



PLANNING COMMISSION

Mike Simone, Chairperson
Bushrod White, Vice-Chairperson

Kathy Kvasnicka
Paul Witmer

Jimmy Dominguez
Shannon Rhoda
Thomas Holton

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, May 9, 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 Minutes of the March 28 2024 meeting

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. PC Resolution P2024-005 Murata Farms Preliminary Plat & PUD Plan, Filing No. 3

b. PC Resolution P2024-006 100-114 McKinley Ave Change of Zone

Discussion Items

Future Business

a. Next meeting is May 23 2024.

Adjourn

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**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 28, 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, March 28, 2024.

Chair Mike Simone called the meeting to order at 6:02 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Members Kathy Kvasnicka, Shannon Rhoda, Zachary Potter, and Paul Witmer. Chair Member Jimmy Dominguez attended virtually via GoToMeeting

City Staff Present: Planning Director, Todd Hodges, Planner Magaly Morales, City Engineer David Rausch, and Planning Administrative Assistant Beyza Kirmizi.

APPROVAL OF AGENDA

Commissioner Kvasnicka moved to approve the agenda, Commissioner Potter seconded.

CONSENT AGENDA

Commissioner Kvasnicka moved to approve the consent agenda, Commissioner Potter seconded.

PUBLIC COMMENT

There were no public comments.

PUBLIC HEARINGS

There were no public hearing items.

RECUSAL

Commissioner Rhoda recuses herself for the remainder of the meeting.

ACTION ITEMS

- a. P2024-003 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Annexation Known as the Ewing Annexation and Initial Zoning to the 'A' Agriculture Zone District
- b. P2024-004 A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Special Use Permit for a Sand and Gravel Pit, Known as the Ewing Special Use Permit

Planner Magaly Morales presented the application submitted by Lewicki and Associates and BURNCO Colorado LLC, with BURNCO Colorado LLC representing Tricycle Lane Texas LLC. Ms. Morales stated that

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 28, 2024

the application consists of two items for the same property. The first item being an Annexation known as the Ewing Annexation and Initial Zoning to the 'A' Agriculture Zone District and the second item being a special use permit application for sand and gravel operation known as Ewing Special Use Permit. The application is being represented by Ben Langenfeld with Lewicki and Associates and Devon Glosser with BURSCO Colorado LLS. The site consists of two parcels located west and adjacent to Highway 85, approximately 0.50 mile south of County Road 18. The total area that will be annexed is approximately 156 acres, of which 116 acres will be used for mining operation. The Future Land Use map designates the area as a Mineral Zone as the area likely contains significant aggregate resources and State Law prohibits any surface development until aggregate has been extracted. Therefore, the use aligns with Fort Lupton's Comprehensive Plan. The annexation agreement calls for a future trail easement, which will be delineated along the western boundaries of the property. The proposal states a reclamation of the mining operation, which will convert the site to water storage ponds surrounded by rangeland. All notification requirements have been met.

Ben Langenfeld with Lewicki and Associates and BURSCO Colorado was in attendance to give a presentation. Mr. Langenfeld stated that the property consists of a Lower and Upper Terrace, divided by the Platteville Ditch that runs through the site. The temporary land use consists of a 10-year mining plan, beginning with building slurry walls to ensure mining does not affect the local aquifer. Additionally, to minimize the impact of the mine and any offsite surface water impact, mining will occur in different steps, starting with mining out Pod 1 and Pod 2, which are located in the Lower Terrace. Followed by Pod 3 located in the Upper Terrace and in the processing area. The final land use after reclamation will be fresh water storage and reclaimed dryland from the processing area. Mr. Langenfeld emphasized that they will be staying away from the Wildlife, found in the riparian area, west of Pod 1. The mining plan has been approved by the Colorado Division of Reclamation of Mining and Safety. Accesses will be Right-out and Right-in only, on Highway 85, to prevent traffic initiated by the site. The operation plan also includes different methods to keep dust, odor and disturbances to a minimum.

Chair Simone opened up for public comments at 6:25pm.

- A gentleman from the South Platte Valley Historical Society speaks in favor of the project.

Chair Simone closes public comment at 6:25pm.

Chair Simone opened up for commissioner comments at 6:26pm.

Commissioners discussed:

- The entirety of the mining plan length.
- What, if any, work would be conducted outside working hours and how that would be handled.
- Trail connectivity.
- Project costs.
- Options for construction material partnership.
- Wildlife fencing.
- Reclamation plan.
- Long-term traffic plans.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
March 28, 2024**

Commissioner Witmer moved to approve P2024-003 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Annexation Known as the Ewing Annexation and Initial Zoning to the 'A' Agriculture Zone District), Commissioner Kvasnicka seconded the motion.

Motion passed unanimously on roll call votes.

Commissioner Potter moved to approve P2024-004 (A Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of a Special Use Permit for a Sand and Gravel Pit, known as the Ewing Special Use Permit), Commissioner Witmer seconded the motion.

Motion passed unanimously on a roll call vote.

FUTURE BUSINESS

There are no meetings scheduled for the month of April.

ADJOURNMENT

Vice-Chair White moved to adjourn the meeting at 6:43 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2024-005

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE MURATA FARMS PRELIMINARY PLAT AND PUD PLAN, FILING NO. 3, FOR A RESIDENTIAL SUBDIVISION WITH SINGLE-FAMILY DUPLEX HOMES LOCATED IN A PORTION OF THE NORTHWEST 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 May 9, 2024, for the purpose of reviewing an application submitted by Eric Eckberg and Karen Henry ("Applicants") for a preliminary plat and PUD plan of a residential subdivision consisting of 50 single-family duplex lots known as the Murata Farms Preliminary Plat and PUD Plan, Filing No. 3; 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 publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posting notice of the public hearings on the property at least fifteen (15) days before the hearing date; 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 Preliminary Plat and PUD Plan, Filing No. 3, conditional upon the following:

1. Prior to finalizing the Preliminary Plat and PUD Plan:
 - A. All redline comments provided by City staff shall be made to the Preliminary Plat and PUD Plan, including updated all drawings with the updated Highway 52- Gerry Ave access and ROW and adding signature blocks to finalized Preliminary Plat and PUD Plan.
2. 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 address comments from Public Works.
 - C. Discuss lighting and fencing along Highway 52 pedestrian trail and lighting internal to Filing 3 with staff.
 - D. Discuss easement connections with staff.

DONE THIS 9TH DAY OF MAY, 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

Murata Farms - Filing 3 Duplexes
Preliminary Plat - Preliminary PUD Narrative

August 10, 2023

1. Team

Builder/Applicant

Tim Buschar
COLA , LLC
555 Middle Creek Pkwy #500
Colorado Springs, CO 80921
719-306-2976
tbuschar@aspensviewhomes.net

Civil Engineer

Travis Frazier, PE
Redland
1500 West Canal Court
Littleton, CO 80120
720-283-6783 Ext. 126
tfrazier@redland.com

Landscape Architect

Karen Henry, PLA
Henry Design Group, Inc.
1501 Wazee Street, #1-C
Denver, CO
303-446-2368
khenry@henrydesigngroup.com

2. Location and Property Description

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 3 of Block 14 was platted within Filing No. 1.

Filing No. 3 is the Murata Farms Duplex Plat that will replat Lot ,3 Block 14 into the proposed 50 fee-simple lots on the 6.845 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: Tract N- Oil and Gas facility and the Murata Farms Filing No. 2 Townhomes
West: S. Gerry Street and two existing residences

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. Tract N is an active well with ancillary equipment is located east of the Duplex 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 Supplemental report "Preliminary Geotechnical Investigation Murata Southwest of Highway 52 and County Road 29 ½" By CTL Thompson dated September 3, 2021

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. 3 is proposed for 50 Duplexes with an individual lot for each home. The duplex lots are generally 30-feet wide by 95-feet deep. The duplexes are rear loading from the private drive to a two-car attached garage and each home has a full depth driveway for a total of four (4) parking spaces per home. The duplexes have three bedrooms with main-floor living. The homes range in size from 1,600 square feet to 2,100 square feet. Some of the units also include loft space on the second floor. The homes front on a Green Court, common open space or a public street. Outdoor living will be provided in the private front yards and in the adjacent Green Courts and open space.

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 Wood Thrush Avenue and Sage Grouse Avenue.

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

The 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 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 and connector trail on the south side of Highway 52.

Access to the duplexes 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 Wood Thrush Avenue and Sage Grouse Avenue. No access is proposed from the duplex area to S. Gerry Avenue.

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 are available to all residents for both passive and active recreational opportunities.

The proposed overall Murata Farms neighborhood, which includes the duplex 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. Common landscaped open space including Green Courts, provide additional passive recreational opportunities including loop walks, open play area, benches, pet waste stations, and bike racks.

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 X 3.0/1000 X 10 = 5.4 Acres
FILING 2 - TOWNHOMES	45	45 X 3.0/1000 X 10 = 1.35 Acres
FUTURE FILING 3 - PAIRED HOMES	50	50 x 3.0/1000 x 10 = 1.50 Acres
TOTAL REQUIRED		8.25 ACRES

PROVIDED OPEN SPACE

FILING	PARKS AND OPEN SPACE PROVIDED
Filing 1 - SFD	11.354
Filing 2 - Townhomes	1.110
Filing 3 - Duplexes	.349 - Green Courts

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 Parkway 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 Parkway.

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 Parkway. A traffic conformance letter indicating no negative impacts based upon the Traffic Impact Study for Murata Farms is included with this submittal.



**MURATA FARMS PRELIMINARY PLAT AND PUD PLAN, FILING NO. 3
PPL2023-006**

PROJECT DESCRIPTION

Project No.: PPL2023-006

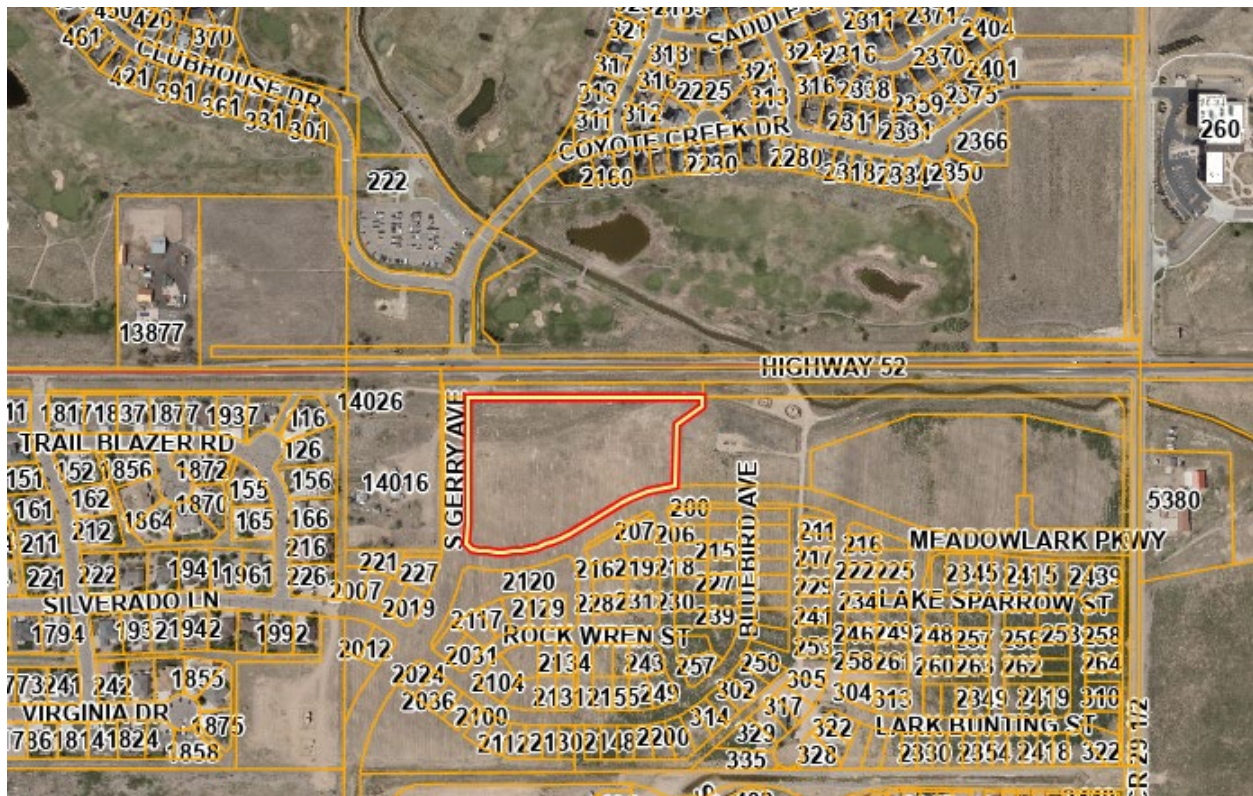
Project Name: Murata Farms Preliminary Plat and PUD Plan, Filing No. 3

Owner's Name: Greg DiDonna, Viva Land Ventures, LP

Representative's Name: Karen Henry, Henry Design Group, Inc. ("Applicant")

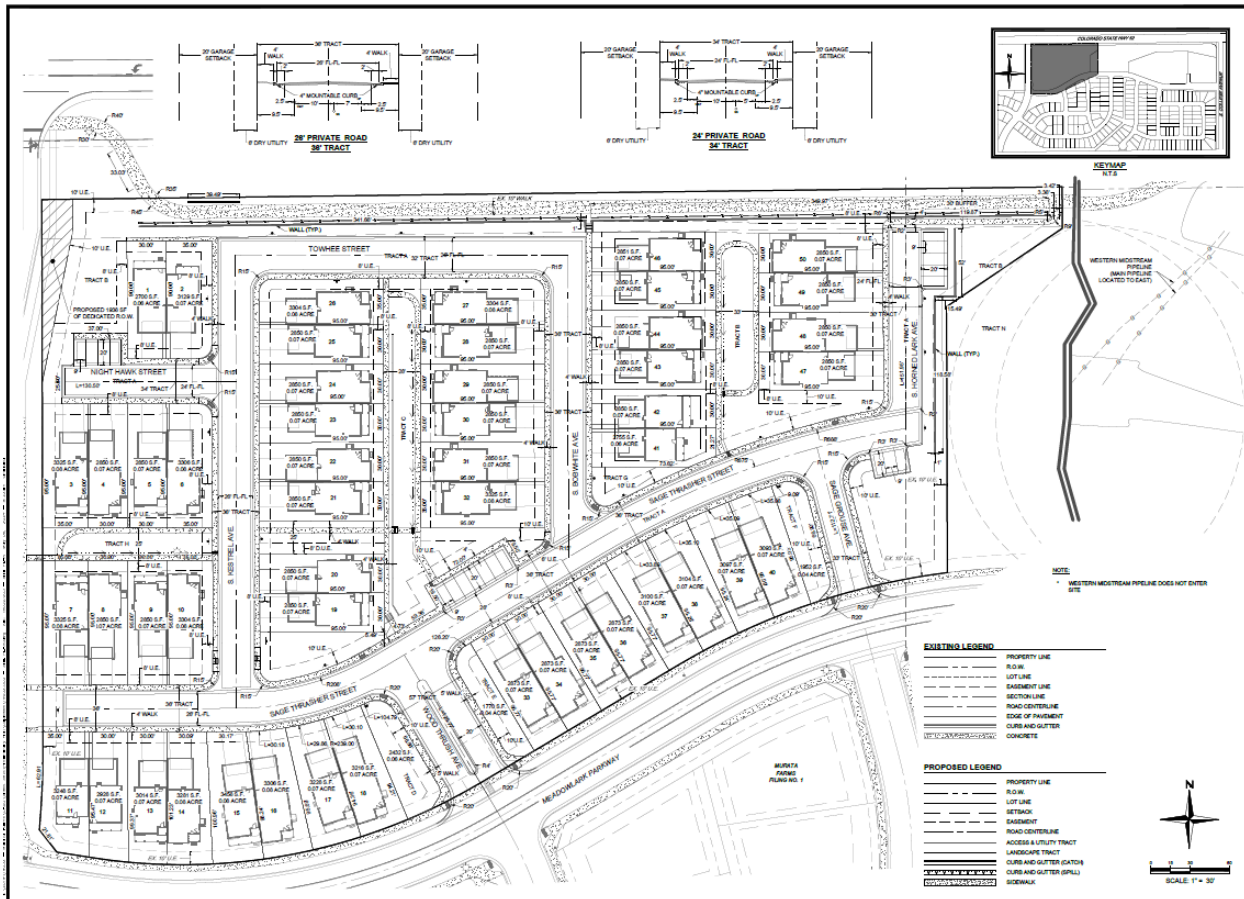
Location of Request:

The site consists of land located south and adjacent to Highway 52 and approximately 1,430 feet west to County Road 29 ½ (the "Property"). The Property is located in the Northwest 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.



Fort Lupton

COLORADO



Nature of Request:

The Applicant has submitted a request for a Preliminary Plat and PUD Plan for a residential subdivision that will have 50 paired home residential units. The development will include infrastructure, landscaping, green courts, and trail connections. Filing No. 3 is a proposal to build out Lot 3, Block 14 of the Murata Farms Filing No. 1 Final Plat and PUD Plan recorded in 2021.

Site Size: 6.845 acres, more or less.

Zone District: PUD Planned Unit Development.

Proposed Use: A residential subdivision that will provide 50 duplex residential units.

Existing Use: Vacant/Agricultural

Hearing Dates: Planning Commission – May 9, 2024 at 6:00 PM; and
City Council – May 21, 2024 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 3 of Block 14 was platted within Filing No. 1 and will be subdivided with Filing No. 3.

The Coronado West, LLC Subdivision Improvements Agreement for the Murata Farms development was approved by City Council on February 1, 2022 (Resolution No. 2022R017). A Subdivision Improvements Agreement for this Filing No. 3 will be required with the Final Plat and PUD Plan.

On April 21, 2020, the Fort Lupton City Council approved the Murata Farms Sketch Plat and PUD Plan (Resolution No. 2020R046). On July 6, 2021, the Preliminary Plat and Preliminary PUD Plan for the overall Murata Farms development was approved (Resolution No. 2021R041) and on November 16, 2021, the corresponding Final Plat and PUD Plan was approved.

APPLICATION PROCESS

The Applicant is requesting approval of a Preliminary Plat and PUD Plan for Filing No. 3 of the Murata Farms PUD. Preliminary Plat and PUD development plan applications for this parcel are being reviewed in the same manner as the rest of the Murata Farms PUD, as set forth in the old Code for major subdivisions 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 Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on April 18, 2024.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on April 23, 2024.

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 6.845-acre subdivision that includes attached paired home 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. Staff worked with the applicant to ensure standards are applicable, clear, and specific to this Filing 3.

- (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 Preliminary Plat 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 will work with the City to finalize the Subdivision Improvement Agreement at the Final Plat stage. 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. 3 is 6.845 acres, but the overall Murata Farms PUD Plan is 72.71 acres, more or less, and therefore meets this requirement. The Murata Farms PUD Plan for Filing No. 1 states that PUD standards for Filing No. 3 are to be determined at time of platting of Filing No. 3.

- (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 May 9, 2024. 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 of the City's Proposed Trails Map. This Filing No. 3 application includes a unique and innovative design intended to increase livability, green space, and usability of the subdivision. Thus, 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.

This filing will have access off of Meadowlark Parkway and Gerry Avenue, which itself will be built out as part of the Subdivision Improvements Agreements for the Murata Farms developments, and connects to County Road 29 ½ and Highway 52. 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 single family attached homes in formal, planned developments. 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 conformance analysis was submitted with the application materials for review by the City Engineer and all referrals. The City Engineer is working with the application on a subdivision improvements agreement, which will address any infrastructure needed to mitigate traffic impacts. Staff finds that the development meets this 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 the initial platting of the Murata Farms development includes a buffer distance from Highway 52. Staff is working with the applicant to address potential buffer needs between Filing No. 3 and Highway 52, including plans for the Highway 52 trail, fencing, and lighting. If needed, these changes can be made at the Final Plat and PUD Plan or SIA for this filing.

- 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.

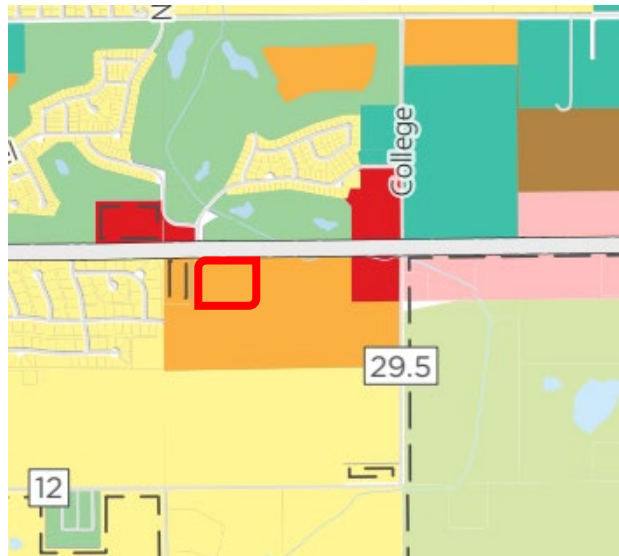
- g) Oil and gas well considerations, restrictions, and setback requirements.

