TOWN OF MILLIKEN
PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

To: Chairman Woodcock and Planning Commissioners From: Martha Perkins, Community Development Director Via: Kent Brown, Town Administrator			Application Date: Monday, August 24, 2015 Resubmittal Date: Tuesday, October 13, 2015 Public Hearing Date: Wednesday, October 21, 2015
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Public Hearing for review and approval of a commercial site plan for Phase I of the Brookstone Multi-Housing Project totaling approximately .98 acres.			
Attachments: Application for Two Four-Plexes as Phase I of the Brookstone Subdivision Site Plan Site Plan for Phase I Consisting of Two Four-Plexes on Approximately .98 Acres of the Brookstone Subdivision Condominium Multi-Family Housing Project Totalling 11.621 Acres			

PURPOSE

To consider a request from Lot Holding Investments, LLC for 2 four-plexes as the first phase of the Brookstone Subdivision. Another request is also being made at the same time as this site plan review 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 first phase of development will approximately 1 acre in the 11.62 acre parcel. The 24.025 parcel is legally known as the Brookstone Subdivision, a Replat of Lot 2, Block 2 Settlers Village Subdivision 5th Filing recorded June 8, 2009 under Reception Number 3628109, located in the Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6th P.M., Town of Milliken, Weld County, Colorado.

BACKGROUND

Type of Application:	Site Plan
Location:	Replat of Lot 2, Block 2, Settlers Village Subdivision, Fifth Filing, 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 West: Single Family Residential - Recreational South: Planned Unit Development - Residential East: Planned Unit Development – Office/Commercial
Zoning:	Centennial Master Plan Planned Unit Development (PUD) High Density Residential (Hacienda Villas)
Comprehensive Plan:	The Comprehensive Plan designates the site neighborhood as Planned Unit Development – high density residential
Notice:	Notice was mailed to Surrounding Property Owners within 300' of the proposed development on August 28, 2015. The hearing was published in the *Johnstown Breeze* on August 28, 2015. Referral notices were mailed/emailed on February 28, 2015. A Planning Commissioner requested that the case be heard in a public hearing with the proposed commercial site plan for the first phase of the Brookstone multi-family development. The meeting was scheduled for the October 7, 2015 Commission hearing and was then continued to October 21, 2015.

STAFF RECOMMENDATION

Staff recommends approval of the site plan to construct 2 four-plexes as the first phase of the Brookstone Subdivision condominium development. The area was originally planned for multi-family or high density housing under the Centennial Master Plan Planned Unit Development (PUD) as Hacienda Villas and later as Brookstone as part of the site specific plan for the PUD zoning. The Brookstone Subdivision meets the intent of the Land Use Code by providing additional housing options while meeting the Code's Community Design Principals with parking, landscaping, trail and open space connections, and architecturally attractive buildings.

COMPLIANCE WITH TOWN LAND USE CODE

This staff memorandum is prepared in accordance with the Land Use Code as outlined below. Staff complied the most relevant sections of the Code for the Planning and Zoning Commission's and Town Board's review of the application.

Sec. 16-1-50. Purpose.
The purpose of this Code is to create a vital, cohesive, well-designed community in order to enhance the Town of Milliken's character and further the citizens' goals as identified in the Comprehensive Plan. This Code is designed to:

(1) Encourage the most appropriate use of land through the Town;
(2) Encourage innovative, quality site design, architecture and landscaping;
(3) Encourage new developments to relate to Milliken's historic development pattern;
(4) Promote compact, well-defined, sustainable neighborhoods that enhance Milliken's character;
(5) Create livable neighborhoods that foster a sense of community and reduce dependency on private vehicles;
(6) Encourage the proper arrangement of streets in relation to existing and planned streets and ensure that streets facilitate safe, efficient and pleasant walking, biking and driving;
(7) Provide a variety of lot sizes and housing types in every neighborhood;
(8) Protect sensitive natural and historic areas and Milliken's environmental quality;
(9) Integrate a high-quality natural environment into the developed portions of the community;
(10) Facilitate the adequate and efficient provision of transportation, water, sewage, schools, parks and other public requirements;
(11) Provide protection from geologic, flood and fire hazards and other dangers; and
(12) Promote the health, safety, morals and general welfare of Milliken residents. (Ord. 480 §1.5, 2003)

Sec. 16-1-60. Interpretation.
In their interpretation and application, the provisions of this Code shall be held to be minimum requirements for the promotion of the public health, safety and welfare. Whenever the requirements of this Code are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the more restrictive or that imposing the higher standards shall govern. (Ord. 480 §1.6, 2003)

Sec. 16-1-150. Definitions.
Terms used in this Code are defined as follows:

Automotive repair means an establishment primarily engaged in the repair or maintenance of passenger and light truck-oriented motor vehicles, trailer and similar mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, car washing, detailing, polishing or the like, provided that it is conducted within a completely enclosed building. Such may include the sale of fuel, gasoline or petroleum products.

Character means those attributes, qualities and features that make up and distinguish a development project and give such project a sense of purpose, function, definition and uniqueness.

Commercial storage facility means cold storage plants and other such establishments renting storage space commercially.

Community Design Principles and Development Standards means the standards in the Town of Milliken *Land Use Code* set forth in Article II of this Chapter.

Compatibility means the characteristics of different uses, activities or design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass and bulk of structures. Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture. Compatibility does not mean "the same as." Rather, *compatibility* refers to the sensitivity of development proposals in maintaining the character of existing development.

Design standards means the standards that set forth specific improvements requirements.

Detention basin means a manmade or natural water collector facility designed to collect surface and subsurface water in order to impede its flow and to release the same gradually at a rate not greater than that prior to the development of property, into natural or manmade outlets.

Developer means any person, partnership, joint venture, limited liability company, association or corporation who participates as owner, promoter, developer or sales agent in the planning, platting, development, promotion, sale or lease of a development.

Development means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into two (2) or more parcels. When appropriate in context, *development* shall also mean the act of developing or the result of development. *Development* shall also include:

a. Any construction, placement, reconstruction, alteration of the size or material change in the external appearance of a structure on land;
b. Any change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on a tract of land or a material increase in the intensity and impacts of the development;
c. Any change in use of land or a structure;
d. Any alteration of a shore or bank of a river, stream, lake, pond, reservoir or wetland;
e. The commencement of drilling oil or gas wells, mining, stockpiling of fill materials, filling or excavation on a parcel of land;
f. The demolition of a structure;
g. The clearing of land as an adjunct of construction;
h. The deposit of refuse, solid or liquid waste, or fill on a parcel of land;
i. The installation of landscaping within the public right-of-way, when installed in connection with the development of adjacent property; and
j. The construction of a roadway through or adjoining an area that qualifies for protection as a wildlife or natural area.

Development shall not include:

a. Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;
b. Work by any public utility for the purpose of inspecting, repairing, renewing or constructing, on established rights-of-way, any mains, pipes, cables, utility tunnels, power lines, towers, poles or the like; provided, however, that this exemption shall not include work by a public entity in constructing or enlarging mass transit or fixed guide way mass transit depots or terminals or any similar traffic-generating activity;
c. The maintenance, renewal, improvement or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;
d. The use of any land for an *agricultural activity* as defined in this Section.
e. A change in the ownership or form of ownership of any parcel or structure; or
f. The creation or termination of rights in land.

Easement means a right to land generally established in a real estate deed or on a recorded plat to permit the use of land by the public, a corporation or particular persons for specified uses.

Employees means the total number of persons to be employed in a building during normal periods of use.

Floodplain or flood hazard area means areas that have been designated by the Board of Trustees, the Colorado Water Conservation Board or FEMA as susceptible to flooding.

Flood-prone means areas subject to flooding that have not been designated by the Board of Trustees, the Colorado Water Conservancy Board or FEMA.

Floor area, also called *gross floor area*, means the total square footage of the building measured along the outside walls of the building and including each floor level, but not including open balconies, garages or other enclosed automobile parking areas and basement storage areas, and not including one-half (1/2) of all storage and display areas for durable goods

Freestanding sign means a sign which is not attached to any building and which is supported by a structure extending from the ground, or from an object on or in the ground.

Grade means:

a. The lowest point of elevation of the finished surface of the ground, pavement or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.
b. The degree of rise or descent of a sloping surface.

Grade, finished means the final elevation of the ground surface after development.

Grade, natural means the elevation of the ground surface in its natural state, before manmade alterations.

Ground or monument sign means a type of freestanding sign in which the entire bottom of the sign or the bottom of the sign support structure is in contact with of is close to the ground and is independent of any other structure.

Industrial, medium means a variety of uses, including warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations, establishments for food and beverage processing, for the sale and repair of farm machinery and diesel trucks and buses, lumberyards and builders supply facilities (with outdoor storage), machine shops, mini-storage facilities, outside storage facilities, railroad yards and stations, recycling facilities, transportation headquarters with incidental repair and servicing facilities, and utility service facilities with buildings and/or storage structures.

Infrastructure means those manmade structures which serve the common needs of the population, such as: potable water systems; wastewater disposal systems; solid waste disposal sites or retention areas; storm drainage systems; electric, gas or other utilities; bridges; roadways; bicycle paths or trails; pedestrian sidewalks, paths or trails; and transit stops.

Landscaping means any combination of living plants such as trees, shrubs, plants, vegetative ground cover or turf grasses, and may include structural features such as walkways, fences, benches, works of art, reflective pools, fountains or the like. *Landscaping* shall also include irrigation systems, mulches, topsoil use, soil preparation, revegetation or the preservation, protection and replacement of existing trees.

Lot means a designated parcel, tract or area of land established by plat or subdivision of at least a sufficient size to meet minimum requirements for use, street frontage coverage and area, and to provide required yards and other open spaces in the zoning district in which the lot is located, and which has direct access onto a public or private street.

Lot size means the total horizontal area within the lot lines of a lot; synonymous with *area of lot.*

Oil and gas operation means any structure, facility or activity which is constructed on or disturbs land in association with oil or gas drilling, production or waste treatment and disposal, including but not necessarily limited to wells, tanks or tank batteries, pits, access roads for ingress and egress and pipelines.

Outdoor storage means the keeping, in an unroofed area, of any equipment, goods, junk, material, merchandise or vehicles in the same place for more than twenty-four (24) hours. Containers and semi- trailers may not be used for residential or storage uses except on construction sites.

Owner means the person or entity that owns the property under consideration.

Parcel means a tract or plot of land.

Parking lot means an off-street parking area or vehicular use area.

Plan means the map and supporting documentation for a development that includes but is not limited to lots, blocks, easements, rights-of-way, pedestrian ways, park and school sites, open space areas and conservation areas in accordance with the requirements of this Code.

Plat means a map of certain described land prepared in accordance with the requirements of this Code and Section 38-51-106, C.R.S., as an instrument for recording of real estate interests with the County Clerk and Recorder.

Principal use means the main use of land or of a structure as distinguished from a subordinate or accessory use.

Professional office means an office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants and others who through training are qualified to perform services of a professional nature and where no storage or sale of merchandise exists, except as accessory to the professional services.

Proof of ownership means ownership as specified in a current title insurance commitment or policy, or certification of title, issued by a title insurance company licensed by the State of Colorado.

Property means all real property subject to land use regulation by the Town of Milliken.

Property line means the boundary of any lot, parcel or tract as the same is described in the conveyance of such property to the owner; and does not include the streets or alleys upon which said lot, parcel or tract abuts.

Public facilities mean those constructed facilities, including but not limited to transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, electric, gas, telecommunication utilities or facilities, and publicly owned buildings or facilities.

Public hearing means a meeting called by a public body for which public notice has been given and which is held in a place at which the general public may attend to hear issues and to express their opinions.

Public improvement means any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree lawn, landscaped open space, off-street parking area, lot improvement or other facility that benefits the public.

Public utility means a common carrier supplying electricity, wire telephone service, natural gas, water, wastewater or storm water service or similar public services, but shall not include railroads or other forms of rail mass transit or depots or terminals supporting the same, or wireless telecommunication facilities.

Raw water means water rights acceptable to the Town of Milliken for domestic purposes, or water rights acceptable to the Town that may be used for irrigation of public facilities.

Replat (resubdivision) means the changing of any existing lot or lots, street rights-of-way or easements of a subdivision plat previously recorded with the County Clerk and Recorder.

Retention basin means a pond, pool or basin used for permanent storage of water runoff.

Right-of-way means a strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main or for another special use. The usage of the term *right-of-way* for land platting purposes shall mean that every right-of-way established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains or any other use involving maintenance by a public agency shall be dedicated to public use on the plat on which such right-of-way is established.

Setback means the required unoccupied open space between the nearest wall of a structure and the property line of the lot on which the structure is located.

Setback, front means the distance between the front lot line and the front wall of the main structure.

Setback, rear means the distance between the rear lot line and the back wall of the main structure.

Setback, side means the distance between any wall and the lot line other than the front and rear setbacks.

Sign permit means a permit issued by the Town Building Official and which is required for any sign specified in this Code.

Site-built dwelling means a dwelling that is predominately constructed on-site and is not a factory built home or dwelling.

Site plan means a scale drawing of a lot, showing the actual measurements, the size and location of any existing or proposed buildings, the location of the lot in relation to abutting streets, and other details such as parking areas, access points, landscaped area, building areas, setbacks from lot lines, building heights, floor areas, densities, utility locations and easements.

Structure means anything constructed or erected on the ground, the use of which requires a more or less permanent location on the ground, but not including earthwork, ditches, canals, dams, reservoirs, pipelines, telephone, telegraph or electrical power poles, and public walks or curbs.

Subdivider or *developer* means any person, partnership, joint venture, limited liability company, association or corporation who participates as owner, promoter, developer or sales agent in the planning, platting, development, promotion, sale or lease of a development.

Subdivision means the platting of a lot or the division of a lot, tract or parcel of land into two (2) or more lots, plots or sites.

Title commitment means formal documentation from a title company listing the name of the owner of the property under consideration, the legal description of the property and any legal holdings on the property such as easements, rights-of-way or liens.

Town means the Town of Milliken located in Weld County, Colorado.

Town of Milliken Comprehensive Plan means the plan which was adopted by the Planning Commission and Board of Trustees in accordance with Section 31-23-206, C.R.S., to guide the future growth, protection and development of the Town of Milliken, affording adequate facilities for housing, transportation, comfort, convenience, public health, safety and general welfare of its population.

Transportation headquarters means headquarters and parking areas for ambulance services, taxi services, bus services and other services involving the transportation of persons but not property.

Utility service facilities mean utilities substations and public lift-up pumping stations for domestic water and sanitary sewer service, microwave towers and other such installations; does not include any such installations which contain buildings or storage structures; and does not include transportation headquarters.

Vacant land means land that does not have development on it.

Vegetation means plants growing in a place, including but not limited to trees, shrubs, vines, grasses and groundcover.

Warehouse and distribution means a use engaged in storage, wholesale and distribution of manufactured products, supplies or equipment, including accessory offices or showrooms, including incidental retail sales, but excluding bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions.

Warehousing means a business that stores or stocks merchandise or commodities.

Wholesale merchandise establishment means establishments for the sale of merchandise at the wholesale level, including those that warehouse merchandise in covered buildings.

Yard, front means a yard extending across the full width of the lot between the front lot line and the nearest line or point of the building.

Yard, front setback means the distance a building or structure must be placed from the back of the front property line.

Yard, rear means a yard extending across the full width of the lot between the rear lot line and the nearest line or point of the building.

Yard, rear setback means the distance a building or structure must be placed from the back of the rear property line.

Yard, side means a yard extending from the front yard to the rear yard between the side lot line and the nearest line or point of the building.

Yard, side setback means the distance a building or structure must be placed from the back of the side property line.

Zone district means a zone district of the Town of Milliken as established in Article III of this Chapter, unless the term is used in a context that clearly indicates that the term is meant to include both the zone districts of the Town of Milliken and the zone districts of an adjoining governmental jurisdiction. Also referred to as *zoning district.*

ARTICLE II
Community Design Principles and Development Standards
Division I General
Sec. 16-2-10. General provisions.

(a) Applicability. All development applications and building permit applications shall comply with the applicable standards contained in this Article.

(b) Relation to Zone District Standards (Section 16-3-490 of this Code). In the event of a conflict between a standard or requirement contained in Section 16-3-490 and this Article, the standard in Section 16-3-490 shall prevail. (Ord. 480 §2.1, 2003)

Sec. 16-2-15. Vision and intent.

(a) The intention of the Town of Milliken in enacting this Article is to clearly describe the Town's vision and to create a vital, cohesive, well-designed community in order to enhance its small-town character and further the citizens' goals as identified in the *Milliken Comprehensive Plan* ("Comprehensive Plan").

. . . Visions for Community is an attempt to bring into the city a new form of urban design, one which predicts a shift in the ways a community attempts to consider its physical city, its environment, its traditions, ritual life and mores and how they all cohere into patterns we call city. This "new" form of urban design is in truth quite old. It reflects one of humankind's most primordial activities – the making of "space" into "place." It is considered new in this particular time because it is counter to the way cities have evolved during the twentieth century, by responding to the marketplace. It is considered new because it emphasizes "community" as its guiding imperative instead of economic gain, and "vision" as its principal operative rather than opportunism.

– *Dallas Visions for Community, Dr. Gail Thomas*

(b) The Town has many attributes, but its greatest source of pride is its small-town character. This character is readily apparent and forms the foundation of the community. As the Town grows, the elements that contribute to this character must be strengthened and nurtured. As part of the comprehensive planning process, the citizens of the Town described these elements and their collective intentions for development of the community. Their vision and intentions are outlined below:

(1) Community.

a. The Town will continue to be peaceful, quiet and safe with citizens who know, respect and care for each other and have a general concern for the community as a whole.
b. Milliken will continue to be a wonderful place to raise a family. Residents will represent a broad diversity of people in terms of age, income, interests and activities. Special attention will be given to the youth and seniors of the community.
c. The Town's western and cultural heritage needs to be preserved through historic preservation efforts of its significant buildings and cultural events.
d. The architectural styles used for new businesses will provide interesting, high-quality buildings while maintaining the small-town charm of Milliken.
e. The development of new schools in the Town, as demand warrants, will be an important component of providing exceptional educational opportunities to the youth in the community.
f. A spirit of cooperation will be fostered with the surrounding communities and the County.

