



**TOWN OF WELLINGTON
PLANNING COMMISSION**

July 11, 2022

6:30 PM

Regular Meeting

1. ITEMS

- A. Town Zoning Map
- B. Residential Construction Update

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3380 ext. 110 at least 24 hours in advance.



Planning Commission Meeting

Date: July 11, 2022
Submitted By: Cody Bird, Planning Director
Subject: Town Zoning Map

EXECUTIVE SUMMARY

The Planning Commission adopted the Wellington Comprehensive Plan on August 2, 2021. The Comprehensive Plan provides the long-range vision and recommendations for the growth and development of the Town and is the basis for zoning, subdivision regulations and other land use codes.

The Town Board of Trustees, following recommendations from the Planning Commission, passed Ordinance No. 07-2022 adopting updates to the Land Use Code to bring the codes and development standards into alignment with the recommendations of the Comprehensive Plan and to bring codes into compliance with changes to regulatory requirements, emerging technologies, changes in development practices, water conservation and more.

The Official Zoning Map of the Town will be updated to align with the updated Land Use Codes. Public hearings before the Planning Commission and the Board of Trustees will be held before any changes to the Zoning Map are made.

Work sessions are for general presentation and discussion, but no action will be taken.

BACKGROUND / DISCUSSION

The adopted Land Use Code updated some of the zoning district classifications, uses within the zoning districts, and development standards applicable to the zoning districts. Changes to the Land Use Code should also be reflected in updates to the Town's Official Zoning Map, the legal document that identifies which zoning district standards are applicable to properties within the Town limits.

The Planning Commission provides guidance for recommended changes to the Zoning Map to align with the updated Land Use Code districts. At the June Planning Commission meeting, the Commission met in a work session and discussed possible updates to the Town's Official Zoning Map to reflect changes in the recently adopted Land Use Code updates. Additional time was requested to further discuss the zoning and land use patterns including and adjacent to the downtown area.

Following additional discussion and upon receiving guidance from the Planning Commission, Town staff will notify owners of properties that are identified for possible changes. Town staff will communicate with interested property owners to identify the owners' desires for zoning and will bring information obtained back to the Planning Commission for consideration.

Public hearings are required before making any changes to the Official Zoning Map. The Planning Commission will conduct a public hearing in the future, date to be determined. Following the public hearing, the Commission will make a recommendation to the Board of Trustees.

The Board of Trustees has the authority to adopt changes to the Official Zoning Map following receipt of the Planning Commission recommendation and conducting a public hearing.

