



PLANNING COMMISSION

Mike Simone, Chairperson
Paul Witmer, Vice-Chairperson

Kathy Kvasnicka
Shannon Rhoda
Karina Gonzalez

Jimmy Dominguez
Shannon Wiens
Ashley Greene

Planning Commission Agenda

Regular Meeting

130 South McKinley Avenue

Thursday, May 22, 2025

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 April 24, 2025, Meeting Minutes.

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

Action Item(s)

- a. PC Resolution P2025-007 The Landings at Lupton Village Site Plan

Discussion Items

Future Business

- a. The next meeting is scheduled for June 12, 2025.

Adjourn

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

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025**

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, April 24, 2025.

Chair Mike Simone called the meeting to order at 6:01 PM.

ROLL CALL

Commissioners Present: Chair Mike Simone, Commissioners Kathy Kvasnicka, Shannon Rhoda, Shannon Wiens, Karina Gonzalez and Ashley Greene. Commissioner Jimmy Dominguez joined online via GoTo at 6:02pm.

City Staff Present: Planning Director, Todd Hodges, Planners Sean McDermott and Magaly Morales. City Engineer David Rausch joined online via GoTo.

Chair Simone provided an overview of the meeting structure.

APPROVAL OF AGENDA

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

CONSENT AGENDA

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

PUBLIC COMMENT

There were no public comments.

ACTION ITEM

P2025-005 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING THAT CITY COUNCIL ADOPT AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE 2018 FORT LUPTON COMPREHENSIVE PLAN.

Resolutions P2025-005 and P2025-006 were presented simultaneously but voted on individually.

Planner McDermott presented the items submitted by 1.21 LLC for a Comprehensive Plan Amendment and Annexation. The properties, consisting of four parcels totaling approximately 290.55 acres, are located south along County Road 8 between County Roads 31 and 33. The land is currently vacant agricultural land in unincorporated Weld County and is proposed to be annexed into the city and zoned as I-1 (Light Industrial).

A concept plan has been submitted in association with the annexation, however, it does not establish vesting rights and will require a separate submittal in the future. The current Future Land Use Map

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

designates the area as Agricultural and Rural Residential. The applicant is requesting a Comprehensive Plan Amendment to reclassify the area as Light Industrial and Office to align with the proposed zoning. Staff notes that future connectivity along County Road 8, between I-25 and I-76, supports the proposed change in land use. To staff's knowledge, no prior applications have been submitted for these properties through the City of Fort Lupton. Planner McDermott also provided a summary of the annexation and comprehensive plan amendment procedures. All notification requirements for both applications have been met. Staff recommends approval of the applications to align with current and proposed zoning, adjacent uses, and the City's goals for light industrial and office development. Planner McDermott concluded by showing a visual of the proposed concept plan for the site.

Matt Hengel, representing Westside Property Investment Company and Rancho De Los Buenos Partnership, was in attendance to give a presentation. He gave an introduction and summarized previous projects completed by the company. He then provided an overview of the site's location, acreage, and existing conditions. He noted that oil and gas activity has occurred on the property since the 1970s, with two existing wells that are scheduled to be abandoned.

He presented the surrounding land uses, which are primarily industrial and include significant oil and gas activity. The proposal includes annexation with initial I-1 (Light Industrial) zoning and a Comprehensive Plan Amendment to support development of a modern industrial park. The project aims to attract users focused on warehousing and light manufacturing with minimal impact on adjacent properties. Planner McDermott outlined the benefits to the City, including economic development support and employer attraction. A conceptual site plan was shared, along with the reasons Fort Lupton was chosen as the project location. The project is expected to proceed once users for the site are selected and after final City reviews are completed.

Chair Simone opened up for public comments at 6:21pm.

Doug Massey, a neighboring resident, expressed concern about the project's impact on the neighborhood, particularly traffic. He asked whether road maintenance and safety were being considered.

Matt Hengel responded that he understood the concerns and stated that the team is open to residential feedback.

Chair Simone asked whether neighborhood meetings were planned once project details are finalized.

Matt Hengel explained that neighborhood meetings are typically held as part of their process.

Planning Director, Todd Hodges, commented that staff recommends a neighborhood meeting for a project of this scale.

Chair Simone closed the public comments at 6:24pm.

Chair Simone opened up the hearing for commissioner comments.

RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025

Commissioners discussed:

- Road improvements to County Road 8
- Potential future interchange
- Drainage and pollution impacts
- Requirements and timing for a traffic study
- On-site parking provisions
- Potential negative impacts to surrounding areas

Matt Hengel commented on anticipated road improvements, indicating that upgrades are expected as part of the development.

City Engineer David Rausch stated that County Road 8 is designated as a future arterial and will require planned improvements associated with this and future developments.

Planning Director Todd Hodges noted that County Road 8 will serve as a major roadway regardless of future interchange plans, due to its role in connecting Highway 85 and I-76.

Chair Simone explained that the parking conditions will be addressed in the concept plan.

Todd further assured that impacts will be assessed and mitigated through the City's land use case process.

After discussion Commissioner Greene moved to approve P2025-005 (A Resolution of the Planning Commission of Fort Lupton Recommending That City Council Adopt an Amendment to the Future Land Use Map of the 2018 Fort Lupton Comprehensive Plan). Commissioner Kvasnicka seconded.

P2025-006 RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON RECOMMENDING TO CITY COUNCIL APPROVAL OF AN ANNEXATION KNOWN AS THE 1.21 ANNEXATION NOS. 1-7 AND INITIAL ZONING TO THE 'I-1' LIGHT INDUSTRIAL ZONE DISTRICT FOR LAND LEGALLY DESCRIBED IN EXHIBIT A.

No additional comments were made. All notification requirements have been met.

After discussion Commissioner Wiens moved to approve P2025-006 (Resolution of the Planning Commission of Fort Lupton Recommending to City Council Approval of an Annexation Known as the 1.21 Annexation Nos. 1-7 and Initial Zoning to the 'I-1' Light Industrial Zone District for Land Legally Described in Exhibit A). Commissioner Gonzalez seconded.

DISCUSSION ITEMS

Planner McDermott informed the Commissioners that the Civic Zone District item will be brought back at a future Planning Commission meeting with additional information and responses to questions raised during the initial presentation.

**RECORD OF PROCEEDINGS
FORT LUPTON PLANNING COMMISSION
April 24, 2025**

FUTURE BUSINESS

The next Planning Commission meeting is scheduled for May 8, 2025.

ADJOURNMENT

Commissioner Kvasnicka moved to adjourn the meeting. Commissioner Wiens seconded.

Chair Simone moved to adjourn the meeting at 6:49 PM.

Submitted by

Beyza Kirmizi
Planning Administrative Assistant

Approved by Planning Commission

Mike Simone
Chair

RESOLUTION NO. P2025-007

A RESOLUTION OF THE PLANNING COMMISSION OF FORT LUPTON APPROVING THE LANDINGS AT LUPTON VILLAGE SITE PLAN LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

WHEREAS, the Planning Commission held a public hearing on May 22, 2025, for the purpose of reviewing The Landings at Lupton Village application for a site plan for a 56-unit apartment development; and

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

WHEREAS, all legal requirements for the public hearing have been met including posting of the hearing on the site 15 days prior to the public hearing;

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 Landings at Lupton Village Site Plan, conditional upon the following:

1. Prior to recording the site plan map:

- a. Applicant shall adequately address redlines from Planning.
- b. Applicant shall adequately address comments from Public Works.
- c. Applicant shall adequately address comments from the FLFPD.
- d. Applicant shall adequately address comments from United Power.
- e. Applicant shall submit Grading Plan to the City for review and approval.
- f. Applicant shall submit CDs to the City for review and approval.

2. Prior to the release of building permits:

- a. The Site Plan shall be submitted to the Planning Department for signatures and recording with the Weld County Clerk and Recorder.

**DONE THIS 22th DAY OF MAY, 2025, BY THE PLANNING COMMISSION FOR THE CITY OF FORT
LUPTON, COLORADO.**

Chairman

ATTEST:

Planning Director



**THE LANDINGS AT LUPTON VILLAGE SITE PLAN
STAFF REPORT
PROJECT NO. SPR25-001**

PROJECT DESCRIPTION

Project No.: SPR25-001

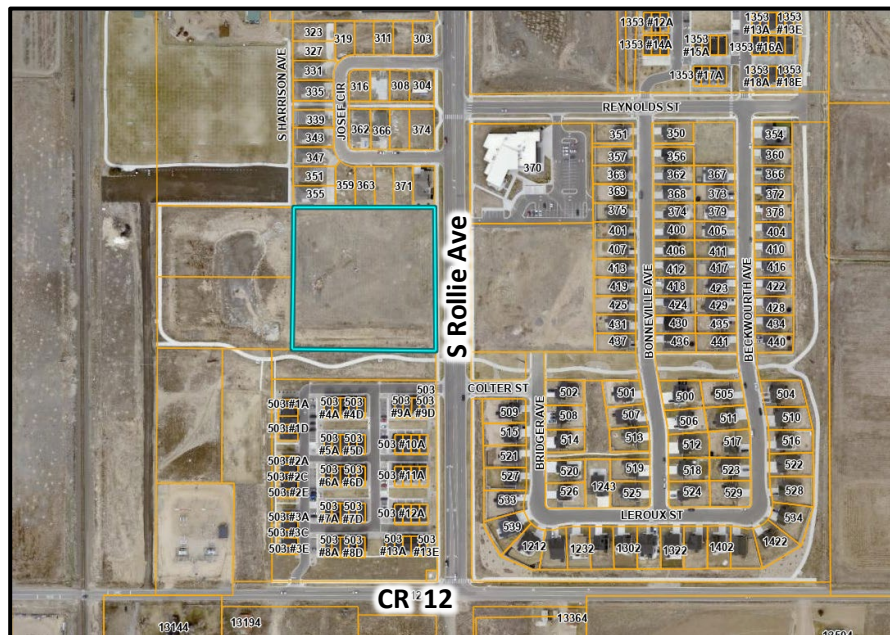
Project Name: The Landings at Lupton Village Site Plan

Owner: Omega Resources Inc, c/o Fred Crochi

Representative: Tom Parko, Spruance Consulting LLC

Location of Request:

The site is Lot 1 Block 7 of the Lupton Village PUD and is located west and adjacent to S Rollie Ave and approximately 638 feet north of CR 12. It is located in a portion of the Southwest Quarter of Section 5, Township 1 North, Range 66 West of the 6th P.M. City of Fort Lupton, County of Weld, State of Colorado ("Property").



Nature of Request:

The Applicant has submitted a site plan application for two (2) three-story apartment buildings with 28 units each (56 total), with garages, surface parking, a pergola, and landscaping.

Site Size: The site is 3.340 acres more or less.

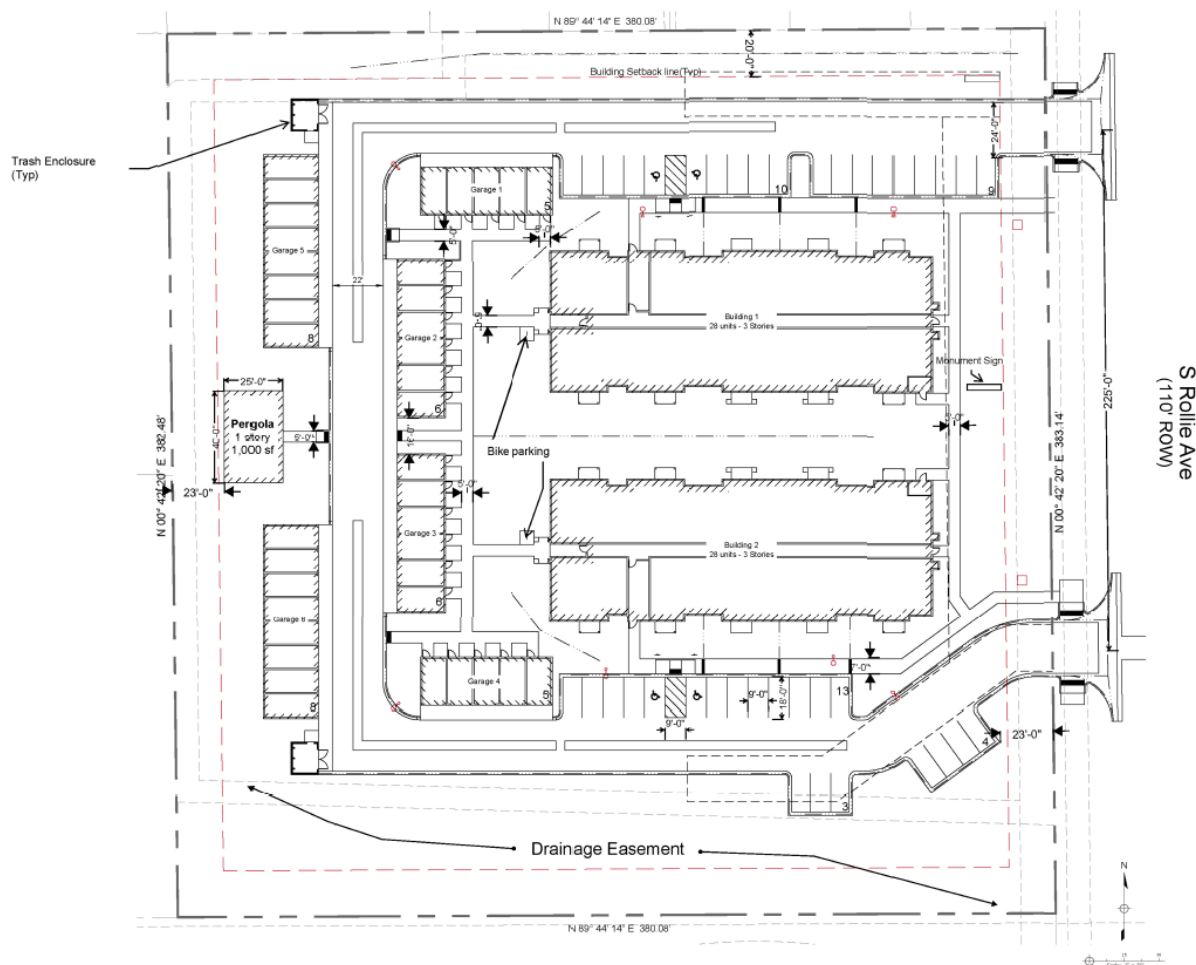
Zone District: PUD Planned Unit Development. Lot 1, Block 7 is designated as Multi-Family Residential.

Proposed Use: 56 Apartment Units

Existing Use: Vacant land

Hearing Dates: Planning Commission – May 22, 2025 at 6:00PM

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



APPLICATION PROCESS

The Applicant is requesting approval of a site plan. The site plan application is processed under Section 16-2.06 of the Fort Lupton Development Code ("Code"), which states:

The site plan process specifically applies to:

1. Any new building, except detached houses and multi-unit houses.
2. Any expansion or alteration to an existing multi-family or non-residential building that alters the footprint, massing or facade design by 20% or more.
3. Any change or intensification of use that could increase anticipated traffic counts by 20% or more.
4. Any site development activity that expands the existing impervious surface by 25% or more.
5. Any changes to the site access and circulation, or other development requirements that significantly impact streetscape design or existing traffic conditions near the site.

After review by staff, the Design Review Team, and referral agencies, as well as required public notice of the site plan application, the Planning Commission shall consider the application, referral comments and any public testimony at a public meeting and approve, approve with conditions or deny the site plan based on the evidence presented and compliance with the City's standards, regulations, policies, and guidelines.

NOTIFICATION REQUIREMENTS

The Fort Lupton Development Code requires posted notice of the hearings at least fifteen (15) days prior to the hearing. Notice of the public hearing was posted on the Property on May 1, 2025.