(2) Housing.
a. Neighborhoods will each have unique character and will be designed with pedestrian access and linkages to parks, schools, public facilities, downtown, commercial areas and the Milliken trail system.
b. Additional variety of housing types will be available to reflect the diversity within the community. New development will include varying housing types, such as: single-family homes, row houses, small clusters of multi-family units and apartments, terraced town homes, senior housing and some manufactured homes. The diversity of product types available will accommodate a variety of lifestyles and income levels.
c. New residential developments will reflect the diversity of existing neighborhoods and incorporate a variety of housing styles and types. Large-scale, "cookie-cutter" developments will not be allowed.
d. Affordable housing will be dispersed among the mixture.
e. Incentives will be investigated in order to upgrade existing housing that is in need of repair.

(3) Public facilities.
a. Educational opportunities for all ages will be provided in many of the parks and public facilities throughout the community.
b. The development of a new Community Center will be pursued to provide a pool, recreation and cultural center, fine arts theater and outdoor concert facility.
c. The Thompson River corridor will be developed as a primary greenway over time, in order to highlight the scenic corridor and provide recreational opportunities.
d. Newdevelopmentwillpayforitsinfrastructurecostsandrequiredservices.
e. There must be adequate capacity in water and wastewater facilities prior to approval of new development. Water storage will be achieved without causing unnecessary negative visual impact.
f. Convenient public transit will ultimately be made available to nearby urban areas. This includes the possibility of a connection to the commuter rail system that may one day be built between Fort Collins and Denver.

(4) Environment.

a. The natural environment, the Town's most distinguishing feature, will be preserved and integrated into all aspects of community design. Special attention will be given to the design of the Town's entryways, as well as open space preservation at the outskirts of the Town limits.
b. Development will not be allowed on the bluffs, which are located north of the Big Thompson River and along ridgelines.
c. New developments will be built in harmony with the natural environment and take into consideration the physical constraints of the site, as well as aesthetic and ecological values of the land. Steep hillsides, drainageways and riparian areas will be protected.

(5) Economic vitality.
a. Downtown redevelopment will be an ongoing process to continue to strengthen the core community as an activity center and economic base.
b. Incentives will be investigated to encourage the development and expansion of local businesses in order to continue to create jobs within the community so that people can work and live in Town.
c. The Town's economic vitality will be achieved by allowing appropriate new development that enhances the community as a visitor destination and encourages small local businesses to thrive. A strong economy, combined with creative funding strategies, will enable the Town to invest in a number of desired amenities.

(c) Overall, Milliken will continue to be a wonderful place to call "home," with an unsurpassed quality of life. (Ord. 480 §2.2, 2003)

Sec. 16-2-20. Application of community design principles.

(a) The community design principles as set forth in this Article are to be considered in every development proposal. The Town's goal is to expedite the planning review process by clearly outlining the Town's expectations for new development. To this end, the Planning Commission invites applicants to participate in a visioning meeting prior to preparing the sketch plan application (refer to Section 16-4- 160 of this Code. The visioning meeting is an initial meeting between the developer and the Planning Commission. It is intended to begin a collaborative process to ensure that new development is consistent with the community's goals and that issues are identified early in the process.

(b) The Planning Commission and Board of Trustees will evaluate each proposal based on these principles and the context within which a project is located. The principles are intended to be specific enough to guide development, but not to preclude creative design solutions. **Applicants must substantially conform to the design principles unless it can be demonstrated that an acceptable alternative meets one (1) or more of the following conditions:**
(1) The alternative better achieves the stated intent;
(2) The intent will not be achieved by application of the principle in this circumstance;
(3) The effect of other principles will be improved by not applying the principle; and/or
(4) Strict application or unique site features make the principle impractical. (Ord. 480 §2.3, 2003)

Sec. 16-2-25. Design elements.

One (1) of the greatest challenges facing small towns is the successful integration of new development with the original Town pattern. Suburban development patterns which have

included numerous cul-de- sacs and limited street connections have often separated communities and created enclaves of the original towns. In order to maintain the Town's unique, small-town character and clearly describe the Town's vision, the following design elements have been set forth within this Article.

(1) Compact Urban Growth. As the community grows from the original Town limits, it is important to maintain a continuity of density, diversity and interconnectedness. Urban development should 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.

(2) Neighborhood Design. New developments should help create neighborhoods, rather than residential subdivisions adjacent to one another. Neighborhoods should be organized around a strong center, which may include elements such as common open space, civic and commercial or mixed uses. Strong consideration should be given to pedestrian movement, the character of streets and sidewalks as inviting public space, and the interconnectedness of the streets within the neighborhood and as they connect to the rest of the community. In addition, new neighborhoods should have a variety of housing sizes and types that help to create a distinct identity rather than a monotonous replication of styles.

(3) Lots and Blocks, Streets and Sidewalks. The layout of lots and blocks should be designed to continue the Town's existing block pattern to form a grid or modified grid pattern that is adapted to the topography, natural features and environmental considerations. The streets should be tree-lined and interconnected in order to create a comprehensive transportation network that facilitates the movement of pedestrians, cars and bicycles.

(4) Parks and Open Space. New developments shall use natural open spaces and developed public space (such as parks and plazas) to organize and focus lots, blocks and circulation patterns, protect natural areas and quality agricultural land and create an identity for each neighborhood.

(5) Site Design, Architecture and Landscaping. One (1) of the fundamental intentions of this Code is to encourage innovative, quality site design, architecture, and landscaping in order to create new places that can be integrated with the existing community and reflect the traditional patterns of the region. The photographic Design Vocabulary (Section 16-2-835 of this Article) as well as illustrations throughout the Code are intended to provide a visual description of the Town's design intentions.

(6) Environment. New developments should be designed to fit within the environment. To the greatest extent feasible, sites should be designed to preserve natural areas and the plants and wildlife inhabiting those areas. In addition, new developments are encouraged to follow Green Builder Guidelines (see Subsection 16-2-815[c] of this Article) and to conserve natural resources, especially water.

(7) Water Conservation. As the State grows, increasing pressure will be placed on the limited supply of water resources. Milliken residents have emphasized the importance of preserving the quality and quantity of water. All new development is encouraged to use raw water for irrigation and to incorporate water-saving measures in building design and landscaping. Developments are required to use stormwater management techniques that address water quality as well as quantity. (Ord. 480 §2.4, 2003)

Sec. 16-2-35. Neighborhood design principles.

We have become so used to living among surroundings in which beauty has little or no place that we do not realize what a remarkable and unique feature the ugliness of modern

life is. Both in this country and in many others, wherever one finds a street or part of a street dating from before what we may call the modern period, one is almost sure to see something pleasing and beautiful in its effect. ...It is the lack of beauty, of the amenities of life, more than anything else which obliges us to admit that our work of town building in the past century has not been well done.

– Town Planning in Practice, Raymond Unwin, 1909

(a) Intent. The intent of this Section is to encourage the creation of viable neighborhoods that interconnect with each other and integrate new projects into the existing community, thereby strengthening the original Town. The neighborhood layout should consider the street, lot and block pattern of the original Town, as well as solar orientation, topography, sensitive wildlife and vegetation, drainage patterns and environmental and regional climate issues. Further, the edges of neighborhoods should be formed by features shared with adjacent neighborhoods, such as major streets, changes in street pattern greenways or natural features such as streams and major drainage or riparian corridors. New streets, bikeways, sidewalks, paths, and trails should connect to existing adjacent neighborhoods.

(b) Neighborhood Structure. Following is a summary of essential elements to consider integrating into new neighborhoods:

(1) Street, sidewalk and trail connections within new neighborhoods that connect to adjacent existing neighborhoods and strengthen the connection to the existing Town.
(2) Streets that encourage pedestrian activity by creating an inviting atmosphere through attention to the details of landscaping and tree locations, sidewalks, lighting and the building architecture, etc.
(3) A mixed-use neighborhood center located for easy access.
(4) A variety of housing types, sizes, densities and price range that are well integrated.
(5) A variety of land uses that are well-integrated and a transition of intensity. Nonresidential uses, larger buildings and attached multi-family housing should be encouraged to be located near commercial centers with a transition to smaller buildings closer to low-density neighborhoods.
(6) Pedestrian and bike connections throughout residential neighborhoods and linked to neighborhood commercial or civic centers and open space systems.
(7) Parks, open space, public plaza and greens that are the focus of and well-integrated into the neighborhood.
(8) Street trees placed in new developments at regular intervals of forty (40) feet and placed directly adjacent to sidewalks. See Figure 2-19 at Section 16-2-460 of this Article.
(9) Architectural, landscaping and site design elements of new developments as outlined in this Article.

(c) General Provisions. The following principles are contained in the original "downtown" of Milliken.[1] The Comprehensive Plan identifies them as contributing to the community's small-town character. **Although the size of individual development proposals will vary, projects will be evaluated with consideration to these neighborhood design principles and the context within which a project is located.**

Failure to incorporate these design principles into a project may be cause for denial of the project by the Board of Trustees.

(1) Each Neighborhood Has a Center and an Edge. It is important that every neighborhood have activity centers that draw people together. Use natural and manmade features such as a drainageway, major roadways and ditches, to define neighborhood edges. Buildings or other features located at gateways entering a neighborhood shall mark the transition into and out of the neighborhood in a distinct fashion using massing, additional height, contrasting materials and/or architectural embellishments to obtain this effect.

(2) Mix of Types of Dwelling Units. A mix of dwelling unit types shall be distributed throughout the development. (Refer to Division 6 of this Article for additional housing requirements and Section 16-2-835 of this Code for illustrations of housing styles that the Town is encouraging.)

(3) Focal Points. Focal points, or points of visual termination, shall generally be occupied by more prominent, monumental buildings and structures that employ enhanced height, massing, distinctive architectural treatments or other distinguishing features, as well as landscape features. See Figure 2-1.

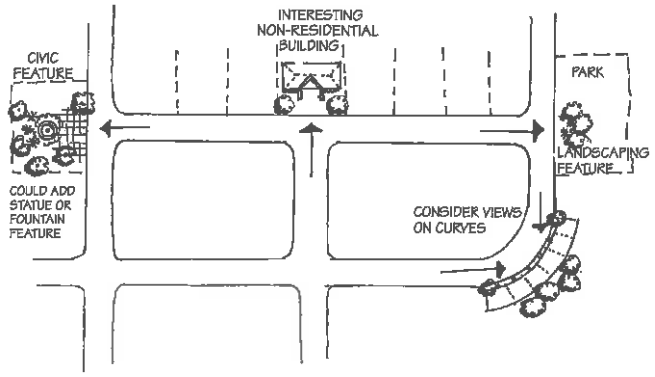


Figure 2-1

(4) Public Space as Development Framework. Public space is used to organize blocks and circulation patterns and to enhance surrounding development. Public open space must be functional and easily accessible and shall be designed to organize the placement of buildings to create an identity for each neighborhood. Buildings should face public open space to allow for casual surveillance.

(5) Design Streets as Public Spaces.

a. Buildings shall define streets through the use of relatively uniform setbacks along each block. The streetscape shall also be reinforced by lines of shade trees planted in the right-of-way landscape strip and may be further reinforced by walls, hedges, landscaping or fences which define front yards. (Refer to 16-2-835 of this Article for illustrations of streetscapes.)

b. On a lot with multiple buildings, those located on the interior of the site shall relate to one another both functionally and visually. A building complex may be organized around features such as courtyards, greens or quadrangles, which encourage pedestrian activity and incidental social interaction. Smaller, individualized groupings of buildings are encouraged. Buildings shall be located to allow for adequate fire and emergency access.

(6) Order Rather Than Repetition. The orderly arrangement of design elements can unify a space even when the elements are not the same. The location of sidewalks relative to streets, building setbacks and orientation, and the placement of trees can all help create an overall impression of unity even though each home or building has a distinct character.

(7) Use Human Proportion. Buildings shall be considered in terms of their relationship to the height and massing of adjacent buildings, as well as in relation to the human scale. (In a small town, this means generally one-story, two-story and three-story buildings.)

(8) Define the Transition Between the Public and Private Realm. Buildings shall be located to front towards and relate to public streets or parks, both functionally and visually, to the greatest extent possible. Wherever possible, buildings shall not be oriented to front towards a parking lot.

(9) Encourage Walking and Bicycling. Sites shall be designed to minimize conflicts between vehicles, bicycles and pedestrians. Pedestrian and bicycle access and connections shall be designed to make it safe and easy to get around on foot and by bicycle.

(10) Neighborhoods Shall Have a Mix of Activities Available Rather Than a Purely Residential
Land Use. Neighborhood residents shall have convenient access to parks, schools, open space, trails and services. The optimum size of a neighborhood is one-quarter (¼) mile from center to edge.

(11) Fit Within the Environment Rather Than on Top of It. New developments shall be designed to respond to the natural environment, fit into the setting and protect scenic view corridors. Key design considerations shall include a site layout that responds to natural features both on- and off-site, the size of structures and materials used in the development and the transition between the development and the surrounding landscape.

(12) Encourage a Range of Residents in Every Neighborhood. Housing types and the size of lots shall be varied to enable people to remain in the neighborhood as their needs change. (Refer to Section 16-2-835 of this Article for illustrations of architectural styles that the Town is encouraging.)

(13) Housing Types and Styles That Reflect the Architecture of the Region. Familiar architectural styles shall play an important role in developing an architectural identity for neighborhood dwellings. New homes shall be designed consistent with the architectural principles outlined in Division 6 of this Article. (Ord. 480 §2.6, 2003)

Community Design Principles and Development Standards

Division 3 Parking

The intent of this Division is to provide adequate parking for motor vehicles while minimizing the visual impact of parking lots and structures. (Ord. 480 §2.9, 2003)

Sec. 16-2-215. General provisions.

(a) Provide off-street parking. In all zone districts, off-street parking facilities for the storage of self- propelled motor vehicles for the use of occupants, employees and patrons of the building or structures hereafter erected, altered or extended shall be provided and maintained as herein prescribed.

(b) Provide adequate parking. If the use contemplated is not described in the required parking tables, the applicant must demonstrate that the parking as planned will be adequate to serve the needs of the proposed development.

(c) Provide additional parking. At the time a property changes use, the applicant must demonstrate that the existing parking is adequate to serve the proposed use. It shall be the responsibility of the new user to provide additional parking if the existing parking does not meet the needs of the proposed use.

(d) Surface. All parking and driveway areas and primary access to parking facilities shall be surfaced with asphalt, concrete or similar materials. The Board of Trustees, on a case-by-case by basis, may consider grass-crete or similar porous pavement.

(e) Integrate parking lots with surroundings. Parking lots shall not dominate the frontage of pedestrian-oriented streets, interfere with designated pedestrian routes or negatively impact surrounding neighborhoods. The pedestrian character of streets and buildings shall be maximized through continuity of buildings and landscape frontage.

(f) Location. Parking lots shall be located to the rear or side of buildings or in the interior of a block whenever possible.

(g) Landscaping. Parking lots shall be landscaped, screened and buffered as provided in Sections Division 5 and 6 of this Article.

(h) Share-access. Where feasible, parking lots shall share access drives with adjacent property with similar land uses.

(i) Off-street parking design. Any off-street parking area shall be designed so that vehicles may exit without backing onto a public street unless no other practical alternative is available. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way or sidewalks or strike against or damage any wall, vegetation, utility or other structure.

(j) Circulation area design. Circulation areas shall be designed to facilitate the safe movement of vehicles without posing a danger to pedestrians or impeding the function of the parking area.

(k) Lighting. All parking area lighting shall be full cut-off type fixtures. Any light used to illuminate parking areas or for any other purpose shall be so arranged as to reflect the light away from nearby residential properties and away from the vision of passing motorists.

(l) Shared off-street parking. When there are opportunities to support parking demand through shared off-street parking for compatible uses (such as a movie theater and an office building), a parking study and shared parking agreements shall be used to demonstrate the adequacy of the parking supply as a substitute for standard parking requirements.

(m) Adjacent on-street parking in MU-C-D Mixed-Use District. In order to promote a pedestrian scale and encourage a perception of safety in the MU-C-D, Mixed Use District, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas. A parking study and shared parking agreements shall be used to demonstrate the adequacy of the parking supply as a substitute for standard parking requirements. (Ord. 480 §2.9, 2003)

Sec. 16-2-220. Paved off-street parking requirements.

(a) Paved off-street parking in nonresidential zones shall be provided according to the minimum requirements as specified below:

Nonresidential Off-Street Parking Minimum Requirements	
Land Use Type	**Number of Parking Spaces Required**
Industrial uses	.75 space per employee

Lodging uses	1 space per unit
Long-term care uses	.33 space per bed
Medical offices	4 spaces per 1,000 sq. ft.
Offices	3 spaces per 1,000 sq. ft.
Personal service uses	4 spaces per 1,000 sq. ft.
Restaurants Fast food Standard	15 spaces per 1,000 sq. ft. 10 spaces per 1,000 sq. ft.
Retail	4 spaces per 1,000 sq. ft.
Theaters, places of assembly	1 space per 3 seats

Off-street parking for commercial uses shall be sufficient to provide parking for employees of all proposed uses, as well as long-term customer parking. Spaces reserved for employees shall be designated as such by means of striping and signage. Parking shall be located at the rear and sides of buildings to the greatest extent possible and screened from the view of streets as provided by Section 16-2-480 of this Article.

(b) Parking for nonresidential land uses shall generally be required in the downtown area as shown in the following chart, but may be waived or reduced, depending on the nature of the proposed land use(s):

Nonresidential Off-Street Parking Standards	
Land Use Type	**Number of Parking Spaces Required**
Auto repair, low intensity retail, work shops	2 spaces per 1,000 sq. ft.
Banks, financial institutions	3 spaces per 1,000 sq. ft.
Bars, taverns, nightclubs	10 spaces per 1,000 sq. ft.
Grocery, supermarket	6 spaces per 1,000 sq. ft.
Child care	1 space per 8 students + 1 space per employee
Churches	1 space per 4 seats
Convenience store with gasoline sales	1 space per island + 1 space per 150 sq. ft.
Hospitals	1 space per bed
Industrial uses	.75 space per employee
Lodging uses	1 space per unit
Long-term care uses	.33 space per bed
Medical offices	4 spaces per 1,000 sq. ft.
Offices	3 spaces per 1,000 sq. ft.
Personal service uses	4 spaces per 1,000 sq. ft.
Restaurants Fast food Standard	15 spaces per 1,000 sq. ft. 10 spaces per 1,000 sq. ft.
Retail	4 spaces per 1,000 sq. ft.
Theaters, places of assembly	1 space per 3 seats

Note: Square footage is based upon gross floor area of the related buildings.
Note: If the number of parking spaces required results in a fractional space, any fraction shall be counted as one (1) additional parking space.

