



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson
Kathy Kvasnicka
Thomas Holton
Jimmy Dominguez
Shannon Rhoda
Zachary Potter

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, February 22, 2024

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 January 11, 2024 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.

Public Hearing(s)

Discussion Items

a. Rennoc Concept Plan

Future Business

a. Next Planning Commission Meeting March 14, 2024 at 6:00 PM

Adjourn

Virtual Meeting Instructions

Join this meeting from your computer, tablet or smartphone.

<https://meet.goto.com/885796925>

You can also dial in using your phone.

[+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 885-796-925

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

If you would like to participate remotely, we encourage you to test the phone number and links provided above prior to the start of the meeting, as each device requires initial adjustment. It is also recommended to log into the meeting early, and if you encounter any issues to call 303-304-4498 or email PlanningDept@fortluptonco.gov immediately.

When calling in, please be sure to mute your microphone on your computer, phone or tablet. Planning staff and/or the Chairman of the Planning Commission will provide instructions on when and how comments can be made by the public virtually.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024**

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, January 11, 2024.

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

ROLL CALL

Commissioners Present: Chair Mike Simone, Vice-Chair Bushrod White, Members Kathy Kvasnicka, Shannon Rhoda, and Zachery Potter.

Commissioner Jimmy Dominguez attended the meeting via GoToMeeting.

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, Planner Sean McDermott, Planner Zachary Mettler, Public Works City Engineer David Rausch, and Planning Administrative Assistant Hailey McKay

APPROVAL OF AGENDA

Vice-Chair White moved to approve the agenda, Commissioner Rhoda seconded.

CONSENT AGENDA

Vice-Chair White moved to approve the consent agenda, Commissioner Rhoda seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

Election of Chair and Vice-Chair

Vice-Chair Bush White called for a motion to maintain current Chair Mike Simone and Commissioner Rhoda seconded. There were no other nominations. Motion passed unanimously.

Chair Simone made a motion to maintain current Vice-Chair Bush White and Commissioner Kvasnicka seconded. Motion passed unanimously.

P2024-001 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE CENTAURUS FARMS LOT 1 SITE PLAN FOR A RETAIL AND MEDICAL MARIJUANA FACILITY, INDUSTRIAL AND AGRICULTURAL GREENHOUSE AND AN AGRICULTURAL FIELD

Planner Magaly Morales presented the Public Hearing Item for an application submitted by Centaurus Farms LLC. Ms. Morales stated that a minor subdivision for this property has been reviewed administratively and once finalized will create four lots. The proposal for Lot 1 includes a medical and retail marijuana facility with a cafe, an industrial greenhouse, and an agricultural field. Retail marijuana

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024

and agricultural uses are permitted uses in the I-2 zone district as established in Article 4 of Chapter 16 of the Fort Lupton Municipal Code. The property is zoned heavy industrial and is surrounded by heavy industrial zoning. The comprehensive plan also outlines this area as industrial. The property was identified as an eligible location for retail marijuana operations in 2021 based on the criteria in Section 6-361 of the Fort Lupton municipal code and is one of four licenses that were issued by City Council using a lottery system on February 15, 2022. Ms. Morales stated that the applicant has not fully determined a crop, however has provided a list of potential crops that include Hemp, Pines, Spruces, Boxwood and Potted-Drip ornamentals which are crops that are legally allowed to be grown in city limits as well as in Weld County, and all which are regulated by the Colorado Department of Agriculture. Noted for the record was that the applicant is not proposing the growth or processing of marijuana, which is not legally allowed in City limits.

Ms. Morales stated how the Fort Lupton Marijuana Licensing Authority conditionally approved the application for the business license on June 7, 2022 and renewed said approval on April 4, 2023. The conditions that the applicant must meet prior to issuance of the license include the issuance of applicable building permits and land use approvals, approved site inspections, approved security inspections, and any additional background information if deemed necessary by the licensing authority. Review of these conditions being met will be done by the Marijuana Licensing Authority. As part of the licensing process, an odor mitigation plan, waste and disposal plan, operating plan, and security plan among other documents were submitted and reviewed by all applicable city staff and outside referral agencies. All notification requirements were met.

Applicant John Paoella was present to provide a presentation to the commissioners of the proposed project. He specified that lot one will be for the retail building, greenhouse, and fields. He stated that lot two will be fields and greenhouse, and lots three and four will also be comprised of a greenhouse and agricultural fields. He detailed that they will be expanding Rollie Road, bringing in utilities to the site, and having secured sites. The landscape plan was presented as well as how the new facility will impact the community by bringing in new jobs.

Nick Rodrick presented information concerning the order management plan. He addressed the Clean Air Act, and the regulations put into place by the Environmental Protection Agency (EPA). Mr. Roderick addressed the surrounding community's concerns of the odors that might come from the site. He also addressed the controlled agriculture industry and how the project will adapt to this market. Mr. Roderick furthermore spoke about what the Colorado Hemp Act is, and the efforts needed to follow regulations.

Kevin Hill presented the safety measures that will be taken on the site. He addressed the safety regulations each state puts in place. He spoke about the data found concerning theft at these types of facilities, and the applicants plan for safety and security measures that go beyond state requirements.