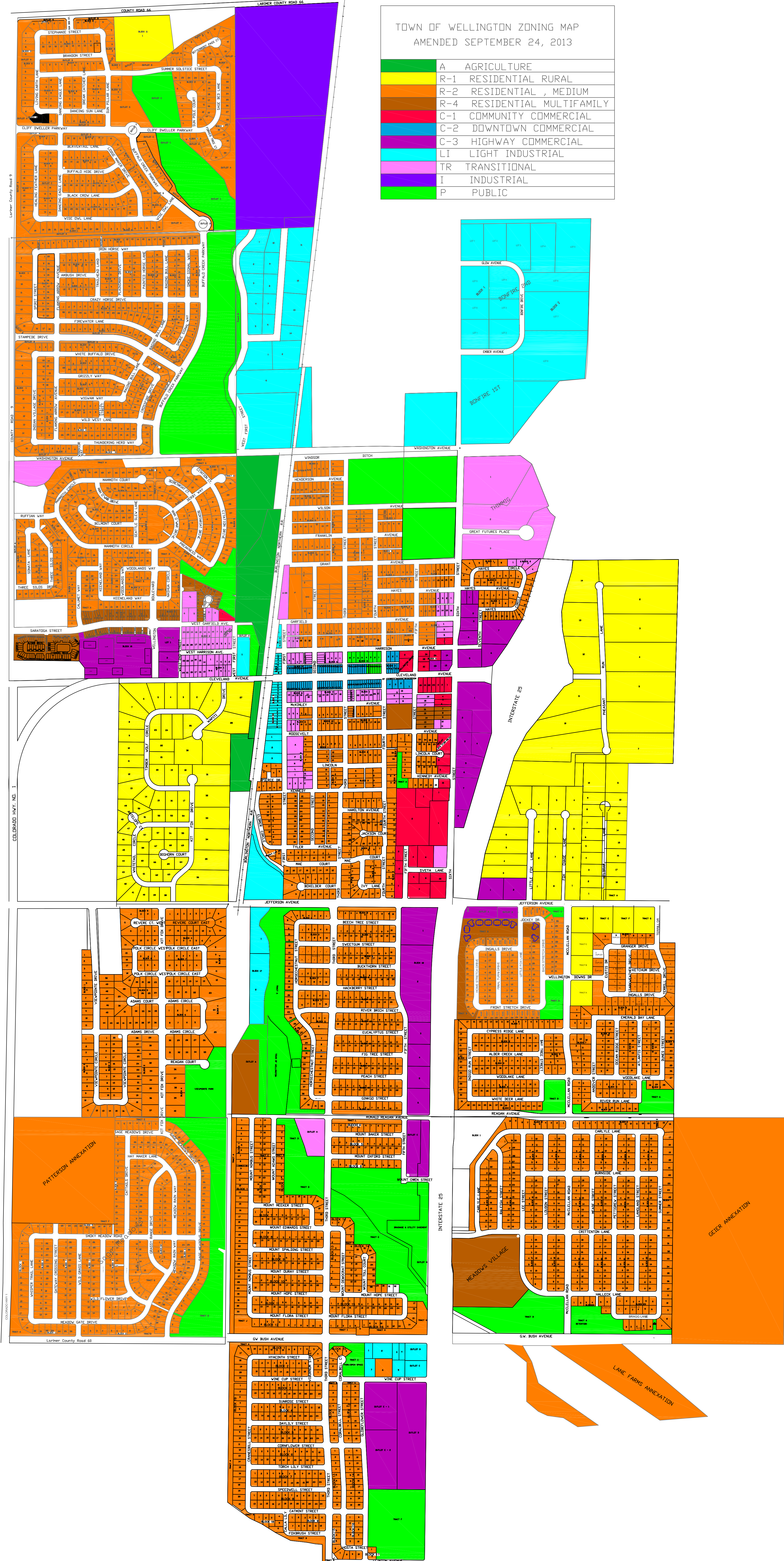
STAFF RECOMMENDATION

Discuss recommendations for possible changes to the Official Zoning Map and provide guidance to Town staff.

ATTACHMENTS

1. Zoning Map - Current
2. Zoning Map - Downtown with Possible Updates
3. Zoning Map - Possible Updates

A	AGRICULTURE
R-1	RESIDENTIAL RURAL
R-2	RESIDENTIAL , MEDIUM
R-4	RESIDENTIAL MULTIFAMILY
C-1	COMMUNITY COMMERCIAL
C-2	DOWNTOWN COMMERCIAL
C-3	HIGHWAY COMMERCIAL
LI	LIGHT INDUSTRIAL
TR	TRANSITIONAL
I	INDUSTRIAL
P	PUBLIC



WINDSOR

DITCH

Elementary
School

Library

HENDERSON

AVENUE

WILSON

AVENUE

FRANKLIN

AVENUE

Middle
School

GRANT

AVENUE

HAYES

AVENUE

GARFIELD

AVENUE

HARRISON

AVENUE

Park

BURLINGTON NORTHERN R.R.

