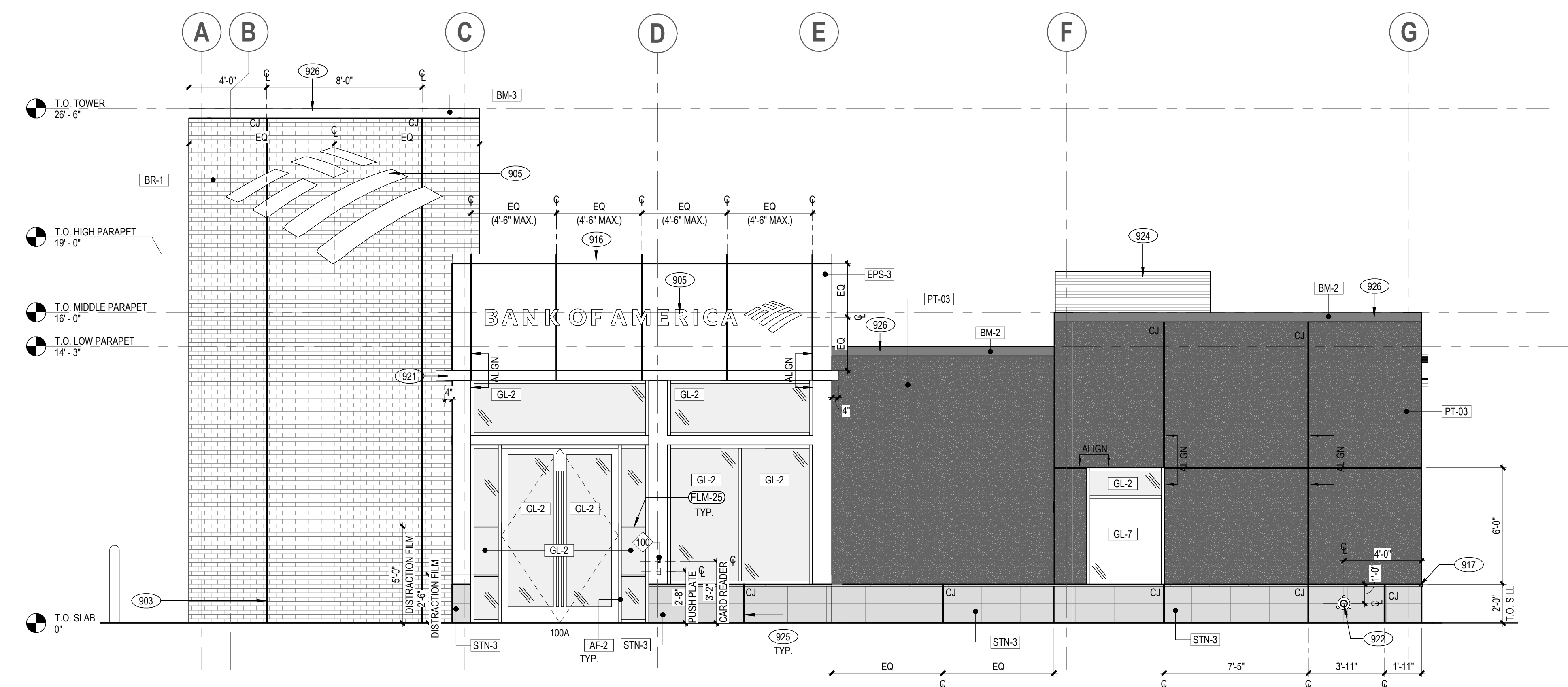
Kimley»Horn

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FORT COLLINS, COLORADO 80525 (970) 822-7911