There are no known Plugged and Abandoned wells or setbacks within Filing No. 3. Nearby setbacks and pipeline locations are shown on plans.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Future Land Use Map designates this area for Single- Family Attached housing. This designation allows for single family attached homes in formal, planned developments. These provide higher density and more affordable housing options to complement traditional single family detached neighborhoods. Opportunities for new single family attached will help increase housing diversity and attract a wide range of potential residents.

Filing No. 3 of the Murata Farms Plat and PUD Plan addresses this future land use designation and meets the goals of Fort Lupton's Comprehensive Plan by proposing a paired home housing type that compliments existing single-family in the city. The green court design also creates a unique variety in housing development in the City and within the larger Murata Farms PUD, which will provide housing diversity, trails, open space, and a commercial piece. A Final Plat and PUD Plan for Filing No. 3 will be submitted for review at a later date.



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 recommends conditional approval of the Murata Farms Preliminary Plat and PUD Plan. The applicant has done an excellent job of addressing staff's comments to date to further the standards and objectives outlined in the City's codes and plans. The recommended conditions include a few remaining items to be addressed as the project moves forward. 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/810>

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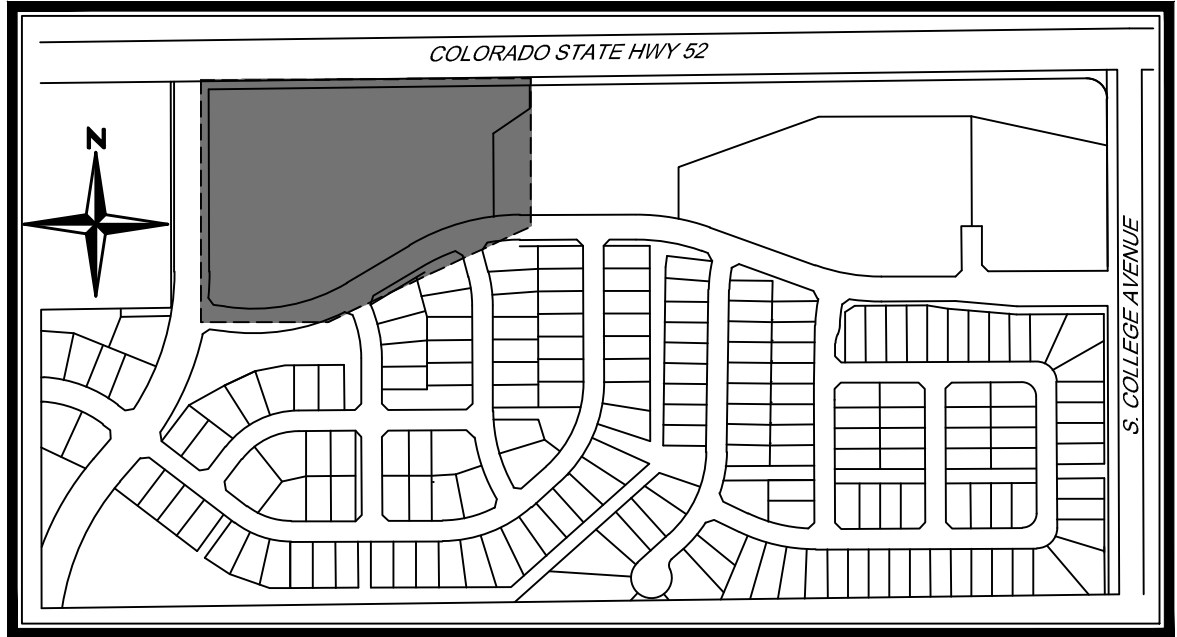
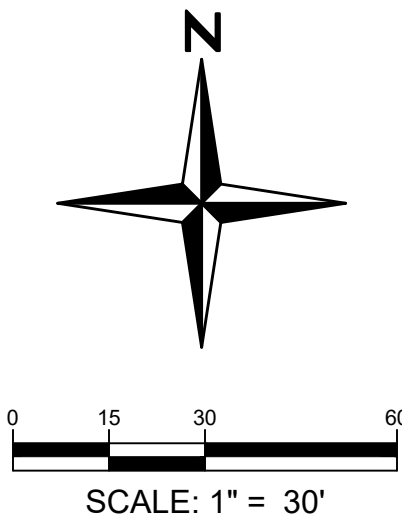


Site Plan updated May 6, 2024. For rest of Preliminary Plat and PUD sheets, see "003 Preliminary Plat Updated 03-28-24." These will be updated at a future date.

NOTE:
* WESTERN MIDSTREAM PIPELINE DOES NOT ENTER SITE

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

- PROPOSED LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - SETBACK
 - EASEMENT
 - ROAD CENTERLINE
 - ACCESS & UTILITY TRACT
 - LANDSCAPE TRACT
 - CURB AND GUTTER (CATCH)
 - CURB AND GUTTER (SPILL)
 - SIDEWALK



MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/PUD
SITE PLAN

SHEET

4

PROJECT NO.	19032.003	NOTES
DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL TO FORT LUITON
2024-01-19	2	2ND SUBMITTAL TO FORT LUITON
2024-03-25	3	3RD SUBMITTAL TO FORT LUITON

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

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

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MURATA FARMS FILING NO. 3 - DUPLEXES

PRELIMINARY PLAT / PUD

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. PPL2023-006

LEGAL DESCRIPTION

LOT 3 BLOCK 14, MURATA FARMS FILING NO. 1 SUBDIVISION
CONTAINING AN AREA OF 6.845 ACRES, (298,150 SQUARE FEET), MORE OR LESS.

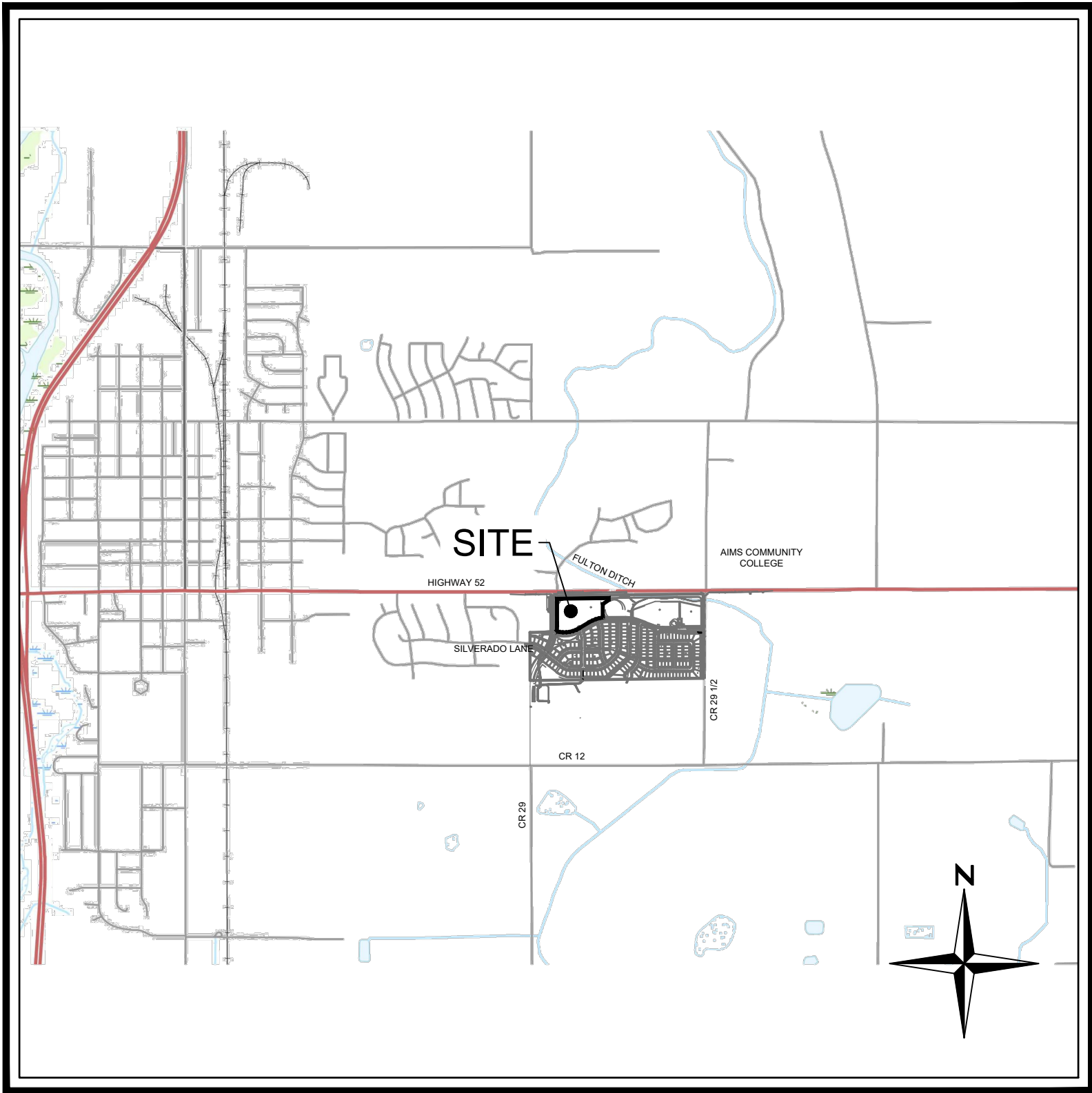
BASIS OF BEARINGS

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

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).

LAND USE SUMMARY CHART		
GROSS AREA	298,140	SF
	6.84	AC
RESIDENTIAL LOTS	152,083	SF
	3.49	AC
TRACTS	146,057	SF
	3.35	AC
TOTAL LOTS	50	
DUPLEXES	50	



VICINITY MAP
SCALE: 1" = 2000'

PROJECT TEAM

CIVIL ENGINEER

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

OWNER / DEVELOPER

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

LANDSCAPE ARCHITECT/PLANNER

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

TRAFFIC ENGINEER

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

SURVEYOR

AZTEC COSNULTANTS, INC
300 E MINERAL AVE #1
LITTLETON, CO 80122
303. 713-18981 VOICE
CONTACT: MIKE NOFFSINGER, PLS

BENCHMARK

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)

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 NOTES & PLANT SCHEDULE
11	LANDSCAPE LOT TYPICAL
12	LANDSCAPE DETAILS
13	ARCHITECTURAL ELEVATIONS
14	ARCHITECTURAL ELEVATIONS
15	ARCHITECTURAL ELEVATIONS
16	ARCHITECTURAL ELEVATIONS
17	ARCHITECTURAL ELEVATIONS
18	ARCHITECTURAL ELEVATIONS
19	ARCHITECTURAL ELEVATIONS
20	ARCHITECTURAL ELEVATIONS

AREA SUMMARY					
DESCRIPTION	AREA (SF)	AREA (AC)	OWNERSHIP	MAINTENANCE RESPONSIBILITY	USE
RESIDENTIAL LOTS	152,083	3.49	PRIVATE	PRIVATE	
TOTAL	152,083	3.49			
TRACT A	74,229	1.70	METRO DISTRICT	METRO DISTRICT	ACCESS, UTILITY, MAINTENANCE, & SNOW REMOVAL
TRACT B	48,732	1.12	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT C	12,445	0.29	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT D	2,433	0.06	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT E	1,760	0.04	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT F	1,958	0.04	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT G	1,222	0.03	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TRACT H	3,249	0.07	METRO DISTRICT	METRO DISTRICT	LANDSCAPING
TOTAL	146,029	3.35			
TOTAL	298,112	6.84			

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/PUD
COVER SHEET

SHEET

1

LANDSCAPE ARCHITECT / PLANNER:

henry
design
group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henrydesigngroup.com

ENGINEER:

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 voice
LITTLETON, COLORADO 80120
REDLAND.COM

APPLICANT:

COLA
Colorado Land Acquisition
555 Middle Creek Parkway,
Suite 500
Colorado Springs, CO 80921

NOTES

DATE

NO.

PROJECT NO.: 19032.003

DATE

NO.

NOTES

1 1ST SUBMITTAL TO FORT LUPTON

2 2ND SUBMITTAL TO FORT LUPTON

3 3RD SUBMITTAL TO FORT LUPTON

MURATA FARMS FILING NO. 3 - DUPLEXES
PRELIMINARY PLAT / PUD

MURATA FARMS PUD ZONE DISTRICT NOTES

1. Intent. The Murata Farms Planned Unit Development (PUD) is a 72.71- acre mixed-use neighborhood. The PUD will provide an attractive living and working environment using innovative site planning and design techniques that respond to the existing site conditions and existing adjacent land uses. The PUD is intended to meet the goals of the City of Fort Lupton PUD district as stated in the City's Municipal Code and Comprehensive Plan.

The PUD will allow for a variety of residential housing types attractive to a variety of households. Housing may include single family detached homes, paired homes and single family attached or townhomes.

The PUD also provides a mixture of retail and service commercial, and businesses located along the frontage of Highway-52.

Features of the PUD include.

An interconnected public street system that is bicycle and pedestrian friendly. Trails are provided in all green court/open space areas. Homes facing the public streets and green courts will have interesting elevations, thereby enhancing the pedestrian experience.

- Common open space and a pocket park provide areas for passive and active recreational opportunities.
- Conditions, covenants, and restrictions will be provided to ensure cohesive architecture and landscaping throughout the neighborhood.

2. Definitions. Refer to Article XI, Sec. 16.11.01 of the Fort Lupton Municipal Code and Article V., Sec. 16 Residential Design Standards.

3. Murata Farms Neighborhood Feature. The Neighborhood Feature is proposed as the developed park located at the southeast corner of the two intersection collector streets. The park shall be maintained by the HOA as a public park and contains a range of improvements including a multiple-use turf area, playground, walking path, plazas, pavilion with picnic tables, benches, and other similar features for various age groups to enjoy. The Neighborhood Feature Park is accessible to the public through connections to planned and existing trails adjacent to the subdivision. The park that satisfies the requirement for a Neighborhood Feature shall be credited against the neighborhood park land dedication requirements and improvements to such park shall be credited against and not to exceed the Park Development fees set forth in Section III.C. of the Residential Design Standards.

4. Public Land Dedication.

A. Public Land Dedication for Parks and Open Space shall be determined at Final Plat/Final PUD Plan and shall be based on the number of dwelling units included in the Final Plat. Land dedication shall be on a community wide basis. Each Final Plat does not need to stand alone in dedication. Land credited for dedication include:

- Internal Trail Corridors
- Pocket Parks
- Neighborhood Feature
- Fulton Ditch Regional Trail corridor

The following is a summary of the parks and open space.

REQUIRED OPEN SPACE

FILING	NUMBER OF DWELLING UNITS	REQUIRED
FILING 1- SINGLE FAMILY DETACHED	180	180 X 3.0/1000 X 10 = 5.40 Acres
FILING 2 - TOWNHOMES	45	45 X 3.0/1000 X 10 = 1.35 Acres
FILING 3 – PAIRED HOMES	50	50 x 3.0/1000 x 10 = 1.50 Acres
TOTAL REQUIRED		8.25 ACRES

PROVIDED OPEN SPACE

FILING	PARKS AND OPEN SPACE PROVIDED
FILING 1-SINGLE FAMILY DETACHED	11.354
FILING 2 - TOWNHOMES	1.11
FILING 3 – PAIRED HOMES	.349 Green Courts

B. School Land Dedication shall be in accordance with the IGA between the City of Fort Lupton and the school district which includes a cash-in-lieu fee per each new residence.

VARIATIONS TO THE RESIDENTIAL DESIGN STANDARDS

1. Landscape Buffer. A landscape buffer 30-feet in width shall be provided along Highway-52 in the Paired Home and Single Family Attached area as measured from the edge of right-of-way.
2. Perimeter Fences.
- An open rail fence is provided along Highway-52.
 - A solid perimeter fence a maximum of six (6) feet in height is optional, to be determined by the homeowner, along rear and side lot lines of each lot.
3. Single Family Paired Home Residential

Each homebuilder shall provide at least two (2) different floorplans for pairing. A mirrored floorplan shall not be counted as a separate plan.

- Mix of roof colors: Where asphalt shingles are used at least three (3) distinct roof colors are required to be dispersed throughout the neighborhood.
- All homes shall contain one front porch which is at least six (6) feet in depth and eight (8) feet in width.
- A horizontal or vertical offset of two (2) feet minimum on the rear elevation of an alley loaded paired home shall be provided. Other acceptable variations shall be provided by a change in color, roof form, belly bands, or cladding.

DIMENSIONAL STANDARDS

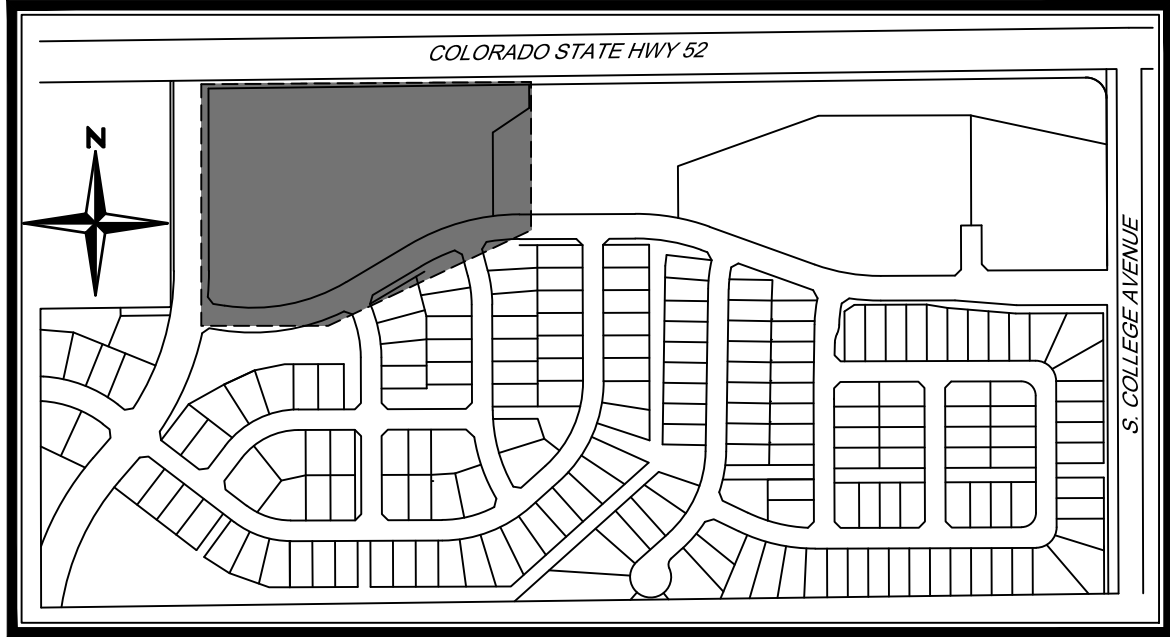
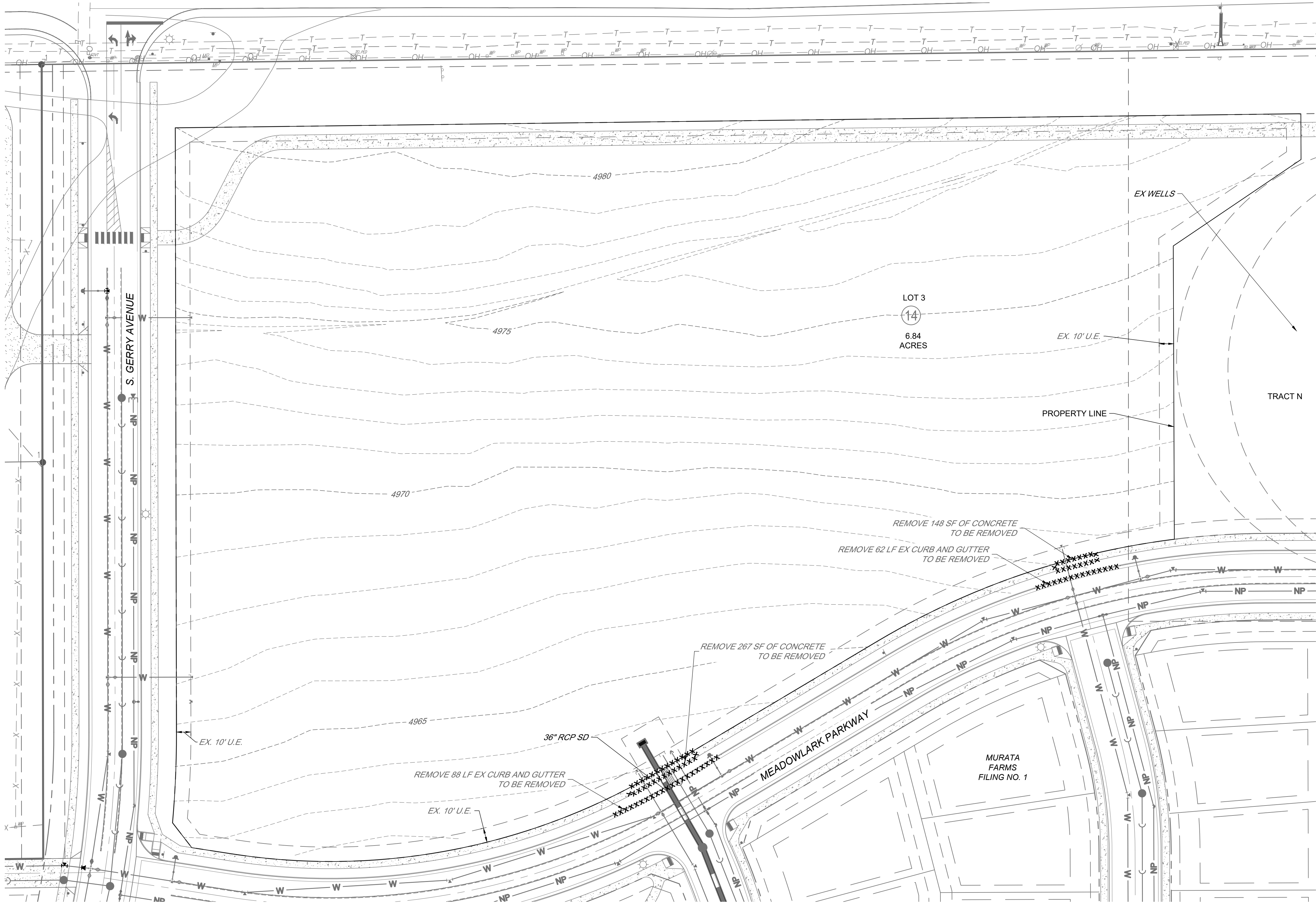
USE/STANDARD	MURATA FARMS-FILING 3
Permitted Land Uses	Paired Homes
Maximum Number of Dwelling Units	50
Minimum Lot Size – Paired Rear Loading Garage	2,100 SF per dwelling unit lot
Minimum Lot Frontage at Front Property Line with a Rear loading garage	21-feet
Minimum Lot Frontage at Rear Property Line	
Rear loading garage	30-feet
Maximum Building Height (1)	35-feet
Setbacks	
Front (with rear loading garage)	10- feet
Facing a Green Court	10- feet
Facing a Public Street	10- feet
Side	5-feet
Corner Side	10-feet
Rear	
Rear loading garage on a public street (2)	20-feet
Rear loading garage on a private drive/alley	20-feet
Minimum Floor Area	900 SF