Drew Gotlieb, the applicant's attorney, addressed the legal standards that the applicant was trying to meet for the Land Use and Site Plan application. He addressed the proposed use of the property and how those are permitted used by right per the Fort Lupton Municipal Code, and the City Councils ordinance authorizing marijuana stores in which took effect in 2021. Mr. Gotlieb addressed some of the state laws such as the Colorado Industrial Hemp Act of 2021, the 2018 Farm Bill passed by Congress

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024

authorizing domestic hemp production program, and the USDA's approval of the State of Colorado's Hemp Management Plan in 2021.

Chair Simone opened up for public comments on the public hearing at 6:44 PM.

Joyce Huett commented on possible odors from the site, as well as the negative impacts it can have such as theft of neighboring properties.

Charlette Johns commented on the negative impacts that the site can bring such as increased traffic, theft, and potential use of cannabis directly outside of the facility.

Natalie Randell commented on how the odors from the facility can have a negative impact on the quality of life of surrounding property owners, the impact that marijuana has on youth, as well as the impact the facility will have on residential real estate. Ms. Randell also commented on the affect that increased traffic will have on the road, and on who will be responsible for patrolling the area and checking the backgrounds of individuals who will be at the facility.

Doug Massey commented on the increase on people coming to the city for the facility, as well as his concern of whether there will be additional police officers to patrol the area and to assist with potential incidents like wrecks and theft. He added that this facility could cause additional expenses for the city.

Brenda Sack commented on the increase in traffic, the potential for increased driving while under the influence, and the need for more patrolling of the area.

Chair Simone closed the public comments portion of the public hearing at 6:55 PM.

The applicant and the representatives were given the opportunity to address public comments.

Chair Simone opened up for commissioner comments.

Commissioner Dominguez addressed building relationships with the police department, being able to support potential increase in crime rates, if they have a company in place for the security system, and what can be established for future improvements to the street.

Commissioner Rhoda addressed how to mitigate any potential odor from the plants, if the City will be able to store contact information and or direct people who call concerning the negative impacts to someone that will handle those points of communication, and if there is a time frame in place and what processes needs to take place if coditions of the resolution are not met.

Commissioner Kvasnicka addressed if there will be fencing around the property and what will be installed.

Commissioner Potter addressed if the commercial sell is allowed in the I-2 zone district, and clarification on how the license to sell marijuana is issued in regards to the site plan.

Chair Simone addressed if there will be any sidewalks, landscape and the type of trees required, if there are any other uses that will take place in the building, and the safety measured that will be taken in terms of money handling at the facility as compared to using a bank.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024

Vice-Chair Bush moved to approve P2024-001 a Resolution of the Planning Commission of Fort Lupton approving the Centaurus Farms Lot 1 Site Plan for a retail and medical marijuana facility, industrial and agricultural greenhouse and an agricultural field, Commissioner Kvasnicka seconded the motion.

Motion passed unanimously on roll call votes.

P2024-002 A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE CENTAURUS FARMS LOTS 2-4 SITE PLANS FOR THREE NEW AGRICULTURAL SITES WITH AGRICULTURAL FIELDS AND GREENHOUSES

Planner Magaly Morales presented the Public Hearing Item for an application submitted by Centaurus Farms LLC. Ms. Morales stated that a minor subdivision for this property has been reviewed administratively and once finalized will create four lots. The proposal for lots 2-4 is for a greenhouse and agricultural fields at each lot, with lot 3 including a maintenance building. Retail marijuana and agricultural uses are permitted uses in the I-2 zone district as established in Article 4 of Chapter 16 of the Fort Lupton Municipal Code. The property is zoned heavy industrial and is surrounded by heavy industrial zoning, the comprehensive plan also outlines this area as industrial. This property was identified as an eligible location for retail marijuana operations in 2021 based on the criteria in Section 6-361 of the Fort Lupton municipal code and is one of four licenses that were issued by City Council using a lottery system on February 15, 2022. Noted for the record was that the applicant is not proposing the growth or processing of marijuana, which is not legally allowed in City limits.

Ms. Morales stated how the Fort Lupton Marijuana Licensing Authority conditionally approved the application for the business license on June 7, 2022 and renewed said approval on April 4, 2023. The conditions that the applicant must meet prior to issuance of the license include the issuance of applicable building permits and land use approvals, approved site inspections, approved security inspections, and any additional background information if deemed necessary by the licensing authority. Review of these conditions being met will be done by the Marijuana Licensing Authority. As part of the licensing process, an odor mitigation plan, waste and disposal plan, operating plan, and security plan among other documents were submitted and reviewed by all applicable city staff and outside referral agencies. All notification requirements were met.

Applicant John Paoella was present to provide a presentation to the commissioners of the proposed project. He specified that lot one will be for the retail building, greenhouse, and fields. He stated that lot two will be fields and greenhouse, and lots three and four will also be comprised of a greenhouse and agricultural fields. He detailed that they will be expanding Rollie Road, bringing in utilities to the site, and having secured sites. The landscape plan was presented as well as how the new facility will impact the community by bringing in new jobs.

Nick Rodrick presented information concerning the order management plan. He addressed the Clean Air Act, and the regulations put into place by the Environmental Protection Agency (EPA). Mr. Roderick addressed the surrounding community's concerns of the odors that might come from the site. He also addressed the controlled agriculture industry and how the project will adapt to this market. Mr. Roderick furthermore spoke about what the Colorado Hemp Act is, and the efforts needed to follow regulations.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024

Kevin Hill presented the safety measures that will be taken on the site. He addressed the safety regulations each state puts in place. He spoke about the data found concerning theft at these types of facilities, and the applicants plan for safety and security measures that go beyond state requirements.

