



**TOWN OF WELLINGTON
PLANNING COMMISSION**

September 11, 2023

6:30 PM

Leeper Center, 3800 Wilson Avenue, Wellington CO

REGULAR MEETING

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to lundypa@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Monday, September 11, 2023. After 3:00 p.m. on September 11, written public comments can not be accepted. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/85617145278?pwd=MUsxa3AzK0lPWFM5Rk9ZRGFWeWhBQT09>

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Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone: US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

-
1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of August 7, 2023
 6. NEW BUSINESS
 - A. Final Plat - Saddleback Subdivision First Replat
 7. COMMUNICATIONS
 8. ADJOURNMENT

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 970-568-3381 at least 24 hours in advance.



Planning Commission Meeting

Date: September 11, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of August 7, 2023

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Approve the regular meeting minutes of August 7, 2023, as presented.

ATTACHMENTS

1. Minutes of August 7, 2023



**TOWN OF WELLINGTON
PLANNING COMMISSION
August 7, 2023**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on August 7, 2023, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Bert McCaffrey
Stephen Carman
Lowrey Moyer
Linda Knaack
Tim Whitehouse

Absent:

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst
Bob Gowing, Public Works Director (online)

3. ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of July 10, 2023

Commissioner McCaffrey moved to approve the meeting minutes of July 10, 2023.
Commissioner Chollet seconded.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Whitehouse, Sartor

Nays – None

Motion carried

6. NEW BUSINESS

A. Site Plan Review – The Well (8121 First Street)

Cody Bird, Planning Director gave a brief introduction. He mentioned that this site includes the grain silo on First Street and staff has been working with the applicant on their

application to help prepare for this site plan review. He mentioned that some current standards could not be met because of existing conditions on site, but that the spirit and intent of the overall site plan is there. Paul Whalen, Planner III gave the presentation on the site plan. The applicant is Twila Soles with Soles^2 LLC and she is looking to add a use to the location and needs to update the site plan. Whalen gives a brief history of what the building was originally used for as well as explaining that it is currently Ms. Soles malting business. He explained that she is looking to add a tap room / event space to the building. He explains that she has already gone through the variance process and was granted a setback for a reduced separation setback to 140 feet from the standard of 500 feet for a bar/tavern from residential property. The Board of Adjustments approved the variance subject to conditions which are listed in the staff report. He showed pictures of what the site currently looks like and explained that the proposed site plan would be an improvement. He shows how the landscaping will help with buffering and appearance. He explained the applicant desired to keep the existing architectural character of the existing structures, and the landscaping will add to this character. He explained that the parking lot is proposed to include a portion that will be gravel instead of being paved for the purpose of addressing storm drainage and constraints for the site. Whalen shared that public utilities need a certain level of protection because of the food preparation that might need to take place for the liquor license requirements. If food production is proposed on the site, then a grease interceptor is required. The applicant has expressed that no food preparation is proposed at this time, so staff has requested showing the location for a future grease interceptor on the revised plans so that the area is available if needed in the future. Whalen went over the findings and said that staff recommends approval of the site plan with revisions/corrections completed to the satisfaction of the Town Engineers and the Planning staff prior to issuance of building permits.

Commissioner Carman made it known that he was on the Board of Adjustments at the time the variance was heard for this property.

Twila Soles, property owner said that her business Grouse Malt House has been in business for over 10 years. She gave a description of the current business activity on the property. There are currently 6 employees and a few part-time. The building has been around for 101 years and she desires to provide this space for the community. She stated that The Well in Wellington, in short The Well, has been in existence since 2020. It has been discussed at the Town of Wellington staff and planning level since 2021. It is registered as a trade name in the state of Colorado for a business that offers bar services featuring beer, wine, spirits, and non-alcoholic beverages. It also has a federal trademark pending. She said the site is permitted by right and the property has been used in the past for a tap room.

Commissioner Chollet asked if the landscaping was meeting the requirements that the Board of Adjustments had for significant screening. She thought it might be a fence instead of plants. Bird said that the Board of Adjustments did not evaluate the landscaping specifically and they wanted to make sure the site plan review process did not remove any of the landscaping that was proposed on the site plans shared with the Board. Commissioner Carman confirmed that they looked at the setback variance and not the landscaping. Whalen mentioned that the plants that have been picked will help with the screening as the species that are listed will be adequate.

Commissioners Whitehouse and McCaffrey asked about the parking lot not meeting the current requirements. All the parking lot should be paved with no gravel. Bird said that to meet the storm drainage requirements there needed to be some gravel which was agreed with the Town Engineers could be the east side of the property. Shane Ritchie, designer, agreed that there needed to be some location to help with the storm drainage and due to the flat site, the south area of the parking lot was the best location. He also said they would have survey whiskers [markers] to show where the parking lines would be instead of paint on the gravel.

Commissioner Chollet wanted to know why the patio was not paved as she thought it needed to be for ADA requirements. Ritchie and Bird both explained there were some areas of the patio that would meet the requirements and not every area has to be ADA accessible as long as there are ADA accommodations available.

Zach Yendra shared some information about the parking lot and terrain and said water will flow down the street to other properties if it was all paved with no gravel areas.

Commissioner Chollet wanted to know about the on-street parking. Ms. Soles said that she did not want commercial trucks to park on the street in front of her property for days on end and that is why she was proposing the paint parking spots. Bird mentioned that truck parking is allowed in town, and the Town cannot prevent them from parking there.

Commissioner Chollet asked about the property to the south if it was going to be used for parking. Ms. Soles said that it was a different lot, and nothing was going to be built there. Chairman Sartor wanted to know if the drainage could go there so all the parking could be paved. Ritchie replied that the south lot was intended to be developed later, so storm drainage could not go there because then it would have to be changed again in the future.

Commissioner Knaack was interested to know what happens to the gravel parking area when there is a storm. Would it just be a pond? Ritchie said it is not a huge problem, and staff agreed that it was not uncommon to have a parking area hold water for drainage.

Chairman Sartor asked what the split was of how much water that went to the north and south ends of the property. Yendra did not have the exact numbers.

Commissioner Whitehouse asked about the special event center portion of this building. Ms. Soles said it is not a typical tap room. It will have non-traditional hours, open for people who want to rent the space for special occasions. Not a true event center.

Commissioner Chollet said that she heard Grouse Malting was looking to relocate, and she wanted to know if it was going to go in the south lot. Ms. Soles said that it would go to ag land which would be more appropriate, not to the south lot.

Chairman Sartor opened the meeting for public comment.

Jacob Waterman said that he supports the local business. He believes it will help the local economy and help Wellington grow.

Melissa Whitehouse said it seemed like the entire site was not being looked at. On page 24 it seemed to only show about 3/5th of the site. There does not seem to be much information about the gravel patio, where the stage is going, or which direction it will be facing. The west patio does not show the setback information and seems close to the railroad right-of-way. There are not any identifiers on the other structures on the plans, so we do not know what they are used for. There should be hardscaping on the east side not just plants to block the lights and noise.

Seeing no further comments, Chairman Sartor closed the public comment section.

Ms. Soles addressed the comments about the landscaping on the east side and said that is 30 inches of hedging and should be ok for blocking the lights. She also addressed the stage saying it would face southeast.

Commissioner Chollet asked about food. Ms. Soles said that there will be catering and food trucks. There is a specific spot inside the fencing where a food truck would go and would not take any of the parking spaces.

Commissioner Knaack asked about the lighting plan. Ms. Soles said there would be solar lights.

Commissioner Moyer did not feel comfortable approving the site plan as the plan says it is a tap room but also talks about special events. There was not a lighting plan provided and that is something needed for their review. She asked for more information showing where the stage would be located.

Ms. Soles again said that this business does not fit a box. It will not have regular operating hours. They hope to sell tickets to specific bands. They need the tap room to brew and get a liquor license.

Chairman Sartor would like to see the parking lot all paved and what that would look like for drainage.

Ms. Soles asked about the condition number 4.c. – Revise the proposed curb/gutter/sidewalk design to remove the existing pan and build new curb/gutter/sidewalk to town standards. She said this seems new and she has a problem with doing it. Bird replied that the curb/gutter/sidewalk was related to drainage and was non-negotiable as these are Town Standards. The Town received plans last Wednesday and expedited review to have the item on the agenda, however, Engineering staff needed additional details. The plans from last Wednesday could not be accepted. The engineers have to accept the modification and that has not occurred at this time.

Ms. Soles also asked for explanation on condition 4.d. – Extend the proposed curb/gutter/sidewalk to the southern property corner. She questioned why this was required when she is not doing any work on the south lot. Bird said that it was related to the drainage and it all needed to be done at the same time. Commissioner Carman asked if she did not own the south lot, would it still be required. Bob Gowing, Public Works Director said that the new plans he received showed a road on the south lot that was not there before, so the curb and gutter was required.

The Commission stated they would like to continue their review at another meeting. They would like to see all of the recommended conditions in the staff report addressed. They want to see what it would look like if most of the parking lot was paved, but still met the drainage requirements. The lighting plan needs to be provided.

Commissioner McCaffrey moved to table the site development plans for The Well located at 8121 First Street until the regular meeting on October 2, 2023.

Motion seconded by Commissioner Chollet.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Whitehouse, Sartor

Nays – None

Motion carried

B. Recommendation on Annexation and Zoning Request: Sage Farms Annexation and Village at Sage Farms Annexation and Planned Unit Development (PUD) Zoning

Bird explained that this is an annexation of 300.52 acres of land that also proposes a Planned Unit Development (PUD) for zoning. He reviewed the findings for approval that is in the packet. He showed the location and explained that it is within the Town's growth management area and Future Land Use Map identified in the Comprehensive Plan. He showed a map of the proposed zoning sections throughout the property that includes a mix of residential and commercial areas. There is also an area for single-family attached units. He explained the PUD zoning. The PUD proposes a mix of residential and commercial land uses generally consistent with the pattern contemplated in the Comprehensive Plan. The Future Land Map identifies the area as primarily Low Density Residential (up to 6 dwelling units per acre) as well as some Medium Density Residential (6-12 dwelling units per acre). The Conceptual Master Plan and Proposed PUD generally meets the intent of providing a mix of large lot, small lot and multi-family zoning areas with residential densities within the recommended densities identified in the Comprehensive Plan.

Daren Roberson, applicant, said that Bird did a great job giving information about the property and their ideas in the packet. He shared that he had developed the Sage Meadows Subdivision and he had upsized the sewer line for that property for this future development. This has been a project that he and his team have been working on for several years. He is in talks with UCHHealth to be an anchor in the south commercial area. He said that DR Horton is interested in bringing their single-family attached models to part of the area. Bird shared slides of the possible DR Horton housing elevations on the screen to illustrate what those could look like. Roberson wanted to bring some diversification to this large property. There will be about 9 acres of commercial land available. He sees this being a 15–20-year project before all 300 acres are built out. It will be a phased project with multi-family and commercial development first.

Commissioner Moyer asked about home costs. Roberson said that it of course depends, but that he thought they would start around \$400,000.

Commissioner Chollet asked about there being a zoning for the buffers from residential to commercial. Tom Dugan said that it is hard to see on the map, but that there will be landscaping buffers and space between residential and commercial. Chollet said that C-1 zoning is a natural buffer and she would like to see more of that. Dugan said that there will be some of those types of uses down south in the C-3 area. Bird referenced the PUD zoning and the PUD document with the list of allowed uses.

Commissioner Chollet asked why houses were by the railroad and multi-family not by main transportation areas. Roberson said there is a 30–50-foot buffer. He puts houses in the best places for them to sell and they do sell by railroad tracks.

Commissioner Chollet was interested to know what the difference between treated water vs. surface water was. Bird said that a simple way to think about it is treated water is done at the water plant and the surface water is water in a ditch.

Commissioner Chollet wanted to know if the fire department had seen this plan and if they had any comments or concerns. Bird said that there has not been an official response from the Fire Department at this time. Roberson said the Fire District will get impact fees from building permits from this development.

Commissioner Knaack asked about the school district's comments, if they wanted land. Bird said that they have purchased enough to meet the needs of this future growth and they also get fees for each new home. Their comment letter expressing a desire for fees in-lieu of land was included in the report.

Commissioner Whitehouse wanted to know if the date of the letter from Northern Colorado Water Association was correct. Dugan said that it was correct.

Commissioner Moyer moved to forward a recommendation of approval to the Board of Trustees to annex the Sage Farms Annexation and the Village at Sage Farms Annexation into the Town of Wellington and to amend the official zoning map of the Town to include the annexations as PUD – Planned Unit Development based on the findings for approval.

Motion seconded by Commissioner Chollet.

Yeas – Chollet, Moyer, Knaack, Carman, McCaffrey, Whitehouse, Sartor

Nays – None

Motion carried

7. COMMUNICATIONS

Bird said the next meeting is scheduled for September 11th, which is the second Mondy of the month due to the Labor Day holiday on the first Monday. There are not currently any new site plans, scheduled. The final plat for Saddleback Subdivision is anticipated, which the Commission has already reviewed the preliminary plat at a prior meeting.

There is a state-wide planning conference later in September. Bird asked for any Commissioners interested in attending to let him know.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:51 PM.

Approved this _____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: September 11, 2023
Submitted By: Cody Bird, Planning Director
Subject: Final Plat - Saddleback Subdivision First Replat

EXECUTIVE SUMMARY

General Location:

Approximately 1/2 mile east of I-25, between Ronald Reagan Ave. and G.W. Bush Ave. (CR 60)

Applicant/Agent:

Applicant: SH Holding of Colorado, LLC – Daren Roberson

Reason for request:

Request review of a final plat for Saddleback Subdivision First Replat to reconfigure lots to a narrower lot width and increase the number of lots from 153 to 205.

Background:

- The owner/developer of Saddleback Subdivision located north of GW Bush Ave. (CR 60) and east of The Meadows subdivision (location map attached) has submitted a request for final plat approval of the Saddleback Subdivision First Replat.
 1. A request to rezone the Saddleback Subdivision (excluding outlots) to R-3 – Residential Medium Density was approved (Planning Commission recommended approval June 12, 2023 and Board of Trustees adopted Ordinance No. 07-2023 approving the rezone).
 2. A request for preliminary plat approval of the property for single-family detached residential was submitted and was approved (Planning Commission recommended approval June 12, 2023 and Board of Trustees approved July 11, 2023).
- At the July 11, 2023 Board of Trustees hearing, the Board identified desired changes to minimum lot sizes. The applicant has addressed the Board's comments, resulting in slight changes from the preliminary plat (explained in more detail below).
- The Developer has provided a general development information report (attached) that further describes the existing and proposed development conditions and the Developer's request for final plat approval.
- The request for final plat was advertised for the public hearing before the Planning Commission. A separate notice will be provided for a public hearing before the Board of Trustees.
- No written or verbal public comments have been received at the date of this report.
- The Planning Commission will need to consider any testimony presented during the public hearing.

BACKGROUND / DISCUSSION

Final Plat Process and Findings for Approval:

- A final plat request is submitted to Town staff for review in accordance with Section 15-2-170 of the Land Use Code. Town staff reviews the final plat, grading and drainage, utility plans, landscape and

open space plans, traffic impact studies, draft covenants and design guidelines, mineral/oil/gas rights, and soils reports.

- Town staff reviews the final plat and supporting documentation and presents the final plat and findings to the Planning Commission. The Planning Commission makes a recommendation to the Board of Trustees for consideration.
- In reviewing a final plat, the Planning Commission considers the Findings for Approval, Subsection 15-2-170(g), below:

(g) Findings for Approval

1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.
 2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.
 3. All applicable technical standards have been met.
- In consideration of a final plat application, the Planning Commission makes a recommendation that is forwarded to the Board of Trustees. The Planning Commission may make one of the following recommendations:
 1. Recommend approval of the final plat;
 2. Recommend approval of the final plat with conditions;
 3. Recommend denial of the final plat application; or
 4. Continue the hearing on the final plat to a later date.

Staff Comments:

The Findings for Approval for a final plat are listed below along with Staff's recommendation for each finding. Findings for Approval (Land Use Code Subsection 15-2-170(g))

- 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modification and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.**
 - o The proposed final plat of Saddleback Subdivision First Replat conforms with the approved preliminary plat.
 - o The Board of Trustees at its July 11, 2023 hearing on the preliminary plat commented that the lot size was desired to be more consistent with the minimum lot size of the R-2 zoning district (6,600 sq. ft.). The final plat has been adjusted to increase the average width of lots from 54 ft. to 56 ft. to address the lot size comments. Some of the lots around the perimeter have also been increased in depth slightly to address the lot size comments.
 - o All proposed lots meet or exceed 6,600 sq. ft.
 - o The adjustments resulted in an overall reduction in the number of lots on the plat – Final Plat includes 205 residential lots – Preliminary Plat included 211 residential lots.
- 2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.**

- The final plat of Saddleback Subdivision First Replat substantially complies with applicable Design and Development Standards of Article 5 of the Land Use Code.
 1. 15-5-20 Exterior Lighting. Not Applicable (street lighting is exempt)
 2. 15-5-30 Fences. Not Applicable (fences will be reviewed for individual lots when the lot owner submits for a fence permit)
 3. 15-5-40 Landscaping and Screening.
 - A landscaping plan is attached. The landscape plan for the subdivision generally complies with the standards of 15-5-40.
 - Parks and open spaces generally comply with the Town's adopted Landscape and Irrigation Design Manual – open spaces are designed to be xeric and native grasses.
 - Additional street trees are needed along CR 60 east of the subdivision entrance and along the east side of Roping Way near the entrance.
 - Street tree locations need to be coordinated with the street lighting plan to avoid conflicts. Shade trees are not to be located within 40 ft. of street a light.
 - Street tree landscape strips should be designed in accordance with the Town's Landscape and Irrigation Design Manual.
 - Water use calculations need to be included in the landscape table.
 - The Developer will use private restrictive covenants through the Homeowner's Association to landscape front yards in accordance with the Town's adopted Landscape and Irrigation Design Manual and the front yards will be installed by the builder.
 4. 15-5-50 Off-street Parking and Loading. Not Applicable for the final plat – Each house is required to meet the minimum parking design standards.
 5. 15-5-60 Parks and Open Space. A pocket park, open space and trails are provided to substantially comply with the parks and open space standards. The PROST reviewed and recommended approval of the park and trail proposals.
 6. 15-5-70 Refuse/Trash Removal. Not Applicable
 7. 15-5-80 Signs. Not Applicable
 8. 15-5-90 Site and Building Design. Not Applicable – no buildings are proposed at this time. Park shelters and playground equipment should be considered by the Developer or HOA at the time of installation.
 9. 15-5-100 Stormwater and Sewer. Public Improvement plans are being reviewed by Town Engineering Staff at this time.
 10. 15-5-110 Transportation and Connectivity. Streets and trails are laid out and designed to meet the intent of the subsection standards. Consideration should be given to adequate lighting for public sidewalks and trails.
- 3. **All applicable technical standards have been met.**
 - o Applicable technical standards for the final plat have been satisfied.
 - o Town engineering staff is reviewing final public improvement plans, drainage report and soils report. Engineering staff has indicated that final revisions to the public improvement plans is not anticipated to affect the plat.
 - o Dedication language shall be updated to include that existing easements and rights-of-way dedicated on the plat of Saddleback Subdivision are hereby vacated and rededicated as shown on the plat of Saddleback Subdivision First Replat.
 - o Note #4 on the final plat needs to be removed – Zoning has been approved.
 - o An additional note acknowledging existing FEMA floodplains shall be added and approved by the Town Engineer.



STAFF RECOMMENDATION

Based upon the above findings and the staff report comments, Town staff recommends the final plat satisfies the Findings for Approval in accordance with the Land Use Code. Town staff recommends approval of the final plat.

Below are motion options for the Planning Commission to consider:

1. Move to forward a recommendation to the Board of Trustees to approve the Final Plat for Saddleback Subdivision First Replat.
2. Move to forward a recommendation to the Board of Trustees to approve the Final Plat for Saddleback Subdivision First Replat with conditions of approval.
3. Move to forward a recommendation to the Board of Trustees to deny the Final Plat for Saddleback Subdivision First Replat.

