



**TOWN OF MILLIKEN
TOWN BOARD
AGENDA MEMORANDUM**

To: Mayor Woodcock and Town Board of Trustees		Public Hearing Date: Monday, November 21, 2016	
From: Martha Perkins, Community Development Director			
Via: Kent Brown, Town Administrator			
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Approval of a sketch/preliminary plat for Filing 2 of the Brookstone Multi-Housing Project totaling approximately 3.93 acres as an amendment to the original Planned Unit Development (PUD) Site Specific Centennial Master Plan.			
Attachments: Application for Brookstone Development Filing 2			

PURPOSE

Approval of Lot Holding Investments, LLC's request for approval of a sketch/preliminary plat for Filing 2 of the Brookstone Multi-Housing totaling 38 lots or townhouse units covering 3.93 acres. The subdivision application is amending the original Planned Unit Development (PUD) Centennial Master Plan, which proposed high density multi-family housing, known as Hacienda Villas and later as Brookstone. The Planning Commission recommended Board approval on November 2, 2016.

BACKGROUND

The application submitted was originally planned for multi-family or high density housing under the Centennial Master Plan Planned Unit Development (PUD) site plan as Hacienda Villas and then later as Brookstone. A copy of the Centennial Master Site Plan PUD site plan, which is being amended, as part of this subdivision application for townhouses is included as an attachment for reference.

The Brookstone Subdivision consisted of approximately 24.025 acres after being recorded on June 8, 2009 under Reception Number 3628109 as a Replat of Lot 2, Block 2, Setters Village Subdivision Fifth Filing, located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado. In 2015, another request was made to split approximately 24.025 acres through a minor subdivision process into two parcels consisting of approximately 11.621 acres and 12.404 acres.

The new parcel consisting of approximately 11.621 acres was recorded on December 8, 2015 under Reception Number 4163771 as a Plat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of

Milliken, Weld County, Colorado. After this lot split, Lot Holding Investments submitted Brookstone Phase I – Site Plan as a condominium project consisting of two buildings with 4 units on approximately 1 acre on the 11.621 acre parcel. The Brookstone Phase I condominium project was recorded on April 29, 2016 under Reception Number 4199494 and referenced as a Replat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.



This application is for the Brookstone Sketch/Preliminary Plat Filing No. 2, which subdivides Block 1 and Block 2 consisting of approximately 3.93 acres, out of the larger 11.62 acre plat as shown above. The previously recorded Brookstone Phase I condominium project will become as part of this application or filing and subdivided into eight (8) townhouse lots too.

Type of Application:	Sketch/Preliminary Plat for Brookstone Filing 2
Location:	Replat of Lot 1, Block 1, Brookstone Subdivision Filing No. 2, located in the Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6 TH P.M., Town of Milliken, Weld County, Colorado
Applicant:	Lot Holding Investments, LLC.
Existing Land Use:	Vacant
Surrounding Land Use:	North: Agricultural and Commercial to the north of Highway 60 West: Commercial/Professional office space (Pioneer Place) South: Single – Family Residential (Settlers Village) East: Vacant – approved in PUD as High Density Residential
Zoning:	Centennial Master Plan Planned Unit Development (PUD) High Density Residential (originally Hacienda Villas)
Comprehensive Plan:	The Comprehensive Plan designates the site as Planned Unit Development – High Density Residential

Notice:

Notice was mailed to Surrounding Property Owners within 300' of the proposed development on September 21, 2016. The legal notice was published in the *Johnstown Breeze* on September 22, 2016. Referral notices were mailed/mailed on September 23, 2016. The Planning Commission heard the application and recommended approval to the Town Board on November 3, 2016.

COMPREHENSIVE PLAN GOALS IMPLEMENTED

The Centennial Master Plan identified this area within Settlers Village for high density residential housing. This high density housing was originally named as Hacienda Villas and later renamed to Brookstone. Thus, this proposed multi-family development is congruent with the original PUD Centennial Master Site Plan, but lower density than what was previously approved.