Parking for residential land uses shall be required as follows:

Residential Off-Street Parking Standards	
Unit Type	**Number of Parking Spaces Required**
Single-family, town home and two-family unit	2.00 spaces per unit (in driveway)
Multi-family studio or efficiency unit	1.25 spaces per unit
Multi-family one-bedroom unit	1.50 spaces per unit
Multi-Family two-bedroom unit	1.75 spaces per unit
Multi-family three-bedroom unit	2.00 spaces per unit
Multi-family four + bedroom unit	3.00 spaces per unit
Guest parking for multi-family units, in addition to required resident parking	1 space per 5 units

(Ord. 480 §2.9, 2003)

Sec. 16-2-225. Location of spaces.

(a) Off-street parking facilities for residential uses shall be provided and located on the same lot as the building they are intended to serve.

(b) Required off-street parking in residential zones shall not lie within the front yard setback nor within any required side yard setback adjacent to a street. (Driveway spaces within these setbacks cannot be counted for required off-street parking.)

(1) The location of required off-street parking facilities for other than residential uses shall be within seven hundred (700) feet of the building they are intended to serve when measured from the nearest point of the building or structure.

(2) Except within a garage or in conjunction with an approved affordable housing project, tandem parking is not allowed to meet required off-street parking requirements.

(3) Garages or required off-street parking spaces shall be set back twenty-two (22) feet from the back of the sidewalk. (Ord. 480 §2.9, 2003)

Sec. 16-2-230. Handicap parking spaces.

Parking for the disabled shall be provided for multi-family and nonresidential land uses as required by the Americans with Disabilities Act (ADA) and shall be identified by an upright sign at least four and one-half (41/2) feet in height. (Ord. 480 §2.9, 2003)

Sec. 16-2-235. Parking stall dimensions.

Parking stalls for automobiles shall meet the following standards. All dimensions represent the minimum requirement for any required parking space. Standard sized parking spaces in parking lots shall be nine (9) feet in width and nineteen (19) feet in length. The parking space length may be reduced to seventeen (17) feet if there is a landscaped area or sidewalk at least six (6) feet in width to provide a two- foot overhang, as long as wheel stops are provided and if the overhang does not negatively impact the adjacent landscaping or sidewalk. See Figure 2-14.

PARKING STALL DIMENSIONS					
Parking Angle (A)	**Stall Width (B)**	**Stall to Curb (C)**	**Aisle Width (D)**	**Curb Length (E)**	**Overhang (F)**
45°	9'	19'	13'	12' 8"	1' 5"

60°	9'	20'	13'	10' 5"	1' 8"
90°	9'	18'	24'	9'	2'
0°(parallel)	8'*	8'*	12'	24'	0'

*Except along local streets where 7' is permitted.

(Ord. 480 §2.9, 2003)

Sec. 16-2-240. Bicycle parking spaces.

Commercial, industrial, civic, employment, multi-family and recreational uses shall provide bicycle facilities to meet the following standards:

(1) A minimum number of bicycle parking spaces shall be provided, equal in number to two percent (2%) of the total number of automobile parking spaces provided by the development, but not less than one (1) space.

(2) For convenience and security, bicycle parking facilities shall be located near building entrances. Within downtown commercial areas, however, a grouping of spaces shall be utilized as directed by the Town.

(3) Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to a parking structure which is permanently attached to the pavement.

(4) Bicycle parking facilities shall be designed so that they do not obstruct the flow of pedestrian, bicycle or vehicular traffic within the public way. (Ord. 480 §2.9, 2003)

Community Design Principles and Development Standards

Division 3 Public Property

Sec. 16-2-315. Easement and utility standards.

(a) Utility Easement Width. Utility easements shall measure ten (10) feet on each side of abutting rear lot lines. On subdivision perimeter rear lot lines adjacent to unsubdivided property, utility easements shall measure ten (10) feet in width. In the event that the location of utility easements adjacent to rear property lines is unsuitable for use by utility companies due to drainage, irrigation ditches or other obstructions, the subdivider shall provide like-width easements adjacent to said areas of obstruction. Side lot line easements, where necessary, shall measure ten (10) feet in full width; five (5) feet either side of a lot line is acceptable. Front lot line easements shall measure thirteen (13) feet in width. Easements may be more or less than widths stated if the specific utility indicates in writing a width other than those required by this Code. Utility easements shall be subject to the approval of the Town or applicable utility company.

(b) Multiple Installations Within Easements. Easements shall be designed so as to provide efficient installation of utilities. Public utility installations shall be located as to permit multiple installations within the easements. The developer will establish final utility grades prior to utility installations.

(c) Underground Utilities. Telephone lines, electric lines, cable television lines and other like utility services shall be placed underground. Pedestals and transformers shall not be located in the front yard setback adjacent to public streets, unless they are underground and/or not visible to the traveling public. The subdivider shall be responsible for complying with the requirements of this Section and shall make the necessary arrangements, including any construction or installation charges, with each utility provider for the installation of such facilities. Transformers, switching boxes, meter cabinets, pedestals, ducts and other facilities necessarily appurtenant to such underground utilities shall be placed underground. Screening or fencing is required to the satisfaction of the Board of Trustees. Electric transmission and distribution feeder lines and necessary appurtenances thereto may not be placed above ground unless they are carrying greater than 115 kV. Such facilities shall be

placed within easements or public streets, as therein provided, or upon private easements or rights-of-way provided for particular facilities. (Refer to Division 2, Street Standards of this Article. Utility easements have been identified outside the right-of- way in order to accommodate the location of street trees.)

(d) Street Lighting. Street lighting and associated underground street lighting supply circuits shall be installed. The minimum requirement shall be two-hundred-fifty-watt sodium vapor lamps at a maximum spacing of four hundred (400) feet for local streets. Arterial streets and commercial areas shall have a higher level of lighting as determined by the Board of Trustees. Street lighting shall also comply with Section 16-2-810 of this Article and be approved by the Town prior to installation. (Ord. 480 §2.11, 2003)

Community Design Principles and Development Standards
Division 5 Landscaping Standards

To exist as a nation, to prosper as a state, and to live as a people, we must have trees. – Theodore Roosevelt

Sec. 16-2-410. Intent.

(a) The purpose of this Division is to protect and enhance the community's environmental, economic, recreational and aesthetic resources by promoting efficient use of water in the community's public and private landscape, reducing water waste and establishing procedures for the design, installation and maintenance of water-efficient landscapes throughout the jurisdiction.

(b) Furthermore, these landscaping standards are intended to promote quality landscape design that:
  (1) Reinforces the identity of the community and each neighborhood;
  (2) Provides tree-lined streets in urban areas;
  (3) Anchors new buildings in the landscape;
  (4) Provides tree canopies within paved areas;
  (5) Is environmentally sensitive by preserving existing trees, using water conservation techniques and planting native species (when appropriate), and enhances valuable habitat;
  (6) Encourages the utilization of xeriscape principles; and
  (7) Promotes efficient use of water and reduces water waste. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-412. Applicability.

(a) This Section applies to all new or renovated landscapes that require development review permits. However, both the standards and/or the submittal requirements may be amended with Town approval when necessary to reflect the individuality of the specific site and development.

(b) Please see Section 16-2-490 of this Division for a summary of the landscaping requirements based on development types.

(c) An applicant may use the Planned Unit Development zoning and approval process if necessary to amend the regulations to allow for individualized landscapes in connection with unique developments. (Ord. 607 §1, 2009)

Sec. 16-2-415. General provisions.

All land development applications shall be accompanied by an appropriate landscape plan. Building permit applications for individual single-family residences will require landscape plans.

However, all landscaping within the community shall comply with the intent of these regulations. Any landscaping in place at the time of the adoption of these regulations that does not conform to these regulations will be considered legal nonconforming. However, any legal nonconforming landscaping on commercial, industrial and multi-family developments will be required to comply with these regulations if changes are made to more than twenty-five percent (25%) of the total landscaped area of the subject property. This twenty-five percent (25%) will be measured from the existing conditions at the time of the adoption of the ordinance codified herein and does not allow for repeated changes of less than twenty-five percent (25%) so as to avoid conformity. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Trees can transform a street more easily than any other physical improvement. Moreover, for many people, trees are the most important single characteristic of a good street.

– Great Streets, Alan B. Jacobs

Sec. 16-2-420. Street trees.

(a) Landscape improvements in urban settings shall create an orderly, irrigated, managed landscape. All urban neighborhoods shall have tree-lined streets. Street trees shall include a mix of species and be aligned in straight rows. Street trees shall be placed within the right-of-way tree lawn. Spacing of trees shall allow for their mature spread. Trees installed along streets that will be widened in the future shall take into account plans for future widening of streets so that established trees will not be disturbed during future construction.

(b) Landscape improvements in rural subdivisions, environmentally sensitive areas and lower-density, rural developments shall be native-looking and informal. Street trees in rural developments shall be planted to create irregular clusters of trees to reinforce the design and character of each project and to frame views. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-422. Soil amendments and mulch.

(a) Soil amendments.

(1) Addition of proper and adequate soil amendments is required for all plantings. A soil amendment is any material added to improve its physical properties, such as water retention, permeability, water infiltration, drainage, aeration and structure, with the goal of providing a better environment for roots. In addition to helping the plants grow, this addition can also help with successful water conservation.

(2) Prior to the installation of turf grass and/or other plant materials in areas to be landscaped, the areas shall be thoroughly loosened, and organic industry-accepted, certified weed-free soil amendment (such as compost, peat or aged manure) shall be thoroughly incorporated (i.e., rototilled) into the soil at a rate of at least four (4) cubic yards of soil amendment per one thousand (1,000) square feet of turf grass and/or area to be planted, to a depth of at least six (6) inches. In addition, prior to installation of any turf grass and/or other planted area, all foreign waste materials, including concrete, plastic, wire and the like, along with rocks larger than three (3) inches, shall be removed from the top six (6) inches of soil. The developer shall affirm and certify, in writing, that the turf grass and/or planted areas have been installed according to these standards or that legally binding commitments have been made to install such soil amendments prior to installation of such turf grass and/or other plant materials.

(b) Mulch.

(1) All plantable areas not covered with turf shall be covered with a minimum of four (4) inches of a suitable mulch to retain water and inhibit weeds. Nonporous fabrics (like black plastic) shall not be placed under mulches.
(2) Mulch shall be of wood-based materials and does not include gravel, rock, grass clippings, straw, hay or leaves. (Ord. 607 §1, 2009)

Sec. 16-2-425. Site landscape design.

Landscape improvements shall be an integral part of the overall site design for each property. Landscape improvements shall be designed to complement and enhance the character of neighborhoods and shall follow these guidelines:

(1) Landscaped areas shall be configured to *maximize their interconnectivity* within the site, to natural areas and to landscaped areas in adjacent developments. Small, isolated islands of landscaping should be avoided except as required in parking lots and for screening along roadways.
(2) Landscaped areas shall enhance functional open space through the *creation of outdoor rooms* appropriate to the location and purpose of the open space within the development. This can be accomplished through a combination of plantings, fencing and berms and by using natural features on the site.
Use plantings and berms to create outdoor rooms in common open space areas.
(3) Landscape improvements in all developments shall be *consistent with the character* of the proposed development and the surrounding area to reinforce neighborhood identity. For example, if the theme of the development is prairie grassland then fewer trees will be required while more shrubs and grasses will be necessary.
(4) Landscape design shall *enhance natural features, drainage ways and environmental resources.*
(5) All landscape improvements shall be designed for mature landscapes and shall provide appropriate *visibility for cars and pedestrians.* Landscaping shall be no more than thirty (30) inches high when located in a sight distance triangle.
(6) Preserve and *frame views* both into and out of the neighborhood.
(7) Incorporate the elements of *gateway, path and destination* into the design of landscapes. 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. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-427. Water efficiency in landscape design.

Landscape improvements shall be designed with water efficiency as a goal. These guidelines shall apply to the design of all regulated landscapes:

(1) Landscapes shall use the following *xeriscape design principles* to facilitate water conservation:
   a. Well-planned planting schemes.
   b. Appropriate turfs election to minimize the use of bluegrass.
   c. Use of mulch to maintain soil moisture and reduce evaporation.
   d. Grouping of plant materials according to their microclimatic needs and water requirements.
   e. Improvement of the soil with organic matter if needed.
   f. Efficient irrigation systems.
   g. Proper maintenance and irrigation schedules.
   h. Design of landscaping to help minimize steep grades and reduce water runoff.

i. Minimize landscaping in strips less than eight (8) feet wide when necessary, such as between the street and the sidewalk.

j. In medians, use of native plants that require low amounts of water and maintenance.

(2) Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this Division. Please see the approved Town Plant Species List.

(3) Recirculating water shall be used for decorative water features.

(4) With prior written approval of the Town's designated staff, artificial plants, grass and other materials are allowed where they are aesthetically in accord with the neighborhood, of a quality consistent with current state-of-the-art products and in compliance with the requirements of this Code.

(5) Refer to Section 13-2-60 of this Code for the Town's watering restrictions.

(6) Refer to the Department of Local Affairs Smart Growth Office "WaterWise Landscaping Best Practices Manual" for a list of approved plant species for use as well as other pertinent information to help develop a water-efficient and water-conserving landscape. (Ord. 607 §1, 2009)

Sec. 16-2-430. Landscaping environmental considerations.

(a) All landscapes shall strive to *maximize the use of native species*. Where native material is not appropriate for the intended use or appearance, plant species that are regionally adapted and noninvasive may be used.

(b) Landscapes shall consist of a variety of species to *enhance biodiversity*. No one (1) species may make up more than twenty-five percent (25%) of the total non-grass plant materials on the site.

(c) Buildings and parking areas shall be located to *preserve and promote the health of existing trees, environmental resources and natural drainage ways.* No healthy tree shall be removed without good cause. This requirement is not intended to prevent the removal of unhealthy trees in conjunction with site development.

(d) Trees shall be located to *provide summer shade and limit winter shade* on walks and streets.

(e) A combination of plantings, berms, walls and fences shall be used as appropriate to *buffer sensitive habitat.* Use buffers to protect the physical integrity of riparian ecosystems. Try to preserve vegetation and trees in streamside zone and middle zone. Encourage grass and landscaping in outer zone to filter runoff from backyards, parking areas, roads, etc.

(f) Plants shall be selected to blend with the native vegetation for projects at the interface between urban areas and natural open space (nonirrigated). Locally recognized invasive introduced plants shall be unacceptable. Plants with low fuel volume and/or low flammability shall be emphasized.

(g) All areas disturbed by construction shall be reseeded to *prevent erosion*. Erosion mats may be necessary under certain conditions. Native, noninvasive grasses shall be used for revegetation where practical. Weed control is the responsibility of the landowner on all reseeded areas and all preservation areas. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-435. New buildings and paved areas.

(a) Anchor structures in the landscape through the use of trees, shrubs and ground cover. The size and intensity of plantings shall be appropriate to the size and context of the improvements.

(b) Integrate adjacent land uses of different intensities through a combination of berming, plantings and fencing. Use opaque screening only when necessary to mitigate the impact of

noise, light, unattractive aesthetics and traffic. A fence shall not be the only screening material used. A combination of berming, planting and fencing to integrate land uses.

(c) Use landscaping to provide a transition from developed, managed landscape to more natural vegetation.

(d) Provide a tree canopy by installing shade trees within and adjacent to paved areas. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-440. Plant materials.

(a) Minimum tree and shrub planting sizes shall be as follows:
  (1) Ornamental trees: one-and-one-half-inch caliper.
  (2) Deciduous shade trees: two-inch caliper.
  (3) Evergreen trees: six-foot height.
  (4) Shrubs: five-gallon.

(b) Required plant materials shall be grown in a recognized nursery in accordance with proper horticultural practice. Plants shall be healthy, well-branched, vigorous stock with a growth habit normal to the species and variety and free of diseases, insects and injuries.

(c) All plants shall conform to standards for measurements, grading, branching, quality, ball and burlapping as stated in the *American Standard for Nursery Stock*, 1990 Edition, American Association of Nurserymen, Inc. (AAN-ASNS), and the Colorado Nursery Act of 1965 (CNA).

(d) Native grass seed mixes shall be certified as weed-free. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-450. Guarantee of installation.

Required landscape improvements shall be installed prior to issuance of a certificate of occupancy for all structures. If weather conditions prevent installation, the developer shall post a financial guarantee for the improvements. This guarantee shall be released upon completion of the installation of the landscaping. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-455. Maintenance.

(a) In order to provide for the ongoing health and appearance of landscape improvements, all landscaping shall be maintained and replaced by the landowner/occupant as necessary. All property owners/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.

(b) A regular *maintenance schedule* satisfying the following conditions shall be submitted as part of the Landscape Documentation Package. A regular maintenance schedule shall include, 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 in landscaped areas. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-463. Landscaping design standards and minimum requirements for common open space areas in residential areas and multi-family, commercial and industrial developments.

(a) Water efficiency in irrigation design.
  (1) All required landscaping shall be irrigated as required for plant establishment and maintenance. Irrigation shall be appropriate to the type and scope of the improvements.

a. Use of nontreated water for irrigation is encouraged if a permanent suitable supply is available. In the event that nontreated water is not continually available, an alternative supply of treated water shall be available by means of a separate line to avoid any possibility of cross- contamination.
b. Requiredlandscapingshallbeirrigatedwithapermanentirrigationsystem.
c. Irrigation for native grasses and vegetation shall be used for establishment and shall be available for maintenance if necessary.