NOTES

1. Measurement per Fort Lupton Municipal Code
2. As measured from street right-of-way on a public street or edge of pavement on a private drive/alley.
3. Accessory uses/structures shall meet the requirements of the Fort Lupton Municipal Code.
4. Permitted encroachments into building setbacks:
- a. Structural projections such as bay windows, balconies, canopies, chimneys, eaves, cornices, awnings, open fire escapes, egress/window wells, bay windows, entertainment centers, brick ledges, cantilevers, counterforts, cornices, canopies, wing walls and like architectural features or other non-foundational overhangs or projections may extend up to four (4) feet from the foundation and encroach into the setback, but no closer than two (2) feet from any lot line.
- b. Unenclosed or uncovered patios less than 30 inches above grade may encroach into building setbacks to within three (3) feet of a lot line.
- c. Encroachments may not extend into easements without written approval from the easement holder.
5. All setbacks are measured to the building foundation.

PROJECT NO.	DATE	NO.	NOTES	DATE	NO.	NOTES
	2023-08-17	1	1ST SUBMITTAL			
	2024-01-19	2	2ND SUBMITTAL			
	2024-03-07	3	3RD SUBMITTAL			

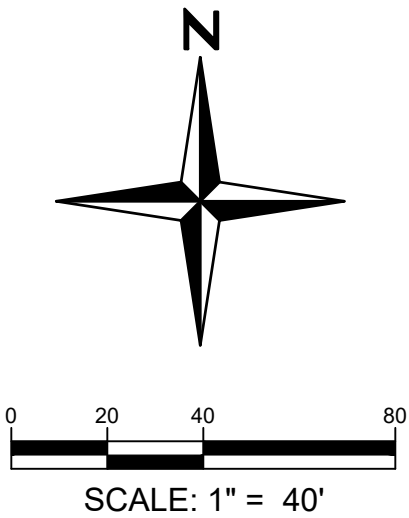
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KEYMAP
N.T.S

EXISTING LEGEND

- | | |
|--|------------------------|
| | PROPERTY LINE |
| | R.O.W. |
| | LOT LINE |
| | EASEMENT LINE |
| | SECTION LINE |
| | ROAD CENTERLINE |
| | EDGE OF PAVEMENT |
| | CURB AND GUTTER |
| | CONCRETE |
| | FENCE |
| | RETAINING WALL |
| | WATER LINE |
| | RAW WATER LINE |
| | NON-POTABLE WATER LINE |
| | IRRIGATION LINE |
| | SANITARY SEWER |
| | STORM SEWER |
| | ELECTRIC LINE |
| | GAS LINE |
| | TELEPHONE LINE |
| | FIBER LINE |
| | OVERHEAD ELECTRIC LINE |
| | CABLE TELEVISION |
| | CONTOUR MAJOR |
| | CONTOUR MINOR |



MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
EXISTING CONDITIONS

SHEET

3

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7232 ARIZONA DRIVE
LITTLETON, COLORADO 80120
REDLAND.COM

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

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2368 • henydesigngroup.com

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LANDSCAPE ARCHITECT / PLANNER

henry design group

Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2345 • henydesigngroup.com

ENGINEER:

Redland

WHERE GREAT PLACES BEGIN

7023024202 OFFICE
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
REDLAND.COM

APPLICANT:

COLA

Colorado Land Acquisition
555 Middle Creek Parkway,
Colorado Springs, CO 80921

PROJECT NO.	19032.003	DATE	NO.	NOTES
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2024-01-19	2	2ND SUBMITTAL TO FORT LIPTON		
2024-03-25	3	3RD SUBMITTAL TO FORT LIPTON		

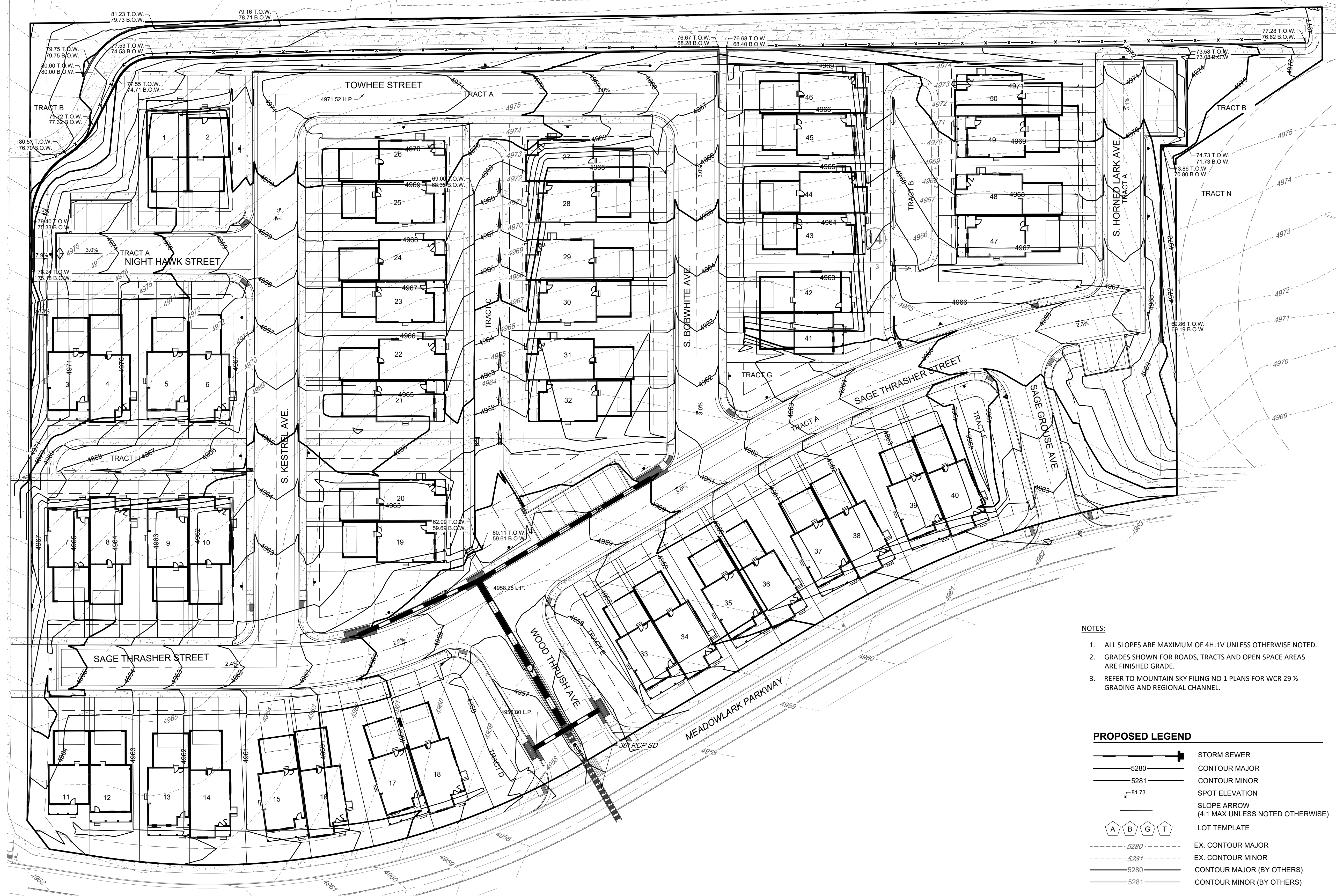
MURATA FARMS FILING NO. 3

PRELIMINARY PLAT/PUD

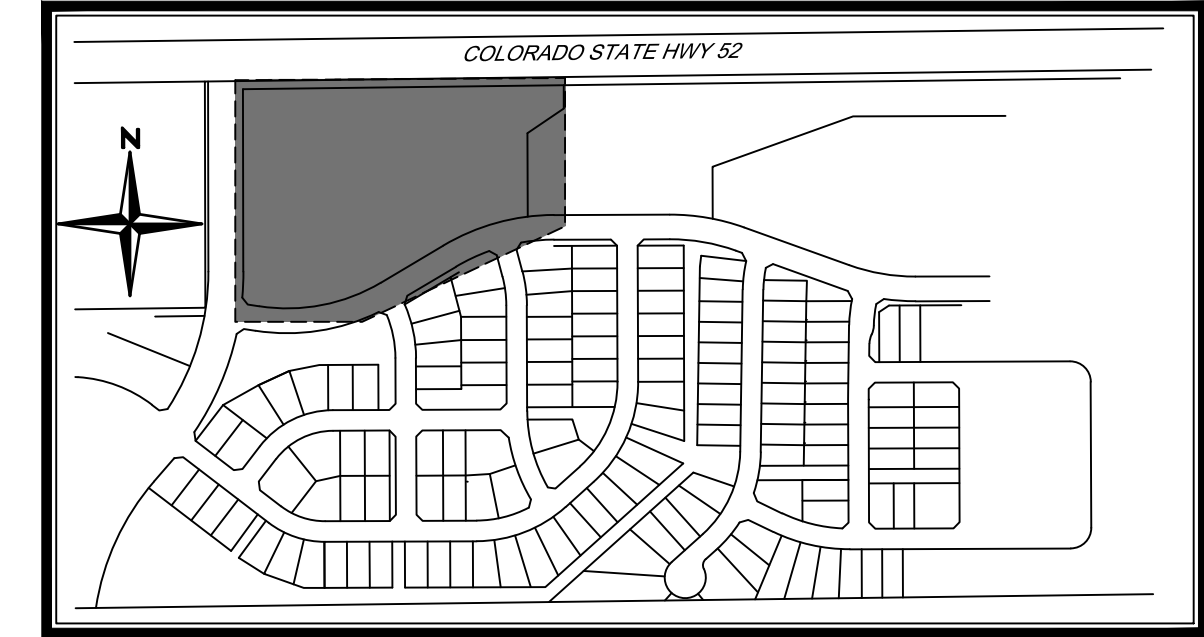
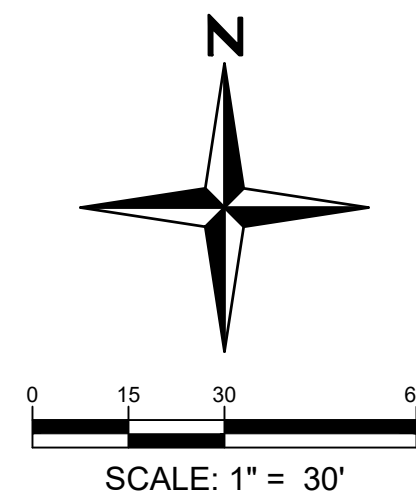
SITE PLAN

SHEET

4



PROPOSED LEGEND

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MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
GRADING PLAN

SHEET

5

LANDSCAPE ARCHITECT / PLANNER.

ENGINEER.



APPLICANT:



555 Middle Creek Parkway,

Suite 500,
Colorado Springs, CO 80921

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LANDSCAPE ARCHITECT / PLANNER.

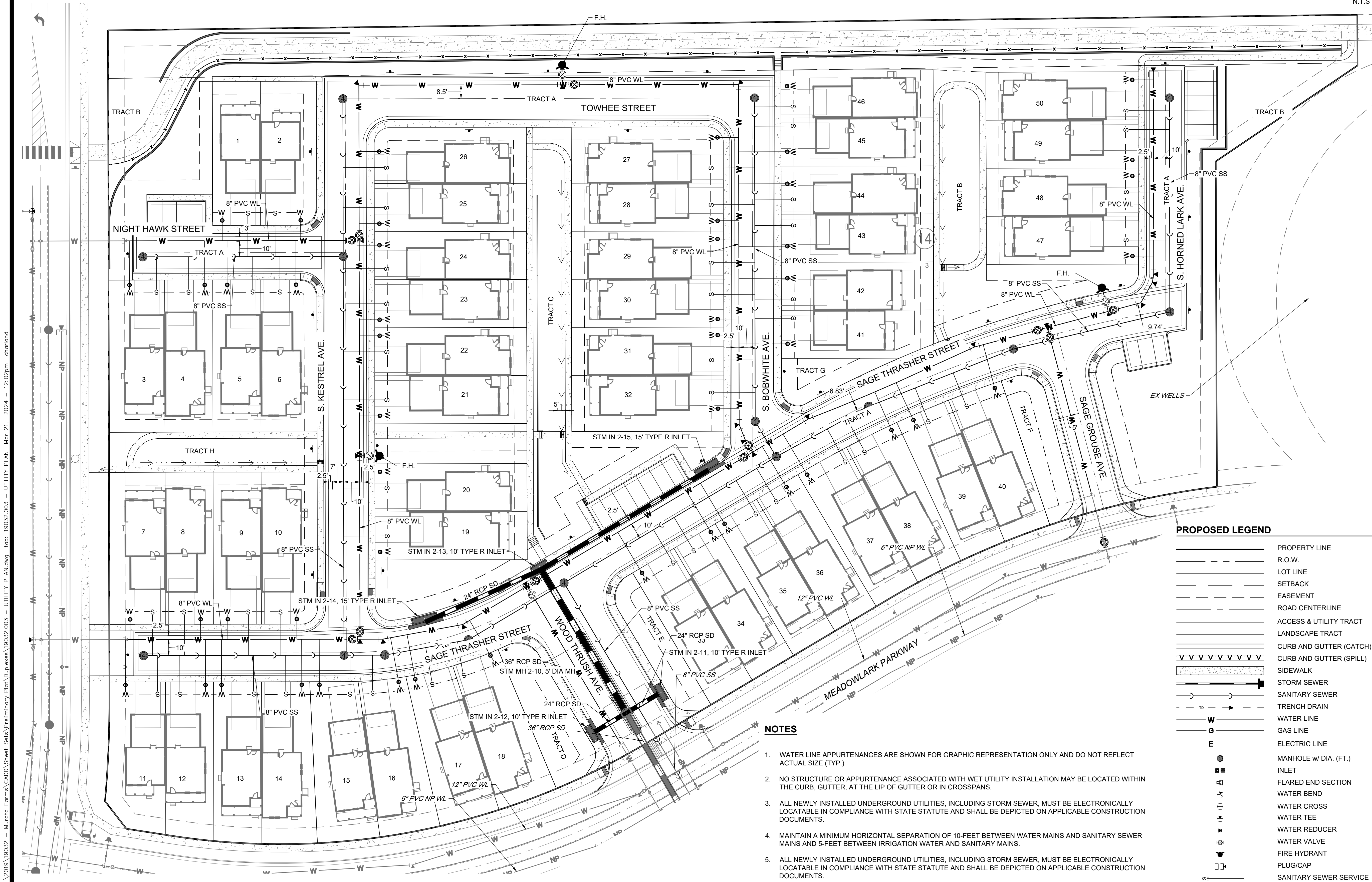
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• Landscape Architecture • Planning • Entitlements

Wazee Street Suite 1-C, Denver, Colorado 80202

303.446.2368 • henrydesigngroup.com

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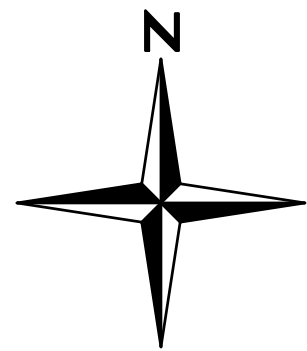


NOTES

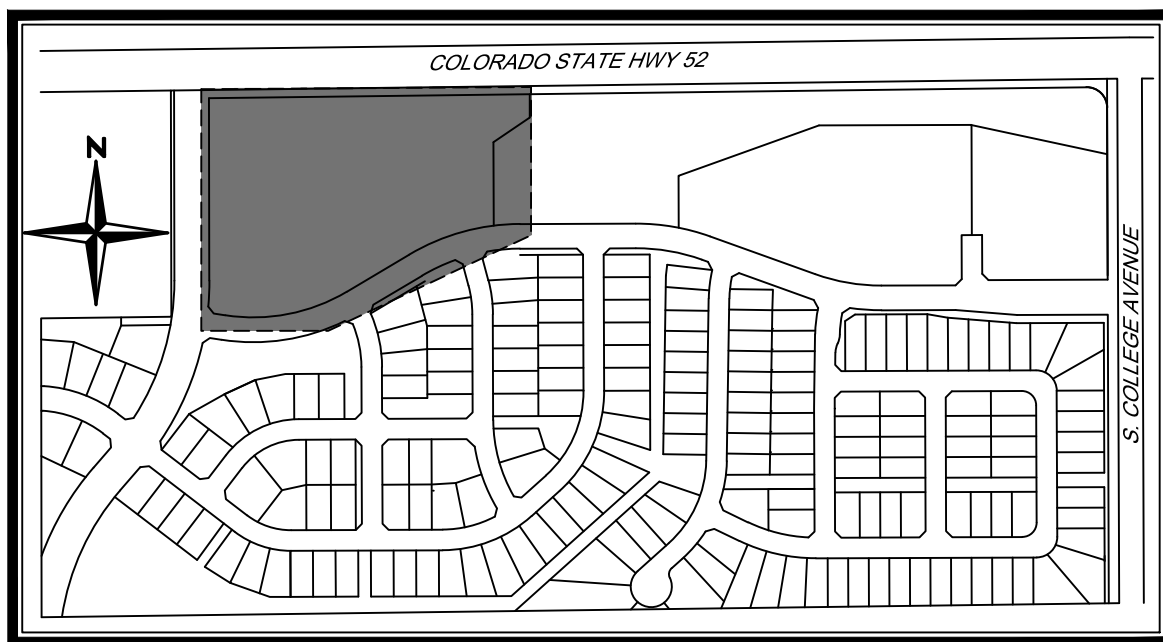
1. WATER LINE APPURTENANCES ARE SHOWN FOR GRAPHIC REPRESENTATION ONLY AND DO NOT REFLECT ACTUAL SIZE (TYP.)
2. NO STRUCTURE OR APPURTENANCE ASSOCIATED WITH WET UTILITY INSTALLATION MAY BE LOCATED WITHIN THE CURB, GUTTER, AT THE LIP OF GUTTER OR IN CROSSPANS.
3. ALL NEWLY INSTALLED UNDERGROUND UTILITIES, 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 |
| | ACCESS & UTILITY TRACT |
| | LANDSCAPE TRACT |
| | 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 |



0 15 30 60
SCALE: 1" = 30'



KEYMAP
N.T.S.