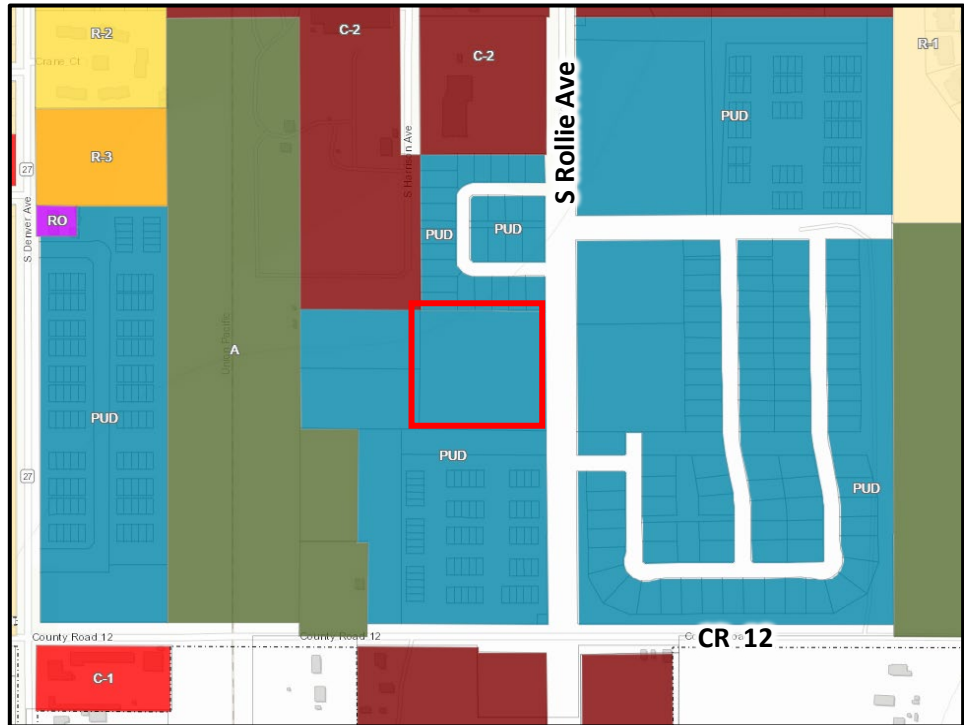
SUMMARY OF PREVIOUS APPLICATIONS

On January 5, 2021, City Council approved the Lupton Village PUD Change of Zone (Ordinance No. 2021-1103), Preliminary PUD Plat (Resolution No. 2021R006), and Final PUD Plat (Resolution No. 2021R007). The Preliminary PUD Plat outlined Lot 1, Block 7 as Multi-Family Residential.

CONFORMANCE WITH CITY STANDARDS, REGULATIONS AND POLICIES

The property is located within the "PUD" Planned Unit Development Zone District as a part of the Lupton Village PUD. As mentioned above the Lupton Village Preliminary PUD Plat designated Lot 1, Block 7 as Multi-Family Residential (8-16 units/acre) and established some setback standards for multi-family residential development. All remaining standards not outlined in the PUD are required to comply with current development code for multi-family apartment development.

The applicant is proposing 56 apartment units (16.76 units/acre) and submitted a request for the additional density providing that it is less than 5% from the originally approved residential density. Section 16-2.06 for Site Plans outlines minor amendments that may be approved to approved site plans, which includes an increase to the



proposed residential density by no more than 5% and an increase in the building footprint by no more than 5%. The additional 3 units provided by this allowance were found to not have a significant increase to the buildings' floor area and does not otherwise negatively impact any criteria or conditions from the original PUD standards and approval. The townhome developments to the south and east of this proposed development were both designated as Multi-Family residential (8-16 units/acre) and were constructed at a much lower density than 16 units/acre.

The applicant is working with staff to satisfy the requirements set forth in the PUD and current Development Code regarding residential design standards and all guidelines for landscaping and site design. The conditions on the proposed resolution address all outstanding remaining items.

Staff believes that the applicant meets the intent of the Site Plan requirements in Section 2.06:

1. Generally.

- a. The plan meets all applicable standards or the criteria for any discretionary approvals.
- b. The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.
- c. The plan does not present any other apparent risks to the public health, safety or welfare of the community.

The site plan aligns with the development designated for this property in the PUD. The PUD was established to include a mix of land uses in line with the Comprehensive Plan. Staff is working with the applicant on finalizing redlines regarding the Development Code standards. There appears to be no apparent health, safety, or welfare concerns.

2. Site Design and Engineering.

- a. The plan provides safe access and internal circulation considering the site, the block and other surrounding connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.
- a. The plan provides adequate management of storm water runoff.
- b. The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.

The applicant is working with Public Works and Planning staff to finalize these items prior to recording of the site plan to ensure all standards are met.

2. Landscape and Open Space Design.

- a. The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.
- b. The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.
- c. The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.

The site plan does a great job of implementing the landscaping standards of the new Development Code and includes appropriate buffers from adjacent lower density residential development. The original PUD set aside open space for the entire PUD and this site plan designates a pergola amenity for residents.

3. Building Design.

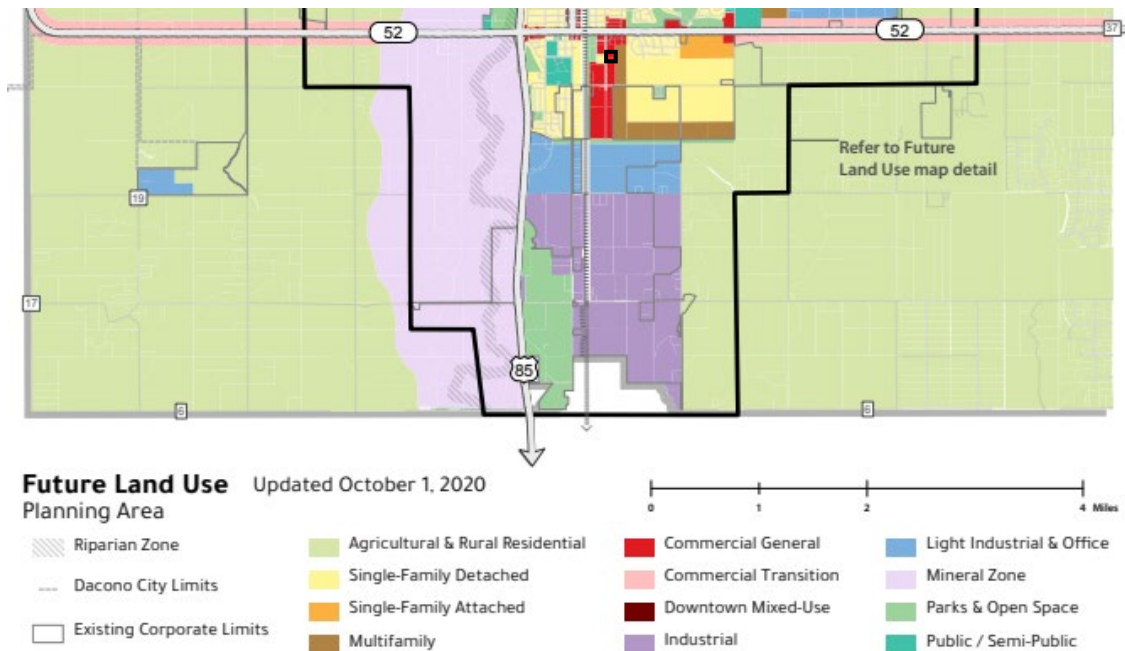
- a. The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.
- b. The selection and application of materials will promote proper maintenance and quality appearances over time.

- c. The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of adjacent buildings, they inform choices on the proposed building.

The proposed building is in line with the standards and overall aesthetic of the area and the applicant is working with staff to ensure all building design criteria in the current development code are met.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The Fort Lupton Comprehensive Plan designates this area for Commercial General land uses, however the entire PUD, which includes Commercial General and Multifamily land uses, was set up to include a mix of these two land use types. This site plan proposes to build out the intent of this property as Multifamily per the PUD approved in 2021. Per the Comprehensive Plan, the intent of this designation is to allow “for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.” *The proposed use conforms to this land use type.*



ALTERNATIVE COMPLIANCE

The applicant has requested alternative compliance from the following standards of the Development Code. A letter outlining the alternative compliance requests with the proposed alternatives and comments/justification has been included as part of the packet for Planning Commission review. These requests will continue to be addressed through subsequent staff reviews to ensure the intent of alternative compliance is met.

- Table 7-3 of Section 16-7.02 regarding sidewalk width.
- Table 7-7 of Section 16-7.04 regarding parking design and parking setbacks.
- Table 5-5 of Section 16-5.03 regarding building transparency.

REFERRALS

Referrals were provided to the list below. All comments received can be found at: <https://www.fortluptonco.gov/DocumentCenter/Index/941>.

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

*Note that staff discussed the project with the Fulton Ditch via phone, who found no concerns with this project and discussed they generally have no concerns/comments with a project unless it is using a property for flood routing and storage or within 25' from edge of bank of the Fulton Ditch.

STAFF RECOMMENDATION

Staff recommends conditional approval of The Landings at Lupton Village Site Plan. The recommended conditions include remaining items to be addressed to finalize the site plan. All conditions are listed in the proposed Resolution included in the Planning Commission packet.

Additional documents, including referral responses and the applicant's full submittal packet, are available for review at: <https://www.fortluptonco.gov/DocumentCenter/Index/941>.

SITE PLAN REVIEW NARRATIVE "THE LANDINGS"

On behalf of the owner, Omega Resources Inc., please see the attached site plan submittal for "The Landings". This market rate apartment complex is situated on Lot 1, Block 7 of the Lupton Village Planned Unit Development. The lot is approximately 3.34 acres.

The Landings will consist of two (2) multi story apartment complexes. Each complex will be three stories with twenty-seven (28) units in each complex for a total of fifty-six (56) units.

The total number of units does not comply with the density requirements. The maximum density according to the Lupton Village Preliminary Plat is sixteen (16) units per acre or a total of 54.

According to Section 2.04 of the City Code, The Director may approve a minor amendment to existing PUD's if the following apply: any change in the number of housing units, change in lot sizes or dimensions, or increase in the land of non-residential uses is less than 5%. The owner is requesting a minor amendment as part of this application to increase the number of units to a total of fifty-six (56).

There are several consultants that are associated with the project.

Omega Resources, Inc.	Property Owner / Developer	
McCauley Development Group	Owner's Representative and Project Lead	
Spruance Consulting	Land Planner	
LandOne Engineering	Civil Engineer	
Authentic Architecture	Architect	

Natural Design Solutions	Landscape Architect	 NATURAL DESIGN SOLUTIONS Landscape Architecture Land Planning - Irrigation Design 50019 Gulf Drive, Longmont, CO 80501 (303) 443-0556 • nels@ndsolutions.com
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Review Criteria. In general, any site plan in compliance with all applicable standards of this code shall be approved. In making a determination of compliance with the standards applied to a particular site, the following criteria shall be considered:

Generally.

- **The plan meets all applicable standards or the criteria for any discretionary approvals.**

The Site Plan for The Landings meets or exceeds all applicable standards and criteria of the code.

- **The plan does not substantially undermine any goals or objectives of the Comprehensive Plan that are applicable to the area or specific project.**

The Landings meets many of the City's goals and objectives of the Comprehensive Plan as follows:

- *New residential construction will be directed to key areas of the community, allowing for appropriate investment while reducing outward sprawl. This will be matched with efforts to enhance existing housing, preserving distinct neighborhoods within the City's urban core. Further, the development of new high density residential will provide those housing options necessary to attract a wealth of new residents while maintain Fort Lupton's 'small-town' charm.*
- *Growth & Development Goal Guide land use and investment to support continued growth and prepare for considerable population increases and development in the future.*
- *Multi-family This designation allows for multi-family buildings and planned multi-family developments. Multi-family complements traditional single family detached by offering the highest density options within Fort Lupton. Opportunities to develop new multi-family will provide affordable housing options and contribute to greater housing diversity.*

- *Housing Study*

- *Less than 15 percent of the City's housing stock is multi-family units and none have been added since before 2005. This suggests a potential need for more multi-family units and/or updated existing multi-family product.*

- *Housing Diversity*

- *Greater housing diversity is an important focus for residential growth moving forward. This will help the City address housing needs within the community and attract new residents. The City should work with developers to encourage a variety of housing options, including products that offer high density, rental, and affordable options. This could include dedicated multi-family and single-family attached developments as well as cluster homes and mixed-use properties. This direction is reflected within the Land Use Plan and identified residential growth areas. Further, the City should consider regulatory assistance and incentives that will encourage greater housing diversity.*

- *Multi-family Expansion*

- *The Land Use Plan identifies a stretch of land for multi-family development, extending south from the Safeway development to County Road 10.5 and then east. This area would help add additional multi-family units to the market while buffering single-family detached from proposed commercial uses to the west, as well as light industrial and office uses to the south. The City should work with developers to support appropriate development, which could be incorporated as a residential component of adjacent commercial investment.*

- **The plan does not present any other apparent risks to the public health, safety or welfare of the community.**

The project has been designed and engineered to eliminate risks to the public health, safety and welfare of the community. The project will also meet or exceed the City's building code requirements.

Site Design and Engineering.

- **The plan provides safe access and internal circulation considering the site, the block and other surrounding**

connections, and appropriately balances vehicle, bicycle and pedestrian needs for the context.

The Landings is situated within the Lupton Village Planned Unit Development. Extensive thought went into the initial layout of lots and blocks. Lot 1, Block 7 is no exception. This lot fronts Rollie Avenue and there are two points of access which helps with circulation and fire protection. The two apartment complexes will have direct access to existing sidewalks. The number of parking spaces exceeds the minimum requirements and can accommodate a variety of vehicle types. There will also be detached garages. The project's general location and proximity to a variety of services makes it easy for residents to walk or ride a bicycle.

- **The plan provides or has existing capacity for utilities and other required improvements to serve the proposed development.**

There are existing utilities on or directly adjacent to the property. Water, sewer, stormwater and all dry utilities currently exist to serve the development.

- **The plan provides adequate management of storm water runoff.**

The development requires civil engineering and the engineering plans adequately address storm water and comply with the master drainage plan for Lupton Village PUD.

- **The plan provides proper grading considering prevailing grades and the relationship to adjacent sites.**

The development will submit proper grading permits and will comply with the soil conditions. There will be no impact to adjacent properties with this development.

Landscape and Open Space Design.

- **The plan creates an attractive aesthetic environment and improves relationships to the streetscape or other nearby public, civic or common spaces.**

The developer spent considerable time and money designing the new apartments. Please see the elevation drawings attached to the application. The Landings is part of a larger vision that the developer has along S. Rollie Avenue. The Landings, along with future projects,

will have an overall feel of an Ag/Urban mix and will be aesthetically attractive.

- **The plan enhances the environmental and ecological functions of un-built portions of the site, and makes effective use and conservation of water resources.**

The development incorporates drought tolerant and water conscious landscaping. The landscaping plan is attached to the application and meets or exceeds the landscaping requirements.

- **The plan reduces the exposure and adverse impact of more intense activities or components of the site or building on the streetscape and on adjacent properties.**

The new apartment buildings exceed the City's setback requirements and are located near the center of the property. Adequate landscaping will provide a nice buffer from adjacent properties, especially to the north where there is an existing single-family subdivision.

Building Design.

- **The location, orientation, scale and massing of the building creates appropriate relationships to the streetscape and to adjacent properties.**

Please see architectural renderings of the proposed apartment complexes. The scale and massing of the building meet City codes. The buildings are set a bit closer to S. Rollie Avenue but compliment the streetscaping. The buildings are also located far enough away from existing residential to the north and were designed to fit into the overall theme of the community and future vision for the area.