(2) Irrigation system improvements shall be designed to achieve water efficiency as a goal. These guidelines shall apply to the irrigation system design for all regulated landscapes:
a. Plant water requirements shall be considered in irrigation design schemes.
b. Hydraulic principles shall be employed when designing the irrigation system.
1. Separate landscape meters shall be installed for all regulated landscapes.
2. The irrigation system shall be designed to provide irrigation per Section 13-2-60 of this Code.
3. The tap size shall be based on the water demand of the site and shall take into consideration the areas of each plant type (i.e., turf, native seed, perennials, annuals and shrubs), the evapotranspiration for the site, the water demand of each plant type at peak season and the water window.
4. A reduced-pressure backflow preventer shall be used on all systems. The requirement of a backflow preventer may be waived if the irrigation system utilizes nonpotable water that is in no way connected to a domestic system.
5. Turf and grass areas irrigation shall be designed using the following principles:
a) No single zone shall mix head types, such as rotors and pop-up spray heads in the same zone.
b) Sprinklers shall be spaced for "head-to-head" coverage where the spray pattern from one (1) head will reach to the next head.
c) Check valves shall be included in heads or valves where low drainage will occur due to elevation changes.
6. Shrub bed areas with plant material one (1) gallon in size or larger shall be irrigated with a drip or subsurface system.
7. Where the water supplied will be from secondary or other nonpotable water sources, the use of nonpotable color indicators shall be used on the equipment. This includes purple handles on quick coupler valves and gate valves, caps for irrigation heads, valve box lids and marker tape buried above the mainline.
8. All systems shall be equipped with an automatic rain shut-off device.
9. All wire connections shall be made with watertight connectors and contained in a valve box.
c. Irrigation control systems shall be employed that offer flexibility in programming.
1. All irrigation systems shall include an electric automatic controller with multiple programs and multiple repeat and rest cycle capabilities and a flexible calendar program.
2. The controller shall have the ability to adjust run times based on percentage of maximum evapotranspiration rate.
3. Each zone/valve shall have its own station on the controller.
d. Installation of irrigation systems shall be per plan and accurate.

1. Mainline shall be tested to ensure its ability to maintain required pressure for two (2) hours. Proof of test and compliance shall be submitted to the Town.
2. Before acceptance, each zone shall be operated and each valve box opened to verify accurate installation. Proof of test and compliance shall be submitted to the Town.

e. "As-built" drawings of irrigation system may be provided after the installation, with dimensions shown for irrigation components depending on the development as designated by the Town.
1. The "as-built" drawings shall show all points of connection, including tap size, line size and static water pressure of service. Dimensions that will be used to locate components shall be shown on plans. Components to be located include meters, backflow preventers, all valves, including quick coupler, control, gate and manual drain valves, and controller locations.
2. The drawings shall also show zone number, valve size, and gallons per minute.

(b) Landscaping within right-of-way and required common open space. The developer or assigns shall provide:

(1) Street trees: Deciduous shade trees, selected from the Town's tree list, shall be provided at the rate of one (1) tree on approximately forty-foot centers in tree lawns along all streets adjacent to or within new developments and for new single-family, two-family and townhome dwellings in existing neighborhoods along all streets. Where this spacing would result in a tree location in conflict with utility facilities or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. Tree lawns between the curb and detached sidewalk shall consist of seventy- five percent (75%) live ground cover at maturity.

(2) Collector and local streets: Live ground cover, including a combination of grass, required street trees, flowers or shrubs. In commercial areas, this area may be paved if it functions as pedestrian access to storefronts and is integrated into the overall design of the other improvements on the site.

(3) Arterial streets: Live ground cover as appropriate to the use and function of the area, including a combination of grass, required street trees, flowers, paving and one (1) shrub for every one hundred fifty (150) square feet of landscape area clustered into planting beds. The developer shall also install an automatic irrigation system for all landscaping within arterial rights-of-way.

(4) Landscaping for required common open space: Landscaping within new multi-family developments or other residential developments that have common open space shall be provided as specified within each land use category below. Landscape area shall include common open space within the development and shall be in addition to the required street trees in Paragraph (1) above.

(5) A mechanism for long-term maintenance of common open space and arterial and collector street right-of-way landscaping, such as a homeowners' association and covenants.

(c) Multi-family and mixed-use district residential landscaping standards:

(1) In addition to right-of-way landscaping, the developer or assigns shall provide:

a. Site trees: A minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.

b. Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be

substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

c. Ground cover: Irrigated turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) live materials at maturity between the front of the house and the curb unless approved by the Town. Mulch may be considered live ground cover as associated with plantings as approved by the Town.

(2) Landscape setback to parking lots: The density, width and quality of the buffer design shall be reviewed for approval by the Town. Signage may be included in this setback as long as it is not located within the sight distance triangle.

(d) Business/commercial and industrial development landscaping standards.

(1) 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. All improvements shall consider the people who will use the site, travel through or by the site and adjacent land uses. A minimum of fifteen percent (15%) of the site (gross) shall be landscaped area. Of this fifteen percent (15%), there shall be a minimum of seventy-five percent (75%) live materials at maturity, fifty percent (50%) of which shall be between the front of the building and the street. This requirement may be waived with Town approval.

(2) Parking lots shall be screened through the use of dense shrubbery, low walls, berms or a combination of these methods a minimum of three (3) feet in height, so that at least fifty percent (50%) of the light from headlights of vehicles in the parking lot is screened from view beyond the parking lot.

(3) The developer or assigns shall provide:

a. Site trees: Plant a minimum of one (1) tree per one thousand (1,000) square feet of landscaped area, distributed on the site.

b. Shrubs: Plant a minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group shrubs and distribute throughout the site. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

c. Ground cover: Establish irrigated grass turf maintained to appropriate standards for active recreation in areas that will function for active recreation. Where appropriate, use native grass for areas that will not function as active recreation areas. Native grass must be weed-free and maintained at a maximum height of eight (8) inches. There shall be a minimum of seventy-five percent (75%) live materials at maturity between the building and the street unless approved by the Town. Mulch may be considered live ground cover as associated with plantings as approved by the Town.

d. Landscape setback to parking lots: The purpose of the setback is to provide a buffer between street parking areas. The density, design and quality of the buffer shall be reviewed for approval by the Town. Signage may be included in this setback as long as it is not located within the sight distance triangle.

e. Screen loading areas: Screen loading areas (including vehicles being loaded), service and storage areas visible from the public right-of-way or adjacent property with an opaque screen that is an integral part of the building architecture or by landscaping. Chain-link fencing with slats, tires or used building materials are not acceptable screening materials.

f. Compatibility: Integrate activities on the subject property with adjacent land uses by utilizing a combination of landscaping, building orientation and appropriate architectural elements.

Create pedestrian-friendly commercial areas by:

a. Providing open areas for gathering places.
b. Creating a tree canopy between on-street parking and store fronts to provide a separation between cars and sidewalks.
c. Landscaping parking lots.

(4) The building owner or occupant shall maintain the yard and landscaping within the adjacent road right-of-way in accordance with Town regulations.

(e) State highway corridor landscaping standards. The developer or assigns shall provide:

(1) Landscape setback to parking lots: Provide a fifty-foot landscape setback from the highway. The purpose of the setback is to provide a buffer between the street and parking areas. Signage may be included in this setback as long as it is not located within the sight distance triangle.

(2) Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped setback. Group shrubs and distribute throughout the landscape setback. Trees may be substituted for up to one-half (1/2) of the required shrubs at the rate of one (1) tree for ten (10) shrubs.

(f) Downtown landscaping standards. Downtown landscaping is intended to provide an attractive environment for people to walk and shop. Refer to the streetscape at Section 16-2-835 of this Article for illustrations of the character and quality of landscaping the Town is seeking.

(1) Deciduous shade trees, selected from the Town's tree list, shall be provided at the rate of one (1) tree on approximately forty-foot centers along all existing streets in the downtown area. Where this spacing would result in a tree location in conflict with utility facilities, alleys or driveways, the spacing may be reduced or increased to facilitate the best location for tree planting purposes. Trees installed along streets shall be located within a protective tree grate that shall be flush with the sidewalk.

(2) Additional landscaping may be provided in the form of planters or window boxes which shall be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating.

(3) Buffering shall be provided between land uses of different intensities, such as between residential and commercial uses. The responsibility for buffering shall rest with the proposed land use, rather than with existing land uses. Buffering may be accomplished through the use of dense plant materials, fencing, walls, berms or a combination of these methods and shall provide visual screening between the land uses, as well as screen or mitigate other negative impacts such as noise or lighting.

(4) Existing trees shall be preserved where feasible and when the trees are in good health and of a desirable species. When trees are removed from a site, replacement shall be at a ratio of two (2) trees for every tree that was removed from the site or as approved by the Community Development Director.

(5) Street furniture, including benches and trash receptacles, shall be provided to serve the public and shall be constructed of a combination of wood and wrought iron or other similar metal. Planters may be constructed of the same or similar materials used in the adjacent building or of similar materials used in benches and trash receptacles and may be designed to include bench seating. All street furnishings in the downtown area shall meet standards established by the Town.

(6) Street lighting fixtures shall be on poles no higher than twelve and one-half (12½) feet and shall be of the single-acorn Victorian style.

(g) Parking lot landscaping standards. Parking lot landscaping is intended break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project.

(1) Applicability. All parking lots with fifteen (15) spaces or more shall be subject to these requirements. Landscape standards for parking lots within the downtown business district may be adjusted to provide the maximum number of parking spaces within the downtown area. The applicant must demonstrate that the variance from the standard will provide additional parking and provide alternative streetscape improvements to meet the intent of this Division.

(2) The developer or assigns shall provide:

a. Site trees: A minimum of one (1) tree per five (5) parking spaces. Group trees together in islands which are a minimum of ten (10) feet wide. Use the landscaping to break up large expanses of pavement and to create a tree canopy for summer shade.

b. Shrubs: A minimum of one (1) shrub per one hundred fifty (150) square feet of landscaped area. Group plantings in landscape islands.

c. Ground cover: Limit areas of irrigated turf. Grass is discouraged in areas less than ten (10) feet wide. Install a grass buffer (native grass where possible) around the perimeter to filter runoff and improve water quality.

d. Landscape setback to parking lots: The purpose of the setback is to provide a buffer between the street and parking areas and to screen the parking from the street. The density, design and quality of the buffer shall be reviewed for approval by the Town.

e. Screening: Parking lots shall be screened through the use of dense shrubbery, low walls, berms or a combination of these methods a minimum of three (3) feet in height, so that at least fifty percent (50%) of the light from headlights of vehicles in the parking lot is screened from view beyond the parking lot.

f. Provide a mechanism for long-term maintenance of landscaping: All landscaping within and adjacent to parking lots shall be owned and maintained by the landowner or occupant. (Ord. 480 §2.13, 2003; Ord. 507 §1, 2005; Ord. 607 §1, 2009)

Sec. 16-2-465. Storm drainage facilities.

(a) Intent. The intent of this Section is to promote innovative and effective land- and water-management techniques that protect and enhance water quality.

(b) General provisions.

(1) Landscaping associated with storm drainage facilities shall be integrated into the overall design of the project.

(2) Stormwater drainage facilities shall enhance the overall appearance of the project, prevent erosion, minimize mosquito habitat and improve water quality of stormwater runoff whenever possible.

(3) Storm drainage facilities may function as open space for active recreation, trail corridors or habitat enhancement areas if they are designed appropriately and approved by the Board of Trustees.

(4) The use of planting strips and shallow, landscaped depressions in parking lots and along roads is encouraged to help trap and remove pollutants from stormwater runoff.

(c) Applicability. All storm drainage facilities shall be appropriately landscaped. (d) Minimum requirements.

(1) All facilities shall be seeded to grass appropriate to the function of the area. Areas to be used for active recreation shall be seeded to a turf-type grass and irrigated with a permanent irrigation system. Areas to be maintained for habitat enhancement shall be seeded to native grasses and wildflowers. The developer is responsible for establishment of a complete, weed-free stand of grass. Trail corridors may be seeded to native grasses if appropriately integrated with adjacent improvements.

(2) Maximum side slope on drainage facilities shall be 4:1; minimum slope of the bottom of a drainage facility shall be one-half percent (0.5%).

(3) Landscape improvements shall be designed to enhance the function of the facility. Areas designed for recreation shall include clusters of trees to provide shade, located so they do not impair the function of the facility.

(4) Habitat and water quality enhancement, including wetland plantings in low wet areas, is encouraged.

(e) Ownership and maintenance. All drainage facilities shall be owned and maintained by the landowner or occupant unless otherwise approved by the Town. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-470. Submittal standards for landscape plans.

All land development applications will be accompanied by the appropriate landscape plan:

TYPE OF APPLICATION	*CONCEPTUAL LANDSCAPE PLAN*	*PRELIMINARY LANDSCAPE PLAN*	*FINAL LANDSCAPE PLAN*
Sketch Plan	X		
Preliminary Plat/PUD		X	
Final Plat/PUD			X
Conditional Use Review			X
Site Plan			X

(1) Conceptual landscape plan (submit with sketch plan). Intent: to illustrate the overall design concept for landscaping and depict how it relates to the overall development.
   a. Describe the design intention of the proposed landscape improvements.
   b. This information should be included on the sketch plan map or combined with the conceptual open space plan if it can be clearly illustrated and the scale is not greater than 1" = 200'.
   c. Information required on the plan is listed in the table which follows.

(2) Preliminary landscape plan (submit with preliminary plat). Intent: to illustrate the master landscape plan for the development.
   a. Describe the design intention and how the proposal is consistent with the purpose and intent of these regulations.
   b. Landscaping should be included on the preliminary open space and ecological characterization plan if it can be clearly illustrated and the scale is not greater than 1" = 100'.
   c. Information required on the plan is listed in the table which follows.

(3) Final landscape plan (submit with final plat). Intent: to ensure that each phase of the final landscape plan is consistent with the master landscape plan for the development and to illustrate the specific landscaping details for each phase.

a. Describe the design intention and how the proposal is consistent with the preliminary landscape plan.

b. The final landscape plan must be on a separate page from the final plat map and should be included with the final open space and ecological characterization plan if it can be clearly illustrated. The scale shall not be greater than 1"=50'.

c. Information required on the plan is listed in the table which follows.

INFORMATION REQUIRED	*CONCEPT*	*PRELIMINARY*	*FINAL*
Scale, north arrow, site boundary.	✓	✓	✓
Existing and proposed streets.		✓	✓
Existing and proposed utilities and easements.		✓	✓
Existing contours (2' intervals), can be USGS for conceptual landscape plan.	✓	✓	✓
General grading concepts for proposed improvements, typical cross-sections of streets and special treatment areas.		✓	
Proposed contours (2' intervals).			✓
Describe the design intention.	✓	✓	✓
Describe the general character and location of proposed landscaping and open space and how it meets the purpose of these regulations.	✓		
Illustrate how the open space network and pedestrian circulation system will function.	✓		
Existing site features, including ditches, trees, shrubs and ground cover, and any drainage ways, wetlands or wildlife habitat present on the site. Indicate which plants will be preserved, the method of preservation and which will be removed.	✓	✓	✓
Proposed landscaping, including trees, shrubs, ground cover, walks, fences. Show which plantings are deciduous and evergreen.		✓	
Indicate which areas will be irrigated and method of irrigation.		✓	✓
Typical detail drawings at 1" = 20' to illustrate perimeter treatment, buffering, typical front yard and any special treatment areas on the site.		✓	
Define areas to be considered open space and if they will be public or private. Indicate how open space will be maintained, including erosion control, revegetation and weed management, both during and after construction.		✓	✓
Detailed planting plan indicating location, species, size and quantity of all proposed plantings and ground cover. Improvements shall be shown in their final location and mature size. Include a plant list in chart form and description of the type and location of ground cover, walks, fences and mulches. Include a cost estimate for improvements. (This may be submitted as a separate sheet and is not required on the plans.)			✓

(Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-475. Prohibited plant materials list.

(a) The following list of trees are prohibited in the Town:

(1) Russian olive (an invasive species that threatens native trees in

(2) Lombardy poplar (susceptible to canker-forming fungi for controls).

(3) Siberian elm (can dominate native vegetation, especially in disturbed areas; is weak-wooded and subject to continuous dieback when large; can be devastated by the elm leaf beetle).

(4) Boxelder maple (primary host plant of the Boxelder bug).

(5) Cotton-bearing cottonwood. The Board of Trustees will consider cotton-bearing cottonwood on a case-by-case basis for restoration projects along riparian corridors (often considered a public nuisance).

(b) All plant species on the Colorado State Invasive and Noxious Weed List are prohibited. (Ord. 480 §2.13, 2003; Ord. 607 §1, 2009)

Sec. 16-2-480. Buffering and screening techniques.

(a) Intent. The intent of this Section is to integrate adjacent land uses and provide seamless transitions from one (1) use to another through the use of building orientation and access, landscaping and appropriate architectural elements.

(b) General provisions.

(1) Special consideration shall be given to adjacent land uses of different intensities. The responsibility for buffering shall rest with the proposed land use, rather than with existing land uses. The developer shall ensure that the transition from one (1) use to another is attractive and functional and minimizes conflicts between the current and planned uses.

(2) Buffering can be accomplished through the effective use of shared access and parking, appropriate building orientation and setbacks, landscaping, architectural treatment and limited use of fencing and screening walls. Special consideration shall be given to the impact of aesthetics, noise, lighting and traffic.
Integrate adjacent land use through appropriate:
1. building orientation and setback;
2. landscaping;
3. access;
4. architectural elements.

(3) Buffering may be required between any development and adjacent natural or environmentally sensitive areas. This will be determined on a case-by-case basis.

(4) Under no circumstances shall a fence be the only screening material used as a buffer between land uses.

(c) Location and screening of required loading and service areas.

(1) Loading docks, solid waste facilities, recycling facilities and other service areas shall be placed to the rear or side of buildings in visually unobtrusive locations.

(2) Screening and landscaping shall prevent direct views of the loading areas and their driveways from adjacent properties or from the public right-of-way. Screening and landscaping shall also prevent spill-over glare, noise or exhaust fumes. Screening and buffering shall be achieved through walls, architectural features and landscaping and shall be visually impervious. Recesses in the building or depressed access ramps may be used.

(d) Dumpsters.

(1) Every development that is required to provide one (1) or more Dumpsters for solid waste collection shall provide sites for such Dumpsters that are:
a. Located to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties or public rights-of-way; and
b. Constructed to allow for collection without damage to the development site or the collection vehicle.

