TOWN OF MILLIKEN
PLANNING COMMISSION
AGENDA MEMORANDUM

To: Chairman Woodcock and Planning Commissioners From: Martha Perkins, Community Development Director Via: Kent Brown, Town Administrator			Public Hearing Date: November 18, 2015
Agenda Item #	Action: x	Discussion:	Information:
Agenda Title: Public Hearing for review and approval of a minor subdivision to subdivide a lot consisting of approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado.			

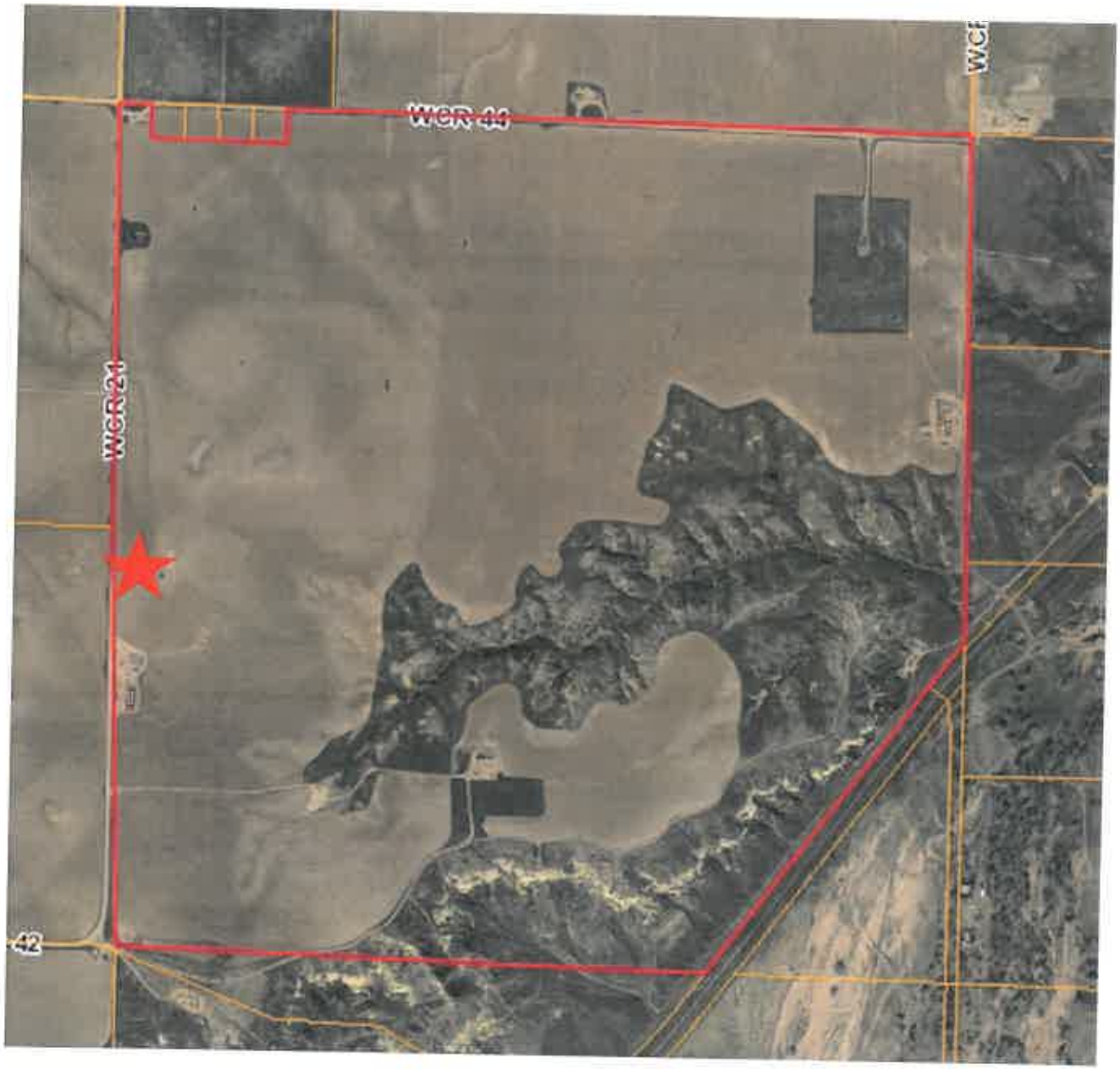
PURPOSE

To consider a request from the Town of Milliken for a minor subdivision to subdivide a lot consisting of approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado. The parcel is owned by Lot Holding Investments, LLC with an agreement with the Town providing a temporary construction and access easement for the construction of the water tank on the land.

BACKGROUND INFORMATION

Type of Application:	Minor Subdivision – 2 acre parcel out of approximately 593 acre parcel
Location:	Approximately 2 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado
Applicant/Property Owner:	Town of Milliken and Lot Holding Investments, LLC.
Existing Land Use:	Agricultural/ zoned PUD "Planned Unit Development"/
Surrounding Land Use:	North: zoned PUD "Planned Unit Development"/ agricultural use West: zoned PUD "Planned Unit Development" / agricultural use South: zoned PUD "Planned Unit Development" / agricultural use East: zoned PUD "Planned Unit Development" / agricultural use

Comprehensive Plan	The Comprehensive Plan designates the site area as Planned Unit Development with a golf course
Notice	Notice was mailed to Surrounding Property Owners within 300' of the proposed development via mail on October 15, 2015. The hearing was published in the *Johnstown Breeze* on October 22, 2015. Referral notices were mailed/emailed on October 15, 2015.



COMPLIANCE WITH TOWN LAND USE CODE

Lot Holdings Investments, LLC requests a minor subdivision of 2 acres from a parcel consisting of approximately 593 acres for the Town's water tank for water storage. The minor subdivision needs to be approved before consideration of the Town's request for approval of a water tank site plan. The area was originally planned for low density single family housing and a golf course under the Centennial Master Plan Planned Unit Development (PUD). Because this is a Town-related project, staff recommends that this minor subdivision request be reviewed with the commercial site plan request, instead of reviewing the minor subdivision request separately and administratively. The Commission needs to consider these two cases together in a public hearing.

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. The applicable Code sections are included at the end of the staff report after the suggested motions for approval or denial of the request. This should enable a Commissioner or Board Trustee to look up relevant sections of the Code, but still allow he/or she to read through staff's review of the case more easily.

COMPREHENSIVE PLAN GOALS IMPLEMENTED

The 2009 Comprehensive Envision Milliken Framework Plan states under one of its guiding principles that the Town provide adequate water, sewer, and related utility services to meet the demand of existing and future residents and commercial and industrial growth. The Plan supplements this principle by recommending the Town find ways to become sustainable and less reliant on others to provide services, while still establishing agreements with utility providers in those areas where the Town is unable to provide service. It directs the Town to use the capital improvement program for planning utility extensions to guide the development of Milliken. The planning for adequate provision of public facilities with a water tank promotes planned, rational, and affordable growth for the future. The Town is trying to be proactive by obtaining 2 acres for a water tank along County Road 21 from Lot Holding Investments, LCC as part of its capital improvement plan.

The Town of Milliken Land Use Code, Section 16-2-15 "Vision and Intent" under Subsection 3 "Public Facilities" requires adequate water and wastewater facilities exist prior to approval of new development. There must be adequate capacity in water and wastewater facilities prior to approval of new development. Thus, this proposed Milliken Water Tank project supports the Town's Comprehensive Plan and Land Use Code's intent to plan for the adequate provision of water necessary for additional growth.

