



**TOWN OF WELLINGTON
PLANNING COMMISSION
September 13, 2021**

Work Session - 5:30 PM

Regular Meeting - 6:30 PM

Individuals that attend the meeting in person and have not been fully vaccinated are required to wear a face-covering while in attendance.

The meeting details below are for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85041750206?pwd=bHZXSXNNG8rMGFXUk5JUT09>

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1. WORK SESSION - 5:30pm
 - A. Land Use Code Updates
 - B. Landscape and Irrigation Standards
 2. CALL REGULAR MEETING TO ORDER - 6:30pm
 3. ROLL CALL
 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 5. PUBLIC FORUM
 6. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of August 2, 2021
 7. NEW BUSINESS
 - A. Minor Subdivision - Lot 1, Amended Lots 2 and 3, Replat of Tract 47, Wellington Place Subdivision (3837 6th St.)
 8. ANNOUNCEMENTS
 9. ADJOURNMENT

Wellington Unified Land Use Code Proposed Reformat Outline

New Section	Topic	Existing Section
Chapter 1	General Provisions	
1.01	Purpose and Organization	NEW
1.02	Authority	NEW
1.03	Effective Date	NEW
1.04	Applicability	NEW
1.05	Relationship to Other Ordinances	NEW
1.06	Relationship to Comprehensive Plan	NEW
1.07	Interpretation and Conflicting Provisions	NEW
1.08	Transition from Prior Regulations	NEW
1.09	Application Fees	NEW
1.10	Review and Decision Making Bodies	Reference Chapter 2 - Administration
Chapter 2	Application Procedures	
2.01	Purpose and Organization	NEW
2.02	Public Notice	NEW
2.03	Procedures Table	NEW (include decision making authorities)
2.04	General Application Procedures	Sec. 16-10-240. - Permit procedures, ARTICLE 3 - Major Subdivisions General process steps for all applications
2.05	Land Use Code Amendment	NEW
2.06	Comprehensive Plan Amendment	
2.07	Rezone	NEW
2.08	Administrative Adjustment	NEW
2.09	Lot Line Adjustment	NEW
2.10	Easement Adjustment	NEW
2.11	Minor Deviation	NEW
2.12	Site Plan	CH 17 ARTICLE 5 - Site Plan
2.13	Plot Plan	CH 17 ARTICLE 6 - Plot Plan
2.14	Conditional Use Application	
2.15	Minor Subdivisions	CH 17 ARTICLE 4- Minor Subdivision Plat
	<i>Minor Subdivision Plat</i>	
2.16	Major Subdivisions	CH 17 ARTICLE 2 - Types of Subdivisions,
	<i>Preliminary Plat</i>	
	<i>Final Plat</i>	
2.17	Planned Unit Development	Sec. 16-5-170.

2.18	Condominium/Townhouse Plat	NEW
2.19	Revised Final Plat	NEW
2.20	Annexation	CH 15 ARTICLE 1 - Annexation Procedures
2.21	Variance	Sec. 16-10-250.
2.22	Appeals	NEW (some language in variance procedures)
Chapter 3	Zoning Districts	
3.01	Purpose and Organization	CH 16 ARTICLE 1 - General Provisions
3.02	Residential Zone Districts	CH 16 ARTICLE 5 - Zoning Districts & Boundaries
	<i>R-1, Single-Family Rural Density</i>	
	<i>R-2, Single-Family Medium Density</i>	
	<i>R-3, Multi-Family</i>	Currently R-4 (combine R-3 and R-4)
	<i>R-4, Downtown Neighborhood</i>	NEW
3.03	Commercial and Mixed-Use Zone Districts	CH 16 ARTICLE 5 - Zoning Districts & Boundaries
	<i>C-1, Community Commercial District</i>	
	<i>C-2, Downtown Commercial District</i>	
	<i>C-3, Mixed Use District</i>	NEW
	<i>C-4, Highway Commercial District</i>	
3.04	Other Non-Residential Zone Districts	CH 16 ARTICLE 5 - Zoning Districts & Boundaries
	<i>A, Agricultural District</i>	
	<i>LI, Light Industrial District</i>	
	<i>TR, Transitional District</i>	Proposing to remove, combine standards into applicable zone districts
	<i>I, Industrial District</i>	
	<i>P, Public District</i>	
3.05	PUD, Planned Unit Developments	Sec. 16-5-170.
3.06	Summary of Dimensional Standards	CH 16 ARTICLE 6 - Density and Dimensional Standards
Chapter 4	Use Regulations	
4.01	Purpose and Organization	NEW
4.02	Table of Allowable Uses	NEW
4.03	Use-Specific Standards (include definitions and standards for each use including those listed below)	
	<i>Commercial Animal Establishments</i>	ARTICLE 13 - Commercial Animal Establishments
	<i>Home Occupations</i>	ARTICLE 12 - Home Occupations
	<i>Manufactured Home Park (MH) District</i>	ARTICLE 8 - Manufactured Home Park (MH) District
	<i>Medical Marijuana Establishments</i>	ARTICLE 13.5 - Medical Marijuana Establishments

	<i>Recreational Vehicle Parks</i>	ARTICLE 9 - Recreational Vehicle Parks
	<i>Adult Businesses</i>	ARTICLE 11 - Sexually Oriented Businesses
	<i>Wireless Telecommunication</i>	ARTICLE 16 - Wireless Telecommunication Services, Facilities and Equipment
4.04	Accessory Uses and Structures	Sec. 16-9-120.
4.05	Temporary Uses and Structures	NEW
Chapter 5	Development Standards	
5.01	Purpose and Organization	NEW
5.02	Exterior Lighting	Sec. 16-3-450. - Site lighting.
5.03	Fences	Sec. 16-3-430. & Sec. 16-3-440.
5.04	Landscaping and Screening	Combination of many sections (talk about stormwater detention and drainage stds)
5.05	Off-Street Parking	Combination of many sections
5.06	Parks & Open Space	Combination of many sections
5.07	Refuse/trash disposal	NEW
5.08	Signs	CH 16 ARTICLE 14 - Sign Regulations
5.09	Site and Building Design	NEW
	<i>Residential</i>	
	<i>Commercial</i>	Sec. 16-3-460. - Commercial and industrial architecture
5.10	Stormwater & Sewer	Sec. 16-3-360.
5.11	Transportation and Connectivity (includes roads & streets)	Combination of many sections; Sec. 16-3-130. & Sec. 16-3-140
Chapter 6	Subdivision Regulations	
6.01	Purpose and Organization	CH 17 ARTICLE 1 - General Provisions
6.02	Design and Improvement Standards	CH 16 ARTICLE 3 - Design Standards
6.03	Dedications	Sec. 16-3-260.
Chapter 7	Nonconforming Uses	
7.01	Nonconforming Uses, Buildings and Structures	CH 15 ARTICLE 4 - Nonconforming Uses and Nonconforming Buildings and Structures
7.02	Vested Property Rights	CH 17 ARTICLE 15 - Vested Property Rights
Chapter 8	Floodplain Regulations	
8.01	Floodplain Regulations	ARTICLE 10 - Floodplain Regulations
Chapter 9	Definitions	
9.01	Definitions & Measurements	CH 16 ARTICLE 2 - Definitions

Zone District	Description from Existing Code	Proposed Revisions to Descriptions
A: Agriculture	This is an ultra low-density district intended for the pursuit of farm activities or for a transitional status. This zone is characterized by the growing of crops and related functions.	No major change proposed
R-1: Single-Family Rural Density	This is a very low-density residential district intended for no more than two (2) single-family dwellings per acre and one (1) or more accessory buildings. This zone has been developed to provide for large-lot, single-family development in areas more characteristically rural and on the outskirts of the planning area.	Rename to " Residential Rural Density " to remove the reference to single-family in the title
R-2: Single-Family Medium Density	This is a medium-density housing district intended primarily for single-family uses on individual lots. This zone is characterized by tree-lined local streets, an interconnected pedestrian circulation system and proximity to schools and parks.	Rename to " Residential Medium Density ". Change to include single-family attached units, up to four units per building, on individual lots
R-3: Multi-Family combined with Senior Housing	R3-Senior Housing: This District is intended primarily for single-family detached dwellings on small lots with minimal yard space (patio homes) for senior housing. Housing must be developed and maintained in compliance with the Housing for Older Persons Act of 1995 (HOPA) as amended. Covenants and/or deed restrictions will be required to be recorded on the property to guarantee perpetual use as senior housing in compliance with HOPA. R4-Multi-Family: This is a high-density residential zone intended primarily for multi-family uses on individual lots. In order to facilitate appropriate higher densities near viable business centers, multi-family buildings are generally encouraged near a C-1 or C-2 Commercial District or within a mixed-use PUD. Street and open space designs in these areas shall be used to create compatibility among frontages, which encourage pedestrian interaction and discourage high automobile speeds. Multi-family residential developments shall be designed around or adjacent to open space.	Rename to " Residential High Density ". Combine descriptions to describe intent as an area for a mix of single-family detached (small lot), single-family attached, and multi-family dwellings.
R-4: NEW Downtown Neighborhood	NA	Intended for the older neighborhoods around downtown that have smaller, more constrained lots than newer developments and specific architectural characteristics such as four-square bungalows, etc.
MH: Manufactured Home Park	This is a high-density residential district on a parcel of land under single ownership or control on which two (2) or more manufactured homes are occupied as residences.	No major changes proposed
C-1: Community Commercial	The Community Commercial District is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.	Change to describe general commercial areas outside of downtown but not along the highway - for example activity centers at intersections per the comp plan future land use map
C-2: Downtown Core Commercial	The Downtown Commercial District is intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community.	No major changes proposed
C-3: Highway Commercial	The Highway Commercial Use District is intended to be a setting for development of a wide range of community and regional retail uses, offices and personal and business services, and it is intended to accommodate a wide range of other uses, including multi-family housing and mixed-use dwelling units. The C-3 District should integrate various commercial and multi-family uses while transitioning from the highway to adjacent lower density neighborhoods.	Rename to " Mixed-Use Commercial ". No major changes to description.
LI: Light Industrial	This zoning district is intended to provide locations for a variety of workplaces, including light industrial uses, research and development offices and institutions. This District shall accommodate secondary uses that complement and support primary workplace uses, such as hotels, restaurants, convenience shopping, child care and housing, to encourage the development of planned office and business parks and to promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities and streetscapes.	Change to remove housing from the description.
I: Industrial	This zoning district is intended to provide a location for a variety of employment opportunities, such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations. This District also accommodates complementary and supporting uses, such as convenience shopping and child care centers. Locations for this zone require good access to major arterial streets and adequate water, sewer and power.	Change to remove convenience shopping and child care centers.
P: Public	This District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased.	No major changes proposed
TR: Transitional	This zoning district is intended to encompass existing areas containing a mixture of residential and commercial and/or light industrial uses or areas which are currently older neighborhoods of mostly nonconforming residential structures immediately adjacent to expanding commercial and/or light industrial areas and where it is anticipated the neighborhood will transform over time to consist of entirely, or almost entirely, commercial or light industrial uses. All new uses and expansion of existing uses shall require processing as a conditional use.	Remove - replaced by Downtown Neighborhood

Proposed Use (Green text indicates new or revised language)	Old Uses collapsed into Proposed Uses	Open	Residential						Commercial			Industrial		Misc	Definitions (Green text indicates new or revised language)	
		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	LI Light Industrial	I Industrial	P Public			
Residential																
			P=Permitted Use, C=Conditional Use													
Single-Family Detached Dwelling	Single-family detached dwellings		P	P	P										A single-family dwelling (a building designed exclusively for occupancy by one (1) family) which is not attached to any other dwelling or building by any means, excluding mobile homes and manufactured housing situated on a permanent foundation	
Single-Family Attached Dwelling	Single-family dwellings	P													A dwelling contained in a structure that shares party walls with another dwelling. This includes duplexes and townhomes.	
Mixed-Use Dwelling	Mixed-use dwelling units / Mixed-use dwelling units. In the case of single story structures with commercial uses on the primary street front, alley-loaded or side-loaded residential uses are allowed. / Residential lofts above ground-level retail or office space.														Multi-Family Dwelling units contained within a mixed-use building attached above the building's non-residential uses (the mixed-use building may contain office or commercial uses below the residential use).	
Multi-Family Dwelling	Multiple-family dwellings (no more than twelve [12] units per building); provided that the density and dimensional standards for the R-4 District are met and the lot upon which any such dwelling is located is of sufficient size so that twenty percent (20%) thereof shall be devoted to functional open space. / Multi-family dwellings				P										A dwelling contained in a structure also containing other dwellings in which each unit is attached to another at one or more party walls and at either the floor or the ceiling. This includes apartments and manor style apartments. This does not include townhomes or duplexes, which are considered single-family attached dwellings.	
Manufactured Home	Manufactured homes														A single-family dwelling which is partially or entirely manufactured in a factory; which is not less than twenty-four (24) feet in width and thirty-six (36) feet in length; which is installed on an engineered permanent foundation; which has brick, wood or cosmetically equivalent siding extending to the ground level; which has a pitched roof; which has the delivery system including wheels, tires, axles and tongue hitch removed; and which is certified pursuant to the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. 5401 et seq., as amended.	
Group Living / Lodging																
			P=Permitted Use, C=Conditional Use													
Group Home	Group homes					C		P		P	P				state-licensed facilities for developmentally disabled, handicapped, seniors or children as defined by and meeting the requirements of Section 31-23-303(2), C.R.S., or similar state statute.	
Boarding and Rooming House	Boarding and rooming houses							C		C					A building or portion of which is used to accommodate, for compensation, four (4) or more boarders or roomers, not including members of the occupant's immediate family who might be occupying such building	
Long-Term Care Facilities	Convalescent center / nursing care facility / intermediate health care facility							C		C					Any of the following or similar uses:	
									P					a. Convalescent center means a health institution that is planned, organized, operated and maintained to offer facilities and services to in-patients requiring restorative care and treatment and that is either an integral patient care unit of a general hospital or a facility physically separated from, but maintaining an affiliation with, all services in a general hospital.		
									P					b. Nursing care facility means a health institution planned, organized, operated and maintained to provide facilities and health services with related social care to in-patients who require regular medical care and twenty-four-hour-per-day nursing services for illness, injury or disability. Each patient shall be under the care of a physician licensed to practice medicine in the State. The nursing services shall be organized and maintained to provide twenty-four-hour-per-day nursing services under the direction of a registered professional nurse employed full time.		
Bed and Breakfast	Bed and breakfasts														c. Intermediate health care facility means a health-related institution planned, organized, operated and maintained to provide facilities and services which are supportive, restorative or preventive in nature, with related social care, to individuals who because of a physical or mental condition, or both, require care in an institutional environment but who do not have an illness, injury or disability for which regular medical care and twenty-four-hour-per-day nursing services are required.	
Hotel / Motel	Hotel/motel/lodging establishments		P	P	P	C		P		P	C				An establishment operated in a private residence or portion thereof, which provides temporary accommodations to overnight guests for a fee and which is occupied by the operator of such establishment	
Agriculture																
			P=Permitted Use, C=Conditional Use													
Agriculture	Livestock / Cultivation, storage and sale of crops, vegetables, plants, flowers and nursery stock produced on the property. / Farming, including but not limited to gardening, horticulture and growing and harvesting of fruit, vegetables, trees, shrubs, plants, turf and sod. / Structures for storage of agricultural products produced on the property.				C	C		P	P	P	C				The use of land for the production of plants and animals useful to humans, including, to a variable extent, the preparation of these products for human use and their disposal by marketing or otherwise, and includes horticulture, floriculture, viticulture, forestry, dairy, livestock, poultry, bee, and any and all forms of farm products and farm production. This includes accessory uses for treating or storing farm products and equipment. [See Section 35-1-102, C.R.S.]	
Stable	Corrals / Horses, subject to densities based on specified number per acre of ground and pasture area														A facility that keeps or boards horses owned for the private use of the owners and/or residents of the property. This also includes horses owned by non-owners or non-residents of the property for private use. Accessory uses are permitted and include but are not limited to offices, storage areas, caretaker's quarters, educating and training in equitation, and caring for, breeding, or training horses associated with the Stable use	

Proposed Use (Green text indicates new or revised language)	Old Uses collapsed into Proposed Uses	Open	Residential					Commercial			Industrial		Misc	Definitions (Green text indicates new or revised language)	
		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	LI Light Industrial	I Industrial	P Public		
Greenhouse / Nursery	Plant nurseries and greenhouses													Any land or structure used primarily to raise trees, shrubs, flowers or other plants for sale or for transplanting and may include the sale of nonliving landscape and decorating products.	
Commercial / Office															
P=Permitted Use, C=Conditional Use															
Animal Services															
Veterinary Facilities, Small animals	Veterinary facilities, small animal clinics / Veterinary hospitals					C		P	P	P	C			Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.	
Veterinary Facilities, Large animals	Veterinary facilities, large animal clinics / Veterinary hospitals							C	C	P	C			Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases.	
Kennel	Small animal boarding (kennels and catteries)													A facility licensed to house dogs, cats or other household pets and/or where grooming, breeding, boarding or training or selling of animals is conducted as business.	
Food															
Food Catering	Food catering													an establishment in which the principal use is the preparation of food and/or meals on the premises, and where such food and/or meals are delivered to another location for consumption or distribution, and where such use occupies not more than five thousand (5,000) square feet in gross floor area.	
Open-air farmers' markets	Open-air farmers' markets	P												an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.	
Brew Pub, Distillery Pub, or Limited Winery		P	P			C								A "brew pub," "distillery pub," or "limited winery" as defined by Section 44-3-103, Colorado Revised Statutes, as amended.	
Restaurant, Sit-down	Restaurants, standard and fast food without drive-through facilities / Restaurants, with or without drive-through facilities / Restaurants without drive-through facilities	P												Any establishment in which the principal business is the sale of food and beverages to customers in a ready-to-consume state; where fermented malt beverages and/or malt, special malt or vinous and spirituous liquors may be produced on the premises as an accessory use; and where the design or principal method of operation includes one (1) or both of the following characteristics: a. Customers are served their food and/or beverages by a restaurant employee at the same table or counter at which the items are consumed; or b. Customers are served their food and/or beverages by means of a cafeteria-type operation where the food or beverages are consumed within the restaurant building.	
Restaurant, Fast Food	Restaurants, standard and fast food without drive-through facilities / Restaurants, with or without drive-through facilities / Restaurants without drive-through facilities		C		C									Any establishment in which the principal business is the sale of food and beverages to the customer in a ready-to-consume state, and in which the design or principal method of operation includes the following characteristics: a. Food and beverages are usually served in paper, plastic or other disposable containers; and b. The consumption of food and beverages is encouraged or permitted within the restaurant building, within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building or for carryout.	
Restaurant, Fast Food with Drive-Thru	Restaurants, standard and fast food with drive-through facilities	P				C				P	P	P		Any Restaurant, Fast Food establishment in which the principal business is the sale of foods and beverages to the customer in a ready-to-consume state and in which the design or principal method of operation of all or any portion of the business is to allow food or beverages to be served directly to the customer in a motor vehicle without the need for the customer to exit the motor vehicle.	
Grocery Store (add supplemental regs for supermarkets)	Small grocery stores / Supermarkets	P												a retail establishment primarily selling food, as well as other convenience and household goods, which occupies a space of not more than twenty-five thousand (25,000) square feet.	
Entertainment / Recreation															
Recreational Entertainment, Indoor	Limited indoor recreation facilities													a place where recreation activities occur completely within an enclosed structure, including but not limited to bowling alleys, skating rinks, pool halls, video and pinball parlors.	
Recreational Entertainment, Outdoor	Limited outdoor recreation facilities	P				C				P	P	P		a place with outdoor activities, including but not limited to miniature golf, batting cages, water slides, skateboard parks, driving ranges and go-cart tracks.	
Tourist Facilities	Tourist facilities	P										C		an establishment set up to primarily provide local tourist information to visitors.	
Bar / Tavern	Bars and taverns	C				C				C	P / C	C		an establishment providing or dispensing fermented malt beverages and/or malt, special malt, vinous or spirituous liquors, and in which the sale of food products such as sandwiches or light snacks, is secondary (also known as a tavern)	