(2) All such Dumpsters shall be screened to prevent them from being visible to:
a. Persons located within any dwelling unit on residential property other than that where the Dumpster is located;
b. Occupants, customers or other invitees located within any building on

nonresidential property other than that where the Dumpster is located; and

c. Persons traveling on any public street, sidewalk or other public way. (Ord. 480 §2.15, 2003; Ord. 607 §1, 2009)

Sec. 16-2-485. Fences and walls.

(a) Intent. The intent of this Section is to ensure that walls and fences are attractive and in character with the neighborhood. Recognizing that fences are used to create privacy, the Town encourages privacy fences (six-foot and solid) be located close to the house and not alongside and rear property lines.

(b) General provisions.

(1) Compatibility. Walls and fences shall be architecturally compatible with the style, materials and colors of the principal buildings on the same lot. If used along collector or arterial streets, such features shall be made visually interesting by integrating architectural elements such as brick or stone columns, varying the alignment or setback of the fence, softening the appearance of fence lines with plantings or through similar techniques. A fence or wall may not consist of a solid, unbroken expanse for more than fifty (50) feet for every seventy-five (75) feet of length, or portion thereof. See Section 16-2-835 of this Article for examples. Fence support posts should be constructed inside the fence and should not be visible from the outside of the fence, and all exterior fences made of wood shall be finished with a clear seal or left in their natural state. Decorative or ornamental fence support structures may be visible if approved by the Community Development Director.

(2) Materials.

a. Stone walls, or brick walls with a stone or cast stone cap, treated wood fences, decorative metal, cast iron fences, stucco walls and stone piers are encouraged. Solid walls and fences are permitted only in rear and side yards. Retaining walls are permitted where required for landscaping and approved with a final drainage plan for architectural purposes. Hedges may be used in the same manner and for the same purposes as a fence or wall. Refer to Section 16-2-835 of this Article for illustrations of fence styles that the Town is encouraging.

b. Fences used in front yards and adjacent to public streets alongside and rear yards shall be at least fifty percent (50%) open. Allowable fences are split rail, wrought iron, picket or other standard residential fences of a similar nature approved by the Building Inspector.

c. Solid fences shall be constructed to meet the wind design criteria of the adopted Building Code, using a basic wind speed of ninety-five (95) miles per hour.

d. Other materials may be incorporated in fences and walls as may be approved by the Town.

(3) Prohibited materials. Contemporary security fencing such as concertina or razor wire, barbed wire or electrically charged fences are prohibited unless specifically allowed by the Board of Trustees. Chain-link fencing with or without slats shall not be used, except as administratively approved for replacement, or extension of, existing chain-link fencing within the Town Subdivision on residential property in close proximity to existing chain-link fencing within the neighborhood. Chain-link fencing is prohibited in the Downtown area as per Subparagraph 16-2-721(d)(5)a.

(4) Retaining walls. Retaining walls shall be designed to resist loads due to the lateral pressure of retained material in accordance with accepted engineering practice and shall not be unsightly or detrimental to abutting property. Any retaining wall greater than forty-eight (48) inches in height shall be engineered and allowed only with prior approval from the Town.

(5) Height limitations. Fences or walls shall be:

a. No more than forty-two (42) inches high between the front building line and the front property line. Walls shall not be solid except for retaining walls. For corner lots, front yard fence regulations shall apply to both street sides of the lot.

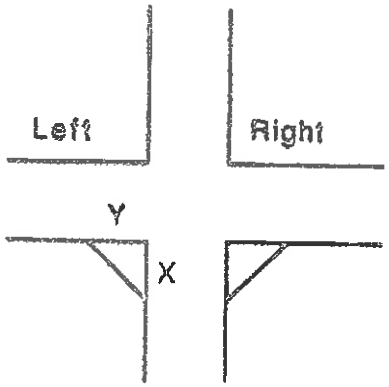
b. No more than forty-two (42) inches high if located on a side yard line in the front yard, except if required for demonstrated unique security purposes. Fences and walls shall not be solid, except for retaining walls.

c. No more than six (6) feet high for an opaque privacy fence located on a rear property line or on a side yard line in the rear yard.

d. No more than six (6) feet high for opaque privacy fences that are located directly adjacent to and integrated with the architecture of the house or connected to a courtyard.

e. No more than thirty (30) inches high when located within the site distance triangle, and fences or walls within this site distance triangle shall not be solid.

Sight Distance Table *Type of Street*	*Y Distance (in feet)*	*X Distance (in feet)*	*Safe Sight Distance (in feet)*
Arterial	Right 135' Left 270'	15'	500'
Collector	Right 120' Left 220'	15'	400'
Local	Right 100' Left 150'	15'	300'
Alley	Right 100' Left 150'	15'	-----



f. In the Industrial (I) District, a chain-link fence is permitted so long as it is not higher than six (6) feet anywhere on the premises, and the visibility at the intersection shall be in accordance with site triangle regulations. Additional landscaping must be installed to minimize the visual impact of the chain-link fence.

g. Fences around a recreation court (e.g., tennis, squash racket, squash tennis or badminton) or around a publicly owned recreation area may exceed six (6) feet in height if the fence is at least fifty percent (50%) open.

(6) Maintenance. Fencing shall be maintained in an acceptable appearance. Missing and broken segments of fence shall be repaired in a timely manner. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Building Inspector. Hedges shall be maintained in a healthy condition, trimmed and pruned as appropriate for the plant type. Dead plant material in hedges shall be removed or replaced as appropriate when so ordered by the Building Inspector. Hedges shall not encroach upon sidewalks or street rights-of-way. The Town may repair and/or replace fencing or plants and bill the owner if the owner does not make repairs as ordered by the Building Inspector.

(7) Ornamental gates associated with fences will be allowed subject to approval by the Town.

(c) Warranty period. The warranty period for perimeter fences along arterial and collector streets shall be two (2) years. Provision for compliance shall be as outlined in the warranty section of the subdivision improvement agreement.

(d) Additional fencing requirements for the downtown area.

(1) Security or privacy fencing, not exceeding six (6) feet in height, located on the rear one-third (⅓) of the property and not visible from Broad Street, may be permitted if the use of the enclosed area and the design of the fence meets the intent of the downtown commercial standards. Chain-link fences shall not be allowed. Decorative fencing that is fifty percent (50%) open is encouraged.

(2) All exterior fences which are made of wood shall be finished with a clear seal or left in the natural color of the wood. Painted fences shall not be permitted.

(3) Fence support posts shall be constructed inside the fence and shall not be visible from the outside of the fence. Decorative or ornamental fence support structures may be visible if approved by the Community Development Director.

(4) Fencing shall be maintained in good repair and, when needed, shall be replaced with fencing that is equal to or better than the original fencing.

(5) The use of materials not customarily used for fencing shall not be permitted. (Ord. 480 §2.16, 2003; Ord. 607 §1, 2009; Ord. 643 §1, 2011)

Community Design Principles and Development Standards

Division 7 Commercial and Industrial Architecture

Sec. 16-2-710. Intent.

(a) The Town has the following three (3) distinctly different commercial/industrial types of development within its Planning Area: mixed use; business/industrial; and business/commercial. They are different in character, purpose and mixture of uses. The design considerations vary for each type, although there are many common design elements. Section 16-2-715 below outlines the common elements, and the specific design considerations are identified by type.

(b) With respect to the mixed use, Milliken's historic buildings have established a pattern of downtown development. Buildings are located close to the sidewalk, forming a continuous street facade. Pedestrian movement is the primary focus. Building height, architectural details, front setbacks, parking location, wall articulation and sidewalks establish the architectural edge that defines this area as a walkable commercial corridor. A Mixed Use Commercial – Downtown District has been created to strengthen the original downtown area.

(c) The business/industrial is a primary employment center for the community. This area is predominantly automobile-accessible; however one (1) of the design challenges is to improve the pedestrian connections internally and as this area connects to the rest of the community.

(d) Finally, business/commercial is intended to be integrated into the design of new neighborhoods to serve as a focal point and meet convenience commercial needs. (Ord. 480 §2.18, 2003)

Sec. 16-2-715. General provisions.

(a) Connections. Commercial developments must be linked with surrounding areas by extending town streets, sidewalks and/or paths directly into and through the development,

thereby providing convenient, direct pedestrian, bicycle and vehicle access to and from all sides of the development.

(b) Accessibility. Developments must be accessible to pedestrians and bicyclists as well as motorists. Site plans shall equally emphasize the following:
  (1) Pedestrian access to the site and buildings;
  (2) Gathering areas for people; and
  (3) Auto access and parking lots.

  The emphasis must not be placed solely on parking and drive-through functions.

(c) Walkways. Walkways must be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access.

(d) On-Street Parking. Streets and other elements of the site plan shall be designed so that on-street parking is a functional part of the development (except along arterial streets).

(e) Building Orientation. Where possible, buildings shall be located to front on and relate primarily to streets. Building setbacks from local and collector streets should be minimized in order to establish a visually continuous, pedestrian-oriented streetfront. In the case of large buildings for employment, storage or auto-related uses, where greater setbacks are needed, a minimum of thirty percent (30%) of the building shall be brought to the setback line. If a minimized setback is not maintained, the larger setback area shall have landscaping, low walls or fencing, a tree canopy and/or other site improvements along the sidewalk designed for pedestrian interest, scale and comfort.

(f) Pedestrian Scale. The establishment of buildings on isolated "pad sites" surrounded by parking lots and driveways, and that offer mainly auto-oriented signage to define entrances, is discouraged. Even relatively massive development can be configured into "blocks" or other spaces, proportioned on a human scale and city block scale; and need not be proportioned on a monolithic, auto-oriented scale.

(g) Thematic Architectural Styles. Standardized "corporate" or strongly thematic architectural styles associated with chain-type restaurants and service stores are strongly discouraged unless they accommodate the desired image for the Town and are compatible with adjacent structures and uses. Refer to Section 16-2-835 of this Article for illustrations.

(h) Location of Parking Lots. Parking requirements shall be provided to the greatest extent possible by spaces at the rear or sides of the building. Refer to Division 3 and Division 5 of this Article for additional parking requirements.

(i) Blank Walls. Blank, windowless walls are discouraged. Where the construction of a blank wall is necessary, the wall shall be articulated.

(j) Wall articulation.
  (1) Walls shall not have an uninterrupted length exceeding fifty (50) feet. Pilasters, texture transitions, windows and stepping of the wall plane are required.
  (2) All exterior elevations shall maintain the integrity of the adjacent dwellings architectural character and detailing.
  (3) Continuous cornice lines or eaves are encouraged between adjacent buildings.
  (4) Buildings with flat roofs shall provide a parapet with an articulated cornice.

(k) Facade Treatment. The architectural treatment of the front facade shall be continued, in its major features, around all visibly exposed sides of a building. Blank wall or service area treatment of side and/or rear elevations visible from the public viewshed is discouraged.

(l) Windows. Windows shall be vertically proportioned wherever possible.

(m) Awnings. Fixed or retractable awnings are permitted. Canvas is the preferred material, although other waterproofed fabrics may be used; metal or aluminum awnings shall not be

used unless otherwise approved by the Board of Trustees. Awnings used as signage must conform to the Sign Code.

(n) Screening. All air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties by using walls, fencing (except chain-link), roof elements and landscaping. In addition, all trash facilities, loading and parking areas shall be properly screened.

(o) Architectural Details. All materials, colors and architectural details used on the exterior of a building shall be compatible with the building's style and with each other. Refer to Section 16-2-835 of this Article for illustrations of commercial architecture that the Town is encouraging. (Ord. 480 §2.18, 2003)

Sec. 16-2-835. Design vocabulary.

A small community is physically unified by common design features which include building mass and style, facade treatment, materials, colors, landscape and streetscape details.

– Visions for a New American Dream, Anton Nelessen, 1994

(a) Intent. The following images are intended to provide examples of buildings and landscape features that may contribute to Milliken's special character. The intent of the Design Vocabulary is to illustrate the character and quality of development the Town is seeking and to help ensure new development is integrated with "downtown" Milliken. The residential architectural styles illustrate traditional Colorado styles which are referred to in Section 16-2-35 and in Division 6 of this Article.

(b) The Design Vocabulary includes the following elements:
- (1) Residential architectural styles.
- (2) Multi-family residential architectural styles.
- (3) Downtown and neighborhood commercial.
- (4) Common areas.
- (5) Commercial/industrial.
- (6) Streetscape.
- (d) Fences.
- (e) Signage.

(Ord. 480 §2.24, 2003)

Community Design Principles and Development Standards

Division 8 Development Standards

Sec. 16-2-810. Lighting.

(a) Intent. The intent of this Section is as follows:
- (1) To create an attractive lighting system to enhance visibility and safety, while minimizing glare and contrast.
- (2) To encourage exterior lighting that is functional, aesthetically pleasing and complementary to the architectural style of buildings.

(b) General Provisions.
- (1) Evaluation of Exterior Lighting. Exterior lighting shall be evaluated in the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect the adjacent properties or neighborhood.

(2) Light Style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.

(3) Concealed Light Source. Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on adjacent property and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with "cut-off" devices so that it will not be visible from any adjacent property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent property. Light fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed.

(4) Hours of Lighting Operation. All parking lot lighting fixtures and exterior building lights, except those required for security purposes, shall be extinguished within one (1) hour after the end of business hours and remain extinguished until one (1) hour prior to the beginning of business hours. If a portion of a parking lot is used after dark, only that portion shall be lighted.

(5) Height Standards for Lighting.

a. Residential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than sixteen (16) feet from the ground. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

b. Nonresidential Zoning Districts. Light fixtures shall be mounted on concrete, fiberglass or painted metal poles no higher than twenty-five (25) feet from the ground, unless a greater height, not to exceed the maximum building height in the applicable zone district, is approved by the Planning Commission or Board of Trustees through a development application review process. Lighting mounted on a building or structure shall not exceed the height of the building or structure. Bollard-type lighting fixtures shall be between three (3) and four (4) feet high.

(6) Exemption for Outdoor Recreational Uses. Because of their limited hours of operation and their unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses (both public and private), unless otherwise restricted by the Board of Trustees, shall be exempt from the general provisions of this Section. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m. (Ord. 480 §2.19, 2003)

Sec. 16-2-820. Sanitary sewer.

All residential, commercial and industrial uses which have human occupancy shall have sanitary sewer. The sanitary sewer system shall be connected to an existing public sanitary sewer system and shall 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. Sanitary sewer lines are to be of sufficient size and design to collect all sewage from all proposed or portable structures within the subdivision or development. On a case-by- case basis, the Board of Trustees may approve individual sewage disposal systems that comply with County Health Department standards. However no new addition, upgrade or major repair to an individual sewage disposal system will be permitted if the property is located within four hundred (400) feet of a municipal or sanitation district collection line, measured through existing sewer easements or utility rights-of-way,

except where such connection is not feasible or has been denied by the Town or district. (Ord. 480 §2.21, 2003)

Sec. 16-2-825. Potable water.
All residential, commercial and industrial uses which have human occupancy shall have potable water served by the Town or appropriate water district. The water system shall be of sufficient size and design to supply potable water to each structure or lot upon which a structure is to be built. (Ord. 480 §2.22, 2003)

Sec. 16-2-830. Fire hydrants.
The subdivider shall install fire hydrants at street intersections and at other points as per the requirements of the District. Fire hydrants shall have national standards threads, two-and-one-half-inch outlets and four-and-one-half-inch or six-inch streamers. (Ord. 480 §2.23, 2003)

Sec. 16-3-10. General provisions.
ARTICLE III
Zoning
Division 1 General

(a) In their interpretation and application, the provisions of these zoning regulations shall be held to be minimum requirements adopted for the promotion of the public health, safety, morals, convenience, comfort, prosperity and general welfare.

(b) Uniformity of Regulations. The regulations established by this Article within each zone shall apply uniformly to each class or kind of structure or land. Unless exceptions are specified in this Article, the following interpretations shall apply:

(1) No buildings, structure or land shall be used or occupied, and no building, structure or part thereof shall be erected, changed, constructed, moved or structurally altered unless in conformity with all of the regulations herein specified for the zone in which it is located. Where a lot is divided by a zoning district boundary line by the current official zoning map or by subsequent amendments to the zoning map, the zoning requirements may be extended within the lot for a distance of not more than twenty-five (25) feet.

(2) No building or other structure shall be erected or altered:
   a. To exceed the height limitations.
   b. To accommodate or house a greater number of families.
   c. To occupy a greater percentage of the area.
   d. To have narrower or smaller rear yards, front yards, side yards or other open spaces.

(3) No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this Article, shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building unless specific exception therefore is stated in this Article. Exceptions may be granted by the Board of Trustees for infill development.

(4) No yard or lot existing or approved at the time of passage of this Code shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this Code shall meet at least the minimum requirements established by this Code.

(5) Any use not permitted in a zone either specifically or by interpretation by the Board of Trustees per Section 16-3-210 of this Article is hereby specifically prohibited from that zone.

(6) The Town shall withhold building permits, occupancy certificates, final inspection certificates and any other certificates or permits provided for by any building code or other law, if a violation of this Article exists with respect to the land to which the permit or certificate pertains, or such a violation would exist upon the exercise of the privilege granted by the permit or certificate.

(7) No building shall hereafter be changed to a residential, business, commercial or industrial use, nor shall any new structure, building or land be occupied for a residential, business, commercial or industrial use unless the owner has first obtained a certificate of occupancy from the Building Official. Provided that the use is in conformance with the provisions of this Article, a certificate of occupancy shall be issued within a reasonable time after written notification that the building is ready for occupancy.

(8) The fact that land is zoned pursuant to this Article does not excuse compliance with Town subdivision regulations and community design and development standards.

(c) Conflict with Other Provisions of Law. Whenever the requirements of this Article are at a variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the more restrictive or that imposing the higher standards shall govern.

(d) Conflict with Private Covenants or Deeds. In case of a conflict between this Code and any private restrictions imposed by covenant or deed, the responsibility of the Town of Milliken shall be limited to the enforcement of this Code. When provisions within this Code are more restrictive than those imposed by covenant or deed, or when any such private instruments are silent on matters contained within this Code, the provisions of this Code shall rule.

(e) Zoning of Annexed Territory.

(1) Zoning of land during annexation may be done in accordance with the procedure and notice requirements of this Section. The proposed zoning ordinance shall not be passed before the date when the annexation ordinance is passed.