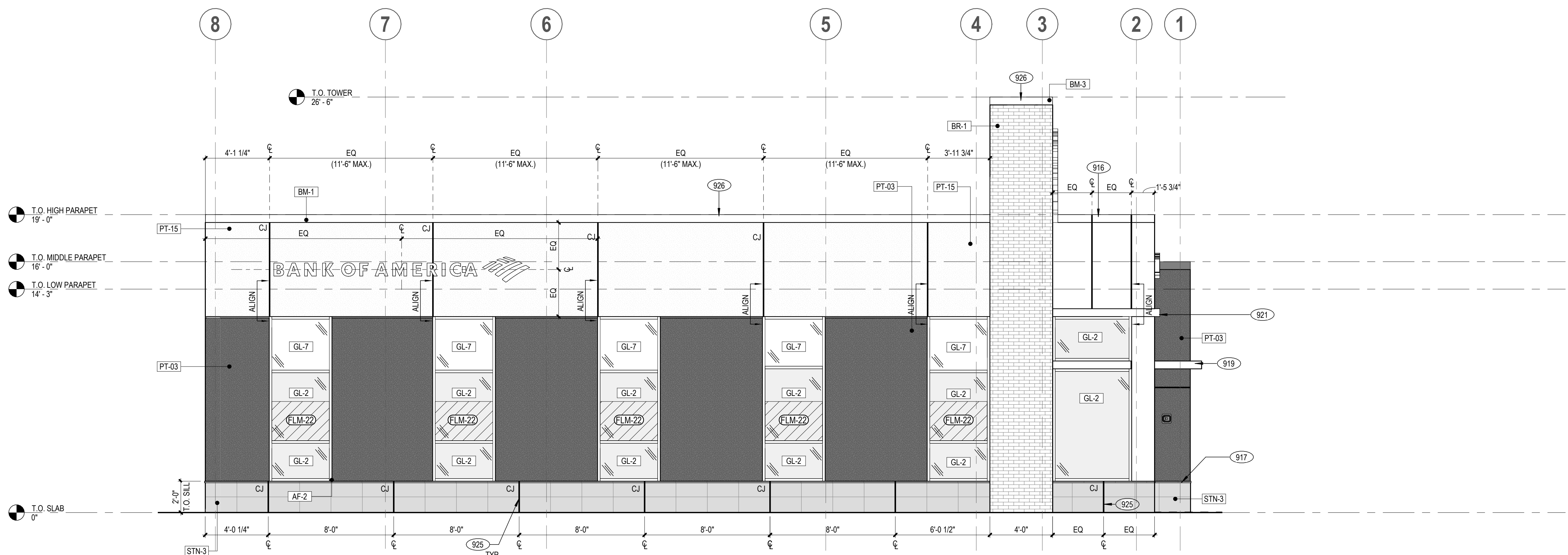
GREENSPIRE SUBDIVISION EIGHTH FILING, LOT 2, BLOCK 1
MAJOR SITE PLAN
BANK OF AMERICA
LANDSCAPE PLAN

PRELIMINARY
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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
090102005
SHEET
L1.0



1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

KEYNOTES	
NO.	DESCRIPTION
903	CONTROL JOINT. REFER TO DETAILS.
905	EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.
916	CUSTOM METAL PANEL COPING (TO MATCH EPS-3). REFER TO EXTERIOR DETAILS FOR MORE INFORMATION.
917	STONE VENEER SILL CAP.
919	ENTRY CANOPY BEYOND.
921	CUSTOM METAL PANEL "EYE BROW" FASCIA AND COPING (TO MATCH EPS-3). REFER TO EXTERIOR DETAILS FOR MORE INFORMATION.
922	THRU-WALL OVERFLOW DRAIN. REFERENCE PLUMBING AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND PRIMARY TO STORM. SEAL ALL PENETRATIONS AT EXTERIOR SHEATHING AND TIE INTO THE AIR BARRIER.
924	PROPOSED BUILDING INTEGRATED MECHANICAL ROOF SCREEN. BASIS OF DESIGN: ARCHITECTURAL LOUVERS VZKS. METAL PANEL COLOR TO MATCH EPS-3. REFER TO STRUCTURAL FOR ATTACHMENT TO ROOF STRUCTURE. FINAL HEIGHT TO BE COORDINATED WITH ROOFTOP MECHANICAL EQUIPMENT.
925	EXTERIOR VENEER CONTROL JOINT. PROVIDE 3/8" TOOLED SEALANT IN LIEU OF GROUT. SEALANT COLOR TO MATCH MASONRY FINISH.
926	METAL COPING (BASIS OF DESIGN: PAC-GLAD PAC-TITE COPING OR APPROVED ALTERNATE). REFER TO EXTERIOR DETAILS FOR MORE INFORMATION.