Lot Holding Investments, LCC has been actively building single family residential housing in Settlers Village. Now the applicant would like to see what the market absorption rate might be for multi-family higher density housing with townhouses. The proposed multi-housing development on the 11.62 acres parcel will be phased. Lot Holding plans to build 12 three-plexes, 10 four-plexes, and 9 five-plexes totaling 121 dwelling units with a density of approximately 10.4 dwelling units per acre. This Brookstone Filing 2 subdivision consists of four phases: two 4-plexes (8 lots which were originally approved as a condominium project), one 4-plex (4 lots), four 3-plexes (12 lots) and two 4-plexes (8 lots) and two 3-plexes (6 lots) for a total of 38 lots or housing units out of the anticipated total of 121 lots or housing units on the 11.62 acre parcel.

The 2016 Comprehensive Plan supports the development of a diverse mix of housing types to meet the needs of residents of all ages, incomes and abilities. A variety in housing unit types, styles, and pricing is an important component of maintaining a strong economy. There is currently a lack of multi-family high density housing in Milliken. According to the Town of Milliken Community Profile 2015, which was adopted as part of the 2016 Comprehensive Plan, over 90% of Milliken housing stock consists of single-family detached houses. A need for apartments, town homes, and patio home exists. This proposed development should begin to fulfill this demand. The housing diversity will help make Milliken a full service community where citizens have the opportunity to live, work, shop and recreate locally.

In addition, the Comprehensive Plan promotes a fiscally sustainable pattern of development focused on establishing a clear and achievable land use plan, encouraging a balanced mix of uses, and promoting the efficient use and provision of infrastructure and services. It encourages interconnected new neighborhoods, which are designed to include a mix of land uses and housing types to meet the varying needs of residents. The Centennial Master Plan includes high, medium and low residential housing, commercial uses, professional office space, at least one school, parks, open space, and interconnected pathways to Milliken's downtown core and other potential trail networks.

Finally, the Comprehensive Plan encourages a complete and high accessible system of parks, open space, trails, and recreational opportunities. The site plan for the first phase of the subdivision showed a proposed trail linking the existing sidewalk from Stage Coach Drive to the State Highway 60, which has a fifty (50) foot landscape buffer. The 50-foot buffer allows for landscaping and a trail along Highway 60. In addition, Centennial Master Plan contains open

space with lakes, landscaping, pocket parks, the Milliken's Athletic Complex, and a linkage to the proposed Wildcat regional trail.

COMPLIANCE WITH TOWN LAND USE CODE

This staff memorandum is prepared in accordance with the Land Use Code. Staff complied the most relevant sections of the Code for the Planning and Zoning Commission's and Town Board's review of the application, which is attached to end of the staff report for reference.

This proposed preliminary/sketch subdivision plat for the multi-family development was identified as Hacienda Villas in the Planned Unit Development (PUD) Centennial Master Plan and then later renamed to Brookstone. The Land Use Code cites in Section 16-3-460 "PUD Planned Unit Development District" that PUD zoning is intended to permit and encourage innovative design and high-quality, master-planned development. Greater freedom is allowed in providing a mix of land uses to create a balanced community that preserves critical environmental resources, provides lots of open space and recreational amenities, includes exceptional design and provides greater efficiency in the layout and provision of roads, utilities and other infrastructure.

The Land Use Code approves Planned Unit Development zoning simultaneously with the processing of a master site plan with a subdivision application for the property. The processes set forth in Sections 16-4-160 through 16-4-190 of the Code for major subdivisions are to be followed as part of the approval process or Section 16-4-180 "Final Plat" and Section 16-4-190 "Concurrent Sketch Plan/Preliminary Plat". Thus, this application is for the review of a concurrent sketch plan/preliminary plat with an amendment to the Centennial Master Site Plan as the Planned Unit Development (PUD) zoning already exists.