ATTACHMENTS

1. Location Map
2. Presentation Slides
3. Final Plat
4. Landscape Plan Rendering
5. Landscape Plan
6. General Development Information Report

Saddleback Subdivision



Final Plat – Saddleback First Replat:

1/2 mile East of I-25

Between Ronald Reagan Ave. and G.W. Bush Ave.

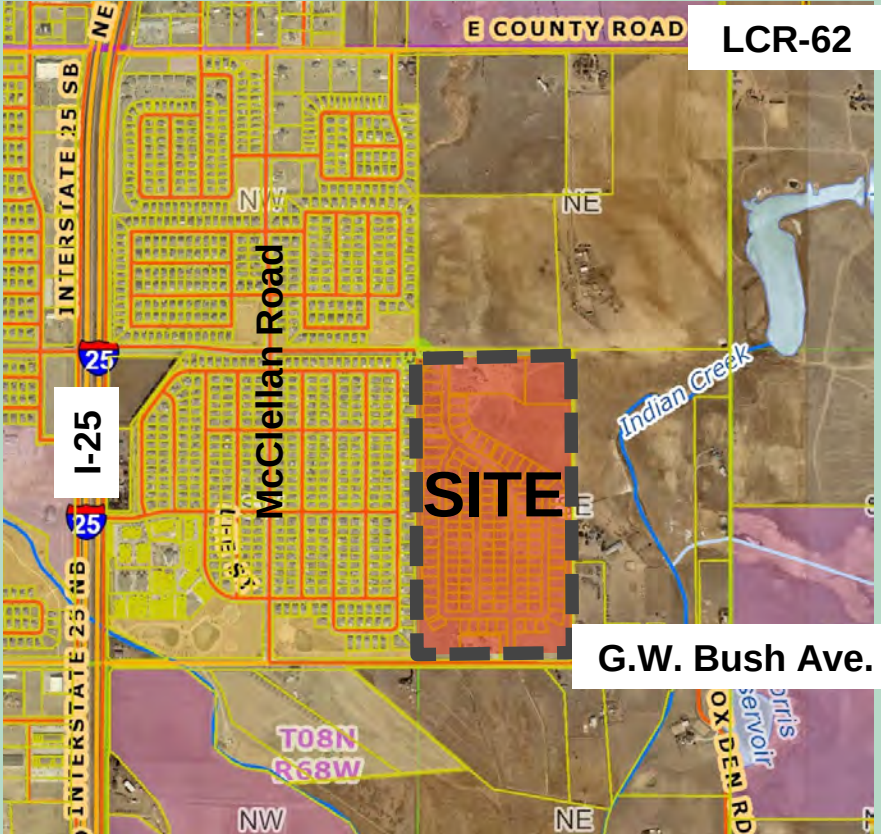
Applicant:

SH Holding of Colorado, LLC

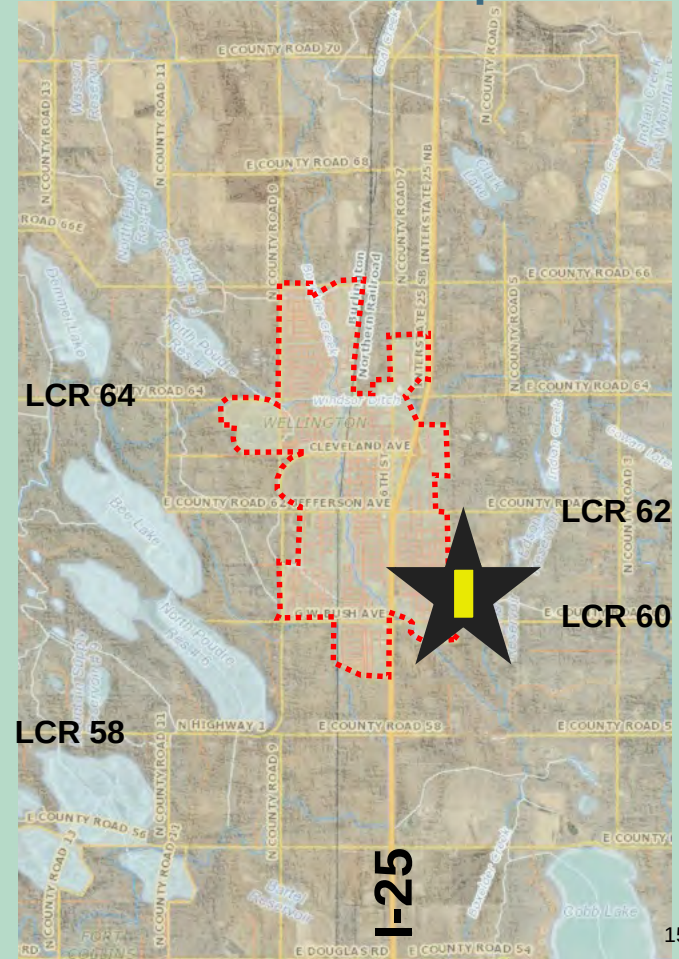
Daren Roberson



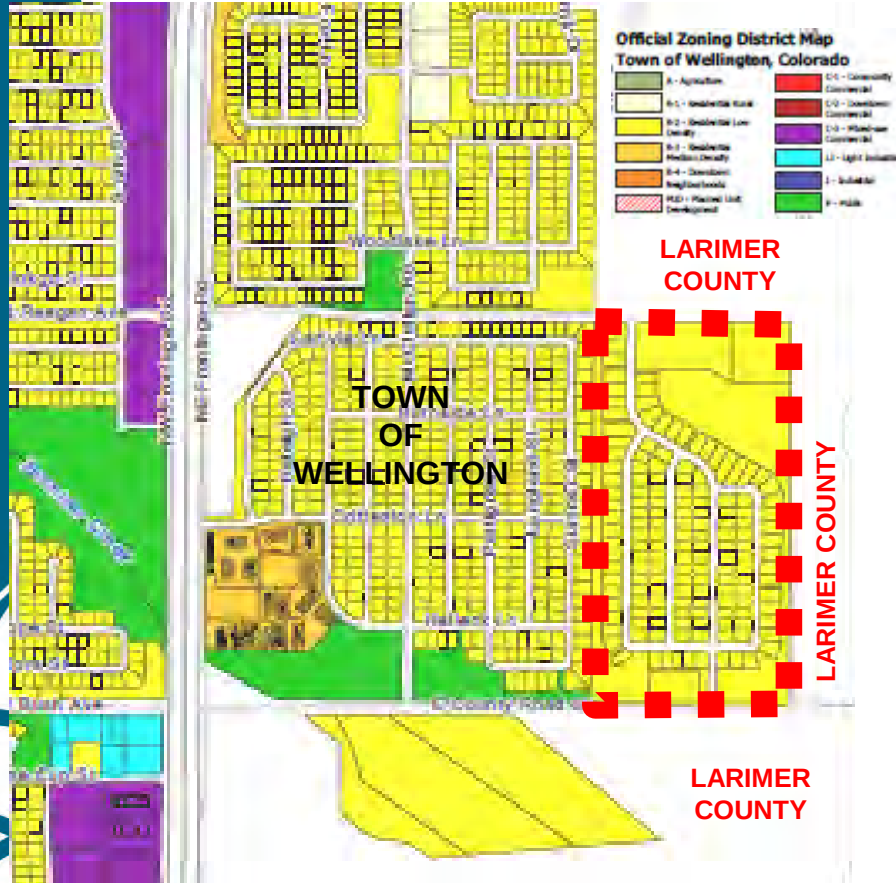
Approval for a Final Plat:



Location Map



THE ZONING:



- ✓ Property was approved for R-3 Residential Medium Density zoning on July 11, 2023 – Ord. No. 07-2023
- ✓ R-3 Zoning allows single-family detached housing that is proposed.
- ✓ R-3 Zoning was requested and approved to allow a narrower lot width to increase the number of lots within the subdivision and decrease the outdoor irrigation water demand from the development.

PROJECT INFORMATION

- ✓ The applicant has submitted for approval of a final plat, following zoning approval and preliminary plat approval.
- ✓ The final plat proposes 205 single-family detached residential lots, an increase of 52 lots more than the existing subdivision.
- ✓ The smaller, narrower lots were desired to reduce the amount of area in yards that would be irrigated turf grass and to increase the amount of open space that will remain low-water native plant materials to conserve Town water resources.

OPEN SPACE AND LANDSCAPE PLAN

- ✓ The proposed plat increases the amount of open space for native vegetation.
- ✓ Sidewalks and trails connect the pocket park and open space to other area parks and amenities.



OPEN SPACE AND LANDSCAPE PLAN

- ✓ The landscape plan meets requirements for landscaping and follows the Town's adopted Landscape and Irrigation Design Manual best practices.



FINAL PLAT:

15-2-170(g) – Findings for Approval.

- 1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications and conditions attached to the approval of the preliminary plat unless otherwise approved by the Town Board.**
- 2. The development will substantially comply with the Design and Development Standards as set forth in Article 5 of this Code.**
- 3. All applicable technical standards have been met.**

SUMMARY & STAFF RECOMMENDATIONS:

- The Findings for Approval for the final plat are satisfied.
- Town Staff recommends approval of the final plat.
- The applicant will address staff comments on the public improvement plans and minor corrections on the plat text prior to final plat presentation to the Board of Trustees.
- The Planning Commission's recommendation will be forwarded to the Board of Trustees for consideration.

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION:

Tracts of land located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lots 1-31, Block 1
Lots 1-35, Block 2
Lots 1-31, Block 3
Lots 1-26, Block 4
Lots 1-30, Block 5
Tracts A and B
Saddleback Subdivision, recorded 6/8/2018 at Reception No. 20180034683, Larimer County Clerk and Recorder;

The above described land contains 2,471,198 square feet or 56.731 acres more or less and is subject to all easements and rights-of-way now on record or existing.

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 and style of **SADDLEBACK SUBDIVISION FIRST REPLAT**, and does hereby sell, grant, dedicate and convey to the Town of Wellington in fee simple, free and clear of all liens and encumbrances, and set apart all of the streets, roads, alleys, easements and other public ways and places 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 OWNERSHIP

I certify that SH Holding of Colorado, LLC, is the owner of the property and hereby consents to this plat and joins in the conveyance and dedication of all streets, roads, alleys, easements, public ways, and places shown hereon.

OWNER: SH Holding of Colorado, LLC

By: _____
Daren L. Roberson, Member

NOTARIAL CERTIFICATE:

STATE OF COLORADO)ss.

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by Daren L. Roberson as Member of SH Holding of Colorado, LLC.

Witness my hand and official seal.

My commission expires: _____

Notary Public

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 other and not the towns.

Mayor

ATTORNEY'S CERTIFICATION

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 signed this plat.

Attorney: _____

Address: _____

Registration No.: _____

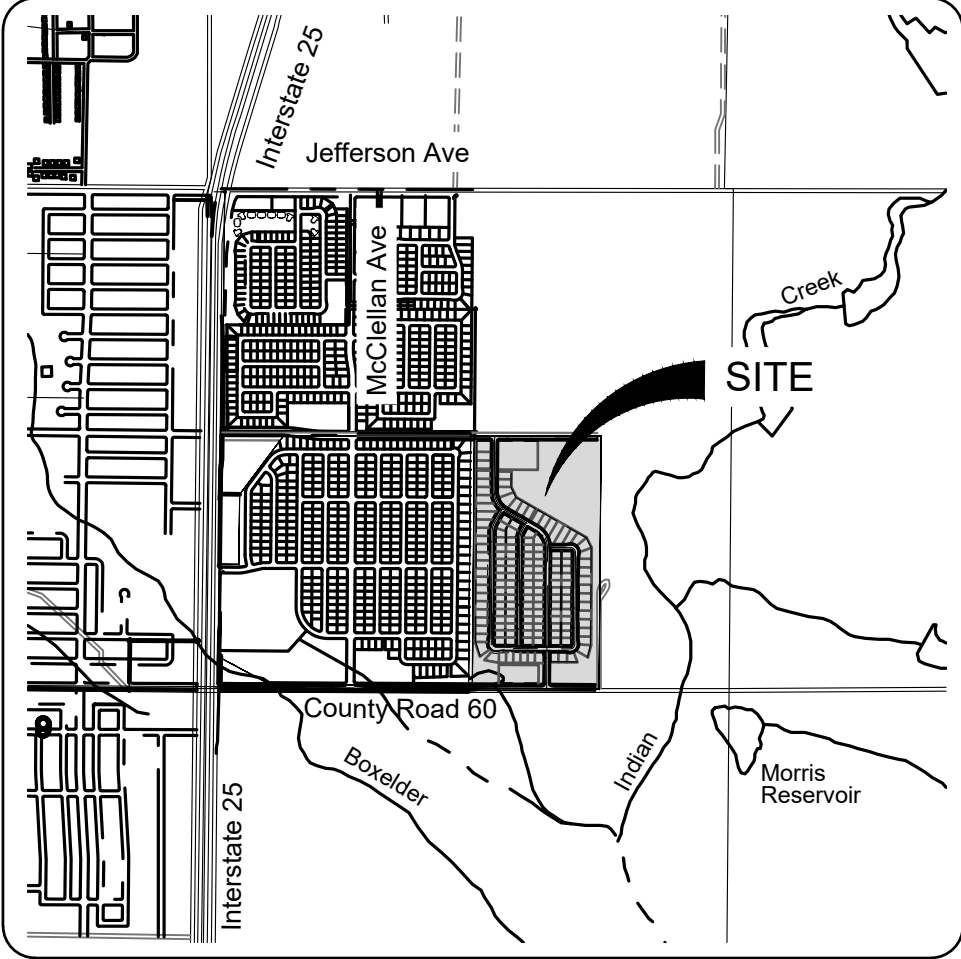
NOTES:

1. Basis of Bearing is the West line of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th P.M. as bearing South 00°30'16" West (assumed bearing).
2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Property Information Binder No. PIB25205245.24881530, prepared by Land Title Guarantee Company, dated April 14, 2023 .
3. The lineal unit of measurement for this plat is U. S. Survey Feet.
4. Existing Zoning: R-2 Residential Low Density
Proposed Zoning: R-3 Residential Medium Density

SURVEYOR'S CERTIFICATE

I, Robert C. Tessely, a duly registered professional land surveyor in the State of Colorado, do hereby certify that this plat of **SADDLEBACK SUBDIVISION FIRST REPLAT** 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.

Robert C. Tessely
Colorado Registered Land Surveyor No. 38470
For and on Behalf of Northern Engineering Services, Inc.



APPLICANT

Daren L. Roberson
SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

SITE ENGINEER

Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

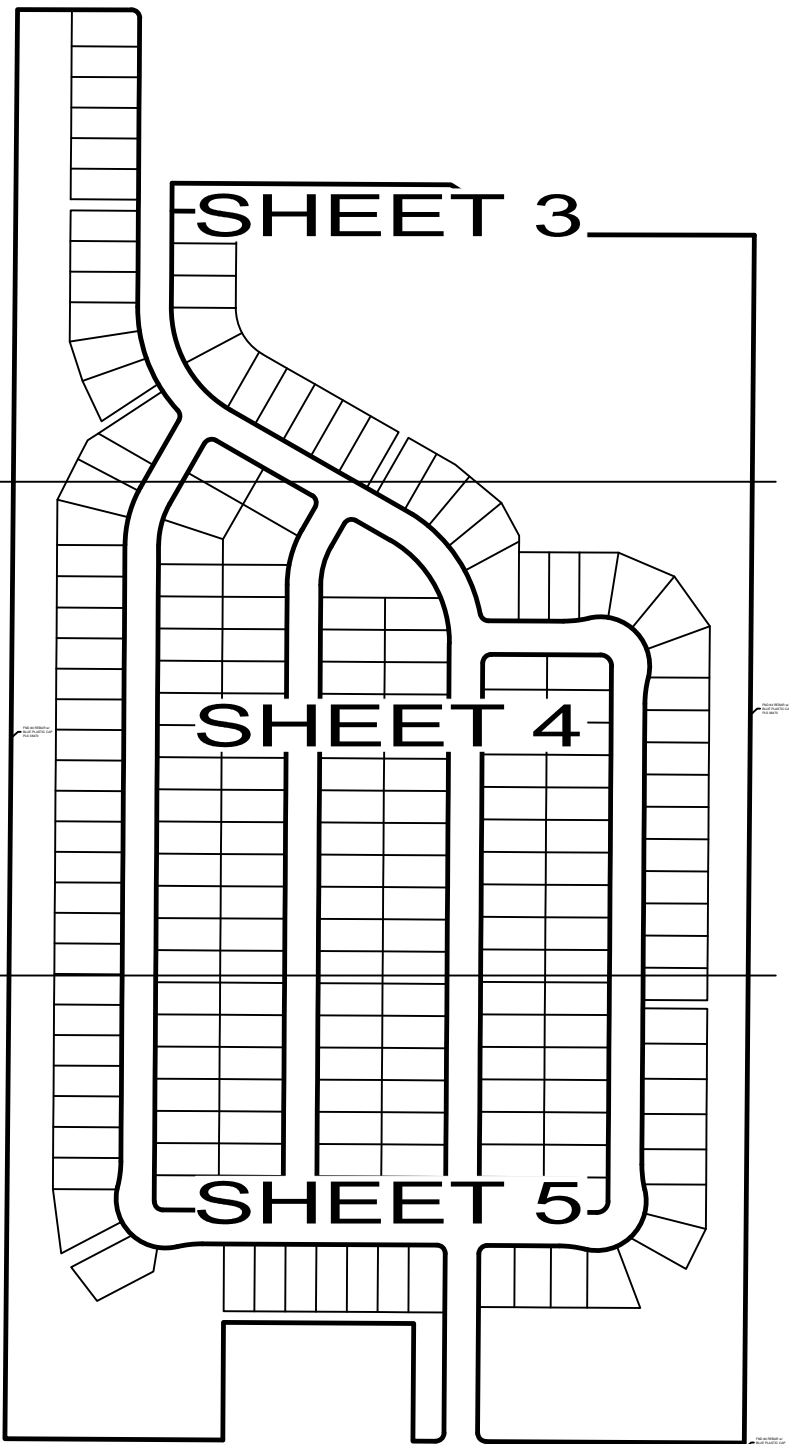
DEVELOPER

SH Holding of Colorado, LLC
395 Delozier Drive, Unit 10
Fort Collins, CO 80524

SURVEYOR

Northern Engineering Services, Inc.
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SHEET INDEX



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SECTION:	3
TOWNSHIP:	8N
RANGE:	68 W of the 6th PM