EXTERIOR FINISH SCHEDULE

ALUMINUM STOREFRONT	
AF-2	ALUMINUM STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM. REFER TO A00.51 FOR DIMENSIONS AND GLAZING TYPES.
EXTERIOR METAL PANEL CLADDING SYSTEM	
EPS-3	MANUFACTURER: CITADEL PRODUCT: ENVELOPE 2000 RAINSCREEN SYSTEM FINISH: ARCTIC WHITE SATIN
CEMENT PLASTER	
PT-03	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY FINISH: MATCH BENJAMIN MOORE CHARCOAL SLATE FLAT
PT-15	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY FINISH: MATCH CITADEL ENVELOPE ARCTIC WHITE FLAT
EXTERIOR STONE CLADDING SYSTEM	
STN-3	MANUFACTURER: ECHELON MASONRY PRODUCT: 12X24, 1" CORDOVA STONE VENEER W/ GRIDWORK SK VENTILATED FACADE CLADDING SYSTEM FINISH: GRANITE, GROUND FACE
BRICK VENEER	
BR-1	MANUFACTURER: GLEN-GERY PRODUCT: 2 1/4" X 7 5/8", 5/8" THIN BRICK VENEER, MODULAR WITH ELITE THIN TECH WALL SYSTEM FINISH: ASPEN WHITE SMOOTH
GLAZING	
GL-2	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-7	1" INSULATED BACK-PAINTED SPANDRAL GLAZING PANEL FINISH: TO MATCH AF-2
EXTERIOR PAINT (PAINTED TO MATCH STUCCO)	
EXPT-17	FINISH: BENJAMIN MOORE CHARCOAL SLATE FLAT
BREAK METAL FLASHING	
BM-1	BRAKE METAL AT EPS-3/EPS-3A & PT-15 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-2	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-3	BRAKE METAL BASE AT BR-1 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-4	BRAKE METAL BASE AT STN-3 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-5	BRAKE METAL BASE AT AF-2 COLOR SHALL MATCH WALL FINISH PER SAMPLE
EXTERIOR SEALANT COLOR	
GLAZING AT STOREFRONT	MATCH STOREFRONT
METAL PANEL SIDING (EPS-3)	MATCH METAL PANEL
STONE CLADDING (STN-3)	MATCH STONE
STUCCO (PT-03 AND PT-15)	MATCH STUCCO
BRICK VENEER (BR-1)	MATCH BRICK



WINDSOR

HWY 392 & HWY 257
WINDSOR, CO 80550

SERIAL NUM./MANH. ID: CO2-392
VERSION:
BULLETIN: 02-2026

NOT FOR
CONSTRUCTION

2 ISSUED FOR DD_60/COE 04.20.2026
1 ISSUED FOR SD_FINAL 03.23.2026

DELTA	ISSUE	DESCRIPTION	DATE
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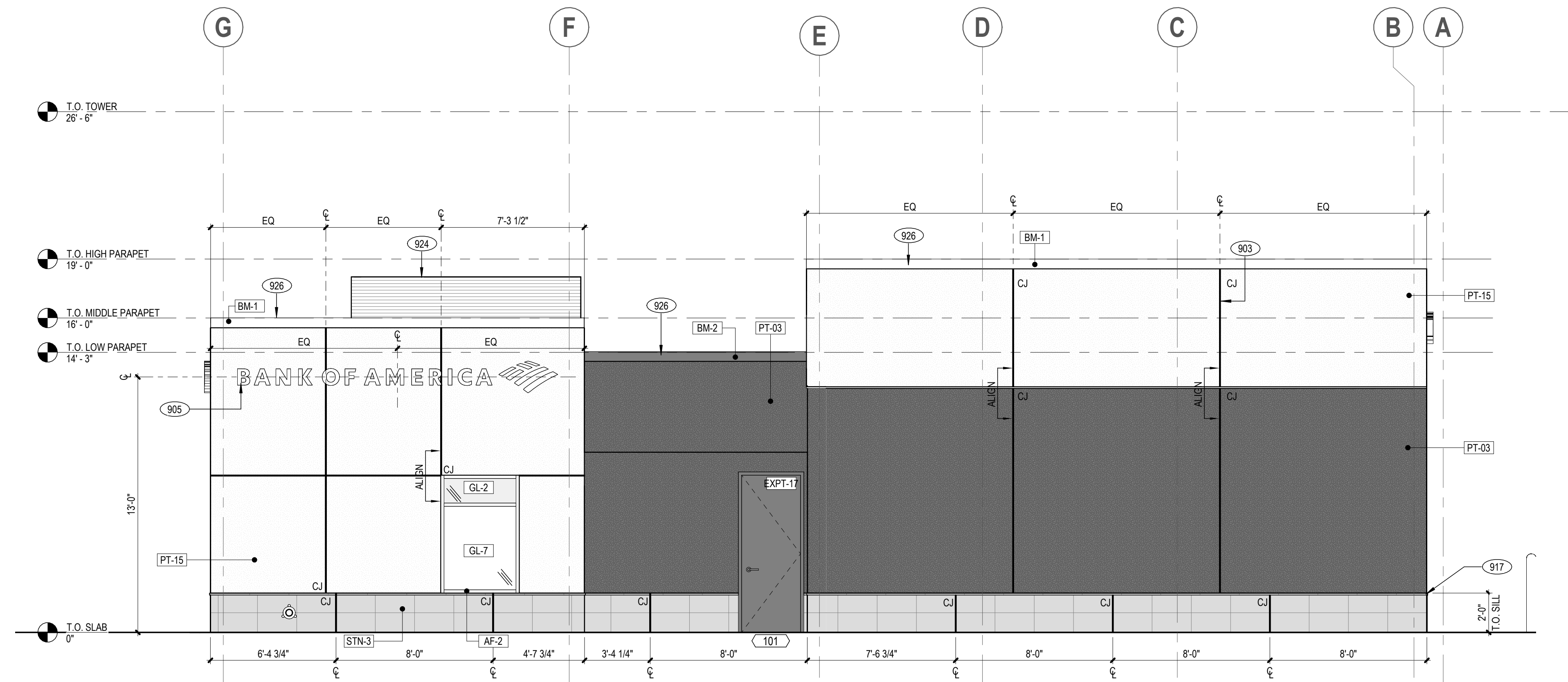
DENVER
1750 15TH ST., 3RD FLOOR
DENVER, CO 80202
TEL 303-672-8500