REVIEW CRITERIA

The Town shall use the following criteria to evaluate the applicant's subdivision plat submittal:

- (1) The land use mix within the project conforms to the zoning district map and furthers the goals and policies of the Comprehensive Plan, including:
 - a. The proposed development promotes Milliken's small-town rural character;
 - b. Proposed residential development adds diversity to Milliken's housing supply;
 - c. Proposed commercial development will benefit Milliken's economic base;
 - d. Parks and open space are incorporated into the site design;
 - e. The proposed project protects Milliken's environmental quality; and
 - f. The development enhances cultural, historical, educational and/or human service opportunities.
- (2) The sketch plan/preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code, the Comprehensive Plan, the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the community design principles and development standards in Article II "Community Design Principles and Development Standards" of the Land Use Code.
- (3) The utility and transportation design is adequate, given existing and planned capacities of those systems.

- (4) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- (5) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

(1) Comprehensive Plan

As mentioned previously, the Brookstone subdivision plat is in conformance with a previously approved PUD Centennial Master Site Plan. The addition of additional multi-family, higher density housing should provide additional housing options in Milliken that are currently desperately needed and add diversity in the population living within Settlers Village. The development will attract first-time homeowners as the applicant has priced the townhouses at approximately \$30,000 less than a single-family home in Settlers Village. The price of these townhouses is expected to be in the low \$200,000s.

The proposed sketch plan/preliminary plat represents a functional system of land use and is consistent with the Comprehensive Plan, the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the community design principles and development standards in the Land Use Code. The architecture, design standards, building height, building materials, and colors will match those existing in Settlers Village.

The Comprehensive Plan envisions neighborhoods as well-designed cohesive communities with pedestrian access and linkages to parks, schools, public facilities, downtown commercial areas and the Milliken trail system. The elementary school and Sappington Park provide a focal point for Settler's Village. Settlers Village has blossomed into a place for single adults and young families to grow and feel the safe, nurturing environment of Milliken's small town character. By adding additional housing options, single young people, retirees, and couples will find housing options that fit their needs and provide added diversity to the existing population adding another element to Milliken's small town character.

Recently, the Thompson River Parks and Recreation District (TRPR) built the Milliken Athletic Complex. This provides the community another focal point or center of activity not only within this neighborhood, but allows new connections to be built between the downtown commercial center of Milliken and the other residential neighborhoods along with the existing open space including Centennial Cooperative Park with a swimming pool, a dog park, and other recreational amenities.

Milliken's Envision Plan and Land Use Code encourage a variety of land uses that transition from high intensity non-residential uses to low-density neighborhoods with a mix of uses being provided. Every neighborhood has a center and an edge. The edges of neighborhoods are shared with adjacent neighborhoods and uses, such as major streets, changes in street pattern greenways or natural features such as streams and major drainage or riparian corridors. The design of the development allows for a transition from the commercial uses and multi-family housing, proposed in Trader's Junction and the Brookstone subdivision, to less intense single family housing with open space in Settlers Village. Landscaping makes the streets and sidewalks as inviting public spaces with interconnections that provide a transitions between the public and the private realm while bringing people together.

(2) Community Design Principles

Brookstone Subdivision is being designed to connect and integrate into the larger mixed-used Settlers Village subdivision. The development links with the existing trail connections and meets all of the PUD Centennial Master Site Plan and Settler Village design principals. The Settlers Village development's vision mirrors the Town's in its effort to create a vital, cohesive, well-designed community with pedestrian access and linkages to the parks and schools. The mix of housing strives to accommodate a variety of lifestyles and income levels. The urban development will occur adjacent to the Town's core so that the community's prime agricultural land and natural areas are preserved and public infrastructure and utilities are used as efficiently as possible.

