



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Thomas Meyers
Jimmy Dominguez

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue
Thursday, September 28, 2023
6:00 PM

(Order & Contents Subject to Change by Action of the Commission)

** Login information on how to attend this meeting virtually (optional) is on the last page of this Agenda.*

Call to Order

Approval of Agenda

Consent Agenda - Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda items unless a Councilmember so requests, in which case the item may be removed/moved from the Consent Agenda.

a. Approval of the July 27th, 2023 Meeting Minutes

Public Comment This portion of the Agenda is provided to allow members of the audience to present comments to the Board. The Board may not respond to your comments this evening, rather they may take your comments and suggestions under advisement or your question may be directed to the appropriate staff member for follow-up.

Action Item(s)

a. P2023-006 Murata Farms Townhomes Preliminary Plat

Discussion Items

Future Business

a. Next Planning Commission Meeting on October 12, 2023 at 6:00 PM

Adjourn

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RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 27, 2023

The Planning Commission of the City of Fort Lupton met in session at City Hall Chambers, 130 South McKinley Avenue, the regular meeting place of the Planning Commission and virtually via GoToMeeting, on Thursday June 8th, 2023.

Chair Mike Simone called the meeting to order at 6:00 PM

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Thomas Holton, and Jimmy Dominguez. Vice-Chair Bushrod White arrived at 6:03 PM

City Staff Present: Planning Director Todd Hodges, Development Review Engineer David Rausch, Planners Magaly Morales-Tejada, and Sean McDermott, and Planning Administrative Assistant Hailey McKay. Public Works Director Roy Vestal attended virtually via GoToMeeting.

APPROVAL OF AGENDA

Thomas Holton moved to approve the agenda, Kathy Kvasnicka seconded.

CONSENT AGENDA

Thomas Holton moved to approve the consent agenda and Kathy Kvasnicka seconded.

PUBLIC COMMENT

There were no public comments.

ACTION ITEMS

P2023-005 Development Code Amendment

City Planner Magaly Morales-Tejada introduced the action item for reviewal and recommendation of the Development Code Amendment for City Council. Items from the Code that were addressed were:

- Addition of the Concept Plan procedure to Table 2-1 and the addition of a corresponding section that further details a procedure for Concept Plans. (2.02 D)
- Addition of the Comprehensive Plan Amendment procedure to Table 2-1 and the addition of a corresponding section that further details a procedure for Comprehensive Plan Amendments. (2.14)
- Changes to the timing and location of a Neighborhood Meeting. (2.01 D)
- Changes to the criteria for an Administrative Site Plan. (2.05)
- Changes to the criteria for a Site Plan. (2.06)
- Correction of Manufacturing and Industrial Services types to match definition of uses. (Table 4-1)
- Addition of Storage and Warehousing as a Special Use Permit to the C-2 and I-1 Zone Districts. (Table 4-2)
- Changes to the criteria of the height for Ground Mounted accessory uses in Renewable Energy Facilities. (4.03 D)
- Correction of density bonus, from “additional” to “total” (5.05 C)
- Removal of maximum secondary building size (Table 6-2)

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 27, 2023

- Reincorporating specific language from the previous parking standards in the Municipal Code into new parking design standards (7.04 E)
- Reincorporating specific language from the previous fencing standards in the Municipal Code into Section 8.05
- Changes in criteria for monument and residential gateway signs
- Repeal and replacement of Section 10.01.

Development Review Engineer David Rausch addressed the changes for the repeal and replacement of Section 10.01 to follow the current format of FEMA in order for the City to maintain in compliance with regards to the requirements and regulations of floodplain management.

There was discussion concerning the adoptions of regulations to the municipal code when there are changes enforced by FEMA.

Mr. Rausch addressed those concerns.

PUBLIC COMMENT

Chair Simone opened to public comments at 6:31 PM.

Brandon from 733 Beth addressed the commissioners about his positive interactions with staff, and his appreciation for the readability of the current code.

Chair Simone closed the public comments section at 6:32 PM and opened up for Commissioners comments.

Commissioner Holton moved to approve P2023-005 Development Code Amendment, Commissioner White seconded.

Motion passed unanimously.

DISCUSSION ITEMS

There were no discussion items.

FUTURE BUSINESS

The next meeting of the Planning Commission will be on August 10, 2023 at 6:00 PM.

ADJOURNMENT

Commissioner White moved to adjourn the meeting, Commissioner Kvasnicka seconded.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
July 27, 2023

Chair Simone adjourned the meeting at 6:36 PM.

Submitted by

Hailey McKay, Planning Administrative Assistant

Approved by Planning Commission

Mike Simone, Chair

DRAFT

RESOLUTION NO. P2023-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE MURATA FARMS TOWNHOMES, FILING NO. 2, PRELIMINARY PLAT AND PUD PLAN FOR A RESIDENTIAL SUBDIVISION WITH SINGLE-FAMILY ATTACHED LOTS LOCATED IN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on September 28, 2023, for the purpose of reviewing an application submitted by John Cork, Eric Eckberg, and CW Murata, LLC ("Applicants") for a preliminary plat of a residential subdivision consisting of 45 single-family attached lots; and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the preliminary plat conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal notification requirements have been met, including publishing the time and place of the public hearings in the Fort Lupton Press, posting notice at least fifteen (15) days before the hearings on the property, mailing notice to property owners within five-hundred (500) feet of the property and to oil and gas lessees on the property; and

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and any citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby approves the Murata Farms Townhomes, Filing No. 2, Preliminary Plat and PUD Plan, conditional upon the following:

- I. Prior to finalizing the Preliminary Plat and PUD Plan:
 - A. The title of the Preliminary Plat shall include the Project No.: PPL2023-0022.
 - B. Any redline comments provided by City staff shall be made to the Preliminary Plat and PUD Plan.
- II. As part of the of the Final Plat and PUD Plan application:
 - A. The Applicant shall finalize a Subdivision Improvements Agreement.
 - B. The Applicant shall adequately address any comments from the Public Works Director and Development Review Engineer.

DONE THIS 28TH DAY OF SEPTEMBER, 2023, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director



MURATA FARMS TOWNHOMES PRELIMINARY PLAT (FILING NO. 2)
PPL2023-003

PROJECT DESCRIPTION

Project No.: PPL2023-003

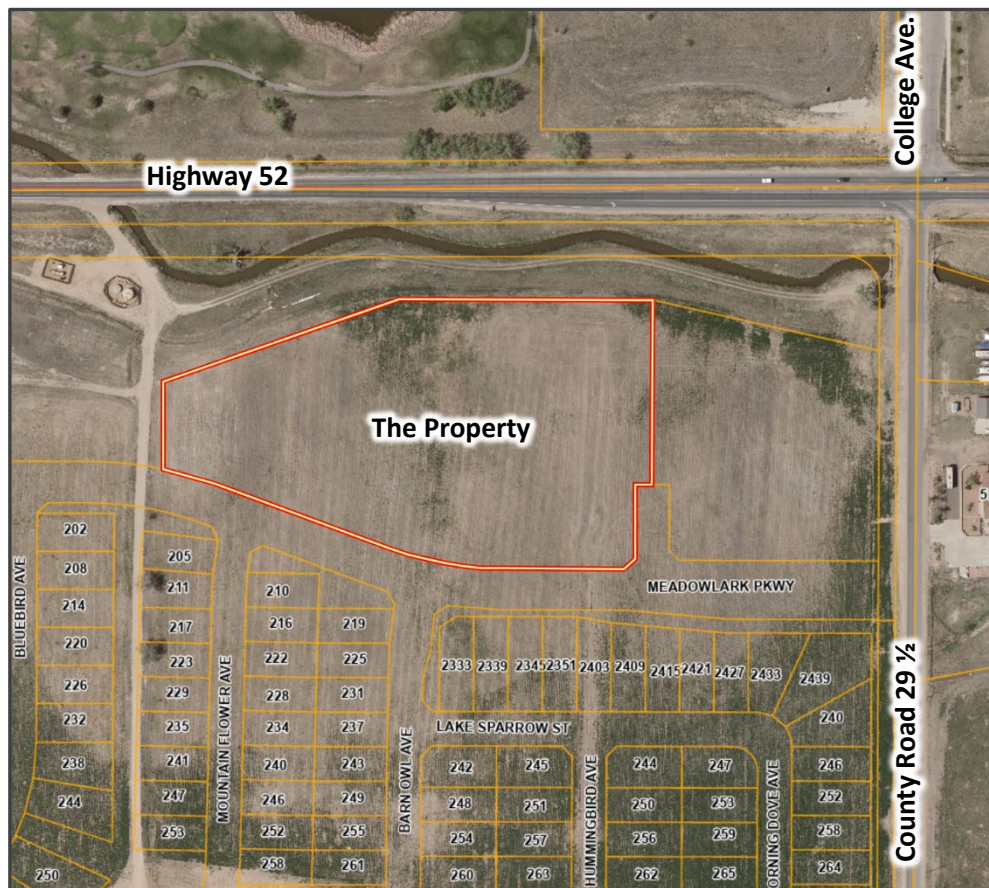
Project Name: Murata Farms Townhomes Preliminary Plat (Filing No. 2)

Owner's Name: John Cork; CW Murata, LLC ("Applicant")

Representative's Name: Karen Henry with Henry Design Group, Inc.

Location of Request:

The site consists of land located south and adjacent to Highway 52 and west and adjacent to County Road 29 ½ (the "Property"). The Property is located in the Northeast quarter of the Southwest quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, City of Fort Lupton, County of Weld, State of Colorado.



COLORADO





Nature of Request:

The Applicant has submitted a request for a Preliminary Plat and PUD Plan for a residential subdivision that will have 45 single-family, attached, townhome residential units. The development will include infrastructure, landscaping, parks and trails. Filing No. 2 is a proposal to build out Block 2 of the Murata Farms Filing No. 1 Final Plat and PUD Plan recorded in 2021 (2021R070).

Site Size: 5.35 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: A residential subdivision that will provide 45 single-family, attached, residential units.

Existing Use: Vacant/Agricultural

Hearing Dates: Planning Commission – September 28, 2023 at 6:00 PM; and
City Council – October 17, 2023 at 6:00 PM.

Hearing Location: Fort Lupton City Hall – Council Chambers, 130 S. McKinley Ave., Fort Lupton, Colorado.

Staff Recommendation: Approval with conditions, as shown on the proposed resolution.

SUMMARY OF PREVIOUS APPLICATIONS

Filing No. 1 of the Murata Farms Final Plat and PUD Plan was composed of traditional, single-family detached lots. Filing No. 1 received approval on November 16, 2021 (2021R070). Lot 2 of Block 14 was platted within Filing No. 1. Filing No. 2 is the Murata Farms Townhomes Plat that will replat Lot 2, Block 14.

The Coronado West, LLC Subdivision Improvements Agreement for the Murata Farms development was approved by City Council on February 1, 2022 (Resolution No. 2022R017).

On April 21, 2023, the Fort Lupton City Council approved the Murata Farms Sketch Plat and PUD Plan (Resolution No. 2020R046), and on July 6, 2021, the Preliminary Plat and Preliminary PUD Plan for the overall Murata Farms development was approved (Resolution No. 2021R041).

This application is for a Preliminary Plat of Filing No. 2 within the overall Murata Farms Subdivision approved in November 2021, and follows as the next step in the process of building out the Murata Farms Subdivision.

APPLICATION PROCESS

The Applicant is requesting approval of a Preliminary Plat and PUD Plan for Filing No. 2. Preliminary Plat and PUD development plan applications are to be processed in the same manner as set forth in the

Code for major subdivisions. The Applicant is applying for approval of a Preliminary Plat and PUD Plan, as permitted under Section 17-22(a)(1-4) of the Subdivision Regulations.

Under the Fort Lupton Municipal Code, after required public notice of the Preliminary Plat and PUD Plan, the Planning Commission shall consider the application, referral comments, and any public testimony at a public hearing and make a recommendation to City Council to approve, approve with conditions, or deny the preliminary plat. The Planning Commission's comments shall be based on the evidence presented, conformance with the Comprehensive Plan and compliance with the City's standards, regulations and policies.

The City Council shall then conduct a public hearing and evaluate the Preliminary Plat and PUD Plan, referral agency comments, Planning Commission recommendation and any public testimony, and shall approve, conditionally approve, continue for additional information or for further study, or deny the application. Decisions shall be based upon the evidence presented and compliance with the City's standards, regulations, policies, and other guidelines.

NOTIFICATION REQUIREMENTS

The Subdivision Regulations require published notice of the hearings in a timely manner prior to the hearings. The Planning Commission and City Council hearings were published in the Greeley Tribune on September 8, 2023, and in the Fort Lupton Press on September 14, 2023.

Notice of the public hearings was posted on the Property pursuant to the Subdivision Regulations. Said regulations require that the Applicant post the Property with notice of the hearings at least fifteen (15) days prior to the hearings. The Property was posted on September 12, 2023.