Drew Gotlieb, the applicant's attorney, addressed the legal standards that the applicant was trying to meet for the Land Use and Site Plan application. He addressed the proposed use of the property and how those are permitted used by right per the Fort Lupton Municipal Code, and the City Councils ordinance authorizing marijuana stores in which took effect in 2021. Mr. Gotlieb addressed some of the state laws such as the Colorado Industrial Hemp Act of 2021, the 2018 Farm Bill passed by Congress authorizing domestic hemp production program, and the USDA's approval of the State of Colorado's Hemp Management Plan in 2021.

Vice-Chair White moved to approve P2024-002 a Resolution of the Planning Commission of Fort Lupton approving the Centaurus Farms Lots 2-4 Site Plans for three new agricultural sites with agricultural fields and greenhouses, Commissioner Kvasnicka seconded the motion.

Motion passed unanimously on roll call votes.

There was a 5-minute recess.

DISCUSSION ITEMS

Sunrise Concept Plan was the discussion Item. Planner Sean McDermott presented the concept plan to commissioners. Mr. McDermott stated that the concept plan focuses on the area of the parcel located west of the ditch. The parcel is located south of Highway 52, on the northeast corner of county road 29½ and county road 12. It is currently vacant agricultural land and zoned R-1. In 2019 the property annexed in Fort Lupton known as the Taylor Annexation and initially zoned R-1. Concurrently, Planning Commission and City Council reviewed a Sketch Plat Plan known as the Villaggio Classico under the former applicant. In August 2023, City Council approved the Sunrise Metropolitan District for the area which includes the area west of the ditch. The Taylor Minor Subdivision is currently being reviewed by staff, Right of Way has been dedicated along both county roads, and will go into effect January 27, 2024, and an approved recording of the Taylor Minor Subdivision will split the two areas. Mr. McDermott stated that this Concept Plan is an initial overview, and per article 2.02 G, no formal approval or decision will be made. The applicant is proposing a mixed of housing types, 61 attached townhomes or row homes, 90 duplexes, and 61 single family detached homes. There will be parks, open space, and a 10-foot trail along the ditch. The applicant is proposing to change the zone from R-1 to R-2. The Comprehensive Plan highlights a need for a variety and diversity of housing options, and the change in zone helps facilitate that need. Staff finds that the higher density proposed along county road 29 ½ is a logical and efficient location. Staff supports the concept being proposed, and will continue to work with the applicant for future submittals.

Scott Carlson with Carlson and Associates was in attendance to give a presentation. Mr. Carlson stated that being proposed are alley loaded duplexes, front loaded townhomes, and single family detached all in the same subdivision. Mr. Carlson provided elevation examples to commissioners of all type of homes being proposed.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
January 11, 2024**

Chair Simone opened up for commissioner comments.

Commissioner Dominguez addressed who is responsible for maintaining sidewalks, will it come back for further review, if highway 52 will become a four-way highway anytime soon.

Commissioner Potter addressed if there is an estimate on number of bedrooms for each proposed home.

Vice-Chair White addressed where the open space will be.

Commissioner Kvasnicka addressed traffic concerns on Highway 52

Chair Simone addressed the transition from Mountain Sky Subdivision, having a buffer on the backsides of the homes along the roads since they are higher density and architecture on the rear of the homes along county road 29 ½, lower lighting standards,

FUTURE BUSINESS

The next meeting of the Planning Commission will be on January 25, 2024 at 6:00 PM.

ADJOURNMENT

Vice-Chair White moved to adjourn the meeting at 8:23 PM, Commissioner Kvasnicka seconded the motion.

Submitted by

Hailey McKay
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RENNOC CONCEPT PLAN STAFF REPORT
PROJECT NO. CPL2023-002