The neighborhoods within Settlers Village include common open space, civic, commercial and mixed uses. Strong consideration is given to pedestrian movement, the character of streets and sidewalks as inviting public space, and the interconnectedness of the streets within the neighborhood and the rest of the community. New streets, bikeways, sidewalks, paths and trails connect to existing adjacent neighborhoods, to the Highway 60's landscaped buffer and trail, and to the TRPR's Milliken Athletic Complex and proposed Wildcat Trail.

Architectural Design

Color and black and white renderings illustrate the architectural detail of the proposed buildings. The modest forms, large covered porches, and steep pitch roofs match the Colorado traditional farmhouse with a contemporary twist on detailing and materials.

The buildings adhere to the Code's requirements for special architectural features and treatments on all four sides of a building. The buildings design employs textured surfaces, projections, recesses, shadow lines, color, window patterns, overhangs, openings, changes in parapet heights and similar architectural features to avoid monolithic shapes and surfaces. A variation in siding types, color, building form and secondary roof elements create individual building identity. All deck posts are greater than 6 inches. Durable exterior materials such as stone and natural appearing siding provide a cohesive and low maintenance look. No bright or intense colors are used, except as building accent colors.

The main roof has a pitch of 6/12 with steeper secondary roof elements to complement the architectural style and denote entry to individual dwellings. In addition, to provide additional architectural articulation and street presence, some units include a second story balcony that is consistent with the main structure. Staff included the proposed architectural design for townhouses with the floor plans, the roof design, and the architectural design in color.

Building Orientation

The Code follows form-based, mixed-use residential housing design guidelines. The front doors face the street or garden court. All of the garages are behind the house and loaded from the alley, which meets the Code's requirements. Each unit has a welcoming and distinct covered entry or patio, providing shelter and a sense of community with street interaction. The development is configured into "blocks" or other spaces, proportioned on a human scale or city block scale, rather than proportioned on a monolithic, auto-oriented scale. The Fire District still needs to approve the final plan to ensure the fire hydrants are located where they are needed.

Parking

The Code requires off street parking in a driveway. Multi-family two bedroom units require 1.75 spaces per unit and three-bedroom units require 2 spaces per unit. The plans include 2 car garages with 8 additional parking lot for visitors. The parking area may need to altered slightly to meet the Americans with Disabilities Act with a handicap parking place. One bicycle parking space is required too.

Connections/Accessibility

The Code emphasizes the need for street, sidewalk and trail connections that connect to adjacent neighborhoods strengthening trail and road connections that already exist in Town. The Code promotes through-fares rather than cul-de-sacs and dead-ends. This plan shows an eight (8) foot wide regional trail connecting the sidewalk on Stagecoach Drive to a trail along Highway 60. The Brookstone development aims to foster a physical connection between the retail and commercial uses at Trader's Junction and along Highway 60 to the Milliken Field House or Athletic Complex and the Fossil Park Subdivision within Settlers Village by tying together the existing walkways, trails, and open space. The proposed pocket park will be part of Settlers Village Metro District and serve as an intermediate node to the future trail along Highway 60. It will contain a rock climbing feature, a bench, and landscaping to break up the higher density housing. Consideration has been given to effectively move pedestrians and bicycles through the development while still providing areas that encourage community focal points on a human scale.

Lighting

The site plan does not contain lighting detail. Staff is assuming that it will match the lighting in the rest of Settlers Village.

Signage

The project is being approved without any signage. Lot Holding Investments, LLC or the developer must obtain sign permits before installing any signage.

Landscaping

Landscape improvements shall be designed to enhance the overall appearance of the development and integrate the project with adjacent land uses and into the surrounding neighborhood. The Town approved the Brookstone condominium plat or Phase I, which was approximately an acre. It included not only two condominium buildings with 8 units, but it also a pocket park and the visitor parking intended to serve the entire Brookstone subdivision. The pocket park will have a custom rock climbing feature, a swinging bench, and will serve as an intermediate node to the future trail along Highway 60.