Notice was mailed to neighbors within five-hundred (500) feet of the Property on September 5, 2023.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Section 16-45 – PUD Planned Unit Development District

- a) The Planned Unit Development (PUD) Provisions contained herein are intended to provide for the planning and development of substantial tracts of land, suitable in location and character for the uses proposed, as unified and integrated entities in accordance with detailed development plans.

The proposed project is for a proposed 5.35 acre subdivision that includes attached single-family residential lots. Staff believes that this residential development meets the intent of the PUD zoning regulations, as detailed in the enclosed submittal materials, as well as below.

- (1) PUD permit requirements. All development within a PUD District must be in accordance with an approved PUD plan. No building or development permits shall be issued within a PUD District unless they are in conformance with an approved PUD plan for that District. Small wind energy systems are permitted uses in PUDs, provided that they meet the qualifications and criteria for a building permit set forth in *Section 18-9* of this Code and are approved as part of the PUD approval process.

A preliminary PUD plan has been submitted for the proposed development, and is laid out in the Preliminary Plat and PUD Plan maps and related submittal documents included with this Planning Commission packet.

- (2) PUD plan format and content, general. In accordance with this Section, PUD plans shall contain unique district regulations that apply to specific parcels of land within a PUD District, including permitted and special uses, lot sizes, bulk, density, general layout, architectural guidelines and location of and standards for public facilities and amenities, and any design standards that vary from the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements. Unless specifically modified by a PUD plan, all provisions of the City's Code and adopted standards and specifications shall apply within PUD Districts. PUD plans shall be in the same general format as required for subdivision plats.

A preliminary PUD plan has been submitted for the proposed development, and is laid out in the Preliminary Plat and PUD Plan maps and related submittal documents included with this Planning Commission packet.

- (3) PUD plan process, general. All PUD plan applications shall be submitted and processed simultaneously with the subdivision applications for the property. PUD plan and subdivision applications may also be processed concurrently with the proposed amendment to the Official Zoning Map, creating a PUD District. Except as specifically provided in this Section, PUD plan applications shall be processed in the same manner as set forth in this Code for major subdivisions, including all preapplication conferences, sketch PUD plan, preliminary PUD plan applications, public hearings and recording with the County Clerk and Recorder. ***These requirements have been met. The City has a general land use application, which includes the submittal for a preliminary PUD plan and subdivision application. The Murata Farms Sketch Plat and PUD Plan was approved by City Council in April 2020.***

- (4) Maintenance of private facilities. The owner shall establish an organization for the ownership and maintenance of any approved private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the City.

The applicant is working with the City to finalize the Subdivision Improvement Agreement. Private utilities and roads will be maintained by the Murata Farms Metro District

- (5) PUD size. Unless specifically waived by the City Council, the area included in a PUD plan must be at least ten (10) acres in size.

Filing No. 2 is 5.35 acres, but the overall Murata Farms development is 72.71 acres, more or less, and therefore meets this requirement.

- (6) Approval. Approval of a final PUD plan by the City Council shall be by ordinance.

The Preliminary Plat and PUD Plan will be presented before City Council for approval on October 17, 2023. The zoning to PUD was by ordinance.

b) Intent. PUD provisions are intended to further the following objectives:

- (1) To permit and encourage innovative design and high quality, master-planned urban developments on large parcels of land.
- (2) To permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community.
- (3) To preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.
- (4) To provide flexibility in land planning and development, resulting in amenable relationships between buildings and ancillary uses, and permitting more intensive use of land where well-related open space and recreational facilities are integrated into overall design.
- (5) To encourage unity and diversity in land development, resulting in convenient and harmonious groupings of uses, structures and common facilities, varied type design and layout of housing and other buildings and appropriate relationships of open spaces to intended uses and structures.
- (6) To encourage unified and planned development of a site, with or without customary subdivision into single lots, and without specific application of the district regulations as provided for individual lots, subject to the regulations set forth herein.
- (7) To provide for and encourage the preservation and enhancement of desirable natural landscape and other features unique to a development site.
- (8) To provide reasonable standards and criteria by which the specific proposals for a PUD can be evaluated.
- (9) To provide a procedure which can relate the design and layout of unified residential, commercial or industrial developments to the particular site and demand for such development in a manner consistent with the preservation of property values within established residential areas.

With respect to Section 16-45(d)(1)-(9) above, staff finds that the proposed Preliminary Plat and PUD Plan substantively meets the intent of this subsection. The development will provide a variety of residential types, thus providing a higher diversity of housing within the City for a variety of demographics. The Murata Farms development has indicated within the Preliminary Plat and PUD Plan that they will include trails to connect to the larger trail system as illustrated in the City's Proposed Trails Map. Staff believes that this residential development meets the intent of the PUD Zone District.

c) General location and planning requirements.

- (1) Relation to major transportation system. PUD districts shall be located with respect to major streets and highways or other transportation facilities to be directly accessible without creating traffic on minor streets in residential areas outside such district.

The filing will have access off of Meadowlark Parkway, which itself will be built out as part of the Subdivision Improvements Agreement, and connects to County Road 29 ½. Several interior streets will also be constructed to circulate traffic within the subdivision.

- (2) Relation to public utilities and community facilities. PUD districts shall be located in relation to public utilities and community facilities and services, either existing or to be available by the time development reaches the stage where they will be required, so that such facilities can be provided at reasonable cost and with reasonable efficiency.

Utilities are located near the Property, and the location is able to be served. Additional information on this is included in the submittal documents received from the Applicant. Staff finds that the development meets the identified objective.

- (3) Relation to general pattern of urban development. PUD districts shall be planned and located in general compliance with the Comprehensive Plan and shall relate to the major elements of the urban pattern, including housing, commercial facilities and principal places of employment, by physical proximity of major streets so as to provide for the convenience and amenity of residents of the community and to reduce general traffic congestion by a close relationship between origins and destinations.

The Future Land Use Map targets this area for single-family, attached housing units. This designation allows for neighborhoods of predominately single-family, attached townhomes on individual lots. This can consist of a variety of development types, including higher-density homes within the City's urban core, and planned subdivisions within the residential growth areas. The proposed subdivision complies with this land use designation. In addition, the project is located near already developed portions of the City including the Coyote Creek Golf Course, Twombly Elementary, the new public library, and is a short walk from the Fort Lupton Recreation Center. Neighboring residential within the City is located in adjacent areas. Proximity to current development contributes to the convenience of future residents.

- d) Physical character of the site. The site shall be suitable for the development proposed without hazards to structures, occupants or any property from probability of flooding on the site or on adjacent lands, from erosion or deposition of eroded material on adjacent lands, from subsidence of the soils or from other dangerous conditions. Soil, groundwater level, drainage and topography shall be appropriate to both the kind and pattern of use intended.

The project is not located within a floodplain. The Applicant is working with the City Engineer on drainage for the site and a preliminary drainage report was submitted with the submittal materials. Staff finds that the development meets this objective.

- e) Site planning; external relationships.

- (1) Vehicular access. Entrances and exits for vehicles shall be designed to encourage smooth traffic flow with minimum hazards to passing traffic or to traffic entering or leaving the development. Merging or turnout lanes may be required where anticipated traffic flows from or to the PUD indicate the need for such lanes. In no case shall streets within a PUD district connect to streets outside the district in such a way as to encourage use of any minor streets for through traffic.

A traffic impact study was submitted with the application materials for review by the City Engineer, Fire District, and Planning staff. The City Engineer is working with the Applicant on a subdivision improvements agreement, which will address any infrastructure needed to mitigate traffic impacts. Staff finds that the development meets the stated objective.

- (2) Perimeter setback and screening. If topographical or other barriers do not provide adequate buffer between the PUD and adjacent uses, structures on the perimeter of the PUD shall be set back a distance equal to the minimum setback requirement of the adjoining district, or shall be permanently screened by fences, walls or plantings as required to sufficiently protect the privacy and amenity of adjacent uses, to protect the planned development from potentially adverse external influences such as a major street or highway and, as necessary, to make transition from adjoining district.

The proposed residential uses are compatible to adjacent uses and staff has determined that no further screening or setbacks are necessary.

f) Modifications of subdivision regulations.

- (1) The improvements required under the subdivision regulations, including streets, storm drainage, sanitary sewerage and potable water systems, shall be provided in each PUD.

The Applicant is working with the City Engineer to finalize a subdivision improvements agreement (SIA) prior to construction. This agreement will go before City Council for approval. In addition, the Property is located within a metro district, which will assist with the development of these improvements.

- (2) The requirements and standards for the construction of streets and utilities set forth in the City of Fort Lupton Standards and Specifications for the Design and Construction of Public Improvements shall be subject to modification where the plan and program for a PUD make adequate provision for vehicular and pedestrian access and circulation, recreation, utility and service needs of the tract when fully developed and occupied, and also provide such covenants, easements or other legal documents and provisions as will assure conformity to and successful implementation of the plan. Such modifications shall be contained within the PUD plan, subject to approval by the City Council.

The Applicant is working with the City Engineer to finalize these improvements prior to construction.

- g) Oil and gas well considerations, restrictions, and setback requirements.

There is an existing surface use agreement and the existing facilities have been documented with setbacks.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area for single-family, attached housing. This designation allows for multi-unit townhomes in formal, planned developments. Residential subdivisions of this type provide higher density and (potentially) more affordable housing options to complement traditional single-family, detached neighborhoods.

Filing No. 2 of the Murata Farms Plat and PUD Plan addresses the goals of Fort Lupton's Comprehensive Plan by proposing a variety of housing types. A Final Plat and PUD Plan for Filing No. 2 will be submitted for review at a later date. This development will ultimately include various residential blocks in conjunction with commercial development, trails, and open space.

REFERRALS

Referrals were provided to the list below. Any comments received are enclosed with the Planning Commission packet.

Building/Grounds Manager	City Attorney	Police Chief
Public Works Director	Building Inspector	Recreation Manager
Golf Course Manager	OMI	GIS Specialist
Weld County Public Works	Fort Lupton Fire Protection District	CDOT
Weld County School District RE-8	Weld County GIS	NCWCD
Fulton Ditch Company	Weld County Department of Planning	United Power
Comcast	CenturyLink	Xcel Energy
Postmaster	Economic Development Manager	Development Review Engineer
Colorado Parks and Wildlife	Weld County Department of Health & Environment	Western Midstream
State Geologist		

STAFF RECOMMENDATION

Staff recommendation conditional approval of the Murata Farms Preliminary Plat and PUD Plan. Conditions are listed under the proposed Resolution included with the Planning Commission packet.

Additional documents may be available for review at:
<https://www.fortluptonco.gov/DocumentCenter/Index/757>

Murata Farms - Filing 2 Townhomes
Preliminary Plat - Preliminary PUD Narrative

April 5, 2023

1. Team

Builder/Applicant

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Civil Engineer

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tfrazier@redland.com

Landscape Architect

Karen Henry, PLA
Henry Design Group, Inc.
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Denver, CO
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khenry@henrydesigngroup.com

2. Location and Property Description

The overall Murata Farms is a 72.71-acre property located at the southwest corner of Hwy. 52 and WCR 29-1/2. More particularly described as being in a portion of the North One-Half of the Southwest One-Quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian, Weld County, Colorado. Filing No. 1, the traditional single-family detached lots, was approved in November of 2021. Lot 2 of Block 14 was platted within Filing No. 1.

Filing No. 2 is the Murata Farms Townhomes Plat that will replat Lot 2, Block 14 into the proposed 45 fee-simple townhomes on the 5.35 acre site.

3. Adjacent Land Uses

North: Highway 52 & the Coyote Creek residential subdivision & Golf Course
South: Murata Farm Filing No. 1 -Single Family Lots
East: Murata Farms future Commercial
West: Tract N, Open space and Oil and Gas Facility and Murata Farms future Paired homes

4. Site Features

The site was formally gently rolling farm field which has been overlotted graded. A segment of the Fulton Ditch parallels Hwy. 52 in the eastern half of the site. A plugged and abandoned well (Block 14, Lot 2) and an active well with ancillary equipment are located on the site. The well within proposed Filing 2 has been plugged and abandoned. As such, a pocket park is proposed on this site.

Soil Type. The NRCS soil survey indicates that the soil on site is primarily sandy loams. The northern region of the property includes Olney Loams with Grades

ranging from 1 to 5% with the majority of the site being under 3% for slope. The southeastern corner of the site includes an Otero Sandy loam with typical grades below 3%. The southwest corner of the site includes Vona Sandy Loams with grades typically below 3%. These soil types are generally rated in Wind Erodibility Group 3 which has a higher susceptibility for wind erosion.

Geologic Characteristics. Refer to attached Geotechnical report "Preliminary Geotechnical Investigation Murata Farms (Muraco Subdivision) Southwest of Highway 52 and County Road 29 ½" By CTL Thompson dated October 31, 2019.

5. Zoning

The property is zoned Planned Unit Development (PUD) for a mix of neighborhood commercial, office, and residential uses concurrent with the Annexation of the property. The approved Preliminary Plat/PUD indicates the proposed uses satisfying the requirement of the Annexation Agreement thereby allowing for the development of Murata Farms for a mixture of uses including single family detached residential, paired homes, townhomes, parks, trails, open space and commercial and office uses.