PROJECT DESCRIPTION

Project No.: CPL2023-002

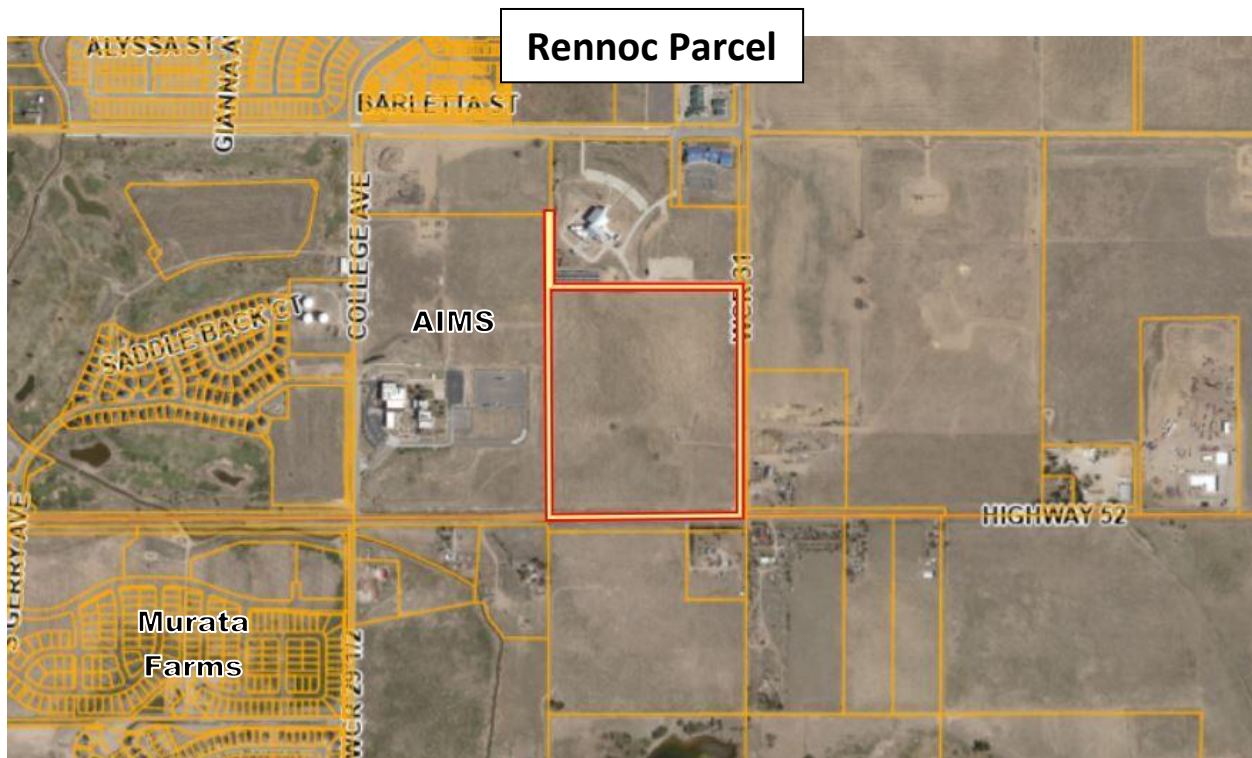
Project Name: Rennoc Concept Plan

Owner's Name: Rennoc Corporation, represented by Bobby Kline & David Goldberg, Miller Real Estate Investments

Representative: Kristin Turner, TB Group ("Applicant")

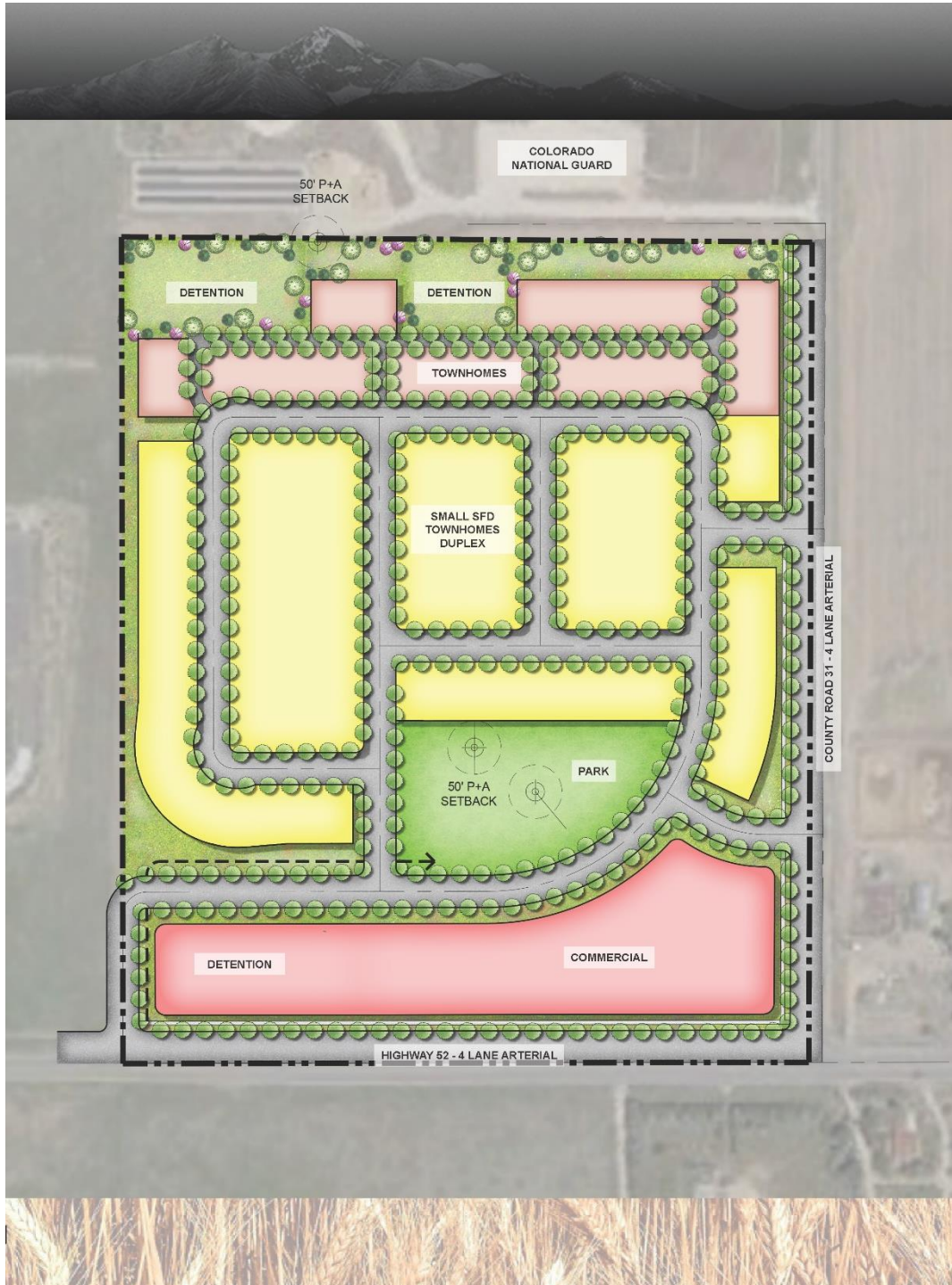
Location of Request:

The site is located north and adjacent to Highway 52 and roughly 1,300 ft east of CR 29 ½ (College Ave). The Property is located in the southeast portion of the Northeast Quarter of Section 4, Township 1 North, Range 66 West of the 6th PM, City of Fort Lupton, County of Weld, State of Colorado.