REVIEW CRITERIA

The Town of Milliken, with Lot Holding Investments LLC as the current property owner, requests the approval of a minor subdivision. The minor subdivision will carve out approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado.

The Planning & Zoning Commission and the Board of Trustees is asked to review this application based on Section 16-4-130 "Minor Subdivision" which allows a parcel to be subdivided. Recently, this Section was amended with Ordinance No. 699. The Ordinance references Section 16-4-410(c) (2) through (6), which does not include the minor subdivision plat review criteria. The creation of a minor subdivision must either consistent with the surrounding land uses and lot sizes; or the creation of a minor subdivision has become an appropriate land use based upon a changed circumstances which, in conformance with applicable best planning practices, would dictate that this minor subdivision would create a significantly improved land usage.

Ordinance 418, zoned this parcel PUD using the Centennial Conceptual Master Plan or Centennial Master Plan as the master site specific plan in 2000. The Plan encompassed several large parcels of land with a wide range of uses including single and multi-family housing, open space, recreation facilities, public infrastructure, schools, commercial and industrial developments, and public improvements and infrastructure. The proposed water tank sits in Centennial Master Plan's Orchard Mesa Subdivision in the Bison Ridge Golf Course area. Water tanks are often found in golf courses.

In addition, the Centennial Master Plan supports the development of public improvements, including the development of water utility infrastructure. The Centennial Master Plan has been implemented with the continuing development of Settlers Village, Colony Point, Centennial Farms, the Thompson Rivers Parks and Recreation District's recreational facilities, Traders Junction, a non-potable water system, lakes, well rights, and water shares. Thus, the subdivision and the proposed use for a water utility supports not only the Comprehensive Plan, but also the Centennial Master Plan.

The Code states in Section 16-3-460 "PUD Planned Unit Development District" that any land previously zoned PUD before the adoption of the last Land Use Code in 2004 and partially developed prior to the date of adoption of this Code, may continue and be developed under the terms and conditions of approval for that PUD; subject, however, to the provision that any major modifications, as determined by the Town, to that PUD shall require review and approval under the new requirements of this Code. In addition, the Board of Trustees may initiate the process to repeal the ordinance establishing the PUD District if the project for which the PUD zone was established is not carried out pursuant to the approved final PUD development plan; provided, however, that the Board of Trustees may approve appropriate modifications to the final PUD development plan from time to time prior to completion of the proposed development. Thus, the Town Board can allow minor modifications to the Centennial Master Plan development, which could include the subdivision of a two acre parcel for the Town's water utility in the proposed golf course.

Thus, the staff recommends the Commission approve the Town's water tank request with the site plan review and approval. The minor subdivision plat represents a functional system of land use and is consistent with the rationale and criteria set forth in the Code. There is a need for the Town to plan for the provision of water in the future as part of its capital improvement program. Without water, the Town cannot grow. The minor subdivision and water tank will help achieve a balance of land use within the Town, according to the Town's goals.

FINDINGS OF FACT

1. Lot Holding Investments LLC, as the property owner, is requesting the approval of a minor subdivision to carve out approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado for a water tank.
2. A request for approval of a commercial site plan for the Town of Milliken's Water Tank on these approximately 2 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado will follow an approval of the minor subdivision.
3. Lot Holding Investments LLC's is allowing the Town use of the property through a written agreement providing a temporary construction and access easement for the construction of the water tank.
4. The current adjacent land uses are primarily agricultural and zoned Planned Unit Development (PUD).
5. Ordinance 418 zoned the existing ~593 acre parcel PUD with a site specific master plan, the Centennial Master Plan, in 2000.
6. The Centennial Master Plan allowed for a wide range of uses including single and multi-family housing, open space, recreation facilities, public infrastructure, schools, commercial/industrial developments, and public improvements/infrastructure.

STAFF RECOMMENDATION

Staff recommends that the Planning and Zoning Commission approve the minor subdivision to carve out approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado for a water tank.

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 minor subdivision to carve out approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado for a water tank.

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 minor subdivision to carve out approximately 2 acres out of approximately 593 acres off of County Road 21 in the Southwest Quarter of Section 23, Township 4, North Range 67, West of the 6th P.M. Town of Milliken, Weld County Colorado for a water tank.

APPLICABLE LAND USE CODE SECTIONS

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:

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.

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.

Parcel means a tract or plot of land.

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.

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 means (when used as modifying a structure, activity or purpose) a structure, activity or purpose owned or operated by a government agency or by a nonprofit corporation with tax-exempt status under the Federal Internal Revenue Code, if the nonprofit corporation makes the structure or facility available for the use of all the members of the public without regard to membership status.

Public areas mean streets, parks, open spaces and other property designated or described as for public use on a map or plat of the Town of Milliken and fee title is vested in the Town of Milliken, other public body or a special district as defined in Section 32-1-103, C.R.S.

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.

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.

Sec. 16-3-460. PUD Planned Unit Development District.

(a) Intent.

(1) The intent and purpose of the Planned Unit Development (PUD) District is to permit and encourage innovative design and high quality, master-planned developments. This district is created to allow and encourage compatible uses to be developed in accordance with a unified development plan in harmony with the environment and surrounding neighborhood. The PUD District is intended to permit greater flexibility in the application of zoning and development standards and greater freedom in providing a mix of land uses in the development of a balanced community. PUDs are expected to preserve critical environmental resources, provide above-average open space and recreational amenities, include exceptional design and provide greater efficiency in the layout and provision of roads, utilities and other infrastructure.

(2) This Article is intended to supersede the provisions of, and prevent the application in this Town of, the Planned Unit Development Act of 1972 (Title 24, Article 67, C.R.S.), except that this Article shall not be deemed to supersede the Planned Unit Development Act of 1972, appearing as Article 67 of Title 24, C.R.S., with respect to the provisions of that act pertaining to the continued maintenance and upkeep of open space and other commonly owned areas and the consequences of failing to maintain such areas.

(b) Permitted Uses.

(1) Any combination of uses may be permitted in a PUD District so long as the Board of Trustees determines that such uses are compatible with one another and with any property that could reasonably be impacted by the development of any proposed PUD. Compatibility shall be determined based on the extent to which any proposed use of land within the PUD would unreasonably interfere with the use and enjoyment of any other use of land within the PUD. Factors which may be considered include the type and intensity of uses, the extent to which uses complement one another, the bulk of structures associated with use, and the noise, light, traffic, vibrations and other similar external impacts associated with each use.

(2) The density and/or intensity of development shall be based on the capacity of the land proposed for development to support the PUD as well as the impact of the proposed development on Town services and facilities and on neighboring property that reasonably could be impacted by the proposed development.

Capacity of the land shall be determined based on the size, topography and geological and environmental limitations of the land proposed for development. Notwithstanding the foregoing, residential development shall not exceed a gross density of twelve (12) units per acre; commercial development shall not exceed a floor area ratio of 0.5; office development shall not exceed a floor area ratio of 4.0; industrial development shall not exceed a floor area ratio of 1.0. In a mixed-use PUD, the gross density shall be calculated based on the gross land area devoted to each type of use.