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		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	LI Light Industrial	I Industrial	P Public		
Entertainment Facility	Entertainment facilities and theaters									C	C	C		a building or part of a building devoted to showing motion pictures or dramatic, musical or live performances, but does not include a sexually oriented business as defined in Article 11.	
Nightclub	Nightclubs													a bar or similar nonalcoholic establishment containing more than one hundred (100) square feet of dance floor area.	
Adult Uses										P					
Sexually Oriented Businesses		P				C		P	P	P	C	C			
Club / Lodge	Clubs and lodges													organizations of persons for special purposes or for the promulgation of sports, arts, literature, politics or other common goals, interests or activities, characterized by membership qualifications, dues or regular meetings, excluding clubs operated for profit and/or places of worship or assembly.	
Art Studio	Artisan and photography studios and galleries					C		P	P			P		The workshop of an artist, writer, craftsperson, or photographer, but not a place where members of the public come to receive instruction on a more than incidental basis or to sit for photographic portraits.	
Golf Course	Golf courses					C					P			A tract of land laid out with a course having nine or more holes for playing golf, including any accessory clubhouse, driving range, offices, restaurant, concession stand, picnic tables, pro shop, maintenance facilities, or similar accessory uses or structures.	
Retail Sales / Personal Service															
Child Care Center	Child care centers							C			C	C		a facility, by whatever name known, which is maintained for the whole or part of a day for the care of seven (7) or more children under the age of sixteen (16) years who are not related to the owner, operator or manager, whether such facility is operated with or without compensation for such care and with or without stated educational purposes, except that a child care center shall not include any of the following three (3) types of family care homes as defined by the State: family child care home, infant/toddler home or experienced family child care provider home. The term includes, but is not limited to, facilities commonly known as day care centers, day nurseries, nursery schools, preschools, play groups, day camps, summer camps, large child care homes as defined by the State, centers for developmentally disabled children and those facilities which give twenty-four-hour-per-day care for dependent and neglected children. Child care centers are also those facilities for children under the age of six (6) years with stated educational purposes which are operated in conjunction with a public, private or parochial college or a private or parochial school, except that the term shall not apply to a kindergarten maintained in connection with a public, private or parochial elementary school system of at least six (6) grades.	
Convenience Store	Convenience retail stores with or without fuel sales / Convenience shopping and retail establishments without fuel sales / Convenience shopping and retail establishments													A retail store containing less than five thousand (5,000) square feet of gross floor area which sells everyday goods and services which may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs and sundries	
Convenience Store, with fuel sales	Convenience retail stores with or without fuel sales					C		P	P	P	C			A retail store containing less than five thousand (5,000) square feet of gross floor area which sells everyday goods and services which may include, without limitation, ready-to-eat food products, groceries, over-the-counter drugs and sundries. Fuel sales are allowed on site.	
Personal Service	Personal and business service shops									P				shops primarily engaged in providing services generally involving the care of the person or such person's apparel, or rendering services to business establishments such as laundry or dry-cleaning retail outlets, portrait/photographic studios, beauty or barber shops, employment service, or mailing or copy shops.	
Print Shop	Print shops													an establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint or offset printing equipment and may include the collating of booklets and reports.	
Retail Store (add supplemental regs for large retail stores)	Large retail establishments					C		P	P	P	C		C	A shop or store that, as its primary business, sells new merchandise to the public. Examples include drugstores and discount department stores, and stores that sell apparel, home improvement/furnishings, toys, electronics or sporting goods	
Pawn Shop		C	C	C	C	C		C	C	C	C	C	C	Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling that property back to the pledgor or depositor, or loans or advances money on personal property by taking chattel mortgage security on it, and takes or receives that personal property and issues a lien upon the personal property.	
Building and Landscaping Materials Supply	Retail and supply yard establishments with outdoor storage					C		P	P	P	P		P	A business that sells and stores building materials or landscaping where the majority of sales are wholesale transactions to other firms. Outdoor storage and retail sales are incidental.	
Financial Institution						C		C	C	C	P	C		A business where the primary occupation is financial services such as banking, savings and loans, loan offices, and check cashing and currency exchange outlets. It does not include financial services that typically occur in an office or storefront, such as investment companies, loan companies, credit and mortgage, insurance services, or brokerage firms), which are classified under "Office," below	
Health and Membership Club	Health and membership clubs							C	C	C	C	C		an establishment that is open only to members and guests and that provides facilities for at least three (3) of the following: aerobic exercises, running and jogging, exercise equipment, game courts and swimming facilities, and that also includes amenities such as spas, saunas, showers and lockers.	
Office															

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Office	Professional offices, financial services and clinics											C			An office for professionals, such as physicians, dentists, lawyers, architects, financiers, engineers, artists, musicians, designers, teachers, accountants and others who, through training, are qualified to perform services of a professional nature and where no storage or sale of merchandise exists except as accessory to the professional services.	
Automotive																
Service Station	Gasoline stations									C	P	P			Any building, land area, premises or portion thereof, where gasoline or other petroleum products or fuels are sold and light maintenance activities, such as engine tune-ups, lubrication, minor repairs and carburetor cleaning, may be conducted. A service station shall not include premises where heavy automobile maintenance activities, such as engine overhaul, automobile painting and body fender work, are conducted	
Motor Vehicle Repair, Light	Motor vehicle service and repair (minor repairs) / Motor vehicle service and repair facilities					C		P	P	C	C	C			An establishment that offers only general maintenance activities including engine tune-ups, lubrication, carburetor cleaning, brake repair, car washing, detailing, polishing, replacement of filters, fluids, light bulbs, belts, fuses, oil, and tires, emissions testing, and similar activities.	
Motor Vehicle Repair, Heavy	Motor vehicle service and repair (major repairs) / Motor vehicle service and repair facilities	C	C			C				C	C	C	P		An establishment that offers mechanical and body work on motor vehicles including straightening of body parts, body repairs, battery rebuilding, painting, welding, short term storage of automobiles not in operating condition, outdoor similar work on motor vehicles that may involve noise, glare, fumes, smoke, or similar impacts.	
Car Wash	Car washes														A facility where the primary or secondary function is washing automobiles, pick-up trucks, and small vans, but not trailers or commercial trucks. This includes both mechanical production line methods or self service equipment. A car wash may also function as an accessory use to an automobile service station or other primary use.	
Motor Vehicle Dealership	Auto, RV, boat and truck sales	C	C	C		C		P	P	P	C	C			A facility for the sale or rental of automobiles, motorcycles, ATVs, boats, or recreational vehicles. This includes incidental vehicular services and repairs	
Motor Vehicle Storage	Auto, RV, boat and truck storage					C		P	P							
Heavy Equipment Sales & Rental	Sales and leasing of farm implements, heavy equipment sales, mobile and manufactured homes and heavy excavation equipment / Equipment rental facilities / Equipment, truck and trailer rental establishments / Equipment, truck and trailer rental establishments with outdoor storage / Equipment rental establishments (without outdoor storage)														The sales and maintenance of heavy machinery. This includes establishments primarily engaged in sales, renting, or servicing machinery and equipment for use in business, agricultural, or industrial operations. These establishments typically cater to a business clientele and do not generally operate a retail-like or store-front facility. "Heavy machinery" includes office equipment, machinery tools, construction equipment, farm implements, excavation equipment, or transportation equipment.	
Industrial / Natural Resources																
Contractor and Contractor Storage										P					The offices and/or storage facilities for a specialized trade related to construction, electric, glass, painting and decorating, welding, water well drilling, sign making, or similar items. Includes storage yards (for equipment, materials (including sand, road-building aggregate or lumber), supplies and/or vehicles owned or rented by the establishment), roofing and sheet metal, fabrication of cabinetry and related millwork and carpentry, elevator maintenance and service, and venetian blind and metal awning fabrication and cleaning. Incidental sales of materials are included within this definition.	
Berewery, Distillery, or Winery						C		P	P	P	C				A "brewery," "distillery," or "winery" as defined by Section 44-3-103, C.R.S., as amended. The facility is used primarily for the on-site manufacturing of malt liquors, which may include a tap room that is less than or equal to 30 percent of the facility's total floor area, including any outdoor seating or accessory sales areas. A "tap room" means a use associated with and on the same premises as a brewery, at which guests may consume and purchase, for on or off premise consumption, the manufacturer's products and other nonalcoholic beverages.	
Resource Extraction	Resource extraction, processes and sales establishments / Gas, oil and other hydrocarbon well drilling and production (as permitted by state and local regulations)									P	C				Any facility, land, or portion thereof, removal or recovery by any means whatsoever of sand, gravel, soil, rock, minerals, mineral substances or organic substances, other than vegetation, from water or land on or beneath the surface thereof, exposed or submerged.	
Workshop	Workshops and custom small industry uses / Plumbing, electrical and carpenter shops									P					A facility wherein goods are produced or repaired on a small scale by hand, using hand tools or small-scale equipment, including small engine repair, furniture making and restoring, upholstering, custom car or motorcycle restoring or other similar uses	
Research and Development	Research, experimental or testing laboratories									P					A facility (such as a laboratory) for general research, scientific research, development and/or training where assembly, integration, and testing of products in a completely enclosed building is incidental to the principal use of scientific research, development, and training.	

Proposed Use (Green text indicates new or revised language)	Old Uses collapsed into Proposed Uses	Open	Residential						Commercial			Industrial		Misc	Definitions (Green text indicates new or revised language)	
		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	LI Light Industrial	I Industrial	P Public			
Wholesale Distribution, Warehousing, and Storage	Warehouse, distribution and wholesale uses															The storage of goods, and the sale of goods to other firms for resale, including activities involving significant storage and movement of products or equipment. This use does not involve manufacturing or production. Examples include: -carting, -cold storage, -distribution facilities (as defined below), -dry goods wholesale, -express crating, -hauling, -feed locker plants, -fulfillment centers that combine storage with call centers, -hardware storage, -merchant wholesalers (such as restaurant supply sales), -warehouse or produce/fruit/food storage and wholesale structures, -wholesale sale of paper supplies, shoes, sporting goods, professional and commercial equipment and supplies, and -otherwise preparing goods for transportation. A "distribution facility" means the intake of goods and merchandise, individually or in bulk, the short-term holding or storage of such goods or merchandise, and/or the breaking up into lots or parcels and subsequent shipment off -site of such goods and merchandise. Distribution may be provided to an entity with an identity of interest with the distribution facility or to businesses and individuals unrelated to the distributor. The term "Distribution Facility" also includes a transshipment facility for the temporary holding, storage and shipment of goods or vehicles
Mini-Storage Facility										C		C		P		A facility containing separate, individual, private storage spaces, which may be of various sizes and which are rented pursuant to individual leases for varying periods of time.
Industrial and Manufacturing, Heavy	Heavy industrial uses / Poultry slaughtering															Manufacturing of paper, chemicals, plastics, rubber, cosmetics, drugs, nonmetallic mineral products (such as concrete and concrete products, glass), primary metals, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, electrical equipment, appliances, batteries, and machinery. This group also includes asphalt mixing plants, concrete mixing plants, smelting, animal slaughtering, oil refining, and magazine contained explosives facilities.
Industrial and Manufacturing, Light	Light industrial (production, assembly packaging) / Light industrial uses; provided all manufacturing, fabrication and similar uses shall be carried on entirely within a completely enclosed structure / Light industrial uses with manufacturing, fabrication and similar uses carried on outside of a completely enclosed structure / Light industrial uses / Manufacturing of electric or electronic instruments and devices / Manufacturing and preparing food products / Manufacturing, assembly or packaging of products from previously prepared materials / Plumbing, electrical and carpenter shops							C		P	P	P	P	P	C	Manufacturing of products, from extracted, raw, recycled or secondary materials, including bulk storage and handling of those products and materials, or crushing, treating, washing, and/or processing of materials. This includes similar establishments, and businesses of a similar and no more objectionable character. It also includes incidental finishing and storage. Goods or products manufactured or processed on-site may be sold at retail or wholesale on or off the premises. This does not include any activity listed under Industrial and Manufacturing, Heavy. Examples of general manufacturing include the manufacture or production of the following goods or products: apparel (including clothing, shoes, dressmaking); boats and transportation equipment; brooms; caskets; communication or computation equipment; dairy products; die-cut paperboard and cardboard; drugs, medicines, pharmaceutical; electrical equipment or machinery; farm machinery; fasteners and buttons; feed and grain; food/baking (including coffee roasting, creameries, ice cream, ice, frozen food, confectionery, and beverage); fruit and vegetable processing, canning and storage; gaskets; glass products made of purchased glass; household appliances; industrial controls; leather and allied products; lithographic and printing processes (including printing plants as defined below); mattresses; medical equipment and supplies; medicines; mill work and similar woodwork; mobile homes; musical instruments; novelties; office supplies; optical goods; photographic equipment; prefabricated and modular housing and components; printing and print supplies (including printing plants); 3-D printing, radio and TV receiving sets; sanitary paper products; scientific and precision instruments; service industry machines; signs; textiles (including dyeing, laundry bags, canvas products, dry goods, hosiery, millinery); tobacco products; toys, sporting and athletic goods; and watches and clocks. A "printing plant" means a facility devoted to printing or bookbinding, including related large-scale storage and transshipment.
Dry Cleaning Plant																Establishments primarily engaged in supplying, on a rental or contract basis, laundered industrial work uniforms and related work clothing (such as protective (flame and heat resistant) and clean room apparel), dust control items (such as treated mops, rugs, mats, dust tool covers, and cloths), and shop or wiping towels. Also known as "industrial laundriers."
Institutional / Civic / Public Death Care Services		P=Permitted Use, C=Conditional Use														
Cemetery	Cemeteries						C		C	C	P	P	P			Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes including mausoleums and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Proposed Use (Green text indicates new or revised language)	Old Uses collapsed into Proposed Uses	Open	Residential						Commercial			Industrial		Misc	Definitions (Green text indicates new or revised language)	
		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	LI Light Industrial	I Industrial	P Public			
Funeral Services	Funeral homes							C	C					An establishment used primarily for human funeral services, which may or may not include facilities on the premises for embalming and, performing of autopsies or other surgical procedures. Examples include funeral homes, mortuaries, crematoriums, or columbarias.		
Education																
School	Public and private schools for elementary, intermediate and high school education									C				A public or private educational facility offering instruction at the elementary, junior, and/or senior high school levels in the branches of learning and study required to be taught in the schools of Colorado.		
College	Public and private schools, including colleges, universities, vocational and technical training					C				P	P	P		An institute of higher education that awards baccalaureate or higher degrees, which may include on-site student, faculty, and/or employee housing facilities		
Technical School	Public and private schools, including colleges, universities, vocational and technical training									C	C	C		A nonacademic establishment such as a trade school, where instruction is offered in secretarial, computer and data processing, drafting, electronic repair including radio/TV repair, commercial art, allied health care, real estate, banking, restaurant operation, or similar trades, or vocational training such as automobile body and engine repair, construction equipment operation, building trades, truck driving, and mechanical and electrical equipment/appliance repair.		
Assembly																
Religious Land Use	Churches or places of worship and assembly											P		A structure or group of structures intended for regular gatherings of people to attend, participate in or conduct religious services and other related activities and associated accessory uses. Associated accessory uses may include religious instruction classrooms, church offices, counseling programs, private school, youth programs, parking, child and adult day care facilities, summer camps, recreational facilities, caretaker's quarters, food bank, thrift shop, sale of religious items, and cemeteries.		
Community Facility	Community Facility									C				A place, structure, area, or other facility used to provide fraternal, cultural, social, educational, or recreational programs or activities. This includes swimming pools, tennis courts, and similar facilities of a homeowners association, open to the public or a designated part of the public, and which may be publicly or privately owned		
Government / Non-Profit																
Public Facilities	Public facilities; provided that business offices and repair and storage facilities are not included. / Public facilities, no business offices or repair and storage facilities / Public facilities with business offices and repair and storage facilities / Public facilities, no repair and storage facilities / Public facilities with repair and storage facilities / Public facilities, without business offices or repair and storage facilities / Public facilities, with or without business offices and repair and storage facilities					C				P	P			Those constructed facilities, including but not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, electric, gas, telecommunication utilities or facilities and publicly owned buildings or facilities.		
Civic Space	Parks and open space											C		Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the		
Medical																
Clinic	Medical and dental offices and clinics	C								C	C	C		A facility operated by one (1) or more duly licensed members of the human health care professions, including but not limited to physicians, dentists, chiropractors, psychiatrists and osteopaths, where patients are not lodged overnight but are admitted for examination and/or treatment.		
Medical Care Facility	Hospitals													An establishment, whether or not licensed or required to be licensed by the State Board of Health or the State Hospital Board, by or in which facilities are maintained, furnished, conducted, operated, or offered to prevent, diagnose, or treat human disease, pain, injury, deformity or physical condition, whether medical or surgical, of two or more non-related mentally or physically sick or injured persons; or for the care of two or more non-related persons requiring or receiving medical, surgical, or nursing attention or service as acute, chronic, convalescent, aged, or physically disabled. This use includes an intermediate care facility, mental retardation facility, outpatient surgery center, birthing facility, diagnostic imaging facility, radiation therapy facility, dialysis facility, medical/physical rehabilitation and trauma unit, or related institution or facility that offers treatment on an outpatient basis. This use may be operated for profit or non-profit, privately owned, or operated by a local government unit. This use includes any hospital, defined as any licensed and State of Colorado accredited health care institution with an organized medical and professional staff and with inpatient beds available around-the-clock, whose primary function is to provide inpatient medical, nursing, and other health-related services to patients for both surgical and nonsurgical conditions and that usually provides some outpatient services (such as emergency care).		
Infrastructure																
Transportation / Parking																