GOOD: INTERIOR ARCHITECTS, INC. A CALIFORNIA CORPORATION
ALL DRAWINGS AND WRITTEN MATERIAL, HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED
WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE REPRODUCED, USED, OR
DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

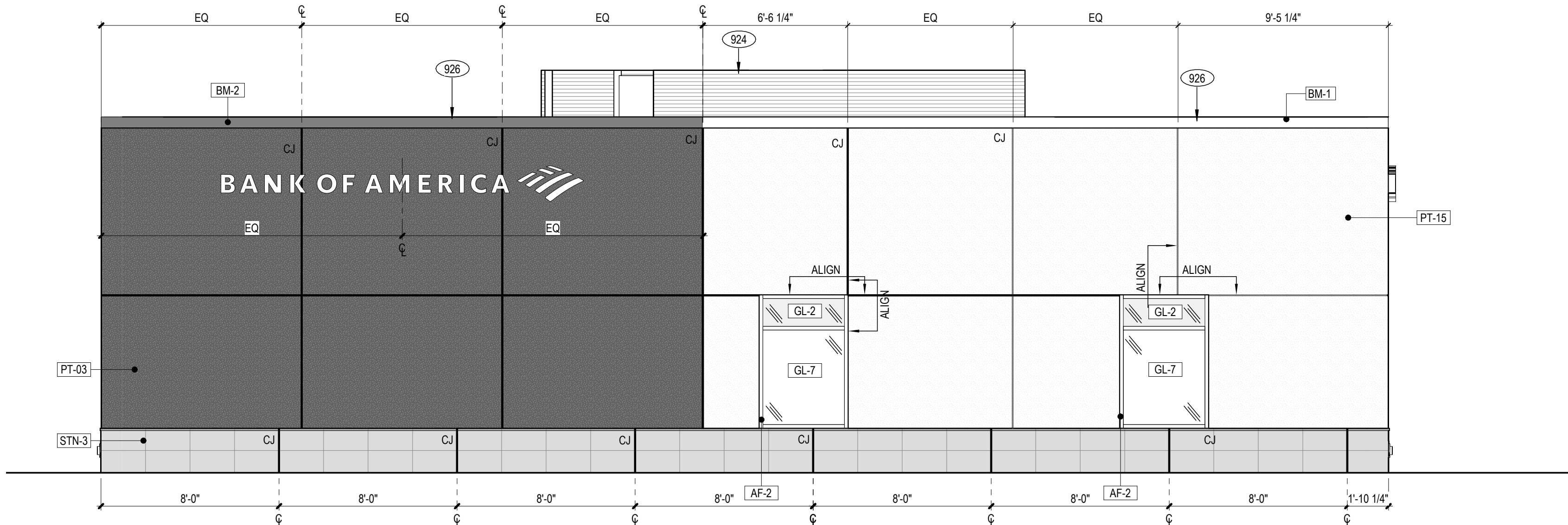
Owner Approval
CO2-392 As indicated
Job No. Scale