FIRST STREET

FIRST STREET

SECOND STREET

THIRD STREET

THIRD STREET

FOURTH STREET

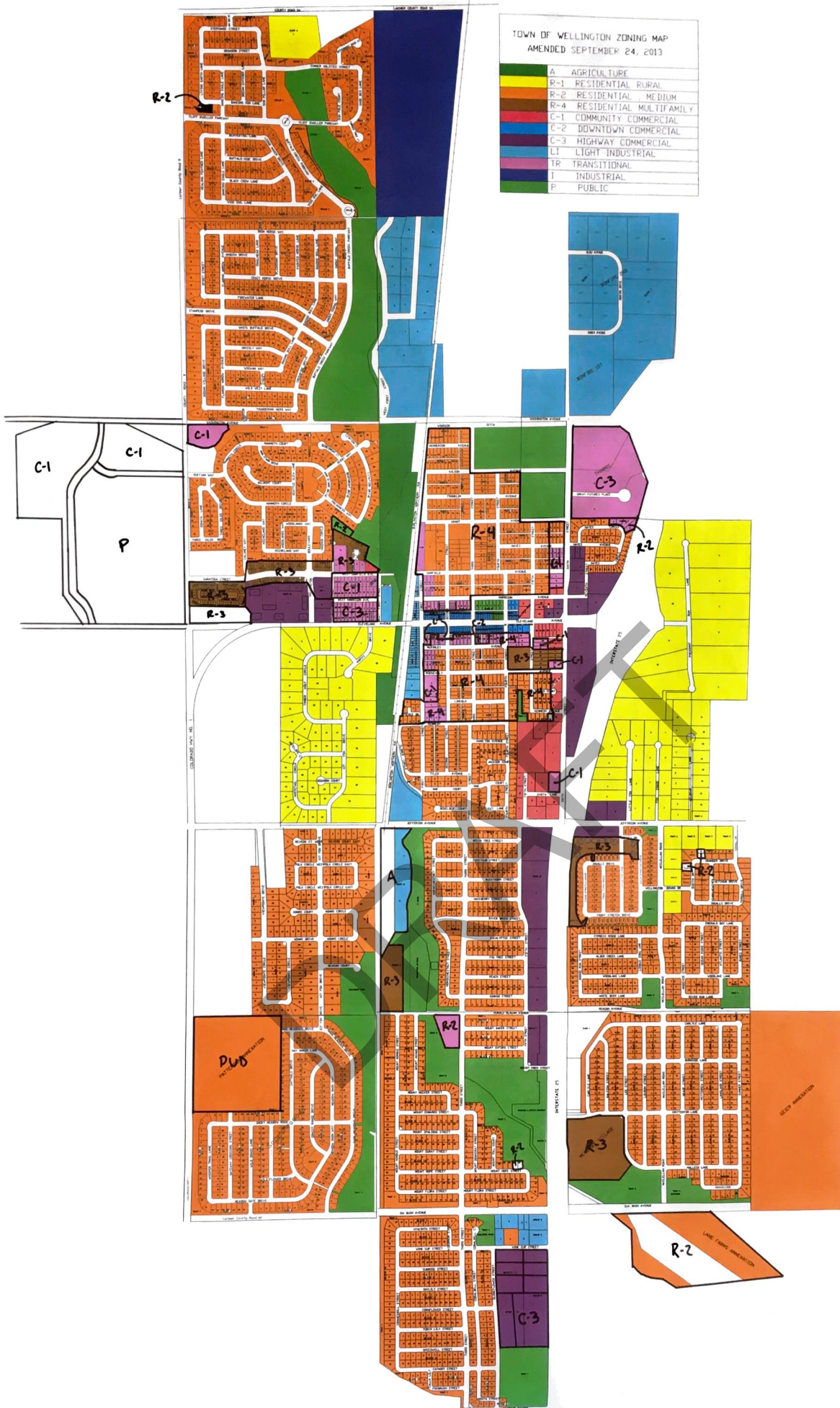
FOURTH STREET

FIFTH STREET

FIFTH STREET

Zoning Map - Possible Updates

May 31, 2022





Planning Commission Meeting

Date: July 11, 2022
Submitted By: Cody Bird, Planning Director
Subject: Residential Construction Update

EXECUTIVE SUMMARY

This report on residential building activities is intended to provide an update of the current trends and expected trends within the Town. It also identifies the number of buildable lots remaining within the Town, and future lots that will be available for permits once public infrastructure is installed.

Town staff tracks the number of new residential dwelling permits issued throughout the year. Staff also tracks the number of available buildable lots (buildable lots in this context means zoned residential, platted for development, and public infrastructure is installed and operational). Tracking the number of permits and the number of buildable lots is an indicator of development trends and is used as a resource to guide when and how many new residential building permits the Town is able to issue.

For the 2022 Town budget, the Town anticipated issuing 107 permits for new residential dwellings. Below is a table of the number of residential dwelling unit permits issued in 2022 through the end of June.