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/PUD
UTILITY PLAN

SHEET

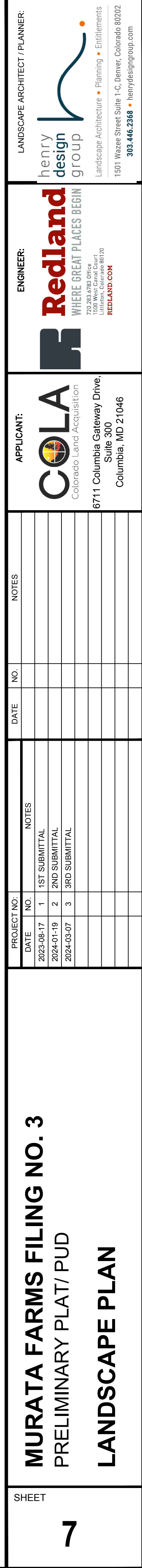
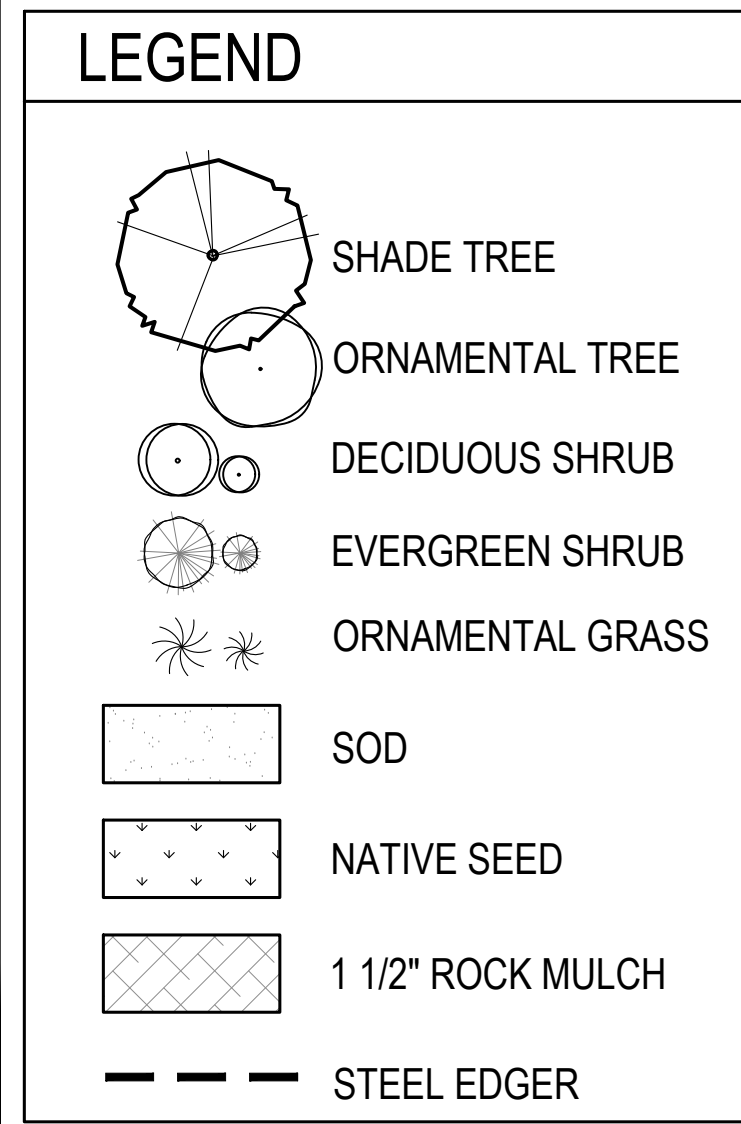
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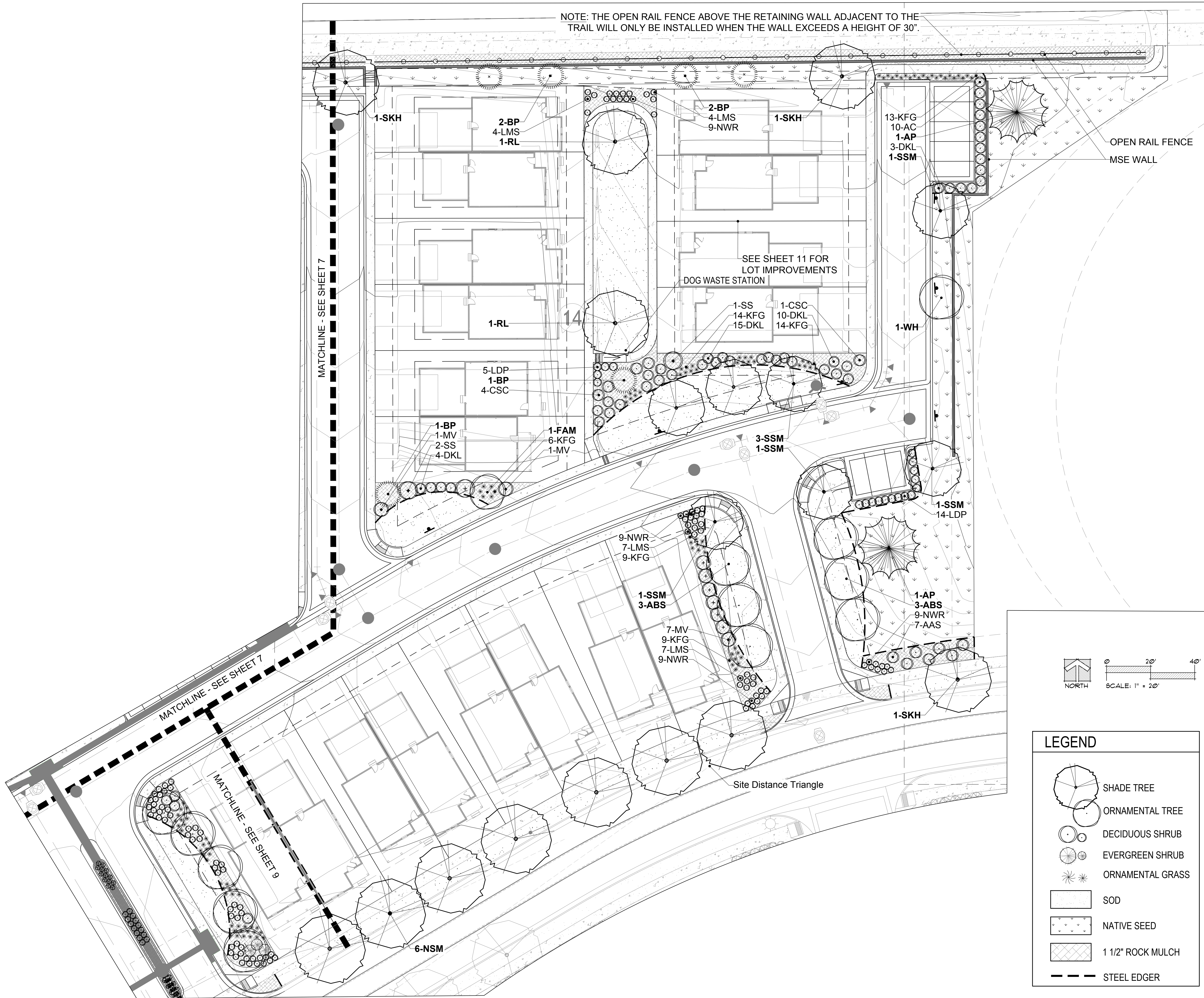
LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2345 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7233 ARIZONA DRIVE
DENVER, COLORADO 80231
REDLAND.COM

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

PROJECT NO.	19032.003	DATE	NO.	NOTES
2023-08-17	1			1ST SUBMITTAL TO FORT LIPTON
2024-01-19	2			2ND SUBMITTAL TO FORT LIPTON
2024-03-25	3			3RD SUBMITTAL TO FORT LIPTON





MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
LANDSCAPE PLAN

SHEET

08

LANDSCAPE ARCHITECT / PLANNER:

henry
design
group

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN

APPLICANT:
COLA
Colorado Land Acquisition
8711 Columbia Gateway Drive
Suite 200
Columbia, MD 21046

PROJECT NO.	DATE	NO.	NOTES
	2023-06-17	1	1ST SUBMITTAL
	2024-01-19	2	2ND SUBMITTAL
	2024-03-07	3	3RD SUBMITTAL

PLANT LIST

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	MATURE SIZE (HxW)	SIZE	WATER USE
SHADE TREES						
3	CH	COMMON HACKBERRY	CELTIS OCCIDENTALIS	55' x 45'	2.0" CAL.	LOW
7	NSM	NORWEGIAN SUNSET MAPLE	ACER 'KEITHSFORM'	45' x 35'	2.0" CAL.	MODERATE
10	RL	REDMOND LINDEN	TILIA AMERICANA 'REDMOND'	45' x 35'	2.0" CAL.	MODERATE
12	SKH	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	45' x 35'	2.0" CAL.	MODERATE
9	SSM	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	30' x 25'	2.0" CAL.	MODERATE
ORNAMENTAL TREES						
16	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	15' x 15'	1.5" CAL.	MODERATE
7	CSO	CRIMSON SPIRE OAK	QUERCUS X BIMUNDORUM 'CRIMSCHMIDT'	35' x 15'	1.5" CAL.	MODERATE
7	FAM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	18' x 18'	1.5" CAL.	MODERATE
1	WH	WASHINGTON HAWTHORN	CRATAEGUS PHAENPYRUM	25' x 20'	1.5" CAL.	MODERATE
EVERGREEN TREES						
5	AP	AUSTRIAN PINE	PINUS NIGRA	50' x 35'	6'	MODERATE
12	BP	BOSNIAN PINE	PINUS HELDREICHII	20' x 12'	6'	MODERATE
SHRUBS						
42	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	2' x 5'	5 GALLON	LOW
56	AC	ALPINE CURRANT	RIBES ALPINUM	4.5' x 4.5'	5 GALLON	MODERATE
8	CCJ	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'CALGARY CARPET'	1.5' x 7'	5 GALLON	LOW
22	CSC	CREEPING WESTERN SAND CHERRY	PRUNUS BESSEYI PAWNEE BUTTES	1.5' x 5'	5 GALLON	LOW
92	DKL	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	5' x 5'	5 GALLON	LOW
43	LP	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	2.5' x 3.5'	5 GALLON	MODERATE
104	LMS	LIMEMOUND SPIREA	DIERVILLA RIVULAIRES KODIAK ORANGE	2.0' x 2.5'	5 GALLON	LOW
31	MV	MOHICAN VIBURNUM	VIBURNUM LANTANA 'MOHICAN'	7' x 7'	5 GALLON	MODERATE
137	NWR	NEARLY WILD ROSE	ROSA X 'NEARLY WILD'	2.5' x 3.5'	5 GALLON	MODERATE
20	SS	SASKATOON SERVICEBERRY	AMELANCHIER ALNIFOLIA	7' x 7'	5 GALLON	MODERATE
PERENNIALS						
22	BES	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	2' x 2'	1 GALLON	MODERATE
30	DFG	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	3' x 2'	1 GALLON	MODERATE
304	KFG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	4' x 2'	1 GALLON	MODERATE

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 amendmments shall be in compliance with the Town's landscape regulations. Minimum soil amendmments 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.

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 City of Fort Lupton Landscape Standards and Specifications. Field changes to these plans are to be approved by the City 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 City 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.

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.444.2348 • henrydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
723.893.8398 Office
11111 E. Hampden Avenue, Suite 100
Littleton, Colorado 80120
REDLAND.COM

APPLICANT:
COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive
Suite 100
Columbia, MD 21046

PROJECT NO.	DATE	NO.	NOTES
1	2023-04-17	1	1ST SUBMITTAL
2	2024-01-19	2	2ND SUBMITTAL
3	2024-03-07	3	3RD SUBMITTAL

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
LANDSCAPE NOTES / PLANT SCHEDULE

SHEET
10

This site plan illustrates a four-unit residential development with the following features and setbacks:

- Unit 1:** Includes a garage, porch, and an optional 6' privacy fence. It is adjacent to a 6' utility easement and a 20' driveway depth.
- Unit 2:** Features a 20' rear setback and a 5' side setback. It is adjacent to a 20' driveway depth and a 16' driveway width.
- Unit 3:** Features a 5' side setback and a 10' corner setback. It is adjacent to a 16' driveway width and a 24' setback.
- Unit 4:** Features a 10' front setback and a 10' corner setback. It is adjacent to a 24' setback and a private yard.

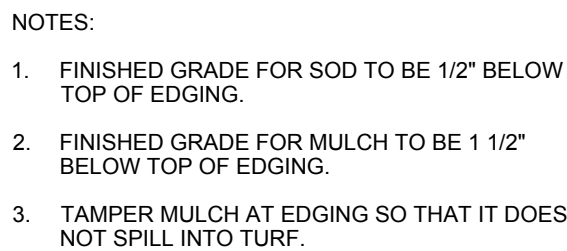
Additional site features include:

- Setbacks:** 4' walk, 3' walk, 4' walk, 8' utility easement, 20' driveway depth, 16' driveway width, 24' setback, 10' corner setback, 10' front setback, 5' side setback, 20' rear setback, 6' utility easement, 6' privacy fence, typical.
- Landscaping:** SOD 8' MIN. (Shrub or Ornamental Deciduous), 4' walk, 3' walk, 4' walk, 8' utility easement, 20' driveway depth, 16' driveway width, 24' setback, 10' corner setback, 10' front setback, 5' side setback, 20' rear setback, 6' utility easement, 6' privacy fence, typical.
- Other:** Private yard, landscape corridor, 4' walk, 3' walk, 4' walk, 8' utility easement, 20' driveway depth, 16' driveway width, 24' setback, 10' corner setback, 10' front setback, 5' side setback, 20' rear setback, 6' utility easement, 6' privacy fence, typical.

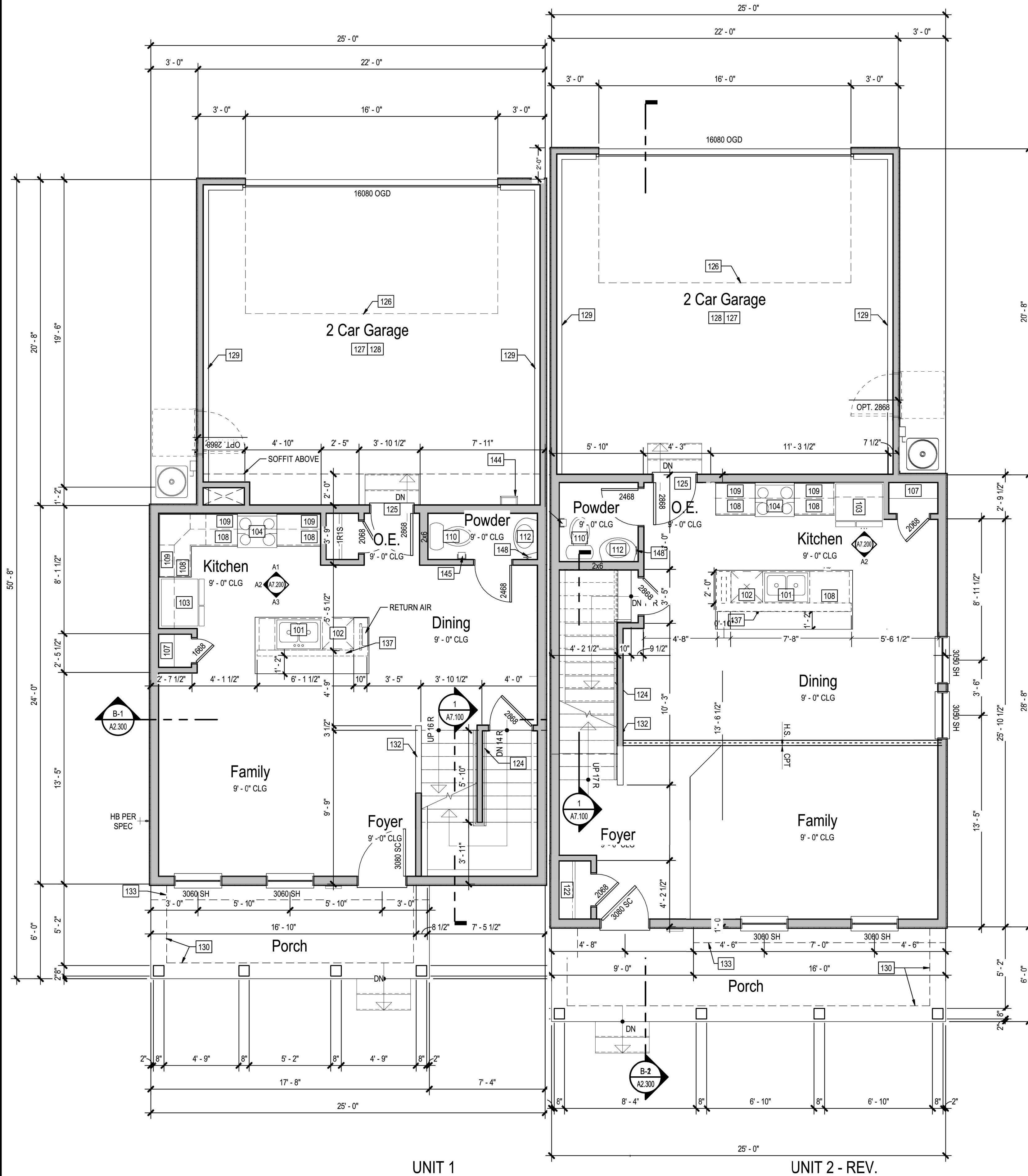
Note: (3) ornamental grasses are equal to (1) shrub

1. Frontyard, green court facing landscaping and automatic irrigation system for each home per the above chart.
2. Backyard, alley facing landscaping and automatic irrigation system on either side of the parking area for each residential lot.
3. A minimum of 50% live material between the front of the house and the walk unless approved by the City.
4. Plant all turf areas with drought tolerant grass varieties, such as turf type tall fescue (dwarf hybrids) mix. Any turf mix containing bluegrass varieties shall contain a maximum of 25% bluegrass, i.e. 75% to 90% fescue, 25% to 10% bluegrass.
5. Turf in the private yard, as shown above, may be substituted with artificial turf upon HOA approval.