N

E

**NORTHERN
ENGINEERING**

SURVEY | MUNICIPAL | LAND DEVELOPMENT

FORT COLLINS | GREELEY 970.221.4158
NORTHERNENGINEERING.COM

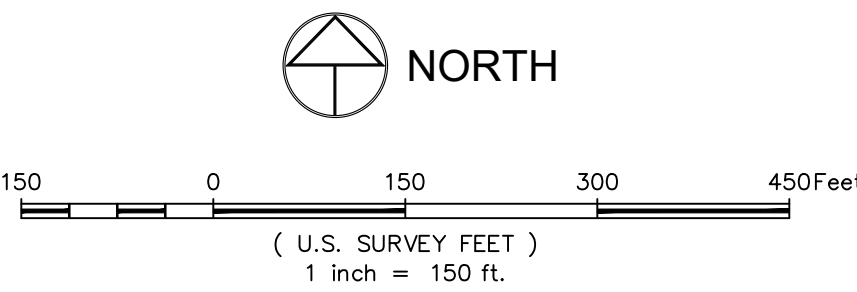
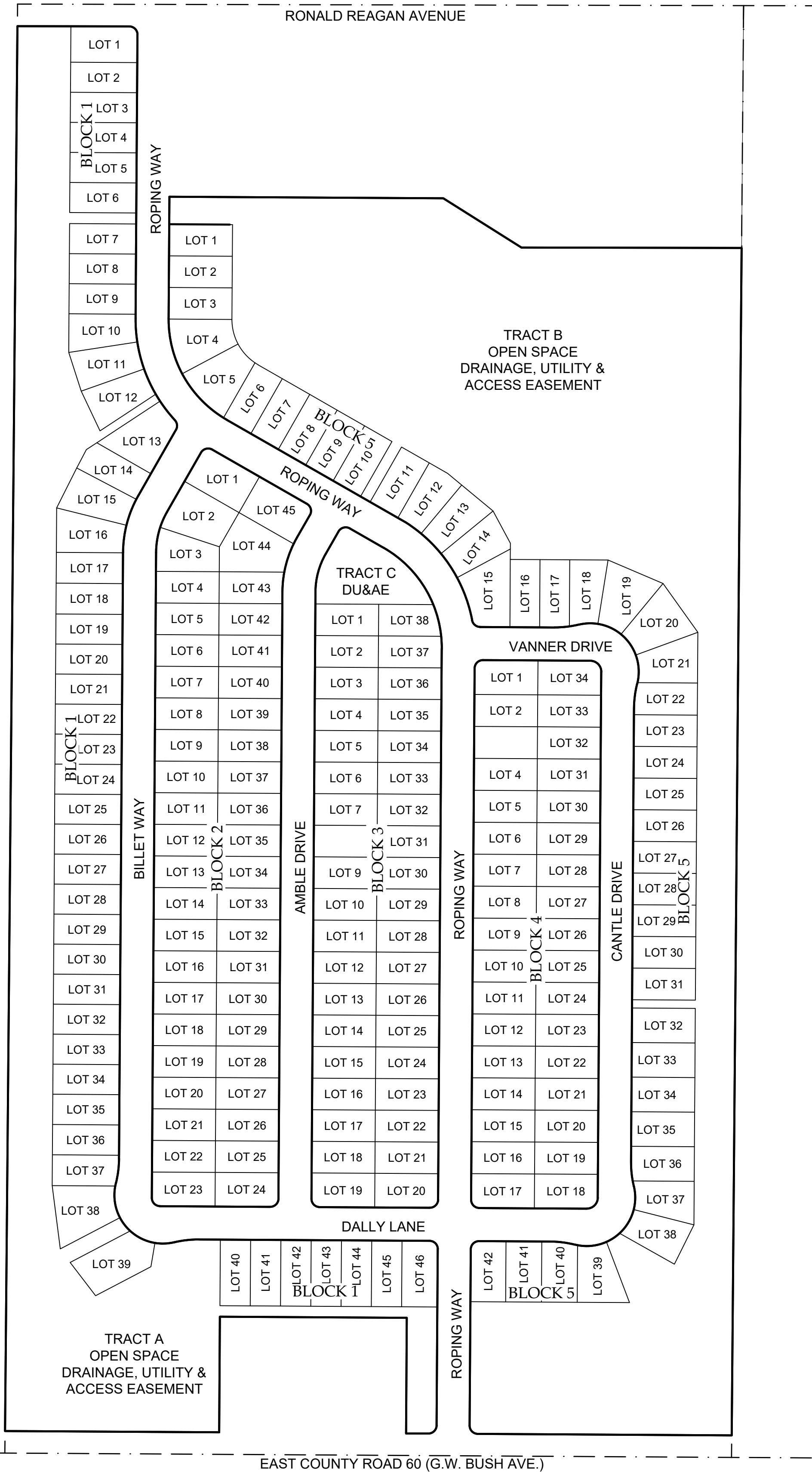
PROJECT:	DATE:	SCALE:	REVIEWED BY:
992-003	8/18/23	As shown	R. Tessely
CLIENT: SH of Colorado			
DRAWN BY: L. Smith			

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
1
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°15'40"	15.00'	23.63'	N44°45'06"W	21.26'
C2	42°59'55"	270.00'	202.63'	N21°07'14"W	197.90'
C3	72°25'04"	15.00'	18.96'	N06°24'39"W	17.72'
C4	29°25'09"	210.00'	107.83'	N15°05'18"E	106.65'
C5	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C6	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C7	13°48'13"	189.00'	45.53'	S83°25'56"W	45.42'
C8	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C9	89°57'44"	15.00'	23.55'	N45°21'40"E	21.21'
C10	60°34'51"	210.00'	222.04'	N29°54'42"W	211.84'
C11	46°49'26"	271.00'	221.47'	N34°12'55"W	215.36'
C12	78°53'02"	15.00'	20.65'	N50°13'27"W	19.06'
C13	13°48'13"	189.00'	45.53'	S83°25'56"W	45.42'
C14	117°39'08"	88.00'	180.70'	N44°38'37"W	150.59'
C15	13°48'13"	189.00'	45.53'	N07°16'51"E	45.42'
C16	13°48'13"	189.00'	45.53'	N06°31'23"W	45.42'
C17	117°33'44"	88.00'	180.56'	N45°21'23"E	150.51'
C18	13°48'13"	189.00'	45.53'	S82°45'51"E	45.42'
C19	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C20	90°02'16"	15.03'	23.62'	N44°45'59"W	21.27'
C21	90°00'00"	15.00'	23.56'	S74°47'53"W	21.21'
C22	90°00'00"	15.00'	23.56'	N15°12'07"W	21.21'
C23	29°25'09"	200.00'	102.69'	N15°05'18"E	101.57'
C24	89°57'18"	15.00'	23.55'	N45°21'23"E	21.20'
C25	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C26	29°25'09"	150.00'	77.02'	S15°05'18"W	76.18'
C27	90°00'00"	15.00'	23.56'	N74°47'53"E	21.21'
C28	60°34'51"	210.00'	222.04'	S29°54'42"E	211.84'
C29	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C30	90°02'42"	15.00'	23.57'	N44°38'37"W	21.22'
C31	29°25'09"	140.00'	71.88'	N15°05'18"E	71.10'
C32	89°57'18"	15.00'	23.55'	S45°21'23"W	21.20'
C33	90°02'42"	20.00'	31.43'	N44°38'37"W	28.30'
C34	89°57'18"	20.00'	31.40'	N45°21'23"E	28.27'
C35	90°02'42"	15.00'	23.57'	S44°38'37"E	21.22'
C36	4°13'32"	95.00'	7.01'	S58°05'21"E	7.00'
C37	9°04'30"	270.00'	42.77'	S04°09'31"E	42.72'
C38	10°44'06"	270.00'	50.59'	S14°03'49"E	50.51'
C39	10°43'49"	270.00'	50.57'	S24°47'47"E	50.49'
C40	3°09'33"	270.00'	14.89'	S31°44'28"E	14.88'
C41	9°17'57"	270.00'	43.82'	S37°58'13"E	43.77'
C42	2°04'36"	210.00'	7.61'	S28°45'34"W	7.61'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C43	13°47'03"	210.00'	50.52'	S20°49'44"W	50.40'
C44	13°33'29"	210.00'	49.69'	S07°09'28"W	49.58'
C45	3°16'58"	88.00'	5.04'	S12°32'28"W	5.04'
C46	38°32'03"	88.00'	59.18'	S08°22'02"E	58.08'
C47	19°55'56"	88.00'	30.61'	S37°36'02"E	30.46'
C48	33°00'33"	88.00'	50.70'	S64°04'16"E	50.00'
C49	22°53'39"	88.00'	35.16'	N87°58'38"E	34.93'
C50	3°41'32"	200.00'	12.89'	S27°57'06"W	12.89'
C51	15°32'10"	200.00'	54.23'	S18°20'15"W	54.07'
C52	10°11'26"	200.00'	35.57'	S05°28'27"W	35.53'
C53	17°48'12"	150.00'	46.61'	N09°16'50"E	46.42'
C54	11°36'57"	150.00'	30.41'	N23°59'24"E	30.36'
C55	38°05'59"	210.00'	139.64'	S41°09'08"E	137.08'
C56	16°13'04"	210.00'	59.44'	S13°59'36"E	59.24'
C57	6°15'48"	210.00'	22.96'	S02°45'10"E	22.95'
C58	60°34'51"	15.00'	100.45'	S29°54'42"E	95.83'
C59	3°13'45"	88.00'	4.96'	S77°28'37"E	4.96'
C60	34°58'40"	88.00'	53.72'	N83°25'10"E	52.89'
C61	18°39'09"	88.00'	28.65'	N56°36'15"E	28.52'
C62	33°03'52"	88.00'	50.78'	N30°44'45"E	50.08'
C63	27°38'18"	88.00'	42.45'	N00°23'40"E	42.04'
C64	3°06'13"	189.00'	10.24'	N11°52'23"W	10.24'
C65	10°42'00"	189.00'	35.30'	N04°58'16"W	35.24'
C66	1°10'46"	88.00'	1.81'	N13°35'34"E	1.81'
C67	33°07'23"	88.00'	50.87'	N03°33'30"W	50.17'
C68	30°23'37"	88.00'	46.68'	N35°19'01"W	46.14'
C69	30°23'37"	88.00'	46.68'	N65°42'38"W	46.14'
C70	22°33'45"	88.00'	34.65'	S87°48'41"W	34.43'
C71	5°21'11"	189.00'	17.66'	S79°12'24"W	17.65'
C72	8°27'02"	189.00'	27.88'	S86°06'31"W	27.85'
C73	17°25'04"	271.00'	82.38'	N19°30'44"W	82.07'
C74	11°06'53"	271.00'	52.57'	N33°46'42"W	52.49'
C75	10°50'13"	271.00'	51.26'	N44°45'15"W	51.18'
C76	7°27'16"	271.00'	35.26'	N53°54'00"W	35.23'
C77	28°00'00"	95.00'	46.43'	S13°58'35"E	45.97'
C78	30°18'56"	210.00'	111.11'	N43°08'03"W	109.82'
C79	28°11'40"	210.00'	103.34'	N13°52'45"W	102.30'
C80	0°09'38"	210.00'	0.59'	N00°17'55"E	0.59'
C81	28°00'00"	95.00'	46.43'	S41°58'35"E	45.97'
C82	0°21'19"	95.00'	0.59'	S00°12'05"W	0.59'
C83	1°54'37"	210.00'	7.00'	N59°14'49"W	7.00'

LAND USE TABLE					
PARCEL	AREA	PERCENT	USE	OWNED & MAINTAINED BY	
TRACT A	350,493 S.F.	8.05 AC.	14.18%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT B	690,403 S.F.	15.85 AC.	27.94%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
TRACT C	19,734 S.F.	0.45 AC.	0.80%	Open Space - Drainage, Utility & Access Easement	Homeowners Association
LOTS (205)	1,410,568 S.F.	32.38 AC.	55.65%	Single-Family Residential	Property Owner
TOTAL	2,471,198 S.F.	56.73 AC.	100.00%		

DRAFT
8-18-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470

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SECTION:
3
TOWNSHIP:
8N
RANGE:
68 W of the 6th PM

NORTHERN
ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

DATE:
8/18/23
SCALE:
1"=150'
REVIEWED BY:
R. Tessey
PROJECT:
992-003
CLIENT: SH of Colorado
DRAWN BY:
L. Smith

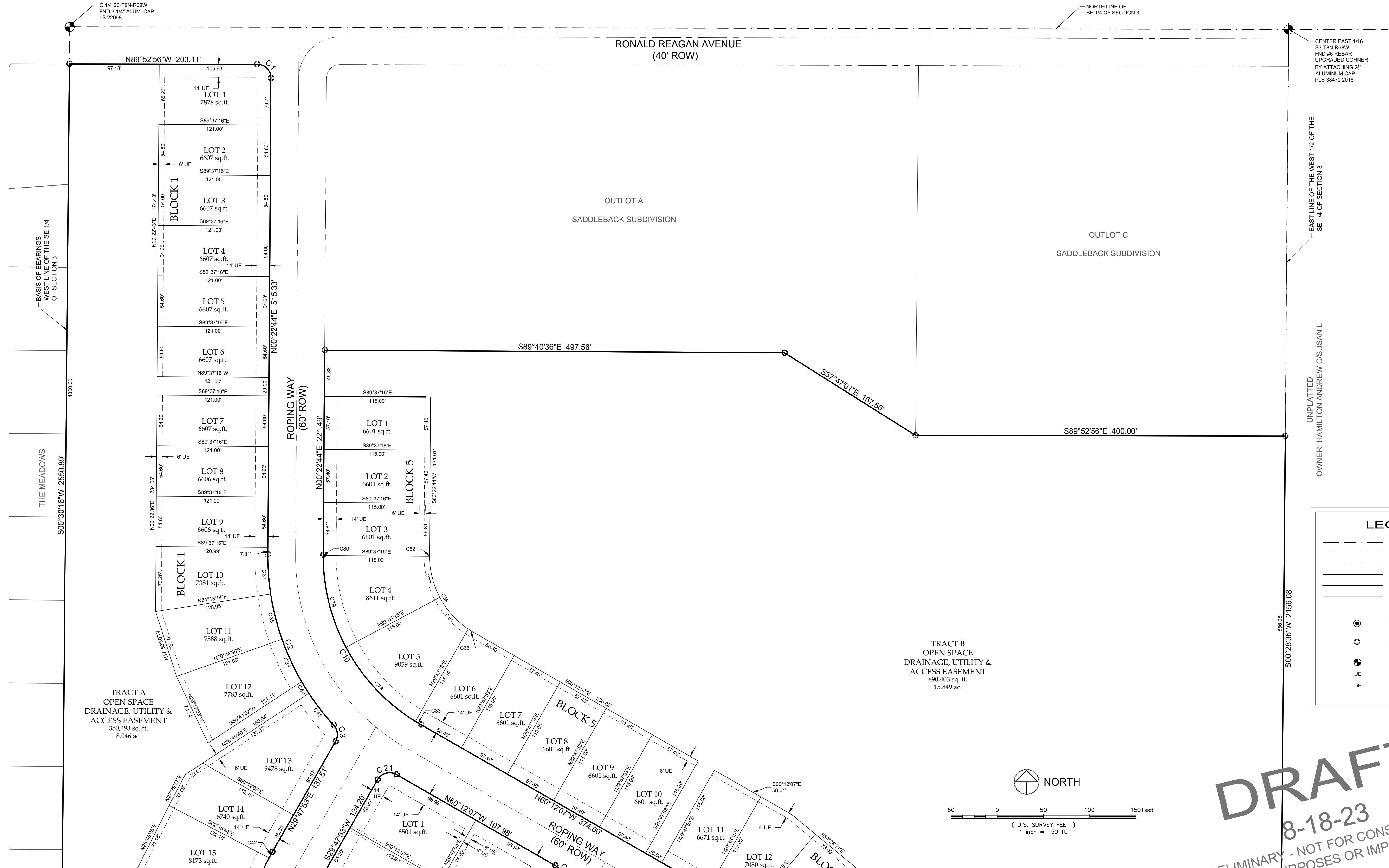
SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
2
Of 5 Sheets

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

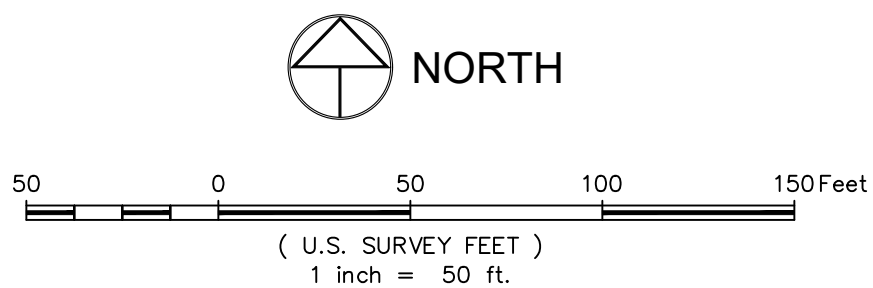
BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

UNPLATTED
OWNER: JOHNSON ROBERT H



LEGEND

- SECTION LINE
- EASEMENT LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- FOUND PROPERTY CORNER AS DESCRIBED
- SET #4 REBAR 18" LONG W/ 1" BLUE PLASTIC CAP, PLS 38470
- SECTION CORNER
- UTILITY EASEMENT
- DRAINAGE EASEMENT



DRAFT
8-18-23
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

SEE SHEET 4

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SECTION:	TOWNSHIP:	RANGE:
3	8N	68 W of the 6th PM

NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT:	DATE:	SCALE:	REVIEWED BY:
992-003	8/18/23	1"=50'	R. Tesseley
CLIENT: SH of Colorado	DRAWN BY:		
	L. Smith		

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

PRELIMINARY
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38470

FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

SEE SHEET 3

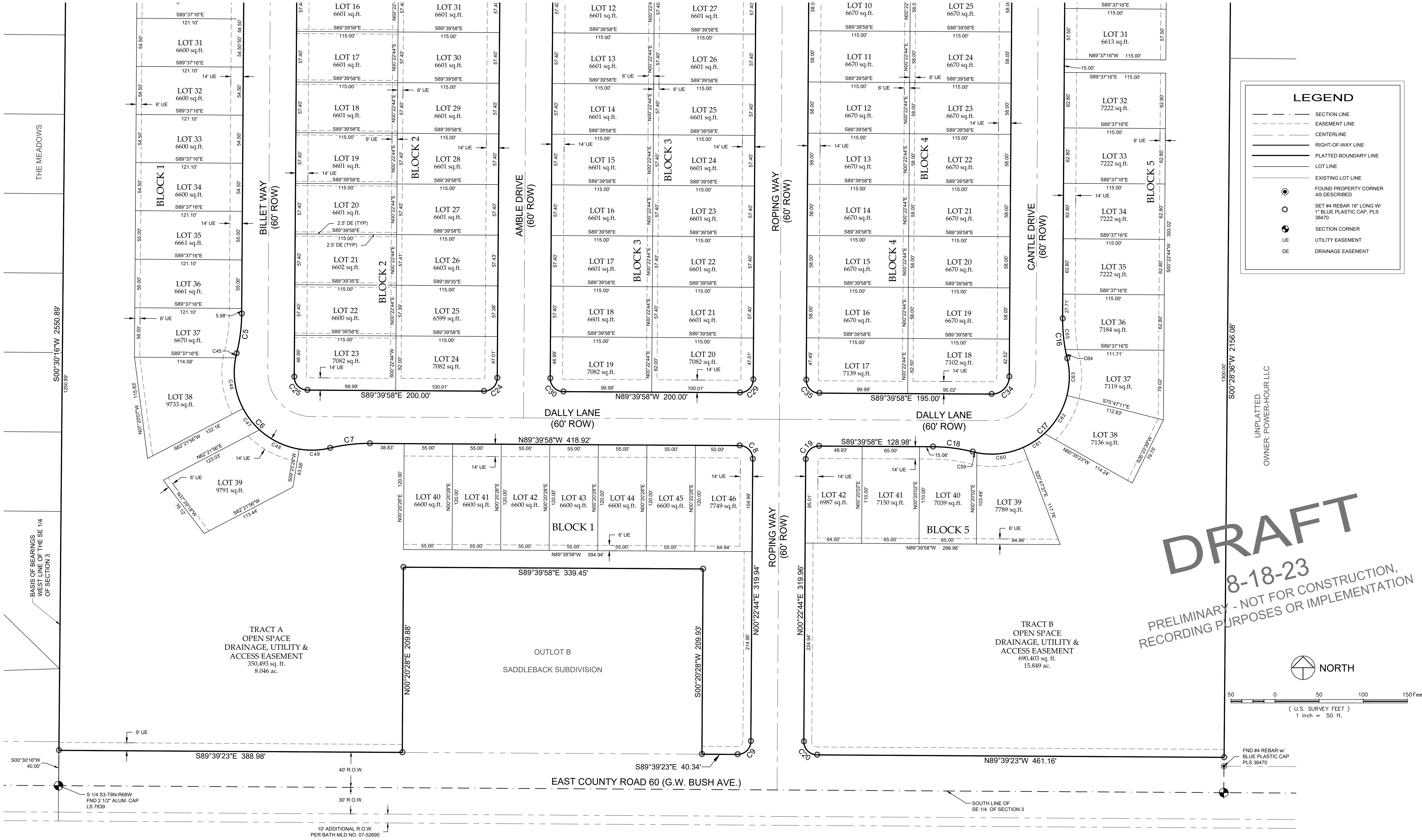
SEE SHEET 5



FINAL PLAT OF
SADDLEBACK SUBDIVISION FIRST REPLAT

BEING A REPLAT OF LOTS 1-31, BLOCK 1; LOTS 1-35, BLOCK 2; LOTS 1-31, BLOCK 3; LOTS 1-26, BLOCK 4; LOTS 1-30, BLOCK 5; AND TRACTS A AND B, SADDLEBACK SUBDIVISION, LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 8 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF WELLINGTON, COUNTY OF LARIMER, STATE OF COLORADO