Proposed Use (Green text indicates new or revised language)	Old Uses collapsed into Proposed Uses	Open	Residential						Commercial			Industrial		Misc	Definitions (Green text indicates new or revised language)
		A Agriculture	R-1 Residential Rural Density	R-2 Residential Low Density	R-3 Residential Medium Density	R-4 NEW Downtown Neighborhood	MH Manufactured Home Park	C-1 Community Commercial	C-2 Downtown Core Commercial	C-3 Mixed-Use Commercial	II Light Industrial	I Industrial	P Public		
Airport	Airports											C			Any area of land or water which is used or intended for the landing and taking off of aircraft, and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way. This includes all necessary runways, taxiways, aircraft storage and tie-down areas, hangers, public terminal buildings and parking, helicopter pads, support activities such as airport operations and air traffic control, and other necessary buildings and open spaces. Includes dusting services. For purposes of this definition, "aircraft " means a device that is used or intended to be used for flight in the air, such as an airplane or helicopter.
Transit Facilities	Transit facilities without repair or storage											C		P	Includes transit or bus shelters, bus terminals, stations, and associated right-of-way. A "transit shelter" means a roofed structure on or adjacent to the right-of-way of a street, which is designed and used primarily for the protection and convenience of bus passengers. Includes accessory vehicle and bicycle parking.
Off-Street Parking Facility	Parking lots and parking garages / Parking lots and parking garages as a principal use													P	An enclosed structure (other than a private garage) or open, hard surfaced area (other than a public street or private road), designed, arranged, and made available for parking vehicles, where such use is operated as a business enterprise with a service charge or fee being paid by the vehicle operator. Off street parking facility shall include, but not be limited to, a commercial parking lot and public garage.
Communications															
Communication Facility													C	P	Uses and structures such as radio and television transmitting and receiving antennas, radar stations, and microwave towers.
Wireless Telecommunications Facility	Wireless telecommunications facilities													P	any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation, antennae, equipment and storage and other accessory structures used to provide wireless telecommunication services.
Waste-Related															
Salvage Yard														C	A facility used to store used appliances, scrapped glass, rags, paper, metals, automotive parts, or equipment, regardless of whether used for remanufacture, resale or recycling
Solid Waste Facility															A facility where non-hazardous wastes are taken from collection vehicles, temporarily stored, and ultimately relocated to a permanent disposal site. This includes any facility, incinerator, landfill, materials recovery facility, municipal solid waste landfill, private or public solid waste management facility, recovered materials processing facility, sanitary landfill, or solid waste management facility.
Recycling Facility	Recycling facilities														A facility used for the collection and/or processing of recyclable material. Processing means the preparation of material for efficient shipment by such means as baling, compacting, flattening, grinding, crushing, mechanical sorting or cleaning. Such a facility, if entirely enclosed within a building or buildings, shall be considered a warehouse
Miscellaneous															
P=Permitted Use, C=Conditional Use															
Accessory Building	Accessory buildings														a subordinate building or structure, the use of which is customarily incidental to that of the main building or to the main use of the land, which is located on the same lot (or on a contiguous lot in the same ownership) with the main building or use.
Accessory Use	Accessory Uses	C	C			C								P	subordinate use, clearly incidental and related to the main structure, building or use of land and located on the same lot (or on a contiguous lot in the same ownership) as that of the main structure, building or use.
Home Occupation	Home occupations														an occupation or business activity which results in a product or service and is conducted in whole or in part in a dwelling unit and is subordinate to the residential use of the dwelling unit.
Accessory Dwelling Unit	Accessory dwelling when associated with a permitted use / Accessory dwelling with alley access when associated with a principal use														An additional dwelling unit integrated within a single-family dwelling, or located in a detached accessory building, such as carriage houses or agricultural-type outbuildings, located on the same lot as single-family dwellings

CHAPTER 5. DEVELOPMENT STANDARDS

5.04 Landscaping and Screening

5.04.1 General Design Principles

- A. Purpose and Intent: The intent of the landscape standards is to preserve the Town's special character and integrate and enhance new development by promoting quality landscape design that:
 - 1. Reinforces the identity of the community and each neighborhood;
 - 2. Provides tree-lined streets;
 - 3. Anchors new buildings in the landscape;
 - 4. Provides tree canopies to reduce urban heat island effect;
 - 5. Preserves existing trees;
 - 6. Is conscientious of water usage; and
 - 7. Protects natural resources such as valuable wildlife habitat.
- B. General provisions: All land development applications shall be accompanied by a landscape plan prepared by a licensed Landscape Architect. Building permit applications for individual single-family residences will not require landscape plans. However, all landscaping within the community shall comply with the intent of these regulations.
 - 1. Site considerations. Landscape improvements shall be an integral part of the overall site design for each property shall follow these objectives:
 - a. Landscape improvements in all developments shall be consistent with the character of the proposed development and the surrounding area to reinforce neighborhood identity.
 - b. All landscape plans shall incorporate a mix of shade trees, ornamental trees, evergreen trees and shrubs, deciduous shrubs, ornamental grasses, and perennials.
 - c. Landscape design shall enhance natural features, drainage ways, and environmental resources.
 - d. All landscape improvements shall be designed for mature landscapes and shall provide appropriate visibility for cars and pedestrians.
 - e. Buildings and parking areas shall be located to preserve existing trees, environmental resources, and natural drainage ways to the greatest extent possible.
 - f. Trees shall be located to provide summer shade and limit winter shade on walks and streets.

- g. Landscaping provisions shall not be cumulative or overlapping. When more than one standard applies, the most restrictive landscape standard shall apply.
- 2. Environmental considerations. Landscapes shall follow these xeriscape design principles to facilitate water conservation:
 - a. Use appropriate turf varieties to minimize the use of bluegrass.
 - b. Use shredded hardwood mulch to maintain soil moisture and reduce evaporation.
 - c. Design Landscape Plans for water efficiency by organize plant material by water use hydrozone with higher water use plants grouped together and lower water use plants grouped together.
 - d. Use bioswales, water quality ponds, and rain gardens to filter runoff from parking lots, streets, and other impervious surfaces.
 - e. Design with xeric and native plant material per the Landscape and Irrigation Design Manual.
 - f. Improve the soil with organic matter.
 - g. Use efficient irrigation systems.
 - h. Ensure proper plant maintenance and irrigation schedules.
- 3. All areas disturbed by construction shall be reseeded to prevent erosion. Native, noninvasive grasses shall be used for revegetation where practical. Weed control is the responsibility of the landowner on all reseeded areas.

5.04.2 Landscape and Irrigation Design Manual

- A. These landscape standards were developed in tandem with the Wellington Waterwise Landscape and Irrigation Design Manual (herein referenced as the Landscape and Irrigation Design Manual) which includes additional information on the principles of waterwise landscape design. Included are:
 - 1. A series of landscape typologies illustrated to show how varying levels of water use in the landscape effect overall water savings
 - 2. Images to further represent the desired landscape character of streetscapes, parks and open space, and residential, commercial and industrial developments.
 - 3. Suggested plant list organized by water use including high, medium, low and very low water use plant suggestions which match the water requirements listed in section 5.04.0 below.

5.04.3 Plant Material Specifications.

- A. Plant material shall consist of native and regionally adapted species per the suggested plant list in the Landscape and Irrigation Manual.
- B. Prohibited plant species.
 - 1. The following trees are prohibited in the Town:

- (1) Russian olive (an invasive species that threatens native trees in riparian ecosystems).
 - (2) Lombardy poplar (susceptible to canker-forming fungi for which there are no available controls).
 - (3) Siberian elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).
 - (4) Boxelder maple (primary host plant of the boxelder bug).
 - (5) Cotton-bearing cottonwood (Often considered a public nuisance.) (Ord. 11-2007 §1)
 - (6) Ash, *Fraxinus* species (primary host to the destructive Emerald Ash Borer)
2. Plants listed as an invasive species by the Colorado State University Extension Service are prohibited.
 3. Plants listed on the Colorado Noxious Weed List are prohibited.
- C. Landscapes shall consist of a variety of species to enhance biodiversity. No one (1) species may make up more than twenty-five percent (25%) of the total non-grass plant materials on one (1) site.
- D. Up to 20% of required site trees (exclusive of street trees) may be substituted with shrubs or ornamental grasses at a rate of five (5) shrubs or ornamental grasses per one tree.
- E. Minimum planting sizes on all required landscaping shall be as follows:
1. Deciduous Trees: two-inch (2") caliper
 2. Ornamental Trees: one-and-one-half-inch (1.5") caliper
 3. Evergreen Trees: six-foot (6') tall
 4. Shrubs: five (5) gallon size
- F. Landscaping shall be no more than thirty (30") inches high when located in a sight distance triangle.
- G. Trees may not be located within five feet (5') of gas, electric, and cable lines.
- H. Trees shall not be located within ten feet (10') of water and sewer lines.
- I. Ornamental trees shall not be located within fifteen feet (15') of streetlights.
- J. Shade trees shall not be located within forty feet (40') of streetlights.
- K. All landscape turf and mulched planting areas shall be separated by steel edging a minimum of four inches (4") deep with a roll-top edge.
- L. Trees planted in lawn areas shall include a five-foot diameter (5' dia) ring of hardwood mulch at the base to provide separation between grass thatch and the trunk of the tree.

- M. No plastic shall be used for weed control barrier under mulches. When used, weed barrier shall be nonwoven polypropylene that allows water and air to penetrate.
- N. All planting areas shall be mulched to a minimum depth of three inches (3") with wood or rock mulch. No planting area shall contain mulch alone without plantings.
- O. All landscape areas shall be amended with organic compost at a rate of four cubic yards per one thousand square feet (4 cu yds / 1,000 sf), tilled into the top eight inches (8") of soil. Areas planted with native grass seed mixes can reduce the compost rate to two cubic yards per one thousand square feet (2 cu yds / 1,000 sf).
- P. Required plant materials shall be grown in a licensed nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries.
- Q. All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping as stated in the American Standard for Nursery Stock, 1990 Edition, American Association of Nurserymen, Inc. (AAN-ASNS) and the Colorado Nursery Act of 1965 (CNA).
- R. All landscaping shall be irrigated with an efficient, automated underground irrigation system as required for plant establishment and maintenance.
1. Use of nontreated (non-potable) water for irrigation is encouraged (required?) if a permanent, suitable supply is available.
 2. Temporary above ground irrigation may be used to establish native grasses and vegetation but must be removed following the second growing season after installation.
 3. All irrigation systems shall consist of efficient equipment such as:
 - a. Controllers tied to a weather application to ensure system efficiency;
 - b. Rain sensors; and/or
 - c. Efficient spray heads such as the Hunter MP Rotator
 4. Guarantee of installation. Required landscape improvements shall be installed prior to issuance of a certificate of occupancy (CO) for all new and redeveloped structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping.
 5. Maintenance. In order to provide for the ongoing health and appearance of landscape improvements, all landscaping shall be maintained and replaced by the landowner or occupant as necessary. All property owners or occupants shall be responsible for maintenance of landscaping within the portion of the public right-of-way between the back of the curb or street pavement and the adjacent property unless the Town has specifically agreed in a development agreement to take over maintenance. (Ord. 11-2007 §1)

5.04.4 Submittal standards for landscape and irrigation plans.

- A. All land development applications shall be accompanied by a landscape plan prepared by a licensed Landscape Architect include the following at a minimum. (Ord. 11-2007 §1)
1. Landscape plan showing plant material sizes at maturity.
 2. Detailed plant list identifying common and botanical names of plant species, specified size of plant material, quantity, and water usage based on the following:
 - a. High Water Use: any plant requiring greater twelve (12) gallons of water per square foot per year
 - b. Moderate Water Use: any plant requiring an average of nine (9) gallons of water per square foot per year
 - c. Low Water Use: any plant requiring an average of three (3) gallons of water per square foot per year
 - d. Very Low water Use: any pant requiring one (1) gallon of water per square foot per year or less
 3. Total water usage calculations in table format per below:

Water Usage Category	Total Area per Category	Total Gallons of Water per Square Foot per Category
High Water Use		
Medium Water Use		
Low Water Use		
Very Low Water Use		
Totals		

4. Detail drawings showing planting techniques for each type of plant material proposed (trees, shrubs, perennials)
5. Standard landscape notes stating the following:
 - a. Commitment to install soil amendment at a rate of four cubic yards per one thousand square feet (4 cu yds / 1,000 sf), and fully incorporate into the top eight (8") inches of soil prior to planting, and
 - b. General planting and maintenance specifications.
6. Tree preservation table showing how the project plans to meet the requirements of Section 5.04.10 as applicable.
7. General installation and maintenance specifications.

- B. All landscape plans shall be accompanied by an irrigation plan prepared by a licensed Landscape Architect or Irrigation Professional to include the following at a minimum:
 - 1. Irrigation tap calculations;
 - 2. Layout of all irrigation equipment;
 - 3. Schedule of all irrigation equipment;
 - 4. Statement of water saving methodology; and
 - 5. General installation and maintenance specifications.
- C. Separate irrigation taps are required.

5.04.5 Streetscape Landscape Standards

- A. Purpose and intent: Local streetscapes shall be tree lined and include a waterwise and balanced approach to design of plant material for year-round visual interest.
- B. Applicability: The following requirements shall apply to all proposed commercial and multi-family development along collector and arterial streets as well as any single-family subdivisions with tree lawns along local streets.
- C. General design standards:
 - 1. All streetscapes shall include no more than fifty percent (50%) high water use plant material such as irrigated turfgrass.
 - 2. A minimum of one (1) deciduous or ornamental tree is required for every forty (40") linear feet of block frontage or portion thereof. Street trees shall be planted within the tree lawn portion of the right-of-way with adequate spacing per the species to allow for the mature spread of the trees.
 - a. Arterial streets shall include a minimum ten (10') foot wide tree lawn to be landscaped with a minimum fifty percent (50%) live ground cover including a combination of trees, perennials, ornamental grasses, and shrubs. clustered into planting beds. *<Include graphic>*
 - b. All collector streets shall include a minimum eight foot (8') wide tree lawn to be landscaped with a minimum of fifty percent (50%) live ground cover, including a combination of trees, perennials, ornamental grasses, or shrubs. *<Include graphic>*
 - a. If tree lawns are provided on local streets in association with a single-family subdivision, then they shall meet the Collector Street tree lawn requirements in subsection (b) above.
 - 3. In the Downtown Core, street trees shall be placed in decorative tree grates with a minimum dimension of five (5) feet square. Use of one of the following methods is encouraged for provided an expanded root zone. *<Include graphic>*
 - a. Structural cells. Structural cells are strong plastic structures that firmly support sidewalks and provide an expanded area for greater soil volume capacity. It is an ideal low impact development option for the long-term co-existence of trees and streets.

b. Suspended pavements. Suspended pavements are a type of technology that support the weight of paving while creating a larger subsurface void space that is filled with native, excavated or a specified planting mix. The system allows for an increase in the soil capacity providing a greater rooting area composed of lightly compacted soil. This system aids in urban tree growth, provides a source for on-site treatment of storm water for water quality purposes and recharges the watershed.

1. Street trees shall be aligned in straight rows centered within the tree lawn in groupings of like species. No gap of groupings shall exceed one hundred twenty feet (120') in length. *<Include graphic>*
2. Street trees shall be set back at least fifty feet (50') from the face of stop signs in order to maintain a regulatory sign visibility zone.

<Include graphic similar to below>



3. Street trees shall be limbed up to maintain a minimum eight-foot (8') clearance above all sidewalks. *<Include graphic>*
4. No street trees more than twenty-five feet (25') in height at maturity shall be planted under or within ten feet (10') of overhead powerlines.
5. All street trees shall meet the suggested plant species standards detailed in the Landscape and Irrigation Design Manual.
6. All streetscapes shall include an automatic underground irrigation system for all landscaping within the rights-of-way.
7. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction.
8. Development shall provide a mechanism for long-term maintenance of streetscape landscaping, such as a homeowners' association and covenants.

5.04.6 Park and Open Space Landscape Standards

- A. Purpose and intent: Landscaping in park and open space areas that are commonly used by the public for passive and active recreation shall be appropriate to the use and function of the area, respectful of water conservation practices, and include trees, shrubs, ground cover, and site furnishings appropriate to the use.

- B. Applicability: The following requirements shall apply to all new development of public parks, pocket parks, detention ponds, trail connections and common open space areas for both public and HOA use.
- C. General design standards:
1. All parks shall be landscaped and programmed to create a balance of plant material not to exceed fifty percent (50%) high water species.
 2. All park and open space areas shall include site trees at a rate of a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed appropriately throughout the site.
 3. Required trees shall be placed in upland areas, above the anticipated high-water mark or floodway of detention ponds or drainage ways.
 4. Only high traffic areas such as sport fields and informal play space adjacent to playgrounds shall contain high water turf.
 5. Park periphery and detention pond areas shall contain low water or native plant material and grass seed mix.
 6. Common open spaces and trail connections shall be landscaped with a balance of low water or native plant material and grass seed mix to reduce the need for supplemental irrigation in hard to reach areas.
 7. The retention of native areas for purposes of maintaining viewsheds or healthy existing ecosystem are highly encouraged.
 - a. Existing plant material shall be identified on the Landscape Plan with a statement explaining how the native area will be protected from construction.
 - b. These areas shall be excluded from the landscape area used to calculate required site trees per subsection C.1 above.
 8. Parking lots shall be landscaped per Section 5.04.8.
 9. Development shall provide a mechanism such as a homeowners' association and covenants for long-term maintenance of parks, detention ponds, and common open space, in order to ensure the continued upkeep of the property.

5.04.7 Standard Lot Single-Family Residential Development Landscape Standards

- A. Purpose and intent: To ensure that single-family residences contain consistently landscape front yards and are designed with water conservation in mind.
- B. Applicability: In addition to landscaping the right-of-way tree lawn, single-family development shall meet the following standards.
- C. General design standards:
1. Landscaping on a single-family lot under one half acre in size shall include no more than fifty percent (50%) high water use plant material such as irrigated turfgrass.
 2. There shall be a minimum of seventy-five percent (75%) live materials between the front of the single-family residential structure and the curb, excluding paved driveway areas,.

3. Each single-family residential owner shall maintain the owner's yard and landscaping within the adjacent road right-of-way.

5.04.8 Large Lot Single-Family Residential Development Landscape Standards

- A. Purpose and intent: To ensure manicured landscape space remains close to the home preserving the native resources on the outskirts of the property both for purposes of water conservation and preservation of the natural character of the surrounding properties.
- B. Applicability: Landscaping of large single-family rural density lots of one-half acre or more in size (R-1 zone district) shall meet the following standards.
- C. General design standards:
 1. Shall include no more than twenty five percent (25%) high water use plant material, such as irrigated turfgrass, and no more than one quarter acre irrigated, ornamental plant material.
 2. Each single-family residential owner shall maintain the yard and landscaping within the adjacent road right-of-way.

5.04.9 Multi-Family and Townhome Development Landscape Standards

- A. Purpose and intent: To ensure that all multi-family and townhome developments contain water conscious, consistent landscapes that are designed to enhance the overall appearance and functionality of the development while integrating the project into the surrounding neighborhood.
- B. Applicability: In addition to right-of-way landscaping, multi-family development shall meet the following standards.
- C. General design standards:
 1. A minimum of thirty percent (30%) of the site (gross) shall be landscaped.
 2. Landscape areas shall include no more than forty percent (40%) high water use plant material such as irrigated turfgrass.
 3. Plant material shall be arranged to screen utility hardware and mechanical equipment, define entrances, and soften featureless walls.
 4. Building perimeter landscape requirement:
 - a. A planting area with a minimum width of six feet (6') shall be provided around the perimeter of all multi-family and townhome buildings. *<Include graphic>*
 - b. The total number of plants shall equal one and a quarter (1.25) plants per five feet (5') of building perimeter. *<Include graphic>*
 - c. A minimum of five percent (5%) of the building perimeter requirement shall include trees.
 - d. Required plants shall contain a mix of trees, shrubs, ornamental grasses, and perennials.
 5. Street right-of-way buffer requirement:

- e. A minimum buffer width of twenty feet (20') shall be provided between multi-family buildings and all arterial and collector streets to contain one (1) tree and five (5) shrubs per forty linear feet (40') of required buffer. Signage may be included in this setback. *<Include graphic>*

6. Site perimeter landscape buffer requirement:

Adjacent Use	Buffer Yard Width and Quantity	Example Image
Single-family, townhome, multi-family	10' wide 1 tree and 5 shrubs per 40 linear feet	<i><Include graphic></i>
Commercial	15' wide 1 tree and 5 shrubs per 25 linear feet (50% shall be evergreen)	<i><Include graphic></i>
Industrial	15' 6' privacy fence plus 1 tree and 5 shrubs per 25 linear feet (50% shall be evergreen)	<i><Include graphic></i>

7. Use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8") inches.
 8. Parking lots shall be landscaped per Section 5.04.8.
- D. The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way.