(2) Any area annexed shall be brought under the provisions of this Section and the map there under within ninety (90) days from the effective date of the annexation ordinance, despite any legal review that may be made challenging the annexation. During such ninety-day period, or such portion thereof as is required to zone the territory, the Town shall refuse to issue any building permit for any portion or all of the newly annexed area.

(f) Previous Zoning Ordinance. At the effective date of the initial code, all territory in the Town had been zoned pursuant to an earlier zoning ordinance that had been amended from time to time. That earlier code, as it existed on the effective date of the initial code, will be referred to hereinafter as the "Zoning Ordinance." The zoning district classifications are assigned to the territory of the Town pursuant to the zoning map. The Zoning Ordinance and the last zoning map hereunder are hereby made a part of this Article, in order to facilitate application of the nonconforming use provisions of this Article and of certain additional provisions of this Article.

(g) Administrative Official. The Town Clerk shall administer this Article, with the assistance from other Town employees. The Town Clerk is referred to as the "administrative official" in this Article. The function of administering this Article shall include, but not necessarily be limited to, reviewing proposed construction projects and other proposed land use activities to determine compliance with this Article; interpreting words, phrases and concepts contained herein; obtaining factual material needed for making decisions which this Article requires to be made; and performing other duties specifically or impliedly delegated to the administration official by other sections of this Article.

(h) Enforcement Official.

(1) The Town Clerk shall be responsible for enforcing compliance with this Article. The Town Clerk may designate other Town employees assigned to the Town Clerk's office to assist him or her. The Town Clerk is also referred to as the "enforcement official" in this Article.
(2) The enforcement official shall have authority to notify owners or occupiers of land in the Town of violations of this Article, and to issue orders requiring compliance within specified times, not longer than six (6) months unless a longer time is specified by the Zoning Board of Appeals.
(3) The enforcement official may initiate proceedings in the Municipal Court for the punishment of persons who violate this Article. The issuance of a notice or order pursuant to Paragraph (2) above shall not be a prerequisite to the initiation of any such proceeding in the Municipal Court. (Ord. 480 §3.1, 2003)

Sec. 16-3-20. Purpose.

The purpose of this Zoning Code is to create a vital, cohesive, well-designed community in order to enhance the Town of Milliken's small-town character and further the citizens' goals as identified in the Comprehensive Plan. These zoning regulations are designed:

(1) To promote the health, safety, aesthetics, morals and general welfare of the community;
(2) To lessen congestion in the streets and enhance pedestrian and vehicular movement with the least detriment to environmental quality;
(3) To secure the safety of the people against fire, panic, flood waters and other dangers;
(4) To provide adequate light and air, to prevent the overcrowding of land and to avoid the undue concentration of population;
(5) To regulate the location of activities and developments which could produce significant changes in population density;
(6) To classify land use and distribute land development and utilize in a way which will benefit the community; to regulate development and activities in hazardous areas; and to regulate the use of land on the basis of the impact thereof on the community and other surrounding areas;
(7) To provide, in conjunction with other laws and regulations, for transportation, water, schools, sewage treatment and other public requirements;
(8) To preserve mineral lands for needed development;
(9) To provide for phased development of government services and facilities and to aid in realizing the policies, objectives and goals of the Comprehensive Plan;
(10) To encourage innovations in land uses in order to take advantage of improvements in the technology of land use and development;
(11) To encourage and facilitate the orderly growth and expansion of the Town, while at the same time protecting the environment in a manner consistent with constitutional rights;
(12) To construct new domestic water and sewer systems in areas which result in minimal environmental damage;
(13) To permit extension of domestic water and sewage systems in those areas in which the anticipated growth and development that may occur as a result of such extension can be accommodated within the environmental and financial capacity of the area;
(14) To encourage traditional neighborhood residential mixed and multiple-use developments, so the growing demand for housing may be met;
(15) To protect the environmental and cultural heritage of the community; and
(16) To ensure quality development that will present and enhance the quality of life for residents of the Town. (Ord. 480 §3.2, 2003)

Division 2
Zoning Districts and Boundaries

Sec. 16-3-110. Zoning Districts.

In order to carry out the provisions of this Code, the Town is divided into the following zoning districts:

DR	Developing Resource
A	Agricultural
AE	Agricultural Estates
CD	Conservation
E-1	Estate Zoning – Rural Subdivision
R-1	Single-Family Residential
R-1E	Single-Family Estate Residential
R-2	Two-Family Residential
R-3	Multi-Family Residential
R-FH	Factory Built Housing District
R-M	Mobile Home Community
C-1	Office
C-2	Local Business
C-3	General Business
C-4	Service Business
MU-C-D	Mixed Use Commercial - Downtown
I-1	Light Industrial
I-2	Medium Industrial
I-3	Heavy Industrial
PUD	Planned Unit Development
HSP	Hillside/Ridgeline Protection Overlay

(Ord. 480 §3.3, 2003)

Sec. 16-3-320. R-1 Single-Family Residential.

(a) Intent. This is a low-density housing district intended primarily for single-family uses on individual lots. This zone is characterized by tree-lined local streets, interconnected pedestrian circulation system and proximity to schools and parks.

(b) Uses by Right. Uses by right in the R-1 District shall be as follows:
- (1) Accessory buildings and accessory uses.
- (2) Foster care homes.
- (3) Home occupations.
- (4) Public and private schools for primary education (grades K-12).
- (5) **Public recreational facilities.**
- (6) Single-family detached dwellings.

(c) Uses by Special Review. Uses by special review in the R-1 District shall be as follows:
- (1) Accessory dwellings when associated with a use by right.
- (2) Child care centers.
- (3) **Community facilities.**
- (4) Churches.
- (5) Gas, oil and other hydrocarbon well drilling and production (subject to state and local regulations).
- (6) Group homes for up to eight (8) developmentally disabled, mentally ill or elderly persons.
- (7) Long-term care facilities.
- (8) Private recreational facilities.

(9) Police and fire stations or facilities.
(10) Public and private schools for secondary education.
(11) Signs not meeting the requirements of Article VII of this Chapter.
(12) Utility service facilities. (Ord. 480 §3.4, 2003; Ord. 666 §5, 2012)

Sec. 16-3-490. Density and dimensional standards.

The following specifications shall be required in the zones identified:
(1) Residential and Agricultural – Density and Dimensional Standards:

Residential Density and Dimensional Standards

Zones / Standards	A	AE	E-1	R-1	R-1E	R-2	R-3	R-M	R-MH
Minimum lot area per dwelling (square feet, unless otherwise noted) [1]	1.5 acres	1.5 acre min. lot size and 2.5 acre max. lot size	20 acres [2]	7,500 or 2 times the ground floor area of the principal building, whichever is greater	13,000, or 4 times the ground floor area of the principal bldg., whichever is greater	6,000, or 2 times the ground floor area of principal bldg., whichever is greater	6,000 for apts. and condos 2,000 for town homes	As required by mobile home ordinance	7,500
Maximum gross density (units per acre)		.66		5	3	7	20		5
Minimum lot frontage (feet) [3]	60	60	60	60	75	60	60		60
Minimum front yard setback (feet) [4]	25	25	25	20	25	25	25	See mobile home ordinance	20
Minimum side yard setback (feet) (on street) [5]	15	15	15	15	15	15	15, or 1 ft. for every 3 ft. or fraction thereof building height, whichever is greater		15

[1] If the property is part of the *Plat of the Town of Milliken*, and it has not been replatted since July 1909, the minimum lot area per dwelling shall be 6,250 square feet. In addition, landowners in this area may combine multiple lots (typically 25' x 120' in size) to create a buildable lot without going through the minor subdivision process as long as the lot lines do not change.

[2] If the Town approves a conservation density bonus, the maximum density is 1 unit per 5 acres.

[3] If the property is part of the *Plat of the Town of Milliken*, and it has not been replatted since July 1909, the minimum lot frontage shall be 50 feet.

[4] Swimming pools, spas and hot tubs; rear yard requirements. All swimming pools, spas and hot tubs, including aboveground and in-ground pools, having a depth greater than 18 inches shall only be placed or constructed in the rear yard of a residential lot. No swimming pools, spas or hot tubs shall be placed or constructed in the front yard or side yard of any residential lot.

[5] If the property is part of the *Plat of the Town of Milliken*, and it has not been replatted since July 1909, the minimum side yard setback on a street may be 10 feet.

Residential Density and Dimensional Standards (Cont'd)									
Zones Standards	A	AE	E-1	R-1	R-1E	R-2	R-3	R-M	R-MH
Minimum side yard setback (feet) (interior)		15	15	5 ft. or 1 ft. for every 3 ft. or fraction thereof of building height, whichever is greater	15	5 ft. or 1 ft. for 3 ft. or fraction thereof of building height, whichever is greater	10 ft. or 1 ft. for 3 ft. or fraction thereof of building height, whichever is greater		6
Minimum distance between buildings (feet)	40	10	10	10	10	Subject to building codes	Subject to building codes	20	10
Minimum rear yard setback (feet)	20	20	20	20	20	20	20	10 or 20 [6]	20
Garage with entrance facing an alley	10	10	10	5	10	5	5	5	5
Maximum building height (feet)	35	35	35	35	35	35	40 [7]	35	35

[6] Rear spacing shall be 20 feet when units are side to end and 10 feet when units are end to end.

[7] If a lot in an R-3 District is adjacent to 1 or more lots in an R-1, R-1E or R-2 District, a building on the lot in the R-3 District shall not exceed 30 feet in height unless the building is set back at least 150 feet from the adjacent lot or lots in the R-1, R-1E or R-2 District.

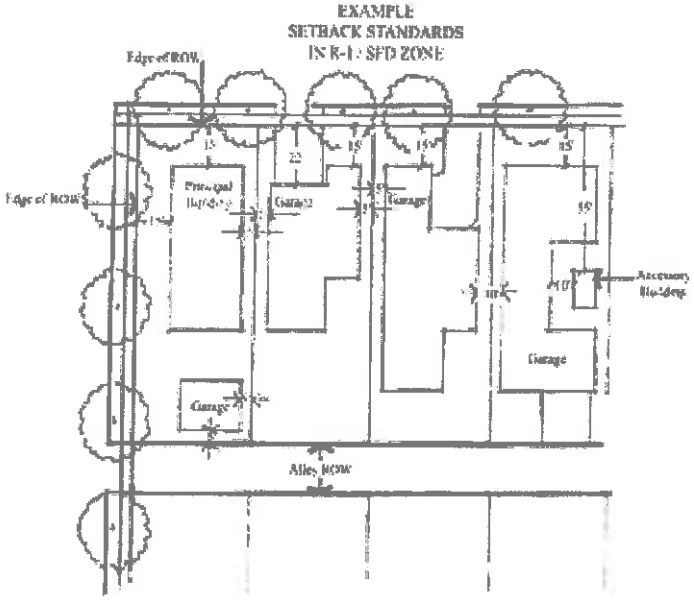


Figure 3-1

Sec. 16-4-430. Site plan.

(a) Purpose. Site plan approval is needed for a building permit for all multi-family, commercial and industrial developments as well as parks, open space and trails. The only development a site plan is not needed for is a new single-family or duplex development. The site plan shows how the lot will be developed so that the Town can make sure that the site design will be in compliance with all Town regulations.

(b) Site Plan Process.

(1) Step 1: Submit Site Plan Application.

a. Land Use Application Form.

b. Site Plan – Technical Criteria Form (from Workbook).

c. Application Fee and Fee Agreement. A nonrefundable fee is collected to cover the cost of review by the Town Staff and notice and publication expenses. A deposit and fee agreement is necessary to cover costs for review of any other expert whom the Town may wish to employ. Actual costs may exceed the deposit; in this case, the applicant is liable for costs in excess of the deposit. The Town shall provide the applicant with a copy of the most current fee schedule and fee agreement form.

d. Site Plan Map. The site plan map shall be a minimum of eighteen (18) inches by twenty four (24) inches and shall provide the following information:

1. Title of project.
2. North arrow, scale (no greater than 1" = 50') and date of preparation.
3. Vicinity map.
4. Address of project.
5. Legal description of property.
6. Name, address and phone number of property owner.
7. Name, address and phone number of person or firm responsible for plan.
8. Lot size (square footage).
9. Bearings and distances of all lot lines.
10. Existing and proposed easements and rights-of-way.
11. Existing and proposed paved areas and sidewalks on the site and in the adjacent rights of-way, all dimensioned, showing how pedestrians will have access to the site and buildings.
12. Gathering areas for people.
13. Existing and proposed curb cuts on the site and in the adjacent rights-of-way (on both sides of perimeter streets), all dimensioned.
14. Existing and proposed two-foot contours.
15. Existing waterways on or adjacent to the site.
16. Finished floor elevations for all structures.
17. Footprint (including roof overhangs and eaves, decks, balconies, outside stairs and landings) of all proposed structures and their use with their dimensions and locations noted with respect to the property lines.
18. Existing structures and their use.
19. Square footage of the proposed building and the footprint of the proposed building.
20. Proposed structure height.
21. For commercial and industrial uses, the type of activity and number of employees.
22. For multi-family residential, the number of residential units and bedrooms per unit.

23. Location of proposed signs and lights.
24. Specifications for the signs and lights, including type, height and general conformance to the Code. For commercial and industrial uses, a photometric plan prepared by a qualified electrical or lighting engineer shall be submitted that depicts all lighting fixtures and the light spread (in foot-candles) of these fixtures across the site to all property boundaries.
25. Proposed traffic controls and striping for parking areas (all lanes, driveways and parking spaces must be dimensioned).
26. Trash disposal areas and enclosures including specifications for enclosures.
27. Location and size of existing and proposed water and sewer service connections and tap sizes (including those for irrigation systems).
28. Location and size of water and sewer lines to which the service connections will be or are made.
29. Location and size of water meters.
30. Location and size of backflow-prevention devices.

e. Community Design Principles and Development Standards Description. Demonstrate in written or graphic form how the proposed structure is consistent with the community design principles and development standards found in Article II of this Chapter.

f. Certified Drainage Report. A certified drainage report, including an erosion control study and plan, as applicable, must be reviewed and approved by the appropriate sanitation district (if applicable) prior to submittal of the report to the Town as part of the site plan application.

g. Final Landscape Plan. Refer to Article II, Division 5 of this Chapter for the final landscape plan requirements.

h. Final Open Space and Ecological Characterization Plan. Refer to Article II, Division 5 of this Chapter for the final open space and ecological characterization plan requirements.

i. Exterior Elevations of Proposed Structures/Graphic Visual Aids. Provide complete building elevations, drawn to scale, with illustrations of all colors and identifying major materials to be used in the structure. In addition, Staff may require building floor plans, sectional drawings, perspective drawings, models and/or computer visualizations when the impacts of a proposal warrant such information.

j. Mineral, Oil and Gas Rights Documentation. Evidence that the applicant has contacted all mineral rights owners and all lessees of mineral, oil and gas rights associated with the site by certified mail and is working towards resolution. Included in the evidence must be the name of the current contact person, his or her phone number and mailing address and a description of the issues. The mineral rights affidavit must be current and must be dated no more than thirty (30) days before the date of the sketch plan application submittal.

Sec. 16-3-500. Uses by special review.

(a) Purpose.

(1) In order to provide flexibility and to help diversify uses within a zoning district, specified uses are permitted in certain districts subject to the granting of a use by special review permit. Specific uses by special review for each zone district are listed in the Matrix of Permitted Uses by Zoning District (Section 16-3-480 of this Article).

(2) Because of their unusual or special characteristics, uses by special review require review and evaluation so that they may be located properly with respect to their

effects on surrounding properties. The review process prescribed in this Section is intended to assure compatibility and harmonious development between uses by special review, surrounding properties and the Town of Milliken at large. Uses by special review may be permitted subject to such conditions and limitations as the Town may prescribe to ensure that the location and operation of the use by special review will be in accordance with the use by special review application review criteria. The scope and elements of any use by special review may be limited or qualified by the conditions applicable to the specific property. Where conditions cannot be devised to achieve these objectives, applications for use by special review permits shall be denied.

(b) Use by Special Review – Review Process.

(1) Step 1: Optional Preapplication Conference. The applicant may attend a preapplication conference with a representative from the Town of Milliken. The purpose of the meeting is to discuss the use by special review submittal requirements and review process.

(2) Step 2: Technical Advisory Committee Meeting. Staff shall schedule a meeting with appropriate referral agencies (i.e., oil and gas companies, water providers, RE-5J School District, Weld County Department of Public Health and Environment, Weld County Public Works Department, Milliken Post Office, Milliken Police Department, Milliken Fire District, Thompson Rivers Parks and Recreation District, etc.), appropriate Town Staff (i.e., Town Clerk, Town Planner, Town Engineer, Town Administrator, etc.) and the applicant to discuss the project.

(3) Step 3: Use by Special Review Application Submittal. The applicant shall submit one (1) copy of the complete use by special review application package to the Town Clerk and shall request that the application be reviewed by the Planning Commission and Board of Trustees. Use by special review requests shall include:

a. Land Use Application Form.

b. Application Fee and Fee Agreement. A nonrefundable fee is collected to cover the cost of review by the Town Attorney, Town Engineer, Town Planner and any other expert whom the Town may wish to employ; and notice and publication expenses. Actual costs may exceed the deposit; in this case, the applicant is liable for costs in excess of the application fee according to the fee agreement. The Town shall provide applicants with a copy of the most current fee schedule and fee agreement form.

c. Mineral Rights Affidavit. The mineral rights affidavit must be current and must be dated no more than thirty (30) days before the date of the sketch plan application submittal.

d. Use by Special Review–Technical Criteria Form (fromWorkbook).

e. Title Commitment. The title commitment must be current and dated no more than thirty (30) days from the date of use by special review application submittal.

f. Written statement describing how the proposal is consistent with the Comprehensive Plan, Community Design and Development Standards and the Johnstown/ Milliken Parks, Trails, Recreation and Open Space Master Plan and any graphics necessary to describe the precise nature of the proposed use and its operating characteristics and to illustrate how all use by special review application review criteria have been satisfied. Applications for gravel resource extraction shall also demonstrate compliance with the Gravel Mining Reclamation Standards (Appendix III) of the Johnstown/ Milliken Parks, Trails, Recreation and Open Space Master Plan.

g. A map showing the proposed development of the site, including topography, building locations, parking, traffic circulation, usable open space, landscaped area and utilities and drainage features.
h. Preliminary building plans and elevations sufficient to indicate the dimensions, general appearance and scale of all buildings.
i. Such additional material as the Town Clerk may prescribe or the applicant may submit pertinent to the application.
j. Surrounding and Interested Property Ownership Report. Provide the Town Clerk with a current list (not more than thirty [30] days old) of the names and addresses of the surrounding property owners (within three hundred [300] feet of the property), mineral interest owners of record, mineral and oil and gas lessees for the property and appropriate ditch companies. The applicant shall certify that the report is complete and accurate.
k. Public Hearing Notification Envelopes. Two (2) sets of stamped, addressed, certified (return receipt requested) envelopes. The envelopes shall have the Town of Milliken's address as the mailing address and return address and the envelopes shall be addressed to the surrounding property owners (within three hundred [300] feet of the property), mineral interest owners of record, oil and gas lessees for the property and the appropriate referral agencies.
l. Mineral, Oil and Gas Rights Documentation. Evidence that the applicant has contacted all mineral rights owners and all lessees of mineral, oil and gas rights associated with the site by certified mail and is working towards resolution. Included in the evidence must be the name of the current contact person, his or her phone number and mailing address, and a description of the issues.