6. Proposed Land Uses

Filing No. 2 is proposed for 45 Townhomes with an individual lot for each home. The townhome lots are generally 24-feet wide by 100-feet deep. The townhomes are front loading from the private drive to a two-car attached garage and a typical 20-foot deep driveway allowing for two cars to be parked on the driveway as well. The townhomes have three bedrooms with main-floor living and one floor plan provides a main-floor master suite. Some of the units also include loft space on the second floor. Outdoor living will be provided in the private back yards and two units include covered patios. The plan also includes landscaped common open space and a pocket park.

The homes are accessed from a 34-foot-wide private drive with sidewalks on both sides. The private drive loops through the site with access points to Meadowlark Parkway in alignment with Mountain Flower Avenue and Barn Owl Avenue on the south side of Meadowlark Parkway and will have a shared access drive with the commercial site to the east.

7. Compliance with the Ft. Lupton Comprehensive Plan and Plans and Design Standards

The overall Murata Farms neighborhood as proposed integrates the goals set out in the Town Comprehensive Plan in the following ways:

Growth and Development. The proposed development is designed to provide connections at pre-determined locations to the existing and proposed adjacent neighborhoods. In addition, the layout provides continuous, direct, convenient, and safe pedestrian trails in open space corridors between the proposed parks, residences and the neighborhood commercial area.

The site is well situated for both housing and a commercial corner per the Comprehensive Plan. The plan also provides for diversity in housing types for the community. The commercial site is positioned to take advantage of the WCR 29-1/2 frontage and proximity to Aims Community College.

Transportation and Mobility. The overall Murata Farms neighborhood provides a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles. The main entrance is located along Highway 52 at S. Gerry Avenue. This collector street continues south providing future access to the Mountain Sky neighborhood. Local street access is also provided from this collector to Silverado Lane to the West. Secondary access is from WCR 29-1/2 onto Meadowlark Parkway, which meanders through the community in an east/west direction providing a connection to S. Gerry Avenue.

The proposed Murata Farms neighborhood is planned as a pedestrian oriented and walkable community with on-street sidewalks and off-street trail connections throughout the community providing connections to future adjacent neighborhoods and the planned Regional Trail along the Fulton Ditch.

Access to the townhomes will be from a 34-foot-wide private drive with sidewalks on both sides. The private drive loops through the site with access points to Meadowlark Parkway in alignment with Mountain Flower Avenue and Barn Owl Avenue on the on the south side of Meadowlark Parkway and will have a shared access drive with the commercial site to the east.

Parks, Open Space and Environmental Features. The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and create connections to future neighborhoods and uses beyond the project boundaries. The parks proposed within the Murata Farms neighborhood and the townhome area are available to all residents for both passive and active recreational opportunities.

The proposed overall Murata Farms neighborhood, which includes the townhome area, complies with the Parks and Trails Master Plan, as follows:

- a. A portion of the Fulton Ditch Trail will be constructed providing for a connection to the proposed Trailhead at the corner of County Road 29-1/2 and HWY 52.
- b. Connector Trails will be provided along Hwy. 52 and County Road 29-1/2 providing for connections to the Trailhead, the Fulton Ditch Trail, and the Fort Lupton Trail west of the neighborhood.
- c. Neighborhood Trails will provide connectivity to the Connector Trails.
- d. Sidewalks will be provided where off-street trails are not available to ensure connectivity to adjacent neighborhood.

The neighborhood feature is provided by a park in Filing No. 1 at the southeast corner of the intersection of Gerry Street and Meadowlark Parkway providing good visibility and access. A pocket park is provided in Tract E of the Townhomes. The park includes play equipment, a loop walk, open play field, benches, pet waste stations, and bike rack.

Public Facilities and Services. The proposed development is a logical extension of the City of Fort Lupton public services without placing additional burdens on existing residents and businesses. Infrastructure will be provided as necessary to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

8. Public Land Dedication

Public land dedication for parks and open space is provided in accordance with the Fort Lupton's Subdivision regulations as follows:

REQUIRED OPEN SPACE

FILING	NUMBER OF DWELLING UNITS	REQUIRED
FILING 1- SINGLE FAMILY DETACHED	180	$180 \times 3.0/1000 \times 10 = 5.4$ Acres
FILING 2 - TOWNHOMES	45	$45 \times 3.0/1000 \times 10 = 1.35$ Acres
FUTURE FILING 3 - PAIRED HOMES	52	$52 \times 3.0/1000 \times 10 = 1.56$ Acres
TOTAL REQUIRED		8.31 ACRES

PROVIDED OPEN SPACE

FILING	PARKS AND OPEN SPACE PROVIDED
Filing 1 - SFD	11.354
Filing 2 - Townhomes	1.11
Future Filing 3 - Paired homes	To be determined at time of Plat

9. Utility Service

Stormwater Drainage. A Phase II Drainage Report has been prepared in compliance with the City of Fort Lupton Criteria and is included with the application. The proposed drainage design utilized the regional detention and water quality pond to the south for peak flow attenuation for minor and major event flows. The plan also anticipates that the existing Fulton Ditch will not be impacted by additional stormwater runoff from the proposed development.

Evidence of Adequate Water Supply. The City of Fort Lupton will provide domestic water in conjunction with the development agreement that will be negotiated with the Final Plat.

Looped connectivity will be provided at a stub connection in Meadowlark to the south.

Hydrant testing in the area indicates that residual pressures under 1300 gpm flow conditions generally maintain 68 psi. Development of this site will include similar fire flow demands which indicates that the area water system can support demands on the system.

Evidence of Adequate Sewer Service. The City of Fort Lupton will provide sanitary sewer service in conjunction with the development agreement that will be negotiated with the Final Plat.

Sanitary Sewer service is available at stubs in Meadowlark.

10. Public Services

- a. Life Safety. Fire and Police Protection and Law enforcement for the property would be provided by the Fort Lupton Police Department. It is not anticipated that there would be special security needs or a specific need for additional officers. Fire protection for the property would be provided by Fort Lupton Fire Department. It is not anticipated that the project would pose special fire hazards. Fire prevention requirements, fire detection, fire lanes, emergency access, etc. will be provided as required by code.

- b. Schools. The project is within the Weld RE-8 School District. The applicant will work with the District to identify and address any impacts of this project.
- c. Recreation and Open Space. The project will include park amenities, including open spaces and trails, and active and passive recreation.

11. Traffic Statement

Site development is proposed in compliance with the Fort Lupton Transportation Plan from June 2018. The site is currently served by Highway 52 and Weld County Road 29 ½. A public road will be extended on the eastern boundary to serve the proposed site and the future commercial site. Two additional access via private roads will connect to Meadowlark. A traffic conformance letter indicating no negative impacts based upon the Traffic Impact Study for Murata Farms is included with this submittal.

A PLAT OF A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO
LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼, SECTION 4, T1 N, R66 W OF THE 6TH P.M.
COVER SHEET
PROJECT NO. PPL2023-003

LOT 2 BLOCK 14, MURATA FARMS FILING NO. 1 SUBDIVISION
CONTAINING AN AREA OF 5.126 ACRES, (223,286 SQUARE FEET), MORE OR LESS.

BASIS OF BEARINGS BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 89°17'03" EAST, A DISTANCE OF 2647.89 FEET.

FLOOD ZONE THE SUBJECT PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08123C2110E, MAP REVISED JANUARY 20, 2016 (PANEL NOT PRINTED).

Map of the site location in Arns Community College. The map shows Highway 52 running horizontally, Silverado Lane running vertically, and CR 12 running vertically. The site is located at the intersection of Highway 52 and Silverado Lane, near the Arns Community College. A north arrow is in the bottom right corner.

VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	DEVELOPMENT STANDARDS
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN
8	LANDSCAPE PLAN
9	LANDSCAPE PLAN
10	LANDSCAPE PLAN
11	LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	ARCHITECTURE
14	ARCHITECTURE
15	ARCHITECTURE
16	ARCHITECTURE

AREA SUMMARY					
DESCRIPTION	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
RIGHT OF WAY	14,396	0.33	FORT LUPTON	FORT LUPTON	
RESIDENTIAL LOTS	127,631	2.93	PRIVATE	PRIVATE	
TOTAL	142,027	3.26			
TRACT A	12,556	0.29	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT B	9,001	0.21	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT C	2,796	0.06	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT D	1,700	0.04	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT E	31,274	0.72	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT F	1,710	0.04	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT G	32,060	0.74	METRO DISTRICT	METRO DISTRICT	ACCESS AND UTILITIES
TOTAL	91,097	2.09			
TOTAL	233,124	5.35			

REDLAND
1500 W. CANAL CT.
LITTLETON, CO 80120
720.283.6783 voice
CONTACT: TRAVIS FRAZIER, P.E.

COLORADO LAND ACQUISITION (COLA LLC)
555 MIDDLE CREEK PARKWAY, SUITE 500
COLORADO SPRINGS, CO 80921
CONTACT: TIM BUSCHAR

HENRY DESIGN GROUP
1501 WAZEE ST SUITE 1-C
DENVER, CO 80202
303.446.2368 voice
CONTACT: KAREN HENRY, PLA

FOX TUTTLE HERNANDEZ
TRANSPORTATION GROUP
P.O. BOX 19768
BOULDER, CO 80308
303.652.3571 voice
CONTACT: EMILY GROSS, PE

AZTEC CONSULTANTS, INC
300 E MINERAL AVE #1
LITTLETON, CO 80122
303. 713.18981 VOICE
CONTACT: MIKE NOFFSINGER, PLS

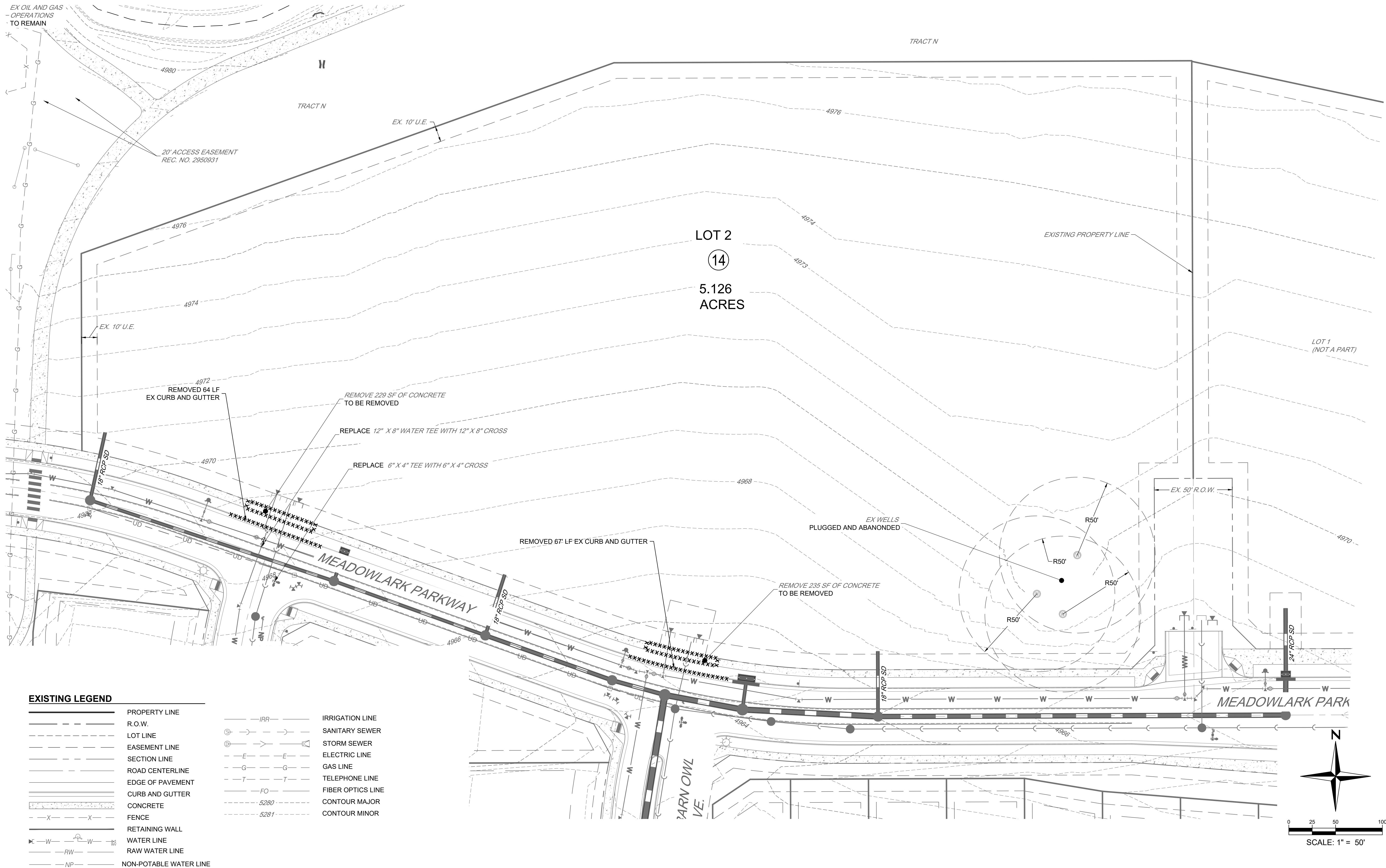
NGS BENCHMARK 4907 (AZTEC #4907A). DISK ON PIPE LOCATED ON THE SOUTH SIDE 9TH STREET 175' MORE OR LESS EAST OF MAIN ST. ELEVATION = **4908.22 (NAVD88)**

A PLAT OF A PARCEL OF LAND IN THE CITY OF FORT LUPTON, COLORADO
LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼, SECTION 4, T1 N, R66 W OF THE 6TH P.M.

LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼, SECTION 4, T1 N, R66 W OF THE 6TH P.M.

Page 24 of 42

I:\2019\19032 - Murata Farms\CAD\Sheet Sets\Preliminary Plat\Towhomex\19032.02 - Existing Conditions.dwg tab: 3 EXISTING CONDITIONS Sep 11, 2023 -- 6:45pm Ifrazier



MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/PUD
EXISTING CONDITIONS

SHEET

3

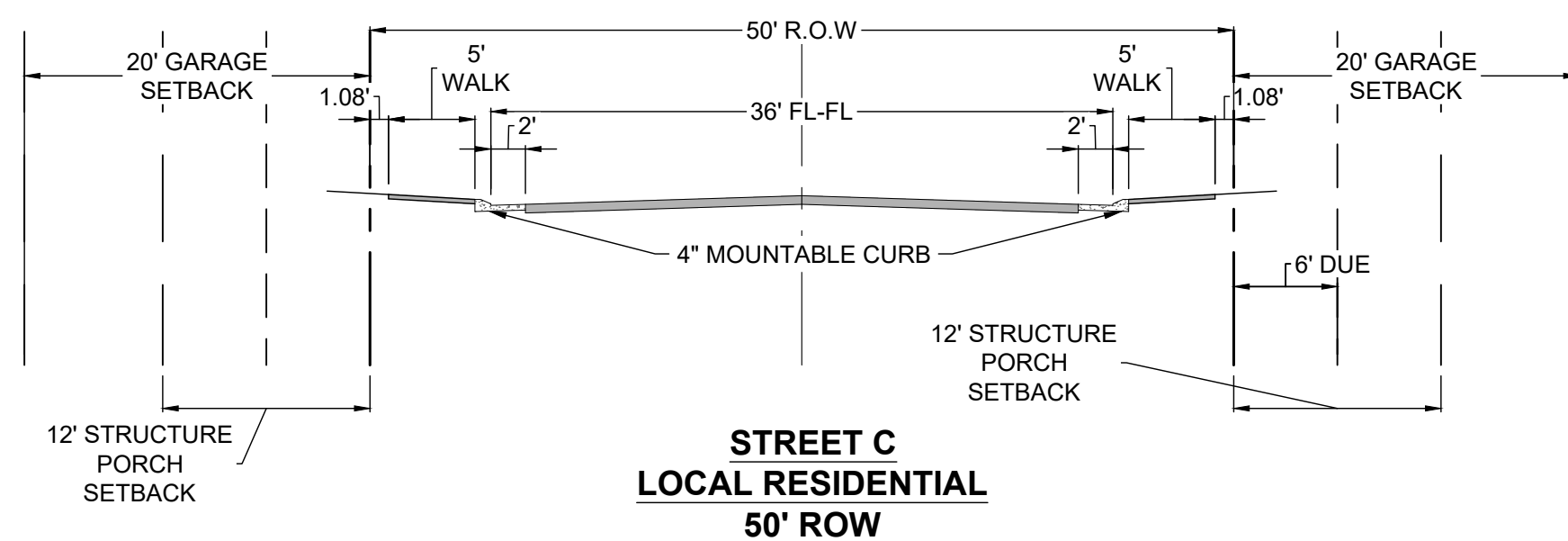
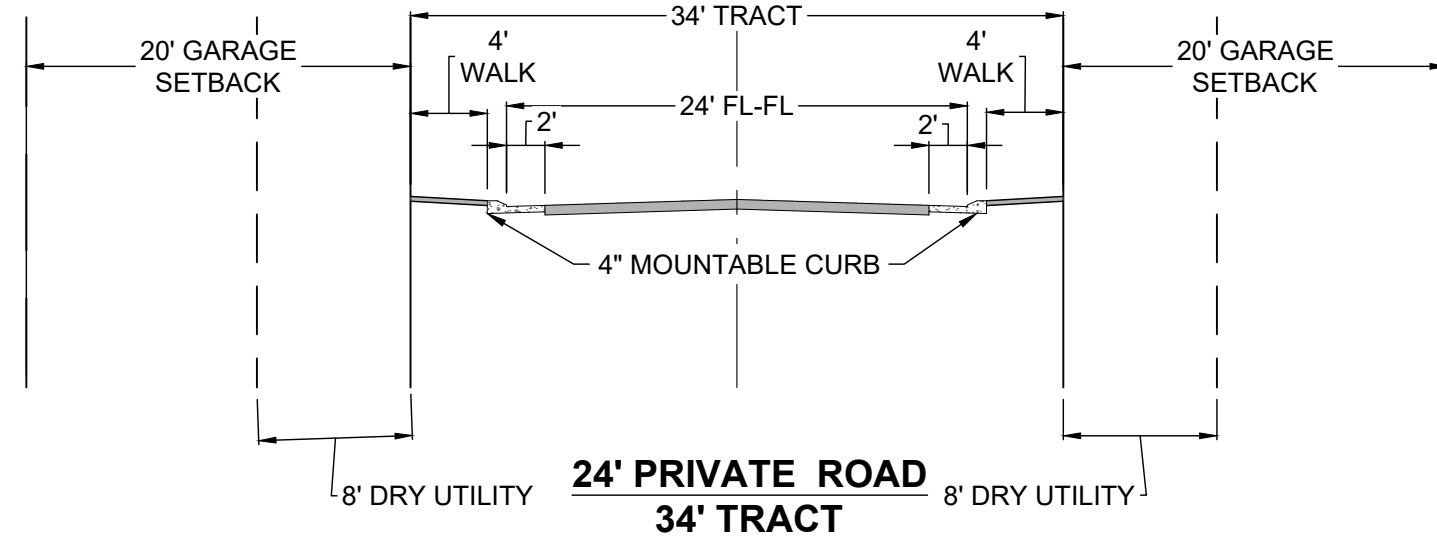
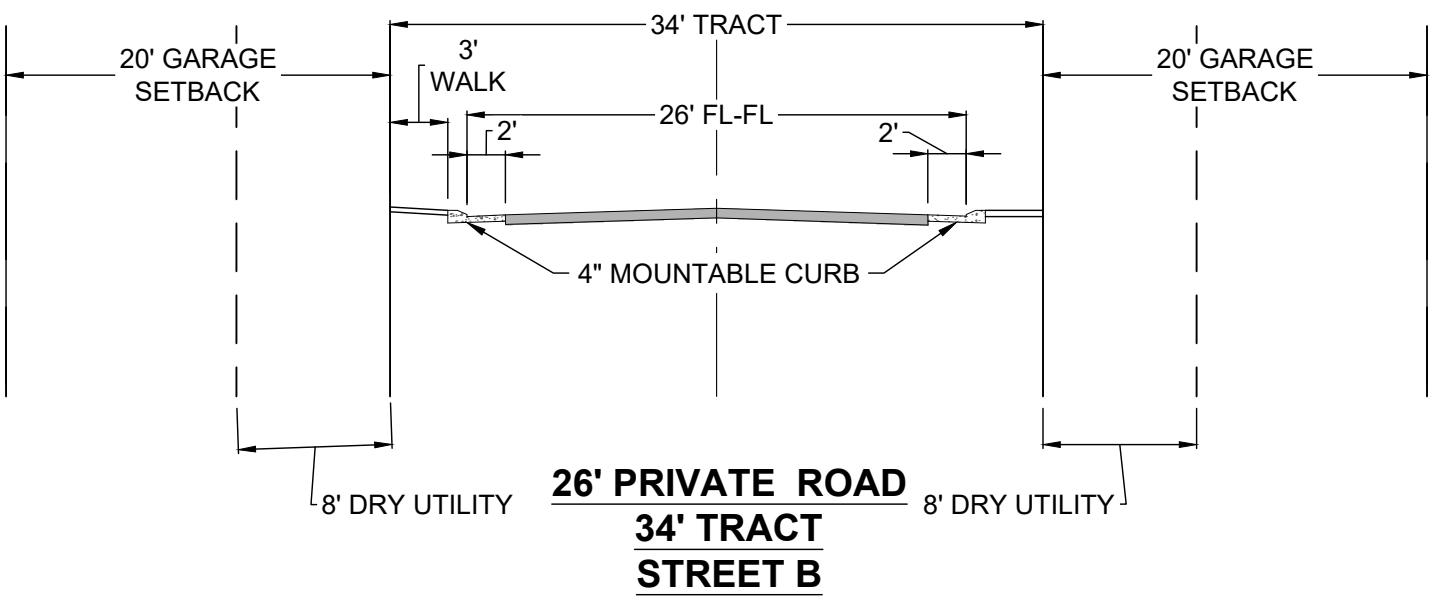
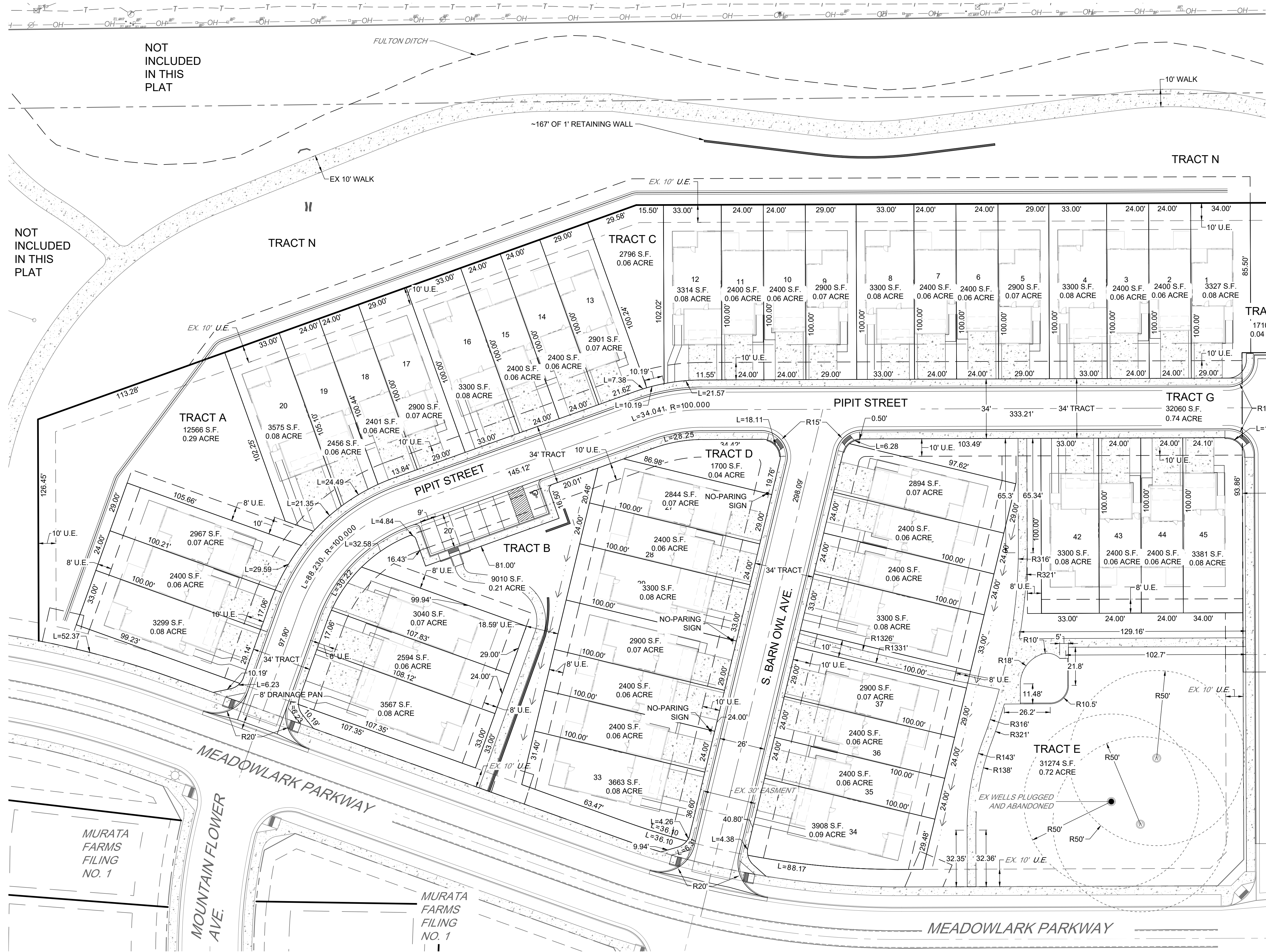
LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2366 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7223 ARIZONA DRIVE
LITTLETON, COLORADO 80120
REDLAND.COM