(c) PUD Restrictions and General Requirements. Properties utilizing the PUD District shall be subject to the following:

(1) All PUD applications shall include a gross land area of not less than two (2) acres, except in the R-M and R-MH Districts, where the gross land area shall not be less than six (6) acres. Upon the specific request of the landowner or upon the recommendation of the Board of Trustees, the two-acre requirement set forth in this Section may be waived if, after considering the land use requested, the Board of Trustees finds that such waiver would be beneficial to the Town and foster the objectives of this Code.

(2) The area of land for the PUD may be controlled by one (1) or more landowners and must be developed under unified control or a unified plan of development.

(3) Areas designated as private streets and/or common open space including land, an area of water or a combination of land and water within the site designated for a PUD shall be designed and intended primarily for the use or enjoyment of residents, occupants and owners of the PUD; and provisions shall be made for the establishment of an organization for the ownership and maintenance of such private streets and/or common open space areas unless other adequate arrangements for the ownership and maintenance thereof are provided in a manner acceptable to the Town.

(4) All requirements set forth in this Code otherwise applicable to the area of land proposed for a PUD shall govern, except to the extent that the unified plan of development for residential, commercial, educational, recreational or industrial uses or any combination thereof may propose exceptions in lot size, bulk, type of use, density, lot coverage, open space or other standards within the existing land use regulations, except those development standards that are not open to modification (see Section 16-4-530 of this Code).

(5) No PUD may be approved by the Town without the written consent of the landowner whose property is included within the PUD.

(d) PUD Approval Procedure.

(1) All PUD District applications shall be submitted and processed simultaneously with the processing of subdivision applications for the property. The processes set forth in Sections 16-4-160 through 16-4-190 of this Code for major subdivisions shall be followed, including all preapplication conferences, Planning Commission visioning meetings, sketch plan, preliminary plat and final plat applications, and all required public hearings. Scheduling requirements for PUD applications shall match those specified for sketch plans and preliminary and final plats. In addition, an application for a PUD District amendment to the official zoning map shall be processed and subject to public hearings in the same manner as for other

amendments to the official zoning map, as outlined in Section 16-3- 540 of this Code.

(2) Rezoning to a PUD District shall occur concurrently with a preliminary plat/ preliminary PUD development plan. Public hearings for the zoning of a property as a PUD District and for Preliminary PUD development plan approval may be combined or can occur separately. Development within a PUD District cannot occur unless and until a final plat for the portion of the property to be developed has been approved and recorded as provided in Article IV of this Chapter.

(3) Upon approval of a final PUD development plan, the Town, through its Board of Trustees, shall adopt an ordinance establishing the PUD District for the property in accordance with that plan.

(4) In addition to all of the information required as part of the sketch plan, preliminary plat and final plat application packages (as specified in Sections 16-4-160 through 16-4-190 of this Code), applications for a PUD development plan and PUD District shall include additional information as outlined below.

(e) Sketch PUD Development Plan Application Submittal Requirements.

(1) PUD application fee.

(2) Written PUD description as part of the general development information which includes:

a. List all subdivision regulation and community design and development standards exceptions proposed for the PUD and how the PUD complies with Section 16-2-20 of this Chapter.

b. Identify the underlying zoning districts for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the districts. If any conditional uses are requested, explain how the conditional use review criteria (refer to Section 16- 3-500 of this Article) will be addressed.

c. Identify and explain the benefits which will be provided by the PUD to offset the impact of the modifications requested (i.e., if the minimum lot size is decreased, additional functional, centrally located common open space will be provided; or if the width of the local street right-of- way is decreased by eliminating on-street parking, then there will be designated parking areas within five hundred (500) feet of all residences, etc.). All proposed benefits must offset the proposed modifications.

d. Explain how the proposed PUD will be compatible with adjacent neighborhoods that now exist or are proposed in the future. Describe any proposed buffering techniques that serve to achieve such compatibility.

e. Provide any additional relevant information that the Town may deem necessary. Preliminary PUD Development Plan Application Submittal Requirements.

(1) PUD application fee.

(2) Written PUD description as part of the general development information which includes:

a. List all subdivision regulations, community design and development standards and community design principle exceptions being proposed for the PUD and explain why such exceptions are justified.

b. Identify the underlying zoning districts for the property and describe any proposed modifications and/or restrictions to the allowed uses and/or standards within the districts. Provide a comparison between the proposed preliminary PUD plan to the elements and standards of the underlying zone districts as contained in this Code. If any conditional uses are requested, explain how the conditional use review criteria (refer to Section 16-3-530 of this Article) will be addressed.

c. Describe how the proposed PUD rezoning satisfies one or more of the criteria for amendments to the official zoning map (Section 16-3-530 of this Code).

d. Identify and explain the benefits that will be provided by the PUD to offset the impact of the modifications requested. The proposed benefits must offset the proposed modifications.

e. Explain how the proposed PUD will be compatible with adjacent neighborhoods that now exist or are proposed in the future. Describe buffering techniques that serve to achieve such compatibility.

f. An explanation of how the preliminary PUD development plan is consistent with the sketch PUD development plan, or if there are differences, the rationale for the changes.

g. Draft copies of owners' association documents (covenants, conditions, restrictions and any architectural design guidelines) that provide an acceptable program for the continuing maintenance of open space, recreational areas, walkways and private streets within the PUD; that detail the type of organizational structure responsible for such ongoing maintenance; and that provide for architectural review based on the design guidelines.

h. Provide any additional relevant information that the Town may deem necessary.

(3) Preliminary PUD Development Plan Map. Prepare the preliminary PUD development plan map using the preliminary plat map as the base. Refer to Section 16-4-170 of this Code for drawing standards and format. Include on the base a clear graphic and/or written representation of:

a. All principal, conditional and accessory uses within each land use category within the PUD; i.e., single-family, multi-family, commercial, etc., either listed specifically or by reference to the zoning districts within the Town. In particular, note any modifications to the principal, conditional and accessory uses of the underlying zone districts.

b. Standards for principal and accessory uses within each land use category to include:

1. Minimum lot area.
2. Maximum lot coverage.
3. Maximum floor area ratio (total floor area to total lot area).
4. Maximum building height.
5. Parking requirements for principal, accessory and conditional uses.
6. Provide any additional relevant information that the Town may deem necessary.

(4) Proposed phasing for the development.

(g) Final PUD Development Plan Application Submittal Requirements.

(1) PUD application fee.

(2) Written PUD description as part of the general development information, based on the materials submitted for the preliminary PUD development plan and on comments received from the Town at the time of preliminary plan review. Include all of the items listed above for the preliminary PUD development plan, in finalized form. Also include an explanation of how the final PUD development plan is consistent with the preliminary PUD development plan, or if there are differences, the rationale for the changes.

(3) Final PUD Development Plan Map. Prepare the final PUD development plan map using the final plat map as the base. Refer to Section 16-4-180 of this Code for drawing standards and format. See the Workbook for sample certificates for the owner, Planning Commission, Board of Trustees and Clerk and Recorder. Include on the base a clear graphic and written representation of all of the information/items required for a preliminary PUD development plan as listed above, in finalized form.

(4) Provide any additional relevant information that the Town may deem necessary.

(h) PUD Review Criteria.