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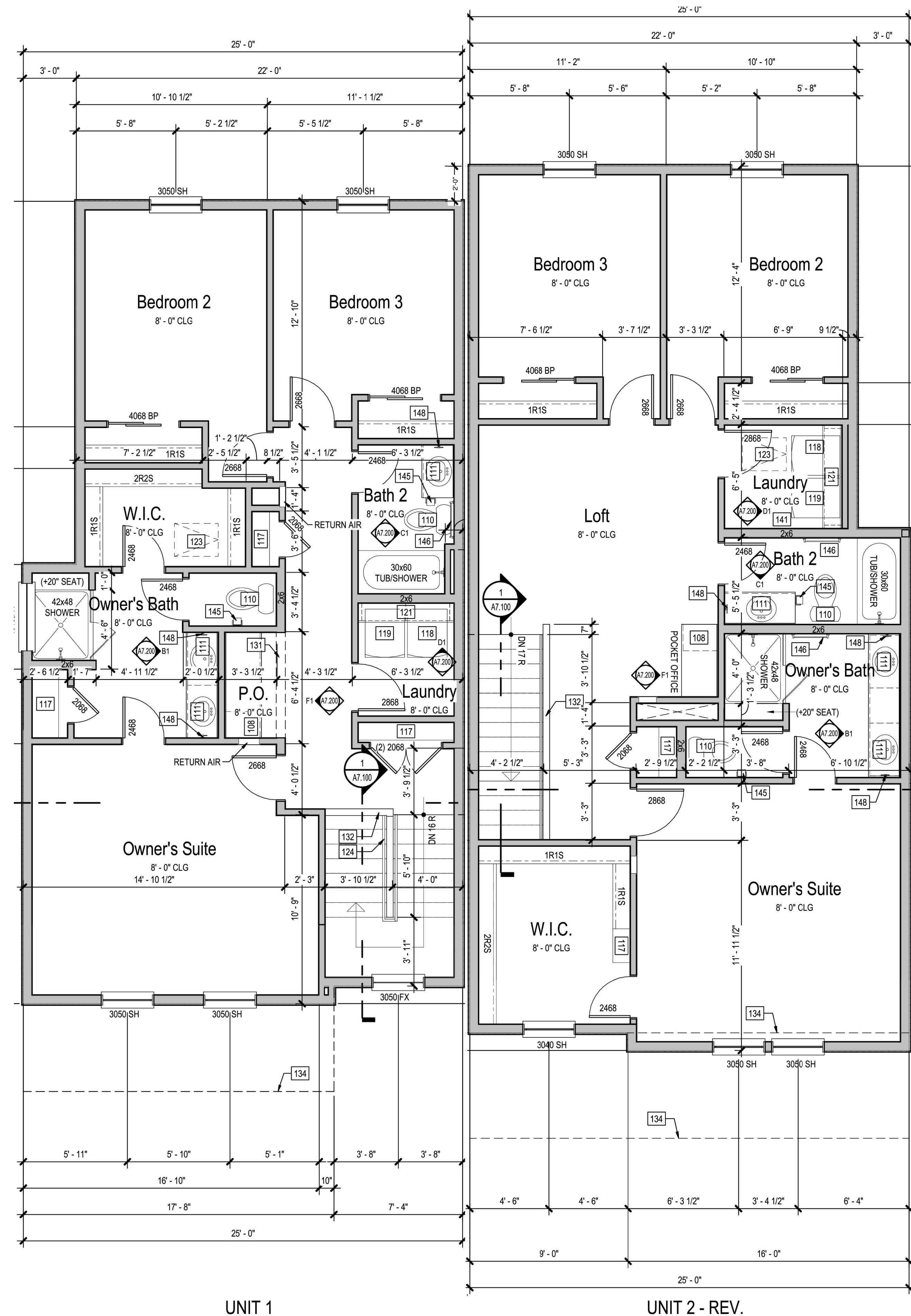


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Main Floor Plan

SCALE: 1/4" = 1'-0"
NOTE: "For Informational Purposes Only"



Upper Floor Plan

SCALE: 1/4" = 1'-0"
NOTE: "For Informational Purposes Only"

1-2 Duplex

ARCHITECTURAL FLOORPLANS
NOT TO SCALE

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1301 Wave Street Suite 1-C Denver, Colorado 80202
303.446.2388 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
752.382.6782 Office
11111 University Blvd Suite 100
Littleton, Colorado 80120
REDLAND.COM

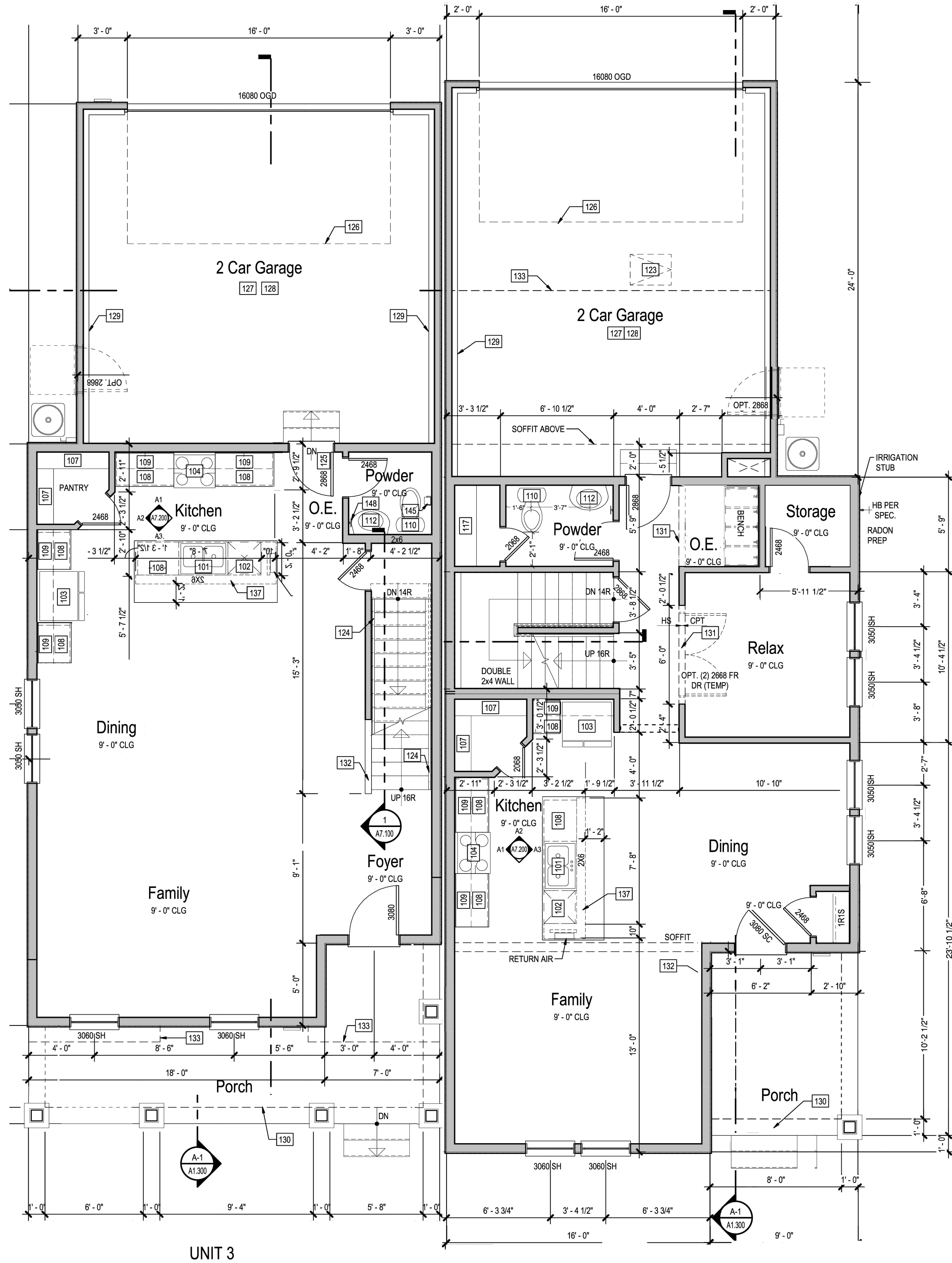
APPLICANT:
COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

PROJECT NO.	DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL	
2024-01-19	2	2ND SUBMITTAL	
2024-03-27	3	3RD SUBMITTAL	

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
ARCHITECTURAL FLOORPLANS

SHEET
13

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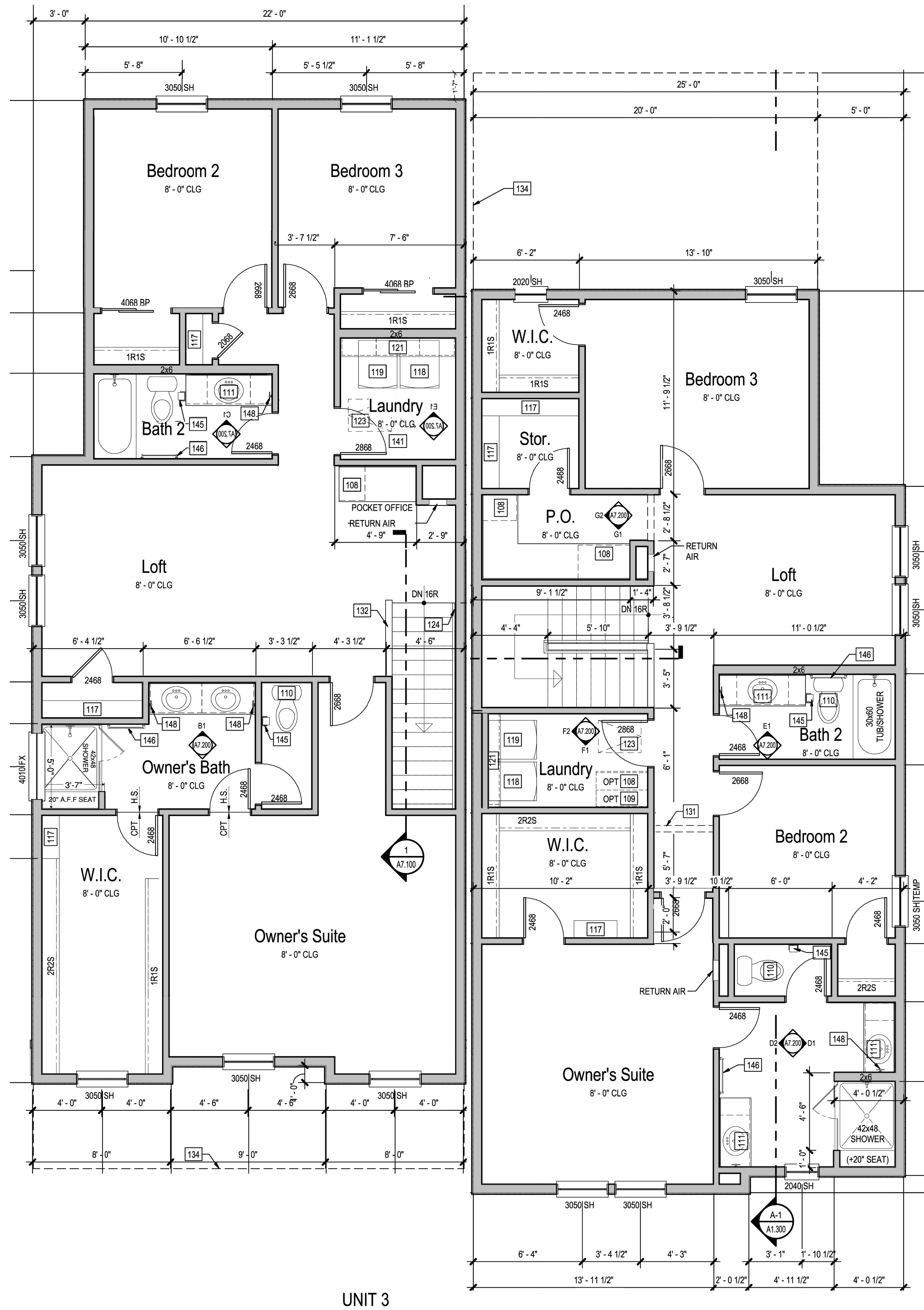


UNIT 3

Main Floor Plan

SCALE: 1/8" = 1'-0"
NOTE: "For Informational Purposes Only"

3-4 Duplex



UNIT 3

Upper Floor Plan

SCALE: 1/8" = 1'-0"
NOTE: "For Informational Purposes Only"

ARCHITECTURAL FLOORPLANS
NOT TO SCALE

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD

SHEET

14

ARCHITECTURAL FLOORPLANS

LANDSCAPE ARCHITECT / PLANNER
henry design group
Redland
WHERE GREAT PLACES BEGIN
APPLICANT: COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive, Suite 300
Columbia, MD 21046
ENGINEER: Redland
WHERE GREAT PLACES BEGIN
7523 1/2 AVE OFFICE
11000 W. 11TH AVE
DENVER, CO 80202
303.446.2388 • henydesigngroup.com

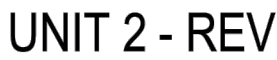
PROJECT NO. DATE NO. NOTES
DATE NO. 1 1ST SUBMITTAL
2023-08-17 2 2ND SUBMITTAL
2024-01-19 3 3RD SUBMITTAL
2024-03-27



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



UNIT 1



UNIT 2 - REV.



SCALE: 1/4" = 1'-0"



SCALE: 1/4" = 1'-0"

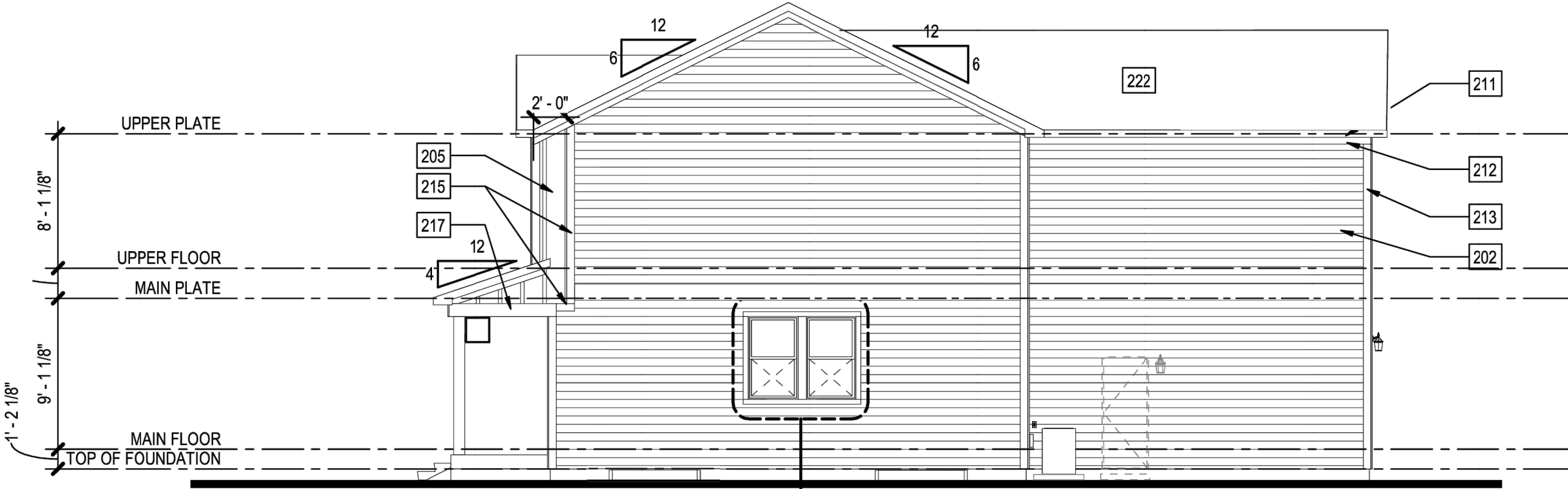
1-2 Duplex

[illegible]



Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation.

SCALE: 1/8" = 1'-0"

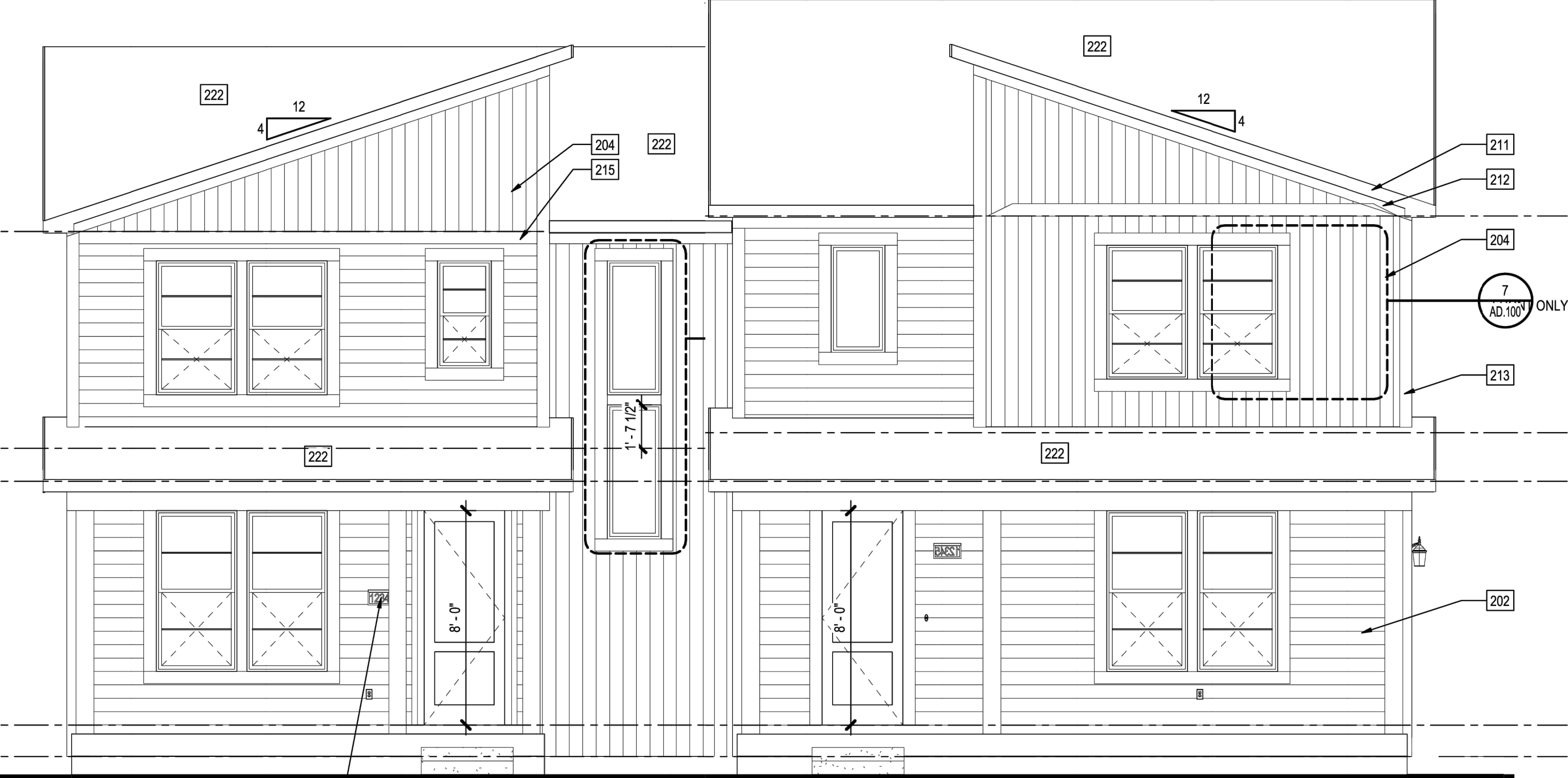


UNIT 2 - REV.

UNIT 1

Rear Elevation

SCALE: 1/4" = 1'-0"



UNIT 1

UNIT 2 - REV.