5.04.10 Commercial Development Landscape Standards

- A. Purpose and intent: To ensure water conscious landscape improvements that are designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses
- B. Applicability: All development in the Commercial Zone Districts (C1, C2, and C3) shall meet the following standards.
- C. General design standards:
 1. A minimum of fifteen percent (15%) of the site (gross) shall be landscaped area.

2. Landscape areas shall include no more than thirty percent (30%) high water use plant material such as irrigated turfgrass.
3. Building perimeter landscape requirement:
 - f. A planting area with a minimum width of six feet (6') shall be provided around the perimeter of all commercial buildings. [<Include graphic>](#)
 - g. The total number of plants shall equal one and a quarter (1.25) plants per five feet (5') of building perimeter. [<Include graphic>](#)
 - h. A minimum of five (5%) of the building perimeter requirement shall include trees.
 - i. Required plants shall contain a mix of trees, shrubs, ornamental grasses and perennials.
4. Street right-of-way buffer requirement:
 - j. A minimum buffer width of ten feet (10') shall be provided between commercial buildings and collector streets to contain one (1) tree per forty lineal feet (40') of required buffer. Signage may be included in this setback. [<Include graphic>](#)
 - k. A minimum buffer width of fifteen feet (15') shall be provided between commercial buildings and arterial streets to contain one (1) per forty lineal feet (40') of required buffer. Signage may be included in this setback. [<Include graphic>](#)
5. Site perimeter landscape buffer requirement:

Adjacent Use	Buffer Yard Width and Quantity	Example Image
Single-family, townhome, multi-family	15' wide 1 tree and 5 shrubs per 25 linear feet (50% shall be evergreen)	<Include graphic>
Commercial	10' wide 1 tree and 5 shrubs per 40 linear feet	<Include graphic>
Industrial	15' 1 tree and 5 shrubs per 25 linear feet (50% shall be evergreen)	<Include graphic>

6. Parking lots shall be landscaped per Section 5.04.8.

7. Screen loading, service and storage areas per Section XYZ (to be updated per appropriate section # with full code rewrite). Chain link fencing with slats, tires or used building materials are not acceptable screening materials.
 8. Integrate activities on the subject property with adjacent land uses by utilizing a combination of landscaping, building orientation and appropriate architectural elements.
- D. The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way.

5.04.11 Downtown Core Landscape Standards

- A. Purpose and intent: To ensure that pervious areas are incorporated, the urban heat island is mitigated with shade trees, and water conscious landscape design is implemented within the Downtown Core.
- B. Applicability: All development in the Downtown Core shall meet the following standards.
- C. General design standards:
 1. Street trees shall be provided per section 5.04.5 (C) (2).
 2. Flush mounted or raised landscape planters shall be strategically placed the along Cleveland Avenue sidewalk to enhance building entries and provide permeability but shall not block the flow of pedestrian traffic.

5.04.12 Industrial Development Landscape Standards

- A. Purpose and intent: To ensure landscape improvements are designed primarily at the public facing building entry to be consistent with commercial landscape standards and at the perimeter for purposes of screening industrial activities from the exterior of the property.
- B. Applicability: All development in Light Industrial (LI) and Industrial (I) Zone Districts shall meet the following standards.
- C. General design standards:
 1. A minimum of ten percent (10%) of the site (gross) shall be landscaped area.
 2. Landscape areas shall include no more than thirty percent (30%) high water use plant material such as irrigated turfgrass.
 3. The perimeter of the property shall include landscape area with a with a minimum width of eight feet (8') to include a pervious surface such as rock mulch and one (1) tree per forty (40) linear feet. A minimum of twenty-five (25%) of the perimeter trees shall be evergreen. *<Include graphic>*
 4. The area between the primary building façade and the public right of way shall meet the commercial design standards detailed in 5.04.6 with all landscape areas including a minimum of seventy-five (75%) live cover.
 5. Parking lots shall be landscaped per Section 5.04.8.

- D. The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way.

5.04.13 Parking Lot Landscape Standards

- A. Purpose and intent: Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development, and enhance the overall appearance of each project.
- B. Applicability: All parking lots with ten (10) spaces or more shall be subject to the following requirements.
- C. General design standards.
1. All combined parking lot landscape areas shall include no more than twenty percent (20%) high water use plant material.
 2. Interior parking lot landscape requirement:
 - c. A minimum of one landscape island per fifteen (15) parking spaces with a minimum width of nine feet (9'). *<Include graphic>*
 - d. Each island shall contain one (1) shade tree and seventy five percent (75%) live plant material cover.
 3. Perimeter parking lot landscape requirement:
 - a. A minimum eight-foot (8') wide landscape area shall be provided at the perimeter of surface parking lots abutting any public right-of-way. *<Include graphic>*
 - b. A minimum of one (1) tree per forty (40') linear feet of required perimeter landscape area.
 - c. Screen headlights with one of the following options:
 - i. A hedge of shrubs and ornamental grasses with a minimum height of thirty inches (30") to screen seventy five percent (75%) of headlights; *<Include graphic>*
 - ii. A berm with a minimum of thirty inches (30") height; or *<Include graphic>*
 - iii. A masonry wall with a height between three and four feet (3-4') paired with landscape material for at least fifty percent (50%) of the length of the landscape area placed on the street side of the wall. *<Include graphic>*
 - d. For parking lots of one hundred (100) stalls or more, every two rows of parking shall include a twenty foot (20') wide median for pedestrian access and additional shade to include the following:
 - i. A minimum five foot (5') wide sidewalk
 - ii. A minimum of one (1) tree per forty (40') lineal feet of median
 - iii. A minimum of seventy five percent (75%) live plant material cover

<Include graphic>

4. Limit areas of irrigated sod to landscape areas with a minimum width of ten (10') feet.
5. All landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant.
6. The Town may require that an owner requesting development approvals shall provide a mechanism for ensuring that landscape improvements will be maintained in order to ensure the continued upkeep of the property. (Ord. 11-2007 §1)

5.04.14 Tree Preservation Standards

- A. Purpose and intent: Preserve the urban tree canopy.
- B. Applicability: All new and infill development.
 1. All existing trees six-inch (6") caliper or larger proposed for removal on any new or infill development shall be mitigated at the following rate:

<i>Tree to be removed</i>	<i>Replace with</i>
6" to 12" caliper tree	One 3" caliper min. tree
12" to 24" caliper tree	Two 3" caliper min. trees
24" or larger caliper tree	Three 3" caliper min. trees

2. If it is determined by the Planning Administrator that the required trees for mitigation will not fit on the site without crowding out other required site or street trees, then the applicant may pay a fee in lieu of mitigation per a rate established by the Town's adopted list of fees.

5.04.15 Storm Drainage Facility Standards

- A. Purpose and intent. Stormwater facilities shall be installed to serve a development to promote innovative and effective land and water management techniques that protect and enhance water quality.
- B. Applicability. All storm drainage facilities shall be appropriately landscaped.
- C. General design standards:
 1. Storm drainage improvements shall be constructed to serve development and landscaping associated with storm drainage facilities shall be integrated into the overall design of the project.
 2. Landscaping installed to address storm drainage shall enhance the overall appearance of the project, prevent erosion, and improve water quality of stormwater runoff whenever possible.
 3. Storm drainage facilities may function as open space for active recreation, trail corridors, or habitat enhancement areas if they are designed.

4. The use of planting strips and shallow, landscaped depressions in parking lots and along roads is encouraged to help trap and remove pollutants from stormwater runoff.
- D. Minimum storm drainage improvements shall be constructed such that:
1. All facilities shall be seeded to grass appropriate to the function of the area.
 2. Areas to be used for active recreation shall be seeded to a turf-type grass and irrigated with a permanent irrigation system.
 3. Areas to be maintained for habitat enhancement shall be seeded to native grasses and wildflowers.
 4. Development shall establish complete, weed-free grass areas. Trail corridors may be seeded to native grasses if appropriately integrated with adjacent improvements.
1. The maximum side slope of drainage facilities shall be no more than 4:1 and the minimum slope at the bottom of a drainage facility shall be no more than one-half percent (0.5%).
 2. Landscape improvements shall be designed to enhance the function of the facility. Subject to water conservation policies, areas designed for recreation shall include clusters of trees to provide shade, located so they do not impair the function of the facility.
 3. Habitat and water quality enhancement, including wetland plantings in low wet areas, is encouraged.
- E. Ownership and maintenance. Easements for drainage facilities shall be dedicated to the Town but not accepted for maintenance and shall be maintained by the landowner or occupant unless otherwise approved by the Board of Trustees. Bioswales and similar forms of storm drainage systems that are integrated into the site shall not be dedicated to the Town. (Ord. 11-2007 §1)

Additional concepts to include following more research:

1. Provision for ongoing maintenance – if a low water plant dies ensure replacement with species of similar water use.
2. Provisions for a reduction in requirement for non-potable water use.
3. Provision for flexibility with regards to reductions or waiving of requirements for certain situations – needs to be clearly defined.



WELLINGTON WATERWISE

LANDSCAPE AND IRRIGATION DESIGN MANUAL



September 2021 Draft



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PROJECT INTRODUCTION AND OVERVIEW

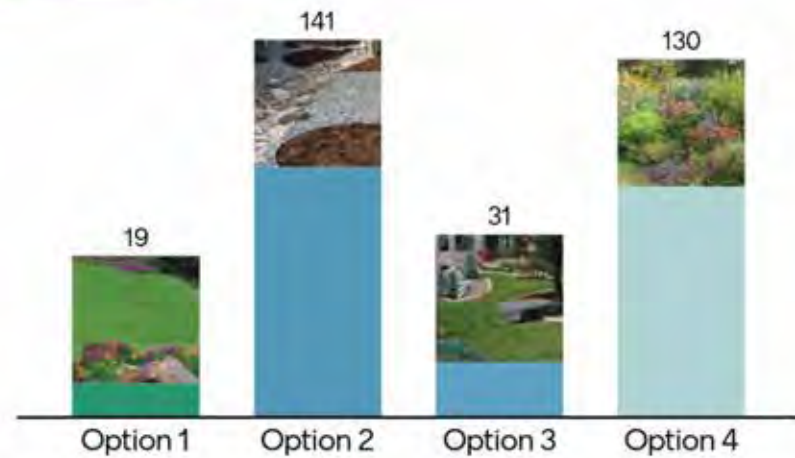
The Town of Wellington recently evaluated landscape and irrigation design standards for new, and infill developments as well as redevelopment projects in the Town. The result was a technical update that focuses on developing standards for new residential, new commercial, new industrial, streetscapes, and parks, open space, and includes recommended options for updating existing landscapes if desired by the owner.

Updating the landscaping and irrigation standards is one of several strategies being developed to conserve and prolong the Town's water resources.

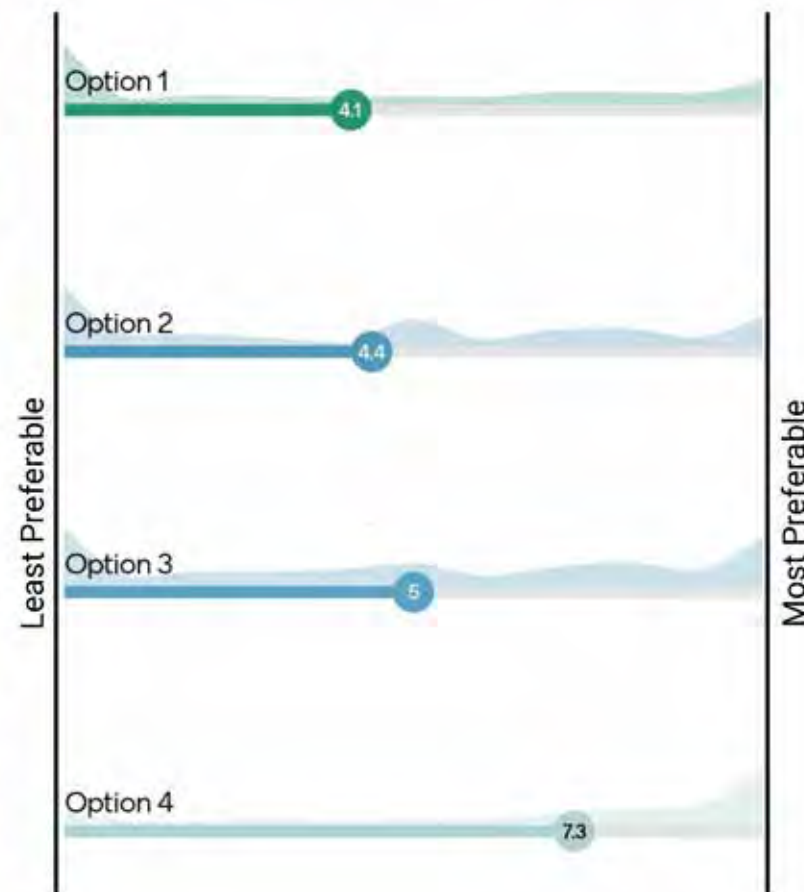
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Thank you for your feedback!

Q1: Which of these landscapes represent a xeriscape or low water landscape?



Q2: Which of these landscapes would you prefer to see in Wellington?



OVERVIEW OF PUBLIC INPUT

The effort to develop this Design Manual and the corresponding Landscape Standards included in the Wellington Land Use code, began with outreach to the community. This effort included discussions with key stakeholders as well as online polling as described herein.

Stakeholder Outreach

Stakeholders included developers, engineers, builders, and landscape architects with experience designing and developing in the Town of Wellington as well as parks and recreation staff and Homeowner's Associations. These discussions resulted in a two lists representing regulatory and program related elements per below:

Online Polling

On April 30th, a poll was launched to understand the community's perception of low water (xeric) landscapes. A total of 203 responses were received in the two weeks the poll was open.

The poll asked two questions with the same series of images:

Q1 - Which of these landscapes represents xeriscape or low water landscape?

and

Q2 - Which of these landscapes would you prefer to see in Wellington?

Responses leaned toward the two images without grass for Q1 and the 4th option of a nicely planned perennial bed for Q1.

A snapshot of the results are included on the opposite page.

Regulatory Elements:

- Restrict amount of irrigated turf
- Provide recommended plant list
- Require all open spaces not used for athletic fields or play to be native grass
- Specify an allowable irrigated area on large lots
- Require certain percentage of streetscapes to be xeriscape
- Provide a bluegrass turf looking alternative option for lawns
- Require waterwise irrigation systems

Program Elements

- Promote irrigation system audits or updates
- Easy access to materials such as free mulch
- Rebates for reducing existing water usage like Fort Collins
- Demonstration xeriscape garden
- Offer the resources like CSU extension instead of design options
- Garden in a box program – maybe a later program
- Trigger point for retrofitting existing residential

PROPOSED REGULATORY ELEMENTS

An update to the landscape and irrigation standards located in the Land Use Code includes the following regulatory tools

Restrict amount of irrigated turf

New regulatory language includes a maximum percentage of landscape area allowed to be planted in high water plant material such as bluegrass turf. This number ranges from 30% on commercial properties to 50% on standard lot single-family residential lots.

Provide a recommended plant list

A plant list has been included with this Design Manual which describes suggested trees, shrubs, perennials, and groundcover plants organized by estimated water usage.

Require all open spaces not used for athletic fields or play to be native grass

Require all open spaces not used for athletic fields to be native grass. Provisions have been added to the new Land Use Code to require all areas not needed for active recreation to use waterwise planting techniques such as xeric and native plant material

Specify an allowable irrigated area on lots one-half acre or larger

New regulatory language includes a requirement for large lot single-family dwellings to not exceed 25% high water plant material across the property.

Require a certain percentage of streetscapes to be xeriscape

New provisions have been developed to require no more than 50% of streetscape plantings to be high water plant material such as bluegrass turf.

Provide a bluegrass turf looking alternative option for lawns

The plant list included with this Design Manual includes turf grass alternatives and the new regulatory language in the Land Use Code encourages the use of these alternatives.