APPLICANT:
COLA
Colorado Land Acquisition
555 Middle Creek Parkway,
Suite 300
Colorado Springs, CO 80921

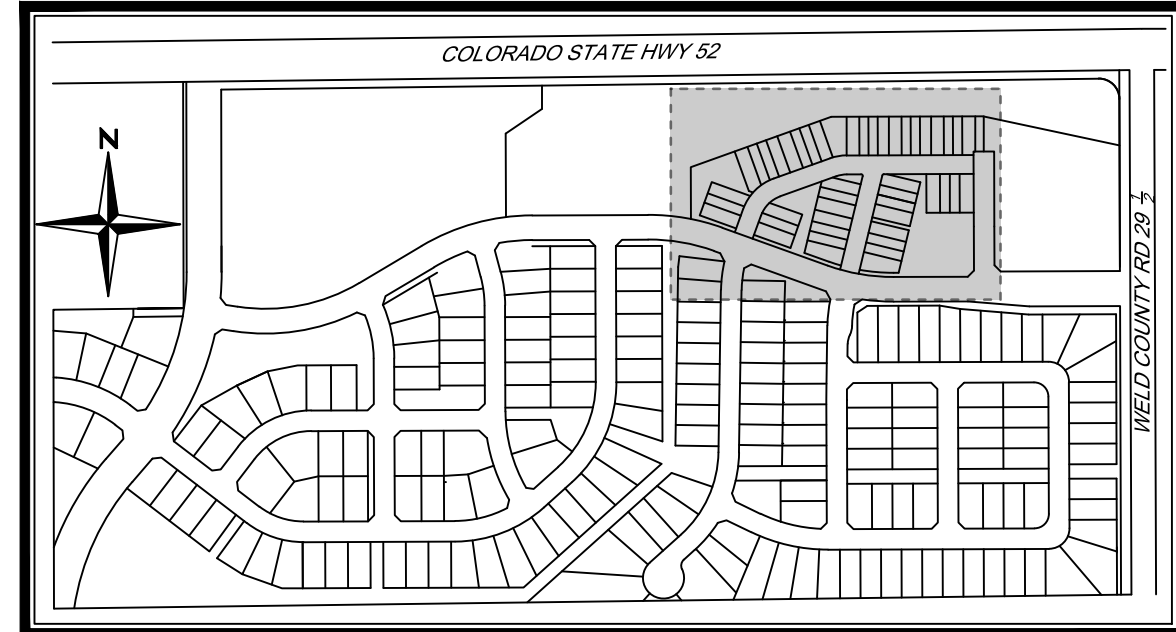
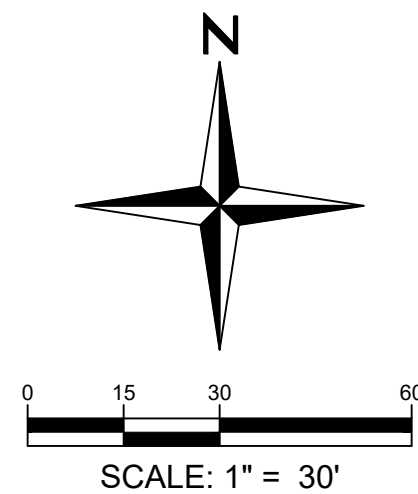
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19032.003	2023-01-18	1	1ST SUBMITTAL
	09-11-2023	2	TO F.I. LUPON

I:\2019\19032 - Murata Farms\CAD\Sheet Sets\Preliminary Plat\Twinhomea\19032.02 - Site Plan.dwg Tab: 4 SITE PLAN Sep 11, 2023 - 6:46pm tfrazier



- EXISTING LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING R.O.W.
 - EXISTING LOT LINE
 - EXISTING EASEMENT
 - SECTION LINE
 - ROAD CENTERLINE
 - EDGE OF PAVEMENT
 - CURB AND GUTTER
 - CONCRETE

- PROPOSED LEGEND**
- PROPOSED PROPERTY LINE
 - PROPOSED R.O.W.
 - PROPOSED LOT LINE
 - PROPOSED SETBACK
 - PROPOSED EASEMENT
 - PROPOSED ROAD CENTERLINE
 - PROPOSED CURB AND GUTTER
 - PROPOSED SIDEWALK



MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/PUD
SITE PLAN

SHEET

4

LANDSCAPE ARCHITECT / PLANNER:
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Landscape Architecture • Planning • Entitlements
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ENGINEER:
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7020 ARIZONA DRIVE
SUITE 300
LITTLETON, COLORADO 80120
REDLAND.COM

APPLICANT:
COLA
Colorado Land Acquisition
555 Middle Creek Parkway,
Colorado Springs, CO 80921

PROJECT NO.	19032.003	DATE	NO.	NOTES
DATE	NO.	1	1ST SUBMITTAL	
DATE	NO.	2	2 TO FL UPON	

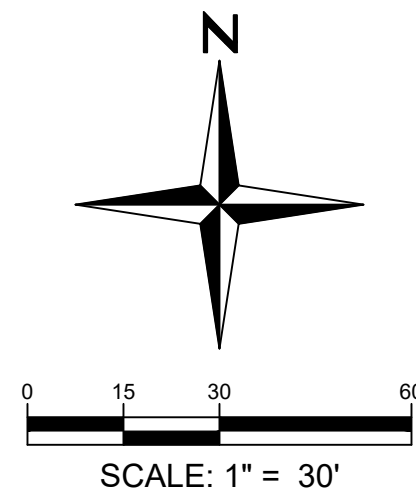
I:\2019\19032 - Murata Farms\CAD\Sheet Sets\Preliminary Plat\Twinhomes\19032.02 - Grading Plan.dwg tab: 5 GRADING PLAN Sep 11, 2023 - 6:46pm tfozier

PROPOSED LEGEND

- STORM SEWER
CONTOUR MAJOR
CONTOUR MINOR
SPOT ELEVATION
SLOPE ARROW
(4:1 MAX UNLESS NOTED OTHERWISE)
LOT TEMPLATE
- EX. CONTOUR MAJOR
EX. CONTOUR MINOR
CONTOUR MAJOR (BY OTHERS)
CONTOUR MINOR (BY OTHERS)

NOTES:

- ALL SLOPES ARE MAXIMUM OF 4H:1V UNLESS OTHERWISE NOTED.
- GRADES SHOWN FOR ROADS, TRACTS AND OPEN SPACE AREAS ARE FINISHED GRADE.
- REFER TO MOUNTAIN SKY FILING NO 1 PLANS FOR WCR 29 1/2 GRADING AND REGIONAL CHANNEL.



MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/PUD
GRADING PLAN

SHEET

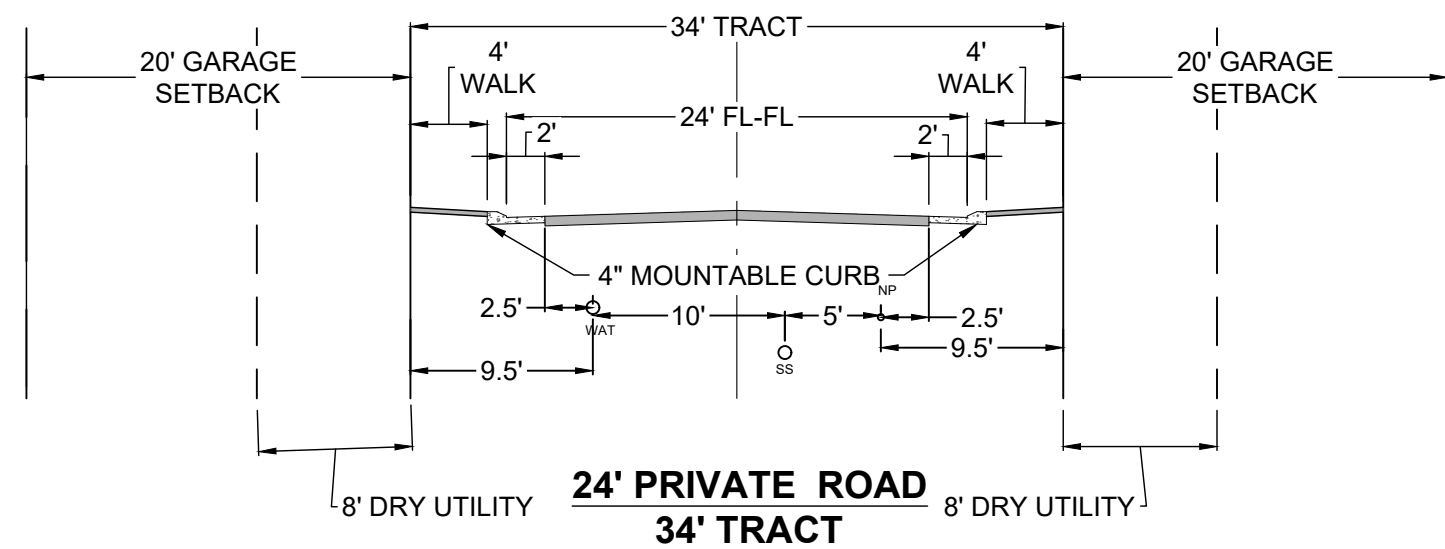
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APPLICANT:
COLA
Colorado Land Acquisition
555 Middle Creek Parkway,
Suite 200
Colorado Springs, CO 80921

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7033 ARIZONA DRIVE
COLORADO SPRINGS, CO 80920
REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2366 • henydesigngroup.com

I:\2019\19032 - Murata Farms\CADD\Sheet Sets\Preliminary Plat\Twinhomea\9032.02 - Utility Plan.dwg tab: 6 UTILITY PLAN Sep 11, 2023 - 6:47pm tfozier

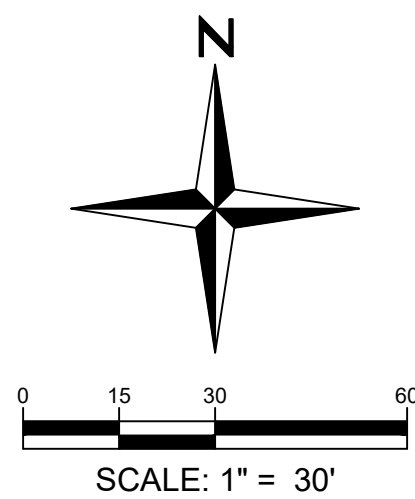


NOTES

1. WATER LINE APPURTENANCES ARE SHOWN FOR GRAPHIC REPRESENTATION ONLY AND DO NOT REFLECT ACTUAL SIZE (TYP.)
2. NO STRUCTURE OR APPURTENANCE ASSOCIATED WITH WET UTILITY INSTALLATION MAY BE LOCATED WITHIN THE CURB, GUTTER, AT THE LIP OF GUTTER OR IN CROSSPANS.
3. ALL NEWLY INSTALLED UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE ELECTRONICALLY LOCATABLE IN COMPLIANCE WITH STATE STATUTE AND SHALL BE DEPICTED ON APPLICABLE CONSTRUCTION DOCUMENTS.
4. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 10-FEET BETWEEN WATER MAINS AND SANITARY SEWER MAINS AND 5-FEET BETWEEN IRRIGATION WATER AND SANITARY MAINS.
5. ALL NEWLY INSTALLED UNDERGROUND UTILITIES, INCLUDING STORM SEWER, MUST BE ELECTRONICALLY LOCATABLE IN COMPLIANCE WITH STATE STATUTE AND SHALL BE DEPICTED ON APPLICABLE CONSTRUCTION DOCUMENTS.