Modern Elevation

SCALE: 1/4" = 1'-0"

1-2 Duplex

ARCHITECTURAL ELEVATIONS
NOT TO SCALE

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Waverly Street Suite 1-C Denver, Colorado 80202
303.446.2386 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
752.382.6782 Office
11 University, Colorado 80120
REDLAND.COM

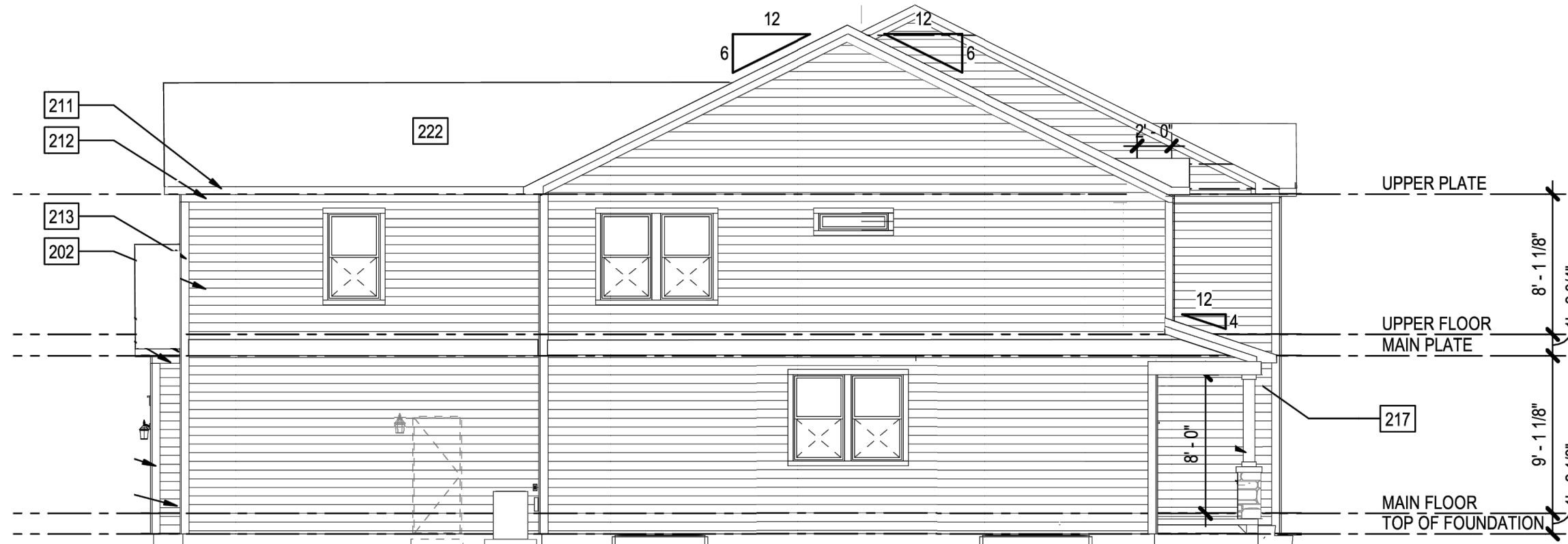
APPLICANT:
COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

PROJECT NO.	DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL	
2024-01-19	2	2ND SUBMITTAL	
2024-03-27	3	3RD SUBMITTAL	

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
ARCHITECTURAL ELEVATIONS

SHEET
17

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Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation

SCALE: 1/8" = 1'-0"

3
AD.100
SIDES AND REAR ONLY



UNIT 4

UNIT 3

Rear Elevation

SCALE: 1/4" = 1'-0"



UNIT 3

UNIT 4

Craftsman Elevation

SCALE: 1/4" = 1'-0"

3-4 Duplex

ARCHITECTURAL ELEVATIONS
NOT TO SCALE

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Waverly Street Suite 1-C Denver, Colorado 80202
303.446.2386 • henydesigngroup.com

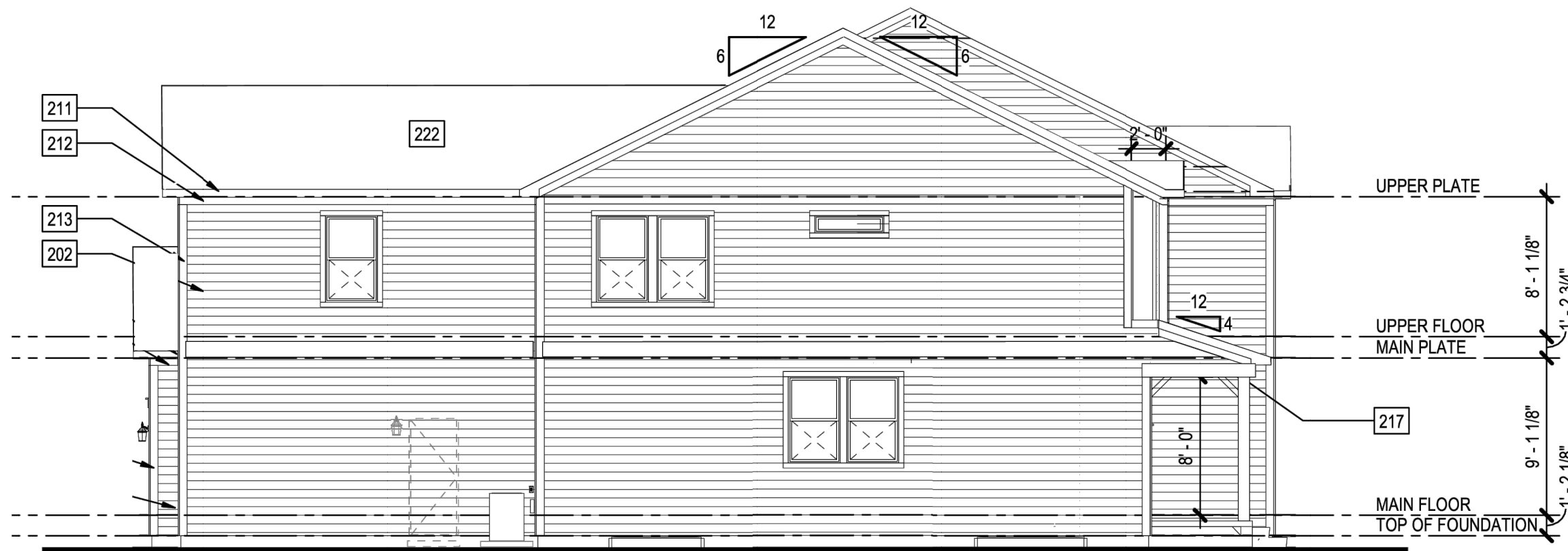
ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
752.392.4782 OFFICE
11 University, Colorado 80126
REDLAND.COM

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

PROJECT NO.	DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL	
2024-01-19	2	2ND SUBMITTAL	
2024-03-27	3	3RD SUBMITTAL	

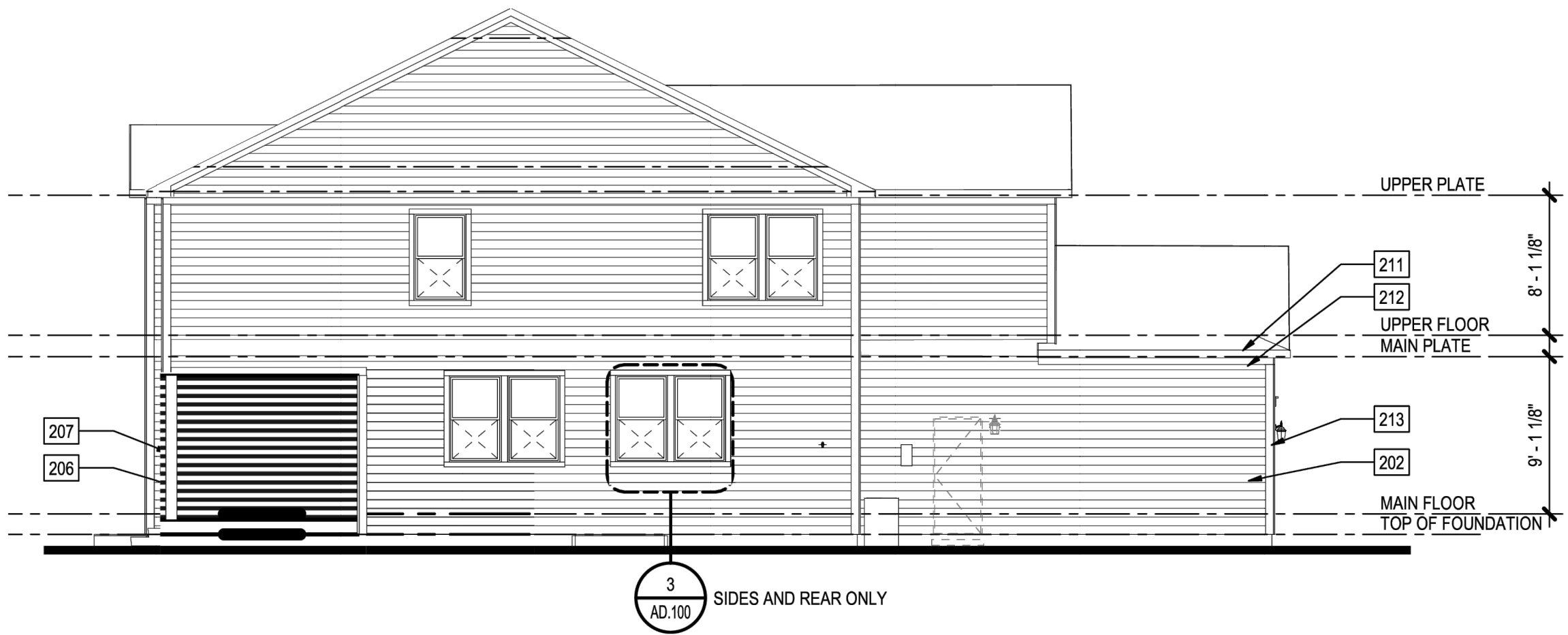
MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
ARCHITECTURAL ELEVATIONS

SHEET
18



Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation

SCALE: 1/8" = 1'-0"



UNIT 4

UNIT 3

Rear Elevation

SCALE: 1/4" = 1'-0"



UNIT 3

UNIT 4

Farmhouse Elevation

SCALE: 1/4" = 1'-0"

3-4 Duplex

LANDSCAPE ARCHITECT / PLANNER
henry design group
Landscape Architecture • Planning • Entitlements
1501 Waverly Street Suite 1-C Denver, Colorado 80202
303.446.2386 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
752.382.6782 Office
1110 W. 1st Avenue, Suite 100
Denver, Colorado 80202
REDLAND.COM

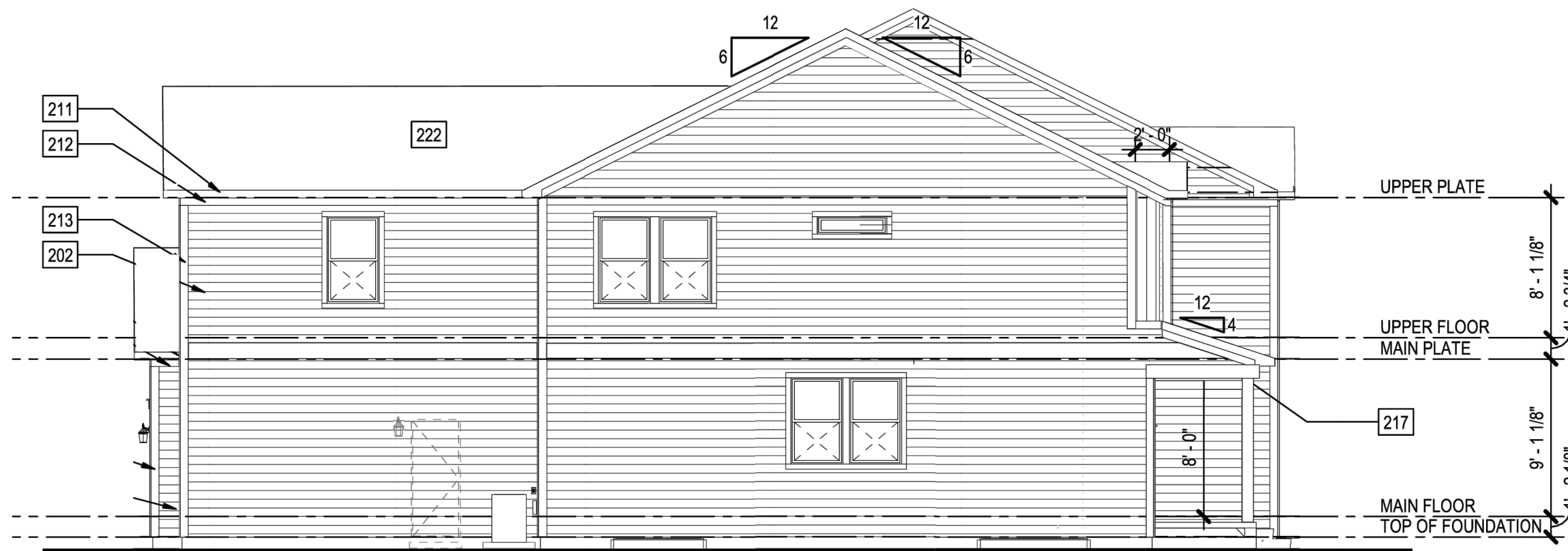
APPLICANT:
COLA
Colorado Land Acquisition
6711 Columbia Gateway Drive,
Suite 300
Columbia, MD 21046

PROJECT NO.	DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL	
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2024-03-27	3	3RD SUBMITTAL	

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
ARCHITECTURAL ELEVATIONS

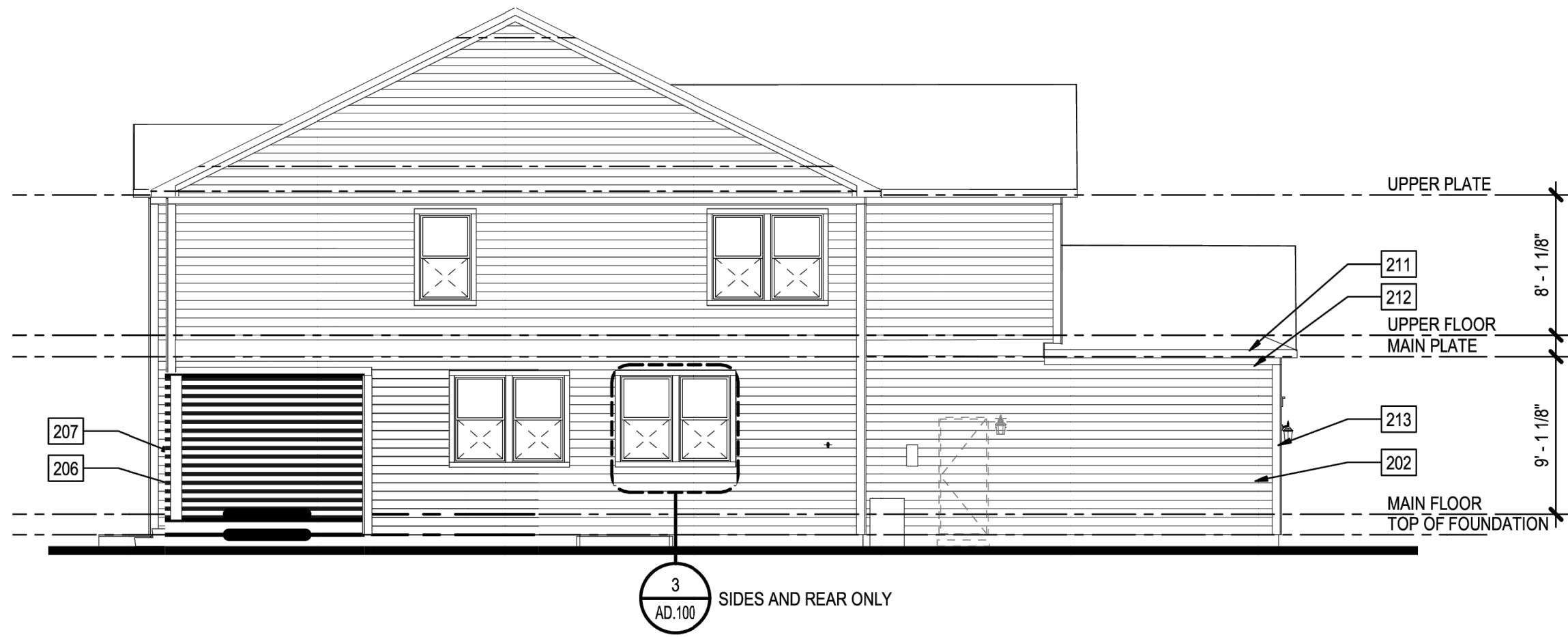
SHEET
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Left Elevation

SCALE: 1/8" = 1'-0"



Right Elevation

SCALE: 1/8" = 1'-0"

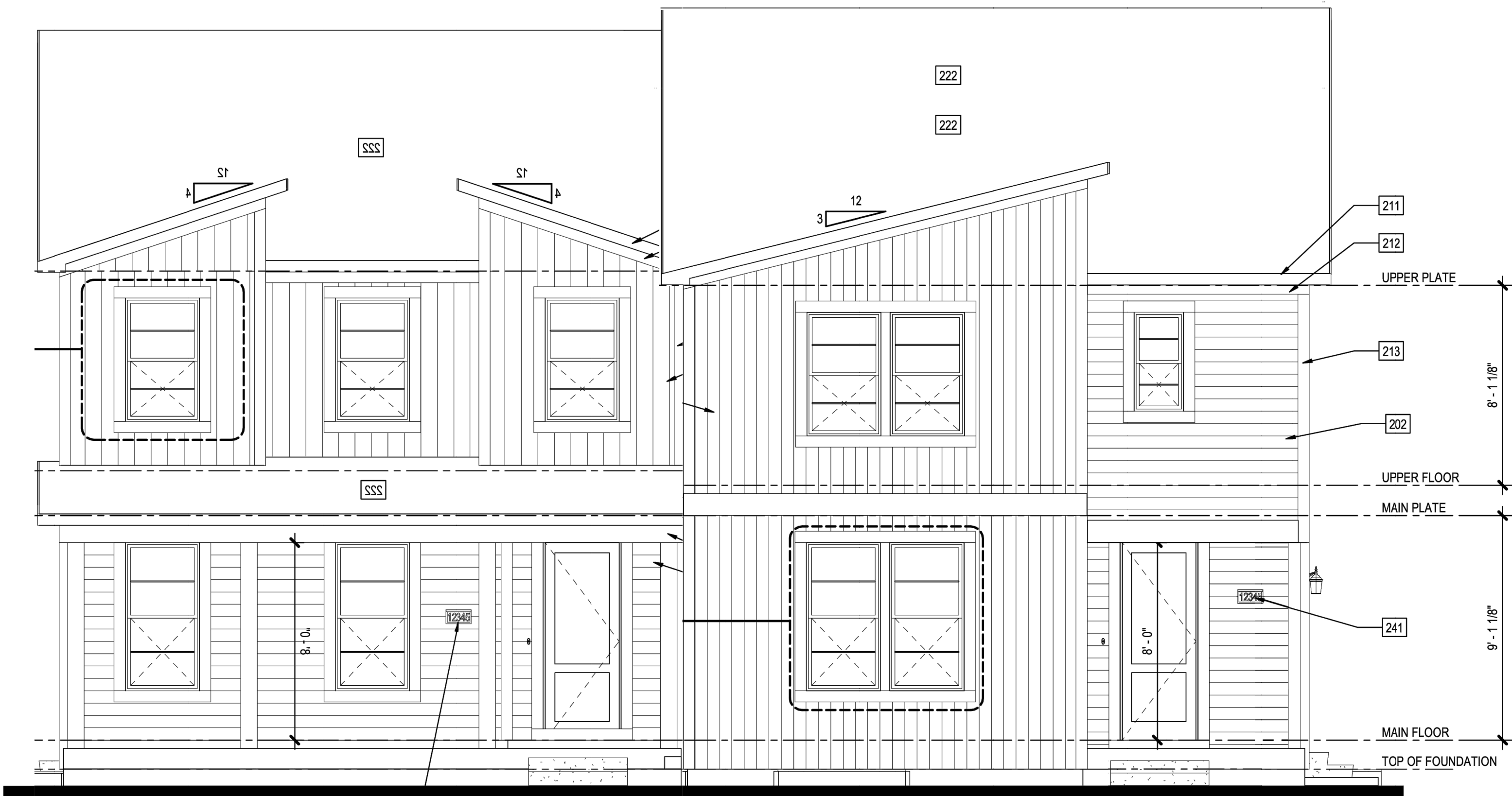


UNIT 4

UNIT 3

Rear Elevation

SCALE: 1/4" = 1'-0"



UNIT 3

UNIT 4

Modern Elevation

SCALE: 1/4" = 1'-0"

3-4 Duplex

ARCHITECTURAL ELEVATIONS
NOT TO SCALE

LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Enrollments
1101 West Street Suite 1-C Denver, Colorado 80202
303.446.2386 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
752.982.4782 Office
1101 West Street Suite 1-C Denver, Colorado 80202
RELAND.COM

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

PROJECT NO.	DATE	NO.	NOTES
2023-08-17	1	1ST SUBMITTAL	
2024-01-19	2	2ND SUBMITTAL	
2024-03-27	3	3RD SUBMITTAL	

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/ PUD
ARCHITECTURAL ELEVATIONS

SHEET
20

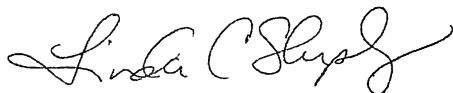
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

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 4/18/2024, 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.



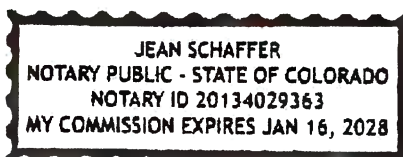
For the Fort Lupton Press

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 4/18/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-204558

Jean Schaffer
Notary Public
My commission ends January 16, 2028



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 Preliminary Plat and PUD Plan, Filing No. 3**, located south and adjacent to Highway 52 and approximately 0.27 miles west of CR 29.5 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, May 9, 2024, at 6:00 P.M., and before the City Council on Tuesday, May 21, 2024, 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 is 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 (720) 928-4003.