Require waterwise irrigation systems

The new landscape provisions include a list of waterwise irrigation requirements to including a list of equipment requirements such as:

- Controllers tied to a weather application to ensure system efficiency;
- Rain sensors; and/or
- Efficient spray heads such as the Hunter MP Rotator

PROPOSED PROGRAM ELEMENTS

Promote irrigation system audits or updates

Need to develop this text

Garden in a box program – maybe a later program

Need to develop this text

Potable vs non-potable water and how the regulatory and program elements apply to each

Need to develop this text

Trigger point for retrofitting existing residential (could have code implications as well)

Need to develop this text

Easy access to materials such as free mulch

Need to develop this text

Rebates for reducing existing water usage like Fort Collins

Need to develop this text

Offer the resources like CSU extension instead of design options

Need to develop this text

CASE STUDY OVERVIEW

Description of the Case Study Research completed the guided the Design Manual and regulatory changes (the information below might be best suited in a table format)

Communities Included in the Research

List of Communities

Relevant Practices

Description/list of relevant practices from researched communities

How they were successful and apply to Wellington

Need to develop text for this

DRAFT

CASE STUDY OVERVIEW (CONTINUED)

DRAFT



GREEN INFRASTRUCTURE TOOLBOX

Features of the built environment that reduce water usage and/or improve water quality

Bioswales



Rain Barrels

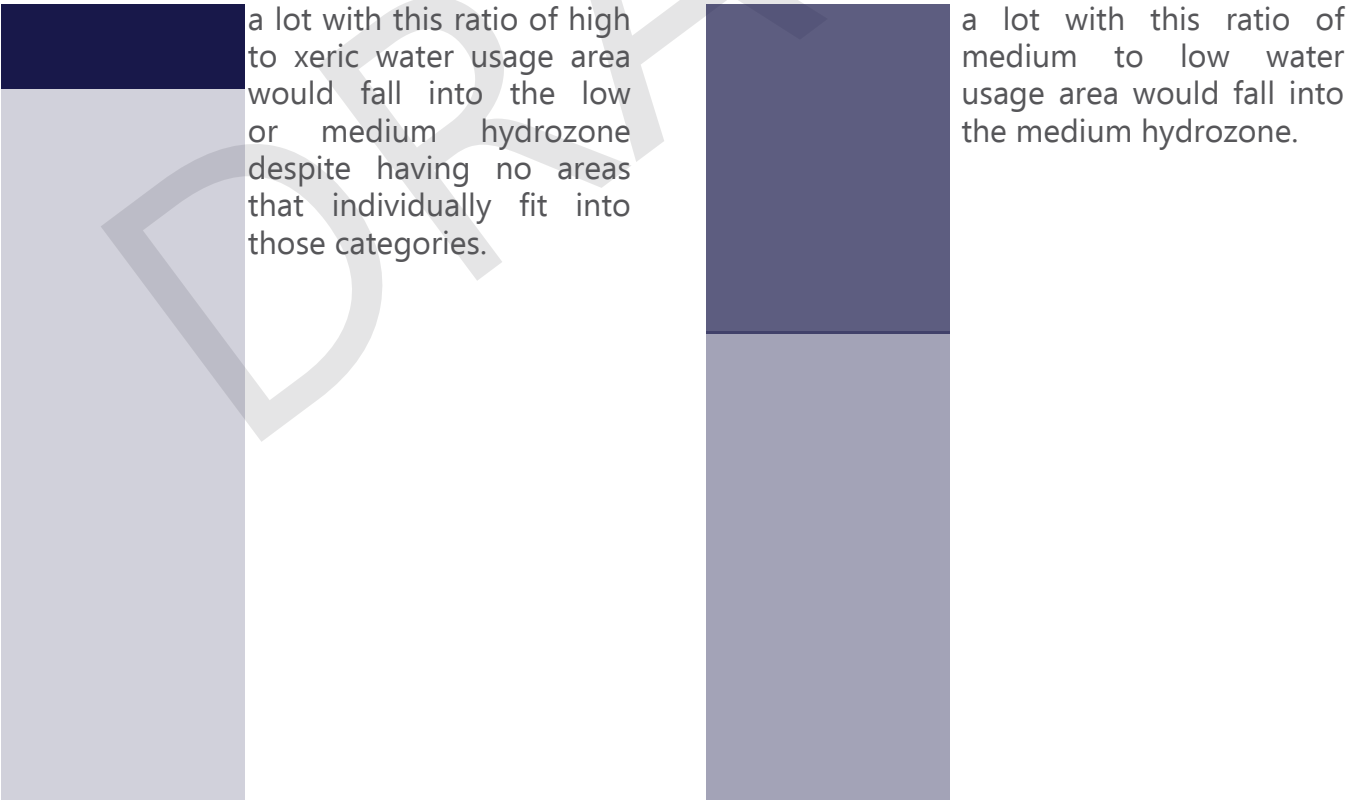
Rain Gardens

Other? - LID Toolbox

Hydrozones Described



Lot Average Water Use



LANDSCAPE TYPOLOGY

Types

Describe the components of the typologies and their existing condition

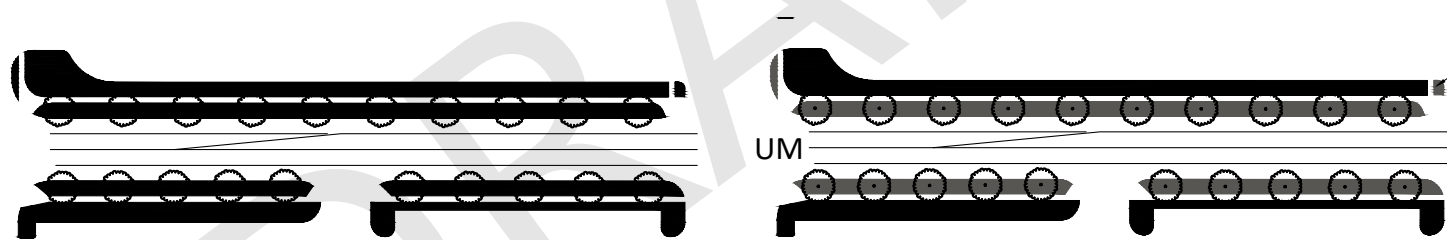
Typology Graphics

Description of typology graphics:

- High water use = bluegrass turf or plants requiring more than 12 gallons per square foot per season of supplemental irrigation
- Low to Medium water use = fescue or low water turf, and perennials, shrubs and trees that require 3-11 gallons per square foot per season of supplemental irrigation
- Very Low water use (light gray) = native grasses, perennials, shrubs and trees, requiring no supplemental irrigation
- High Hydrozone (H): 18 gallons/s.f./season
- Medium Hydrozone (M): 10 gallons/s.f./season
- Low Hydrozone (L): 3 gallons/s.f./season
- Very Low (labeled as xeric currently) Hydrozone (VL): 0 gallons/s.f./season
-

Average Water Use

Sitewide water use levels are determined by the average gallons/square foot/season applied across the site. This allows high water use areas to be balanced out with low and xeric areas, reducing overall water use.

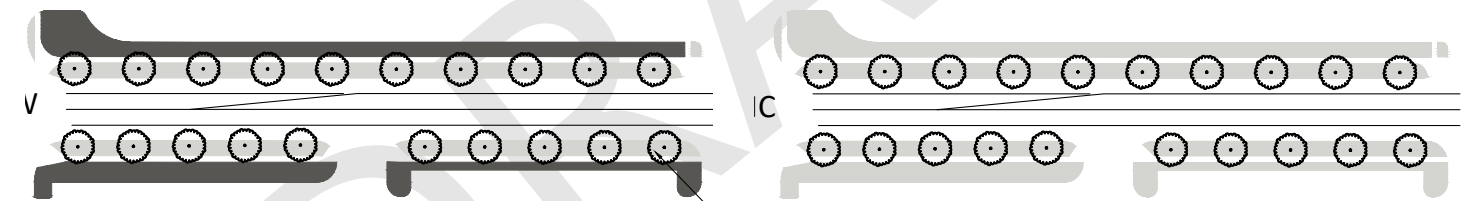


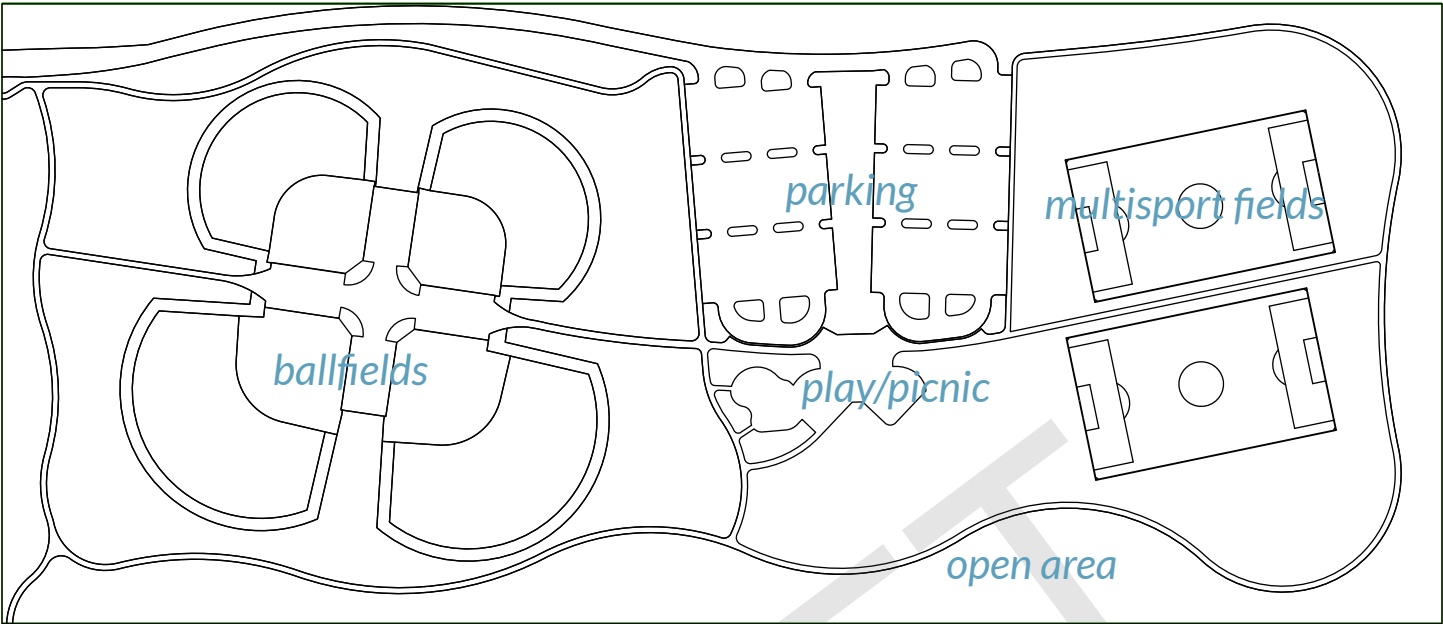
STREETSCAPES

The streetscape standards define planting requirements along public streets to improve right-of-way appearance and manage water use. The standards specify plant locations and spacing in consideration of the safety concerns of planting adjacent to roadways.

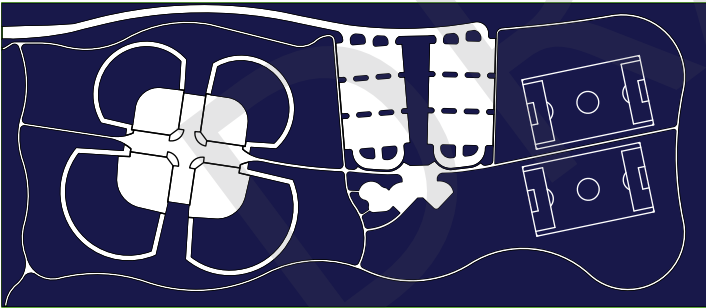
Species selection should take into account water use, maintenance requirements, potential hazards, and seasonal interest.

In general, streetscape landscape design should aim to reduce use of turf grass and other high water usage species in favor of lower maintenance and water requirement alternatives within the constraints of streetscape safety requirements.

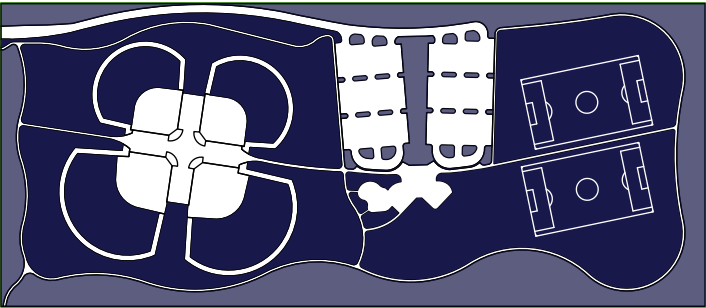




SITE WATER USAGE
HIGH



MEDIUM



HYDROZONE CHARACTER
HIGH



MEDIUM



PARKS AND OPEN SPACE

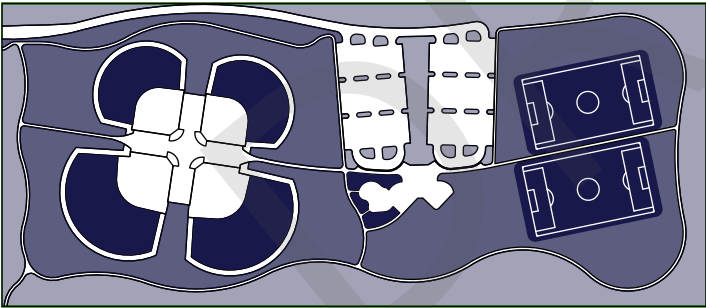
These areas apply to all of the elements of parks and open space including detention ponds, active park space, passive park space, trail connections, and natural areas.

Below is an analysis of a large public park space with ballfields, parking lots, active play space, passive play space, trails, native open space. The typical water usage for each scenario is illustrated

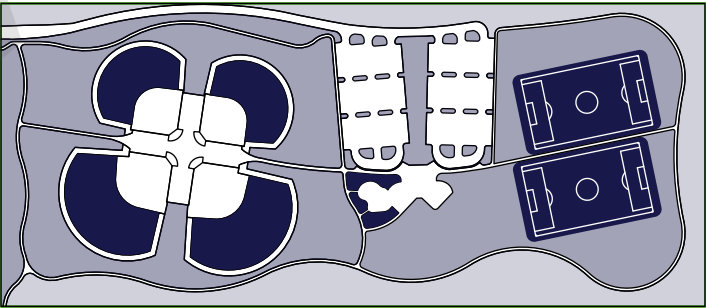
to show the water cost savings with a more balanced approach of low to xeric design.

The ultimate scenario is to only use high water turf grass where needed for high traffic play surfaces in combination with a lower water use turf such as a fescue mix in lower traffic areas, xeric planting beds around parking lots, and low to no water native trees, shrubs and grasses around the edges.

LOW



XERIC



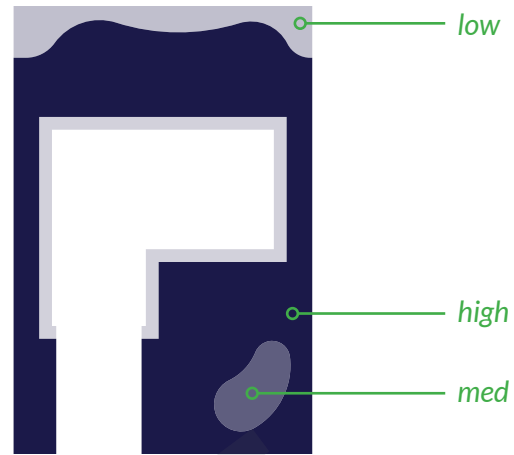
LOW



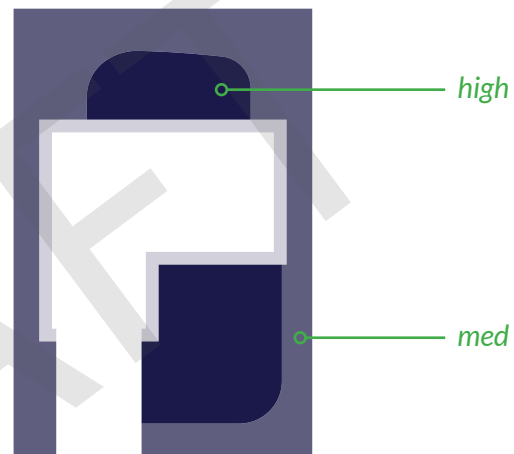
XERIC



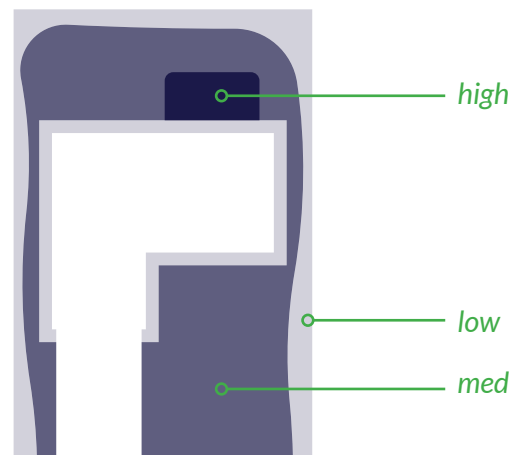
HIGH



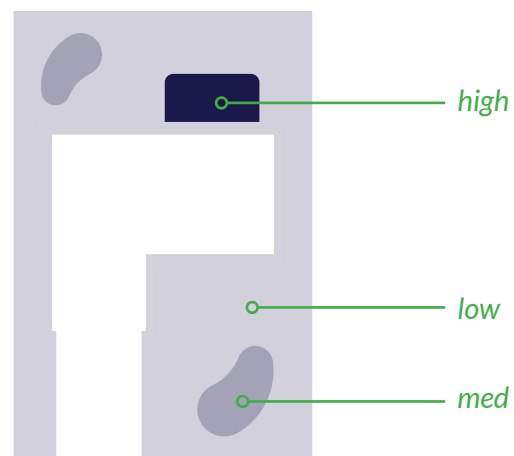
MED



LOW



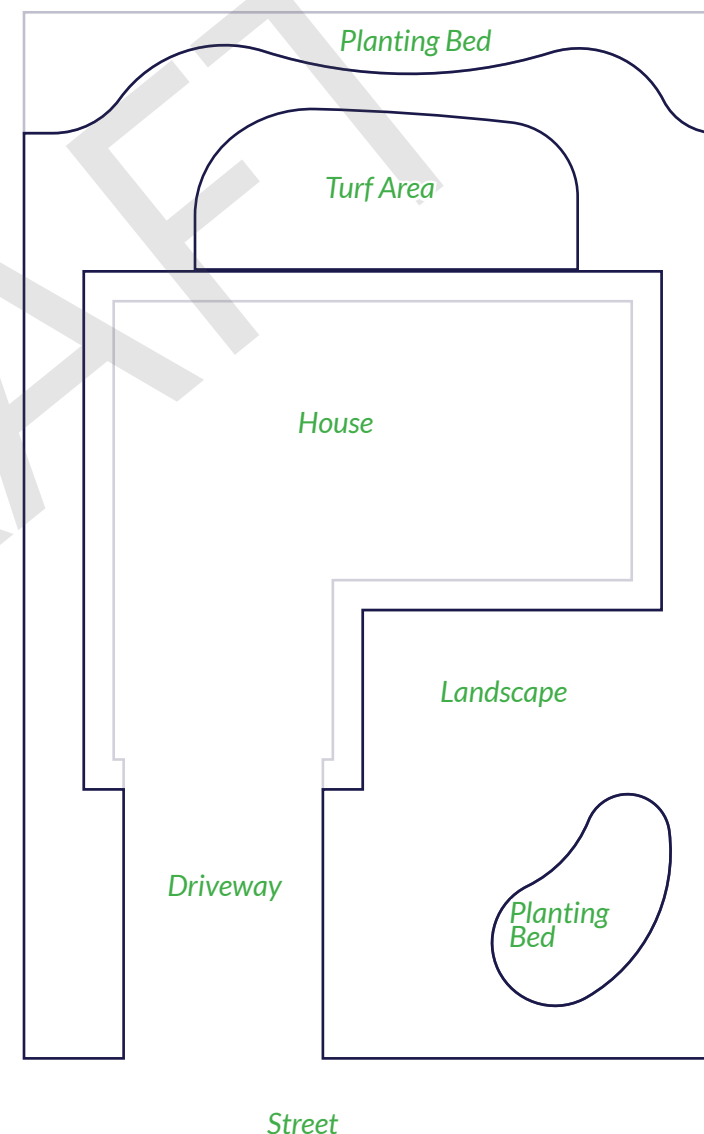
XERIC

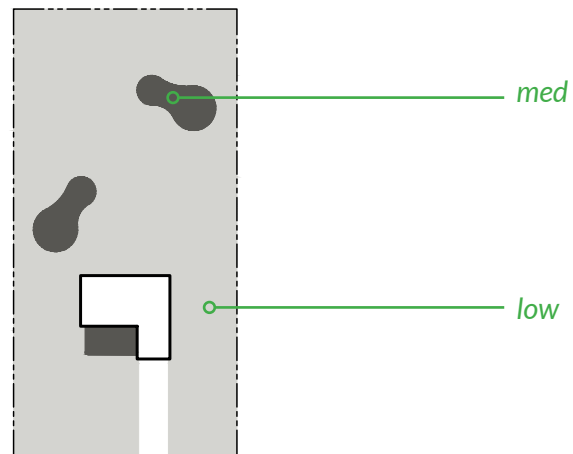
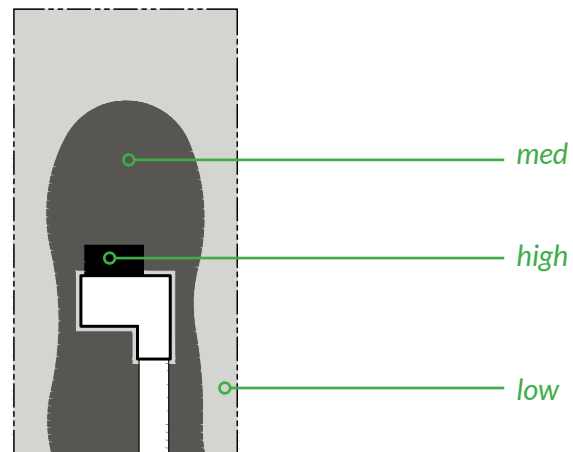
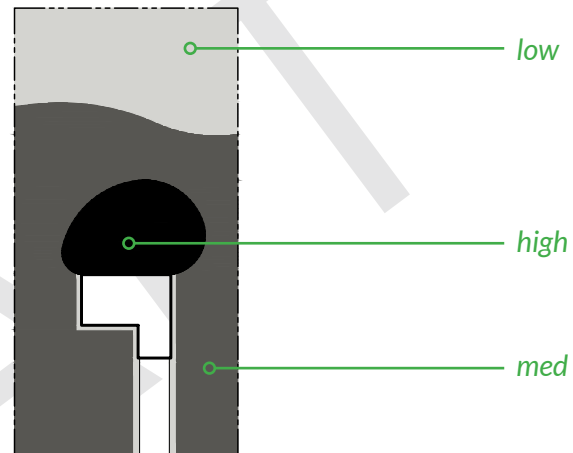
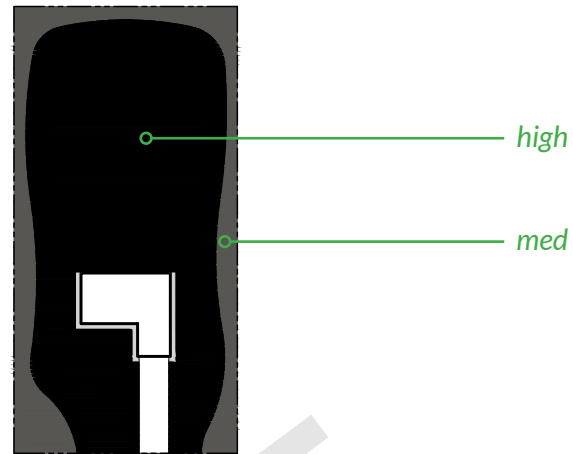


STANDARD LOT SINGLE FAMILY DEVELOPMENT

This typology applies to all standard sized single family residential parcels in the Town from Downtown Neighborhoods to the outlying subdivisions with an average lot size of 6,000 to 8,000 SF.