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NORTHERN ENGINEERING
SURVEY | MUNICIPAL | LAND DEVELOPMENT
FORT COLLINS | GREELEY 970.221.4188 NORTHERNENGINEERING.COM

PROJECT:
992-003
DATE:
8/18/23
CLIENT: SH of Colorado
SCALE: 1"=50'
DRAWN BY:
L. Smith
REVIEWED BY:
R. Tesseley

SADDLEBACK SUBDIVISION FIRST REPLAT
TOWN OF WELLINGTON
LARIMER COUNTY, COLORADO

Sheet
5
Of 5 Sheets

PRELIMINARY

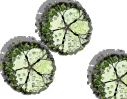
For and on behalf of Northern Engineering Services, Inc.
Robert C. Tesseley
Colorado Registered Professional Land Surveyor No. 38470

Saddleback Subdivision

Wellington, Colorado



LEGEND

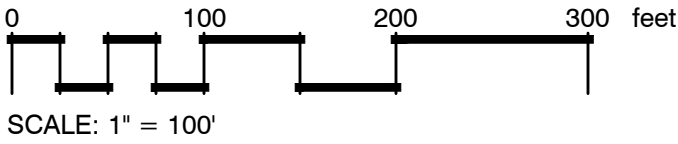
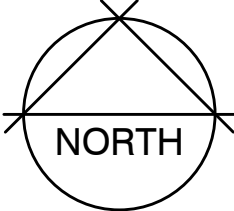
CANOPY TREES

ORNAMENTAL TREES

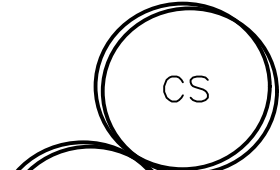
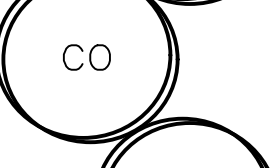
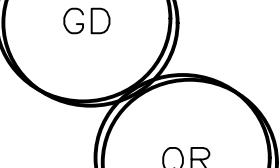
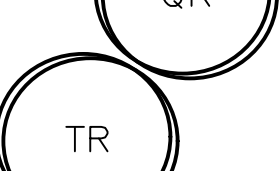
EVERGREEN TREES

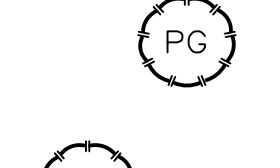
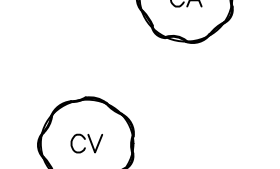
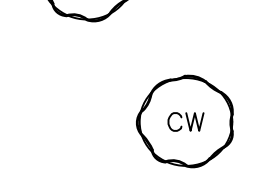
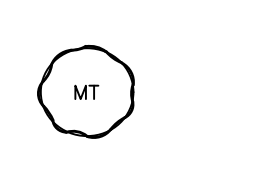
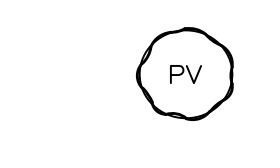
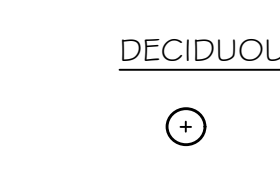
POCKET PARK
Moderate Water Turf

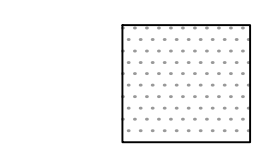
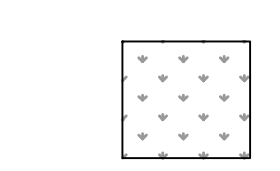
OPEN SPACE LANDSCAPE
Low Water Grass



PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Catalpa speciosa Western Catalpa	2" B#B
	13	Celtis occidentalis Common Hackberry	2" B#B
	20	Gleditsia triacanthos `Shademaster` TM Shademaster Locust	2" B#B
	9	Gymnocladus dioica `Espresso` Kentucky Coffeetree	2" B#B
	18	Quercus robur English Oak	2" B#B
	12	Tilia amercana `Redmond` Redmond American Linden	2" B#B

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	39	Picea pungens glauca Colorado Blue Spruce	6" B#B
	29	Pinus nigra Austrian Black Pine	6" B#B
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	6	Acer ginnala `Flame` `Flame` Amur Maple	8"-10" Clump B#B
	6	Amelanchier x grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry	1-3/4" B#B
	10	Crataegus ambigua Russian Hawthorn	8"-10" Clump B#B
	13	Crataegus crusgalli var. inermis TM Thornless Cockspur Hawthorn	1-3/4" B#B
	3	Crataegus vindis `Winter King` `Winter King` Hawthorn	1-1/2" B#B
	15	Malus x `Thunderchild` Thunderchild Crab Apple	1-3/4" B#B
	10	Prunus virginiana `Shubert` Canada Red Cherry	1-3/4" B#B

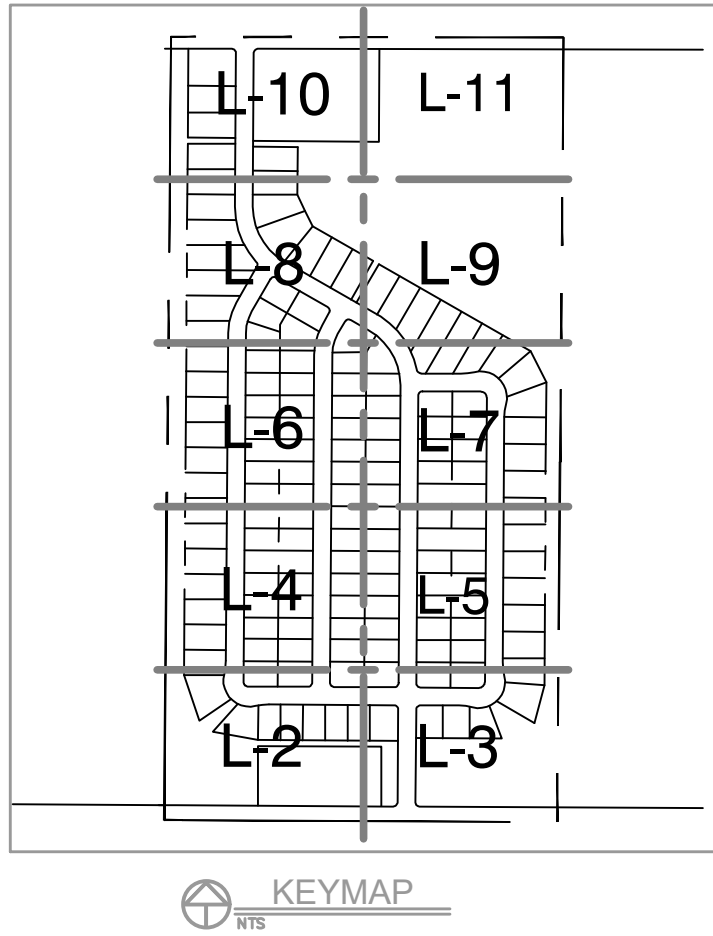
DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	11	Physocarpus opulifolius `Diablo` Diablo Ninebark	#5 CNT.
	27	Spiraea x bumalda `Anthony Waterer` Anthony Waterer Spiraea	#5 CNT
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT
	30	Juniperus sabina `Broadmoor` Broadmoor Juniper	#5 CNT
PERENNIALS	QTY	BOTANICAL / COMMON NAME	CONT
	66	Hemerocallis x `Happy Returns` Happy Returns Daylily	#1 CNT
SOD/SEED	QTY	BOTANICAL / COMMON NAME	CONT
	17,906 sf	Moderate Water Use Turf Turf Type Tall Fescue - Bluegrass Mix	seed
	825,707 sf	Turf Seed Low Grow Mix	Seed

GENERAL NOTES:

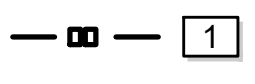
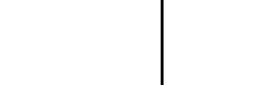
- Landscaping shall be irrigated with an automatic pop-up sprinkler system. Moderate water use turf areas shall receive pop-up spray or rotary sprinklers. Planting beds shall receive low volume drip irrigation. The dryland grass seed area is intended to be non-irrigated, however, supplemental watering shall be provided per the "Seeding Notes". All trees and shrubs in dryland grass areas shall receive drip irrigation.
- Final grade shall maintain smooth flowing land forms, free of vegetation, surface debris, bumps, and/or depressions.
- All park amenities to be in accordance with the Town of Wellington.
- Soil Preparation: Prior to the installation of plant materials, soil that has been compacted, stripped of topsoil or disturbed by construction activity shall be thoroughly loosened. Dairy compost shall be thoroughly incorporated at a rate of 3 cu. yds. / 1,000 sq. ft. into all landscape areas. Areas noted as "non-irrigated" or "dryland" will not receive soil amendments. However, the soil shall be thoroughly loosened by tilling and ripping, cleared of all weeds and debris and finish graded prior to seeding.
- Soil backfill for all plantings shall be amended with dairy compost (or approved equal) at a rate of 1/3 compost to 2/3 soil excavated from the planting pit.
- A 3" depth shredded cedar mulch ring to be placed over the rootball of all trees planted in dryland grass areas.
- All plant material shall meet AAN standards for number one grade and shall be sized as specified in the Plant Schedule on this plan.
- Minor changes in plant species and location may be made during construction, as required by site conditions and plant availability. Overall quality and quantity of plant material shall be consistent with the approved landscape plan. In the event of conflict between plant quantities in the plant schedule and species illustrated, the species and quantities illustrated shall be provided.
- Contact the Utility Notification Center of Colorado, at least (3) business days prior to construction. The contractor shall verify the location of all utilities in the field prior to excavation / digging.
- Maintenance. In order to provide for the ongoing health and appearance of required and approved landscape improvements, all landscaping shall be maintained in good health 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.

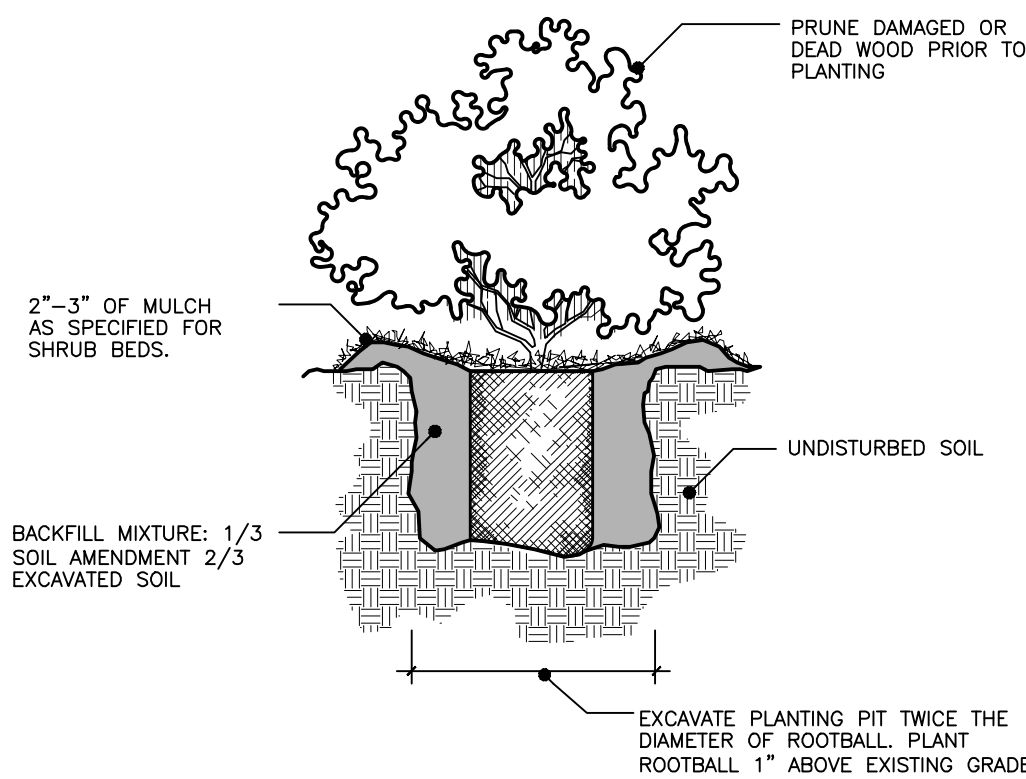
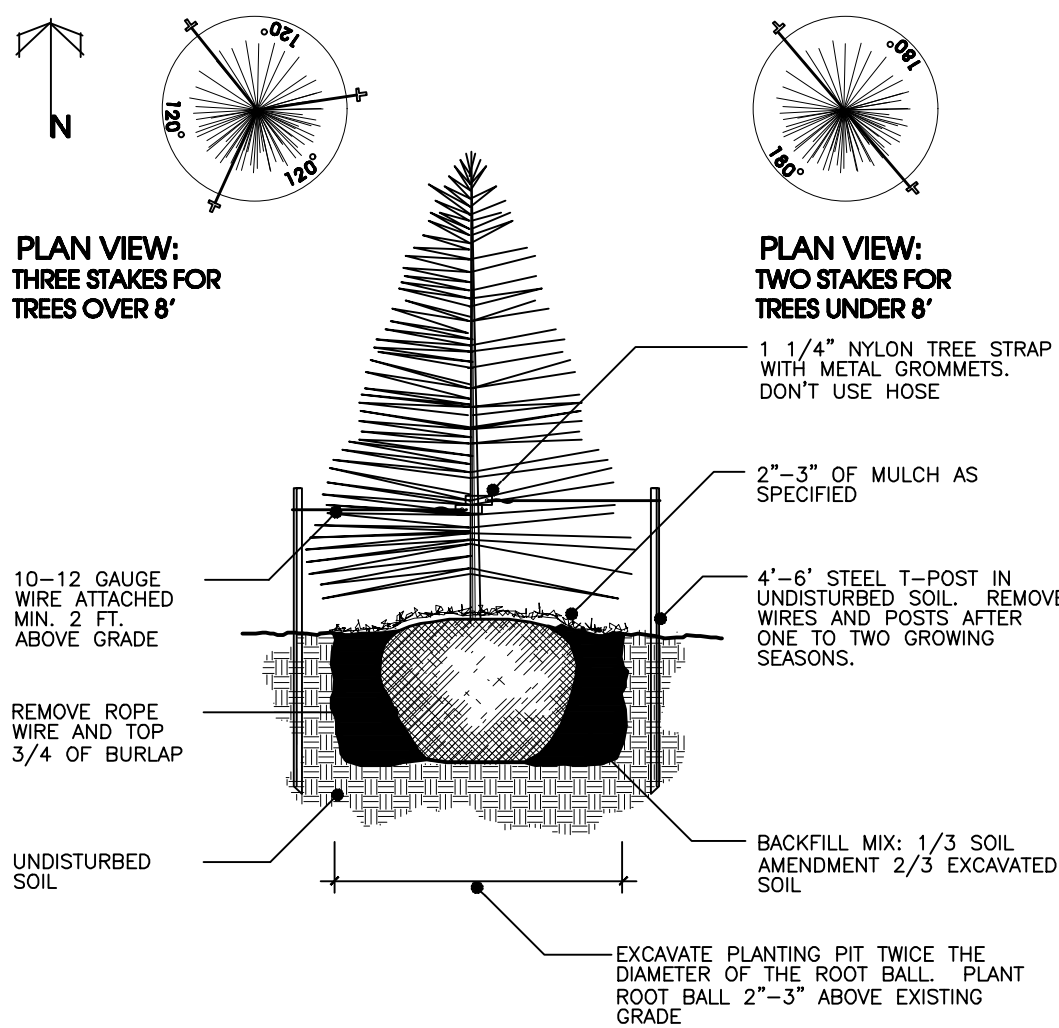
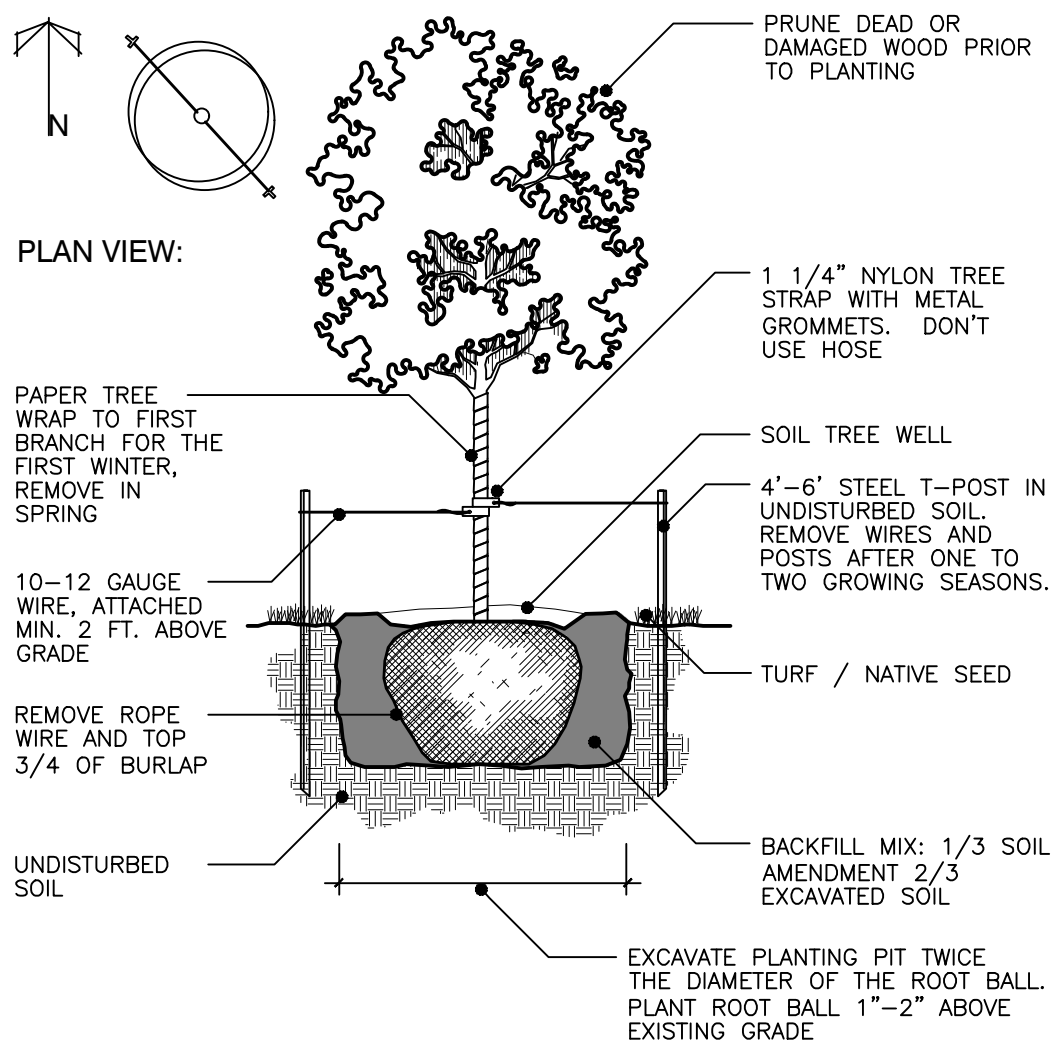
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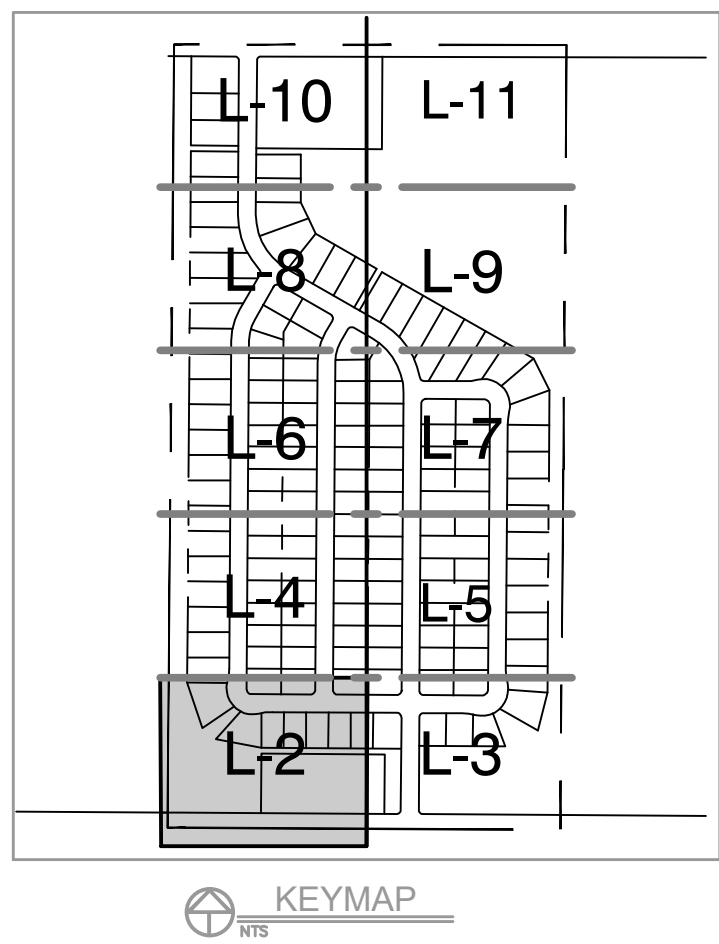
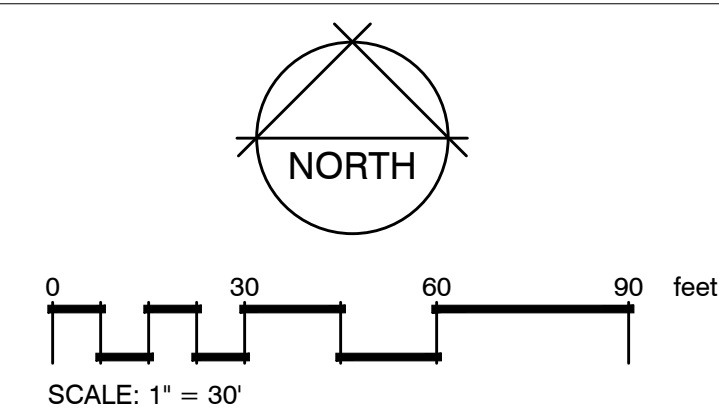
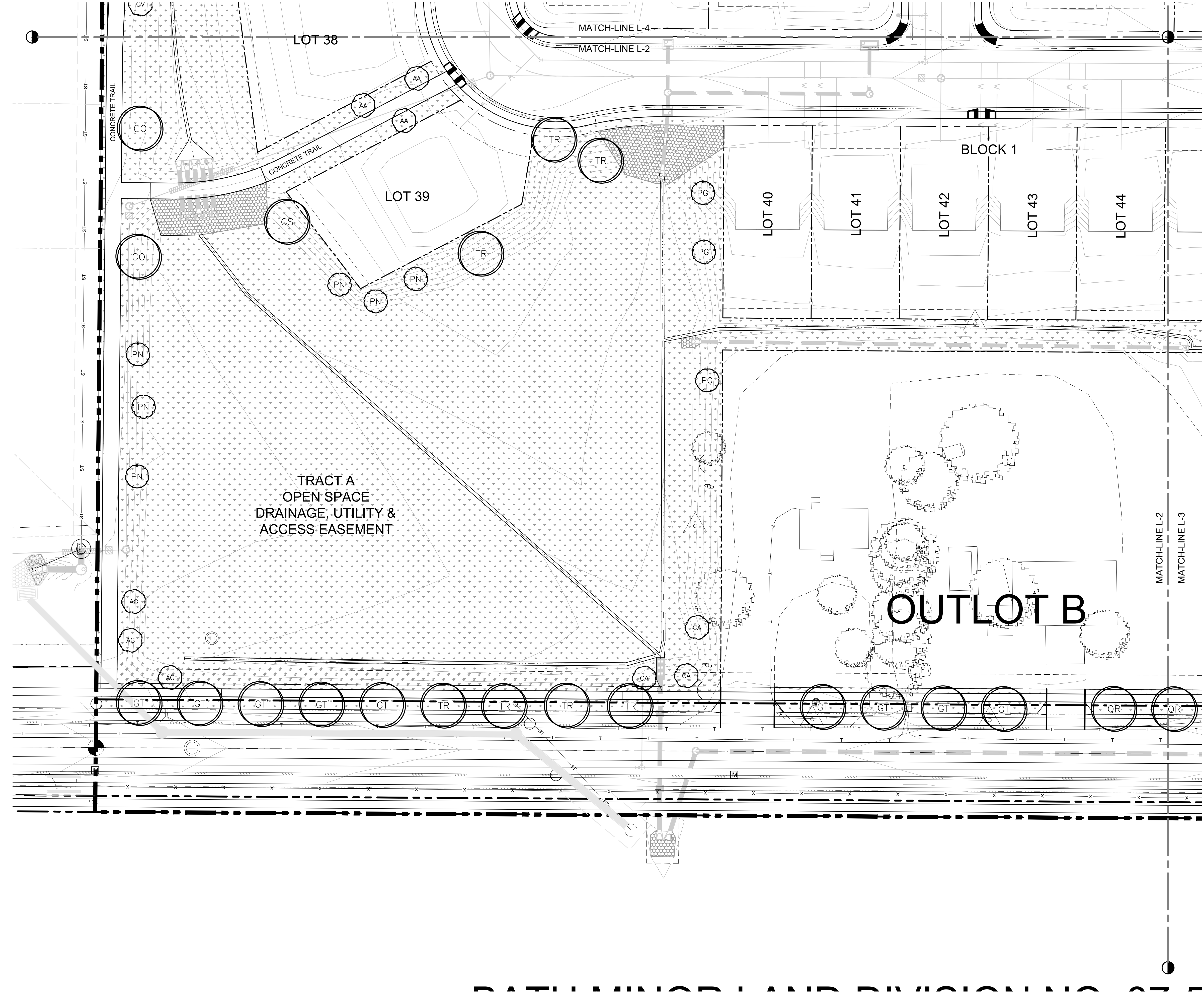
- Seeding shall take place after soil preparation and final grade activities are complete.
- Seed with a Brillion style seeder in two perpendicular passes. In areas that are inaccessible by equipment, spread seed evenly with a broadcast spreader and cover lightly with $\frac{1}{4}$ " in. of soil.
- Dryland seed mixes shall included a cover crop of Annual Ryegrass.
- All slopes 4:1 or steeper, and swales that are prone to erosion, to receive erosion control blanket.
- Provide supplemental watering of seeded areas as needed to maintain proper moisture germination. Monitor irrigation application and frequency to prevent soil erosion. Supplemental irrigation to be applied by portable sprinkler or temporary irrigation system.
- Adjust irrigation as needed for proper establishment of the seed. Mow for initial weed control after the grass is mature.
- During the warranty period. Provide weed control that is appropriate for the grass type and season.
- Irrigated Turf:
Dura-Turf Plus Seed Mix - Sharp Bros. Seed Co. - Seed Rate: 6 lbs / 1,000 sf
80% Tall Fescue, Elite Vaneties
10% Kentucky Bluegrass, Appalachian
10% Premium Ryegrass, Premium
- Non-Irrigated Grass:
Low Grow Mix - Arkansas Valley Seed, Inc. - Seed Rate: 5 lbs / 1,000 sf
30% Ephraim Crested Wheatgrass
25% Sheep Fescue Bunchgrass
20% Perennial Rye Bunchgrass
15% Chewings Fescue Bunchgrass