ALL INTERESTED PERSONS MAY ATTEND. LEGAL DESCRIPTION

LOT 3, BLOCK 14, MURATA FARMS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

Legal Notice No. FLP1101
First Publication: April 18, 2024
Last Publication: April 18, 2024
Publisher: Fort Lupton Press



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on **the 23 day of April 2024**, a true and correct copy of the foregoing Notice of Public Hearings for the **Murata Farms Preliminary Plat and PUD Plan, Filing No. 3 (PPL2023-006)** was sent via United States Mail, postage pre-paid, to the following addresses:

TERRY PATRICIA L TRUST 1312 DENVER AVE FORT LUPTON, CO 806212638	ROWLEY DOWNS LAND COMPANY 260 KRAMERIA ST DENVER, CO 802205991
CW-BRIGGS/MURATA LLC 8655 S PRIEST DR TEMPE, AZ 852841913	VIVA LAND VENTURES LP 555 MIDDLE CREEK PARKWAY #500 COLORADO SPRINGS, CO 809213614



City Official



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621
www.fortluptonco.gov

Phone: 720.928.4003
Fax: 303.857.0351

CITY OF FORT LUPTON NOTICE OF PUBLIC HEARING

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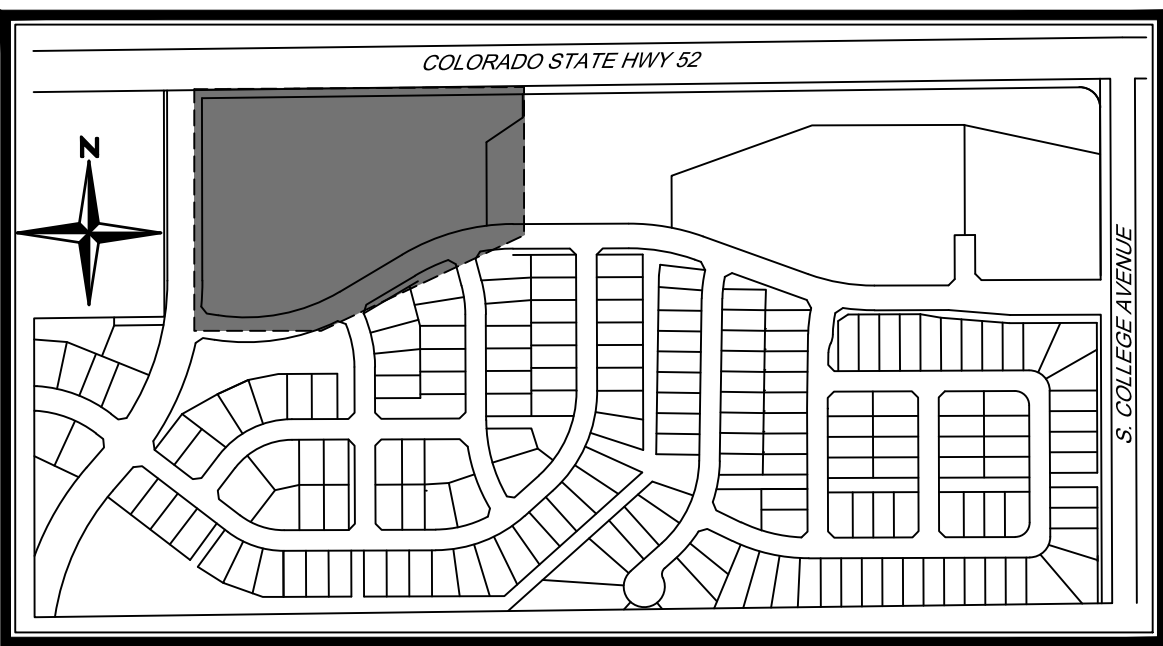
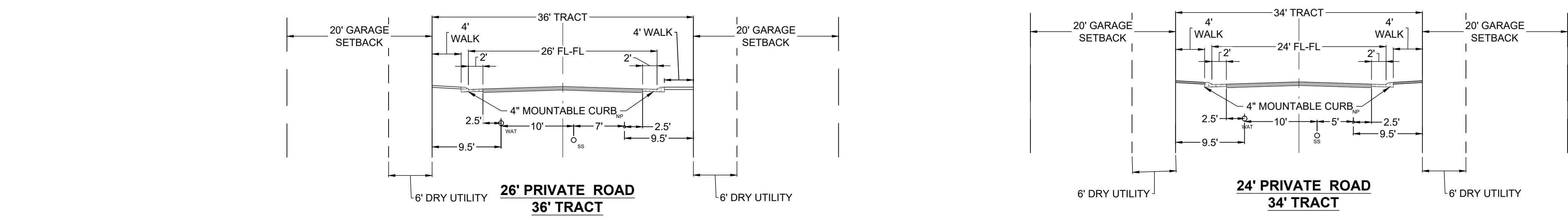
ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT BIT.LY/FLDEVELOPMENT AND SCROLLING DOWN TO THE ROW TITLED: **Murata Farms Preliminary Plat and PUD Plan, Filing No. 3**

ALL INTERESTED PERSONS MAY ATTEND

LEGAL DESCRIPTION

LOT 3, BLOCK 14, MURATA FARMS FILING NO. 1, COUNTY OF WELD, STATE OF COLORADO.

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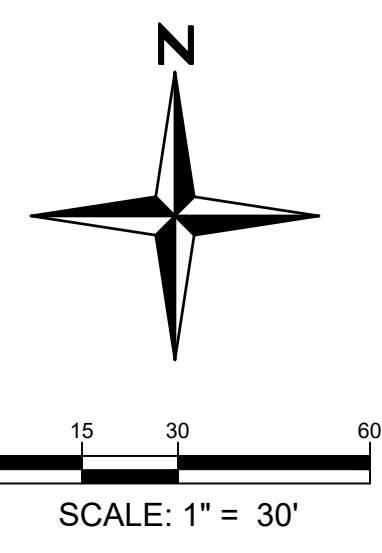
KEYMAP
N.T.S

ADDITIONAL INFORMATION AND DOCUMENTS ON THIS APPLICATION CAN BE FOUND AT [BIT.LY/FLDEVELOPMENT](https://bit.ly/fldevelopment) AND SCROLLING DOWN TO THE ROW TITLED: Murata Farms Preliminary Plat and PUD Plan, Filing No. 3



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

- PROPOSED LEGEND**
- PROPERTY LINE
 - R.O.W.
 - LOT LINE
 - SETBACK
 - EASEMENT
 - ROAD CENTERLINE
 - ACCESS & UTILITY TRACT
 - LANDSCAPE TRACT
 - CURB AND GUTTER (CATCH)
 - CURB AND GUTTER (SPILL)
 - SIDEWALK



LANDSCAPE ARCHITECT / PLANNER:
henry design group
Landscape Architecture • Planning • Entitlements
1501 Wazee Street Suite 1-C, Denver, Colorado 80202
303.446.2346 • henydesigngroup.com

ENGINEER:
Redland
WHERE GREAT PLACES BEGIN
7223 ARIZONA DRIVE
DENVER, COLORADO 80231
REDLAND.COM

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

PROJECT NO.	19032.003	DATE	NO.	NOTES
DATE	2023-08-11	1	1ST SUBMITTAL	

MURATA FARMS FILING NO. 3
PRELIMINARY PLAT/PUD
SITE PLAN

SHEET
4



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 Preliminary Plat and PUD Plan, Filing No. 3
Project No. PPL2023-006



Facing Corn St. August

Facing Hwy 52

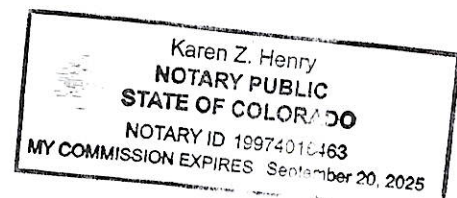
I, Alec Reutzel hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 24 day of April, 2024.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Alec Reutzel, this 1st day of May, 2024. Witness my hand and seal.

My commission expires Sept. 20, 2025

[Signature]
Notary Public



RESOLUTION NO. P2024-006

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF A CHANGE OF ZONE KNOWN AS THE 100-114 MCKINLEY AVE CHANGE OF ZONE ON A PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

WHEREAS, the Planning Commission held a public hearing May 9, 2024 for the purpose of reviewing a change of zone known as the 100-114 McKinley Ave Change of Zone to the R-1A Single- and Two-Family Residential Zone District on a property legally described in Exhibit A of this Resolution, and

WHEREAS, after review of the application and supporting information, the Planning Commission finds that the 100-114 McKinley Ave Change of Zone application conforms to Colorado Revised Statutes and City codes and policies therein, and

WHEREAS, all legal requirements for the public hearing have been met, including publication of the legal notice in the Fort Lupton Press, mailing of public hearing notices to adjacent property owners within 300 feet, and posted notice of the public hearings on the property at least fifteen (15) days before the hearing date;

NOW THEREFORE BE IT RESOLVED, the Planning Commission has taken into consideration all referral comments and citizen testimony in response to this application. Based upon the facts presented on this date, the Planning Commission hereby recommends approval of the 100-114 McKinley Ave Change of Zone to the R-1A Single- and Two-Family Residential Zone District.

DONE THIS 9TH DAY OF MAY 2024, BY THE PLANNING COMMISSION FOR THE CITY OF FORT LUPTON, COLORADO.

Chairman

ATTEST:

Planning Director

EXHIBIT A

LEGAL DESCRIPTION

LOTS 15, 16, AND 17, BLOCK 13, TWOMBLY'S ADDITION TO THE CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO.

Project Narrative

Objective

We would like to split the property into two (2) plats and rezone the church into a single-family residence.

Existing Zoning : C1

One Deed with existing Zone Classification is C1 - General Commercial (Mixed-use). The property includes 2 structures.

1. 100 McKinley Ave - church
2. 114 McKinley Ave - Accessory Dwelling Unit (residential), 3B/1B single-family home)

Proposed Zoning : R1A

We would like to convert the entire property into two (2) R1A single-family residences.

1. 100 McKinley Ave - single-family residence
2. 114 McKinley Ave - single-family residence

Description of Site

Lot 15-18 of Block 13 Twomblys currently has 2 properties (house and church) on site that were built in year 1921. These properties currently hold the address of 100 & 114 McKinley Ave, Ft Lupton 80621.

These properties are currently located on a residential row of single-family residences. While the house will remain residential, the church is currently the outlier in the block.

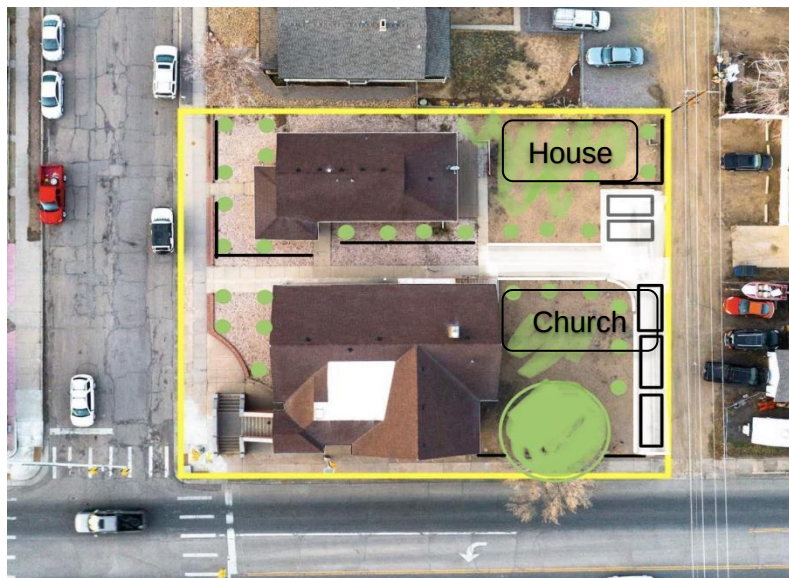


Figure 1: Aerial view of Block 15, 16, 17 and 18 of Twomblys



Figure 2: Street view of 2 properties currently on Block 15, 16, 17 and 18 of Twomblys

Proposed Uses and General Site Layout

The intention is to renovate the existing structure with preservation and restoration in mind. The property shall be split into two (2) R1A single-family residences, while preserving the architectural integrity of the building throughout this transformation. There will be no change to the exterior structure or footprint of the buildings.

Upon completion of this project, a separate ownership deed shall be available for each of the following properties.

1. 100 McKinley Ave - single-family residence
2. 114 McKinley Ave - single-family residence

Potential Impact on Adjacent Properties

There is no negative impact anticipated from this development on adjacent properties after the rezone and administrative plat have been completed. Traffic is expected to be low and will be internal through the proposed shared alleyway. The perimeters of each lot will be buffered in accordance with the outcome and criteria of this application. All existing utility connections are already in place with no need for additional connections.

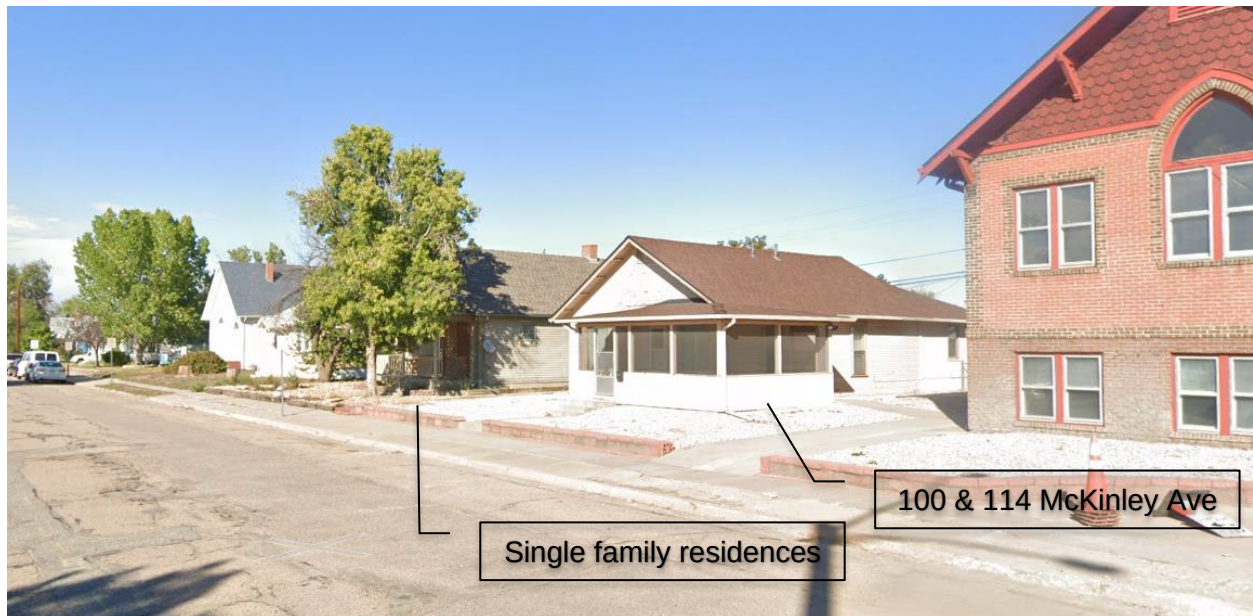


Figure 3: Evidence of compatibility with the area

Conclusion

The proposed rezoning of the property for residential use aligns with the intent and vision of the city. Please refer to the Future Land Use Map extracted from the City of Fort Lupton Comprehensive Plan (adopted May 2018).

The uses will contribute to, enhance, and promote the welfare of the area by increasing the uniformity of land use and the street appeal will be further enhanced by renovation upgrades and increased tenancy.

The proposed rezoning of the property will not be detrimental to the public health, safety, or general welfare. The proposed use conforms in all other respects to all applicable City of Fort Lupton zoning regulations and standards.



Figure 4: Aerial view of city and location of existing property

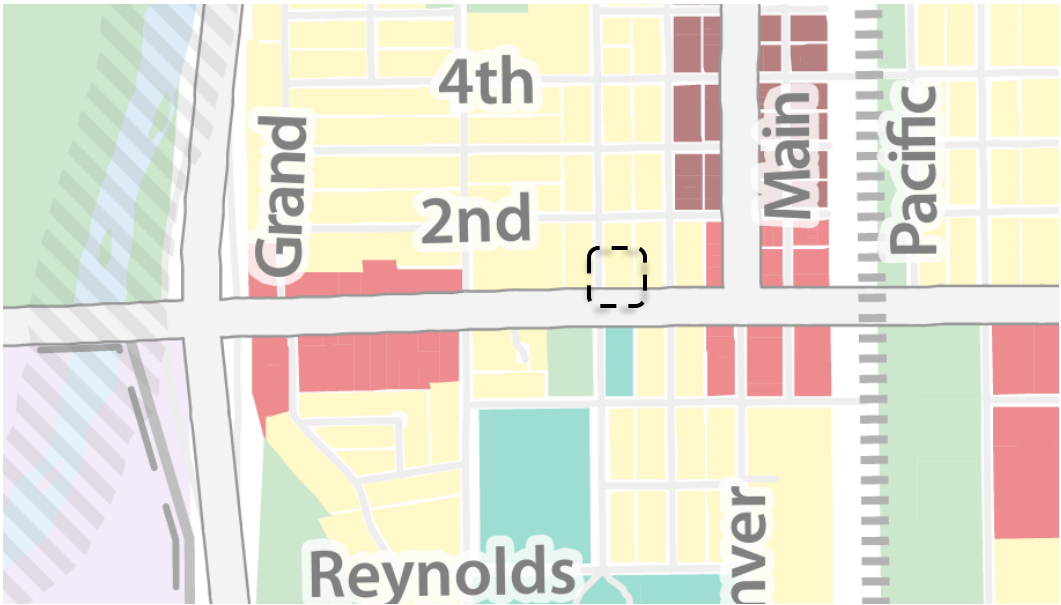


Figure 5: Aerial view of city's Comprehensive Plan, illustrating the proposed rezoning of the designated property for residential purposes.



100-114 MCKINLEY AVE CHANGE OF ZONE STAFF REPORT
PROJECT NO. COZ24-001

PROJECT DESCRIPTION

Project No.: COZ24-001

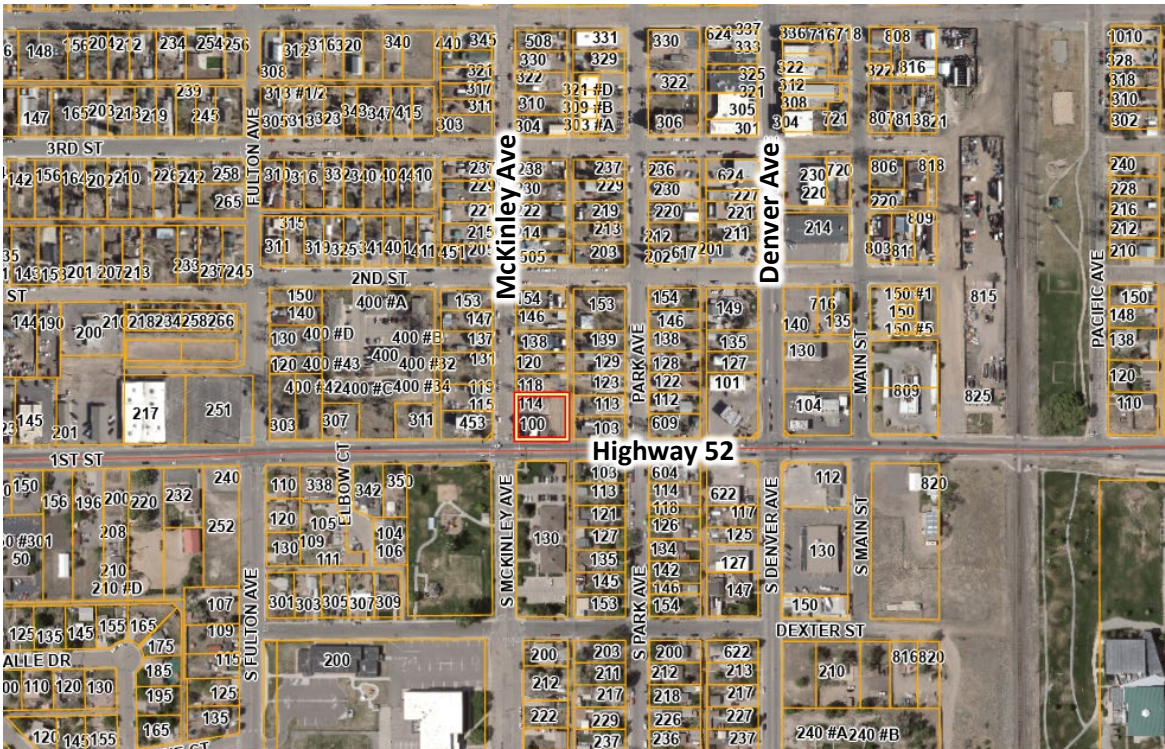
Project name: 100-114 McKinley Ave Change of Zone

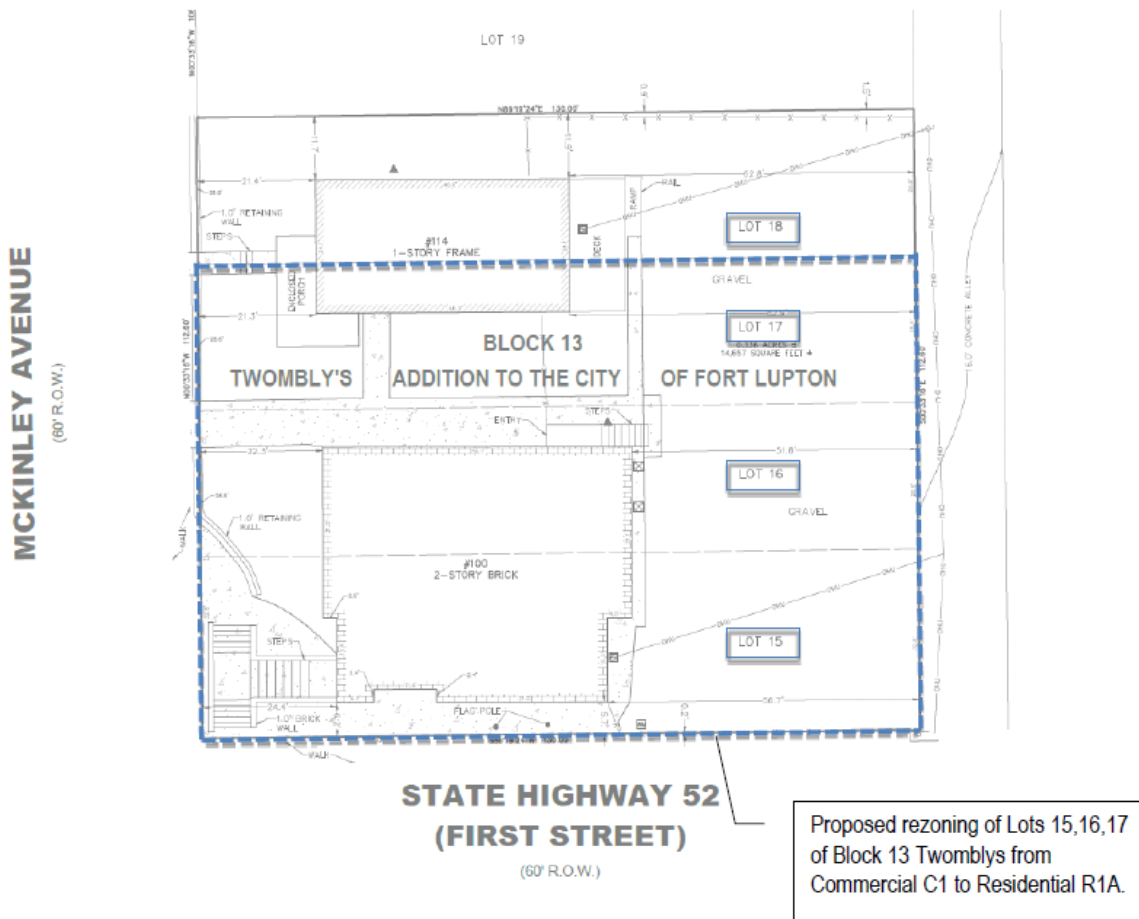
Owner's Name: Richard Ooi ("Applicant")

Representative: N/A

Location of Request:

The site is located north and adjacent to Highway 52 and east and adjacent to McKinley Ave (the Property). The Property is located in the Northeast Quarter of Section 6, Township 1 North, Range 66 West of the 6th P.M., City of Fort Lupton, County of Weld, State of Colorado.