- Residential Units Permitted - 2022, Jan. 1 to June 30:

2022	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Single-Family Units	25	4	9	12	13	13						
Attached Units	0	0	0	0	0	0						
TOTAL RES. UNITS	25	4	9	12	13	13						
			38	38								
											Total	76

Attached is a report of new residential dwelling permits issued since 2009. The report also includes projected residential dwelling permits based on expected development trends. The annual total number of building permits is used to identify trends and project future permits.

The second report attached identifies existing subdivisions within the Town, the number of lots remaining for permits, and the status of zoning, platting, and infrastructure availability.

BACKGROUND / DISCUSSION

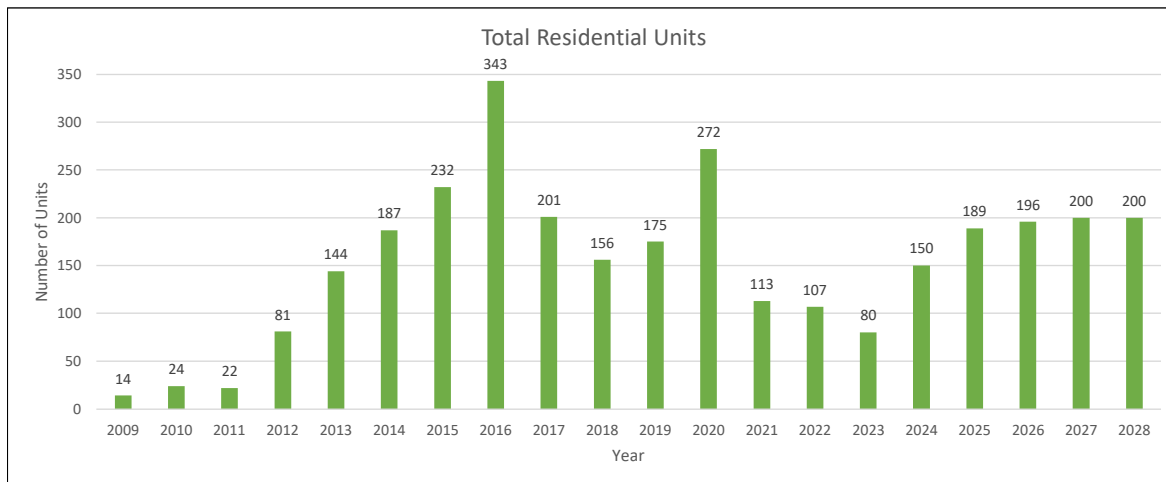
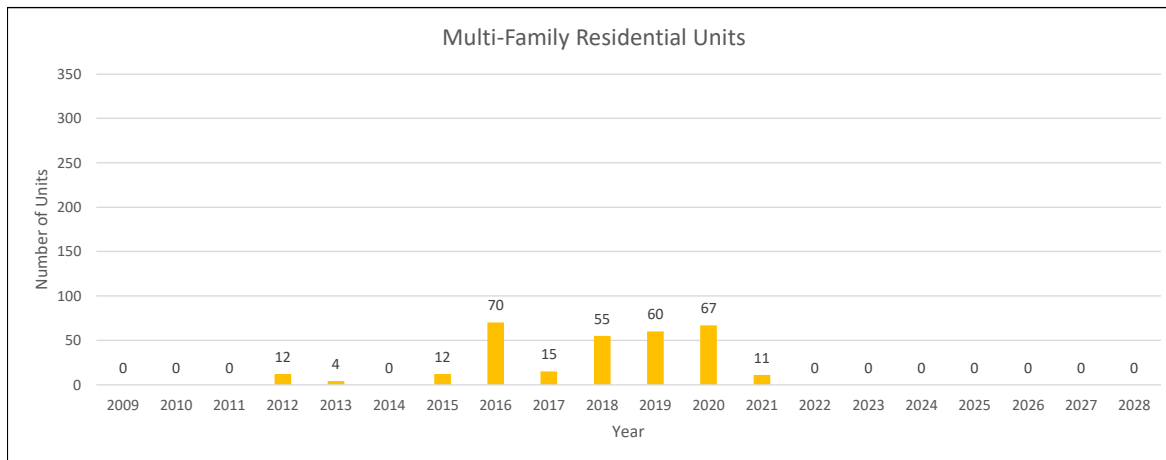
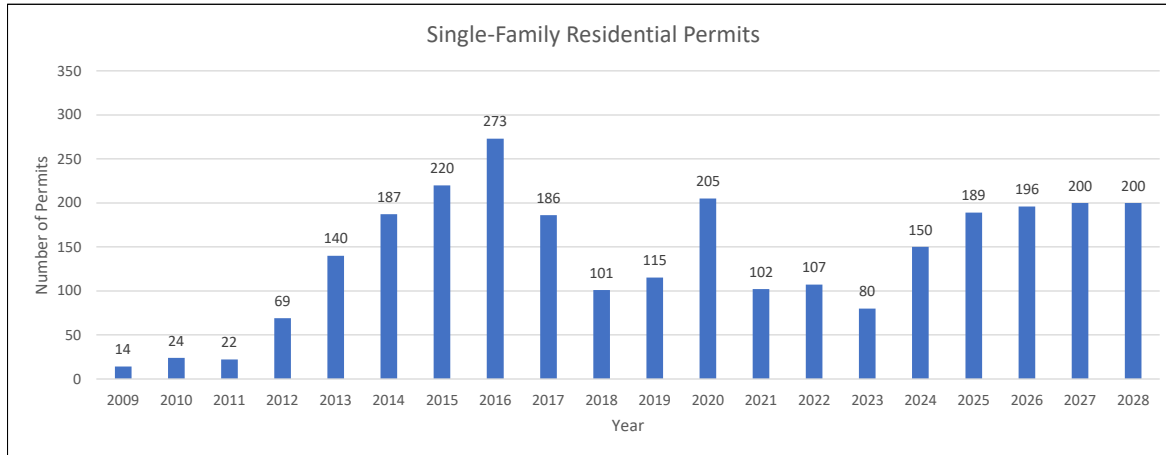
STAFF RECOMMENDATION