(1) Sketch PUD Development Plan Review Criteria. The following review criteria will be used by the Staff, Planning Commission and Board of Trustees to evaluate all PUD applications at the time of sketch PUD plan/sketch plan review:

a. The proposed benefits offset the proposed exceptions to the zoning and subdivision standards, and that such exceptions are in the best interest of the public health, safety and welfare.

b. The proposed PUD conforms to the PUD restrictions, and the proposed zoning is compatible with the surrounding land uses.

c. The PUD proposes creative and innovative design and high quality development, thereby protecting and promoting public safety, convenience, health and general welfare.

d. The uses and densities in the proposed PUD are compatible, and will be effectively integrated with adjacent neighborhoods that now exist or are proposed in the future.

e. The proposed PUD is in general conformance with the Comprehensive Plan, Community Design and Development Standards and the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the criteria as set forth in Section 16-2-20 of this Code.

f. One (1) or more of the criteria for amendment of the official zoning map has been satisfied.

(2) Preliminary PUD Development Plan Review Criteria. In addition to all of the review criteria for a sketch PUD development plan, the following review criteria will be used by the Town Staff and Board of Trustees to evaluate all PUD applications at the time of preliminary PUD plan/preliminary plat:

a. The preliminary PUD development plan is substantially consistent with the sketch development plan as approved by the Board of Trustees.

b. All sketch PUD development plan conditions of approval have been adequately addressed on the preliminary PUD development plan.

(3) Final PUD Development Plan Review Criteria. In addition to all of the review criteria for a preliminary PUD development plan, the following review criteria will be used by the Town Staff and Board of Trustees to evaluate all PUD applications at the time of final PUD plan/final plat:

a. The final PUD development plan is substantially consistent with the preliminary PUD development plan as approved by the Board of Trustees.

b. All preliminary PUD development plan conditions of approval have been adequately addressed on the final PUD development plan.

(i) Compliance with PUD District/Final Development Plan. The Board of Trustees may initiate the process to repeal the ordinance establishing the PUD District if:

(1) The project for which the PUD zone was established is not carried out pursuant to the approved final PUD development plan; provided, however, that the Board of Trustees may approve appropriate modifications to the final PUD development plan from time to time prior to completion of the proposed development; or

(2) Building activity for the PUD District has not commenced within a period of one (1) year after the effective date of the creating ordinance, unless otherwise approved by the Board of Trustees.

(j) Land Previously Zoned PUD. Any land previously zoned PUD, and partially developed prior to the date of adoption of this Code, may continue and complete such development under the terms and conditions of approval for that PUD; subject, however, to the provision that any major modifications, as determined by the Town, to that PUD shall require review and approval under the new requirements of this Code. (Ord. 480 §3.4, 2003)

Sec. 16-3-540. Amendments.

(a) Initiation of Amendments to Text or Official Zoning Map. The Board of Trustees may from time to time amend, supplement, change or repeal the regulations and provisions of this Article. Amendments to the text of this Code may be initiated by the Board of Trustees, Town Staff or Planning Commission, or by written application of any property owner or resident of the Town. Amendments to the zoning district map may be initiated by the Board of Trustees, Town Staff or the Planning Commission, or by a real property owner in the area to be included in the proposed amendment.

(b) General Rezoning of the Town. Whenever the zoning district map is in any way to be changed or amended incidental to or as part of a general revision of this Code, whether such revision is made by repeal of the existing zoning code and enactment of a new zoning code or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in, the area of the proposed change, shall be waived. However, the proposed zoning map shall be available for public inspection in the Town Hall during regular business hours for fifteen (15) days prior to the public hearing on such amendments.

(c) Zoning Amendment Application Process.

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

(2) Step 2: Zoning Amendment Application Submittal. The applicant shall submit one (1) copy of the complete zoning amendment application package to the Town Clerk and shall request that the application be reviewed by the Planning Commission and Board of Trustees. Note: In the case of text amendments, only Items a and b are required.

a. Completed Land Use Application Form, Zoning Amendment – Technical Criteria Form (see Workbook), application fee and fee agreement.

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 deposit. The Town shall provide the applicant with a copy of the most current fee schedule and fee agreement form.

c. Legal Notice Form. The applicant shall prepare the legal notice form and return it to the Town with an electronic copy of the legal description in MSWord™ format.

d. 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.

e. A written description of the proposed change to the text of this Article, including the citation of the portion of the Article to be changed and the wording of the proposed change. The description must provide the rationale for the proposed change, citing specific difficulties with the existing text and similar provisions in zoning codes of other jurisdictions that support the rational of the proposed change. Particular attention should be given to addressing the criteria listed in Subsection (d) below.

f. A legal description for all property to be considered for rezoning.

g. Current proof of ownership in the form of title insurance issued with thirty (30) days of submission of the application (for zoning map amendments only).

h. A zoning amendment map of the area included in the proposed change, twenty-four (24) inches high by thirty-six (36) inches wide, with the following information:

1. North arrow, scale 1" = 100' or 1" = 200', and date of preparation.
2. The subdivision or block and lot name of the area to be zoned (if applicable) at the top of each sheet.
3. Legal description of the area to be zoned (entire area and individual zoning districts). In unsubdivided property, zone boundaries shall be determined by a metes and bounds description.
4. Location and boundaries, including dimensions, of the property proposed for rezoning. Note: Zone boundaries are to be the centerlines of physical streets, roads, highways, alleys, railroad rights-of-way and channelized waterways, or such lines extended.
5. The acreage or square footage contained within the property proposed for rezoning.
6. All existing land uses in the proposed rezoning area.

7. Zoning and existing land uses on all lands adjacent to the proposed rezoning.
8. The location and dimensions for all existing public rights-of-way, including streets, and centerlines of watercourses within and adjacent to the rezoning.
9. The names of all adjoining subdivisions with lines of abutting lots, and departing property lines of adjoining properties not subdivided.
10. Certificate blocks for the Surveyor, Planning Commission, Board of Trustees, and County Clerk and Recorder (see Workbook for examples).
11. An AutoCAD™ drawing file (Release 12 or higher) of the zoning amendment map on 3½" IBM-formatted disk or by other acceptable electronic transfer shall also be provided.

i. A written statement describing the proposal and addressing the following points:
   1. Need for the proposed rezoning.
   2. Present and future impacts on the existing adjacent zone districts, uses and physical character of the surrounding area.
   3. Impact of the proposed zone on area accesses and traffic patterns.
   4. Availability of utilities for any potential development.
   5. Present and future impacts on public facilities and services, including but not limited to fire, police, water, sanitation, roadways, parks, schools and transit.
   6. The relationship between the proposal and the Comprehensive Plan.
   7. Public benefits arising from the proposal.

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'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. It is the applicant's responsibility to ensure that accurate and complete information is provided.

(3) Step 3: Zoning Amendment Application Certification of Completion. Within a reasonable period of time, Staff shall either certify that 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 Zoning Amendment Technical Criteria form) to the Town Clerk. The original application and all documents requiring a signature shall be signed in blue ink.

(4) Step 4: Final Staff Review and Report to Planning Commission. Staff shall complete a final review of the resubmitted materials and prepare a report to the Planning Commission explaining how the application is or is not consistent with the Criteria for Amendments to the Official Zoning Map or Criteria for Amendments to the Text of the Zoning Code.

(5) Step 5: Set Zoning Amendment Public Hearing and Complete Public Notification Process. 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 initial Planning Commission public hearing. Such notice shall not be required for text amendments. The Town Clerk shall also publish notice in a newspaper of general circulation. For zoning map amendments, 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 zoning amendment request is accompanying another application that is scheduled for public hearings before the Planning Commission and Board of Trustees, one (1) public hearing may be held on both applications.