To the left is an analysis of a typical parcel showing a range of planting scenarios from high water use (primarily bluegrass turf) to very low water use (primarily native plants that require little to no supplemental watering). The ultimate goal is to install a balanced landscape which includes no more than 50% bluegrass turf and organizes plant material into hydrozones, grouping plantings with similar water needs to allow for a more efficient watering system. It is not the intention to result in single family parcels that are covered in rock and little landscape, therefore a minimum of 75% of the parcel shall be covered in live plant material per the Land Development Code.



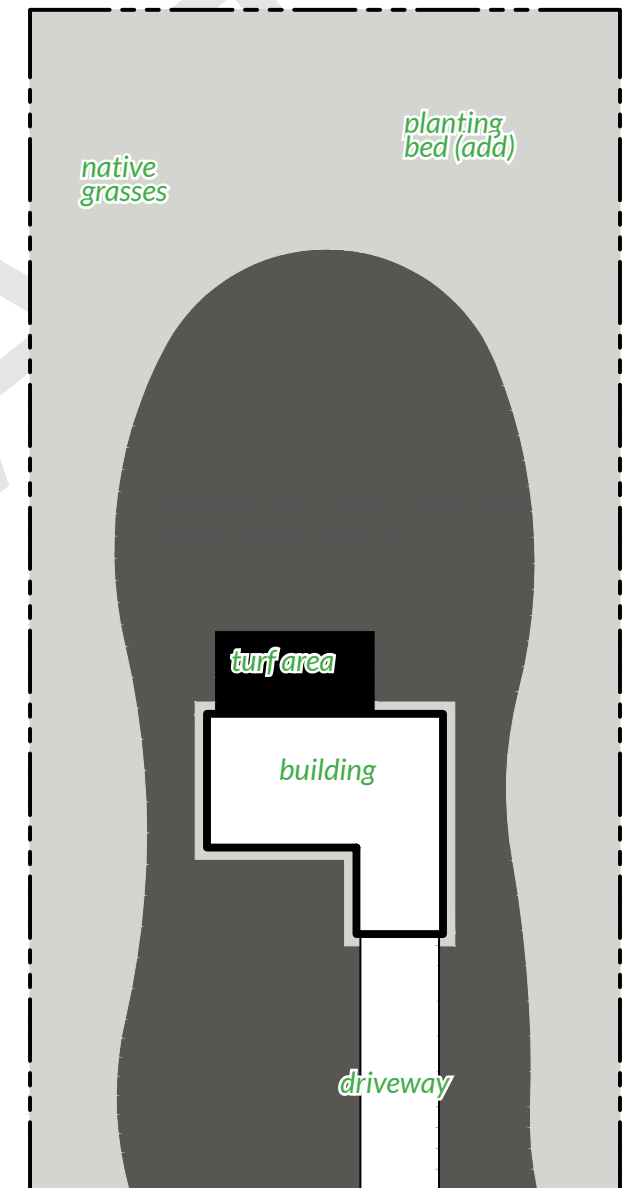


LARGE LOT SINGLE FAMILY DEVELOPMENT

300' x 150' lot, ~2,500 sf house footprint

This typology applies to all large size single family residential parcels in the Town with lot sizes in excess of 1/2 AC.

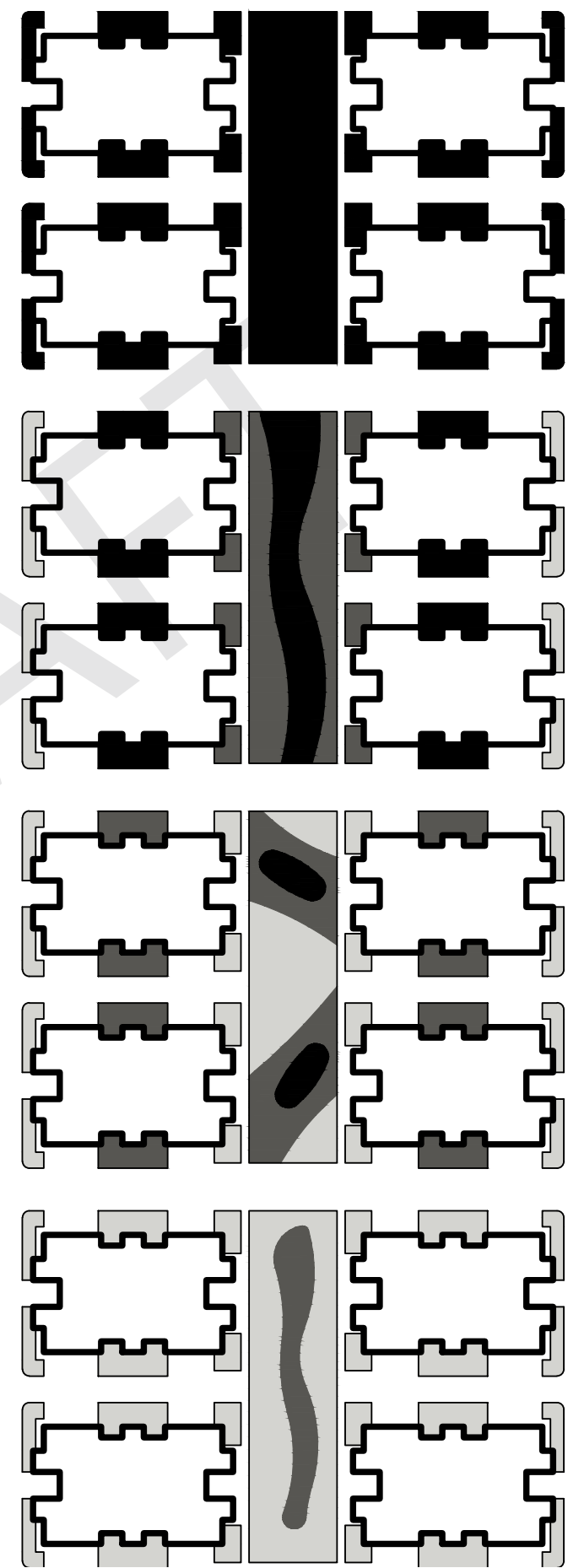
The standards for large lot single family development aim to reduce overall water usage while preserving the natural character of the surrounding landscape. By recommending smaller areas of irrigated turf that are kept close to buildings and away from property edges the standards create larger, more contiguous areas of native plants that preserve the natural character of Wellington's rural surroundings while reducing water usage.



HYDROZONE CHARACTER



SITE WATER USAGE

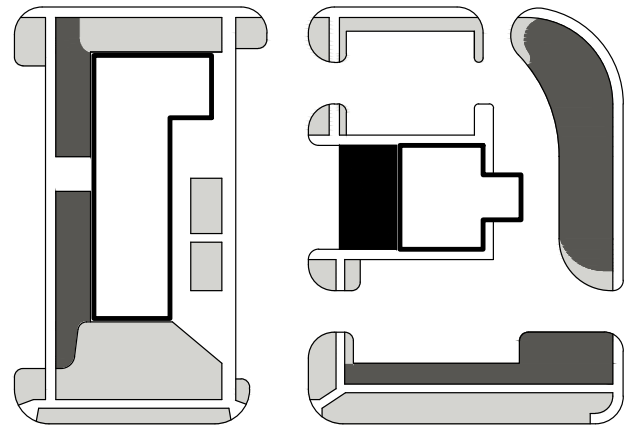
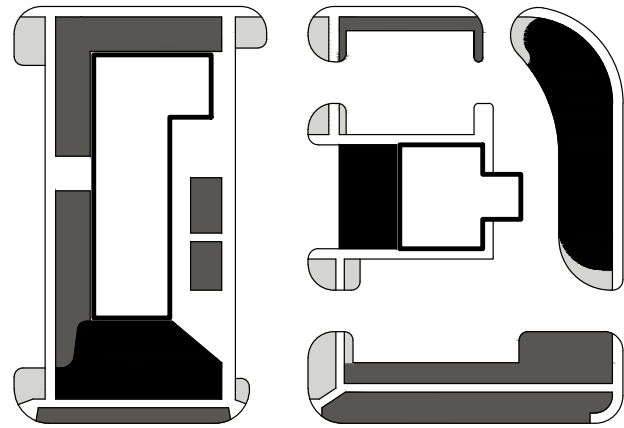
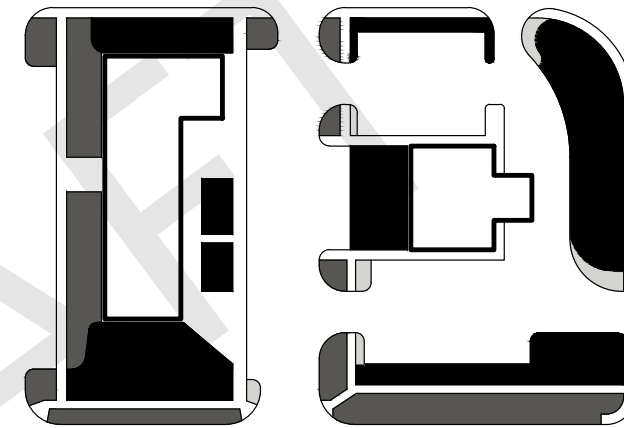
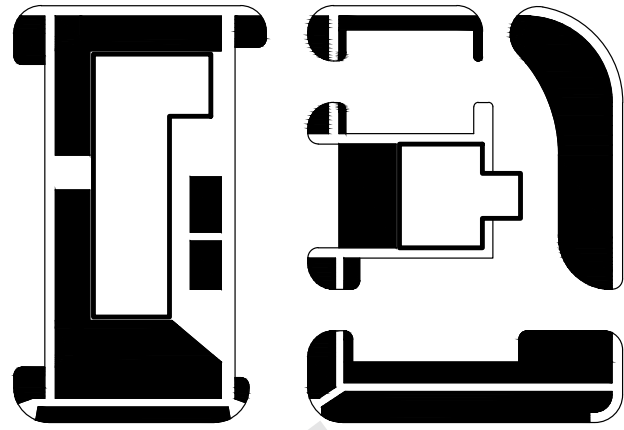


MULTI-FAMILY RESIDENTIAL

Multi-family landscape and irrigation standards apply to all multi-family and townhome developments. The standards define the requirements for the size and character of planting areas to improve the appearance and function of landscape areas while maintaining water consciousness and integrating developments into surrounding neighborhoods.

Planting at multi-family developments should be focused at key areas including screening around mechanical areas and ornamental plantings around entrances and to break featureless walls. Irrigated turf should be limited to active recreation areas and replaced with native grasses elsewhere.

Multi-family development standards also apply to shared parking lots and adjacent right-of-ways, both of which property owners are responsible for maintaining.

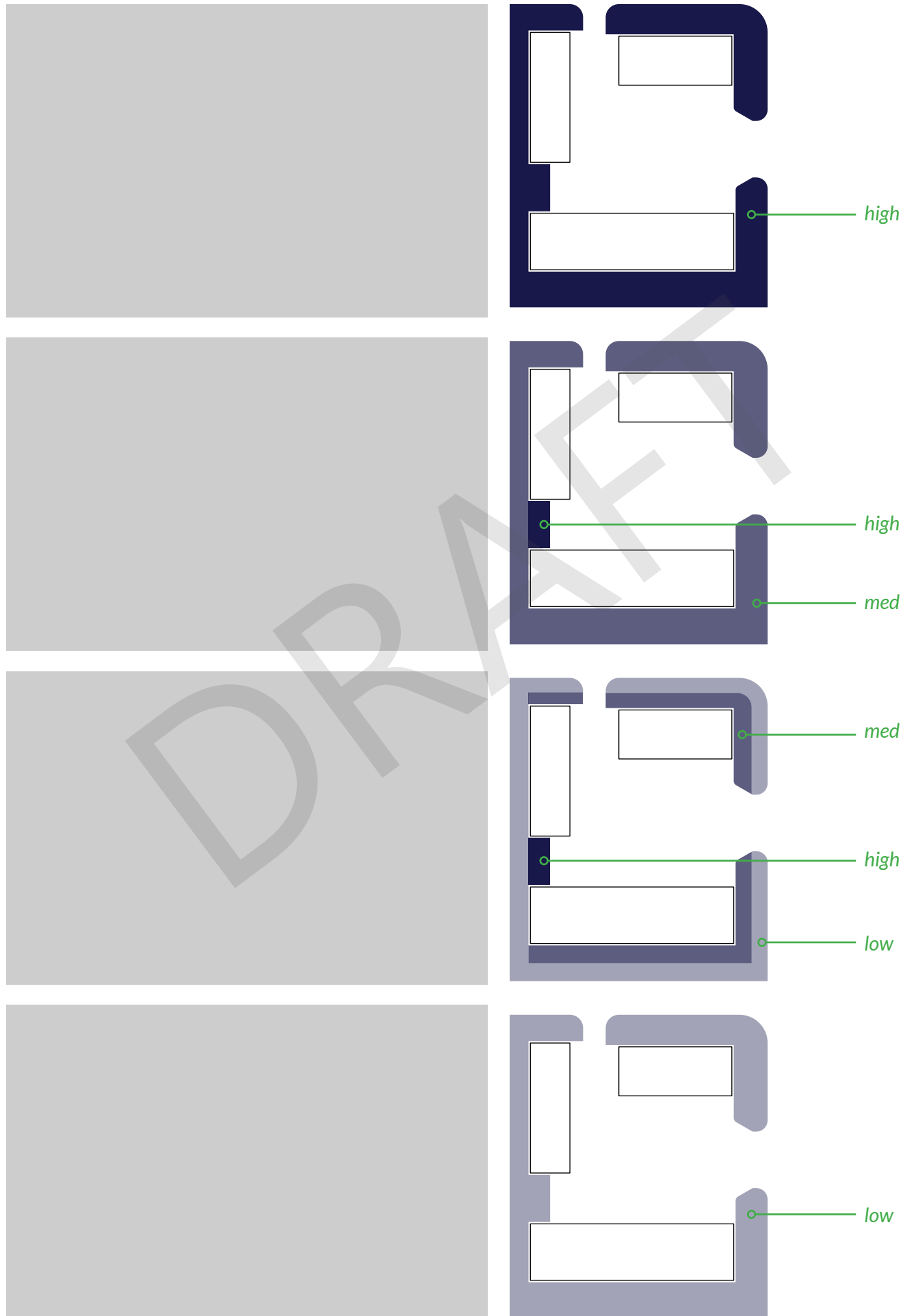


COMMERCIAL

Commercial landscape and irrigation standards apply to properties in all commercial zone districts. Commercial zone standards define the requirements for the size and character of planting areas on commercial lots to balance appearance with water requirements with and fit with neighborhood character.

Plantings on commercial lots should be focused around key areas of the site. For example, screening around loading and facility areas and ornamental around entrances and public facing places. High water use areas should be considered for maximum impact while remaining landscape area uses lower water plantings to reduce overall site water use.

Commercial standards also apply to parking lots and adjacent right-of-ways.

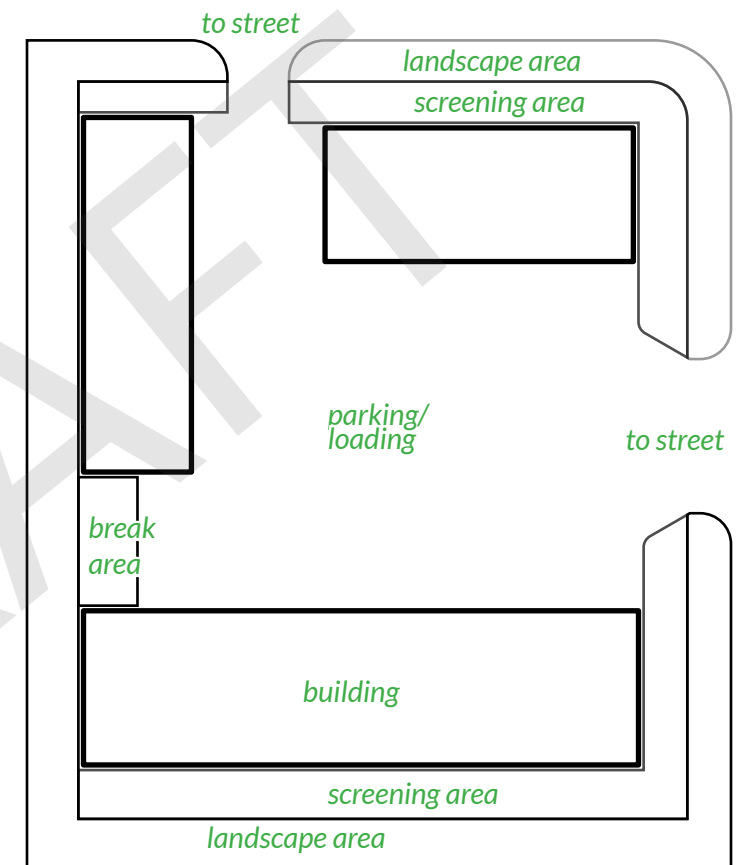


INDUSTRIAL

Water usage on properties zoned for industrial use should focus on the development and maintenance of vegetation buffers and screening and landscape infrastructure such as bioswales and other stormwater and water quality management practices or shade plantings to reduce climate control energy expenditures.