Nature of Request:

The Applicant has submitted a request for consideration of a concept plan. The proposed concept plan will provide a variety of single family housing types, a park, and commercial development along Hwy 52.





	Product Tag	Product Type	# of Stories	Unit Dim.	Garage Dim.	Garage Details	LOT SIZE	QTY	PERCENTAGE
●	A22-1380/1544* & **	Paired/TH	2-Story	22'x40'	22'x22'	Rear Load Detached	32' x 102' LOT	56	22.4%
●	A22-1565/1730* & **	Paired/TH	2-Story	22'x50'	Incl.	Rear Load Attached	32' x 95' LOT	11	4.4%
●	A18-1575/A22-1943 (endcap)*	TH	3-Story	18'x40'	Incl.	Rear Load Attached	28' x 65' LOT	64	25.6%
●	S22-1565/1730	SFD	2-Story	22'x50'	Incl.	Rear Load Attached	30' x 75' LOT	60	24%
●	E25-1641/1888	SFD	2-Story	25'x50'	Incl.	Front Load Attached	33' x 95' LOT	59	23.6%
								250	100%

Site Size: 43.221 acres, more or less.

Zone District: PUD with C-1, C-2, R-O, R-3 uses.

Proposed Zone District: No proposed change of zone.

Proposed Use: 250 single family lots with a variety of product types, a park, and commercial development along Hwy 52.

Existing Use: The Property is currently vacant agricultural land.

Hearing Dates: Planning Commission – February 22, 2024 at 6:00 PM; and
City Council – April 2, 2024 at 6:00 PM.

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

SUMMARY OF PREVIOUS APPLICATIONS

On April 29, 1977, the property was annexed as part of the Ranchero Development Third Annexation and recorded with Weld County (Rec. No. 1717770).

On December 15, 2014, Ordinance No 2014-985 was approved by City Council to rezone the property from I-2 to PUD with C-1, C-2, R-O, and R-3 uses. This PUD is the current PUD for the property and states that boundaries for the property were based on field evidence and the recorded plats for the Ranchero Development Third Annexation, Meadowlark Village PUD Amended, Colorado National Guard Minuteman Meadows Subdivision, and the Southeast Weld County Services Buildings Subdivision. The legal boundaries of this property must be determined with this project.

APPLICATION PROCESS

The Planning Commission's review of the Rennoc Concept Plan is intended to be an open exchange of ideas where the Commission members are encouraged to discuss any issues, questions or concerns with the Applicant and staff. Pursuant to Article 2.02 (D) of the Fort Lupton Development Code, review of a Concept Plan shall not have any formal decision or approval, but merely provides general consensus and offers the applicant direction for preparing a formal Preliminary Plat and Final Plat submittal. Therefore, the Planning Commission shall evaluate the Concept Plan and all comments by referral agencies, and provide input to the Applicant. All information provided to the Applicant will become part of the record and will inform the discussion with City Council regarding this Concept Plan. The purpose of this process is to achieve a project that satisfies the goals of the Fort Lupton Comprehensive Plan and the priorities of the community.

In providing input for this Concept Plan, the City shall use the following review criteria:

1. The application is in accordance with the Comprehensive Plan, and in particular the physical development patterns and concepts of the plan.
2. The development will relate to neighboring areas and to the community.
3. The development will promote efficient use of utilities, streets and other public resources.
4. The applicant can demonstrate that adequate infrastructure is or will be available for the proposed development.

NOTIFICATION REQUIREMENTS

No notifications are required for a Concept Plan.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

Pursuant to the Fort Lupton Development Code Article 2.02 (D), a Concept Plan is an initial review of a proposed development. The Concept Plan phase is an optional requirement that may be recommended or required by the Planning Director for complex projects prior to submitting a preliminary and final plan. The intent of this phase of the plan is to provide a general concept that describes the applicants' development vision. A Concept Plan is *not* intended to provide final comments or requirements, or restrict the City's discretion in subsequent stages of the review process.

Staff has been working with the applicant to address some initial comments in relation to the City's Development Standards and will complete the formal review with a future submittal. With the Concept review by staff, there are some items that will need to be clarified, delineated, or updated with formal submittal to meet the Development Code, that include but are not limited to:

- Ensuring alley widths, lengths, and access meet the Development Code standards. There appears to be some homes that only have rear-loaded alley access with no road or usable green space on the frontage. This particularly applies for the lots in the middle and north end of the Concept Plan.
- Reviewing proposed housing types with lots and determining compliance with the applicable zone district's standards and the residential design standards.
- Ensuring an adequate commercial tract/lot is created for commercial development and demonstrating the feasibility of the commercial piece for multiple users. Ideally the detention pond will not detract from the Hwy 52 commercial frontage and if so this is compensated for with the remaining commercial. Thus, the design of the drainage/detention pond should be taken into consideration to maximize commercial usage.
- Detailing the park and its function/usability for residents and commercial customers. This includes location, facilities, etc.