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	8" Picnic Table
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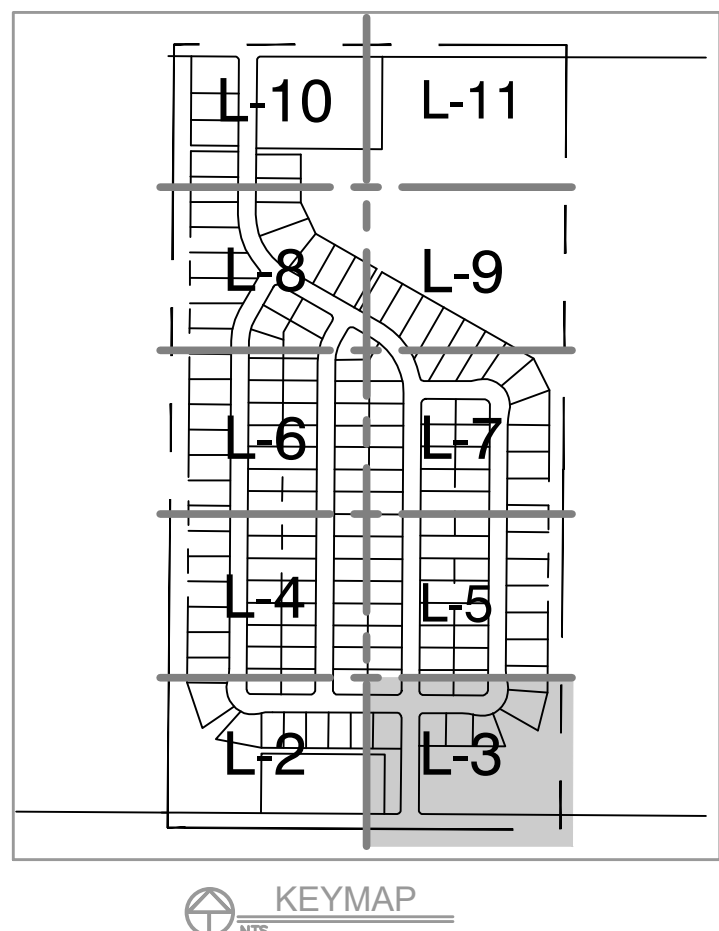
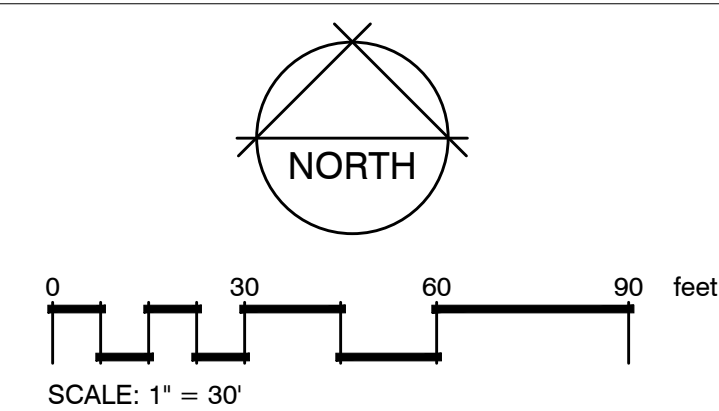
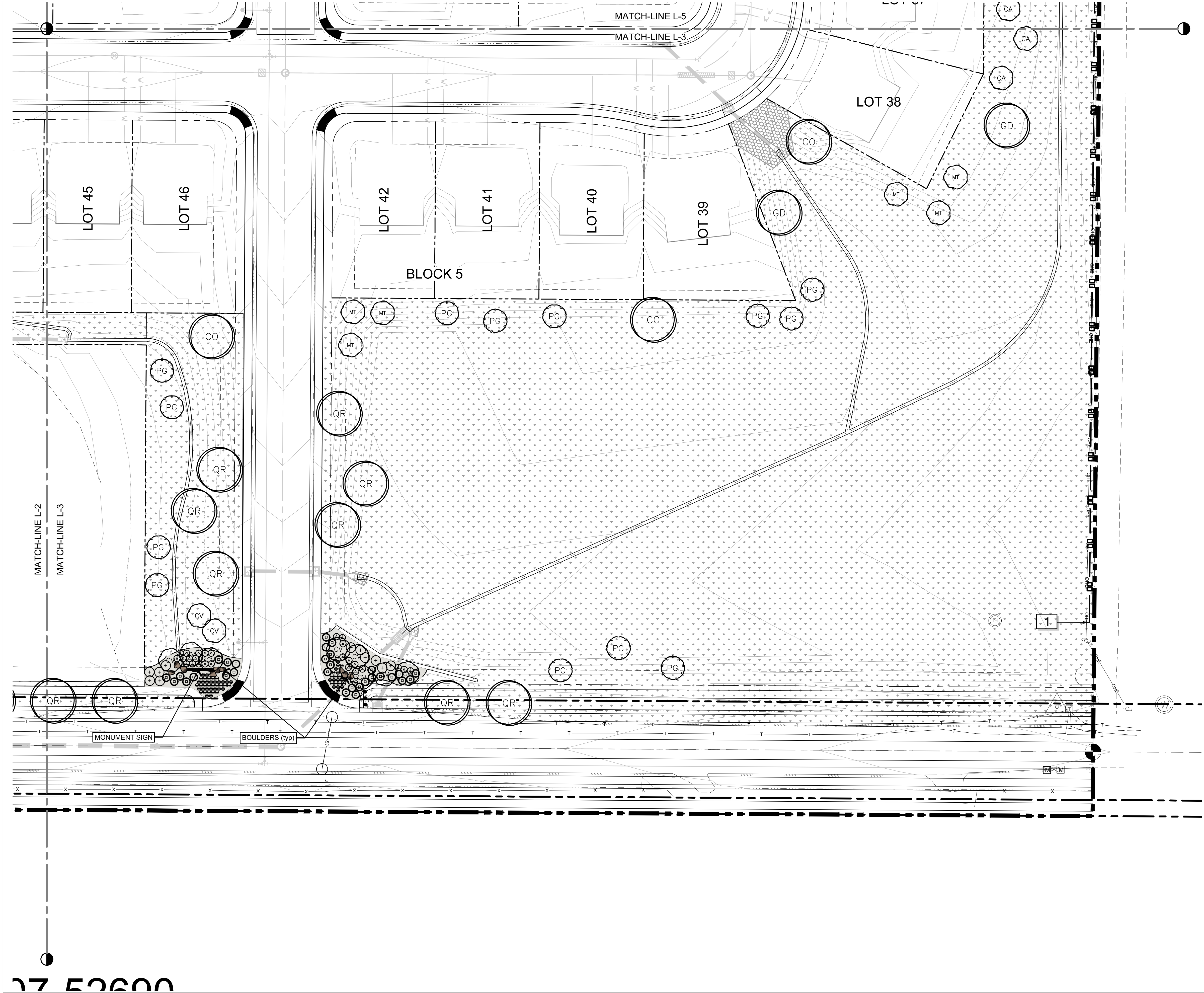
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DATE:	NO.	REVISIONS:
PROJECT NUMBER:	C270	DATE: 8-24-23
PREPARED FOR:	Mr. Daren Roberson SH Development Company LLC 395 Delozier Drive, Suite 110 Fort Collins, CO 80542	

Saddleback Subdivision
Wellington, Colorado
Landscape Plan



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Gentennial
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inflection • landscape
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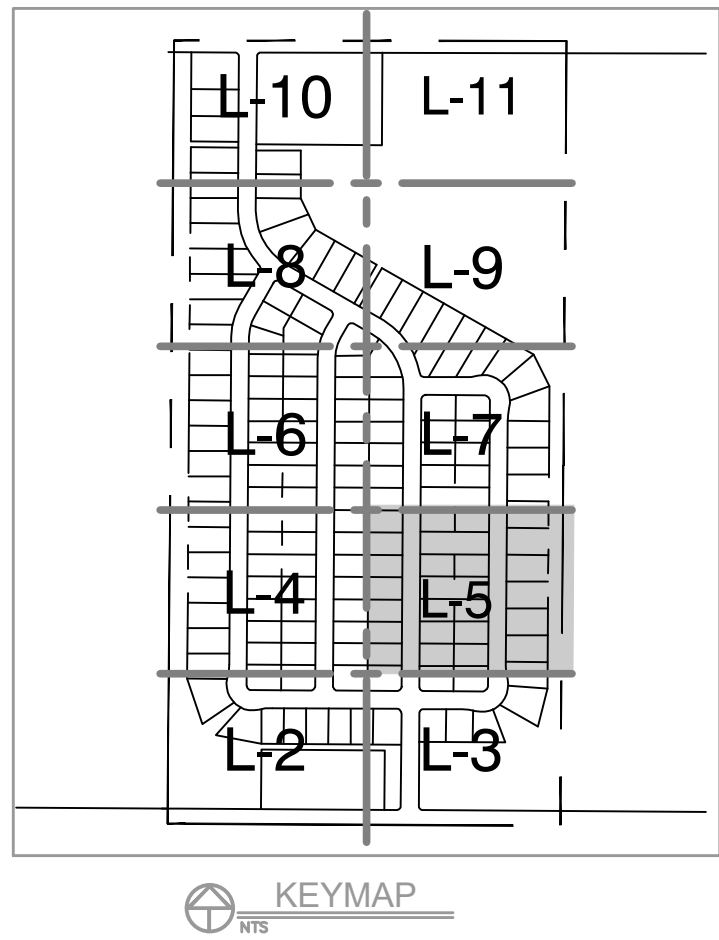
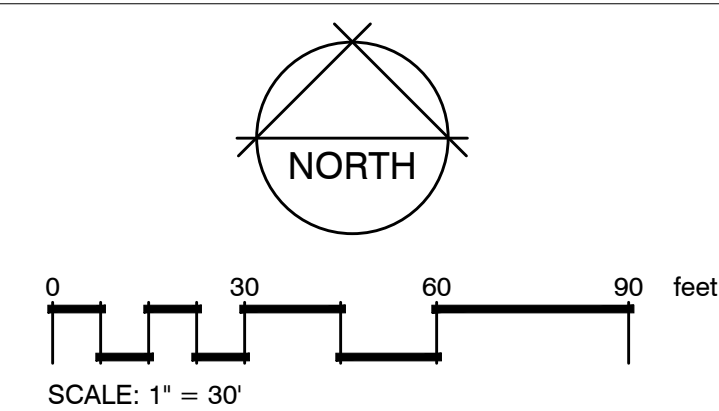
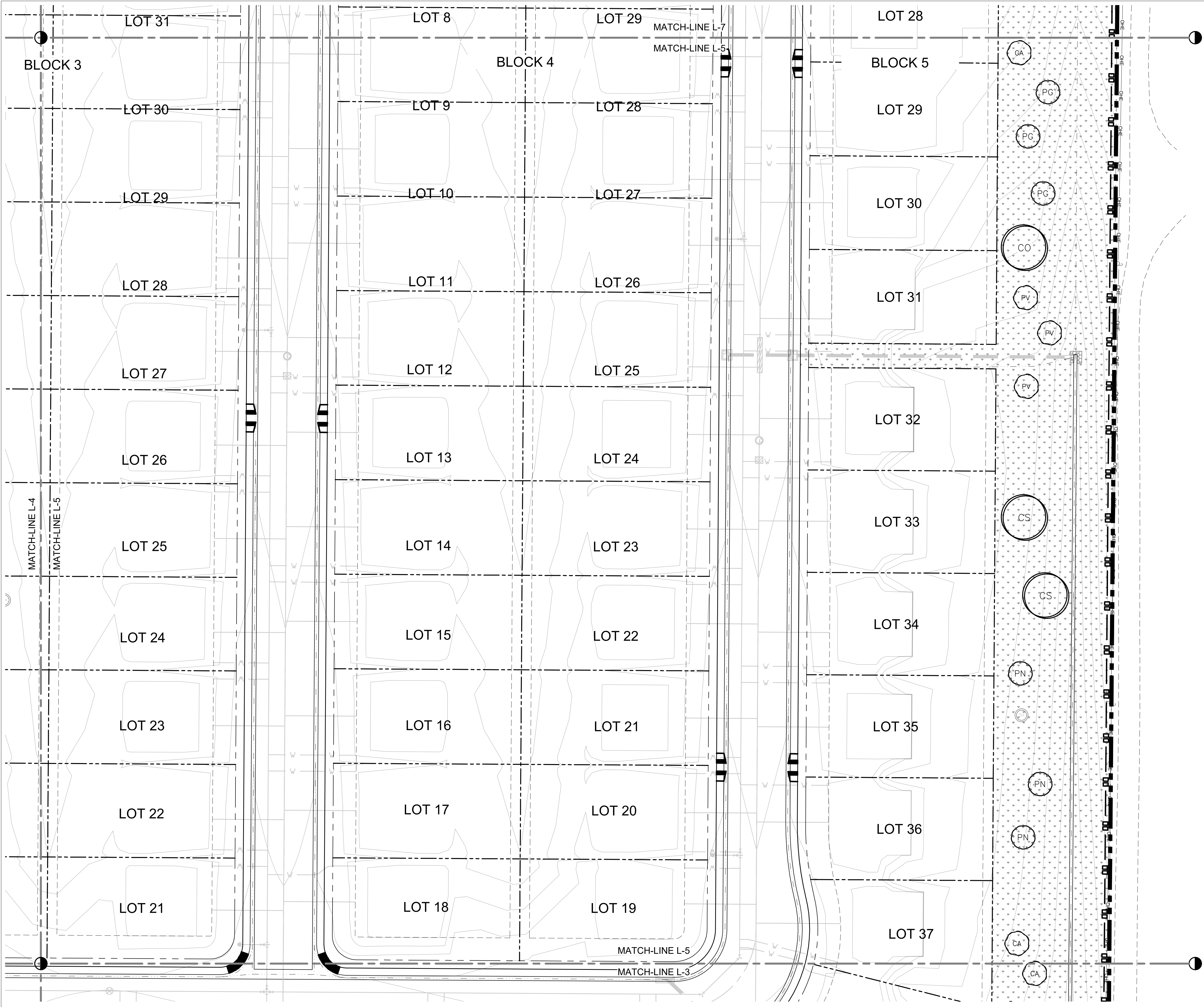
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Saddleback Subdivision
Wellington, Colorado
Landscape Plan