Nature of Request:

The Property described above is currently one legal parcel, comprised of four lots- Lots 15-18 of Block 13 of Twombly's Addition. The Property is currently split-zoned, with Lots 15-17 zoned 'C-1' Neighborhood Commercial Zone District and Lot 18 zoned 'R-1A' Single- and Two-Family Residential Zone District.

The Applicant has submitted a Change of Zone request to change Lots 15-17 from 'C-1' to 'R-1A' to match the rest of the parcel. A concurrent application is being reviewed administratively for a lot line adjustment to consolidate the four lots (1 legal parcel) into two separate legal lots/parcels that separate the two buildings on the property into separate lots.

Site Size: The Property is 0.336 acres, more or less. The Change of Zone area is 0.257 acres, more or less.

Current Zone District: Split-zoned:

- Lots 15, 16, 17: 'C-1' Neighborhood Commercial.
- Lot 18: 'R-1A' Single- and Two-Family Residential.

Proposed Zone District: 'R-1A' Single- and Two-Family Residential.

Proposed Use: Remodel the old church into a single-family residence. Separate the parsonage into a separate parcel as a stand-alone single-family residence.

Existing Use: Vacant church and parsonage.

Hearing Dates: Planning Commission – May 9, 2024 at 6:00 PM; and
City Council – May 21, 2024 at 6:00 PM.

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

Staff Recommendation: Approval.

SUMMARY OF PREVIOUS APPLICATIONS

On January 15, 1903, the Twombly's Addition to the City of Fort Lupton was recorded.

After review of previous zoning maps, the entire parcel was zoned residential in 1970. In 1978, the property appears to have been split zoned residential and commercial, with Lot 15 appearing to be the only commercial piece until 2008. In 2008, it appears that the existing zoning was established with Lots 15-17 zoned commercial and Lot 18 zoned residential.

An Administrative Plat-Lot Line Adjustment application is being reviewed concurrently with this application. This is a staff review.

APPLICATION PROCESS

The Applicant is requesting approval of a change of zone to the 'R-1A' Single and Two-Family Residential Zone District.

A change of zone is processed under [Chapter 16 Section 2.03](#) of the Fort Lupton Municipal Code ("Code"). After required public notice of the Change of Zone, 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 Change of Zone. 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 Change of Zone, 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 based on the evidence presented and compliance with the City's standards, regulations and policies and other guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires published notice of the hearings at least fifteen (15) days prior to the hearings. The Planning Commission and City Council hearings were published in the Fort Lupton Press on April 18, 2024.

Notice of the public hearings were posted on the Property pursuant to the Zoning Regulations at least fifteen (15) days prior to the hearings.

Notice was mailed to neighbors within three-hundred (300) feet of the Property on April 23, 2024.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The Property is located within the 'C-1' Neighborhood Commercial Zone District and 'R-1A' Single- and Two-Family Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code.

The Applicant wishes to change the zone of the Property to be entirely 'R-1A' Single- and Two-Family Residential Zone District, governed by Section 16-4.01 of the Fort Lupton Municipal Code. The intent of the R-1A Zone District is to provide residential living (detached houses) in low-density suburban or walkable neighborhood settings, with access to supporting uses such as schools, churches, parks and other public facilities.

Section 2.03 outlines applicable review criteria for a Change of Zone that are as follows:

- (1) The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.

The Comprehensive Plan designates the property as Single-Family Detached residential and calls for the area to "demonstrate the quality of Fort Lupton neighborhoods." It also says that "[l]andscaping, regular maintenance, and other improvements should be emphasized to establish a positive first impression of Fort Lupton." With the church being vacant for years and the applicant's plans to improve landscaping and appearance on the site, the Change of Zone better directly meets the goals of the Comp Plan.

- (2) The proposal will enable development in character with existing or anticipated development in the area considering the design of streets, civic spaces and other open space; the pattern, scale and format of buildings and sites; and the compatibility and transition with other complementary uses and development.

The rezoning and associated residential improvements would improve the character and design of the historic church building and its perception from Highway 52, with nearby parks and civic uses.

- (3) Whether the area has changed since the existing zoning has been in place, or is it changing to a degree that it is in the public interest to rezone the property.

The church has been underutilized and vacant/for sale in recent years. Rezoning the property serves the public interest by improving the site through a residential use that will improve the appearance of the historic property.

- (4) The City or other agencies have the ability to provide services or facilities that may be necessary for anticipated uses in the proposed district.

Services are already in place for the property.

- (5) The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

The Change of Zone is required to accommodate redevelopment of the church building for residential use. The change to a residential use fits the owner's desires, improves the streetscape

appearance with the owner's plans, and meets the Comprehensive Plan, thus making it more appropriate than current zoning. Neighborhood assembly uses are also an allowed use in R1-A, meaning the property could transition back to a church in the future if the owner so chooses.

- (6) Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.

The residential use should have less impact than neighborhood assembly uses.

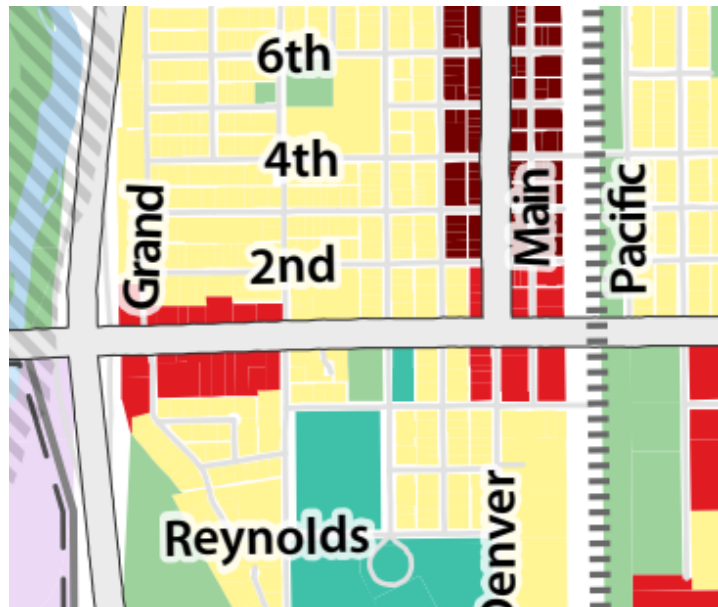
The Change of Zone request meets the criteria listed above. In addition, eliminating a split-zoned property cleans up potential zoning-related problems with the site.

The Applicant has submitted the required documents pursuant to the Code.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Comprehensive Plan designates the property as Single-Family Detached residential (yellow). This designation allows for neighborhoods of predominantly single family detached homes on individual lots. This can also include a scattered mix of higher density residential and public and semi-public uses.

Additionally, the 1st Street Corridor Subarea plan within the Comprehensive Plan designates this area as part of the 1st Street Residential area. According to the plan, this area "is dominantly residential, including single family homes with supporting uses. As such, the atmosphere and built form differs greatly compared to commercial areas to the east and west. Given available development opportunities elsewhere in the City, commercial investment should be discouraged in this area. Instead, residential uses should be preserved and enhanced to demonstrate the quality of Fort Lupton's neighborhoods. Individual properties should utilize side roads for primary access to limit curb cuts along 1st Street. Screening and landscaping should create a positive appearance while reducing the impact of 1st Street automobile traffic on residential properties. Landscaping, regular maintenance, and other improvements should be emphasized to establish a positive first impression of Fort Lupton."



With this in mind, the Change of Zone to R1-A is in line with the future land use map and directly aligns with the goals of the subarea plan for the 1st Street Residential area.

REFERRALS

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

City Attorney	Police Chief	Public Works Director
Building Inspector	CDOT	Development Review Engineer
GIS Specialist	Weld County GIS	Weld County Dept. of Public Health & Environment
Economic Development Manager	Fort Lupton Fire Protection District	Fulton Ditch Company
Western Midstream	United Power	Comcast
CenturyLink	Xcel Energy	Postmaster
Weld County School District RE-8		

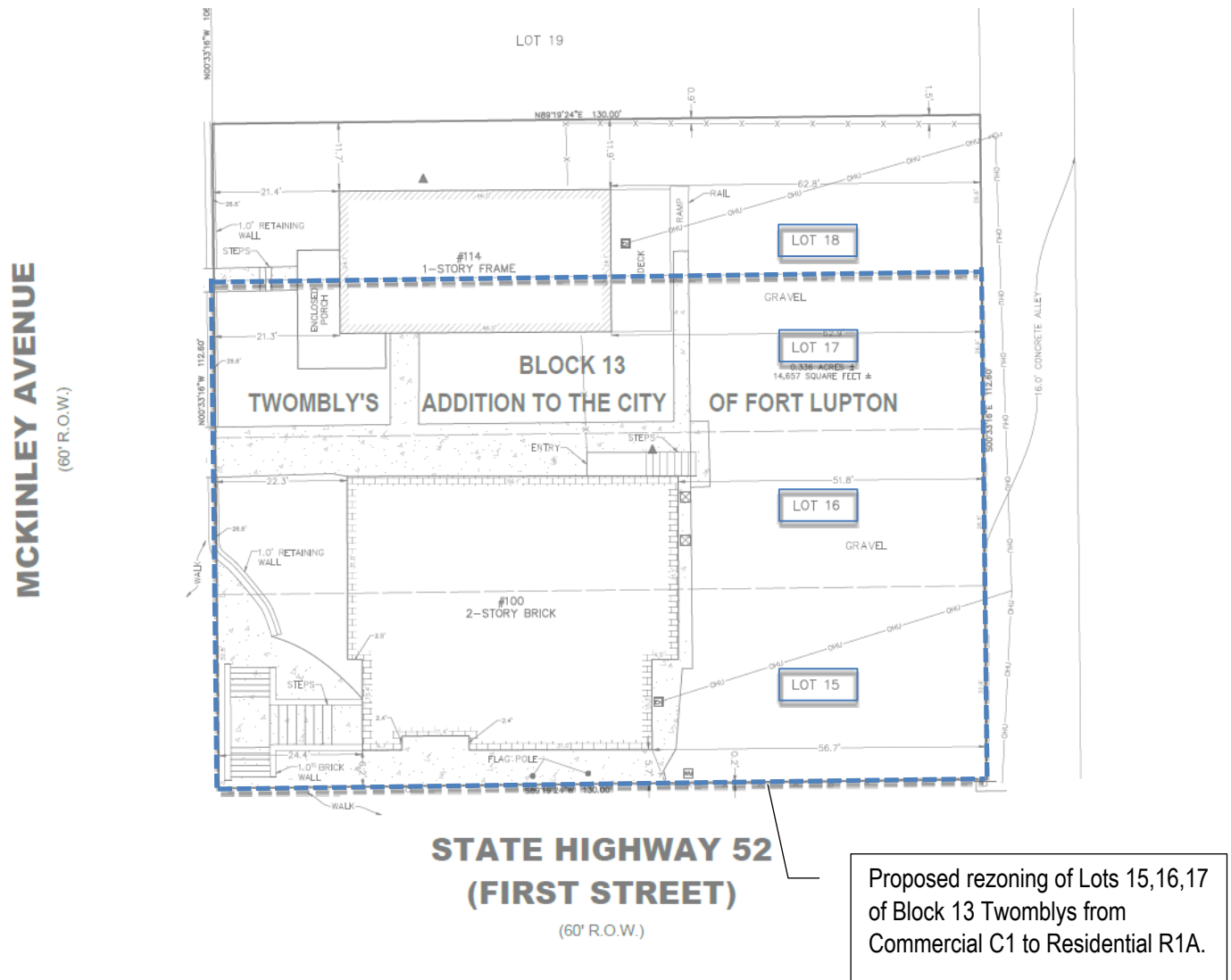
STAFF RECOMMENDATION

Staff recommends approval. The Change of Zone application both forwards the goals of the Comprehensive Plan for use and character of the specific location of the property and meets the criteria for review within the City's development standards. In addition, the change of zone would clean up the split-zoning on the property and allow the applicant to improve the entire site for the desired residential use. The concurrent lot line adjustment (staff review) will create two legal lots with an existing building on each, which will increase the City's tax base and brings the properties back into a desirable use for the City.

For more information on this development, please refer to the documents found at:

<https://www.fortluptonco.gov/DocumentCenter/Index/858>

Plan Sheets - Change of Zone Map



Legal Description : Lots 15,16,17 of Block 13 Twomblys

Current zoning : C1 - General Commercial

Proposed zoning : R1A - single-family residence

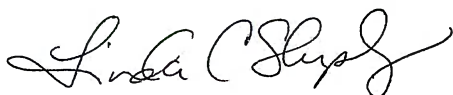
Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

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

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Weld } ss

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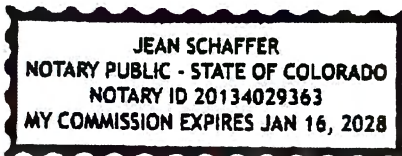
For the Fort Lupton Press

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 4/18/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-202796

Jean Schaffer
Notary Public
My commission ends January 16, 2028



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 **Change of Zone** referred to as the **100-114 McKinley Ave Change of Zone**, located at 100 and 114 McKinley Ave 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, May 9, 2024, at 6:00 P.M., and before the City Council on Tuesday, May 21, 2024, at 6:00 P.M. or as soon as possible thereafter.

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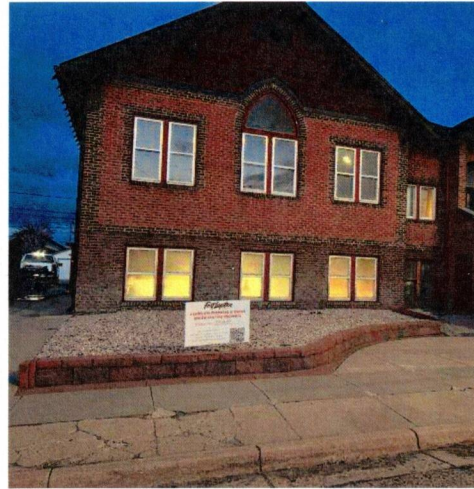
Legal Notice No. FLP1100
First Publication: April 18, 2024
Final Publication: April 18, 2024
Publisher: Fort Lupton Press

Sign Posting Affidavit

100-114 McKinley Ave COZ and LLA
Project No. COZ24-001



Facing 1st Street



Facing McKinley Ave

I, RICHARD DOI hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 19 day of April, 2024.

[Signature]
Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Richard DOI, this 23rd day of April, 2024. Witness my hand and seal.

My commission expires 11/29/2025.

[Signature]
Notary Public

Diane Rodriguez
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214046264
MY COMMISSION EXPIRES 11/29/2025



CERTIFICATE OF MAILING

I, the undersigned, hereby certify that on the **23 day of April, 202⁴**, a true and correct copy of the foregoing Notice of Public Hearings for the **100-114 McKinley Ave Change of Zone (COZ24-001)** was sent via United States Mail, postage pre-paid, to the following addresses:

BEARSON DAIRY LLC 9208 COUNTY ROAD 25 FORT LUPTON, CO 806219308	GALINDO JANNELLY R, 146 PARK AVE FORT LUPTON, CO 80621	TETREAULT MICHAEL J PO BOX 1 FAIRPLAY, CO 804400001
CAMENGA JOHN RAYMUND 112 PARK AVE FORT LUPTON, CO 806211926	SEGOVIA ANDREW 1165 S DENVER AVE FORT LUPTON, CO 806218373	FIRST UNITED METHODIST CHURCH 306 PARK AVE FORT LUPTON, CO 806211930
WEISHAAR ANGELA RENEE 118 MCKINLEY AVE FORT LUPTON, CO 806211950	ANTUNA IRENE G 113 PARK AVE FORT LUPTON, CO 80621	LOPEZ FAUSTINO J 123 PARK AVE FORT LUPTON, CO 806211925
VONFELDT BARBARA 10933 COUNTY ROAD 22 FORT LUPTON, CO 806219315	SMITHER DONALD R JR 139 PARK AVE FORT LUPTON, CO 806211925	MALMGREN SUZANNA ELEANOR 153 PARK AVE FORT LUPTON, CO 80621
MOWRER ALAN R 131 MCKINLEY AVE FORT LUPTON, CO 806211941	TERRY PATRICIA L TRUST 1312 DENVER AVE FORT LUPTON, CO 806212638	HOUSING AUTHORITY OF THE CITY OF FT 400 2ND ST FORT LUPTON, CO 806211959
DEPARTMENT OF TRANSPORTATION STATE OF COLORADO 4201 E ARKANSAS AVE DENVER, CO 802223406	KEO LEAP 604 1ST ST FORT LUPTON, CO 806211923	MARKWARDT RUTH ANN 118 S PARK AVE FORT LUPTON, CO 806211318
BECKHAM CINDA 135 S PARK AVE FORT LUPTON, CO 806211317	GARCIA MARK L 121 S PARK AVE FORT LUPTON, CO 806211317	SALDANA ALEXANDER SIMON 103 S PARK AVE FORT LUPTON, CO 806211317
CHAVEZ MARIA E 350 1ST ST FORT LUPTON, CO 806211949	HOLSCLAW KRISTA KAY 138 PARK AVE FORT LUPTON, CO 80621	CAMENGA THERESA YOLANDA 122 PARK AVE FORT LUPTON, CO 80621
CARLSON CASSIDIE 154 MCKINLEY AVE FORT LUPTON, CO 80621	ARKE KELLY I 146 MCKINLEY AVE FORT LUPTON, CO 806211950	TAM SAMANTHA 114 MCKINLEY AVE FORT LUPTON, CO 80621
JAIMES MARTHA 123 PARK AVE FORT LUPTON, CO 80621	VONFELDT DANIEL 129 PARK AVE FORT LUPTON, CO 80621	ESCARCEGA ARMANDO 15313 ARROWHEAD DR BRIGHTON, CO 806035743
ONORATO CRYSTAL 153 MCKINLEY AVE FORT LUPTON, CO 80621	THIESEN LARRY C (HEIRS OF) 127 S PARK AVE FORT LUPTON, CO 806211317	CHAVEZ PAMELA 3315 CHAPIN PL BROOMFIELD, CO 800238038

Fort Lupton

COLORADO

SHELL NICOLE 103 S PARK AVE FORT LUPTON, CO 80621		
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P. Kimia
City Official