(6) Step 6: Planning Commission Public Meeting and Action on the Zoning Amendment. The Planning Commission shall hold a public hearing to review the zoning amendment based on the Criteria for Amendments to the Official Zoning Map or the Criteria for Text Amendments to the Zoning Code. The Planning Commission shall then make a recommendation to the Board of Trustees to approve, conditionally approve or deny the zoning amendment application.

(7) Step 7: Finalize Zoning Amendment Based on Planning Commission Comments. The applicant shall revise the zoning amendment application based on the Planning Commission's comments and submit it to the Town.

(8) Step 8: Notify Parties of Interest. Not less than twenty-one (21) days before the date scheduled for the initial Board of Trustees public hearing, Staff shall notify surrounding property owners within three hundred (300) feet, mineral interest owners of record, mineral and oil and gas lessees for the property and other interested parties. The notice 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. Such notice shall not be required for text amendments.

(9) Step 9: Set Board of Trustees Public Hearing and Complete Public Notification Process. The Board of Trustees shall schedule a public hearing for the purpose of taking action on the zoning amendment. The Town Clerk shall publish notice in a newspaper of general circulation. The hearing may be held no less than thirty (30) days from the date of advertising.

(10) Step 10: Board of Trustees Public Hearing and Action on the Zoning Amendment. The Board of Trustees shall, after receiving the report and recommendations from the Planning Commission, hold a public hearing and act upon the proposed amendment. Following the required hearing, the Board of Trustees shall consider the comments and evidence presented at the hearing, evaluate the application in accordance with the criteria listed below and approve, approve with conditions or

deny the application, in whole or in part. No petition for rezoning shall be granted where, within one (1) year preceding the date of filing of such petition with the Town Clerk, a petition for the same changes of the zoning district on the property described in such petition has been denied.

(11) Step 11: Post Approval Actions.

a. Upon approval of an amendment to the official zoning map by the Board of Trustees, the Town Clerk shall cause an appropriate revision of the official zoning map to be prepared for recording with the County Clerk and Recorder. In the event the zoning amendment was initiated by an interested party, the petitioner shall pay the Town's cost for the preparation of the revision to the official zoning map.

b. Upon approval of an ordinance amending, changing or repealing part of the text of this Article, the Town Clerk shall certify a copy of the ordinance and place it in the official records of the Town and make appropriate supplements to this Article.

c. The applicant initiating the official zoning map amendment shall have thirty (30) days after approval of the amendment by the Board of Trustees to submit to the Town Clerk two (2) Mylar copies and three (3) blueline copies of the approved zoning amendment map for recording, along with the recording fees and all other costs billed by the Town relative to the zoning amendment. A licensed surveyor or engineer shall prepare the zoning amendment map. Inaccurate, incomplete or poorly drawn plans shall be rejected. In addition, the petitioner shall submit one (1) eleven (11) inch by seventeen (17) inch Mylar reduction of the zoning amendment map and an AutoCAD™ drawing file (Release 12 or higher) of the zoning amendment map on 3½" IBM-formatted disk, or by other acceptable electronic transfer.

d. Within thirty (30) days of receipt of the zoning amendment map, the Town Clerk shall review the documents for compliance with the Board of Trustee's approval, obtain the Town officials' signatures and submit the approved zoning amendment map and the ordinance amending the official zoning map to the County Clerk and Recorder's Office for recordation.

(d) Criteria for Amendments to Official Zoning Map. For the purpose of establishing and maintaining sound, stable and desirable development within the Town, the official zoning map shall not be amended except:

(1) To correct a manifest error in an ordinance establishing the zoning for a specific property;

(2) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally;

(3) The land to be rezoned was zoned in error and as presently zoned in inconsistent with the policies and goals of the Comprehensive Plan;

(4) To further the implementation of the goals and objectives of the Comprehensive Plan.

(f) Map – Amendment upon Zoning Establishment or Modification. Upon enactment of any ordinance annexing and establishing zoning or modifying existing zoning for any property, and upon final passage thereof, the Town shall amend the prior existing official maps to include the annexed area with the proper zoning classification or show the amended classification, as the case may be. Such updated, current official map shall

contain, in table form, the date and number of the ordinance amending it, the date the map was amended to reflect each amendment and the initials of the person who checked and approved the change to the map. (Ord. 480 §3.11, 2003; Ord. 522, 2005)

ARTICLE IV
Subdivision Regulations
Division 1 General

Sec. 16-4-10. General provisions.

(a) The provisions of this Article, in conjunction with Article III, Zoning, of this Chapter, shall apply to any and all development of land within the municipal boundaries of the Town, unless expressly and specifically exempted or provided otherwise in these Regulations. No development shall be undertaken without prior and proper approval or authorization pursuant to the terms of these Regulations in conjunction with the Zoning Code. All development shall comply with the applicable terms, conditions, requirements, standards and procedures established in these Regulations in conjunction with the Zoning Code.

(b) Except as herein provided, no building, structure or land shall be used and no building or structure or part thereof shall be erected, constructed, reconstructed, altered, repaired, moved or structurally altered except in conformance with the regulations herein specified, nor shall a yard, lot or open space be reduced in dimensions or area to an amount less than the minimum requirements set forth herein.

(c) These Regulations, in conjunction with the Zoning Code, establish procedural and substantive rules for obtaining the necessary approval to develop land and construct buildings and structures. Development applications will be reviewed for compliance with the Comprehensive Plan and with adopted regulations, policies, plans, standards and other guidelines. (Ord. 480 §4.1, 2003; Ord. 620 §1, 2010)

Sec. 16-4-20. Intent.

This Article is designed and enacted for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town by:

(1) Encouraging new subdivision developments to relate to the Town's historic development pattern.
(2) Promoting compact, well-defined, sustainable neighborhoods that enhance the Town's character.
(3) Creating livable neighborhoods that foster a sense of community and reduce dependency on private vehicles.
(4) Encouraging the proper arrangement of streets in relation to existing or planned streets and ensuring streets are safe, efficient and pleasant for walking, biking and driving.
(5) Providing a variety of lot sizes and housing types in every neighborhood.
(6) Protecting sensitive natural and historic areas and the Town's environmental quality.
(7) Providing for adequate and convenient open space for traffic, utilities, access of fire apparatus, recreation, light, air and for the avoidance of congestion of population.
(8) Providing open spaces for adequate storm water management.

(9) Providing adequate spaces for educational facilities.
(10) Providing protection from geologic hazards and flood-prone areas.
(11) Ensuring compliance with the Zoning Code, the Comprehensive Plan and all other adopted plans, and the community design principles and development standards contained in Article II of this Chapter.
(12) Encouraging development to utilize green building techniques and ideas and alternative sources of energy.
(13) Regulating such other matters as the Board of Trustees may deem necessary in order to protect the best interest of the public. (Ord. 480 §4.2, 2003; Ord. 620 §1, 2010)

Sec. 16-4-30. Administration.

(a) All plans of streets or highways for public use, and all plans, plats, plots and replats of land laid out in subdivision or building lots, and the streets, highways, alleys or other portions of the same intended to be dedicated to a public use or the use of purchasers or owners of lots fronting thereon or adjacent thereto, shall be submitted to the Planning Commission and/or Board of Trustees for review and subsequent approval, conditional approval or disapproval. No plat shall be recorded in any public office unless the same shall bear thereon, by endorsement or otherwise, the approval of the Planning Commission and/or Board of Trustees. Acceptance of proposed dedications by the public shall be given by separate action of the Board of Trustees.