SHEET:
L-3

17 52600



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Saddleback Subdivision
Wellington, Colorado

L-5

PREPARED FOR:
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Fort Collins, CO 80542

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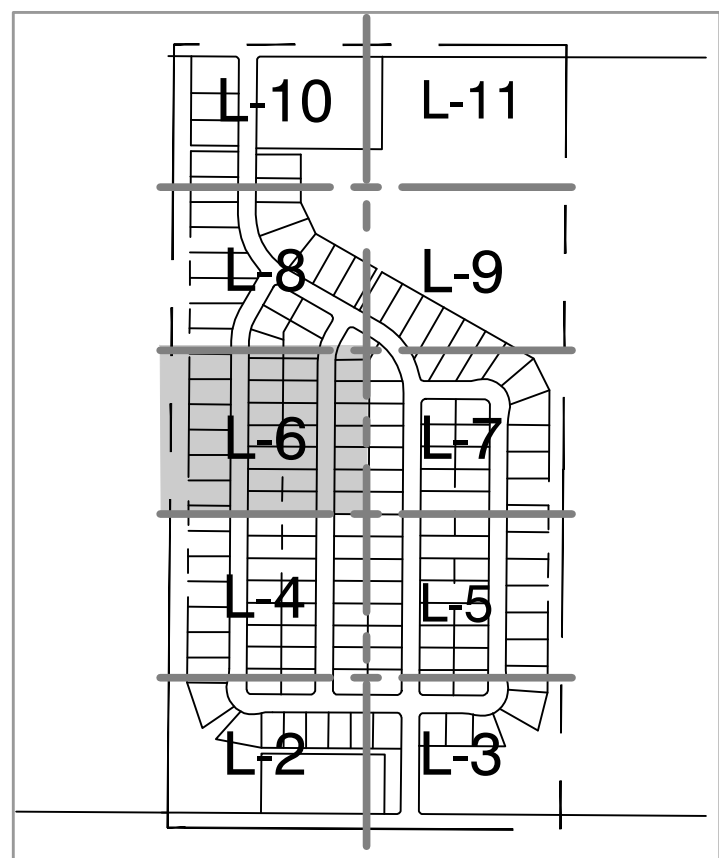
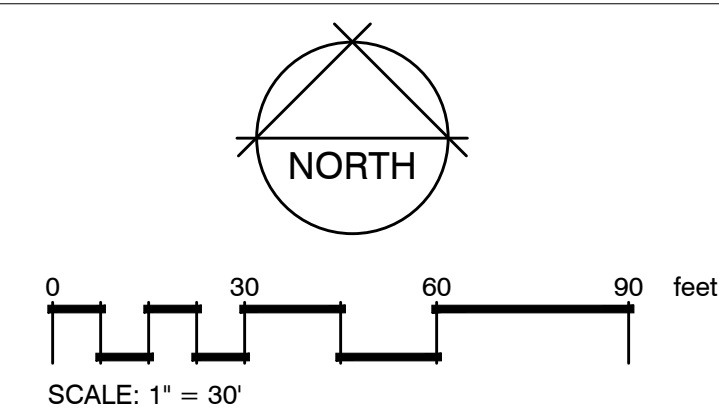
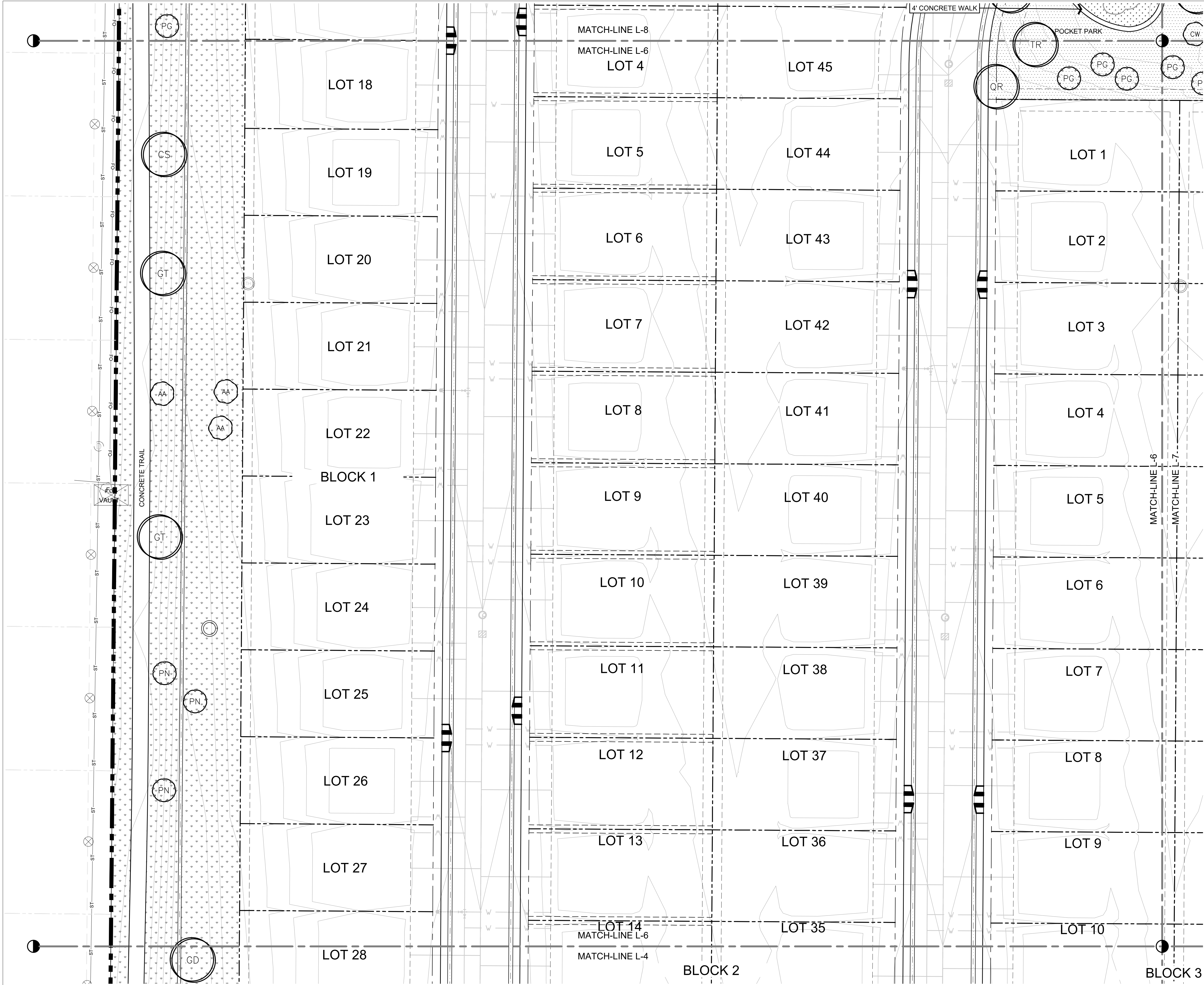
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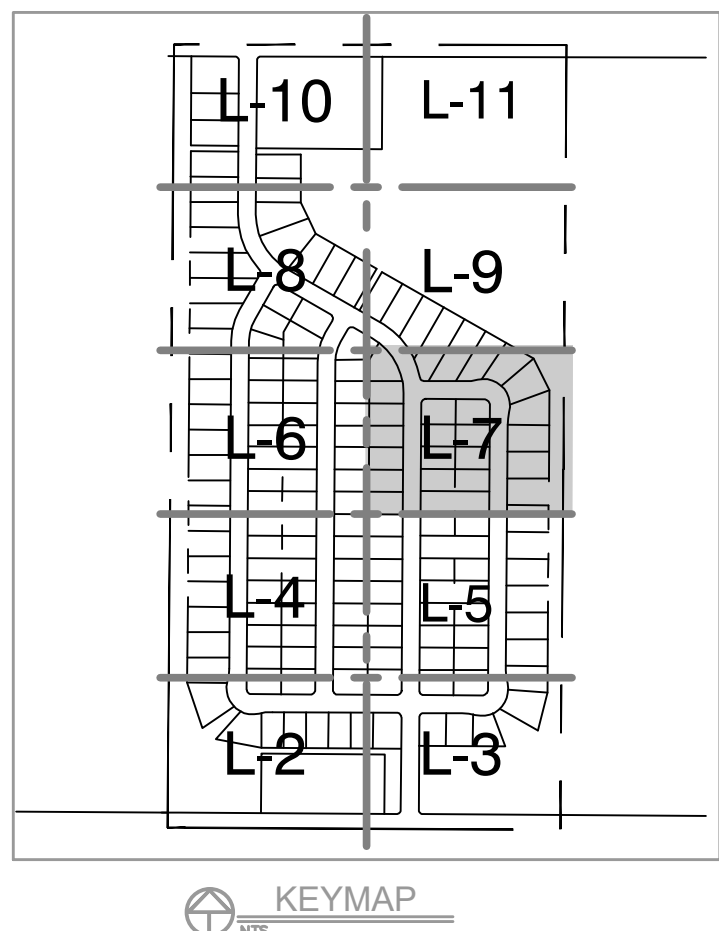
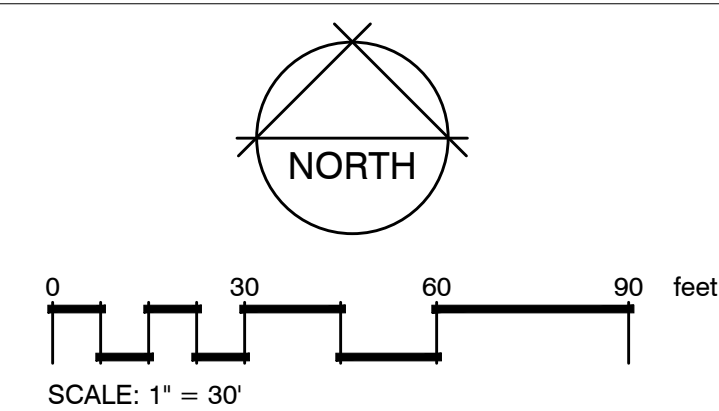
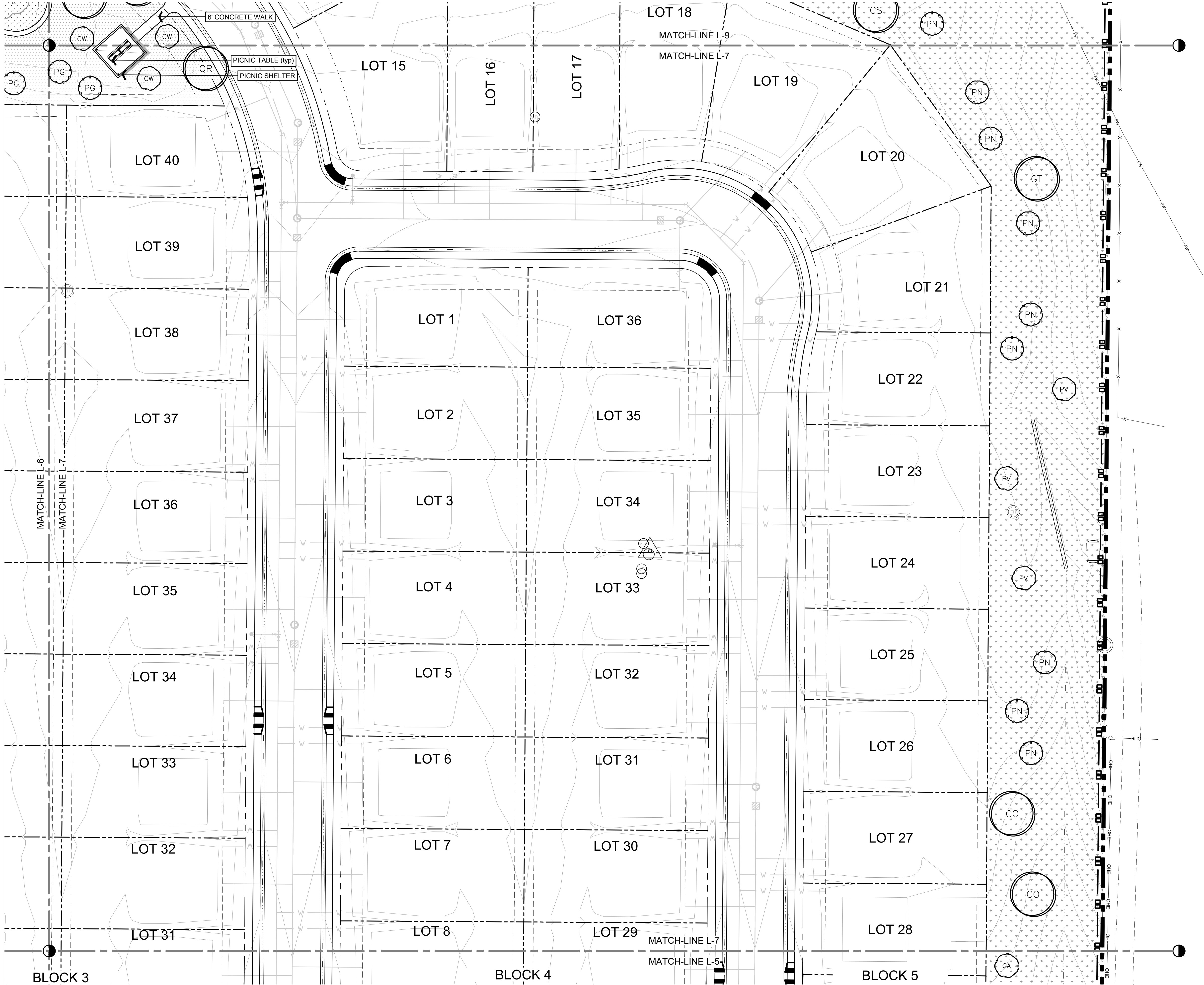
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Saddleback Subdivision
Wellington, Colorado
Landscape Plan



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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