The 8 foot regional trail and pocket park will be maintained by the Metro District. The plans do need to be updated and changed as the current plans show the regional trail from the pocket park going along the Metro District's Boundary line back to Highway 60. The applicant will be making this change.

The rest of the landscaping will be maintained by Homeowners' Association or HOA. The

Homeowners Association will maintain the common areas and each home will consist of a small fenced yard that will be maintained by the homeowner. Street trees will be provided by the builder with the front yard landscaping. One tree will be planted every 40 feet along the rights of way. The total number of the trees for the proposed subdivision plat will be 23 trees and 57 shrubs.

Landscaping is provided for each dwelling unit as well as for the pocket park using the same plantings. The landscape improvements are an integral part of the overall site design for each property enhancing the functional use of the open space through the creation of outdoor rooms. The landscaping improvements are consistent with the character of the proposed development and the surrounding area to reinforce the neighborhood's identity.

The landscaping improvements with the trail provide a *gateway, path and destination* into the design of the landscape as required by Code. Gateways are entries that provide transitions from one (1) space to another. Pathways are routes that lead to a destination. Destinations are focal points that can include anything from a garden bench at the end of a path to a civic building at the end of a street. The pocket park provides one of these focal points as a node in a larger network that connects people to each other within neighborhoods and allows connections to be made with retail, commercial, recreation, and other uses too.

The Code requires a minimum of fifteen percent of the site be landscaped. The street trees are spaced at regular intervals of forty (40) feet directly adjacent to the rights of ways meeting the Code's requirements. In addition, trees and the pocket park landscaping screen the parking lot. The notes on the plan include amending the soil with organic industry-accepted, certified weed-free soil amendment (such as compost, peat or aged manure), mulching, and other materials that meet the Town's Code.

All landscaping and drainage facilities will be owned and maintained by Metro District and the HOA unless otherwise approved by the Town. All plant material shall be guaranteed by the contractor for one year after site's final acceptance of the site improvements by the Town. All of the planting will be irrigated with a drip irrigation system, with the exception of the native grass.

The Code requires a regular *maintenance schedule* including, but not be limited to, checking, adjusting and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas (only if needed), replenishing mulch, fertilizing, pruning and weeding landscaped areas. The Town would like an irrigation plan and some assurance from the property owner that the landscaping and drainage facilities shall be maintained on a regular basis within the development agreement.

Construction Standards and Design

The proposed Brookstone development complies with the technical design criteria laid out in the Town's Land Use Code. The grading, soil augmentation, drainage control, storm water, utilities, easements, paving, and landscaping plan construction details are provided. All of the utilities and the site improvement standards and details must meet the Town's standards as well as all local, state, and federal regulations.

The sketch plan and preliminary plat were sent out for to referring agencies for comments, which include utility providers, the Town Engineer, and Public Works Director. One detail needed to be changed in the construction drawings for the water meter detail. All of the other construction

standards were met and will be inspected by Town staff during construction.

Traffic

None of referral agencies had any comments, including the State's Department of Transportation. This subdivision will be adding 38 residential lots, which is less dense than what was approved in the original Centennial Master Plan. The estimated additional vehicle traffic is approximately 76 vehicles per day. At some point, a traffic light will need to be installed on Centennial Drive. The Town is already discussing how to finance this. In the interim, Dawner Lane has been asphalted to allow for traffic from Settler's Village to use Weld County Road 46 too as part of a previous subdivision approval.

Water

Potable water will be provided by Lot Holding as they sell the townhouses. They will need to provide one half of a standard unit for raw water or .5 shares of Northern Colorado Water Conservancy District (C-BT) water for each townhouse, since the outside watering will be minimal.

Lot Holding Investments dedicated .9 acres of non-potable water to the Town for the Brookstone Phase I development containing the pocket park. The additional phases of Brookstone Filing 2 will add an additional .978 acres of non-potable water for a total of 1.878 acres. Lot Holding will then have 2.732 acres of remaining non-potable water credits with the Town.

