



**TOWN OF MILLIKEN  
PLANNING & ZONING COMMISSION  
AGENDA MEMORANDUM**

To: Chairman Woodcock and Planning Commissioners		Public Hearing Date: Wednesday, November 2, 2016	
From: Martha Perkins, Community Development Director			
Via: Kent Brown, Town Administrator			
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Public Hearing for review and recommend approval of a sketch/preliminary plat for Filing 2 of the Brookstone Multi-Housing Project totaling approximately 3.93 acres as an amendment to the original Planned Unit Development (PUD) Site Specific Centennial Master Plan for high density multi-family housing.			
Attachments: Application for Brookstone Development Filing 2			

**PURPOSE**

To consider a request from Lot Holding Investments, LLC for a sketch/preliminary plat for Filing 2 of the Brookstone Multi-Housing Project totaling 38 lots or townhouse units covering 3.93 acres. The subdivision application is amending the original Planned Unit Development (PUD) Centennial Master Plan, which proposed high density multi-family housing, known as Hacienda Villas and later as Brookstone. The Planning Commission makes their recommendation to the Town Board.

**BACKGROUND**

Originally, the Brookstone Subdivision consisted of approximately 24.025 acres after being recorded on June 8, 2009 under Reception Number 3628109 as a Replat of Lot 2, Block 2, Setters Village Subdivision Fifth Filing, located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado. In 2015, another request was made to split approximately 24.025 acres through a minor subdivision process into two parcels consisting of approximately 11.621 acres and 12.404 acres. The new parcel consisting of approximately 11,621 acres was recorded on December 8, 2015 under Reception Number 4163771 as a Plat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado.

The application for the Brookstone Sketch/Preliminary Plat Fling No. 2, a Replat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado, is subdividing out Block 1



## **COMPREHENSIVE PLAN GOALS IMPLEMENTED**

The Centennial Master Plan originally identified this area with Settlers Village as Hacienda Villas which was later renamed to Brookstone for high density residential housing. This proposed multi-family development is congruent with the original PUD Centennial Master Plan.

Lot Holding Investments, LCC has been actively building single family residential housing in Settlers Village. As the applicant, Lot Holding Investments, LLC would like to see what the market absorption rate might be for multi-family housing with townhouses. The development will be phased into four phases. This submittal is part of a larger higher density residential development consisting of 12 three-plexes, 10 four-plexes, and 9 five-plexes totaling 121 dwelling units on 11.62 acres with a density of approximately 10.4 dwelling units per acre.

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

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

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

## **COMPLIANCE WITH TOWN LAND USE CODE**

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

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

The Land Use Code approves Planned Unit Development simultaneously with the processing of subdivision applications for the property. The processes set forth in Sections 16-4-160 through 16-4-190 of the Code for major subdivisions are to be followed as part of the approval process or Section 16-4-180 “Final Plat” and Section 16-4-190 “Concurrent Sketch Plan/Preliminary Plat”. Thus, this application is for the review of a concurrent sketch plan/preliminary plat as the Planned Unit Development zoning already exists and subdivision plat application complies with the original Centennial Master Plan as outlined earlier in this staff report.

### **REVIEW CRITERIA**

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

- (1) The land use mix within the project conforms to the zoning district map and furthers the goals and policies of the Comprehensive Plan, including:
  - a. The proposed development promotes Milliken's small-town rural character;
  - b. Proposed residential development adds diversity to Milliken's housing supply;
  - c. Proposed commercial development will benefit Milliken's economic base;
  - d. Parks and open space are incorporated into the site design;
  - e. The proposed project protects Milliken's environmental quality; and
  - f. The development enhances cultural, historical, educational and/or human service opportunities.
- (2) The sketch plan/preliminary plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code, the Comprehensive Plan, the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the community design principles and development standards in Article II of this Chapter.
- (3) The utility and transportation design is adequate, given existing and planned capacities of those systems.
- (4) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- (5) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

As mentioned previously, the Brookstone subdivision plat is in conformance with a previously approved PUD Centennial Master Plan. The addition of additional multi-family, higher density housing should provide additional housing options in Milliken that are desperately needed and add diversity in the population living within Settlers Village. The development will attract first-time homeowners as it will run approximately \$30,000 less than a single-family home in Settlers Village with the cost of each unit expected to be in the low \$200,000s. A variety in housing unit types, styles, and pricing is an important component of maintaining a strong economy. The subdivision plat is another step to building out the previously approved Centennial Master Plan, which includes high, medium, and low residential housing, commercial uses, professional office space, school and recreational facilities, open space, and interconnected trails to other parts of the community including the proposed Wildcat regional trail that will link Milliken to vast natural, historic, and archeological areas by the South Platte River, Wildcat Mounds, and the Gilcrest Reservoir.

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

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

In addition, Centennial Cooperative Park has developed into a recreational center with a swimming pool, a dog park, and other recreational amenities. Recently, the Thompson River Parks and Recreation District (TRPR) built the Milliken Athletic Complex. This provides a new opportunity for the residential neighborhood to enjoy another focal point or center of activity not only within this neighborhood, but allows new connections to be built between the downtown commercial center of Milliken and the other residential neighborhoods.