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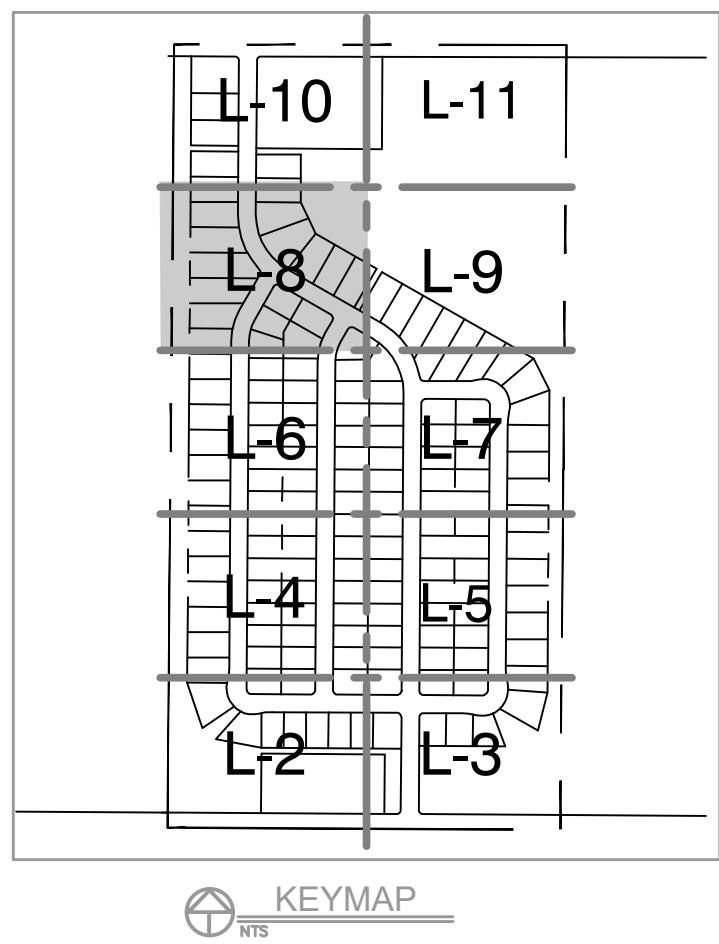
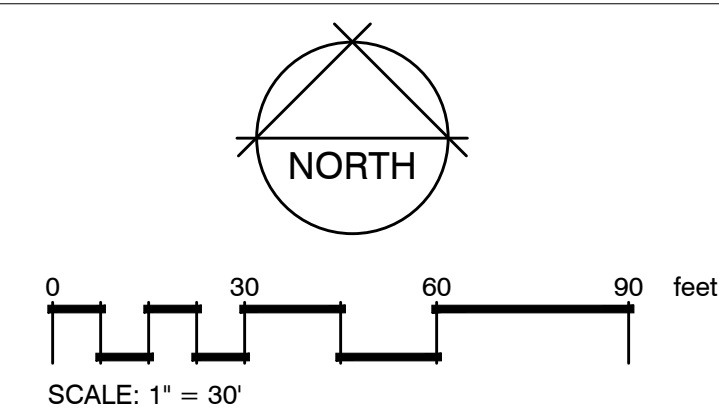
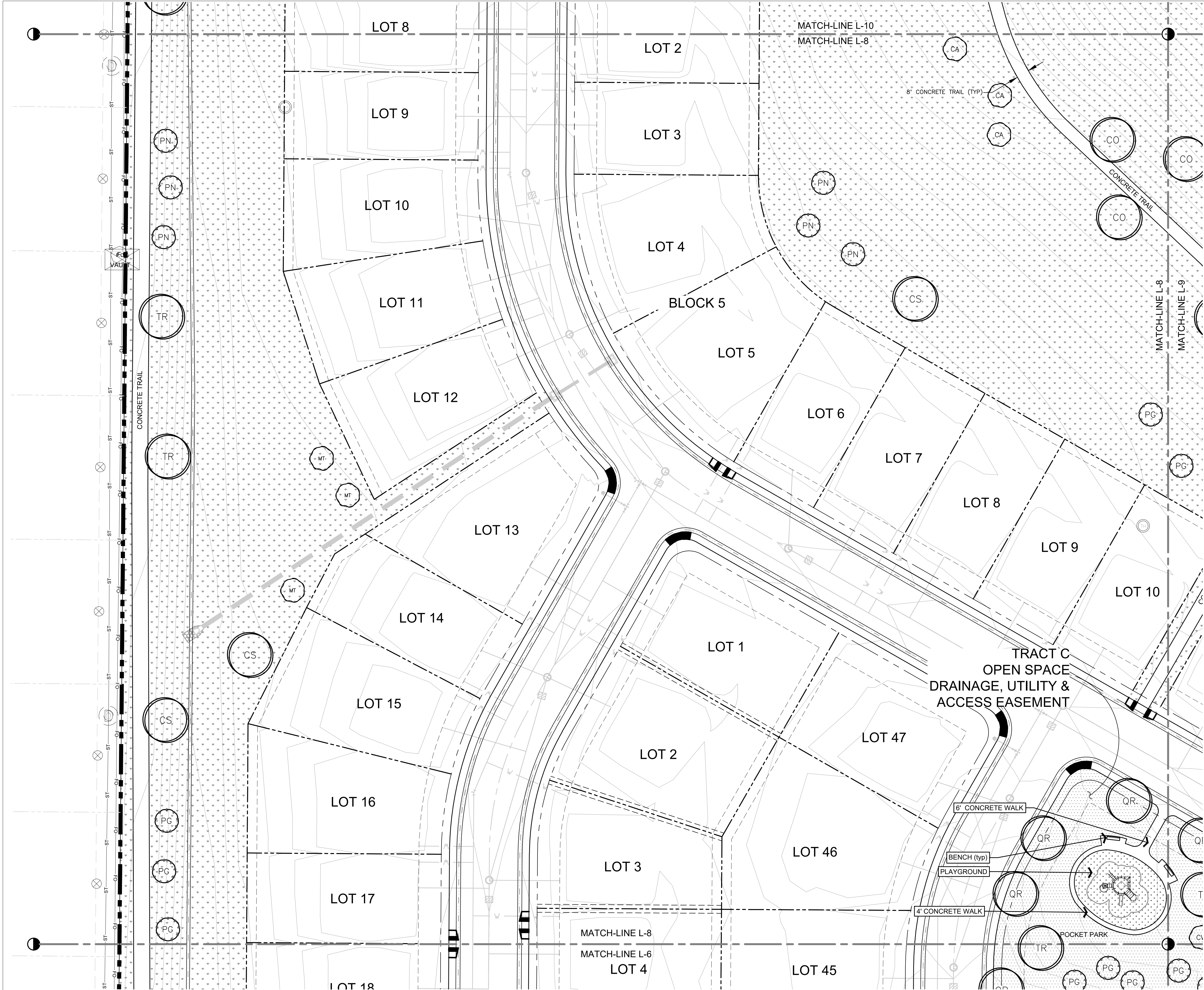
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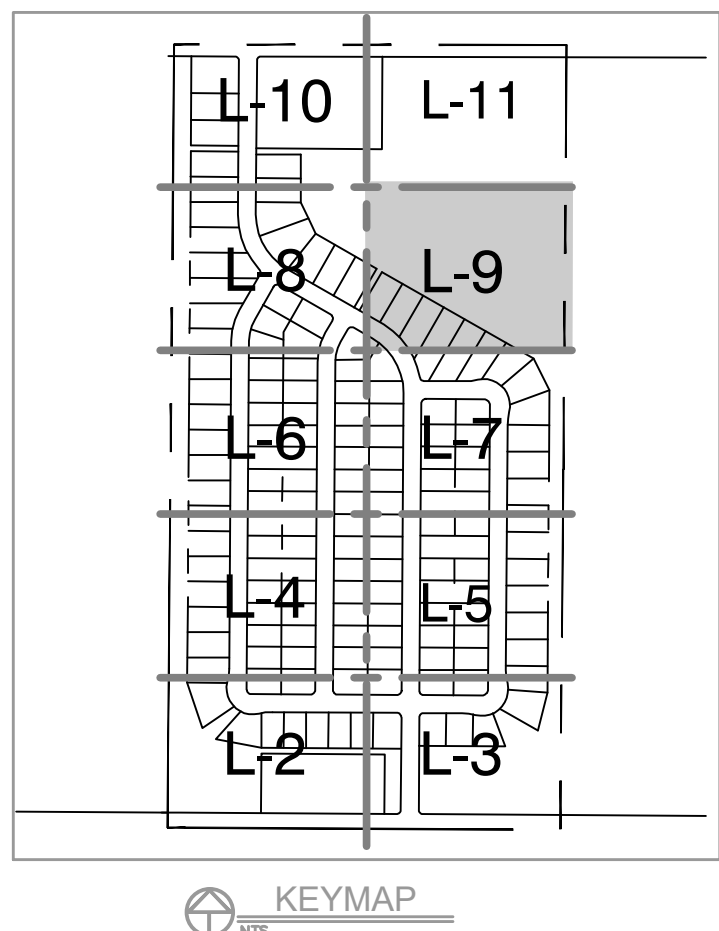
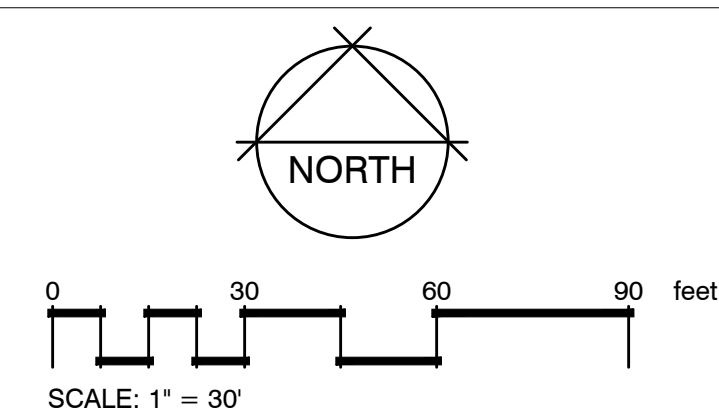
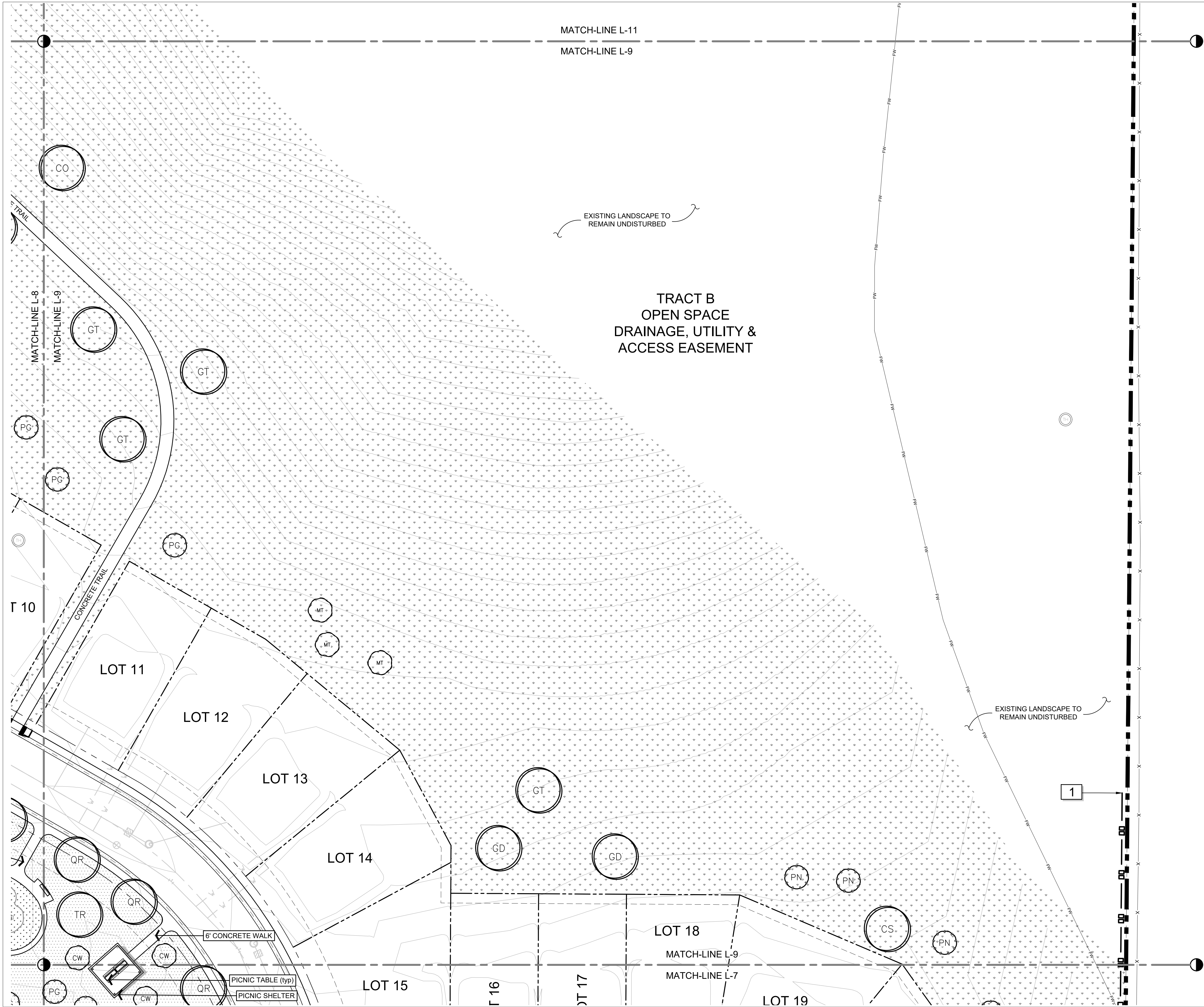
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Saddleback Subdivision
Wellington, Colorado
Landscape Plan



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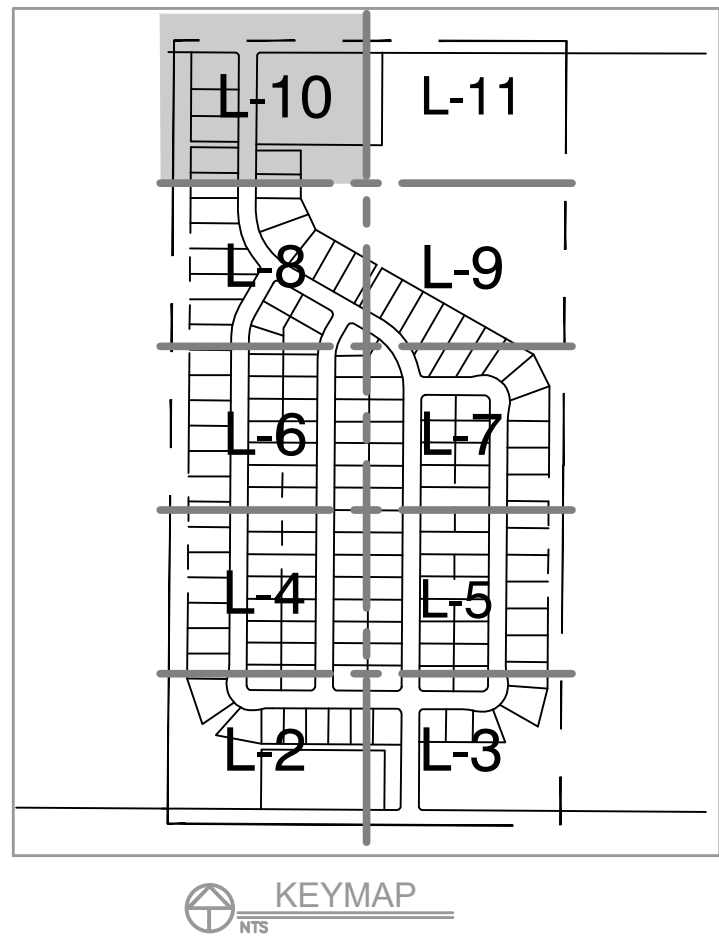
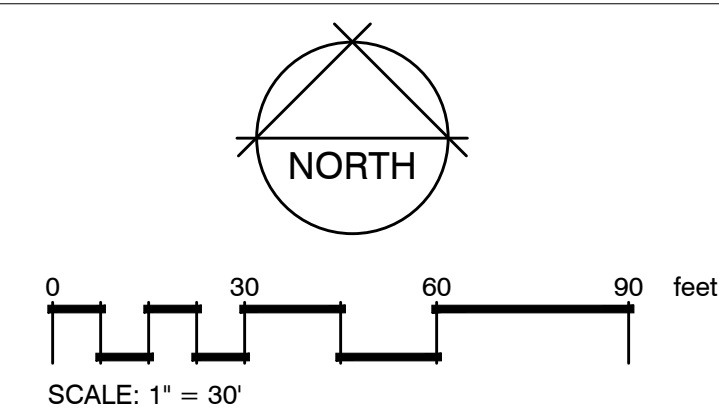
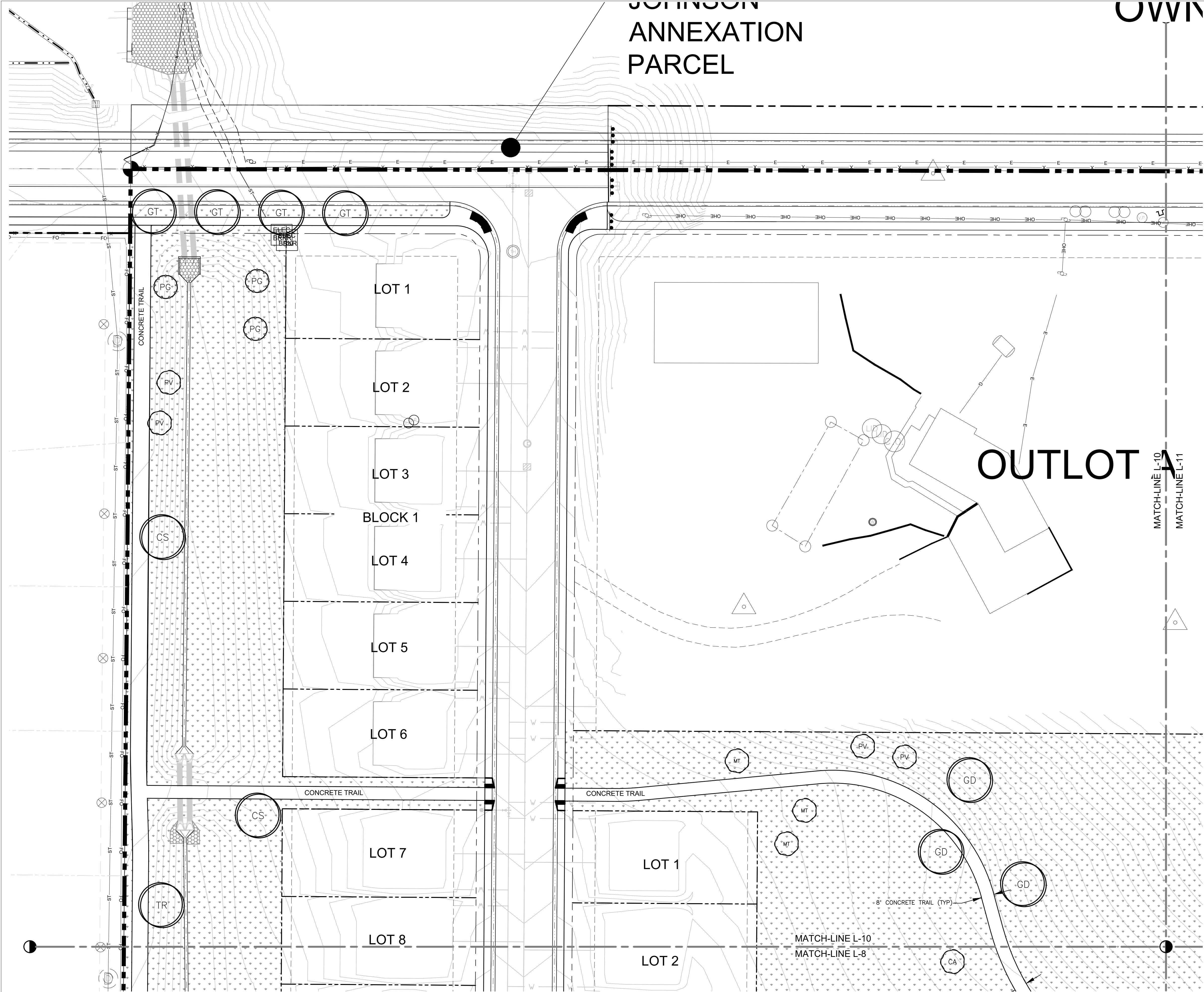
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Saddleback Subdivision
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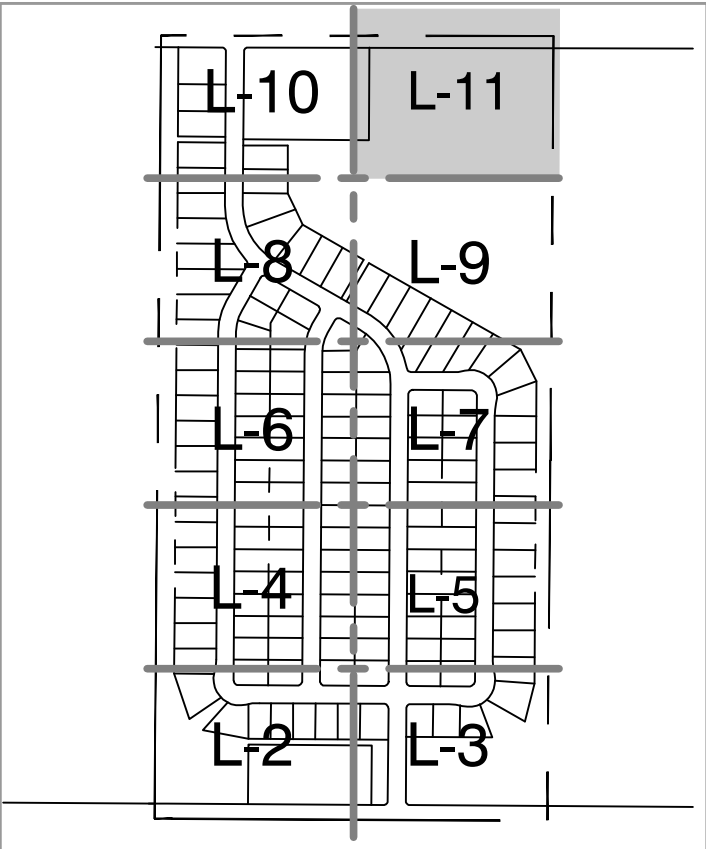
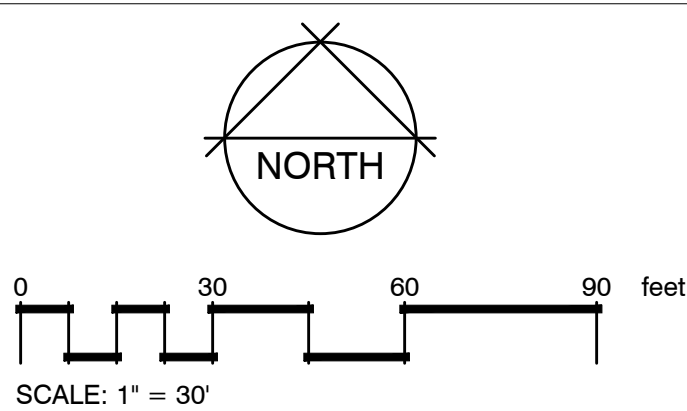
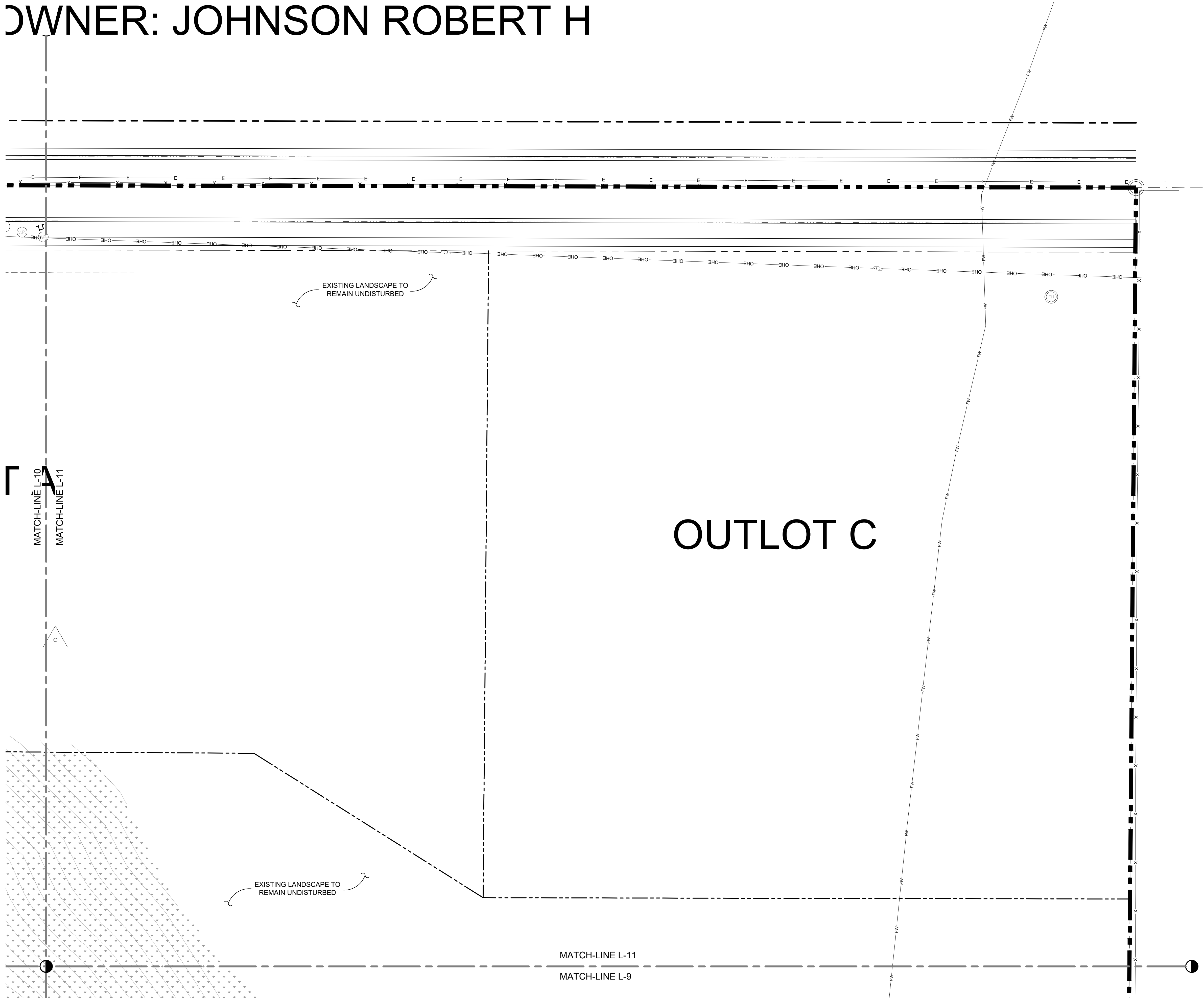
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Saddleback Subdivision
Wellington, Colorado