EXTERIOR ELEVATIONS

A09.11



1 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"



2 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

KEYNOTES	
NO.	DESCRIPTION
903	CONTROL JOINT. REFER TO DETAILS.
905	EXTERIOR SIGNAGE UNDER SEPARATE PERMIT.
917	STONE VENEER SILL CAP.
924	PROPOSED BUILDING INTEGRATED MECHANICAL ROOF SCREEN. BASIS OF DESIGN: ARCHITECTURAL LOUVERS 1/2X3. METAL PANEL COLOR TO MATCH EPS-3. REFER TO STRUCTURAL FOR ATTACHMENT TO ROOF STRUCTURE. FINAL HEIGHT TO BE COORDINATED WITH ROOFTOP MECHANICAL EQUIPMENT.
926	METAL COPING (BASIS OF DESIGN: PAC-CLAD PAC-TITE COPING OR APPROVED ALTERNATE). REFER TO EXTERIOR DETAILS FOR MORE INFORMATION.

EXTERIOR FINISH SCHEDULE

ALUMINUM STOREFRONT	
AF-2	ALUMINUM STOREFRONT SYSTEM: CLEAR ANODIZED ALUMINUM. REFER TO A00.51 FOR DIMENSIONS AND GLAZING TYPES.

EXTERIOR METAL PANEL CLADDING SYSTEM	
EPS-3	MANUFACTURER: CITADEL PRODUCT: ENVELOPE 2000 RAINSCREEN SYSTEM FINISH: ARCTIC WHITE SATIN

CEMENT PLASTER	
PT-03	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY FINISH: MATCH BENJAMIN MOORE CHARCOAL SLATE FLAT
PT-15	MANUFACTURER: PAREX USA PREMIER STUCCO PRODUCT: PAREX ARMORWALL 300 STUCCO ASSEMBLY FINISH: MATCH CITADEL ENVELOPE ARCTIC WHITE FLAT

EXTERIOR STONE CLADDING SYSTEM	
STN-3	MANUFACTURER: ECHELON MASONRY PRODUCT: 12X24 1" CORDOVA STONE VENEER W/ GRIDWORX SK VENTILATED FACADE CLADDING SYSTEM FINISH: GRANITE, GROUND FACE

BRICK VENEER	
BR-1	MANUFACTURER: GLEN-GERY PRODUCT: 2 1/4" X 7 5/8" 5/8" THIN BRICK VENEER, MODULAR WITH ELITE THIN TECH WALL SYSTEM FINISH: ASPEN WHITE SMOOTH

GLAZING	
GL-2	1" CLEAR TEMPERED INSULATED GLAZING AS SPECIFIED
GL-7	1" INSULATED BACK-PAINTED SPANDRAL GLAZING PANEL FINISH: TO MATCH AF-2

EXTERIOR PAINT (PAINTED TO MATCH STUCCO)	
EXPT-17	FINISH: BENJAMIN MOORE CHARCOAL SLATE FLAT

BREAK METAL FLASHING	
BM-1	BRAKE METAL AT EPS-3/EPS-3A & PT-15 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-2	BRAKE METAL BASE AT PT-03 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-3	BRAKE METAL BASE AT BR-1 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-4	BRAKE METAL BASE AT STN-3 COLOR SHALL MATCH WALL FINISH PER SAMPLE
BM-5	BRAKE METAL BASE AT AF-2 COLOR SHALL MATCH WALL FINISH PER SAMPLE

EXTERIOR SEALANT COLOR	
GLAZING AT STOREFRONT	MATCH STOREFRONT
METAL PANEL SIDING (EPS-3)	MATCH METAL PANEL
STONE CLADDING (STN-3)	MATCH STONE
STUCCO (PT-03 AND PT-15)	MATCH STUCCO
BRICK VENEER (BR-1)	MATCH BRICK

BANK OF AMERICA

WINDSOR

HWY 392 & HWY 257
WINDSOR, CO 80550

SERIAL NUM./MANH. ID: C02-392
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NOT FOR
CONSTRUCTION

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IA INTERIOR ARCHITECTS

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Owner Approval
C02-392 As indicated
Job No. Scale

EXTERIOR ELEVATIONS

A09.12