(4) Step 4: Use by Special Review Application Certification of Completion and Report to Planning Commission. Within a reasonable period of time, Staff shall either certify the application is complete and in compliance with all submittal requirements or reject it as incomplete and notify the applicant of any deficiencies. The applicant shall then correct any deficiencies in the application package, if necessary, and submit the required number of copies of the application (as specified in the Use by Special Review Technical Criteria form) to the Town Clerk. The original application and all documents requiring a signature shall be signed in blue ink. After a complete application is received, Staff shall prepare a report to the Planning Commission explaining how the application is or is not consistent with the use by special review application review criteria.

(5) Step 5: Planning Commission Review of the Use by Special Review Application. The Planning Commission shall hold a meeting to review the application and determine if the application complies with the use by special review application review criteria. The Planning Commission will then recommend to the Board of Trustees approval, approval with conditions or denial.

(6) Step 6: Set Use by Special Review Public Hearing Date and Notify Public of Hearing. The Town Clerk shall send notice of public hearing to the applicant, all property owners of record within three hundred (300) feet of the property in question, all mineral interest owners of record, oil and gas lessees for the property, and the appropriate referral agencies no less than twenty-one (21) days before the hearing. The referral information shall include the time and place of the public hearing, the nature of the hearing, the location of the subject property, and the applicant's name. The Town Clerk shall also publish notice in a newspaper of general circulation. The Town Clerk shall prepare a public hearing notification sign to be posted on the property by the applicant. The applicant shall furnish to the Town an affidavit of

posting on a form provided by the Town Clerk. The hearing may be held no less than thirty (30) days from the date of property posting and newspaper publication. If the use by special review request is accompanying another application that is scheduled for public hearing before the Board of Trustees, one (1) public hearing may be held on both applications.

(7) Step 7: Board of Trustees Public Hearing and Action on the Use by Special Review. The Board of Trustees shall hold a public hearing on the use by special review application. Following the public hearing, the Board of Trustees may approve, conditionally approve or deny the use by special review application based on the use by special review application review criteria. A use by special review permit may be revocable, may be granted for a limited time period or may granted subject to conditions as the Board of Trustees may prescribe. Conditions may include, but shall not be limited to: requiring special setbacks, open spaces, fences or walls, landscaping or screening, street dedication and improvement, regulation of vehicular access and parking, signs, illumination, hours and methods of operation, control of potential nuisances, prescription of standards for maintenance of buildings and grounds, and prescription of development schedules.

(8) Step 8: Record Use by Special Review Map. The applicant shall provide two (2) sets of signed Mylars to the Town. The Mylars shall have a signature block for the land owner and the Mayor for the Board of Trustees. The Town Clerk shall record one (1) original Mylar of the use by special review map in the office of the County Clerk and Recorder. The applicant shall pay the recording fee.

(c) Use by Special Review Application Review Criteria. The Town shall use the following criteria to evaluate the applicant's request:

(1) The use by special review will satisfy all applicable provisions of the zoning code and subdivision regulations unless a variance is being requested.

(2) The use by special review will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan, Community Design Standards and Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan. Applications for gravel resource extraction shall also comply with the Gravel Mining Reclamation Standards (Appendix III) of the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan.

(3) The use by special review will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

(4) The use by special review will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.

(5) The use by special review will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.

(6) Potential negative impacts of the use by special review on the rest of the neighborhood or of the neighborhood on the use by special review have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:

a. Traffic;
b. Activity levels;
c. Light;
d. Noise;

e. Odor;
f. Building type, style and scale;
g. Hours of operation;
h. Dust;
i. Erosion control; and
j. Effect on neighborhood character.

(7) The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained. (Ord. 480 §3.7, 2003; Ord. 522, 2005)

COMPREHENSIVE PLAN GOALS IMPLEMENTED

Lot Holding Investments, LCC has been actively building single family residential housing in Settlers Village. As the applicant, Lot Holding would like to see what the market absorption rate might be for multi-family condominium housing by building 2 four-plexes as Brookstone Development Phase I. This phase will be part of a large development consisting of 12 three-plexes, 10 four-plexes, and 9 five-plexes totaling 31 units or 121 dwelling units on 11.62 acres with a density of approximately 10.4 dwelling units per acre.

The Comprehensive Plan supports the development of a variety of housing types necessary to support employee recruitment and retention. The housing diversity will make Milliken more of a full service community where citizens have the opportunity to live, work, shop and recreate in the area. A variety in housing unit types, styles, and pricing as part of mixed-income residential development is an important component of maintaining a strong economy. The Envision Milliken Framework Plan updating the 2009 Comprehensive Plan shows this area high density residential housing. The most significant variables for Milliken's residents to experience a high quality life are the creation of new jobs within Milliken and nearby communities, the delivery of the right housing products and mix, and adequate services.

The proposed development will sit next door to commercial, proposed offices, recreational opportunities, and single-family housing in a central location, supporting a Town Board goal to grow the Town out from its center with services being provided at the lowest cost possible.

REVIEW CRITERIA

Lot Holding Investments LLC requests the approval of the lot split and a commercial site plan for the two four-plexes in high density residential housing multi-family development known as Brookstone Subdivision. This Subdivision was approved as Hacienda Villas in the site specific Settlers Village and Centennial Master Plan for the Planned Unit Development (PUD) zoning. The Brookstone Subdivision was replatted on June 8, 2009 as a Replat of Lot 2, Block 2, Settlers Village Subdivision, Fifth Filing, 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. The total acreage for the Brookstone Subdivision is approximately 24 acres which, if approved, will be split into two parcels consisting of 11.621 acres for the multi-family condominium project and 12.404 acres for some other high density multi-family housing development such as patio homes, a community center to complement the multi-family housing, and/or a combination of other multi-family housing products that are compatible with the high density residential PUD zoning.

Site Plan

A site plan is required for all multi-family, commercial and industrial developments as well as parks, open space, and trails pursuant to Section 16-4-430 "Site Plan". The site plan submittal shows the first 2 four-plexes along a new proposed lot line with landscaping, drainage, and a regional 8 foot trail. The proposed trail links the existing sidewalk from Stage Coach Drive to the 50 foot State Highway buffer. The 50 foot buffer allows for landscaping and a trail along Highway 60. In addition, the first phase will have a pocket park with a custom rock climbing feature and swinging bench. The pocket park will be dedicated to the Metro District and will serve as an intermediate node to the future trail along Highway 60.

Lot Holding Investments, LCC has been actively building single family residential housing in Settlers Village. The developer would like to see what the market absorption rate will be for multi-family condominium housing by building 2 four-plexes as Brookstone Development Phase I. This phase will be part of a large development consisting of 12 three-plexes, 10 four-plexes, and 9 five-plexes totaling 31 units or 121 dwelling units on 11.62 acres with a density of approximately 10.4 dwelling units per acre.

Staff talked with the applicant, Bret Hall, on October 13, 2015. He stated that the Brookstone Subdivision shall remain high density residential housing as originally approved with the approval of the Centennial Master Plan and the Settlers Village PUD. The Centennial Master Plan shows high density residential housing as 25 dwelling units per acre on a total of 50 acres in Brookstone (Hacienda Villas), Fairfield Acres, Pheasant Hills, Trappers Village, and Homestead Hills. Thus, this site plan is in conformance at this time with the original Centennial Master Plan and Settlers Village PUD approval.

The multi-family housing development will create traffic, activity, light, noise, and affect the neighborhood's character. Notices were sent to the property owners within 300 feet. The neighbors that came in to talk with staff and seemed pleased that something was finally going to be developed on the land across the Stagecoach Drive. Apparently, the tumbleweeds blow into people yards and cars drive very fast on Stagecoach without any development there, except empty land. These neighbors think the new development will be an asset to their neighborhood.

The site plan shows how the lot will be developed so that the Town can make sure that the development will be compliance with all Town regulations. Staff has tried to include the relevant, primary code regulations that apply to this particular case for the Commission to use in their review of the application.

The submitted site plan notes state that the utilities and the site improvement standards and details shall meet Town's standards and all local, state, and federal regulations. The grading, soil augmentation, drainage control, storm water, utilities, easements, paving, and landscaping plan are all provided. Lighting still needs to be provided, but most likely it will match the existing lighting in Settlers Village. Lot Holding Investments, LLC is still working with the Town on the potable and non-potable water required, but the developer has enough water to do the development.

Community Design Principles

Brookstone Subdivision is being designed to connect and integrate into the larger mixed-used Settlers Village PUD. The development links with the existing trail connections and meets all of the 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.

Architectural Design

The application materials contain a narrative on the first page of the site plan submittal explaining how the application meets Article II "Community Design Principles and Development Standards". 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.

Staff included the proposed architectural design for the first 2 four-plexes with Unit B on the outside and Unit A on the inside together with the floor plans, the roof design, and the architectural design in color. In addition, staff included Unit C and the other design configurations for the rest of the proposed buildings within the Subdivision.

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.

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 8 foot 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 pocket park will be part of Settlers Village Metro District and serve as an intermediate node to the future trail along Highway 60 with a rock climbing feature, swinging bench, and landscaping. Consideration has been given to effectively move pedestrians and bicycles through the development while still providing areas that encourage community focus 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. The applicant needs to provide this detail.

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. 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 sidewalk along Stagecoach Drive, meeting the Code's requirements. In addition, these 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 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 some assurance from the property owner that the landscaping and drainage facilities shall be maintained on a regular basis.

Staff believes that the Commission should approve the Brookstone Phase I site plan with a maintenance agreement with the Metro District for the landscaping. A few other items need to be addressed to, such as the lighting and signage, but these items can be addressed on a staff level. The Commission may approve, deny, or approve the site plan with conditions.

FINDINGS OF FACT

1. Lot Holding Investments LLC requests the approval of the lot split and a commercial site plan for two four-plexes in high density residential housing multi-family development known as Brookstone Subdivision.
2. 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 on the Town's Official Zoning Map.
3. The Brookstone Subdivision was replatted on June 8, 2009 as a Replat of Lot 2, Block 2, Settlers Village Subdivision, Fifth Filing, 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.
4. The total acreage for the Brookstone Subdivision is approximately 24 acres which, if approved, will be split into two parcels consisting of 11.621 acres for the multi-family condominium Brookstone project and 12.404 acres for some other high density multi-family housing development in conformance with the high density residential PUD zoning.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the site plan for 2 four-plexes as the first phase of the Brookstone Subdivision.

PLANNING AND ZONING COMMISSION APPROVAL

_____The Planning & Zoning Commission 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 for a commercial site plan 2 four-plexes as the first phase of the Brookstone Subdivision in the high density residential PUD zoning district in Milliken, Colorado;

or:

_____The Planning & Zoning Commission 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 for a commercial site plan 2 four-plexes as the first phase of the Brookstone Subdivision in the high density residential PUD zoning district in Milliken, Colorado.

Centennial Master Plan

HALL IRWIN

DR. PHILLIP LARD ASSOCIATES
Planning Design Consultants
Pullman, Washington
509 332.6051

ARWIN ARCHITECT
Robert A. Arwin
Denver, Colorado
303 455.6631

JASE MARTIN
Artist Rendering
Longmont, Colorado
303 776.5290

RMC ROCKY MOUNTAIN CONSULTANTS, INC.
Longmont, Colorado
303 772.5252

TOWN OF MILLIKEN
APPLICATION FOR ZONING
OR USE BY SPECIAL REVIEW

Name of Project: Centennial Master Plan Re-Zone

Name and Mailing Address of All Landowners: Hall-Irwin Corporation; P.O. Box 519; Greeley, CO 80632 applicant for Lot Holding Investments, LLC;

Contact Person: Barbara Brunk / Danna Ortiz, Rocky Mountain Consultants, Inc.

Telephone: (303) 772-5282

Legal Description: See attached legal description

Action Requested: Rezone property to PUD (see attached map)

Statement Supporting Request: This property was annexed in the 1960's. We request the property be rezoned to PUD to facilitate our goal of integrating the proposed development into the community through a series of connected, mixed-use neighobrhoods and to honor the design principles set forth in the Milliken Comprehensive Plan. See general character information for more details.

Proposed Land Use: (Give complete detail for determination of impact on city services, drainage and other information as may apply)
The proposed Centennial Master Plan would provide opportunities for all types of residential units, commercial uses, industrial development, and parks and open space. Please refer to the general character information and the master plan map for more details. The preliminary traffic study, preliminary drainage study and utility information are attached to provide details on the impact to Town services.

Date: March 27, 2000

Signature of Applicant(s): Tony Evans

(Note: If the property is subject to a contract for sale and purchase, this application shall be signed by contract purchasers in addition to current property owners. Additional information may be required for administrative review. Please refer to the Town of Milliken Zoning Regulations for further information.)

7 copy
5
see p re: zoning

SETTLERS VILLAGE FINAL PLAT AND PUD SITE PLAN
PROJECT SUMMARY WORKSHEET

Section One: Project Intent and Vision

A. **Type of Development:** Settlers Village is a mixed use neighborhood with the following land uses: low, medium and high density residential; commercial; industrial; elementary school; parks and open space.

B. **Goals for this Project:** The goal for Settlers Village is to provide a place for people to live, work and play that is consistent with Milliken's mission statement "To promote prosperity while retaining our rural character and high quality of life for the citizens of Milliken."

C. **The Character of the Project:** Settlers Village has been designed using a modified grid so that it will have a similar character to the original Town of Milliken. Settlers Village has also been designed with a neighborhood park and elementary school in the middle to provide a central focus for the neighborhood. We have also included two pocket parks to provide smaller play areas for neighborhood children.

D. **Reasons for Developing in Milliken:** Lot Holding Company, LLC chose Milliken because of the Town's proximity to Greeley, Fort Collins and Denver. The company is vested in this project because of their sponsorship and participation in the development of the Centennial Master Plan. The natural beauty of the area and the community's character are also contributing factors to the development of land in Milliken.

E. **What this Development will bring to Milliken:** This development will provide an extension of the existing town. The site design is harmonious with the natural environment while incorporating the modified grid system similar to the grid system used in the existing town. In addition, Settlers Village will be a mixed use neighborhood which will offer low, medium and high density residential development; commercial development; industrial development; an elementary school; and parks and open space. With this mix of uses, residents will have the opportunity to live and work in the same neighborhood.

F. **The Impacts Settlers Village will have on Milliken:** The Settlers Village development will require an average of 500,000 gallons of potable water per day delivered to the 754 new single family water taps. Additionally, approximately 77 fire hydrant taps will be required. Additional taps will be necessary to provide water to the other portions of the development; however, the actual number of taps needed to serve the rest of the property is unknown at this time. The costs for the improvements necessary to serve this development will be incurred by the developer. Storm drainage will be detained in a pond at the NE corner of the site and then released into a storm sewer system in Milliken Corporate Center and then into the Little Thompson River. Fire protection will be provided by the Milliken Fire Protection District. Settlers Village will also add diversity to the available housing stock and provide opportunities for commercial and industrial development to help establish a tax base and jobs within Milliken.

G. **How Settlers Village is consistent with the 1998 Comprehensive Plan and how it is not:** This development is consistent with Goal #2 of the 1998 Comprehensive Plan's section 2.4.1 (Parks, Recreation, and Open Space) which states "support the recreational use of local and regional open space and trail networks for the Town's residents and visitors." This is accomplished by platting land for a neighborhood park and by preserving open space along the railroad tracks adjacent to the fishing pond that will be built in Colony Pointe.

This development is also consistent with Goal #1 of the 1998 Comprehensive Plan's section 2.4.3 (Housing) which states "create and maintain stable, attractive residential neighborhoods that reflect/reinforce the small town character of Milliken." Two of the objectives for this goal are fulfilled by developing within the existing town boundaries and establishing a neighborhood focal point with the neighborhood park and elementary school.

This development is also consistent with several of the goals listed in section 2.4.4 (Transportation). The street design within the subdivision provides for safe and efficient movement of vehicles and pedestrians by insuring the streets' proper function and desired character. Pedestrian movement is encouraged with the pedestrian and bicycle connections to Town.

H. **Has the design process in Chapter 3 of the 1998 Comprehensive plan been used?**

The design process given in Chapter 3 was incorporated when the Centennial Master Plan was generated. The Settlers Village subdivision design matches the intent for this parcel in the Centennial Master Plan.

Section Two: Community Enhancement

A. **One of the most important aspects of Milliken is its small town, rural character. How does Settlers Village fit in with Milliken's Character?**

1. **Product Type, design, and diversity of units:** The product type, design, and diversity of units will be preserved with the "Declaration of Covenants, Conditions and Restrictions for Settlers Village" and consistent with the Town's Residential Design Standards.
2. **Project Design and Layout:** The project design and layout reflects downtown Milliken's character with the modified grid layout.
3. **Special Features of the Project:** Settlers Village will be a mixed use neighborhood which will offer low, medium and high density residential development; commercial development; industrial development; an elementary school; and parks and open space. With this mix of uses, residents will have the opportunity to live and work in the same neighborhood.
4. **Magnitude and Scale of the project in relation to the Town:** Settlers Village will bring a mix of uses to Milliken. Therefore, the Town will not only have additional residential growth, but commercial and industrial growth as well. This will help the Town provide a balanced mix of land uses as it grows. Settlers Village will also add diversity to the available housing stock and provide opportunities for commercial and industrial development to help establish a tax base and jobs within Milliken.