A full review of the project alongside the city's development standards will occur with future submittals.

EXISTING CONTEXT

Nearby uses include AIMS Community College to the west, the Colorado National Guard to the immediate north along with Weld County Services, undeveloped agricultural land and an existing residence to the east, and unincorporated agricultural land to the south.

CURRENT ZONING

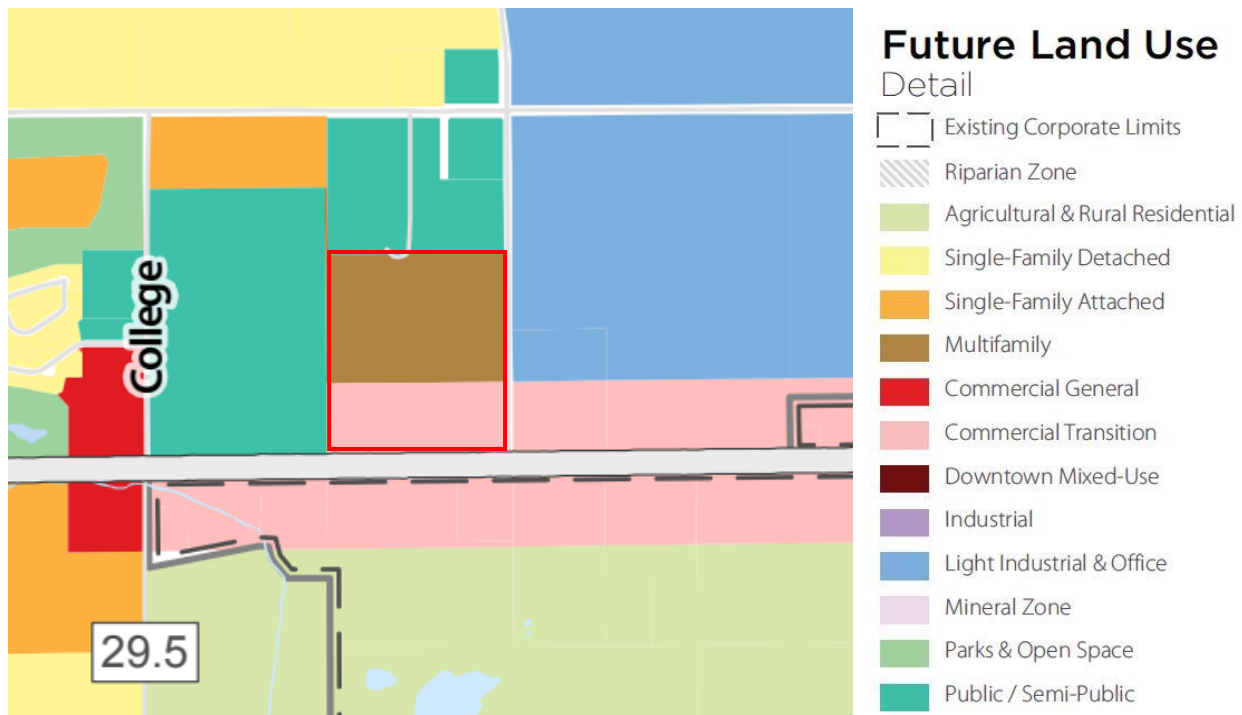
	EXISTING ZONING	EXISTING LAND USE
NORTH	I-2	Colorado National Guard
SOUTH	Unincorporated Weld County	Agriculture
EAST	PUD with I-1, C-1, C-2, R-1, R-2, and R-O uses	Agriculture
WEST	I-1	AIMS Community College



CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use map designates the subject property as Commercial Transition and Multifamily. The Commercial Transition piece along Hwy 52 is intended to identify potential growth areas for commercial development outside the primary commercial districts of Fort Lupton. These areas should support gradual, long-term commercial investment outward from the City's urban core, including incremental transitioning of agricultural uses to commercial development. The Multifamily designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.

The proposed Concept Plan included a commercial strip along Hwy 52 in line with the Comprehensive Plan. The proposed housing types don't align with the intent of the Multifamily land use designation, however the density and variety of housing types proposed are intended to create diversity and a "detached townhome" feel despite being single-family products. Staff supports the diversity and density provided, however this is a point for discussion with Planning Commission and City Council to get their feedback. Further discussion on incorporating housing options that meet the multifamily intent is encouraged.



REFERRALS

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

Referrals were provided to the list above

STAFF RECOMMENDATION

No formal decision is being made here, however staff supports the concept proposed with the understanding that the items listed above in the “Conformance with City Standards, Regulations and Policies” will need to be addressed and staff will continue to work with the applicant to address any concerns that Planning Commission and City Council may have prior to future submittal.

Additional documents are available for review at

<https://www.fortluptonco.gov/DocumentCenter/Index/806>

Rennoc: Concept Plan Narrative

September 8, 2023

General Description/Site Features and Proposed Land Uses

The intent of this project is to provide a high-quality residential subdivision that provides a safe and efficient transportation network that accommodates pedestrians, vehicles, and bicycles. The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development as well as open space and park amenities. Commercial development is envisioned along the Highway 52 corridor to support the overall goals of the city along with walkable commercial development for residents of this subdivision.

The property is located on the northwest of Highway 52 and Weld County Road 31. The property is approximately 43.221 acres with existing PUD zoning. Proposed uses will include commercial development along Highway 52, townhomes and small single family detached or 'detached townhomes'. These 'detached townhomes' will provide a different housing product type for the City of Fort Lupton which supports varied and attainable price points, more water wise development, and responsible extension of nearby infrastructure.