Landscape Plan

OWNER: JOHNSON ROBERT H



KEYMAP
NTS

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Fort Collins, CO 80542

Saddleback Subdivision
Wellington, Colorado
Landscape Plan

SHEET:
L-11

**Town of Wellington,
County of Larimer, Colorado**

General Development Information

Saddleback Subdivision First Replat Final Plat

August 23, 2023

Saddleback Subdivision First Replat

In 2018 the Board of Trustees approved the Saddleback subdivision plat allowing 153 single family lots that ranged in size from 8,500 square feet to over 18,500 square feet and approximately 20.5 acres of open space. The property does not have a nonpotable water source for irrigation, so all required landscape irrigation was planned to be from Wellington's treated water system. On June 12, 2023, the Planning Commission recommended to the Board the approval of the Preliminary Plat and Rezoning of the site to R-3 with 211 single-family lots. At the July 11, 2023, the Town Board approved the rezoning request to R-3 and the Preliminary Plat of 211 residential lots.

This submittal is the request of the applicant/developer, SH Holding of Colorado, LLC for the Final Plat to replat the property known as the **Saddleback Subdivision** from the existing 153 single family lots under the Town of Wellington's Land Use Code to reconfigure lots to allow 205 single family lots and also to reduce the size of the existing platted lots as a way to reduce the outdoor demand for treated water. Also, while the Town of Wellington has worked through design and construction of major improvements to its water treatment plant and wastewater reclamation facility, it was understandable that the Town had to limit the number of residential building permits to stay within the treatment capacity of the plants during years leading up to the completion of those projects. During that time the developer actively worked with the Town to manage the number of residential building permits being issued including postponing development of this property. Since the time this project was originally approved there have been considerable changes in the housing market and the price of materials. The Town has also updated its Land Use Code and created new standards for best practices for Landscape and Irrigation Design. The rezone and replat would allow changes in the development plans to reflect the changes in the housing market, reduce the demand for outdoor irrigation water, address updated Town standards, and reflect the current material costs while spreading shared costs across more lots to keep housing prices competitive.

At the July 11th Town Board meeting, the trustees expressed a concern of the reduced lot size of approximately 6,250 sf on the original Preliminary Plat, so the Developer has listened to the Board's concerns and in good faith has reduced the total number of lots to 205 and increased the size of 200 of the 205 lots to a minimum of 6,600 sf. (the minimum lot size allowed in the R-2 zoning district).

The site is approximately 57 acres in size and is located about 1.5 miles east of Interstate 25 on the east side of the existing Meadows neighborhood and the north side of CR 60 (GW Bush Ave.) The site is located in the West ½ Southeast Quarter (SE ¼) of Section Three (3), Township Eight North (T.8.N.), Range 68 West (R.68.W.), of the 6th Principal Meridian (6th P.M.) Larimer County, Colorado. It is bounded to the north, east and south by undeveloped farmland zoned O-Open District in unincorporated Larimer County; and to the west by The Meadows Subdivision of single family residential homes in the Town of Wellington zoned R-2 Residential Low Density.

Although this replat would increase the total number of lots by 52, it would also decrease the total potable outdoor irrigation water demand by 25-30% based on the currently approved plat of 153 lots. The property will also have recorded private covenants that require all builders to install front yard landscaping in accordance with current Town of Wellington Landscape and Irrigation Design Standards. Builders will be required to install the front yard landscaping in accordance with the covenants to achieve the reduced outdoor irrigation water demand. Builders will also

promote xeriscaping principles for back yard landscaping. This reduction in potable water use follows several of the Goals and Strategies of the Comprehensive Plan including:

- CP. 2.3. encourage new housing developments to include water-wise material and practices while insuring homes are both affordable and cost comparable
- TE. 2.1 update development impact fees (ie: raw water costs and/or dedications) that align with community needs and regional best practices to enhance amenities and appropriately cover infrastructure costs
- F&P. 1.2 ensure the expansion and upgrades of utilities, infrastructure, and amenities are consistent with Town Plans (e.g. water efficiency)

Property Owners/Applicant/Consultants

Property Owner/Applicant/ Developer SH Holding of Colorado, LLC

c/o Mr. Daren Roberson
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Fort Collins, CO 80524
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daren@sagehomes.com

Planning Consultant PineCrest Planning and Design LLC

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tompinecrest@qwest.net

Surveyor Northern Engineering Services, Inc.

Mr. Aaron Lund
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Civil Engineer Northern Engineering Services, Inc.

Mr. Shane Ritchie
301 N. Howes Street, Suite 100
Fort Collins, CO 80521
(970)573-6417
shane@northernengineering.com

Landscape Architect Centennial Design LLC

Mr. John Gettman
601 S. 9th Street
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(970) 567-1912
centennialdesign@hotmail.com

Legal Description

Please see the Property Description, attached as Exhibit “A”.

Existing and Proposed Infrastructure

The majority of the Town's current infrastructures (i.e. water and sewer lines) are located within the existing Town limits in the Meadows neighborhood to the east.

It is proposed that the developer would extend all required utilities per the Town Code to the property as required. All roads and streets within the property would again be extended and constructed per the Town's Subdivision Regulations with modifications to the street standards for

Ronald Reagan Blvd. and GW Bush Ave. per the original approved Utility Plans and Development Agreement. Improvements to Larimer County Road 60 (GW Bush Ave.) would include widening and paving the north side with improvements to the south side to be completed in the future if and when the property to the south develops. The right of way dedication and cost for the south side improvements of Larimer County Road 60 shall be by the developer/landowner to the south as that property develops. Ronald Reagan Blvd. would be extended east and be improved to the north entrance to the property at Roping Way.

Zoning

Zoning – R-3 Residential Medium Density District with a maximum density of 12 units per acre.

Existing Conditions and Proposed Development

The property is currently vacant and being used for dryland farming and agricultural uses. The site slopes to the east and south with the lowest point along the southern portion of the property.

The proposed Land Uses include detached single family residential homes of various sizes as well as public and private parks and open space. A total of 205 single-family units are proposed on approximately 57 acres for a maximum gross density of 3.61 units/acre. Also proposed is approximately 24.4 acres of land to be used for park land and open space. A small pocket park is also proposed and this will be owned and maintained by the Homeowners Association.

Financing of Municipal Service Expansion

The Town of Wellington will require that the Developer bear the cost of any required expansions to the Town's utilities and roads. The developer has entered into a cost sharing (reimbursement) agreement with the Town that allows the Developer to be reimbursed for certain identified improvements that benefit other properties that will connect into the improvements in the future. Additional costs for portions of the extensions of Ronald Reagan Ave. and GW Bush Ave. are part of the existing Development Agreement for the original Saddleback Subdivision. The developer desires to renegotiate with the Town on these reimbursements as part of the final platting process and updated development agreement.

The Developer will most likely finance any required improvements and expansions through private funds and construction loans secured by the property.

Natural and Man-Made Site Features

The site is approximately 57 acres in size and is located about 1.5 miles east of Interstate 25 on the east side of the existing Meadows neighborhood and the north side of CR 60 (GW Bush Ave.) The site is located in the West ½ Southeast Quarter (SE ¼) of Section Three (3), Township Eight North (T.8.N.), Range 68 West (R.68.W.), of the 6th Principal Meridian (6th P.M.) Larimer County, Colorado. It is bounded to the north, east and south by undeveloped farmland zoned O-Open District in unincorporated Larimer County; and to the west by The Meadows Subdivision, an existing and built-out development of single-family residential homes in the Town of Wellington zoned R-2 Residential Low Density.

Proposed Land Use Summary

<u>Land Use</u>	<u>Acreage</u>	<u>Gross Density</u>	<u>Maximum Number of Units</u>
Single Family Residential	32.38 acres	3.61 du/ac.	205 units
Open Space/Parks	24.35 acres	N/A	N/A
TOTAL	56.73 acres	3.61 du/ac.	205 units

Public Use Dedication

The proposed development is required to dedicate 20% of the total land area to be platted for parks and/or open space as per the Town's Land Use Code for a total required land dedication of approximately 11.35 acres. The Developer is proposing to dedicate 24.35 acres of land as park land and/or open space (approximately 43%). This open space will be owned and maintained by a Homeowners Association.

Vehicular, Bike, and Pedestrian Circulation

Vehicular access to the site shall be from GW Bush Avenue (CR 60) on the south and Ronald Reagan Ave. to the northwest. Internal circulation shall be by public roads within the subdivision. All roads shall be dedicated to the Town of Wellington. Bike and pedestrian circulation shall use the public roads/sidewalks throughout the project. An off-street sidewalk connection through the open space will further promote pedestrian and bicycle connectivity through the neighborhood.

Development Phasing and Schedule

It is anticipated that the project will be developed in three or four phases and that construction is expected to begin in the winter of 2023-2024. Projected build out is 4-6 years.

Wellington Comprehensive Plan and Land Use Code

The Town of Wellington has adopted a Comprehensive Plan and the Wellington Land Use Code of which both describe and require future development within the Town to meet standards that will provide the same level of service to new areas as it is currently providing within the existing town. These documents, we believe, allow the Town to achieve controlled, orderly and efficient growth. To accomplish orderly, controlled growth, Wellington will rely on the Town's Land Use Code and Comprehensive Plan to provide the basic guidelines for development and construction of new areas around the Town.

Statement of Conformance with the Wellington Comprehensive Master Plan

The Town of Wellington has recently updated the Town's Comprehensive Plan (2021) and the Community Vision Statement states "Our friendly and supportive community welcomes you with a smile. Together, we take pride in celebrating and protecting our town character and values while welcoming productive ideas that enhance our quality of life. Our dreams take root and blossom in Wellington."

The citizens of Wellington choose to deal with the issue of growth proactively in order to maintain the quality of life in the community. Over the past fifteen years, the Town has witnessed a significant amount of residential growth. Wellington residents want to continue to investigate the development of innovative land uses that provide a sound tax base, preserve the quality of life, and balance residential and commercial development. Citizens want to ensure that new

development does not overburden existing infrastructure and services and does not detract from the community's existing character."

In following the Town's Community Vision and Themes outlined in the Comprehensive Plan, the proposed development ensures the logical extension of the Town boundaries in a fiscally sound manner providing predictability in the rate, location and character of the growth within the Town's Growth Management Area while not creating a net negative fiscal burden on the Town.

The applicant believes that this replat meets the intent of the Town's Comprehensive Plans Goals and Strategies. By allowing the replat to proceed as proposed, the applicant has met the following goals and themes as stated in the 2021 Comprehensive Plan.

Community Cohesion (CC) Goals & Strategies

CP.2.3 Identify incentives to encourage new housing developments and retrofits to include energy-efficient and water-wise materials and practices while ensuring homes are both affordable and cost comparable.

CP.2.5 Ensure adequate park, trail, and open spaces are added to land use mix as the population grows.

Reliable & Resilient Public Services Facilities & Programs (F & P) Goals and Strategies

F&P.1.2 Ensure the expansion and upgrades of utilities, infrastructure and amenities are consistent with Town Plans (e.g. Water Efficiency, Stormwater Management, Emergency Preparedness, Infrastructure Plan, and the Comprehensive Plan)

F&P.2.2 Require new utilities and existing overhead utilities to be underground for major development projects.

F&P.2.3 Require new development to demonstrate how they will connect to and improve the existing networks for active transportation, vehicular traffic, open space and parks and essential infrastructure for water, wastewater, and stormwater.

Statement of Conformance with the Wellington Land Use Code

It is the intent of the proposed Saddleback Subdivision Preliminary First Replat and Rezoning to comply with the Town's Land Use Code as it was revised and adopted in 2022. The applicant believes that the project as proposed is in compliance with the general intent of the Zoning and Subdivision Regulations of the Land Use Code including:

ZONING

3.01 Purpose and Organization

3.01.1 Purpose.

- A. Encourage the most appropriate use of land throughout the Town and ensure logical growth of the various physical elements of the Town,
- B. Regulate the size of building lots, yards and other open spaces.
- D. Prevent the overcrowding of land, poor quality in development, waste and inefficiency in land use, danger and congestion in travel and transportation and any other use or development that might be detrimental to the stability and livability of the Town.

3.01.2 Uniformity of regulations.

- B. No building or other structure shall be erected or altered to:
 - 1. Exceed the height limitations

- 2. Occupy a greater percentage of the area; or
 - 3. Have narrower or smaller rear yards, front yards, side yards or other open spaces
- 3.02.4 Residential Medium Density
 - A. Intent. The Residential Medium Density District is intended for a mix of small lot single-family detached dwellings.
- 3.02.07 Table of Dimensional Standards for Residential Zones
- 4.01 Purpose and Organization**
- 4.02-1 Table of Allowable Uses (for the R-3 Zoning District)
- 5.01 Purpose and Organization**
- 5.01.1 Purpose. This article establishes uniform standards for the development and improvement of property throughout the Town of Wellington to ensure quality development that is consistent with the Town's Comprehensive Plan.
- 5.04 Landscaping and Screening**
- 5.04.8 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 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 with no more than fifty percent (50%) of the total landscaped area comprised of high water plant species.
 - 5. Park periphery and detention pond areas shall consist of 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.
 - 9. Development shall provide a mechanism such as a homeowners association and covenants for long-term maintenance of parks, detention ponds, and common open spaces, in order to ensure the continued upkeep of the property.
- 5.04.9 Standard Lot Detached and Attached Single-Family Residential Development Landscape Standards
 - A. Purpose and intent: To ensure that single-family residences contain consistently landscaped front yards and are designed with water conservation in mind.
 - B. Applicability: In addition to landscaping the right-of-way tree lawn, detached and attached single-family parcels developed as part of an overall subdivision, shall meet the following standards.
 - C. General design standards:
 - 1. Landscaping of a single-family lot under one half (1/2) acre in size shall include no more than fifty percent (50%) of the total landscaped area comprised of high water use plant material such as turf grass.
 - 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 the paved driveway areas.
 - 3. Each single-family residential owner shall maintain the owner's yard and landscaping within the adjacent road right-of-way.

5.05 Off-Street Parking

5.05.7 Off-Street Parking Requirement. Off-street parking shall be provided in accordance with the minimum ratios specified in Table 5.05.7-1

5.10 Stormwater and Sewer

5.10.1 Purpose. The intent of this section is to ensure that the stormwater drainage system addresses the broader goals of drainage and flood control problem alleviation, environmental preservation enhancement that consider quality, water way stability and natural habitat and resource protection, and long-term maintenance of the Town's drainage systems.

5.10.4 Sanitary sewer

- A. All residential uses shall have a sanitary sewer facilities designed by a registered professional engineer in accordance with the regulations and standards of the Colorado Department of Public Health and Environment.
- B. The sanitary sewer system shall be connected to an existing public sanitary sewer system and consist of a closed system of sanitary sewer mains and lateral branch connections to each structure or lot upon which a structure is to be built.
- C. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed portable structures within the subdivision or development and designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.10.5 Potable Water

- B. All water utilities shall be designed per the Town of Wellington Standard Design Criteria and Standard Construction Requirements.

5.11 Transportation and Connectivity

5.11.1 Purpose.

- A. Establish a safe, efficient, attractive transportation system that promotes all modes of transportation and is sensitive to the environment.

5.11.3 Streets. The local street system of any proposed development is designed to be safe, efficient, convenient, and attractive and consider the use by all modes of transportation that will use the system.

A. Street Layout

- 1. All streets are aligned to join with planned or existing streets consistent with the approved Street Master Plan and Comprehensive Master Plan.
- 2. The street layout forms an interconnected system of streets primarily in a grid or modified pattern adapted to the topography, unique natural features, environmental constraints, and peripheral open space areas.
- 4. The use of cul-de-sacs and other roadways with a single point of access are minimized.

F. Access. Access to all subdivisions shall come from a public street.

I. Street Names. Names of new streets comply with the IGA with Larimer County and the Municipalities of Larimer County concerning standardization of street names.

5.11.4 Sidewalks, Pathways, and Trails

B. Sidewalks Required

- 1. In all zoning districts, except for the R-1, LI and I Districts, sidewalks are required along both sides of a street.

SUBDIVISION REGULATIONS

6.01 Purpose and Organization

- B. Intent. This Article promotes the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:
 - 2. Promoting compact, well-defined neighborhoods that enhance the Town's character.
 - 3. Create livable neighborhoods that foster a sense of community.
 - 8. Providing open spaces for adequate stormwater management.

6.01 Design and Improvement Standards

- A. Applicability. All applications shall comply with the density, dimension, design and zoning standards contained in herein.
- C. Community Design Principles. The design, layout, and orientation of subdivisions, lots, buildings and infrastructure shall be consistent with the Comprehensive Plan.
 - 3.g Water conservation.
 - 4. Compact urban growth. The Comprehensive Master Plan includes a compact urban growth policy that encourages and directs development to take place within areas contiguous to existing development in the community.

6.02 Dedications

- A. Streets. All street rights-of-way shall be dedicated to the Town.
- B. Sidewalks, walkways, and multi-use trails
 - 1. All walkways, sidewalks, and multi-use paths located within the right-of-way shall be dedicated to the Town.
 - 2. All walkways, sidewalks, and multi-use paths that are not located with the right-of-way shall be dedicated to a duly formed owners' association.
- C. Utilities
 - 1. Utility easement width. Utility easement widths and locations shall comply with the design standards.
 - 2. Multiple installations within easement. Easements shall be designed to provide efficient installation of utilities. Public utility installations shall be located to permit multiple installations within easements.
 - 3. Underground utilities.
 - a. Telephone lines, electric lines, cable television lines and other utility services shall be placed underground.

Exhibit "A"

Property Description

Saddleback Subdivision First Replat – Preliminary Plat and Rezoning
Town of Wellington, Colorado

Tracts of land located in the West Half of the Southeast Quarter of Section 3, Township 8 North, Range 68 West of the 6th Principal Meridian, Town of Wellington, County of Larimer, State of Colorado, described as follows:

Lots 1-31, Block 1

Lots 1-35, Block 2

Lots 1-31, Block 3

Lots 1-26, Block 4

Lots 1-30, Block 5

Tracts A and B

Saddleback Subdivision, recorded 6/8/2018 at Reception No. 20180034683, Larimer County
Clerk and Recorder