(b) If final approval of a land use application is done by the Planning Commission, the Planning Commission may forward the application to the Board of Trustees if they deem necessary or the Board of Trustees so requests. (Ord. 480 §4.3, 2003; Ord. 620 §1, 2010)

Sec. 16-4-550. Subdivision improvements and development agreements.

(a) A subdivision improvement agreement stating the developer agrees to construct any required public improvements shown in the final plat documents, together with collateral which is sufficient, in the judgment of the Board of Trustees, to make reasonable provision for the completion of said improvements in accordance with design and time specifications, will be required. No subdivision plat shall be signed by the Town or recorded at the office of the County Clerk and Recorder, and no building permit shall be issued for development until a subdivision improvement agreement between the Town and the developer has been executed. Such agreement shall include a list of all agreed-upon improvements, an estimate of the cost of such improvements, the form of guarantee for the improvements and any other provisions or conditions deemed necessary by the Board of Trustees to ensure that all improvements will be completed in a timely, quality and cost-effective manner. A subdivision improvement agreement shall run with and be a burden upon the land described in the agreement.

(b) Other agreements or contracts setting forth the plan, method and parties responsible for the construction of any required public improvements shown in the final plat documents may also be required.

(c) As improvements are completed, the subdivider shall apply to the Board of Trustees for inspection of improvements. Upon inspection and approval, the Board of Trustees shall notify the subdivider that there is a two-year guarantee period before release of funds. If the Board of Trustees or respective special district determines that any of the required

improvements are not constructed in compliance with specifications, it shall furnish the subdivider with a list of specific deficiencies and shall be entitled to withhold collateral sufficient to ensure such compliance. If the Board of Trustees determines that the subdivider will not construct any or all of the improvements or remedy the deficiencies in accordance with all the specifications, the Board of Trustees may withdraw and employ from the deposit of collateral such funds as may be necessary to construct the improvements or remedy deficiencies in accordance with the specifications.

(d) The following improvements shall be constructed unless waived by the Board of Trustees:

(1) Road grading and surfacing.
(2) Curbs.
(3) Streetlights.
(4) Sidewalks.
(5) Sanitary sewer collection system.
(6) Storm sewers or storm drainage system, as required.
(7) Potable water distribution, including fire hydrants.
(8) Utility distribution system for public parks and open space.
(9) Street signs at all street intersections.
(10) Permanent reference monuments and monument boxes.
(11) Underground telephone, electricity and gas lines.
(12) Berm or fence along major arterial and collector streets.
(13) Required landscaping.
(14) Street trees.
(15) Underdrains.
(16) Required floodway improvements.
(17) Required irrigation ditch improvements.

(e) Time for Completion. The required time for the completion of all required improvements shall be two (2) years from the recording date of the final map or plat. However, the Board of Trustees may extend such time for completion upon request from the subdivider. Upon completion of such improvements within the required time and approval thereof by the Board of Trustees, the Town shall cause the cash or letter of credit to be released within thirty (30) days of the Town's acceptance of such improvements and receipt of the required as-built drawings. When such improvements are not completed within the required time, the Town may cause the proceeds of the cash or letter of credit to be used to complete the required improvements.

(f) Warranty. All workmanship and materials for all required improvements shall be warranted by the subdivider for a period of two (2) years from the date of the Town's acceptance of the required improvement; provided that any defects which are the result of public abuse, misuse or acts of God are not the responsibility of said subdivider. For perimeter fences that abut collector and arterial streets, the warranty period shall be two (2) years. The total amount of the guarantee shall be calculated as ten percent (10%) of the total estimated cost, including labor and materials, of all public improvements to be constructed. The Town shall not release the improvement guarantee until the Town has granted final acceptance of the improvements. In the event that any other provision of this Code or specifications adopted pursuant thereto requires a warranty of workmanship or materials for a different period of time, that provision requiring the longer period shall govern. The inspection or acceptance of any required improvement

by the Town shall not relieve the subdivider of his or her warranty of workmanship and materials. (Ord. 480 §4.17, 2003; Ord. 620 §1, 2010)

Sec. 16-4-130. Minor subdivision.

(a) Definition. A minor subdivision is permitted under the following circumstances:

(1) Option 1:

a. The property has previously been platted within the Town;

b. There is no public right-of-way dedication;

c. The resulting subdivision will produce five (5) or fewer lots; and

d. There will be no exceptions to the Subdivision Design Standards.

(2) Option 2:

a. The creation of a minor subdivision will be either consistent with the surrounding land uses and lot sizes; or

b. The creation of a minor subdivision has become an appropriate land use based upon changed circumstances which, in conformance with applicable best planning practices, would dictate that this minor subdivision would create a significantly improved land usage.

c. Upon compliance with Section 16-4-410(c)(1), the pre-application conference, the planning staff shall make its written recommendation as to the approval or denial of the minor subdivision. The Town Administrator shall, generally within ten (10) business days, accept or reject the recommendation of the Town's planning staff by the approval or rejection of the minor subdivision plat.

d. The recommendation of the planning staff and the Town Administrator shall be provided in summary form to both the Board of Trustees and the Planning Commission within five (5) business days after approval or rejection. In order to ensure that the creation of minor subdivisions is public knowledge, each of these bodies shall have twenty (20) business days in which to provide any written objection to the determination made by the Town Administrator. If neither the Board of Trustees, nor the Planning Commission makes any written objection to staff's approval or denial, the applicant, if approval has been given, shall submit documentation to comply with Section 16-4-410(c)(2) through (6), as deemed applicable by staff.

(b) Process. The minor subdivision process is as follows (for more details refer to Section 16-4-410 of this Article):

(1) Preapplication conference.

(2) Technical Advisory Committee meeting.

(3) Application submittal.

(4) Staff certifies application is complete.

(5) Staff refers application to parties of interest.

(6) Staff reviews application and prepares comments.

(7) Applicant responds to Staff comments.

(8) Town schedules Planning Commission public meeting and completes public notification process.

(9) Planning Commission public meeting.

(10) Applicant addresses Planning Commission conditions.

(11) Final Staff review.

(12) Board of Trustees action.

(13) Record minor subdivision plat. (Ord. 480 §1.6, 2003)

Sec. 16-4-410. Minor subdivision plat.

(a) Purpose. The purpose of the minor subdivision plat is to complete the subdivision of land consistent with the technical standards when:

(1) The resulting subdivision will produce five (5) or fewer lots, or

(2) The resulting subdivision is less than fifteen (15) acres.

(b) Intent. The intent of the minor subdivision plat is to simplify the permitting process for creating five (5) or fewer lots. For example, if a property had been platted for a large commercial use and the landowner wishes to create several lots for smaller commercial users, the applicant could utilize this process. The minor subdivision process is not meant for consecutive minor subdivisions. For example, if a landowner divides a 100-acre property into five (5) lots, he or she may not use this process to continue to divide the property in the future to avoid having to comply with the major subdivision process.

(c) Application

Process

(1) Step 1: Preapplication Conference. A preapplication conference with a representative from the Town is required before the applicant may submit a minor subdivision plat application. Topics to be discussed will include:

a. Town regulations and standards.

b. The application and review process.

c. Submittal requirements.

d. Schedule.