Small areas that cater employees can be also be high water usage zones.

While commercial areas can benefit from the visual enhancements of additional plantings these benefits are limited in industrial areas should be restricted to areas around street facing entries.





TRANSITIONAL SPACES AND BUFFERS

This typology includes uses such as parking lots, trail connections, spaces between sidewalks and parking, loading, or outdoor storage spaces, spaces that are hard to get irrigation to or hard to maintain healthy vegetation – might be areas that are ok to have a higher amount of mulch, etc.

BASIC PRINCIPLES OF WATERWISE LANDSCAPING

Describe hydrozones and why it is important to group plant material

Describe the importance of waterwise irrigation and a list of preferred equipment

Describe how grading and drainage can facilitate water retention in the right spots

The importance of Landscape Maintenance

Limit the use of pesticides

Rely on adequate soil growing medium preparation, aeration, top-dressing with compost, deep and slow watering, variation in species, mulches, and other design and maintenance practices

Top dress wood mulch every 3-5 years

Eliminate noxious weeds

Mow turf grass areas to maintain uniform appearance

Do not mow naturalized grass or meadow areas except as desired for control of weeds or to distribute seed heads

Maintain irrigation system to prevent unnecessary waster of water.

Clarify who maintains tree lawns

Reference Sources

- Garden in a box
- CSU extension
- Northern Water

WATER SAVINGS WORKSHEET

to be developed further to provide residents the opportunity to calculate their water usage

CURRENT USAGE

HIGH AREA _____ SF x 18 GAL/YR = _____
MED AREA _____ SF x 10 GAL/YR = _____
LOW AREA _____ SF x 3 GAL/YR = _____
XERIC AREA _____ SF x 0 GAL/YR = _____
TOTAL AREA _____ TOTAL GAL/YR= _____

REDUCED USAGE

HIGH AREA _____ SF x 12 GAL/YR = _____
MED AREA _____ SF x 9 GAL/YR = _____
LOW AREA _____ SF x 3 GAL/YR = _____
XERIC AREA _____ SF x 1 GAL/YR = _____
TOTAL AREA _____ TOTAL GAL/YR= _____

DRAFT

RECOMMENDED PLANT LIST

Recommend plant lists. Trees, shrubs, grasses, perennials

Plant Types			Typical Water Usage			
Genus	Species	Common Name	High	Med	Low	Very Low
Acer	ginnala	Amur Maple	X			
Acer	grandidentatum	Bigtooth Maple			X	
Acer	tataricum	Tatarian Maple		X		



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 2, 2021**

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on August 2, 2021, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson
Tim Whitehouse
Rebekka Kinney
Eric Sartor
Troy Hamman
Barry Friedrichs

Absent: Linda Knaack

Town Staff Present: Cody Bird, Planning Director
Liz Young Winne, Planner II
Patty Lundy, Development Coordinator

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

Christine Gaiter wanted to thank the staff for taking the time to meet residents who lived in the downtown core to explain what the new comprehensive plan means for them. She also clarified a statement she had made at a prior Planning Commission meeting regarding rental properties.

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of July 12, 2021

Moved by Commissioner Sartor, seconded by Commissioner Whitehouse to approve the minutes as presented. Motion passed 5-0. Commissioner Friedrichs abstained.

6. NEW BUSINESS

A. Public Hearing: Consider Adoption of Wellington Comprehensive Plan 2021

Cody Bird, Planning Director, introduced the staff report. He explained that the Comprehensive Plan is an advisory document adopted by the Town Planning Commission and is used to guide decision-making and the physical development of the community. A public hearing is required before adoption of the Comprehensive Plan. Tonight's public hearing is a continuation of the

public hearing advertised and held at the July 12, 2021 meeting. The Planning Commission should consider additional testimony presented during tonight's continuation of the public hearing.

Commissioner Whitehouse thanked staff for their hard work.

Commissioner Hamman wanted to know if anything needed to change with the Comprehensive Plan after Bird had conducted outreach with downtown residents.

Bird replied that he took a lot of notes from meetings with downtown residents and those notes are included in the agenda packet. During those meetings, he also explained a lot of the draft Comprehensive Plan's recommendations and what those recommendations may mean for the residents. He also reiterated that the next step in the update process will be the land use code updates which will also address some of the downtown residents' concerns on the regulation side of things.

Commissioner Sartor said that there seems to be a lot of layers to what needs to be accomplished and asked if changes should be made to the Comprehensive Plan or somewhere else.

Bird replied that the Comprehensive Plan is long-range in nature and is intended to provide a 20-year or longer vision of how the Town may grow and change. The Comprehensive Plan does not change zoning requirements because that is part of the Land Use Code. The Land Use Code will be the next document to review. The Land Use Code are the regulations that support the vision and recommendations of the Comprehensive Plan and goes into more detail of defining "when" and "how."

Chairman McCaffrey opened the public hearing.

Sherry Leeper said she is still opposed to the Harrison Ave. and McKinley Ave. proposal. This is where she lives, and this will change our small quiet neighborhoods into something completely different. We should value our history and that includes a lot of the older homes downtown. This area should stay residential not be transitional or commercial.

Alyssa Ratzloff shared that she loves all the large shade trees and likes the small-town feel of the downtown. The character of the community might be priced out because new homes are more expensive. The parking is very limited downtown so having multi-family will put even more cars on the side streets. She would like to see buildings in the area that match what is existing.

Christine Gaiter would like to see buildings in the downtown area honor and complement the existing structures. Apartments could be allowed but would like to see 4 to 6 dwelling units per acre, not up to 12 that is identified in the Comprehensive Plan. She would like to see only up to 2 stories allowed instead of 3 stories.

Kathy Wydallis said that the plan vision reads funny. She said the one from 2014 is too long and boring but this new one does not sound like a vision statement. She mentioned that she had driven around some other places and that not every town has a park downtown, most have homes around.

Karen March said that by changing the downtown it will risk losing older homes if these streets become more businesses. She won't just lose the neighborhood, but she would lose neighbors. She does not want to see apartments, just homes. She wanted to know if the Town allowed 3 stories, what uses would be allowed on each story and where would they all park.

Chairman McCaffrey, seeing no more public comments, closed the public hearing.

Chairman McCaffrey mentioned that the transitional zoning that is downtown has always been there. Bird reminded that the Comprehensive Plan does not change the zoning. The Land Use

Code includes the zoning regulations and that would be considered in the next step of updates.

Commissioner Friedrichs would like to see larger parking spaces for the big pickup trucks. Bird agreed and said that can be addressed in the Land Use Code updates.

Commissioner Sartor brought up the fact that since the COVID-19 pandemic, there have been a lot more home-based businesses. We do not want to say no to letting people operate a business just because they live downtown.

Commissioner Whitehouse wants to make sure we are protecting everyone equally.

Chairman McCaffrey said that it seems most of the concerns will be taken care of in the Land Use Code with the guidance from the Comprehensive Plan.

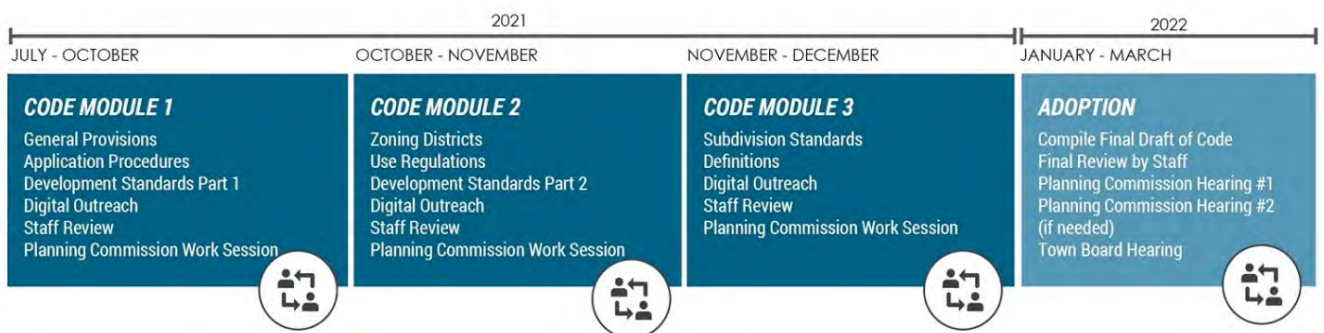
Commissioner Whitehouse moved to adopt Resolution PC-01-2021 adopting the Wellington Comprehensive Plan 2021 as the official Master Plan for the Town of Wellington. Commissioner Kinney seconded. Motion passed 5-1.

7. ANNOUNCEMENTS

Bird said that the next steps in the update process will be looking at the land use code which includes zoning, subdivision regulations and annexation. One of the tasks will be evaluating all of the existing code, evaluating permitted land uses by zoning district, and creating a draft of all the recommendations. He would like to start rolling this out in sections as there is a lot of text to cover. The Planning Commission will get the whole completed draft document to consider before the public hearing when that time comes.

Work sessions will be scheduled every month at 5:30pm before the regular Planning Commission meeting begins at 6:30pm so we can begin covering these various sections.

Jennifer Gardner with Logan Simpson has been working on preparing some of the draft language for certain sections. She also shared a proposed schedule of the sections that were anticipated being discussed at the upcoming work sessions.



Commissioner Hamman wants to see McKinley and Harrison Avenues addressed in the Land Use Code.

Commissioner Kinney would like to see more images incorporated in the regulations, not just text.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:55 PM.

Approved this _____ day of _____, 2021

Recording Secretary



Planning Commission Meeting

Date: September 13, 2021
Submitted By: Cody Bird, Planning Director
Subject: Minor Subdivision - Lot 1, Amended Lots 2 and 3, Replat of Tract 47, Wellington Place Subdivision (3837 6th St.)

EXECUTIVE SUMMARY

General Location:

- 7837 6th St.
- West of 6th St., between Kennedy Ave. and Sveta Ln.

Applicant/Agent:

- Applicant: Wellington Properties, LLC
- Agent: Kevin Brazelton, United Civil Design Group

Reason for request:

- Subdivide lot to create a second building site for future commercial development.

BACKGROUND / DISCUSSION

- The applicant has submitted a request for minor subdivision plat of Lot 1, Amended Lots 2 and 3, Replat of Tract 47 Wellington Place Subdivision. The location is west of 6th St. between Kennedy Ave. and Sveta Ln. and the common address is 7837 6th St.
- The existing property is currently occupied by the Wellington Vet Hospital. The applicant desires to divide the lot so the Vet Hospital can remain and create a second building site for future commercial development.
- The property is zoned C1 – Community Commercial. The zoning of the property will not be affected by the proposed minor subdivision plat.
- The request is eligible for a minor subdivision plat because all of the following required criteria are satisfied (Sec. 17-4-10):
 - The property has previously been platted within the Town;
 - The entire tract to be subdivided is five (5) acres or less in size;
 - The resulting subdivision will produce four (4) or fewer additional lots; and
 - There will be no exceptions to the Subdivision Design Standards.
- At the time of this report, no public comments have been received regarding this request for minor subdivision.
- If the Planning Commission recommends approval of the minor subdivision plat, the recommendation will be forwarded to the Board of Trustees for consideration on September 28, 2021.

Staff Comments:

1. Plat Name: The title on the plat is “7837 Sixth Street Subdivision.” The title does not conflict with any other plat within the Town of Wellington; however, staff recommends choosing a title that does not include an address to avoid possible confusion.
2. Legal Description:
 - o The legal description is identified on the plat as required.
 - o The basis of bearing is identified on the plat and references the existing Amended Plat of Lots 2 and 3, Replat of Tract 47, Wellington Place Subdivision. The bearing on the existing plat is S89°51’54”W, and does not match the bearing identified on the proposed minor subdivision. The applicant shall verify the bearing and update if needed.
 - o The final plat shall be accompanied by a closure report.
3. Lots: The existing Lot 1 is proposed to be divided into only two lots by the minor subdivision plat.
 - o Numbering lots Lot 1 and Lot 2 on the minor subdivision is appropriate.
 - o Both lots proposed meet or exceed the lot size and dimension requirements of the C1 zone district.
 - o The applicant was asked to provide a conceptual site plan to demonstrate there is sufficient space on the new proposed Lot 2 to accommodate a commercial development and required parking and circulation with the flood plain limitations. The conceptual plan provided is reasonable to demonstrate the viability of a future development.
4. Streets: The property proposed to be divided is adjacent to 6th Street. 6th Street at this location is a 2-lane roadway with a center shared turn lane. At the south end of the property, 6th Street begins to taper to a 2-lane with no center turn lane. The west side of the roadway is constructed adjacent to the property, but tapers to the south because a portion of the east side of the roadway has not been constructed in accordance with current standards. South of the property is also narrow and not constructed to the full right-of-way width. Turn lane striping and/or roadway width on the east side of the roadway will be needed in the future.
5. Access: Access to the site will have to be from 6th Street since it is the only public roadway providing legal access to the property. The existing access to the Wellington Vet Hospital (new Lot 1 on the proposed minor subdivision plat) is sufficient and has adequate turn lanes. Proposed Lot 2 on the south end has an existing curb cut, but there is not adequate road width and/or striping to accommodate turn lanes. When Lot 2 is proposed for development, a traffic impact study will be needed to determine needs for access to Lot 2.
 - o The applicant is required to dedicate a joint and cross-lot access easement between Lot 1 and Lot 2 to allow shared driveways and shared parking. This will allow improved circulation and will allow a shared parking arrangement to ensure adequate parking is available to meet the parking needs of both businesses. The joint and cross-lot access easement can be recorded by separate instrument and should clearly identify maintenance responsibilities.
6. Easements:
 - o 6th Street is identified as a collector roadway. A 9 ft. utility easement is required along and adjacent to the west line of 6th Street right-of-way in accordance with Wellington’s Standard Design Criteria.
 - o An existing 30 ft. platted access and utility easement is shown to remain on the new minor subdivision. Bearing and dimension labels are needed to identify location of the easement.

7. Parks and Open Space: The Municipal Code requires developments to provide public open space. Open spaces in commercial developments may consist of plazas, trails, landscaped areas and other civic purposes.
 - o Town staff recommends that the open space requirement is achieved by preserving the floodplain that affects the property. Additional sidewalk connections should be included in a future development proposal and shall be made attractive using landscaping, site furnishings and other amenities.
8. Drainage: The applicant or their agent shall provide an engineering letter confirming that the drainage plan for the site is consistent with the original drainage plan. The applicant or their agent shall address Town Engineering review comments relative to drainage and floodplain. Contact Engineering Division.
9. Public Improvements: All public improvements needed to serve the site are to be designed and constructed to Wellington Standard Design Criteria and Standard Construction Requirements. Design plans shall be reviewed and approved by the Town Engineer prior to construction at time of development.
10. Miscellaneous:
 - o Wellington Fire District staff has reviewed the minor subdivision plat and is not requiring any changes. A comment letter is attached.
 - o Include printed names and titles under signature lines for Owner Certification.
 - o Include the Mayor's name, "Troy Hamman, Mayor" in print under the signature line.
 - o Include the Planning Commission Chair's name "Bert McCaffrey" in print under the signature line.
 - o Include the Town Clerk's name "Krystal Eucker" in print under the signature line.

STAFF RECOMMENDATION

Approve the minor subdivision for 7837 Sixth Street Subdivision, subject to staff report comments and engineering review comments, and forward a recommendation of approval to the Board of Trustees.

ATTACHMENTS

1. Location Map
2. Project Narrative
3. Minor Subdivision Plat
4. Concept Site Plan
5. Fire District Comments

LOCATION MAP

7837 6th STREET, WELLINGTON, CO, 80549



MINOR SUBDIVISION PROJECT DESCRIPTION

7837 SIXTH STREET SUBDIVISION

June 11, 2021

SUMMARY

The 7837 Sixth Street Subdivision in Wellington, CO proposes to subdivide the existing 2.57-acre property into two (2) lots with Lot 1 consisting of 1.02-acres and containing the existing Wellington Veterinary building and Lot 2 consisting of 1.55-acres and being provided to facilitate the future development of the lot. Although the future development of Lot 2 is currently undefined, it is anticipated that Lot 2 will ultimately be developed with a commercial use potentially including an office or restaurant space.

COMPLIANCE WITH CRITERIA

The Minor Subdivision is to comply with Chapters 16 and 17 of the Town of Johnstown Municipal Code, the Town Comprehensive Master Plan and the Town Design and Development Standards. The development team provides the following to demonstrate that the subdivision will comply with these criteria:

Municipal Code, Chapter 16

In general, this minor subdivision application is provided to ultimately expand upon the surrounding commercial uses that exist in the area and to provide additional support to the community while maintaining the existing zoning and character of the surrounding developments. The property is zoned Community Commercial (Zone C-1) and proposes to maintain this zoning with the minor subdivision process. The existing Wellington Veterinary Hospital will continue operations on the proposed Lot 1 of the development while Lot 2 will be provided for a future use that complies with the current zoning. Furthermore, the future development of Lot 2 intends to extend and utilize the existing design elements previously provided by the development of the existing property and with future development will submit a site plan documenting site design elements specific to the lot development.

Municipal Code, Chapter 17

In general, this minor subdivision application is provided within the guidelines of Chapter 17 of the Municipal Code while meeting the intent of the code which is to promote the health, safety, convenience, order, prosperity and welfare of the inhabitants of the Town. The intent of the subdivision is to allow for the future expansion of services available to the community and neighborhood, but while doing so, also intends to promote the character of the existing neighborhood and protect the existing natural area and open space area located at the southern portion of Lot 2 which serves as part of the Town's stormwater management system. Furthermore, the minor subdivision application includes a Conceptual Site Plan that shows a potential use for Lot 2 including connection to existing streets and utilities while demonstrating potential access, parking and drainage infrastructure.

Comprehensive Master Plan

This minor subdivision strives to promote the Town's Comprehensive Master Plan by providing a new commercially zoned lot that will ultimately allow for a new business opportunity in the area, incorporating the existing drainage area into the development, and enhancing the small town atmosphere of the area by ultimately creating a new business within walking distance of other business and residential areas.

EXISTING CONDITIONS

The property is 2.57 acres in size, consisting of the existing Wellington Veterinary Hospital located on the northern portion of the lot with undeveloped land to the south. An existing drainage channel and associated 100-year floodplain bisects the site conveying stormwater generally from north to south through the site. The site is bounded by Sixth Street to the east, residential properties to the south and west, and a private drive and commercial properties to the north.

PROPOSED IMPROVEMENTS

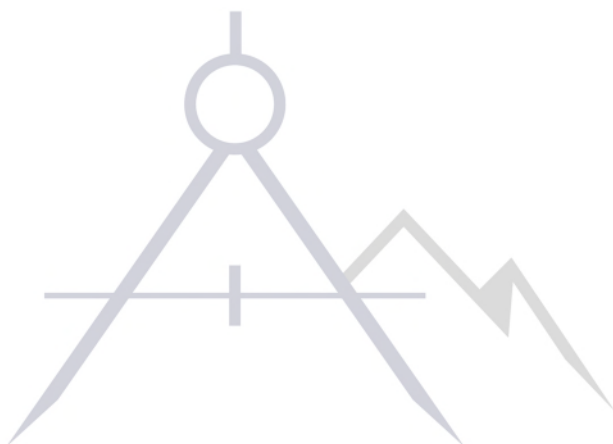
The Minor Subdivision of the property does not intend to make any improvements to the property at this time. Future improvements will be associated with the future development of Lot 2 and will be further documented at that time. However, a conceptual site plan has been provided to show the possible layout of a site including potential building, parking and drive lane improvements.