PROPOSED LEGEND

	PROPERTY LINE
	R.O.W.
	LOT LINE
	SETBACK
	EASEMENT
	ROAD CENTERLINE
	CURB AND GUTTER (CATCH)
	CURB AND GUTTER (SPILL)
	SIDEWALK
	STORM SEWER
	SANITARY SEWER
	TRENCH DRAIN
	WATER LINE
	GAS LINE
	ELECTRIC LINE
	MANHOLE w/ DIA. (FT.)
	INLET
	FLARED END SECTION
	WATER BEND
	WATER CROSS
	WATER TEE
	WATER REDUCER
	WATER VALVE
	FIRE HYDRANT
	PLUG/CAP
	SANITARY SEWER SERVICE
	WATER SERVICE



MURATA FARMS FILING NO. 2

PRELIMINARY PLAT/PUD

UTILITY PLAN

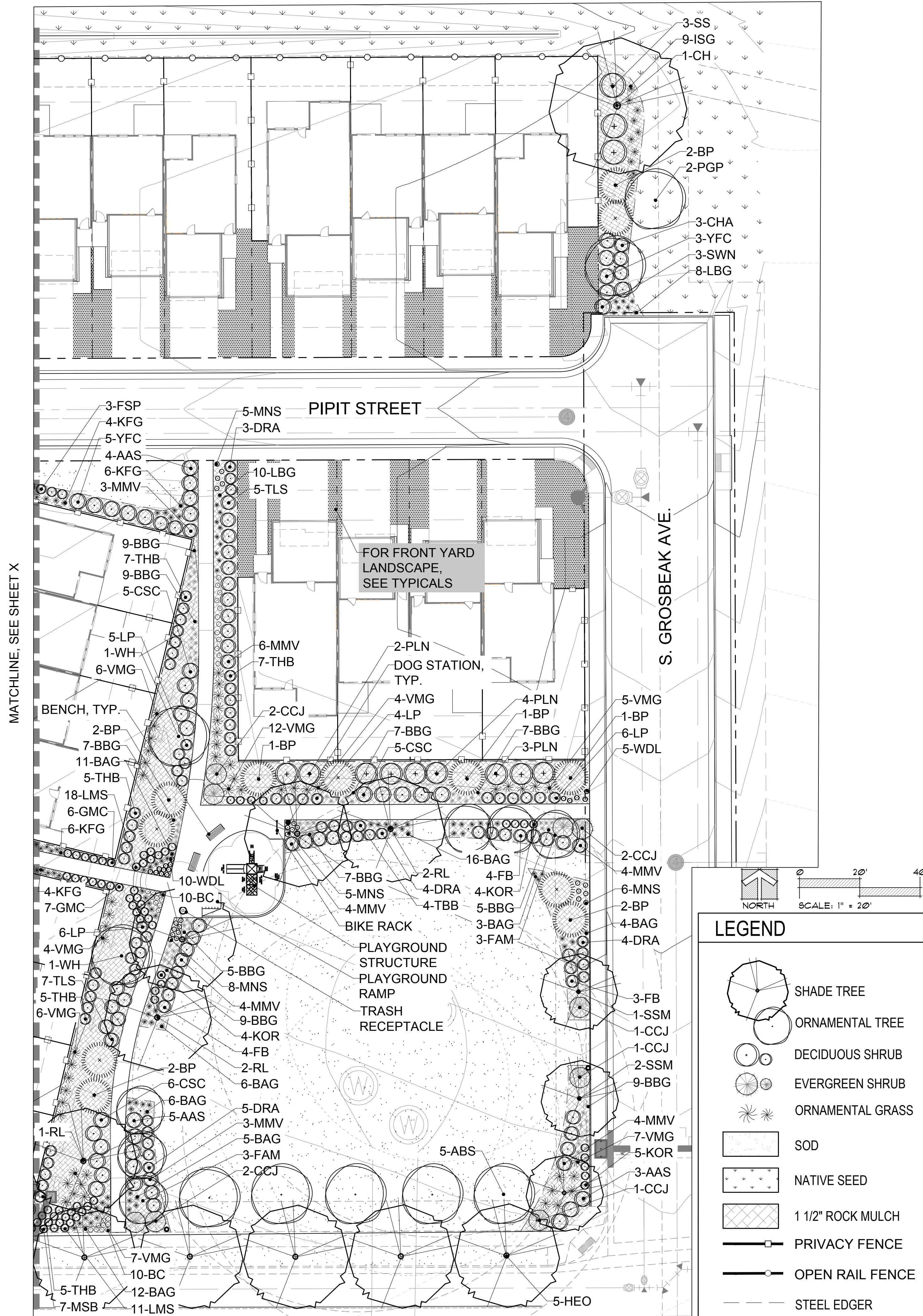
SHEET

6

APPLICANT:
COLA
Colorado Land Acquisition
555 Middle Creek Parkway,
Suite 300
Colorado Springs, CO 80921

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7233 ARIZONA DRIVE
LITTLETON, COLORADO 80120
REDLAND.COM

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
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PLANT LIST

Quantity	Symbol	Common Name	Scientific Name	Mature Size (HxW)	Size	Water Use
Shade Trees						
1	CH	Common Hackberry	Celtis occidentalis	55' x 45'	2.0" Cal.	Low
7	HEO	Heritage Oak	Quercus x macdanielii 'Clemons'	50' x 35'	2.0" Cal.	Low
7	RL	Redmond Linden	Tilia americana 'Redmond'	45' x 35'	2.0" Cal.	Moderate
10	SSM	State Street Maple	Acer Miyabei 'Morton'	30' x 25'	2.0" Cal.	Moderate
3	TRO	Texas Red Oak	Quercus buckleyi	50' x 35'	2.0" Cal.	Moderate
Ornamental Trees						
7	ABS	Autumn Brilliance Serviceberry	Amelanchier x grandiflora 'Autumn Brilliance'	15' x 15'	1.5" Cal.	Moderate
6	FAM	Flame Amur Maple	Acer ginnala 'Flame'	18' x 18'	1.5" Cal.	Moderate
4	PGP	Prairie Gem Pear	Pyrus ussuriensis 'Prairie Gem'	25' x 18'	1.5" Cal.	Moderate
4	WH	Washington Hawthorn	Crataegus phaenopyrum	25' x 20'	1.5" Cal.	Moderate
Evergreen Trees						
7	AP	Austrian Pine	Pinus nigra	50' x 35'	6'	Moderate
17	BP	Bosnian Pine	Pinus heldreichii	20' x 12'	6'	Moderate
Shrubs						
16	AAS	Autumn Amber Sumac	Rhus trilobata 'Autumn Amber'	2' x 5'	5 Gallon	Low
12	AC	Alpine Currant	Ribes alpinum	4.5' x 4.5'	5 Gallon	Moderate
10	ACJ	Alpine Carpet Juniper	Juniperus communis 'Alpine Carpet'	0.5' x 3'	5 Gallon	Low
8	BM	Blizzard Mockorange	Philadelphus lewisii 'Blizzard'	7' x 7'	5 Gallon	Moderate
18	BMS	Blue Mist Spirea	Caryopteris x clandonensis 'Blue Mist'	3' x 3'	5 Gallon	Low
9	CCJ	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet'	1.5' x 7'	5 Gallon	Low
6	CHA	Hancock Coralberry	Symphoricarpos x chenaultii 'Hancock'	2' x 4'	5 Gallon	Moderate
16	CSC	Creeping Western Sand Cherry	Prunus besseyi pawnee buttes	1.5' x 5'	5 Gallon	Low
11	DBC	Dwarf Black Chokeberry	Aronia melanocarpa 'Morton'	3' x 3'	5 Gallon	Moderate
16	DKL	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5' x 5'	5 Gallon	Low
20	DN	Dwarf Ninebark	Physocarpus opulifolius 'Nanus'	5' x 5'	5 Gallon	Moderate
20	DRA	Dwarf Russian Almond	Prunus tenella	3.5' x 3'	5 Gallon	Low
11	FB	Fernbush	Chamaebatiara millefolium	4' x 4.5'	5 Gallon	Very Low
10	FOR	Forsythia	Forsythia 'Sunrise'	5' x 5'	5 Gallon	Moderate
34	FSP	Froebel Spirea	Spirea japonica 'Froebelii'	3.5' x 3'	5 Gallon	Moderate
58	GMC	Greenmound Currant	Ribes alpinum 'Green Mound'	3.5' x 2.5'	5 Gallon	Moderate
8	IBJ	Icee Blue Juniper	Juniperus horizontalis 'Monber'	0.5' x 6'	5 Gallon	Low
13	KOR	Knock Out Rose	Rosa x 'Knock Out'	2.5' x 2.5'	5 Gallon	Moderate
21	LP	Lodense Privet	Ligustrum vulgare 'Lodense'	2.5' x 3.5'	5 Gallon	Moderate
6	LPL	Leadplant	Amorpha canescens	3' x 3'	5 Gallon	Very Low
29	LMS	Limemound Spirea	Diervilla rivulairs kodiak orange	2.0' x 2.5'	5 Gallon	Low
46	MMV	Mini Man Viburnum	Viburnum burejaticum 'Mini Man'	5' x 5'	5 Gallon	Low
51	MSB	Marlene Snowberry	Symphoricarpos x doorenbosii 'Ariso'	3' x 2'	5 Gallon	Moderate
11	MV	Mohican Viburnum	Viburnum lantana 'Mohican'	7' x 7'	5 Gallon	Moderate
6	PCL	Bright Pink Canadian Lilac	Syringa x prestoniae 'Miss Canada'	8' x 7'	5 Gallon	Moderate
33	PFR	Pink Flower Carpet Rose	Rosa flower carpet pink	2' x 2'	5 Gallon	Moderate
17	PLN	Purple Leaf Ninebark	Physocarpus opifolius 'Diablo'	7' x 7'	5 Gallon	Moderate
8	SM	Snowbelle Mockorange	Philadelphus x 'Snowbelle'	3.5' x 3.5'	5 Gallon	Moderate
7	SS	Saskatoon Serviceberry	Amelanchier alnifolia	7' x 7'	5 Gallon	Moderate
3	SWN	Summerwine Ninebark	Physocarpus opifolius 'Summerwine'	5' x 5'	5 Gallon	Moderate
4	TBB	Turkeston Burning Bush	Euonymus nana turkestanicus	2.5' x 3.5'	5 Gallon	Moderate
54	THB	Tall Hedge Buckthorn	Frangula alnus 'Columnaris'	10' x 3.5'	5 Gallon	Moderate
24	TLS	Three Leaf Sumac	Rhus trilobata	4' x 4'	5 Gallon	Low
20	WFR	White Flower Carpet Rose	Rosa 'Noaschnee'	1.75' x 2.5'	5 Gallon	Moderate
8	WSC	Western Sand Cherry	Prunus besseyi	5' x 5'	5 Gallon	Moderate
8	YFC	Yellow Flowering Currant	Ribes aureum	5' x 5'	5 Gallon	Moderate

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE (HxW)	SIZE	WATER USE
PERENNIALS						
154	BAG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	2.5' x 2.0'	1 GALLON	LOW
81	BBG	BLONDE AMBITION BLUE GRAMA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	2.5' x 1.5'	1 GALLON	VERY LOW
47	BC	BLUE CATMINT	NEPETA FAASSENII 'SELECT BLUE'	1.5' x 1.5'	1 GALLON	LOW
24	MNS	MAYNIGHT SALVIA	SALVIA NEMOROSA 'MAINACHT'	2.0' x 1.5'	1 GALLON	LOW
9	ISG	INDIAN STEEL INDIAN GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL	6' x 2.5'	1 GALLON	LOW
60	KFG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4' x 2'	1 GALLON	MODERATE
103	LBG	LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	3' x 1.5'	1 GALLON	LOW
78	VMG	VARIEGATED MAIDEN GRASS	MISCANTHUS SINENSIS 'VARIEGATUS'	4.5' x 3.5'	1 GALLON	MODERATE
29	WDL	WHITE DAYLILLY	HEMEROCALLIS 'JOAN SENIOR'	1.5' X 1.5'	5 GALLON	LOW

NOTES

- Other than various grasses and forbes, existing vegetation is non-existent; therefore, preservation of existing vegetation shall not be required.
- The site does not contain any known endangered species, archaeological or historic areas. Also, no floodplains, wetlands or geologic hazards have been mapped on the site.
- It is the responsibility of the Developer and their Contractors to build the project according to approved plans and details, and in accordance with current Town of Fort Lupton Landscape Standards and Specifications. Field changes to these plans are to be approved by the Town of Fort Lupton prior to any work. Field conditions that conflict with or jeopardize the longevity of the proposed improvements shall be brought to the attention of the Town for resolution. Failure to bring such matters to the Town's attention or to obtain approval of remedial measures will in no way relieve the Developer/Contractor of their obligation to resolve the matter to the satisfaction of the Town of Fort Lupton.
- It will be the responsibility of the Developer to replace all dead plant material and/or re-sod or seed turf areas that are not established during the warranty period established by the Development Agreement for this project.
- Proposed park and open space areas will be private and maintained at homeowners expense by a mandatory metro district.
- All plant material shall carry a warranty for a period of not less than 1 year after acceptance of the project by the owner. Warranty shall be a one-time replacement that includes plant material and labor costs.
- All landscape areas and plant material shall be watered by an automatic irrigation system. Drip irrigation is to be provided to shrub areas; turf area heads are to be installed so as to provide head to head coverage. Temporary irrigation shall be provided to native grass areas for establishment in order to assist in complying with the re-vegetation standards.
- All areas disturbed by construction shall be adequately re-vegetated so as not to leave any bare ground.
- No tree or shrub will be planted within 3 feet of a fire hydrant. Trees shall be planted with the top most root in the root ball 3" to 5" higher than the finished landscape grade. This includes trees that are set on slopes. Set root ball on undisturbed soil. Trees where the trunk flare is not visible shall be rejected. Do not cover the root ball with soil.
- Soil preparation under all areas to be seeded, sodded or otherwise planted shall include topsoil and/or organic matter (compost or aged manure) and shall be added at a rate of 3 cubic yards per 1 thousand square feet and tilled into the soil to a depth of 6"
- Organic mulch shall be used within 1 foot of all shrubs and ornamental grasses, as well as around trees in a 6 foot diameter ring. Remaining areas of planting beds shall contain 1-1/2 inch western river rock at a minimum depth of 3 inches, placed over a suitable weed barrier fabric. All planting beds require a pre-emergent treatment before mulching. All shrub bed areas shall be separated from sod areas by steel edging material.
- Sod within parks shall be Turf Master TM EnviroTurf. All other sod, including ROW lawns shall be Turf Master TM Nature's Prairie.
- All fencing shall be as indicated on the landscape plans and details.