(2) Step 2: Minor Subdivision Plat Application Submittal. The applicant shall submit one (1) copy of the complete minor subdivision plat application package to the Town and shall request that the application be reviewed by the Planning Commission and Board of Trustees. The minor subdivision plat application shall include:

a. Land Use Application Form.

b. Minor Subdivisions - 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. Title Commitment. The title commitment must be current and dated no more than thirty (30) days from the date of minor subdivision plat application submittal.

e. 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.

f. Legal Notice Form. The legal notice form will be provided by the Town and

filled out by the applicant and returned to the Town with an electronic copy of the legal description in MSWord™ format.

g. Minor Subdivision Plat. The minor subdivision plat drawing shall comply with the following standards:
   1. The plat shall be prepared by or under the direct supervision of a registered land surveyor and meet applicable State requirements.
   2. Noncontiguous parcels shall not be included in one (1) plat, nor shall more than one (1) plat be made on the same sheet. Contiguous parcels owned by different parties may be included on one (1) plat, provided that all owners join in the dedication and acknowledgment.
   3. Lengths shall be shown to the nearest hundredth of a foot and bearings shall be shown in degrees, minutes and seconds.
   4. The perimeter survey description of the proposed subdivision shall include at least one (1) tie to an existing section monument of record and a description of monuments. The survey shown shall not have an error greater than one (1) part in ten thousand (10,000).
   5. Bearings, distances and curve data of all perimeter boundary lines shall be indicated outside the boundary line, not inside, with the lot dimensions.
   6. The minor subdivision plat shall be twenty-four (24) inches high by thirty-six (36) inches wide and shall provide the following information:
      a) Title of project.
      b) North arrow, scale (not greater than 1" = 100') and date of preparation.
      c) Vicinity map.
      d) Legal description.
      e) Basis for establishing bearing.
      f) Names and addresses of owners, applicant, designers, engineers and surveyors.
      g) Total acreage of subdivision.
      h) Bearings, distances, chords, radii, central angles and tangent links for the perimeter, and all lots, blocks, rights-of-way and easements.
      i) Lot and block numbers, numbered in consecutive order, and square footage of each lot or tract.
      j) Excepted parcels from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances.
      k) Existing and proposed rights-of-way in and adjacent to the subject property (labeled and dimensioned).
      l) Existing and proposed street names for all streets on and adjacent to the property.
      m) Existing easements and their type in and adjacent to subject property (labeled and dimensioned).
      n) Location and description of monuments.
      o) Floodplain boundary with a note regarding source of information (if a floodplain does not exist on the property, please state this on the plat).
      p) Signature block for the registered land surveyor certifying to accuracy of boundary survey and plat. Town will provide format.

q) Signature block for certification of approval by the Board of Trustees with a signature for the Mayor and Town Clerk. Town will provide format.

r) Signature blocks for utility providers. Town will provide format.

s) Certification of ownership and dedication of streets, rights-of-way, easements and public sites. Town will provide format.

h. General Development Information. Provide a written description addressing how the proposed development conforms to this Land Use Code (including the community design principles and development standards, the Zoning Code and the subdivision regulations), the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan, the Transportation Plan and the Comprehensive Plan.

i. Surrounding and Interested Property Ownership Report. Provide the Town Clerk with a copy of a current (not more than thirty [30] days old) list 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.

j. Block Diversity Plan. Refer to Section 16-2-40 of this Chapter for the plan requirements.

k. Public Hearing Notification Envelopes. Provide the Town Clerk with two (2) sets of stamped, addressed envelopes. The envelopes shall have the Town'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, mineral and oil and gas lessees for the property and the appropriate referral agencies (as discussed in the preapplication conference).

(3) Step 3: Application Certification of Completion. Within a reasonable period of time, Town staff shall either certify that 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 Minor Subdivision Plat Technical Criteria form) to the Town Clerk. The original application and all documents requiring a signature shall be signed in blue ink.

(4) Step 4: Application Certification of Completion. Within a reasonable period of time, Staff shall either certify that 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 to the Town. The original application and all documents requiring a signature shall be signed in blue ink.

(5) Step 5: Refer Application to Parties of Interest. Not less than thirty (30) days before the date scheduled for public hearing or Staff decision, Staff shall send information about the application by regular mail to: adjacent municipalities, Weld County, mineral interest owners of record, mineral and oil and gas lessees for the property, ditch companies and other parties of interest. 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.

(6) Step 6: Staff Reviews Application and Prepares Comments. Staff will complete a review of the minor subdivision plat based on the Town's minor subdivision plat review criteria. Staff will then prepare a report identifying any issues of concern that the applicant shall address and forward it to the applicant.

(7) Step 7: Applicant Addresses Staff Comments. The applicant shall address the Staff's comments then submit the following to the Town:

a. Letter explaining how all of the comments have been addressed; and

b. Revised maps and other documents.

(8) Step 8: Schedule Minor Subdivision Public Meeting and Complete Public Notification Process. The Planning Commission shall schedule a public meeting for the purpose of making a recommendation on the minor subdivision plat. The Town Clerk shall publish notice in a newspaper of general circulation and send notice to neighboring property owners within three hundred (300) feet. The meeting may be held no less than twelve (12) days from the date of advertising.

(9) Step 9: Staff Review. Staff will complete a review of the resubmitted materials and then prepare a report to the Planning Commission explaining how the application is or is not consistent with the final plat review criteria.

(10) Step 10: Planning Commission Public Meeting and Decision. The Planning Commission shall hold a public meeting to review the application based on the minor subdivision plat review criteria. The Planning Commission shall then approve, deny or approve with conditions the application. If approved, the Town shall request two (2) original Mylars of the final plat ready for the Mayor and Clerk to sign and then record. Please note the Planning Commission may forward an application to the Town Board of Trustees if they deem it necessary.

(11) Step 11: Record Minor Subdivision Plat. One (1) original Mylar of the minor subdivision plat shall be recorded by the Town in the office of the County Clerk and Recorder. The recording fee shall be paid by the developer.

a. Prior to recording the plat, the applicant must demonstrate that all conditions of approval have been met.

b. The applicant must also present evidence that all review fees have been paid to the Town in the form of a final invoice that is marked paid in full by the Town.

c. Notice of approval of the Minor Subdivision Plat shall be submitted to the Town Board.

(d) Minor Subdivision Plat Review Criteria. The Town shall use the following criteria to evaluate the applicant's request:

(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 the Town's small-town rural character;

b. Proposed residential development adds diversity to the Town's housing supply;

c. Proposed commercial development will benefit the Town's economic base;

d. Parks and open space are incorporated into the site design;

e. The proposed project protects the Town's environmental quality; and

f. The development enhances cultural, historical, educational and/or human service opportunities.

(2) The minor subdivision plat represents a functional system of land use and is consistent with the rationale and criteria set forth in this Code, the Milliken Comprehensive Plan, the Transportation Plan, the Johnstown/Milliken Parks, Trails, Recreation and Open Space Master Plan and the Community Design Principles and Development Standards in Division 2 of the Milliken Land Use Code.

(3) The utility and transportation design is adequate, given existing and planned capacities of those systems.

(4) Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

(5) There is a need or desirability within the community for the applicant's development and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals. (Ord. 480 §4.10, 2003; Ord. 620 §1, 2010)

Sec. 16-4-510. Amendments to recorded plats.

(a) Minor amendments which are filed with the County Clerk and Recorder to correct minor survey or drafting errors on a recorded plat shall be prepared in the form of an affidavit or, where deemed necessary for clarity, a revised plat certified by a land surveyor licensed with the State. All affidavits or corrected plats shall be reviewed and may be approved by the Town Staff. Notice of the minor amendment shall be given to the Planning Commission and Board of Trustees.