- **The selection and application of materials will promote proper maintenance and quality appearances over time.**

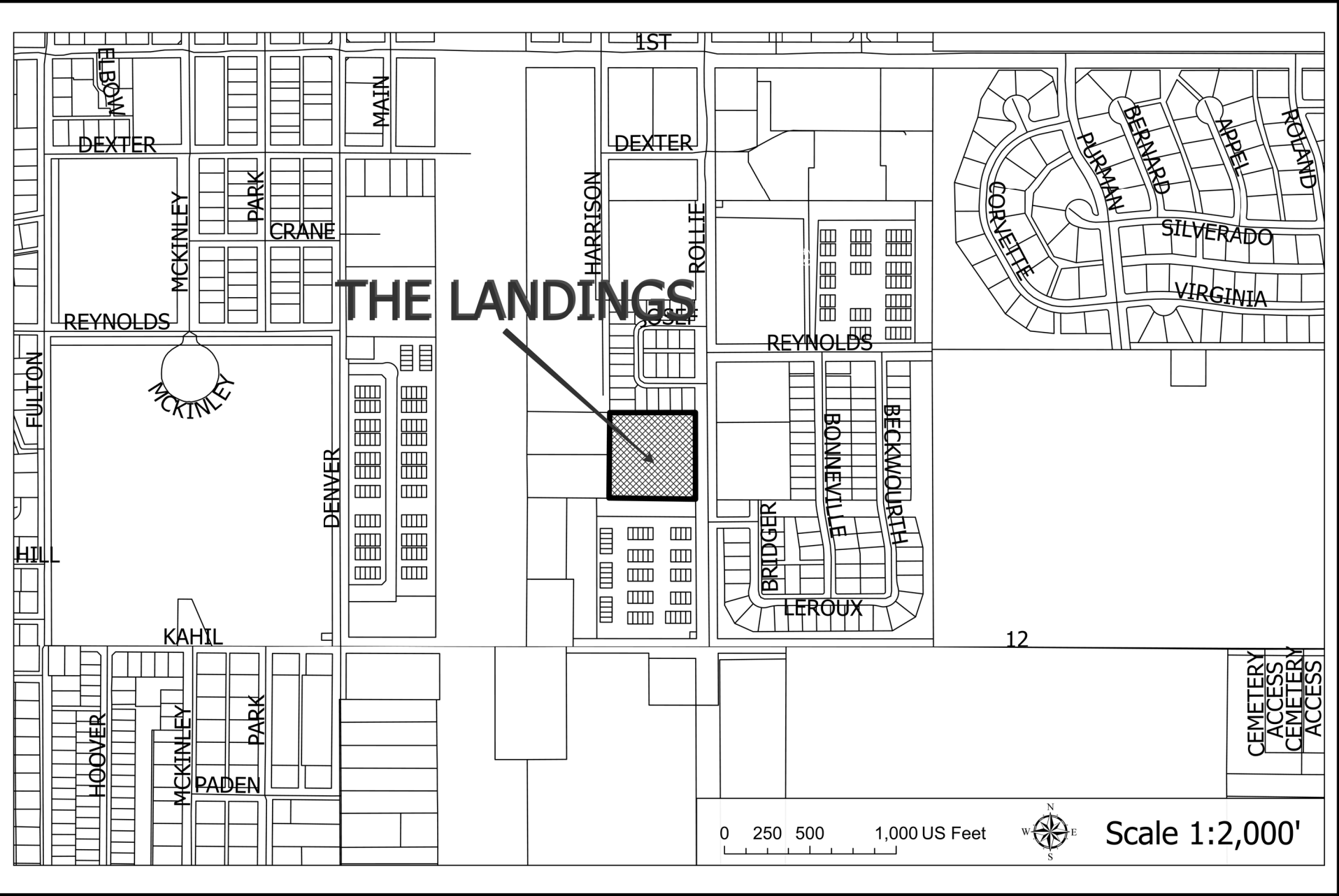
Please see the architectural renderings and also the table that lists the materials used on the buildings. The materials are hardy as well as aesthetically pleasing which will stand up to Colorado's four seasons.

- **The building reinforces the character of the area and reflects a compatible architectural relationship to adjacent buildings. Specifically, if there is any consistency or commonality in the scale, proportion, forms and features, and materials of**

adjacent buildings, they inform choices on the proposed building.

The City is aware of the developer's future vision for the surrounding area and The Landings will reflect the overall vision for the area both in terms of architectural relationships to other structures and is consistent with use of features, forms and materials.

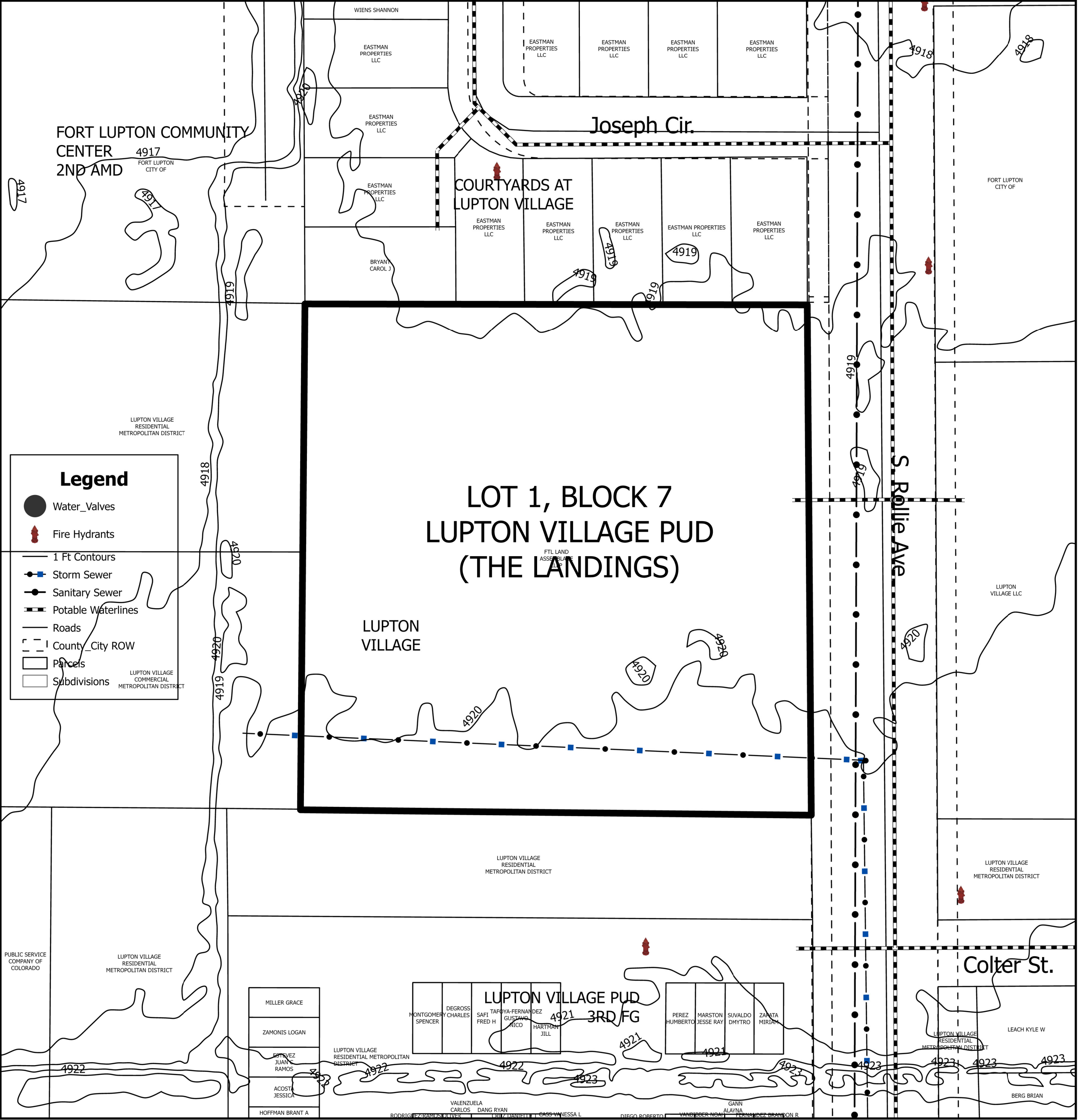
Vicinity Map



THE LANDINGS
AT LUPTON VILLAGE SITE PLAN

PROJECT NO. SPR25-001
Lot 1, Block 7 of the Lupton Village PUD
Section 05, Township 1 North, Range 66 West of the 6th P.M.,
CITY OF FORT LUPTON, COUNTY OF WELD, STATE OF COLORADO

Existing Conditions



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SITE PLAN CERTIFICATION

PROPERTY DESCRIPTION

A parcel of land in the City of Fort Lupton, Colorado, located in the SW1/4 of Section 5, T1N, R66W of the 6th P.M. and more particularly described as follows:

LOT 1, BLOCK 7 OF THE LUPTON VILLAGE PUD.

OWNER'S APPROVAL

Know All Men By These Presents, that we, OMEGA RESOURCES, INC., being the sole owner of the land described herein are all of the mortgagees and holders of liens upon the property, and each and all hereby consent to this Site Plan.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this ____ day of _____, 2025.

STATE OF COLORADO,)
COUNTY OF WELD) ss

The foregoing instrument was acknowledged before me by _____ on this ____ day of _____, 2025. Witness my hand and seal.

My commission expires _____.

Notary Public

CITY ENGINEER'S APPROVAL

Approved this ____ day of _____, 2025.

City Engineer

CITY WATER AND SEWER DEPARTMENT APPROVAL

Approved this ____ day of _____, 2025.

Director of Public Works

CITY ADMINISTRATOR'S APPROVAL

Approved this ____ day of _____, 2025.

City Administrator

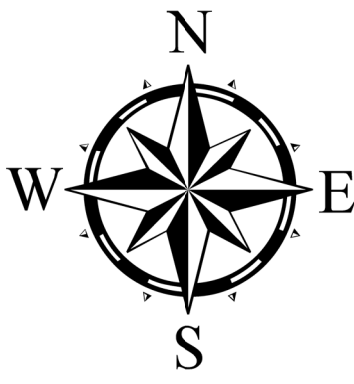
PLANNING COMMISSION APPROVAL

Approved this ____ day of _____, 2025, by Resolution No. _____.

Chairperson, Fort Lupton
Planning Commission

NOTES:

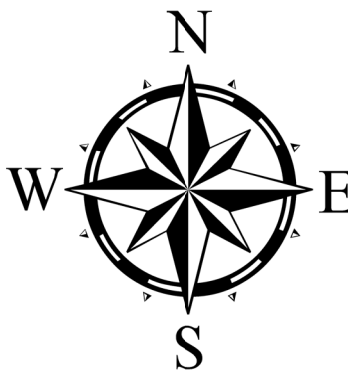
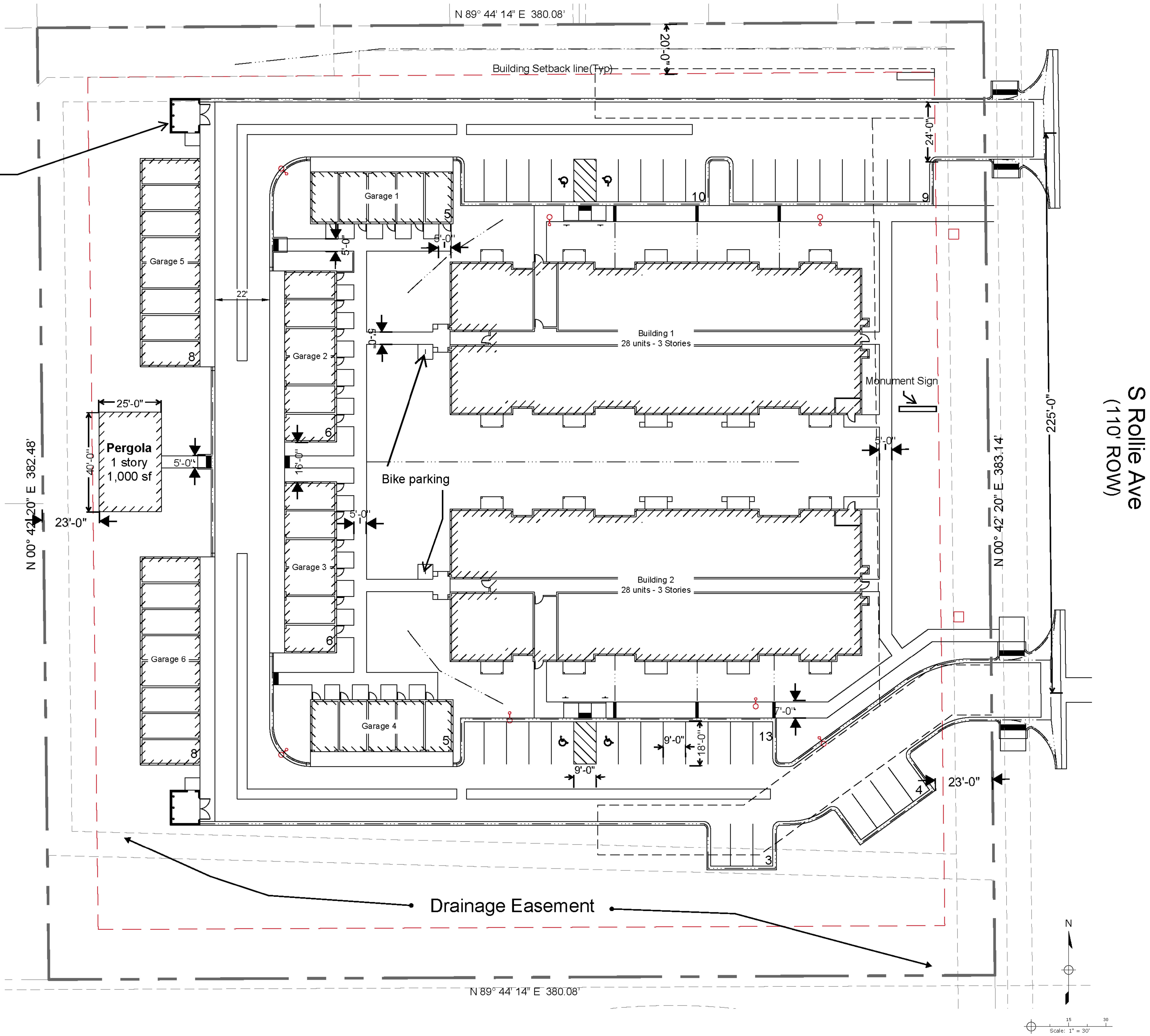
- 1) THE PROPERTY SHALL BE MAINTAINED TO THE CURB, OR ROADWAY IF NO CURB EXISTS.
- 2) ANY DEAD OR DYING LANDSCAPE MATERIAL SHALL BE REPLACED AT THE EARLIEST TIME POSSIBLE.
- 3) LIGHTING ON THE SITE SHALL BE MAINTAINED SO THAT LIGHTS DIRECTED DOWNWARD SHALL NOT SPILL ONTO ADJACENT PROPERTIES.
- 4) THE CITY RESERVES THE RIGHT TO REEVALUATE TRAFFIC IMPACTS IN THE FUTURE IF THERE IS AN INCREASE FROM WHAT WAS PRESENTED TO THE CITY DURING THE SITE PLAN REVIEW.
- 5) ANY PROPOSED SIGNAGE SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND PERMITTING.
- 6) THE SITE SHALL MAINTAIN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS.

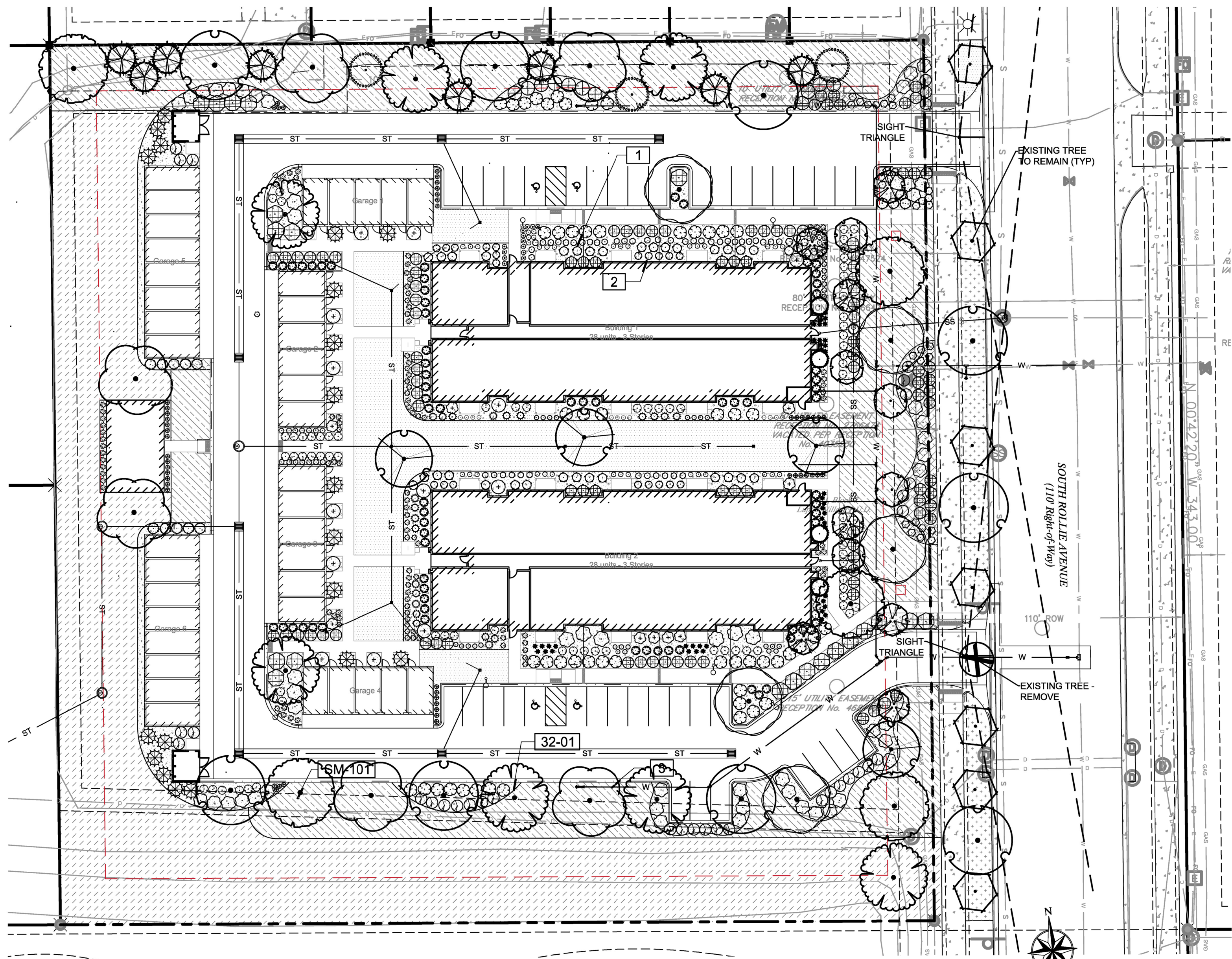


Development Code Analysis

Site Data:	SF	Acres	%
Building Coverage:	30,154	.69	20.72%
Drives/Parking/Walks:	36,147	.83	24.85%
Total Impervious:	66,301	1.52	45.57%
Pervious/Landscaping:	79,195	1.82	54.43%
Total:	145,496	3.34	100%
<u>Zoning:</u> PUD			
<u>Legal:</u> Lot 1, Block 7 Lupton Village PUD, Weld County			
<u>Jurisdiction:</u> Fort Lupton, Colorado			
<u>PUD Standards:</u>			
Density: 8-16 DU/AC			
Proposed: 16.7 units/acre			
Max Height: Per City Code			
Min Frontage Width: N/A			
Min Lot Size: N/A			
Min Setbacks:			
Front: 20'			
Rear: 20'			
Side: 22'-4" (1/2 building height)			
Open Space:			
Proposed: 1.82 acre (79,195 sf)			
<u>Residential Development Standards:</u>*			
Building Type: Apartment, Large Lot/Complex			
*Per Table 6-1, any district that allows residential uses may allow them according to the applicable building type development and design standards in Article 5 "Residential Development Standards"			
<u>Residential Design Standards:</u>			
<u>Frontage Design:</u>			
Frontage Type: Buffer			
Front Building Line: 35'+			
<u>Driveway Width:</u>			
Criteria: 25% of lot; 36' max			
Proposed: 12% of lot; 48' (2 @ 24')			
<u>Building Design:</u>			
See architectural plans			