No action is necessary.

ATTACHMENTS

1. Residential Permit Charts
2. Lot Inventory - Subdivisions

Residential Dwelling Units - Historic and Projected



	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Single-Family Units	14	24	22	69	140	187	220	273	186	101	115	205	102	107	80	150	189	196	200	200
Multi-Family Units	0	0	0	12	4	0	12	70	15	55	60	67	11	0	0	0	0	0	0	0
TOTAL RES. UNITS	14	24	22	81	144	187	232	343	201	156	175	272	113	107	80	150	189	196	200	200

* Multi-family unit counts manually adjusted to reflect changes in the way permits were entered over time

** Years 2021, 2022 and 2023 - Permits limited due to capacity constraints during construction of water and wastewater treatment plant expansions

Wellington, Colorado
Residential Dwelling Unit Inventory

Updated: 7/7/2022
Printed: 7/8/2022

Subdivision Name	Remaining Lots/Units	Annexed	Zoned	Platted	Infrastructure
Sage Meadows	4	Yes	Single-family	Yes	Yes
Boxelder Commons	0	Yes	Single-family	Yes	Yes
Harvest Village Townhomes	0	Yes	Multi-family	Yes	Yes
The Knolls (infill)	2	Yes	Single-family	Yes	Yes
5th Street (infill)	1	Yes	Single-family	Yes	Yes
3745 Garfield (infill)	1	Yes	Single-family	Yes	Yes
Wellington Village Townhomes	0	Yes	Multi-family	Yes	Yes
Wellington Row Townhomes	0	Yes	Multi-family	Yes	Yes
Columbine Estates	67	Yes	Single-family	Yes	Yes
Sage Meadows 2nd (Phase 1)	45	Yes	Single-family	Yes	No
Sage Meadows 2nd (Phase 2)	58	Yes	Single-family	Yes	No
Saddleback (Phases 1 & 2)	89	Yes	Single-family	Yes	No
Saddleback (Phases 3 & 4)	64	Yes	Single-family	Yes	No
Sundance Phase 1A	60	Yes	Single-family	Yes	No
Sundance Phase 1B	91	Yes	Single-family	Yes	No
Sundance Phase 2	101	Yes	Single-family	Yes	No
Sundance Phase 3	65	Yes	Single-family	Yes	No
Country Lane Acres	41	Yes	Single-family	No	No

Platted Lots	648
Buildable Lots (with infrastructure)	75