LOW GROW NATIVE SEED MIX

A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.



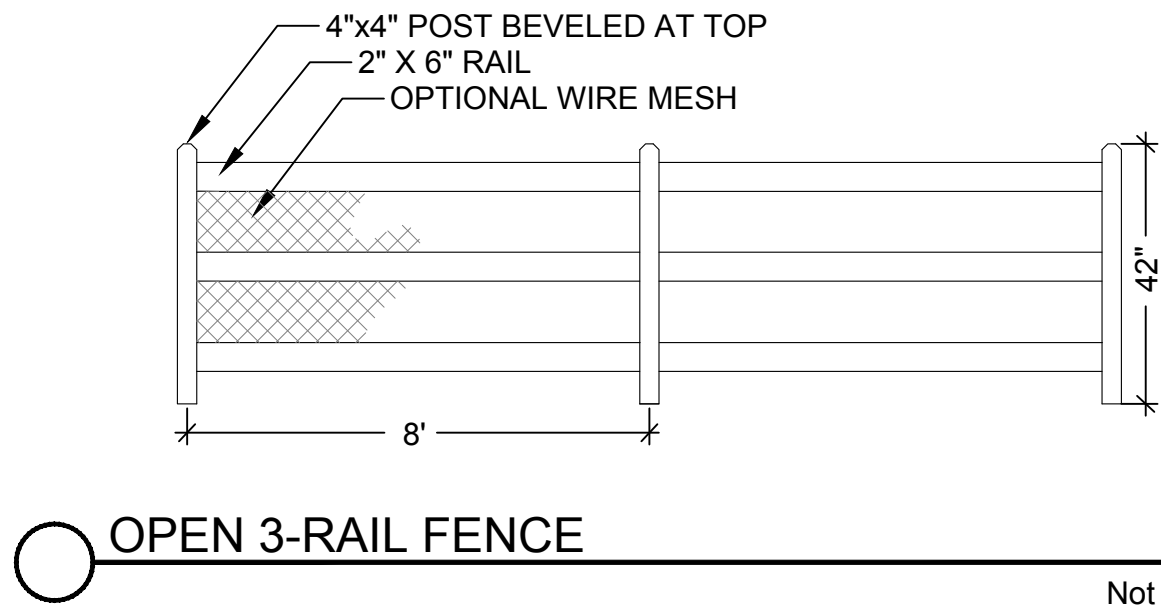
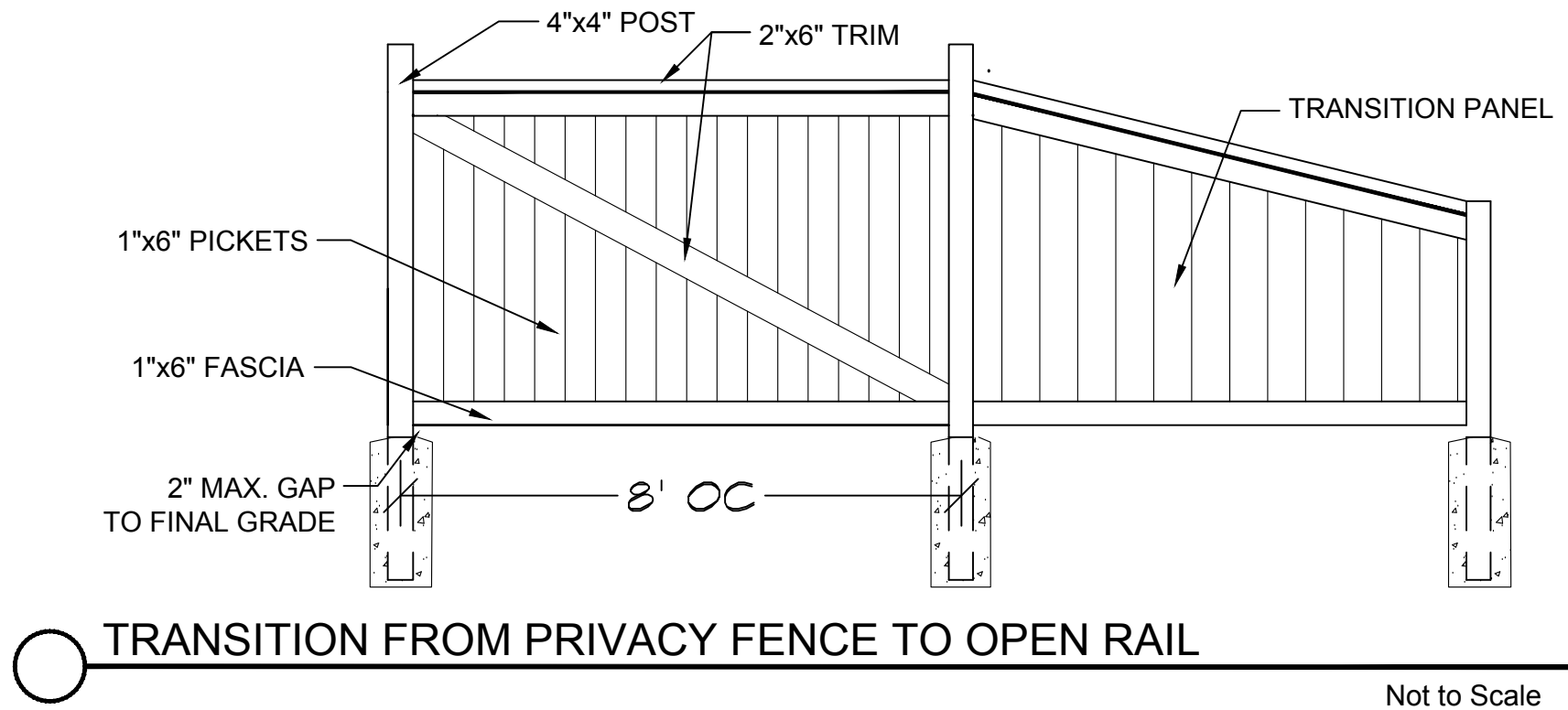
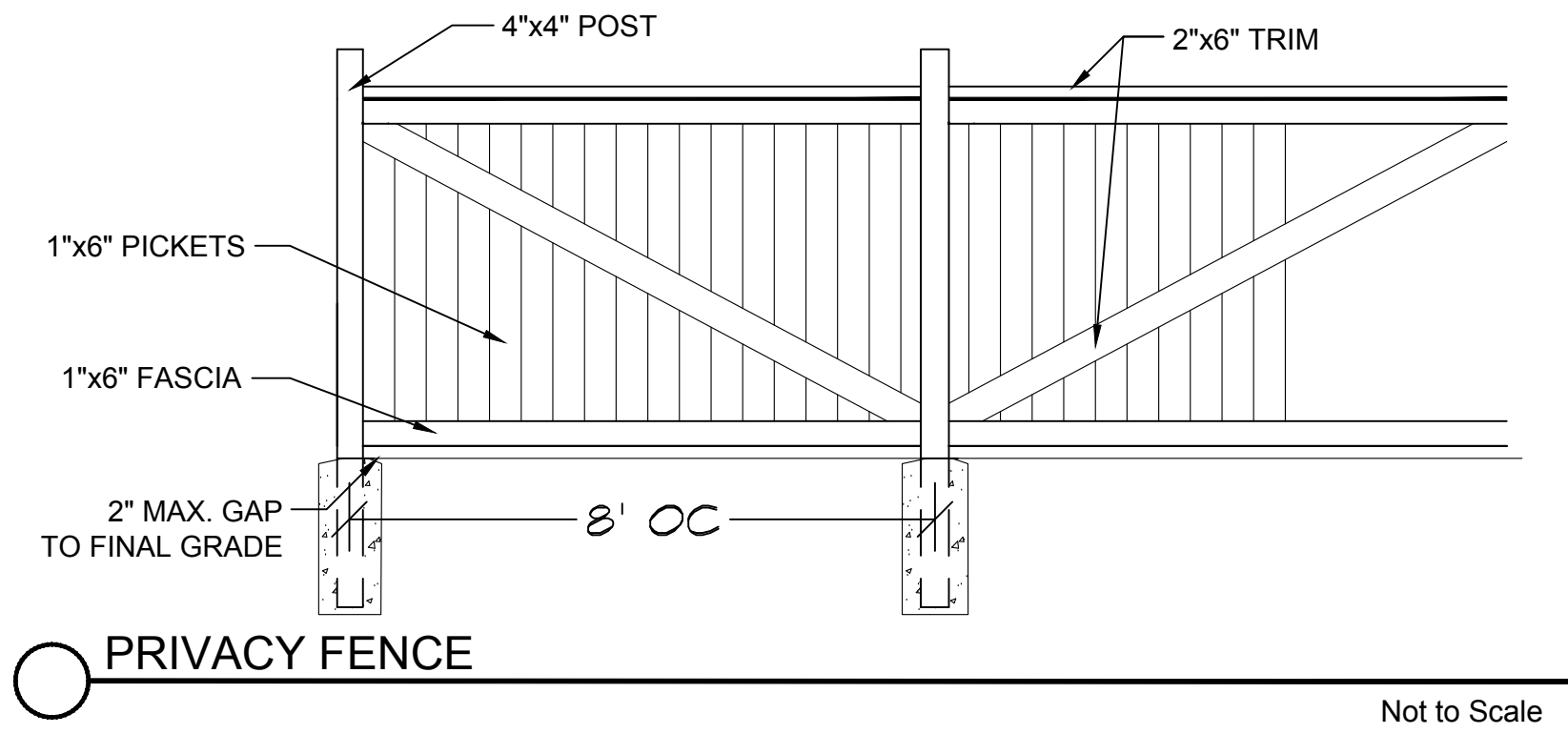
- Characteristics:**
- . Grows 8-12 inches tall
 - . Requires little to no maintenance
 - . Grows well in elevations up to 10,000 ft
- Seeding Rate:**
- New Seeding
- Dryland: 20-25 lbs/acre
- Irrigated: 40 lbs/acre
- Overseeding
- Dryland: 10-15 lbs/acre
- Irrigated: 20 lbs/acre

Mix contains:

- 30% **Ephraim Crested Wheatgrass**
- Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% **Sheep Fescue**
- Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
- 20% **Perennial Rye**
- Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% **Chewings Fescue**
- Bunchgrass with germination in 7-21 days. Fine fescue that is shade tolerant and requires little water. Persists in dry soils and infertile soils.
- 10% **Canada Bluegrass**
- Sod-forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed area such as gravel pits, cut roads, roadsides, and mines.

SEEDING INSTALLATION

- Non-irrigated native seed grass to be crimped at time of installation to facilitate growth.
- All brands furnished shall be free from such noxious seeds as Russian or Canadian Thistle, Coarse Fescue, European Bindweed, Johnson Grass, Knap Weed and Leafy Spurge.
- The seeder shall furnish to the owner (or contractor) a signed statement certifying that the seed furnished is from a lot that has been tested by a recognized laboratory. Seed which has become wet, moldy, or otherwise damaged in transit or in storage will not be acceptable. Seed tickets shall be provided to the Town upon request.
- If the seed available on the market does not meet the minimum purity and germination percentages specified, the installer must compensate for a lesser percentage of purity or germination by furnishing sufficient additional seed to equal the specified product. the tags from the seed mixes must be approved by the town prior to application.
- The formula used for determining the quantity of pure live seed (pls) shall be (pounds of seed) x (purity) x (germination) = pounds or pure live seed (pls).
- Permanent seed mix shall be used unless otherwise approved by the town. The use of temporary nursery crop in permanent and low grow mixes is prohibited.
- All areas to be seeded shall have native topsoil spread to a depth of at least 6 inches (loose depth).
- Soil amendments shall be in compliance with the Town's landscape regulations. Minimum soil amendments shall be 3 cubic yards of organic matter per 1,000 square feet of seeded areas, and shall be tilled to a minimum depth of 6 inches.
- Soil is to be thoroughly loosened (tilled) to a depth of at least 6 inches prior to seeding. The top 6 inches of the seed bed shall be free of rocks greater than 4 inches and soil clods greater than 2 inches. Seeding over any compacted areas that haven't been thoroughly loosened shall be rejected. Seed beds shall be free of weeds.
- If the installer demonstrates to the town that it is not possible to drill seed, seed is to be uniformly broadcast at two times the drilled rate, then lightly harrowed to provide a seed depth of approximately 1/4 inch. then rolled to compact, then mulched as specified above.
- Seeding shall be completed within 30 days of initial exposure or 7 days after grading is substantially complete in a given area (as defined by the town). This may require multiple mobilizations for seeding.