Driveway & Parking Lot Setbacks:			
Driveway:	Req	Prop	
Side/rear lot line:	10'	31'+	
Separation:	150'	200'	
Parking Lot:	Req	Prop	
	20'		
Parking:			
One Bedroom Units:	Units	Criteria	Req
Two Bedroom Units:	14	1	14
Total:	42	1.5	63
			77
Proposed Parking:			
Garage:	38		
Surface:	39		
Total:	77		
Parking Stalls:			
Width:	Min	Prop	
Length:	9'	9'	
Depth to Curb:	18'	18'	
Drive Aisle Width:	24'	24'	
Accessible vehicle parking spaces shall be provided in accordance with the applicable building codes and the Americans with Disabilities Act (ADA) guidelines for quantity, design, and location			
Bike Parking:			
1. 1 space per unit at 56 units requires 56 bike parking spaces. These will be located at the west end of the buildings.			
2. A structure shall be securely anchored to the ground and usable for both U-locks and cable locks, support a bike at two points of contact to prevent damage to wheels or frames.			
3. See Construction Plans for details.			
Sidewalks:			
1. All internal sidewalks and other pedestrian areas shall meet all applicable ADA standards and guidelines.			
2. Sidewalks Width:			
Generally:	Req	Prop	
Vehicle overhang:	5'	5'	
	7'	7'	
Exterior Lighting Notes:			
1. All exterior fixtures shall be fully shielded and installed so that the direct illumination shall be confined to the property boundaries of the source, except for ornamental lights below 2,400 lumens.			
2. The location, height, and fixture shield shall prevent light spread or glare onto any adjacent property or any public right-of-way, other than building mounted lighting on street-front buildings.			
3. Lighting shall be designed to meet the functional and security needs of the site, without adversely affecting adjacent properties. Performance and operational characteristics such as dimming interfaces or timers that reduce lights to minimal security levels for off hours should be used.			
4. All facade lighting and other externally illuminating lights shall use shielded, directional fixtures, designed & located to minimize uplighting and glare. Decorative lighting, such as lanterns & wall sconces, which may be allowed as long as the fixtures, do not exceed 2,400 lumens & do not emit light directly upward.			
5. The style of light standards & fixtures shall be consistent with the style & character of architecture on the site & building.			
6. Maximum Light Fixture Mounting Height:			
Driveways:	24'		
Parking Areas:	24'		
Walkways:	16'		
Other:	7'		
7. Facades: Below the eave or cornice line, provided the light is directed downward or otherwise designed & located to limit up lighting beyond the facade.			
8. Building Mounted Security Lights: May be mounted at height required to provide adequate security provided all efforts be made to mitigate off-site impacts including dimmers, timers, sensors, shields or other technology.			
9. General: All light poles shall be setback from the property at least 3', or at least 1/3 of the height, whichever is greater.			





LANDSCAPE PLAN

SCALE: 1" = 30'

Landscape Plan (see Section 8.02, Table 8-1 of the Fort Lupton Development Code)						
Site Element	Amount of Space	Large Trees	Evergreen and/or Ornamental Trees	Shrubs and/or Ornamental Grasses	Other: perennials, grasses groundcover, mulch	
		#	Species	#	Species	#
Streetscape	S Rollie Ave 335 LF	(7) existing				
	Total Required	10				
Frontage / Foundation	S Rollie Ave, 335 LF	8	Shade	10	Ornamental	25
	S Rollie Ave, 123 LF	4	Evergreen			
	Total Required	10		10		25
Parking Area	39 spaces					
	380 LF Frontage	8				76
	Total Required	8				76
Buffers	North - Type II 280 LF	8		11	Evergreen	56
	South - Type II 280 LF	8				56
	Total Required	16		11		112
Civic & Open Space	[list per each type of space - see 3.02, area of space]					
	Total Required					
Other Areas	[list any other site landscape]					
	TOTAL PROVIDED	44	21		213	

[Note: Any existing landscape that will remain and count to the ordinance requirements for plantings shall be noted on the landscape plan, and protection plan shall be submitted as part of the landscape plan. Any proposed plantings that may count to more than one requirement in this table shall be specifically noted.]

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
1	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RING AROUND ENTIRE GROUP (TYP).	
2	MINIMUM 3' ROOTBALL OFFSET FROM BUILDING, TYP.	
3	PLACE ALL PLANTS TO PROVIDE MIN. 2' CLEARANCE FROM BACK OF CURB AT MATURE SPREAD.	

32 EXTERIOR IMPROVEMENTS

32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	15,925 lf
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

Low Grow Native Seed Mix

PBSI Native Low Grow Mix:
Sandberg Bluegrass
Rocky Mountain Fescue
Canby Bluegrass
Rate: 5 lbs/1000 sf (PLS)

Native Prairie Seed Mix

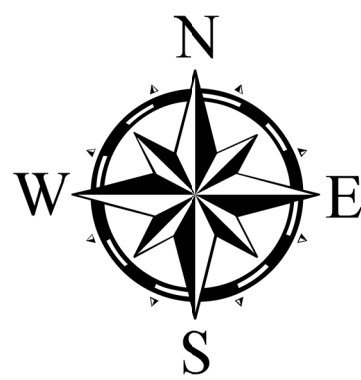
PBSI Native Prairie Mix:
Blue Grama
Buffalograss
Green Needlegrass
Sidecoats Grama
Western Wheatgrass
Sand Dropped
Rate: Minimum 10 lbs/acre (PLS)

Native Prairie Wildflower Mix

Blue Aster, Illinois Bundleflower, Indian Blanket, Leadplant, Maximilian Sunflower, Narrowleaf Penstemon, Oxyeye Sunflower, Partridge Peas, Prairie Cinquefoil, Showy Evening Primrose, Canada Milkweed, Annual Sunflower, Black-eyed Susan, Blanketflower, Plains Coreopsis, Purple Prairie Clover, Upright Prairie Coneflower, Western Yarrow, Scarlet Globemallow
Rate: 1/4-1/3 lb/1,000 s.f.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
EVERGREEN TREES				
	PPC	4	Picea pungens 'Fastigiata' / Columnar Colorado Spruce	6' B&B
	PE	3	Pinus edulis / Pinon Pine	6' B&B
	PFV	8	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine	6' B&B
EXISTING TREES				
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED	EX
	EX-RET	7	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX
ORNAMENTAL TREES				
	AH	7	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	2" B&B MULTISTEM
	AGA	5	Amelanchier grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry	1.5" B&B
SHADE TREES				
	AG	6	Acer grandidentatum / Bigtooth Maple	2" B&B
	CS	5	Catalpa speciosa / Northern Catalpa	2" B&B
	CO	7	Celtis occidentalis / Common Hackberry	2" B&B
	PCA	4	Pyrus calleryana 'Autumn Blaze' / Autumn Blaze Pear	2" B&B
	QM	9	Quercus muehlenbergii / Chinkapin Oak	2" B&B
	UW	5	Ulmus wilsoniana 'Prospector' / Prospector Elm	2" B&B
SHRUBS				
	APM	90	Arctostaphylos x coloradoensis 'Panchito' / Panchito Manzanita	5 gal
	CMF	11	Chamaebatiaria millefolium 'Fernbush' / Fernbush	5 gal
	CAF	34	Cornus sericea 'Arctic Fire' / Arctic Fire Dogwood	5 gal
	ES	30	Ericameria nauseosa speciosa / Dwarf Blue Rabbitbrush	5 gal
	Ei	12	Euonymus fortunei 'Ivory Jade' / Ivory Jade Wintercreeper	5 gal
	FA	32	Fallugia paradoxa / Apache Plume	5 gal
	JSMG	20	Juniperus scopulorum 'MOONGLOW' / Upright Juniper	10 gal
	MAC	24	Mahonia aquifolium 'COMPACTA' / COMPACT Oregon Grape	5 gal
	MR	43	Mahonia repens / Creeping Mahonia	5 gal
	POD	53	Physocarpus opulifolius 'Diablo' / Diablo Ninebark	5 gal
	POL	69	Physocarpus opulifolius 'Little Devil' / Dwarf Purple Ninebark	5 gal
	PMW	22	Pinus mugo 'White Bud' / Mugo Pine	5 gal
	PF	82	Potentilla fruticosa 'Kathryn Dykes' / Goldfinger Potentilla	5 gal
	PBP	54	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal
	RG	21	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal
	RRU	9	Rosa rubrifolia / Redleaf Rose	5 gal
	SS	14	Syringa vulgaris 'Sensation' / Sensation Lilac	5 gal
GRASSES				
	AGW	15	Andropogon gerardii 'Windwalker' / Windwalker Big Blue Stem	1 gal
	BB	114	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	1 gal
	CV	12	Calamagrostis acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal
	CAB	42	Calamagrostis canadensis brachytricha / Korean Feather Reed Grass	1 gal
	PVS	23	Panicum virgatum 'Shenandoah' / Burgundy Switch Grass	1 gal
	SSB	50	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem	5 gal
	SW	14	Sporobolus wrightii / Big Sacaton	1 gal
PERENNIALS				
	AQ	30	Aquilegia chrysantha / Golden Columbine	1 gal
	PSS	14	Penstemon strictus / Rocky Mountain Penstemon	1 gal
	PE2	13	Phlox subulata 'Emerald Pink' / Emerald Pink Creeping Phlox	1 gal
GROUND COVERS				
	EXT-RE	3,225 sf	EX TURF TO REMAIN	EX
MULCHES				
	RM	18,866 sf	ROCK MULCH / RIVER ROCK 1"-2"	mulch
	WM	1,920 sf	SHREDDED WOOD MULCH / WOOD MULCH	mulch
SOD/SEED				
	LTF	8,820 sf	LAWN AREA / TURF TYPE TALL FESCUE	seed
	LGS	21,557 sf	LOW GROW NATIVE SEED MIX / LOW GROW MIX	seed
	NLM	26,332 sf	NATIVE SEED/WILDFLOWER MIX / WILDFLOWER AND NATIVE SEED MIX	seed



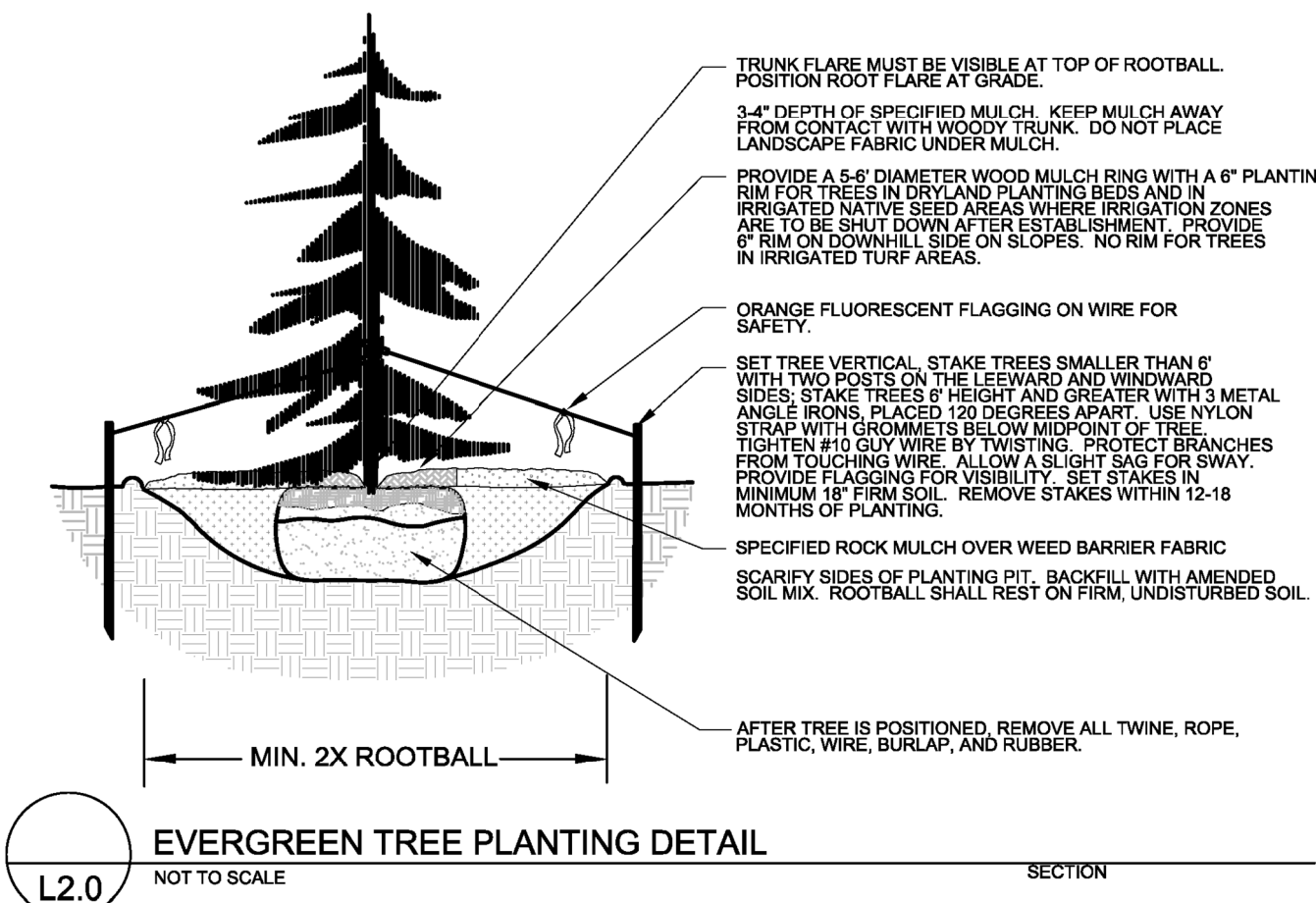
GENERAL NOTES

- (Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
 - EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
 - GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
 - A. 1" BELOW CURB FOR ALL SEEDED AREAS.
 - B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
 - C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
 - CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
 - AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
 - FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
 - CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
 - MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