This planning is congruent with the Milliken's 2016 Comprehensive Plan for cohesive neighborhoods around strong centers, which may include common open spaces, civic and commercial or mixed uses with strong consideration given to pedestrian movement, the character of streets and sidewalks as inviting public spaces with interconnectedness providing a transition between the public and the private realm. Milliken's Envision Plan and Land Use Code encourage a variety of land uses that transition from high intensity non-residential uses to low-density neighborhoods with a mix of uses being provided. Every neighborhood has a center and an edge. The edges of neighborhoods should be formed by features shared with adjacent neighborhoods and uses, such as major streets, changes in street pattern greenways or natural features such as streams and major drainage or riparian corridors. New streets, bikeways, sidewalks, paths and trails connect to existing adjacent neighborhoods and to the Highway 60's landscaped buffer and trail.

The design of the development contains many of the design principles, which include street,

sidewalk and trail connections; tree lined streets; a mixed use recreational center; a variety of housing types; a transition from the commercial uses and multi-family housing proposed in Trader's Junction and Brookstone to less intense single family housing with open space integrated into Settlers Village. Landscaping makes the streets and sidewalks as inviting public spaces with interconnectedness that provide a transitions between the public and the private realm while bringing people together.

### 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

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 townhouses with the floor plans, the roof design, and the architectural design in color.

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. The Town approved phase I of the submitted Brookstone plat, which was

approximately an acre and included not only two condominium buildings with 8 units, but it also a pocket park and visitor parking that is intended to serve the entire multi-family Brookstone subdivision. The pocket park will have a custom rock climbing feature, a swinging bench, and will serve as an intermediate node to the future trail along Highway 60. It will be maintained by the Metro District.

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

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

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

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

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 an irrigation plan and some assurance from the property owner that the landscaping and drainage facilities shall be maintained on a regular basis.

### Construction Standards and Design

The proposed Brookstone development complies with the technical design criteria laid out in the Town's Land Use Code. The grading, soil augmentation, drainage control, storm water, utilities,

easements, paving, and landscaping plan construction details are provided. All of the utilities and the site improvement standards and details shall meet Town's standards and all local, state, and federal regulations.

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

Traffic

None of referral agencies had any comments, including the State's Department of Transportation. This subdivision will be adding 38 residential lots, which is less dense than what was approved in the original Centennial Master Plan.

Water

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

Lot Holding Investments dedicated .9 acres of non-potable water to the Town for the phase I development containing the pocket park. The additional phases 2-4 will add an additional .978 acres of non-potable water for a total of 1.878. Lot Holding will then have 2.732 acres of remaining water credits with the Town.

Development Agreement

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

Neighborhood Impact

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

Staff believes that the Commission should approve the Brookstone sketch/preliminary subdivision plat and recommend approval to the Town Board.

## **FINDINGS OF FACT**

1. The Brookstone Subdivision consisted of approximately 24.025 acres after being recorded on June 8, 2009 under Reception Number 3628109 as a Replat of Lot 2, Block 2, Settlers Village Subdivision Fifth Filing, located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado.
2. In 2015, another request was made to split approximately 24.025 acres through a minor subdivision process into two parcels consisting of approximately 11.621 acres and 12.404 acres. The new parcel consisting of approximately 11,621 acres was recorded on December 8, 2015 under Reception Number 4163771 as a Plat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado.
3. The application for the Brookstone Sketch/Preliminary Plat Filing No. 2, a Replat of Lot 1, Block 1, Brookstone Subdivision located in Northeast Quarter of Section 12, Township 4 North, Range 67 West of the 6<sup>th</sup> P.M., Town of Milliken, Weld County, Colorado, is subdividing out Block 1 and Block 2 consisting of 3.93 acres out of the larger 11.62 acre plat.
4. The first phase of the Brookstone, which was approved as a site plan for approximately 1 acre as a condominium project will be subdivided into townhomes as the first phase of the proposed Brookstone Subdivision Filing No. 2 Subdivision plat.
5. 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.
6. The proposed Brookstone Subdivision Filing No. 2 Subdivision plat consists of 38 lots or townhouse units covering 3.93 acres and will be amending the site specific Settlers Village and Centennial Master Plan for the Planned Unit Development (PUD) zoning on the Town's Official Zoning Map.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission recommend approval of the sketch/preliminary Brookstone Subdivision Plat, Filing No. 2 to the Town Board.

## **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 and recommends **APPROVAL** of the sketch/preliminary proposed Brookstone Subdivision Filing No. 2 plat consisting of 38 lots or townhouse units covering 3.93 acres, which will be amending the site specific PUD Centennial Master Plan in Milliken, Colorado;

or:

\_\_\_\_\_The 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 and **DENIES** approval of the sketch/preliminary proposed Brookstone Subdivision Filing No. 2 plat consisting of 38 lots or townhouse units covering 3.93 acres, which will be amending the site specific PUD Centennial Master Plan in Milliken, Colorado.