The development will include a large central park and open space to serve as buffers to adjacent property. The park is envisioned to provide amenities geared to the residential development as well as amenities to support the adjacent commercial. This could include elements such as plazas and gathering spaces for events like summer concert series or holiday events. This development will include the extension of the connector trail along Highway 52 trail and County Road 31, with neighborhood trail spurs connecting to the interior of the property. The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries.

The public open space requirement for the proposed plan is 2.3 acres with a 2.9-acre central park. In addition, all residential lots are located within 1000' of parks and trails. The commercial area will be designed as part of a future entitlement package.

Compliance with the City of Fort Lupton Comprehensive Plan

The proposed development integrates the goals set out in the Town Comprehensive Plan in the following ways:

Growth and Development

The proposed development is designed to provide continuous, direct, convenient, and safe pedestrian pathways throughout the site with the ability to connect to future adjacent subdivisions and development. The site is well situated for both commercial development and housing per the Comprehensive Plan. The plan also provides for diversity in housing types for the community.

Transportation and Mobility

This plan provides a safe and efficient transportation network that accommodates pedestrians, vehicles and bicycles. The primary entrances are located along Highway 52 and Weld County Road 31. The project is planned as a pedestrian oriented and walkable community with detached sidewalks, tree lawns, street trees and connections throughout the community, to future adjacent neighborhoods.

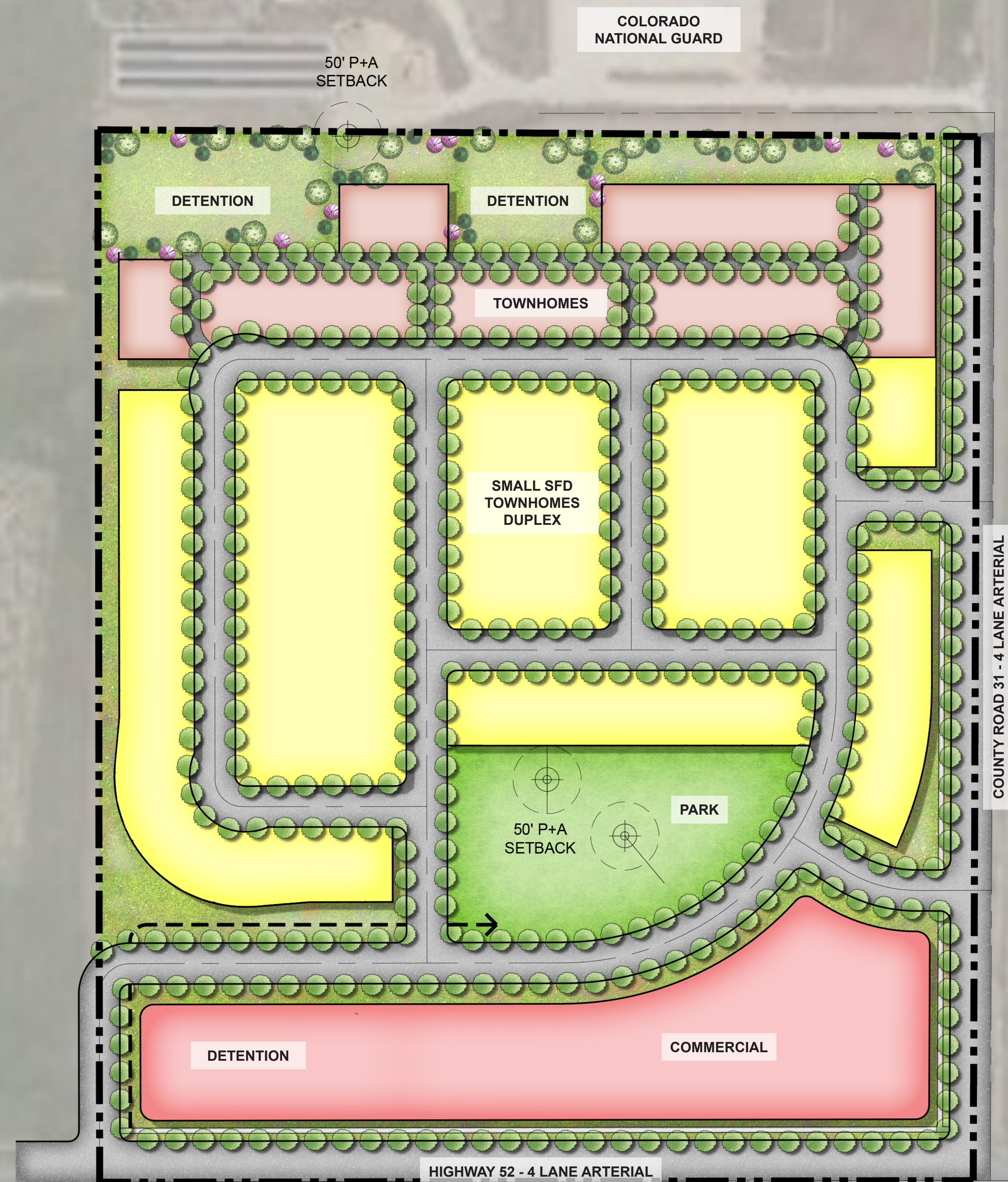
Parks, Open Space and Environmental Features