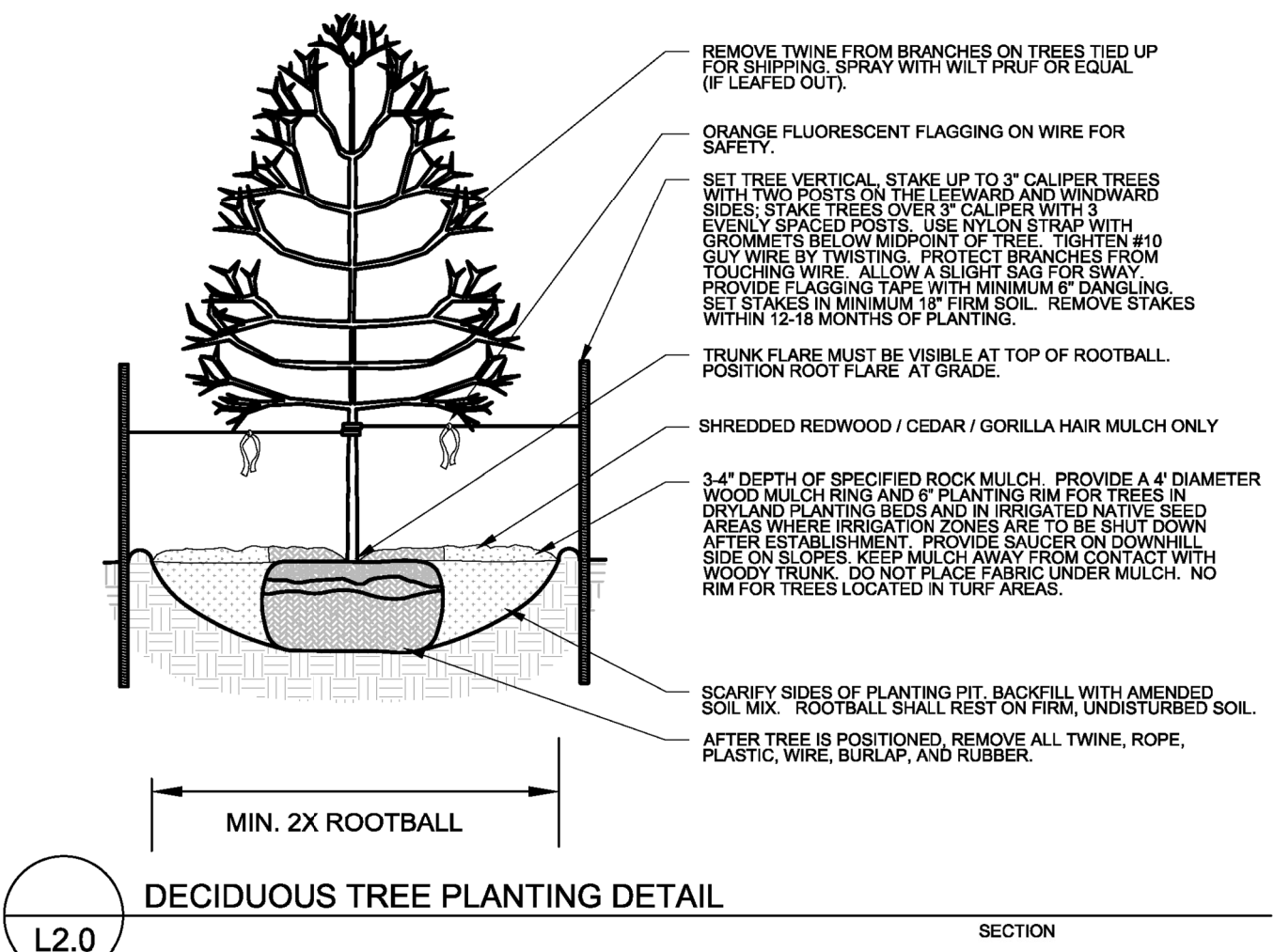
ALL AREAS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH, UNLESS NOTED OTHERWISE OVER PERMEABLE WEED BARRIER FABRIC

TREES IN COBBLE/ROCK MULCH, SOD AND SEEDED AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH RING, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH SOD AND SEEDED AREAS TO RECEIVE A WOOD MULCH RING AT 2X DIAMETER OF ROOT BALL, 3" DEPTH. NO FABRIC UNDERLAYMENT IN WOOD MULCH RINGS.

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
 - FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



- NOTES:
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 - AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 - STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
 - WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.



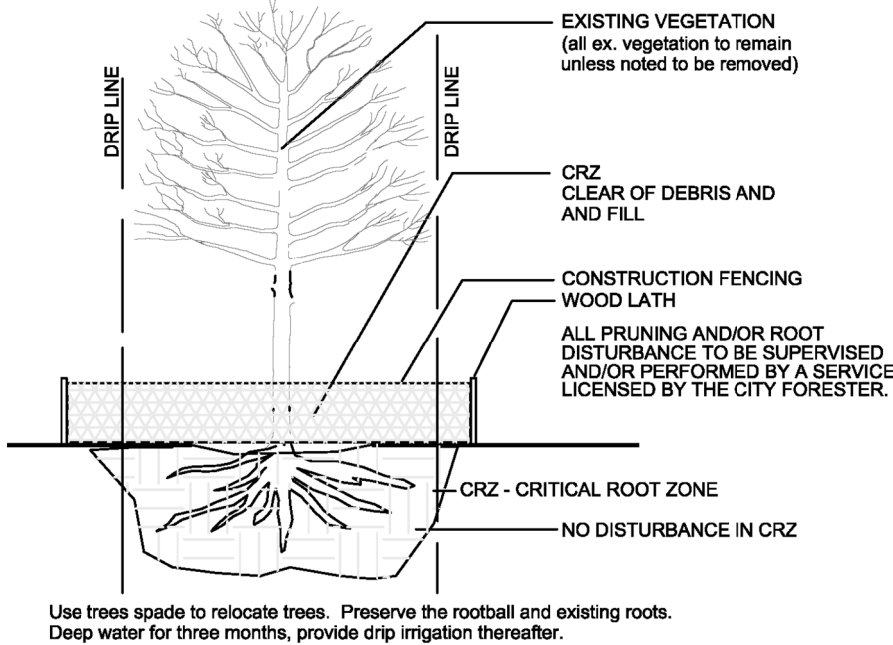
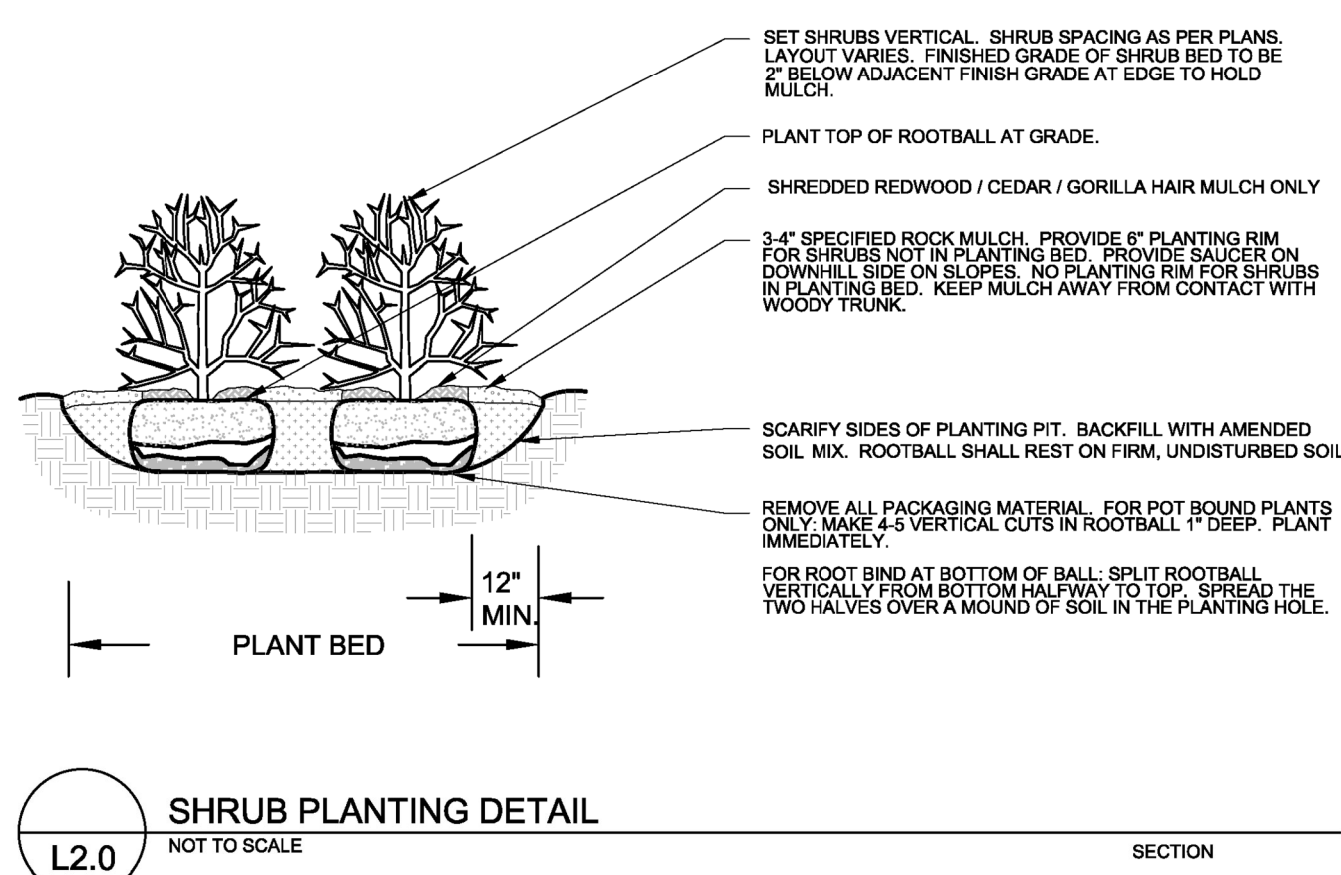
PROTECTIVE FENCING:

FOUR FEET HEIGHT PROTECTIVE FENCING IS TO BE INSTALLED AROUND THE EXISTING TREES TO REMAIN PRIOR TO CONSTRUCTION ON THIS SITE. CONTRACTOR IS TO TAKE PRECAUTIONS TO ENSURE THAT EXISTING ROOTS AND LIMBS ARE NOT DAMAGED DURING EXCAVATION ADJACENT TO TREES. FENCING IS TO BE INSTALLED BELOW THE EDGE OF THE CANOPY OF THE EXISTING TREES TO REMAIN. FENCING IS TO REMAIN IN PLACE FOR THE DURATION OF CONSTRUCTION.

IF ROOT PRUNING IS NECESSARY FOR GRADING, EXCAVATING, OR INSTALLATION OF IRRIGATION SYSTEM, ALL ROOT PRUNING IS TO TAKE PLACE OUTSIDE OF THE PROTECTIVE FENCING AROUND EACH TREE. CONTRACTOR IS TO TRENCH 12" AWAY FROM PROTECTIVE FENCING. ANY ROOTS LARGER THAN 2" ARE TO BE SAW CUT. CONTRACTOR IS TO HAND DIG ANY TRENCHES AND SAW CUT ANY INTERFERING ROOTS INSIDE THE PROTECTIVE FENCE AREAS.

WATERING, MULCHING, AND FERTILIZATION:

PRIOR TO CONSTRUCTION CONTRACTOR IS TO PLACE A 4" DEPTH OF WOOD CHIPS OR MULCH INSIDE THE PROTECTIVE FENCING OF EXISTING TREES TO REMAIN. CONTRACTOR IS TO PROVIDE REGULAR DEEP WATERING TO ALL EXISTING TREES TO REMAIN THROUGHOUT CONSTRUCTION. DURING CONSTRUCTION A SLOW-RELEASE NITROGEN FERTILIZER IS TO BE APPLIED AROUND THE BASE OF EACH TREE AT A RATE OF 2 LBS. PER 1000 S.F. (USE DRIP LINE OF TREE TO CALCULATE SQUARE FOOTAGE).



IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

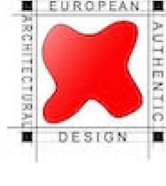
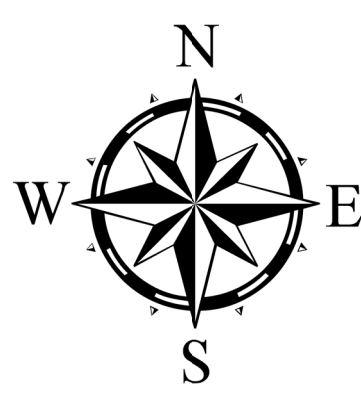
IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.**
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

NATIVE SEED / WILDFLOWER ESTABLISHMENT: SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4-6" OF SOIL. IRRIGATE SOIL FOR 2-3 WEEKS. KILL EXISTING VEGETATION THAT EMERGES BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK. IRRIGATE FOR AN ADDITIONAL 2 WEEKS AND HAND PULL OR RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SLOPE PROTECTION, ETC. DRILL SEED AND ENSURE SEEDLINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER. PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

SEED MAINTENANCE: MOW LOW GROW NATIVE LAWN MIX ABOUT 1/2 THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/PRAIRIE WILDFLOWER/GRASS MIX FREQUENTLY DURING FIRST YEAR TO A HEIGHT OF 6-8". HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.





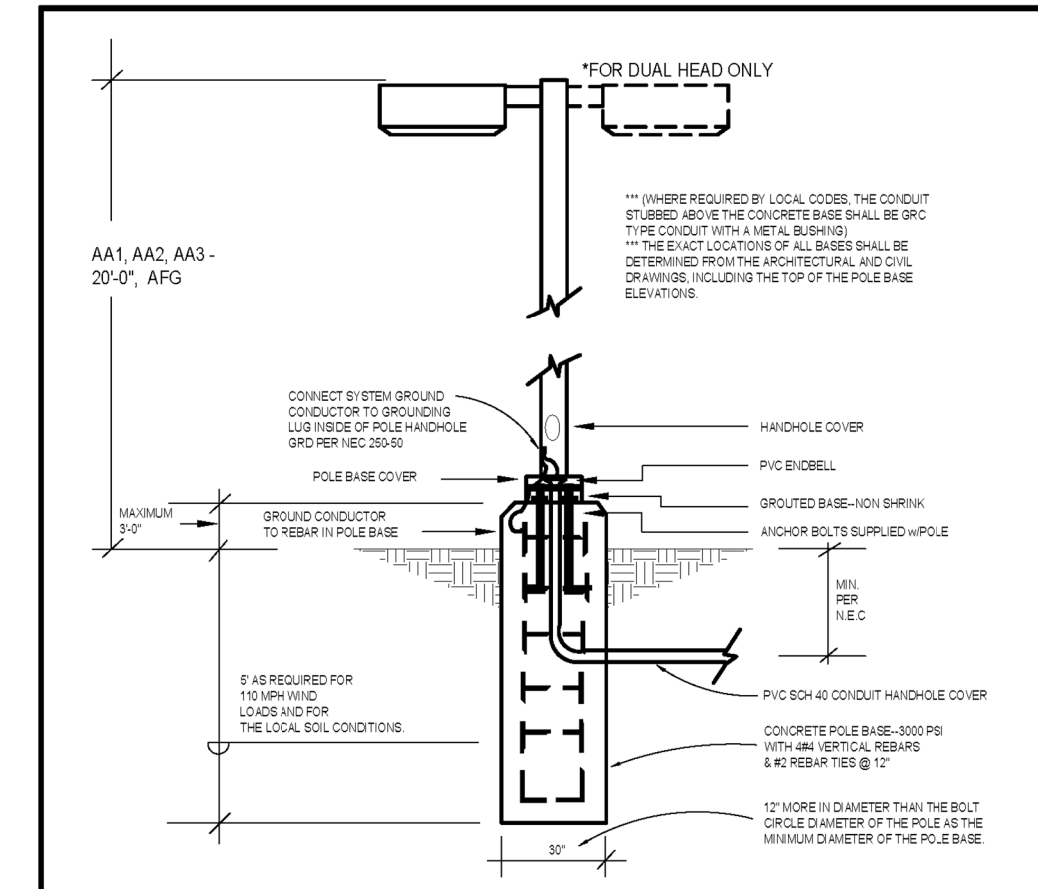
NOTE

1. ALL FIXTURES TO BE FULL CUT-OFF FIXTURES.

GENERAL LIGHTING PLAN STANDARD NOTES:

1. ALL BUILDING MOUNTED FIXTURES FOR SAFETY AND EGRESS. ALL POLE MOUNTED FIXTURES ARE FOR PARKING AREA AND DRIVING ACCESS PATHWAY.
2. ALL FIXTURES TO BE CONTROLLED VIA PHOTOCELL AND TIMELOCK.
3. PROVIDE HOUSE SIDE SHIELD TO POLE MOUNTED FIXTURES ALONG ADJACENT PROPERTIES.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	ILLUMINANCE	Fc	1.33	19.3	0.0	N.A.	N.A.
EAST PROPERTY LINE	ILLUMINANCE	Fc	0.00	0.1	0.0	N.A.	N.A.
PROPERTY LINE	ILLUMINANCE	Fc	0.00	0.1	0.0	N.A.	N.A.
PARKING LOT	ILLUMINANCE	Fc	2.42	9.1	0.0	N.A.	N.A.