LANDSCAPE REQUIREMENTS				
	TREES REQUIRED	TREES PROVIDED	SHRUBS REQUIRED	SHRUBS PROVIDED
86 LF BUFFER (1 SHADE, 1 ORN., 1 EVG TREE/50LF)	6	6	N/A	N/A
308 LF PARK (1 TREE/30LF OF STREET FRONTAGE)	11	11	N/A	N/A
579 LF STREETS (1 TREE/35LF)	17	17	N/A	N/A
TOTAL	34	34	N/A	N/A

LANDSCAPE ARCHITECT / PLANNER

henry design group

1501 Waze Street Suite 1-C, Denver, Colorado 80002
303.446.2368 • henydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

1501 Waze Street Suite 1-C, Denver, Colorado 80002
303.446.2368 • henydesigngroup.com

APPLICANT:

COLA

Colorado Land Acquisition

6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046

NOTES

NO.

DATE

PROJECT NO.

DATE

NO.

NOTES

1ST SUBMITTAL

2ND SUBMITTAL

MURATA FARMS FILING NO. 2

PRELIMINARY PLAT/ PUD

SHEET

9

Diagram illustrating the site plan for a four-unit residential building. The plan shows the building footprint, setbacks, and easements. Key features include:

- Building Footprint:** A large rectangular structure divided into four units. The central unit includes a **GARAGE**.
- Setbacks:**
 - 20' FRONT SETBACK:** Indicated by a dimension line and arrows at the bottom of the building footprint.
 - 6' UTILITY EASEMENT:** Indicated by a dimension line and arrows on the left side of the building footprint.
- Fencing:** Two areas are labeled **FENCE PER LANDSCAPE PLAN**, one at the top and one on the left side of the building.
- Landscaping:** Various circular and irregular shapes with internal patterns represent landscaping elements, including trees and shrubs, located primarily along the front and side boundaries.
- Walkway:** A **WALK** is shown at the bottom of the site, adjacent to the **LOCAL STREET**.
- Local Street:** Labeled at the very bottom of the diagram.

TYPICAL LOT YARD LANDSCAPE
SCALE: 1" = 10'

20' FRONT SETBACK

6' UTILITY EASEMENT

WALK

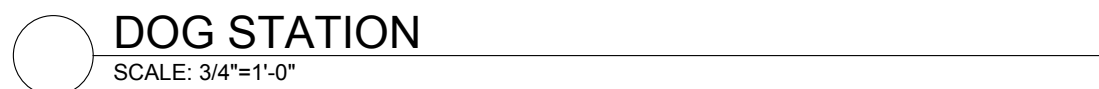
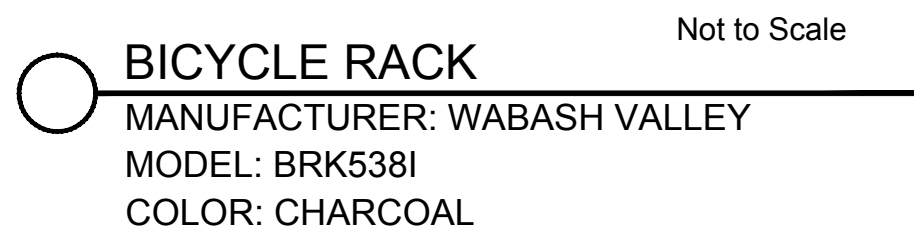
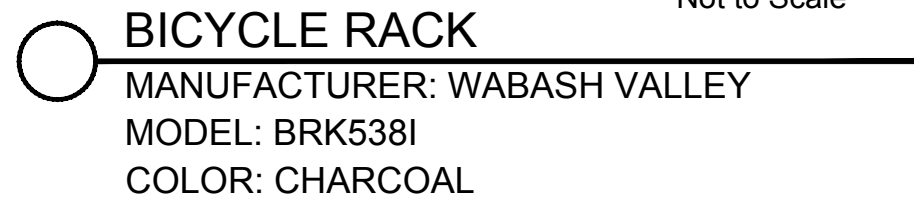
LOCAL STREET

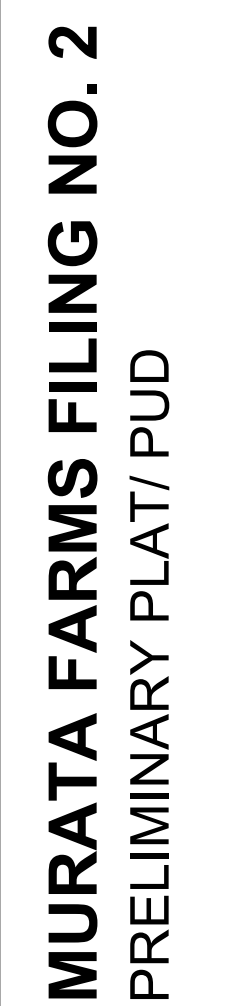
FENCE PER LANDSCAPE PLAN

GARAGE

FENCE PER LANDSCAPE PLAN

 SHADE TREE
 ORNAMENTAL TREE
 DECIDUOUS SHRUB
 EVERGREEN SHRUB
 ORNAMENTAL GRASS
 SOD
 1 1/2" ROCK MULCH
 PRIVACY FENCE
 OPEN RAIL FENCE
 STEEL EDGER







Front Elevation



Rear Elevation



Left Elevation



Right Elevation

4-PLEX: Craftsman - A

NOTE: NOT INTENDED TO BUILD ALL 4 ELEVATIONS AT THIS COMMUNITY, THE ELEVATION STYLE WILL BE FINALIZED AT TIME OF FINAL PLAT.

C:\Users\HOG-7\AppData\Local\Temp\AcPublish_105681\Landscape Plan - Architecture.dwg Ibb_4-PLEX (13). Aug 10, 2023 - 2:25pm HDG-7

LANDSCAPE ARCHITECT / PLANNER:
henry
design
group
Landscape Architecture • Planning • Entitlements
1501 Waver Street Suite 1-C, Denver, Colorado 80202
303.444.2388 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
702.867.8100
1000 West Center Street
REDLAND.COM

APPLICANT:
COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

PROJECT NO.	NO.	NOTES	DATE	NO.	NOTES
2022-07-18	1	1ST SUBMITTAL			
2022-08-10	2	2ND SUBMITTAL			

MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/ PUD

SHEET

13



4-PLEX: Farmhouse - B

henry
design
group



Landscape Architecture • Planning • Entitlements

1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

Redland
WHERE GREAT PLACES BEGIN
720.963.1289, 904.426.1289
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

[illegible]

MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/ PUD

EET

4



4-PLEX: Modern - E

**NOTE: NOT INTENDED TO BUILD ALL 4 ELEVATIONS
AT THIS COMMUNITY, THE ELEVATION STYLE WILL
BE FINALIZED AT TIME OF FINAL PLAT.**

[illegible]

MURATA FARMS FILING NO. 2
PRELIMINARY PLAT/ PUD

SHEET

16

APPLICANT:



6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

ENGINEER:



720.283.6783 Office
1500 West Canal Court

720.283.6783 Office
11500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

Littleton, Colorado
REDI.AND.COM

Littleton, Colorado
REDI.AND.COM

Littleton, Colorado
REDI.AND.COM

LANDSCAPE ARCHITECT / PLANNER:



Landscape Architecture • Planning • Entitlements

2000 • Planning • Financing • Development

2000 • Planning • Financing • Development



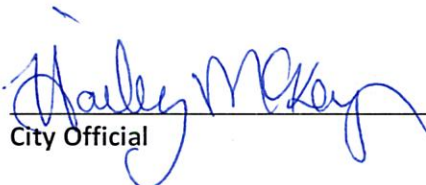
CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the 5th day of September, 2023, a true and correct copy of the foregoing Notice of Public Hearings for the Vista Meadows Preliminary and Final Plat was sent via United States Mail, postage pre-paid, to the following addresses:

LUPTON LAND LLC
17 BEACON HILL LN
GREENWOOD VILLAGE, CO. 80111

ARELLANO-ORNEALAS, JOSE JUAN
14606 HIGHWAY 52
Fort Lupton, CO. 80621
TAYLOR, ANNA MARIE
1308 7TH ST
Fort Lupton, CO. 80621
AIMS LOCAL COLLEGE DISTRICT
PO BOX 69
Greeley, CO. 80632
Robert C. Griffith
340 Century Road
Durango, CO. 81301
Barbara J. Conn
135 Riverview Drive
Durango, CO. 81301
Ronald K. Griffith
1836 West Lake Avenue
Littleton, CO. 80120
Russell E. Steele
2704 NE 87th Street
Seattle, WA. 98115

VIVA LAND VENTURES LP
555 MIDDLE CREEK PARKWAY
#500
COLORADO SPRINGS, CO. 80921
CW-BRIGGS LLC
8655 S PRIEST DR
Tempe, AZ. 85284
TENORIO, LAWRENCE J
5380 COUNTY ROAD 29 ½
Fort Lupton, CO. 80621
Patricia Dale Apel
151 Quartz Lane
Florence, SC. 29506
Virginia K. Eggleston
4 Timothy Court
Novato, CA. 94949
Robert T. Eggleston
P.O Box 4174
Pagosa Springs, CO. 80117
Karen Y. Peters
4260 Peach Way
Boulder, CO. 80301
The Petram Group, LLC
999 18th Street
Suite 1650S
Denver, CO. 80202



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 303.857.6694
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

Murata Farms Townhomes Preliminary Plat
Project No. PPL2023-003

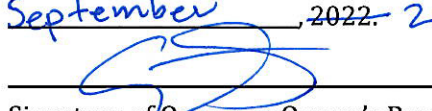


Facing North towards HWY 52



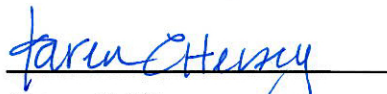
Facing east towards WCR 29 1/2

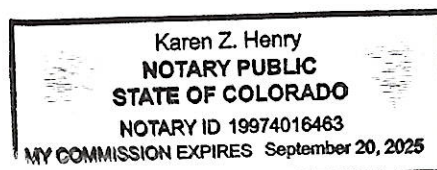
I, Alec Rextzel hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 12 day of September, 2022 2023


Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Karen Henry this 20th day of September, 2022 2023. Witness my hand and seal.

My commission expires 09/20/2025.


Notary Public



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

City of Fort Lupton Legals***
130 S McKinley Avenue
Fort Lupton CO 80621

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

This Affidavit of Publication for the Fort Lupton Press, a weekly newspaper, printed and published for the County of Weld, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 9/14/2023, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Fort Lupton Press

State of Colorado }
County of Arapahoe } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 9/14/2023. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-909810

Carla Bethke
Notary Public
My commission ends April 11, 2026

CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Fort Lupton is in receipt of an application for a **Preliminary Plat and PUD Plan** referred to as the Murata Farms Townhomes, Filing No. 2, located south and adjacent to Highway 52 and west of County Road 29 1/2 in Fort Lupton, Colorado, pursuant to the City of Fort Lupton Municipal Code Notice Requirements.

The public hearings are to be held before the Planning Commission on Thursday, September 28, 2023, at 6:00 P.M., and before the City Council on Tuesday, October 17, 2023, at 6:00 P.M. or as soon as possible thereafter.

The public hearings shall be held at the Fort Lupton City Hall, 130 S. McKinley Avenue in Fort Lupton, Colorado. In the event that the City Hall remains closed at the time of the hearings, the public hearings will be held remotely, accessible to the public by phone and internet. Information on how to attend the hearings will be provided in the agenda as posted on the City's website, www.fortluptonco.gov.

Further information is available through the City Planning and Building Department at (303) 857-6694.

ALL INTERESTED PERSONS MAY ATTEND.

LEGAL DESCRIPTION

LOT 2 BLOCK 14, MURATA FARMS FILING
NO. 1 SUBDIVISION
CONTAINING AN AREA OF 5.126 ACRES,
(223,286 SQUARE FEET), MORE OR LESS.

Legal Notice No. FLP916
First Publication: September 14, 2023
Last Publication: September 14, 2023
Publisher: Fort Lupton Press

CITY OF FORT LUPTON
NOTICE OF PUBLIC HEARING

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MORE OR LESS.

Published: Greeley Tribune September 8, 2023-2002223

Prairie Mountain Media, LLC

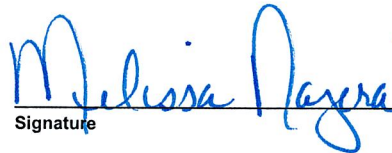
PUBLISHER'S AFFIDAVIT

County of Weld
State of Colorado

The undersigned, Agent, being first duly sworn
under oath, states and affirms as follows:

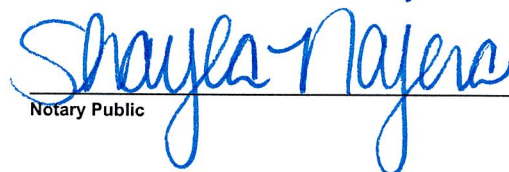
1. He/she is the legal Advertising Reviewer of
Prairie Mountain Media LLC, publisher of the
Greeley Tribune.
2. The *Greeley Tribune* is a newspaper
of general circulation that has been published
continuously and without interruption for at least
fifty-two weeks in Weld County and
meets the legal requisites for a legal newspaper
under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy,
published in the *Greeley Tribune*
in Weld County on the following date(s):

Sep 8, 2023



Signature

Subscribed and sworn to me before me this
8th day of September 2023.



Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1102365
Ad Number: 2002223
Fee: \$27.28