Development Agreement

Finally, a development agreement will be needed to define the Town's current standards, specifications, financial security, warranties, maintenance agreements, and the process for formal acceptance of the infrastructure, and other public improvements for each phase of the Brookstone subdivision development. It is in the best interest of the developer, the Town, the Metro District, and public that the process for accepting the subdivision is defined along with who financially is responsible for the upkeep and maintenance of each aspect of the development.

Neighborhood Impact

Staff mailed out certified letters to surrounding Property Owners within 300' of the proposed development on September 21, 2016. The legal notice was published in the *Johnstown Breeze* on September 22, 2016 and referral notices were mailed/emailed on September 23, 2016. No one seemed to have any concerns with the proposed subdivision plat approval.

Staff and the Commission recommend the Board approve the Brookstone sketch/preliminary subdivision plat as an amendment to the Centennial Master PUD Plan.

FINDINGS OF FACT

1. The Brookstone Subdivision was approved as Hacienda Villas in the site specific Settlers Village and Centennial Master Plan for the Planned Unit Development (PUD) zoning as part of the Town's Official Zoning Map.
2. On June 8, 2009, the Brookstone Subdivision consisting of approximately 24.025 acres was recorded under Reception Number 3628109 as a Replat of Lot 2, Block 2, Settlers Village

- Subdivision Fifth Filing, located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.
3. In 2015, another request was made to split approximately 24.025 acres through a minor subdivision process into two parcels consisting of approximately 11.621 acres and 12.404 acres.
 4. On December 8, 2015, the new parcel consisting of approximately 11,621 acres was recorded under Reception Number 4163771 as a Plat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.
 5. After this lot split, Lot Holding Investments submitted Brookstone Phase I – Site Plan as a condominium project consisting of two buildings with 4 units on approximately 1 acre on the 11.621 acre parcel. On April 29, 2016, the Brookstone Phase I condominium project was recorded under Reception Number 4199494 and referenced as a Replat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.
 6. This application is for the Brookstone Sketch/Preliminary Plat Filing No. 2, which subdivides Block 1 and Block 2 consisting of approximately 3.93 acres, out of the larger 11.62 acre plat. The Brookstone Phase I condominium project will become as part of this application or filing and subdivided into eight (8) townhouse lots too.
 7. The proposed Brookstone Subdivision Filing No. 2 Subdivision plat shall consist of 38 lots or townhouse units covering 3.93 acres and will be amending the site specific Settlers Village and Centennial Master Plan for the Planned Unit Development (PUD).

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommends that the Town Board approve the sketch/preliminary Brookstone Subdivision Plat, Filing No. 2 as an amendment to the site specific Settlers Village and Centennial Master Plan for the Planned Unit Development (PUD) zoning on the Town's Official Zoning Map.

TOWN BOARD APPROVAL

_____ The Town of Milliken Board of Trustees after hearing testimony, examination of the documents presented and the findings of fact finds the application MEETS the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Sections et. seq. and APPROVES the request and recommends APPROVAL of the sketch/preliminary proposed Brookstone Subdivision Filing No. 2 plat consisting of 38 lots or townhouse units covering 3.93 acres, which will be amending the site specific PUD Centennial Master Plan in Milliken, Colorado;

or:

_____ The Town of Milliken Board of Trustees after hearing testimony, examination of the documents presented and the findings of fact finds the application DOES NOT MEET the provisions of the Town of Milliken's Land Use Development Code (LUDC) Chapter 16 Sections et. seq. and DENIES the request and DENIES approval of the sketch/preliminary proposed Brookstone Subdivision Filing No. 2 plat consisting of 38 lots or townhouse units covering 3.93 acres, which will be amending the site specific PUD Centennial Master Plan in Milliken, Colorado.