2 TYPICAL POLE BASE DETAIL

PRELIMINARY
NOT FOR CONSTRUCTION

**A NEW APARTMENT 56 UNITS
THE LANDINGS AT L**
LOT-1 BLOCK 7 OF LUPTON VILLAGE
FORT LUPTON, COLORADO



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A NEW APARTMENT 56 UNITS
THE LANDINGS AT LUPTON VILLAGE
LOT-1 BLOCK 7 OF LUPTON VILLAGE
FORT LUPTON, COLORADO

SEAL

REVISIONS

CHECKED BY:	DATE: 04-29-2025
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CO 2024-LUPTON
TITLE:

SHEET NO.:

OF

													
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ABBREVIATIONS

AN	ANCHOR	EQ	EQUIPMENT	O.C.	ON CENTER, OVER
CH	CENTERLINE	EXT	EXTERIOR	OP	OPPOSITE
DI	DIAMETER	EXT	EXTERIOR	PL	PLAT
RD	ROUND	EXT	EXTERIOR	PLYWD	PLYWOOD
PO	POUND OR	EXT	EXTERIOR	PO	POWER POLE
AB	ABOVE	EXT	EXTERIOR	PLAM	PLASTO
AC	ACROSS	EXT	EXTERIOR	R	RADIUS OR RISE
AF	ABOVE FINISH	EXT	EXTERIOR	RD	ROOF
AG	AGGREGATE	EXT	EXTERIOR	REC	REDUCED
AL	ALUMINUM	EXT	EXTERIOR	REF	REFERENCE
AN	ANCHOR	EXT	EXTERIOR	REIN	REINFORCED
AP	APPROXIMATE	EXT	EXTERIOR	REQD	REQUIRED
ARCH	ARCHITECTURAL	EXT	EXTERIOR	RM	ROOM
ASPH	ASPHALT	EXT	EXTERIOR	S	SOUTH
BD	BOARD	EXT	EXTERIOR	SC	SOLID CORE
BLK	BLOCK	EXT	EXTERIOR	SCHED	SCHEDULE
BLKG	BLOCKING	EXT	EXTERIOR	SH	SHEET
BM	BENCHMARK	EXT	EXTERIOR	SHGT	SHEATHING
BOT	BOTTOM	EXT	EXTERIOR	SHL	SHEILA
BUR	BUILT UP	EXT	EXTERIOR	SPEC	SPECIFICATIONS
CAB	CABINET	EXT	EXTERIOR	SQ	SQUARE
CB	CATCH	EXT	EXTERIOR	STD	STANDARD
CEM	CEMENT	EXT	EXTERIOR	STL	STEEL
CH	CHANCE	EXT	EXTERIOR	STOR	STORAGE
CJ	CHANCE	EXT	EXTERIOR	STRUC	STRUCTURE
CLG	CONTROL	EXT	EXTERIOR	SUSP	SUSPENDED
CLR	CLEAR	EXT	EXTERIOR	S&V	STAIN AND VARNISH
CO	COLUM	EXT	EXTERIOR	SW	SWITCH
COL	COLUM	EXT	EXTERIOR	SW	SWITCH
CONC	CONCRETE	EXT	EXTERIOR	T	TIE
CONSTR	CONSTRUCTION	EXT	EXTERIOR	TC	TOP OF CURB
CONT	CONTINUOUS	EXT	EXTERIOR	TEL	TELEPHONE
CTR	CENTER	EXT	EXTERIOR	T & G	TONGUE AND GROOVE
CTSK	COUNTER SINK	EXT	EXTERIOR	TH	THICK
DEPT	DEPTH	EXT	EXTERIOR	THK	THICK
DET	DETAIL	EXT	EXTERIOR	T.O.P.	TOP OF
DIA	DIAMETER	EXT	EXTERIOR	T.O.P.	TOP OF
DM	DIMENSION	EXT	EXTERIOR	TYP	TYPICAL
DN	DOWN	EXT	EXTERIOR	U.B.C.	UNIFORM
DR	DOOR	EXT	EXTERIOR	UNF	UNFINISHED
D.S.	DOWN SLOPE	EXT	EXTERIOR	U.O.N.	UNLESS OTHERWISE NOTED
DWG.	DRAWING	EXT	EXTERIOR	VERT	VERTICAL
E	EAST	EXT	EXTERIOR	W	WEST
EA	EAST	EXT	EXTERIOR	W	WEST
E.I.F.S.	EXTERIOR FINISH SYSTEM	EXT	EXTERIOR	W	WEST
E.J.	EXPANSION JOINT	EXT	EXTERIOR	W	WEST
ELEC	ELEVATOR	EXT	EXTERIOR	W	WEST
ELEV	ELEVATOR	EXT	EXTERIOR	W	WEST
ENCL	ENCLOSURE	EXT	EXTERIOR	W	WEST
E.P.	ELECTRICAL	EXT	EXTERIOR	W	WEST

FIRE DEPARTMENT STANDPIPE FOR USE DURING CONSTRUCTION IS REQUIRED TO BE INSTALLED AND OPERATIONAL UPON DECKING THE 3RD FLOOR AND PRIOR TO FRAMING THE 4TH STORY.

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL BE SUBMITTED AS DEFERRED SUBMITTALS BY THE APPROPRIATE INSTALLING SUBCONTRACTOR OR VENDOR, FOR EACH DEFERRED SUBMITTAL ITEM, THE SUBCONTRACTOR OR VENDOR SHALL FIRST SUBMIT SHARED AND SEALED ENGINEERED DRAWINGS AND CALCULATIONS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL OR FIRE MARSHALL. ARCHITECT'S REVIEW WILL BE FOR GENERAL CONFORMANCE WITH THE BUILDING DESIGN ONLY. SUBCONTRACTOR OR VENDOR SHALL BE RESPONSIBLE FOR COORDINATING THE TIMING OF SUBMITTALS SO AS NOT TO INTERFERE WITH THE OVERALL CONSTRUCTION SCHEDULE, ALLOWING TIME FOR APPROPRIATE REVIEWS FOR ARCHITECT AND BUILDING OFFICIAL OR FIRE MARSHALL. NO DELAYS OR TIME EXTENSIONS WILL BE ALLOWED FOR FAILURE TO ALLOW APPROPRIATE TIME FOR REVIEW.

1. FIRE SPRINKLER SYSTEMS INCLUDING SEISMIC RESTRAINTS
2. FIRE ALARM
3. FIRE-STOP SYSTEMS (MECH, ELEC, PLUMB)
4. SEISMIC RESTRAINT SYSTEMS FOR MECHANICAL, ELECTRICAL OR K. EXTERIOR SIGNAGE
5. WOOD TRUSSES
7. LISTS
8. ELEVATOR SHOP DRAWINGS
9. SPRAY FIRE STOP DATA
10. SWIMMING POOLS - SEPARATE PERMIT
11. LAUNDRY CHUTE AND CHUTE
12. CUT SHEET FOR WATER HEATERS SUMP PUMP AND INSTALLATION INSTRUCTION
13. EXTERIOR VENEER TILE SYSTEMS

IMPORTANT NOTE:
SEE BELOW SCHEDULE FOR SPECIAL INSPECTIONS AND TESTING THAT MUST BE PROVIDED. GENERAL CONTRACTOR SHALL HIRE THE TESTING/INSPECTION AGENCIES AND SHALL COORDINATE THEIR WORK IN A TIMELY MANNER. THE AGENCIES RETAINED TO DO THIS WORK MUST BE APPROVED BY SCOTT BALL OF THE SEVTON BUILDING DEPARTMENT. ALL REPORTS AND FINDINGS SHALL BE SUBMITTED TO THE OWNER, THE ARCHITECT, AND TO THE CITY OFFICIAL FOR HIS APPROVAL.

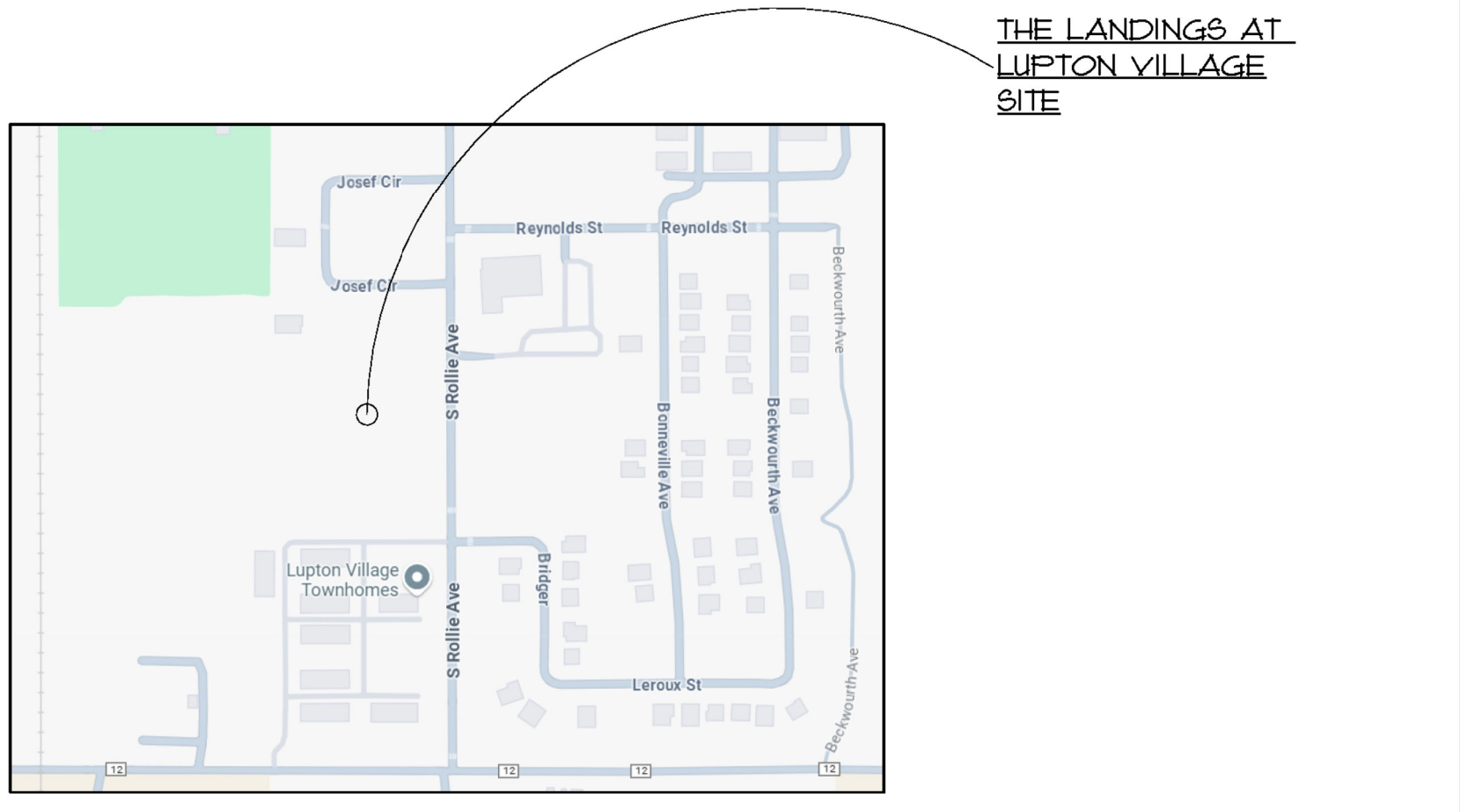
The following special inspections are required:
- Building Earthwork
- Post-Installed Anchors
- EIFS

Per Table 1705.2 Steel Construction
- Metal verification of high-strength bolts, nuts, washers (periodic)
- Inspection of high-strength bolting bearing-type connections (periodic)
- Material verification of weld filler materials (periodic)
- Metal verification of structural steel (periodic)
- Structural steel welding - CJP groove welds (continuous)
- Structural steel welding - single plate end welds - 5/16" (periodic)
- Structural steel welding - metal deck (periodic)

Per Table 1705.3 Concrete
- Inspection of reinforcing steel (periodic)
- Inspection of reinforcing steel welding (periodic)
- Inspection of anchors and bolts in concrete (periodic)
- Concrete mix verification (periodic)
- Inspection of fresh concrete (continuous)
- Inspection of maintenance of specified curing temperatures and techniques (periodic)



VICINITY MAP



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		PL.264	1ST FLOOR PLUMBING WASTE AND VENT PLAN
		PL.265	2ND FLOOR PLUMBING WASTE AND VENT PLAN
		PL	

MATERIAL LEGEND

- 1



LEDGE STONE MANUFACTURER:
TYPE: UTILITY
COLOR: VINTAGE BLACK VELOUR
STYLE: VELOUR
- 2



PAINT#2: MANUFACTURER: SHERWIN WILLIAMS
FINISH: MEDIUM SAND FINISH
COLOR: ORIGAMI WHITE (SW 7636)
- 3



PAINT#3: MANUFACTURER: SHERWIN WILLIAMS
FINISH: MEDIUM SAND FINISH
COLOR: GAUNTLET GRAY (SW 7017)
- 4



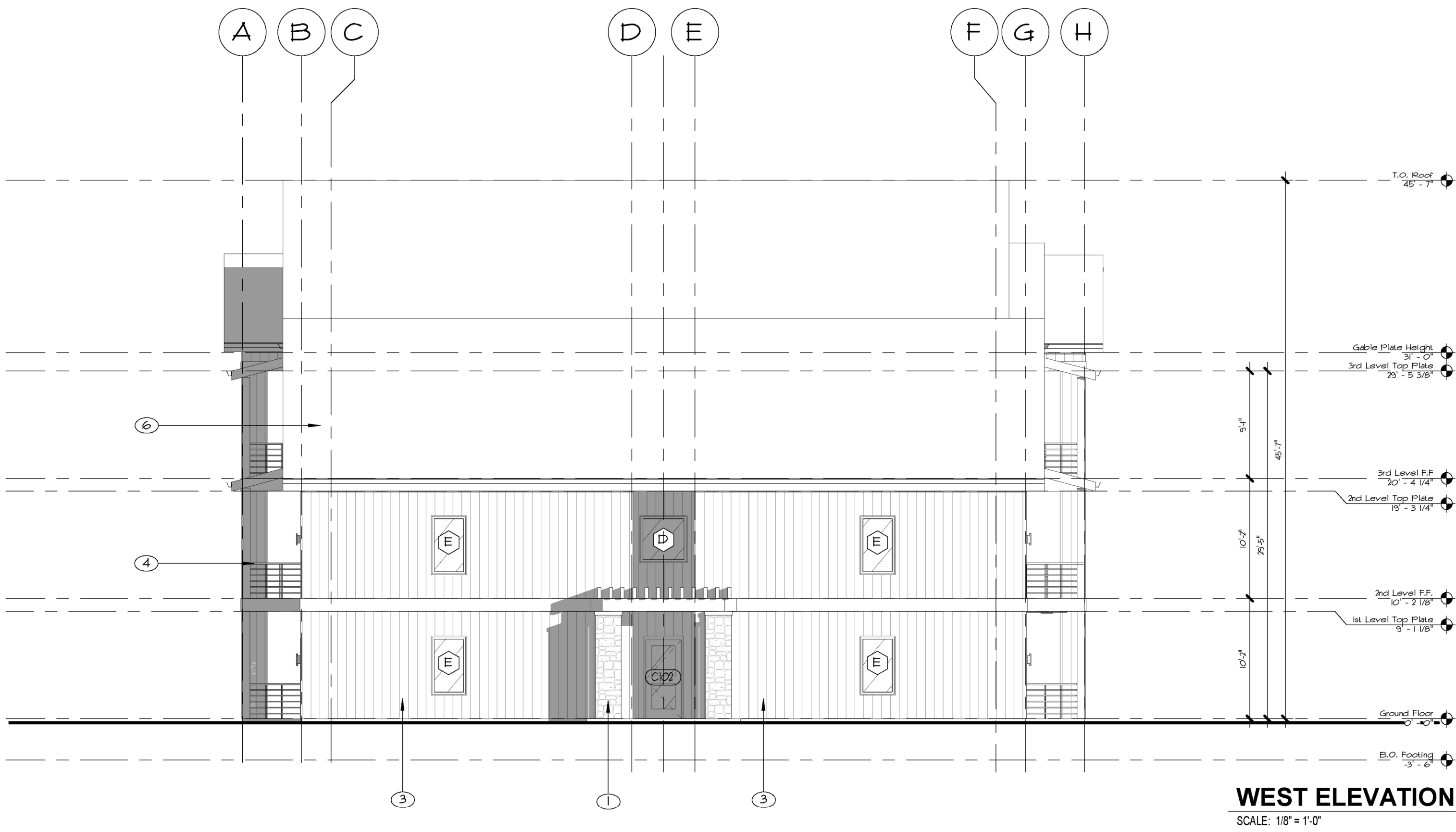
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TYPE: FRAME
COLOR: BLACK ANODIZED ALUMINUM
- 5



WOOD
WOODGRAINS: LIGHT OAK
COLOR: KEB10050F
- 6

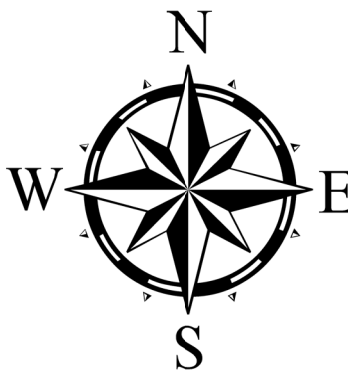


METAL PANEL ROOF
TYPE: STANDING SEAM MTL ROOF
COLOR: NIGHTFALL METALLIC



Sheet
9
of
11

Property Owner:
Omega Resources Inc.
155 Boardwalk Drive
Suite 400
Fort Collins, CO.