5. **Consistency with the Neighborhood Planning Criteria:** Settlers Village is designed as a mixed use neighborhood. As a result, residents of Settlers Village will have the opportunity to live and work in the same neighborhood. Sidewalks and trails throughout the project will make the neighborhood very walkable. The overall design of Settlers Village will help ensure that as the Town of Milliken grows it will maintain it's small town character.
6. **Agreement with Milliken Architectural Guidelines including:**
   a. **Architecture**
   b. **Landscaping**
   c. **Signage**
   d. **Lighting**
   e. **Building height and setback**
   f. **Parking**

   "The Declaration of Covenants, Conditions and Restrictions for Settlers Village" uses Milliken's Architectural Guidelines and in many cases places further restriction on the builder as to the building types, facade treatments, landscaping, and building height and setback that will be allowed within this subdivision.

B. In what ways will Settlers Village add diversity to the housing supply in the Town of Milliken?

Settlers Village will not only provide additional single family homes, but medium density and high density attached units as well. The table shows the diversity in lot types out of the 754 lots currently being platted.

Residential Land Use	Typical Lot Width	Number of Lots	Percent of Total Residential	Gross Acres and Density	Net Acres and Density
Duplex	45	125	15	22.009 acres 5.6 du/acre	15.990 acres 7.8 du/acre
Single Family Detached Entry Level, no basements	50	238	33	48.341 acres 4.9 du/acre	35.589 acres 6.7 du/acre
Single Family Detached	55	391	52	76.967 acres 5 du/acre	64.237 acres 6 du/acre

In what ways does Settlers Village support the Neighborhood/Village concept deemed important to retain local character?

Settlers Village is designed as a mixed use neighborhood. As a result, residents of Settlers Village will have the opportunity to live and work in the same neighborhood. Sidewalks and trails throughout the project will make the neighborhood very walkable. The overall design of Settlers Village will help ensure that as the Town of Milliken grows it will maintain it's small town character.

C. Explain how your project will benefit the Town of Milliken's economic base.
Settlers Village will be providing land for commercial and industrial development which will directly benefit the town's economic base. In addition, by providing homes and increasing the population of Milliken, there will be more demand for local goods and services. The additional housing will also provide an employee base for future businesses that wish to locate in Milliken.

D. How will Settlers Village meet transportation requirements in Milliken?

1. **How will your project tie into the transportation circulation system in Milliken?**
Settlers Village ties into the transportation circulation system with access points along Weld County Road 46, Weld County Road 25 and Highway 60. The visibility of these access points will provide for the safe and efficient movement of vehicles and pedestrians.

2. **How will your project promote alternative modes of transportation?**
Settlers Village promotes alternative modes of transportation with the trails and sidewalks proposed throughout the neighborhood. This is consistent with the Comprehensive Plan's Section 2.4.4, Goal #1, Objective 1 to establish a street, sidewalk and trails network and Section 2.4.4, Goal #4 to encourage pedestrian movement throughout the community. An area has also been set aside for a future connection to regional light rail.

E. How will parks, open space, and other recreational activities be incorporated into Settlers Village?
A neighborhood park, pocket parks and other land for open space and recreational uses have been provided in Settlers Village, consistent with the approved Centennial Master Plan.

F. How will Settlers Village protect the environmental quality of the Town of Milliken?

1. **Compliance with noise, air, and water quality standards:** Settlers Village will comply with applicable noise, air, and water quality standards and will not provide undue strain upon the Town's resources.
2. **Use of energy-efficient design:** Energy-efficient architectural design will be encouraged in the development.
3. **Use of water conservation techniques:** Water conservation techniques will be incorporated in the Settlers Village development with the used of historic water rights to irrigate the open space areas and xeriscape design principles into all landscape improvements.
4. **Preservation of natural features and resources:** There were no identified natural features or resources to be preserved at this location based on the maps in the Comprehensive Plan.
5. **Preservation of wildlife habitat:** Land in Settlers Village adjacent to the future fishing pond in Colony Pointe has been left as open space. Plantings will help create shoreline habitat and provide additional wildlife habitat around the fishing pond.
6. **Subsidence:** There is no known undermining in this area. Subsidence should not be an issue for this site.
7. **Abandoned oil and gas wells:** There are no abandoned oil and gas wells on this site.
8. **Soil Problems – shrinking and swelling soils:** A soils report was completed when the Centennial Master Plan was developed and a copy was submitted with the preliminary site plan application for Settlers Village. Expansive soils were not found on this property.

G. How will Settlers Village enhance the cultural, historic, educational, and human service opportunities in the Town of Milliken?

1. **For property that the Comprehensive Plan Land Use and Public Facilities Map shows a school site on, work with the School District to determine where to set aside land for a school.** A elementary school is proposed in Settlers Village consistent with the Centennial Master Plan.
2. **Property for parks, open space and trails as related to the Two Rivers Park and Recreation District.** Property is being reserved for a neighborhood park, pocket parks, and an outdoor recreational facility.
3. **Consider providing some kind of community gathering space or activity center for families, children, teens, seniors, or other special groups.** The neighborhood park and elementary school will provide a central community gathering area.

Section 3: Technical Criteria

A. Settlers Village Project Information

1. **Where is your project located in relation to the Planning Area Boundary?** Settlers Village is located within Milliken's Planning Area Boundary south of Highway 60, west of WCR 25, north of WCR 46, and east of the railroad tracks and WCR 23.
2. **How many feet is the perimeter of your property and how many of those feet are contiguous with the existing Town of Milliken boundary?** Not applicable
3. **What is the land use designation for your property? What land use are you requesting? How does the land use you are requesting relate to the locational criteria listed under Sections 2.3 and 2.4 of the Comprehensive Plan?** The land use designation for this property in the Comprehensive Plan is primarily Town Residential. There are also two neighborhood centers and a village center shown on the property. The land uses proposed for Settlers Village with this Final Site Plan application are consistent with the land uses shown on the Centennial Master Plan for the property.
4. **What is your property zoned? What are you requesting the property be zoned? Is your proposed land use permitted in this zoning district? Please reference the page number in the Zoning Code where you find this information.** The property was recently re-zoned to PUD as part of the re-zoning process for the Centennial Master Plan. All proposed uses in Settlers Village are permitted in the PUD zone. The description for the PUD zoning district is found on page 25 of the Zoning Code.
5. **What is your anticipated development schedule for your property?** Work is expected to begin on this development as soon as the final plans are completed and approved.
6. **Please explain how you are financing this project?** This project will be privately funded.

B. The application materials that are required vary according to the type of application. Attached is a Town of Milliken Application Submittal Requirements Matrix that summarizes the requirements for each type of application. Please submit a complete application package. Submitting an incomplete application will delay the processing of your application.

C. The Town of Milliken's Zoning Code lists the land use requirements for each zoning district. The requirements that you need to consider are the following:

1. **Lot size, width, depth, shape, and orientation**
2. **Minimum building setbacks**
3. **Maximum building height**
4. **Minimum building square footage**
5. **Density**
6. **Off-street parking**

Please refer to the Zoning Code to determine your property's zoning district requirements. List this information in a table along with the land use standards that your plan is following. Please note next to the table the Zoning Code you referred to.

The land use standards for the single-family residential portions of Settlers Village will be as follows:

Land Use Requirements	Settlers Village Land Use Standards
Lot size, width, depth, shape, and orientation	average lot dimenstions and sizes: 45' x 110' = 4950 square feet 50' x 110' = 5500 square feet 55' x 110' = 6050 square feet
Minimum building setbacks	front: 22' side: 5' except 15' on corner lots on the side adjacent to the ROW rear: 20'
Maximum building height	35'
Minimum building square footage	1150 square feet
Density	Gross: 5.1 units/acre Net: 6.5 units/acre
Off-street parking	2 spaces per lot

The land use standards for the other portions of Settlers Village will be determined when those parcels are platted for development.

D. **In your pre-application conference with the Town, you received a list of referral agencies that will review technical portions of your application package. The following items will be reviewed by these agencies if they are included in your application package:**

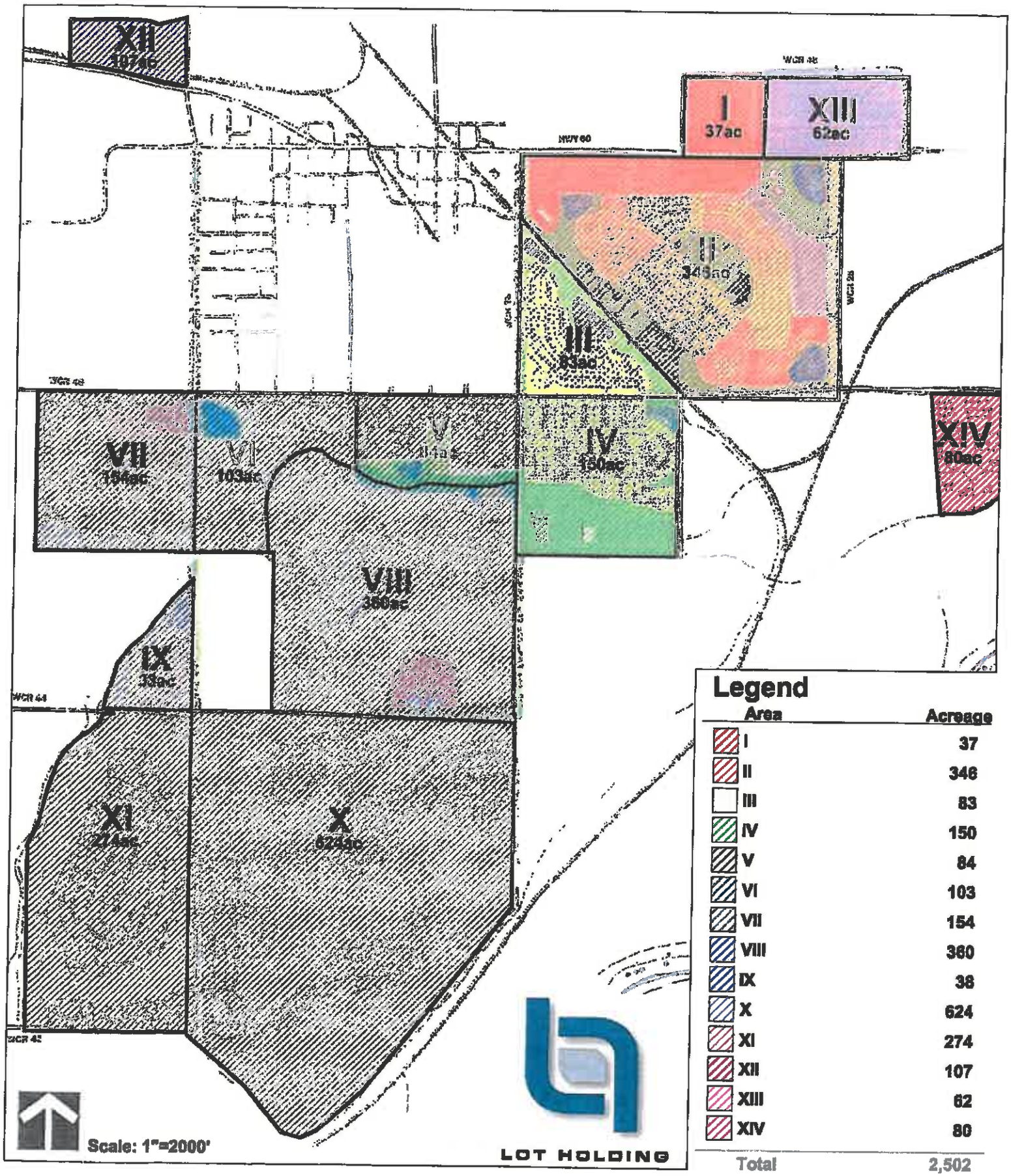
1. **Construction Documents**
2. **Erosion Control Plan for water and wind**
3. **Drainage Plan and Report**
4. **Landscape Plan**
5. **Visual impacts and impacts to other resources defined in Comprehensive Plan appendix**
6. **Soils and Geologic Report**
7. **Access and Traffic Plan**

Please provide a referral packet for each referral agency noted on your pre-application conference form. Include this list of referral agencies with your application package.
Packets are provided per the Town's standards.

E. **Section 2.4.2 of the Milliken Comprehensive Plan, 1998 states that public improvements should be installed to provide a high level of service efficiently and in a timely manner. This is done in conjunction with utility providers. Please describe the utility and road improvements necessary to serve your project.**
Please refer to the engineering plans for this information.

Centennial Conceptual Master Plan - 2000

Prepared: February 8, 2005



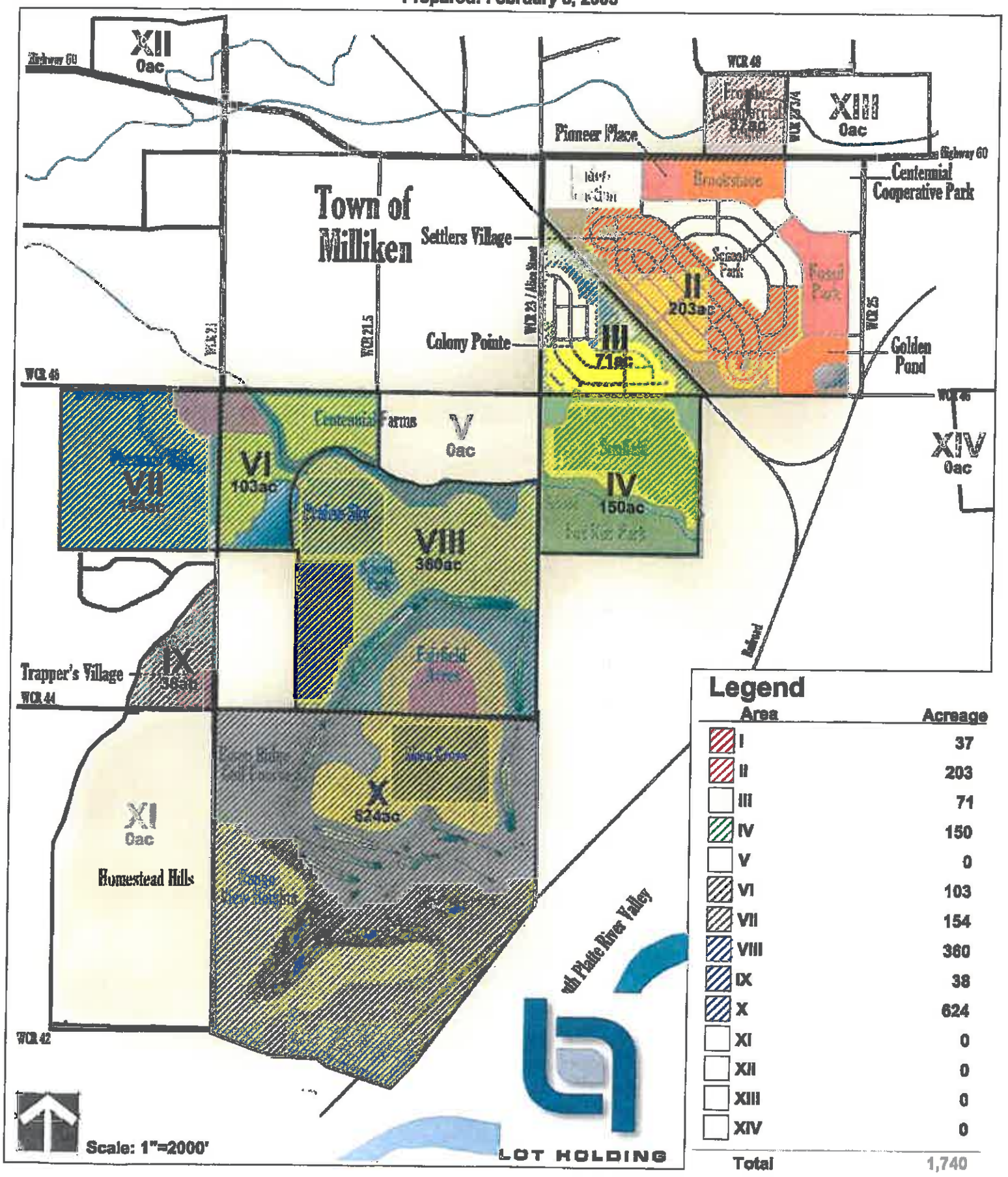
Legend

Area	Acreage
I	37
II	346
III	83
IV	150
V	84
VI	103
VII	154
VIII	360
IX	38
X	624
XI	274
XII	107
XIII	62
XIV	80
Total	2,502

Centennial Crossing Master Plan - 2005

Current Lot Holding Owned Acreage

Prepared: February 8, 2005



Legend

Area	Acreage
I	37
II	203
III	71
IV	150
V	0
VI	103
VII	154
VIII	360
IX	38
X	624
XI	0
XII	0
XIII	0
XIV	0
Total	1,740

PUD REZONING & MASTER PLAN

On May 24, 2000 the Town of Milliken passed Ordinance #418 rezoning the 1984 annexations to P.U.D., creating the Centennial Conceptual Master Plan. The plan created several large parcels of land covering a range of land uses. As identified through this rezoning, the original goals included:

1. Single and Multi Family Housing
2. Open Space Preservation
3. Recreation Facilities
4. Public Infrastructure (streets, sewer, water lines)
5. School Sites
6. Commercial/Industrial Development
7. Public Improvements

LAND USE SUMMARY BY AREA

Land Use	Area															
	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	XIV	TOTALS	%OF TOTAL
Low Density Res.		162	63	94	74	78	108	231		268	137				1,215	49%
Medium Density Res.		22					12	16	17						67	3%
High Density Res.		26					8	10	6						50	2%
Commercial		39					6	6	4		4				59	2%
Office/Commercial		35													35	1%
Industrial	37											107	62		206	8%
Golf Course								70		232	124				426	17%
Parks		62	20	56	10	25	20	27	11	20	9				280	11%
Open Space										104				80	184	7%
Arterial (ROW)																74
Totals	37	346	83	150	84	103	154	360	38	624	274	107	62	80	2,502	100%