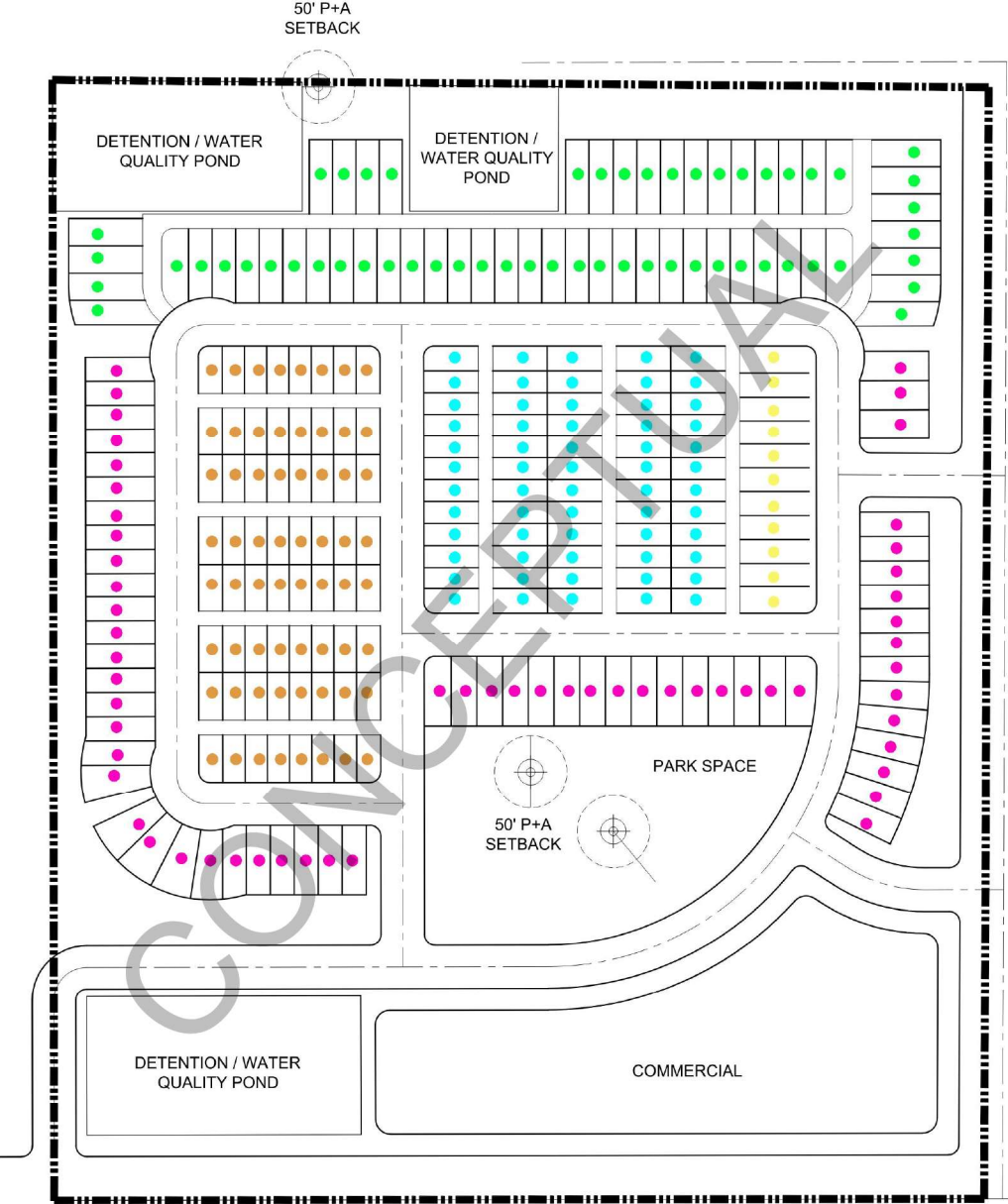
The proposed parks, open space and trails within the development will provide high quality recreational opportunities for neighborhood residents and also create connections to future neighborhoods and uses beyond our project boundaries. As shown on the Fort Lupton Proposed Trails Map, this project will construct the Connector Trail proposed along Highway 52 and Weld County Road 31.

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 so as to meet the requirements of the Comprehensive Plan and/or the Land Use Code.

Please refer to the included drainage, traffic and utility memos provided with this submittal for additional details.





CONCEPTUAL site testing to demonstrate potential density.

Lot sizes range from 28' - 40' wide to accommodate product types that range from 18' -30'.

Product types include town homes, duplex units and small lot single family detached.

Product Tag	Product Type	# of Stories	Unit Dim.	Garage Dim.	Garage Details	LOT SIZE	QTY	PERCENTAGE
A22-1380/1544* & **	Paired/TH	2-Story	22'x40'	22'x22'	Rear Load Detached	32' x 102' LOT	56	22.4%
A22-1565/1730* & **	Paired/TH	2-Story	22'x50'	Incl.	Rear Load Attached	32' x 95' LOT	11	4.4%
A18-1575/A22-1943 (endcap)*	TH	3-Story	18'x40'	Incl.	Rear Load Attached	28' x 65' LOT	64	25.6%
S22-1565/1730	SFD	2-Story	22'x50'	Incl.	Rear Load Attached	30' x 75' LOT	60	24%
E25-1641/1888	SFD	2-Story	25'x50'	Incl.	Front Load Attached	33' x 95' LOT	59	23.6%
							250	100%