The Landings
Architectural

Project Team:

Owner / Developer:
Omega Resources Inc.



Lead Consultant:
McCauley Development
Group



Land Planner:
Spruance Consulting



Civil Engineer:
LandOne



Architect:
Authentic
Architecture



Landscape
Architect: NDS



MATERIAL LEGEND

- 1



LEDGE STONE MANUFACTURER:
TYPE: UTILITY
COLOR: VINTAGE BLACK VELOUR
STYLE: VELOUR
- 2



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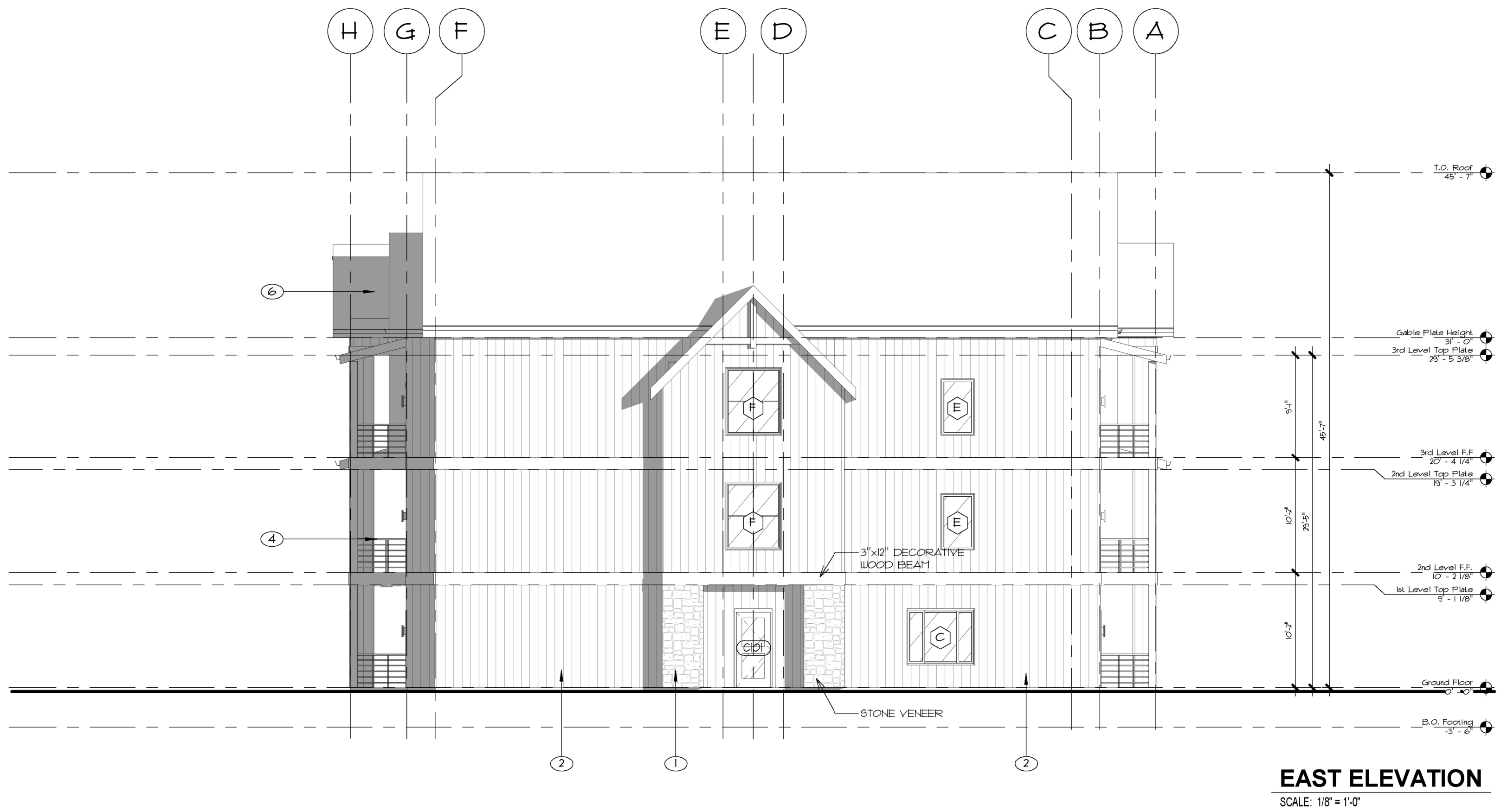
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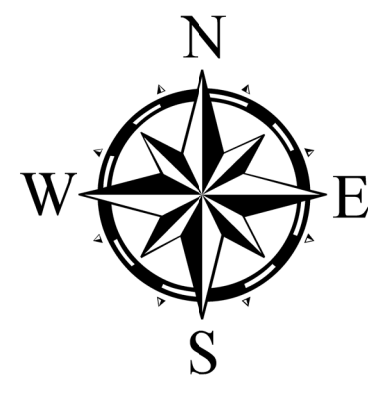


METAL PANEL ROOF
TYPE: STANDING SEAM MTL ROOF
COLOR: NIGHTFALL METALLIC



Sheet
10
of
11

Property Owner:
Omega Resources Inc.
155 Boardwalk Drive
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Fort Collins, CO.



**The Landings
Architectural**

Project Team:

Owner / Developer:
Omega Resources Inc.