INFRASTRUCTURE (UTILITIES)

Lot 1 is currently serviced by utilities located within the private drive located on the north side of the lot. Lot 2 will ultimately be provided service via existing utilities located in Sixth Street including sanitary sewer, water, electric, gas and telecommunications.

SITE ACCESS

Access to Lot 1 will remain unchanged and will be provided via Sixth Street where the existing private drive connects. Lot 2 will likely utilize the existing curb cut provided on Sixth Street. It is anticipated that a shared access will be provided between Lots 1 and 2 to provide second points of access to Sixth Street for both lots. This shared access will be further documented with future site layout and development.



7837 SIXTH STREET SUBDIVISION

A Replat of Lot 1 of Amended Plat of Lots 2 and 3, A Replat of Tract 47, Wellington Place Subdivision,
Situate in the Southeast Quarter of Section 33, Township 9 North, Range 68 West of the 6th P.M.,
Town of Wellington, County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lot 1, Amended Plat of Lots 2 and 3, a Replat of Tract 47, Wellington Place Subdivision, County of Larimer, State of Colorado

DEDICATION OF PUBLIC PROPERTY

The owner of the real property described in this Plat has caused the real property to be surveyed, laid out and subdivided under the name of 7837 Sixth Street Subdivision, and does hereby sell, grant, dedicate, and convey to the Town of Wellington in fee simple, free and clear of all of all liens and encumbrances, and set apart all of the streets roads, alleys, easements, and other public ways and places, and Tracts as shown on the accompanying plat to the use of the public forever. The owner shall be responsible for construction and maintenance of all improvements of said streets, alleys, easements, public ways and places, until acceptance of maintenance therefor by the Town as provided in the Wellington Municipal Code.

CERTIFICATE OF TITLE

I, _____, an attorney licensed to practice law in the State of Colorado, certify to the Town of Wellington, Colorado, that I have examined the title to the property being subdivided and being dedicated to the Town of Wellington, Colorado, and that all owners and proprietors as defined by CRS 31-23-111 have been signed this plat.

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ as _____ of _____.

Witness my hand and official seal.

My Commission expires _____

Notary Public _____

Seal

CERTIFICATE OF OWNERSHIP

I/We certify that ?____ is/are the owners of the property, ?____ are all the mortgagees and holders of liens upon the property, and each and all hereby consent to this plat and join in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

By: _____ As: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 20____,
by _____ as _____ of _____.

Witness my hand and official seal.

My Commission expires _____

Notary Public _____

Seal

PLANNING COMMISSION CERTIFICATE

Approved this _____ day of _____, 20____, by the Town Planning and Zoning Commission, Wellington, Colorado.

Chairman _____

BOARD OF TRUSTEES CERTIFICATE

Approved this _____ day of _____, 20____, by the Board of Trustees, Wellington, Colorado. This approval is conditioned upon all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs and sidewalks shall be financed by others and not the Town.

Mayor _____

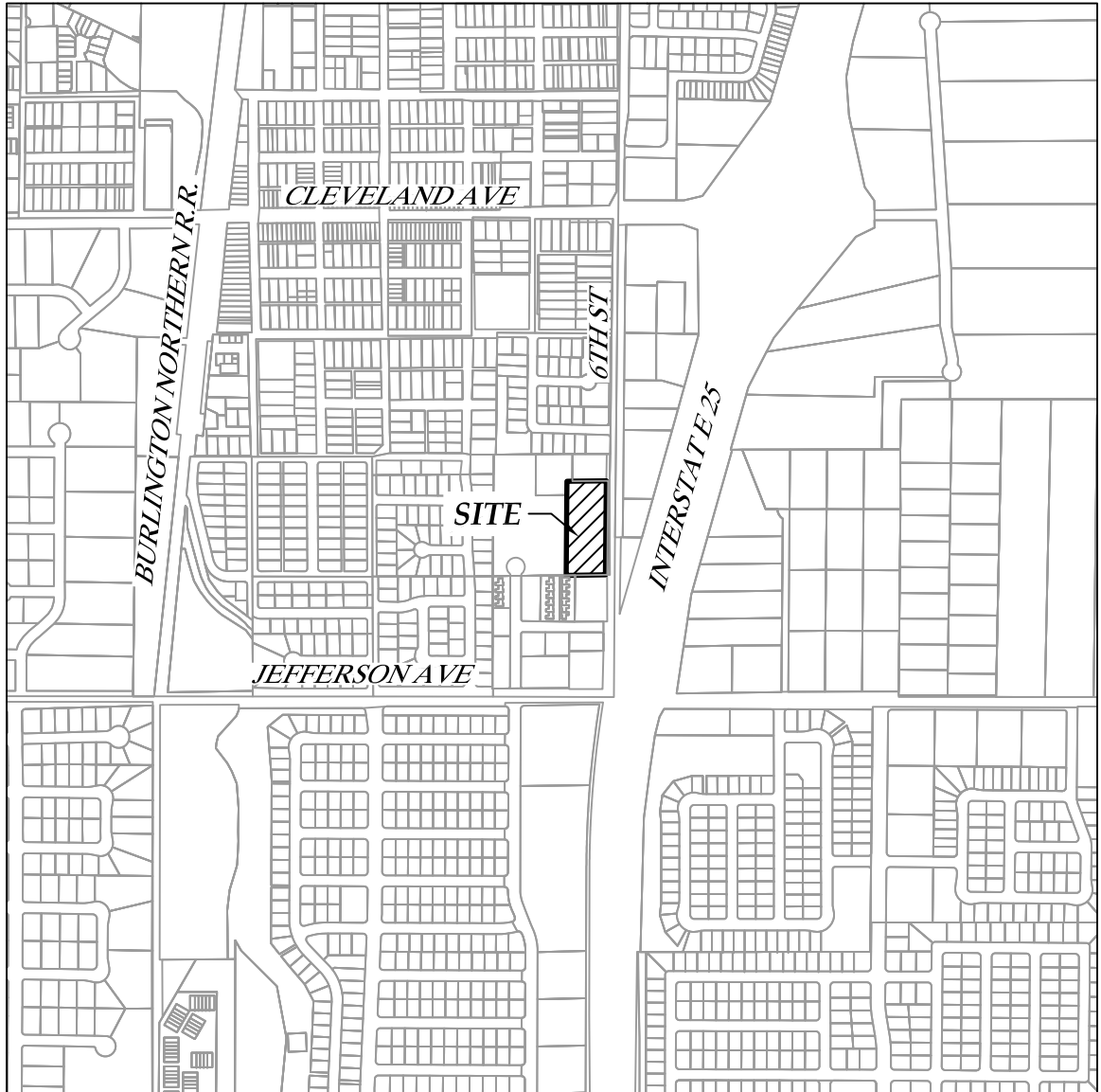
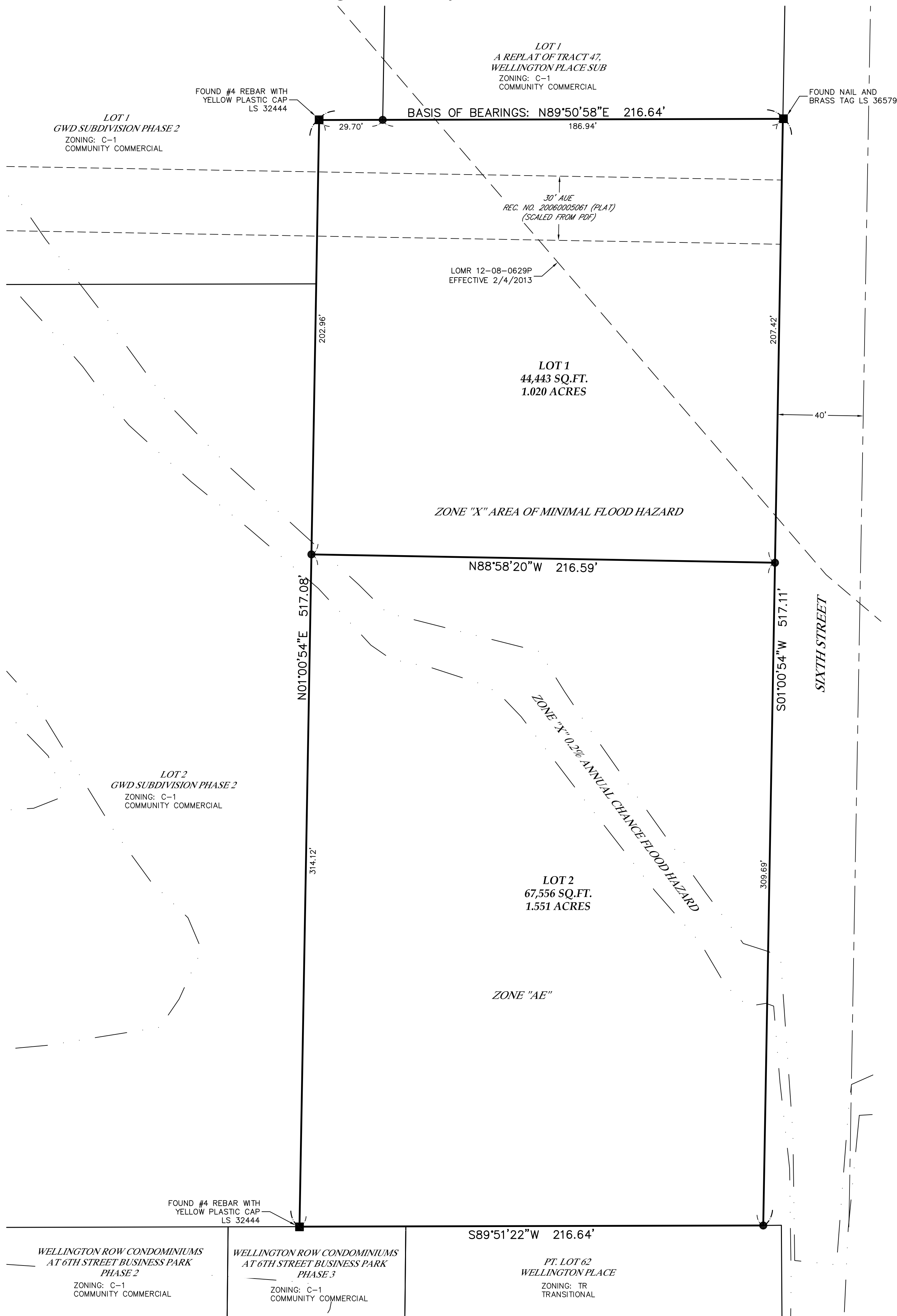
ATTEST: _____
Town Clerk

SURVEYING CERTIFICATE

I, Paul B. Groves, PLS #38209, a duly registered Land Surveyor in the State of Colorado, do hereby certify that this Plat of 7837 Sixth Street Subdivision was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge information and belief.

PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #38209



VICINITY MAP

SCALE: 1"=1000'

FLOOD PLAIN NOTE

The subject property is in flood zones "AE" and "X", per FEMA flood map 08069C0759F effective 12/19/2006 and LOMR 12-08-0629P effective 2/4/2013.

Floodplain lines indicated herein are approximate only. Lines are scaled from FEMA generated PDF files.

- flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain"
- flood zone "X", "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile"
- flood zone "AE", "areas of 1% chance flood (100-year flood), base flood elevations determined."

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of Lot 1 of Amended Plat of Lots 2 and 3, A Replat of Tract 47, Wellington Place Subdivision, as bearing North 89°50'58" East, as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 216.64 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FC25057297, dated May 13, 2021 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

LAND USE TABLE

LOTS (2)	2.571 ACRES	100%
TOTAL	2.571 ACRES	100%

LEGEND

---	EASEMENT LINE
---	CENTERLINE
---	BOUNDARY LINE
---	FLOOD PLAIN LINE
■	FOUND MONUMENT AS DESCRIBED
●	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209

30 15 0 30 60 90
SCALE IN FEET
SCALE: 1"=30'

DATE: 6/3/2021
FILE NAME: 20210217_SUB
SCALE: 1"=30'
DRAWN BY: SMF
CHECKED BY: PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com

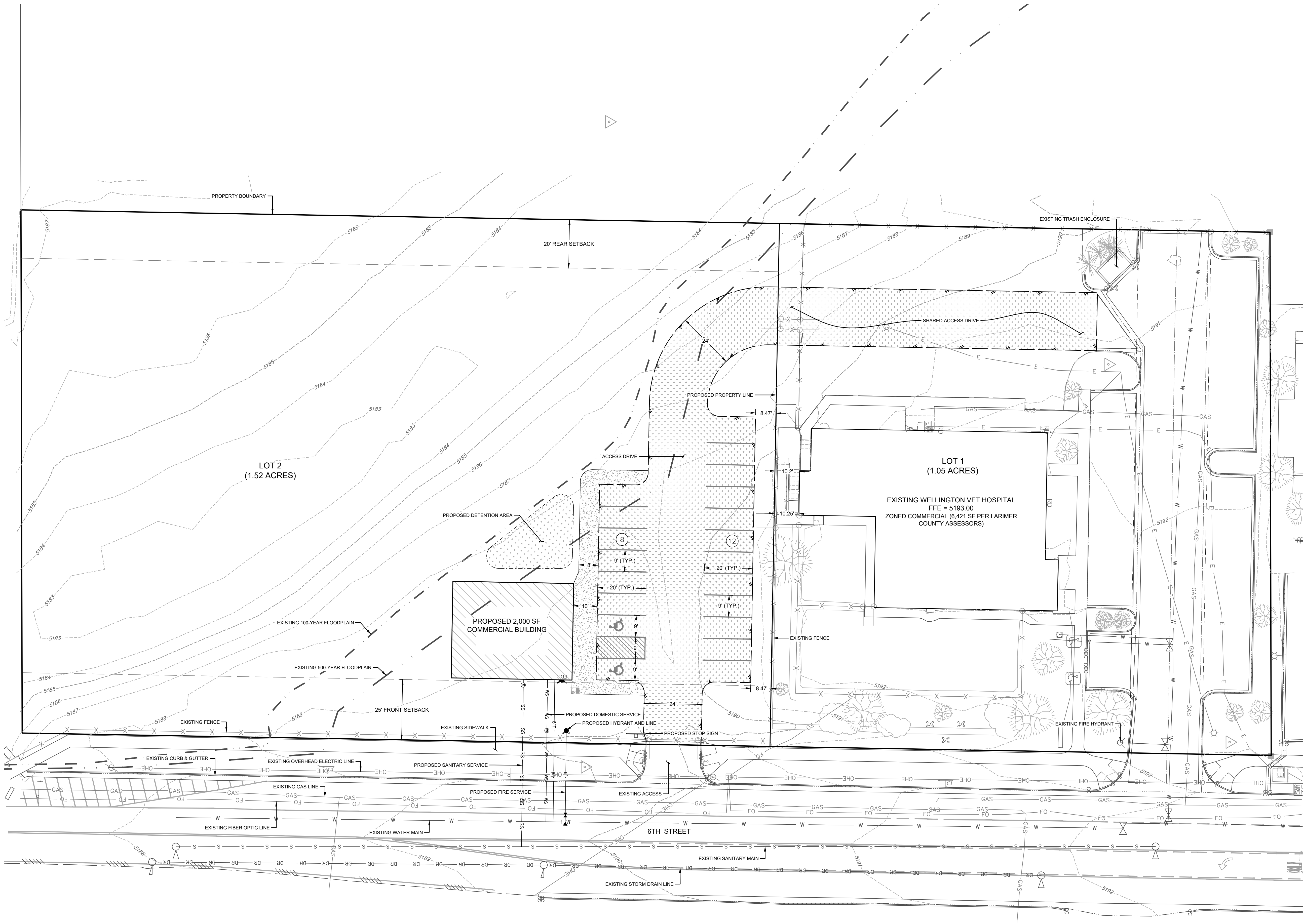


DATE:					
REVISIONS:					

WELLINGTON PROPERTIES SUBDIVISION
FOR
UNITED CIVIL DESIGN GROUP
1501 ACADEMY COURT, SUITE 203
FORT COLLINS, CO 80524

PROJECT #:
20210217

1
SHEET 1 OF 1



LEGEND

- PROPERTY BOUNDARY
- PROPERTY LINE
- SIDEWALK/TRAIL
- SIGN
- FIRE DEPARTMENT CONNECTION
- 6" FIRE HYDRANT AND LINE
- 6" FIRE SERVICE LINE
- WS DOMESTIC WATER SERVICE
- SS SANITARY SERVICE
- PARKING STALL STRIPING
- HANDICAP PARKING STALL
- ASPHALT PAVEMENT
- PROPOSED BUILDING

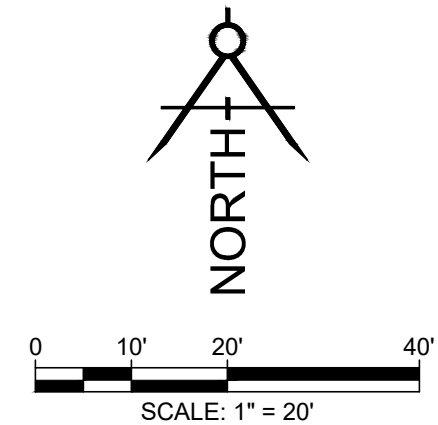
NOTES

- THIS CONCEPT PLAN HAS BEEN PREPARED FOR THE TOWN OF JOHNSTOWN MINOR SUBDIVISION PROCESS. IS SCHEMATIC IN NATURE AND IS NOT INTENDED AS A CONSTRUCTION DOCUMENT.

PARKING REQUIREMENTS (FOR POTENTIAL USES)

OFFICE
1 SPACE / 300 SF OF GROSS FLOOR AREA
2,000 SF / 300 SF PER SPACE = 7 REQUIRED SPACES

RESTAURANT
1 SPACE / 100 SF OF GROSS FLOOR AREA
2,000 SF / 100 SF PER SPACE = 20 REQUIRED SPACES



7837 SIXTH STREET SUBDIVISION CONCEPTUAL SITE PLAN

CONCEPT
PLAN
NOT FOR CONSTRUCTION

SHEET NUMBER
C1.00
1 OF 1 SHEETS
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 20'
JOB NUMBER
U20002

DATE SUBMITTED: 5/20/2021

PREPARED FOR: WELLINGTON PROPERTIES, LLC

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the engineer of these plans.



Wellington Fire Protection District

September 1, 2021

Wellington Vet Clinic
7873 6th St.
Wellington CO, 80549

RE: Wellington Vet Clinic – Lot Spit for future commercial lot.

To whom it may concern:

This is a development review letter. This is not intended to be a final review of building plans, but a reference of items that are required by Fire Code.

All construction projects must meet the 2018 IFC requirements as amended, along with all 2021 NFPA guidelines.

After reviewing the plans provided Wellington Fire Protection District does not have any concerns with the proposed project/plans.

The plans provided seem to address fire department access. This would have to meet the “Fire Apparatus Access Roads” requirements. This is covered in the 2018 IFC as amended, under the appendix “D” Fire Apparatus Access Roads.

Regards,

Captain Pettit
Deputy Fire Marshal