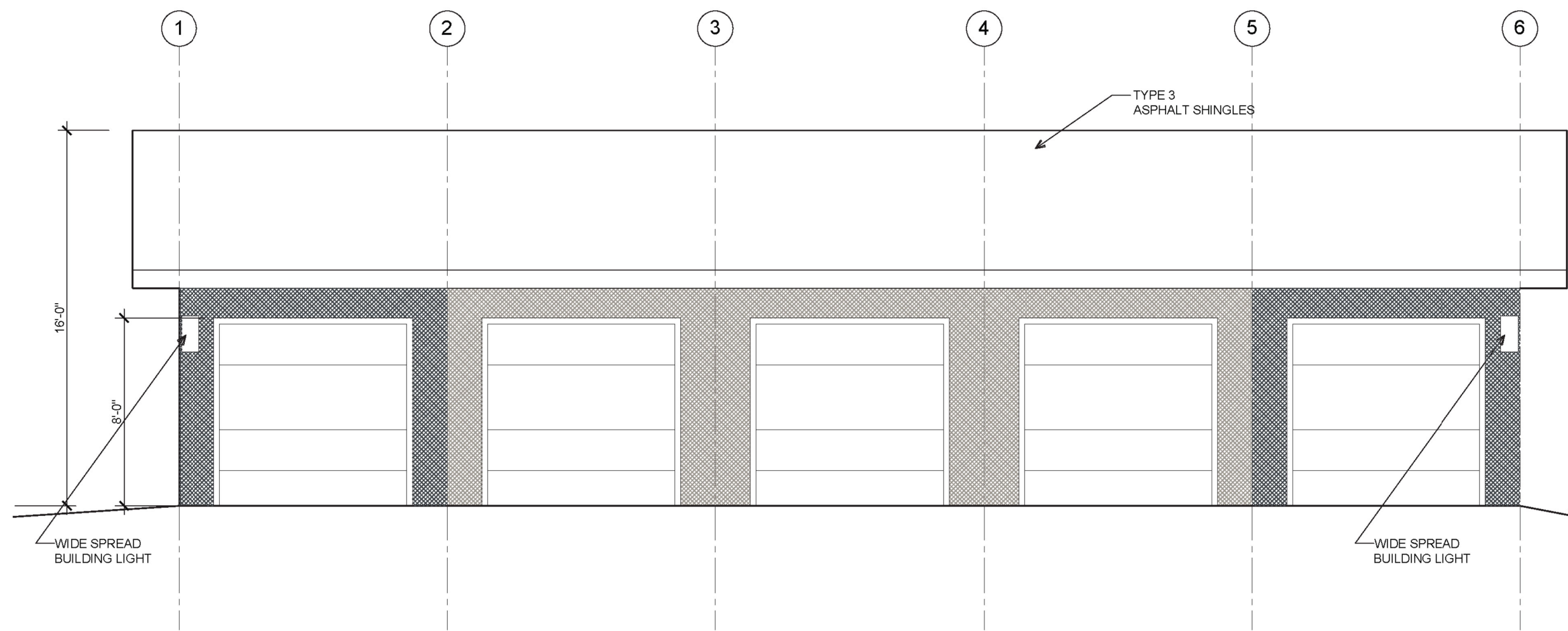

Lead Consultant:
McCauley Development
Group


Land Planner:
Spruance Consulting

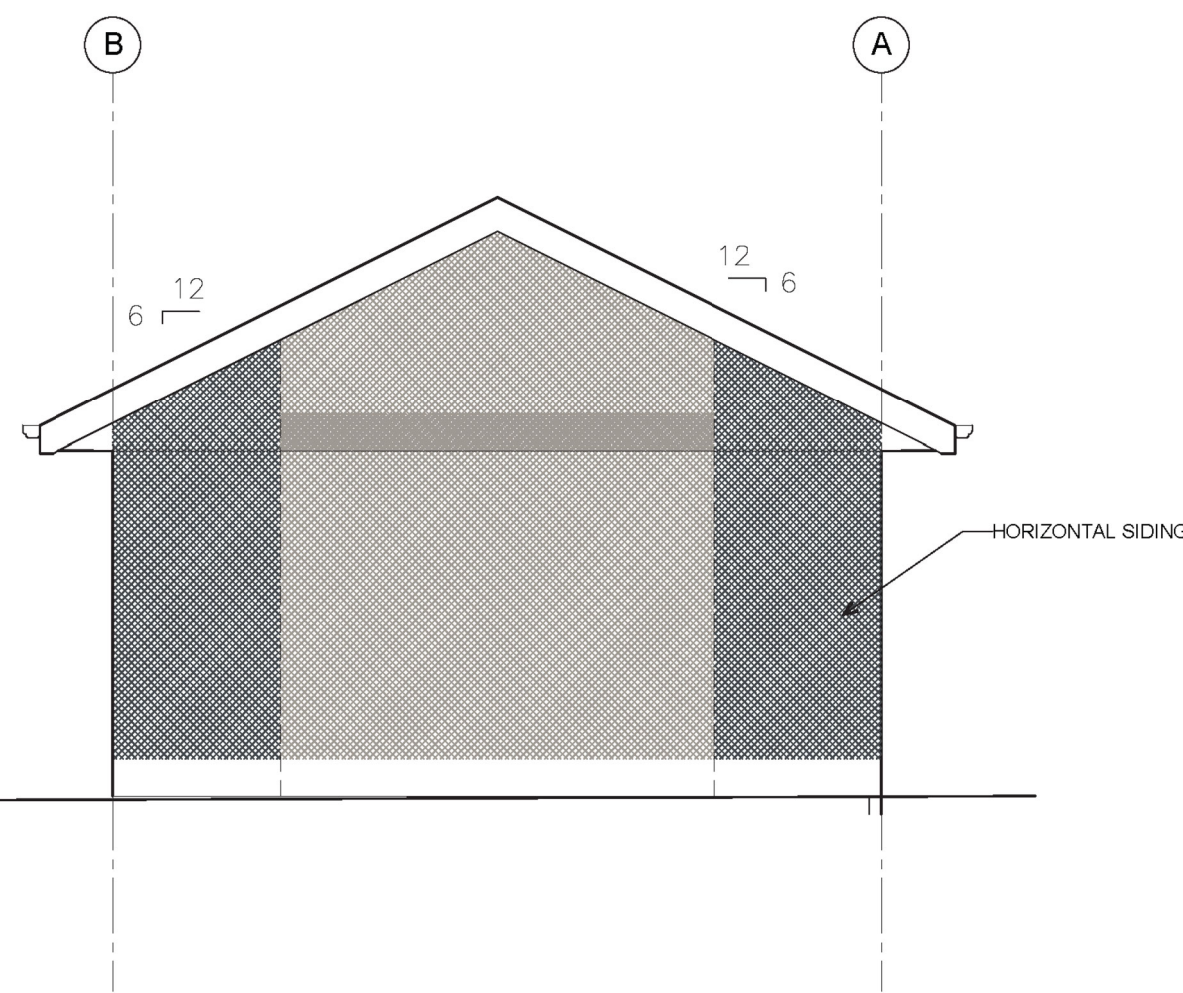

Civil Engineer:
LandOne


Architect:
Authentic
Architecture

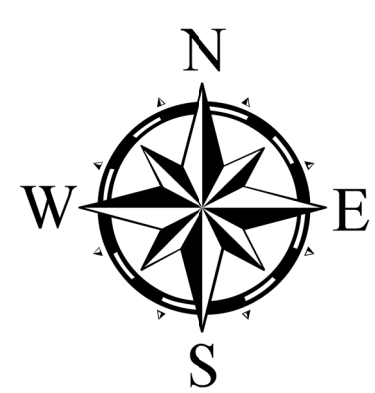
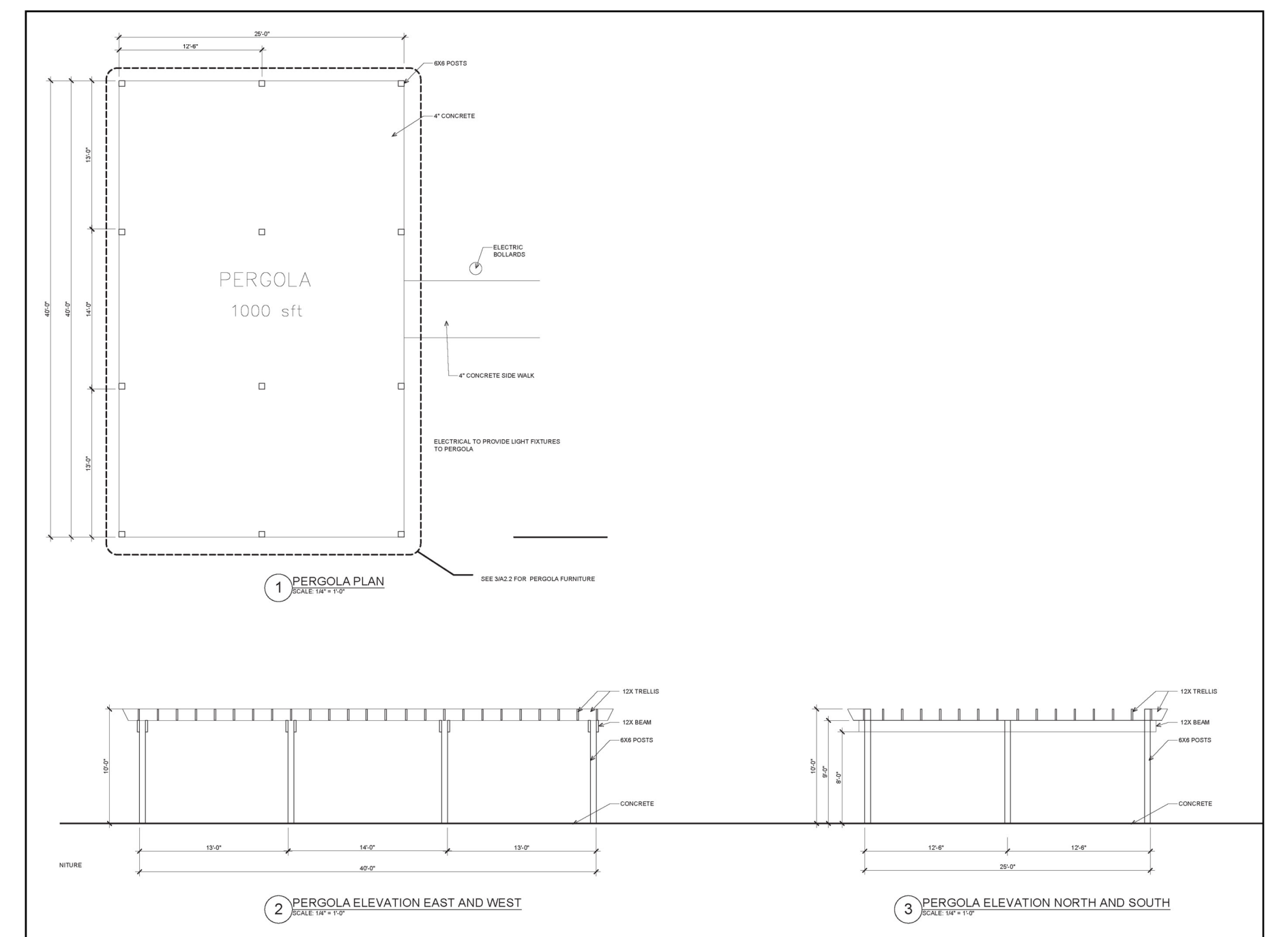
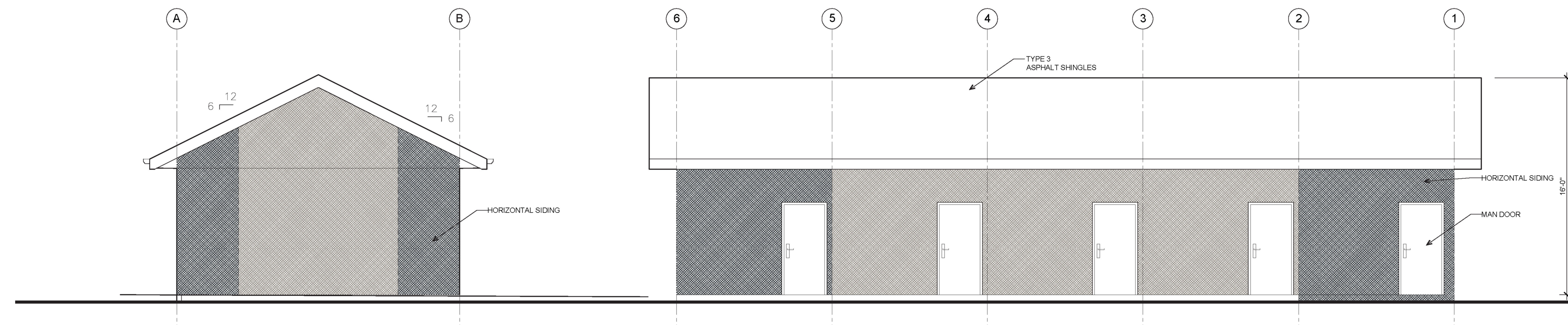
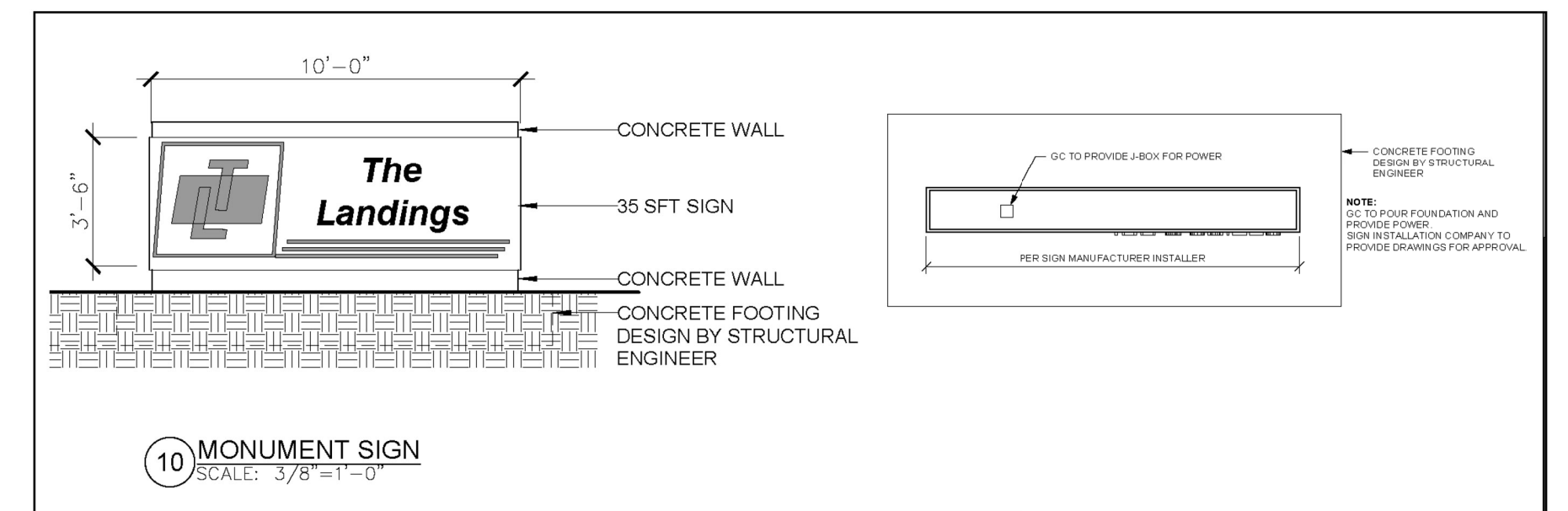
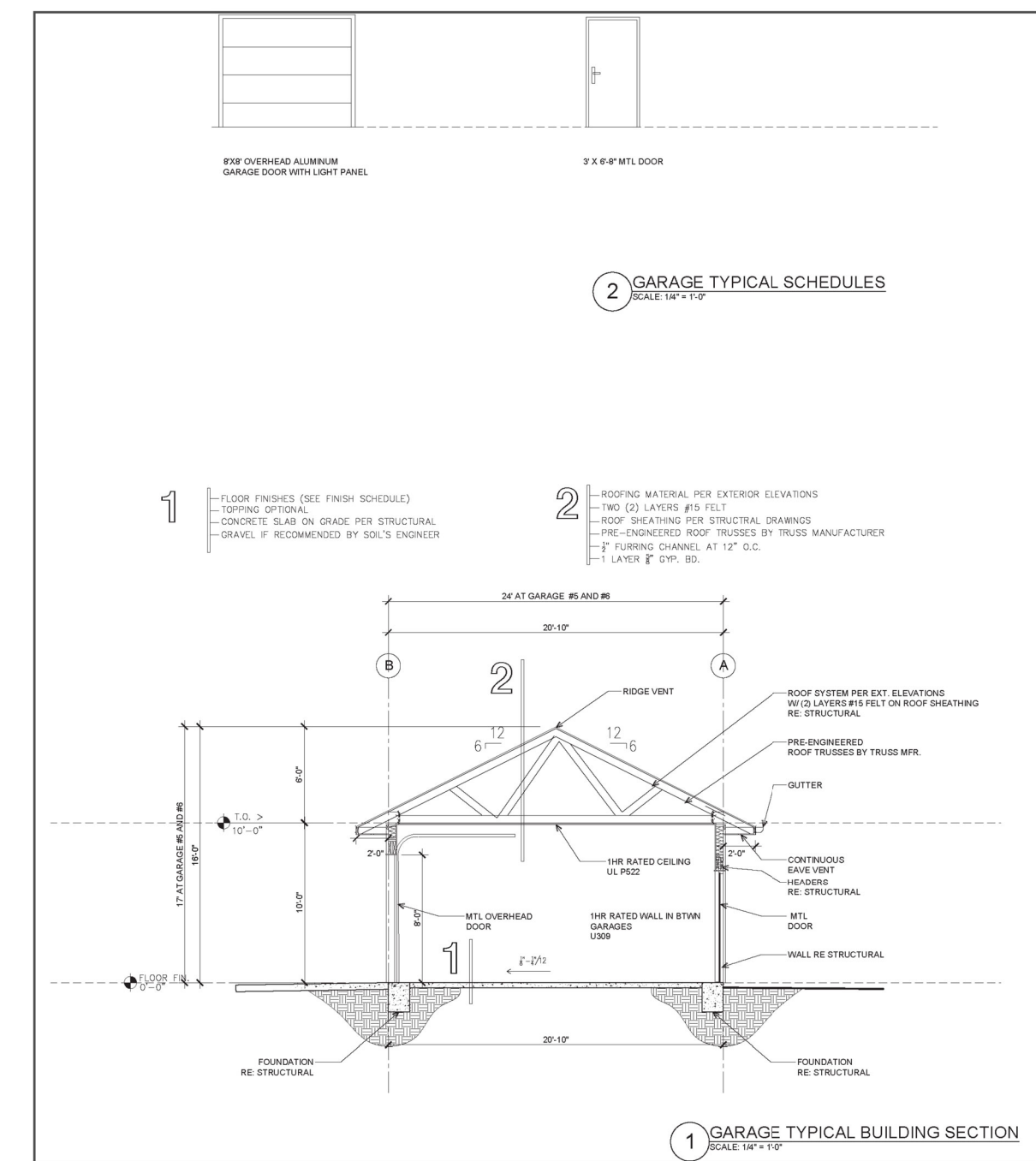

Landscape
Architect: NDS

1 FIVE UNIT GARAGE EXTERIOR FRONT ELEVATION #1, #4
SCALE: 1/4" = 1'-0"



2 FIVE UNIT GARAGE EXTERIOR SIDE ELEVATION #1, #4
SCALE: 1/4" = 1'-0"





May 19, 2025

City of Fort Lupton Planning Department
 Attn: Todd Hodges, Planning Director
 1200 Dexter Street, Unit W13
 Fort Lupton, Colorado 80621

RE: Alternative Compliance requests – The Landings Apartments

Dear Todd,

Thank you for your ongoing support of The Landings, our proposed 56-unit market-rate apartment project.

During the submittal process, we identified several aspects of the project that require deviations from the City Code. We understand that the City Code provides the Planning Director with the discretion to review these deviations through an "Alternative Compliance" process. In total, there are three Alternative Compliance requests. We believe that each of these requests meets the criteria outlined under Section 2.07.B of the code and the corresponding specific criteria for each deviation.

Alternative Compliance Request			
Section #.	Requirement	Proposed Alternative <i>[list by dimension, quantity, or other comparison to requirement]</i>	Comments / Justification
16-7-04 (Table 7-7) - Access and Parking Requirements	Any surface parking lot in residential districts shall be behind the front building line or setback at least 30' from the front lot line, whichever is less.	The current plans show a 20' setback which was previously set by the Lupton Village PUD Plat.	Section 7.06.A.1. states, "administrative Site Plan. The Director may approve alternative compliance to the access and design standards or reduce the required parking or dimension standards by up to 25%, through the Administrative Site Plan process in Section 2.05". Adhering to a 30' setback would require the relocation of several parking spaces and given that there is limited room to accommodate the relocation of parking on the southern property due to easements, staff has the ability to support the parking setback of 20' (as this is the buildable front building line) given that there are no negative impacts and that it better meets other relevant standards.

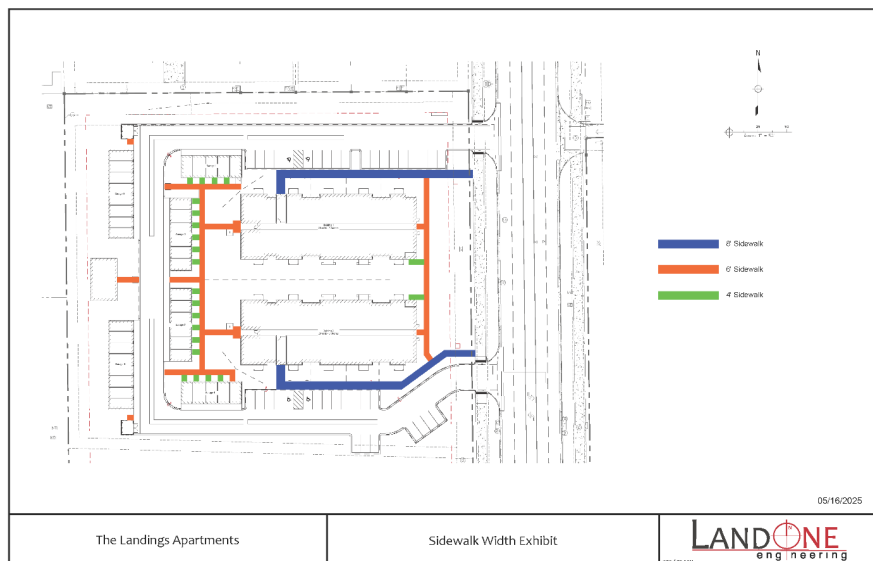
⚓ ENTITLEMENTS | LAND USE PLANNING | PROJECT FEASIBILITY ⚓

1067 S. Hover St., Unit E No. 646 Longmont, Colorado 80501
www.spruanceconsulting.com (970) 312-7050



16-7-02 (Table 7-3) - Sidewalks	A primary route between the street or parking area and the building entrance shall be 8'.	The proposed alternative shows 8' wide sidewalks from the sidewalk along Rollie Ave leading into the complexes and from the main parking areas. 6' wide sidewalks are shown leading into the complexes on the east and west ends and a 4' wide sidewalk is shown from the garages which then tie into the 6' foot walk.	Section 7.02.C.4, states, "in all cases, the alternatives shall be evaluated balancing the streetscape design objectives of the specific street type, traffic conditions of a particular street segment, and bicycle and pedestrian needs". Please see exhibit below for alternative sidewalk widths. The apartment complex does not generate enough foot traffic for 8' sidewalks. Current code mentions 5' setbacks for residential areas. In addition, the 8' requirement exceeds what any federal or engineering standard requires for residential design; there is no proportionality — the size and use of the sidewalk should match the pedestrian demand; and, imposes financial and spatial inefficiencies that are unsupported by AASHTO, ADA, or FHWA standards.
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Sidewalk Width Exhibit



⚓ ENTITLEMENTS | LAND USE PLANNING | PROJECT FEASIBILITY ⚓

1067 S. Hover St., Unit E No. 646 Longmont, Colorado 80501
www.spruanceconsulting.com (970) 312-7050



Alternative Compliance Request			
Section #.	Requirement	Proposed Alternative <i>[list by dimension, quantity, or other comparison to requirement]</i>	Comments / Justification
16-5-03 (Table 5-5) – Building Design Standards	Transparency. Minimum window and door openings per elevation. Front requires 20% transparency.	The current plans shows 10% transparency on the east elevation, which is considered the front of the complex.	Section 5.03.8.C. states, “deviations from material standards and any simulated products demonstrate a proven performance in terms of maintenance and quality appearance.” After careful consideration, the architect stated that adding windows to the stair-shaft will look imbalanced and in order to achieve the 20% transparency would require an all-glass stairway enclosure.

In addition to the proposed Alternative Compliance requests, we also understand that the City has concerns about how the garages will be used. Specifically, the City has concerns that the garages could be used for 3rd party storage. We would like to propose language that can be added to the Site Plan Maps that state, “All garages will be used to park vehicles and will not be used for storage”.

Thank you for your consideration and we look forward to the upcoming Planning Commission Hearing scheduled on May 22nd. Should you have any questions please do not hesitate to contact me.

Sincerely,

Tom Parko

Tom Parko
Spruance Consulting, LLC
tom@spruanceconsulting.com
970-312-7050

Cc: Anna Fluckey, McCauley Constructors
Liz Newman, McCauley Development Group



Planning & Building

130 S. McKinley Avenue
Fort Lupton, CO 80621

Phone: 720.928.4003
Fax: 303.857.0351

www.fortluptonco.gov

Sign Posting Affidavit

The Landings at Lupton Village Site Plan
Project No. SPR25-001



Facing: S Rollie Ave

I, TOM PARKO hereby acknowledge that the aforementioned property was posted in accordance with City Codes. Said public hearing notice was posted on this 1 day of MAY, 2025.

T. Parko

Signature of Owner or Owner's Representative

The foregoing instrument was acknowledged before me by Thomas Parko, this 9 day of May, 2025. Witness my hand and seal.

My commission expires 01/26/2028.

[Signature]

Notary Public

(SEAL)

JACOB BRENNAN WINKELMAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244003681
MY COMMISSION EXPIRES JANUARY 26, 2028