(b) Amendments to a recorded plat which do not increase the number of lots or relocate or add roads or do not create more than five (5) total lots shall be submitted as a minor subdivision plat. The minor subdivision plat shall be prepared and submitted in compliance with the minor subdivision plat requirements at Section 16-4-410 of this Article. (Ord. 480 §4.13, 2003; Ord. 620 §1, 2010)

Sec. 16-4-520. Resubdivision.

The resubdivision of any lots, tracts or parcels, or the relocation or addition of streets within a subdivision, shall be considered a resubdivision (also known as a "replat") and shall be prepared and submitted in compliance with the requirements for a minor subdivision as set forth in this Article. In the event any dedicated streets are relocated as a result of a resubdivision, it is necessary for the Town to first vacate those existing streets, with said vacation to be effective prior to the approval of the final plat. Vacation of right-of-way shall conform to the requirements of Section 16-4-540 of this Article. (Ord. 480 §4.14, 2003; Ord. 620 §1, 2010)

HALL-IRWIN

Centennial Master Plan

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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.)

CENTENNIAL/FRANK CONCEPTUAL MASTER PLAN
PROJECT SUMMARY WORKSHEET

Section One: Project Intent and Vision

The Centennial Conceptual Master Plan is designed to:

- Integrate the proposed development into the community through a series of connected, mixed-use neighborhoods;
- Honor the design principles set forth in the Milliken Comprehensive Plan;
- Create opportunities for all types of residential units, commercial and industrial development as the community grows;
- Integrate schools, parks and other public facilities linked with a comprehensive trail system; and
- Preserve the sensitive area along the southeastern portion of the site.

Project Character

The Centennial Conceptual Master Plan is designed to help the Milliken community maintain its small town character. The Plan embraces the "Ten Basic Design Principles to Create Small Communities" set forth in the Comprehensive Plan.

1. *Design for the Human Scale*

   Buildings will be designed in terms of their relationship to the height and massing of adjacent buildings as well as in relation to the human scale.

2. *Ecological Responsibility*

   - Wildlife – According to the Division of Wildlife, there is sensitive wildlife habitat along the southeastern portion of the property. This area will be preserved as open space and public access will be limited to protect the habitat.

   - Geology – We mapped all areas of geologic significance prior to designing the master plan. The geologic features are in the vicinity of the significant wildlife habitat and will also be preserved. We also drilled the site to ensure the property is suitable for development.

   - Water Resources – The site includes a series of new reservoirs which will serve as: storage for raw water irrigation, storm drainage retention, wildlife habitat, and will provide recreation opportunities.

   - Site Layout – The Centennial Conceptual Master Plan responds to the site's beautiful setting including: topography, natural features and view corridors. The golf course is designed to provide a buffer for both the open space and adjacent land uses.

3. *Pedestrianism*

   The Plan boasts an extensive trail system to minimize conflicts between vehicles, bicycles and pedestrians. The trail system will connect residents to parks, schools, commercial areas and adjacent neighborhoods.

4. *Open Spaces*
   Over forty percent of the property is proposed open space. This includes parks, preservation area and the proposed golf course.

5. *Community Focus*
   Each neighborhood has a community focus area. These focus areas contain elements such as: parks, schools, water features, community gathering places, and commercial uses.

6. *Streetscape*
   The street layout is designed to form a modified grid pattern that is adapted to the topography, natural features and environmental considerations. The portion of the property which is closest to the existing community is designed to relate to the historic development pattern.

7. *Variations*
   The site includes a wide variety of lot sizes and home types to allow people of diverse incomes, interests and ages to live in Milliken.

8. *Mixed Use*
   The Centennial Conceptual Master Plan provides a wide variety of land uses include: low-, medium- and high-density residential, commercial, industrial and parks and open space. The commercial area along Highway 60 provides the opportunity for a vertical mix of land uses by allowing multi-story, mixed use structures with retail uses on the ground level and apartments or offices on the upper level.

9. *Design Vocabulary*
   The architectural styles will be consistent with Milliken's design guidelines.

10. *Maintenance*
    It will likely take at least twenty years to complete this project. The owners are committed to maintaining the project's character and quality of place. It is anticipated that public areas which are not maintained by the Town will be maintained by a homeowners' association.

Why did we choose to develop in the Town of Milliken?
This property has been annexed for many years. We feel that Milliken's friendly, small-town atmosphere and its proximity to Greeley, Loveland and Fort Collins will continue to make Milliken an attractive place for people to live and raise their families.

What will this project bring to the Town of Milliken?
This development will:

- Enable businesses, large and small, to locate in Milliken, contributing to the tax and employment base;
- Diversify the housing supply;
- Expand the recreational opportunities in the area for residents and visitors;
- Extend the town's infrastructure;
- Enhance the appearance of Milliken's gateway;
- Preserve significant wildlife habitat and special geologic features in perpetuity;
- Provide locations for "desired amenities" including: recreation center, library and a fire station; and
- Include an extensive trail network.

How is our development consistent and inconsistent with the 1998 Comprehensive Plan?
Consistent
As mentioned previously, the proposed Centennial Conceptual Master Plan utilizes the "Ten Basic Design Principles to Create Small Communities" set forth in the Comprehensive Plan. In addition, this project will help promote the Comprehensive Plan objectives listed below.

Parks, Recreation and Open Space
The Centennial Conceptual Master Plan includes approximately 260 acres of parks (including three neighborhood parks with three elementary schools and one middle school); a 426-acre golf course, 184 acres of open space/preservation area; and an interconnected trail network.

Comprehensive Plan Objectives

- Provide recreation opportunities for all members of the community.
- Develop sidewalk and trail linkages between the Town's recreational resources and adjacent regional open space lands.
- Pursue a balance between accessiblity to natural areas/open spaces and the preservation of wildlife diversity.
- Integrate visual art in public places throughout the community.

Public Facilities and Utilities
This project proposes to use raw water for irrigation. This will dramatically reduce the project's demand on Milliken's treated water supply.

Comprehensive Plan Objective

- Promote water conservation measures to extend water treatment capacity and to cost effectively accommodate additional development, thereby decreasing water costs to all users.

Housing

One of the goals of the Centennial Conceptual Master Plan is to provide a wide variety of housing opportunities including: senior housing, entry-level housing, multi-family housing and custom single family homes.

Comprehensive Plan Objectives

- Establish a focal point for each neighborhood area, such as a neighborhood park, trail, public facility or commercial area.
- Encourage the phased construction of larger residential developments to insure their gradual absorption into the community.
- Encourage a variety of architecture and housing styles in residential subdivisions.
- Require new residential development to provide safe and convenient access for pedestrians and automobiles.
- Encourage a mix of housing types and densities within the community and within individual developments.
- Support development of affordable housing.
- Provide for senior housing.

Transportation

The proposed street layout forms an interconnected system of streets that is primarily in a grid pattern, similar to the existing community. The grid pattern is shaped so that it responds to the site's topography and site features. The streets, in conjunction with the trail system will provide a safe, attractive transportation system that promotes free movement of cars, bicycles and pedestrians.

Comprehensive Plan Objective

- Require new development to provide safe and efficient access to local and regional transportation systems.

Business Development

The proposed commercial and industrial area along Highway 60 should help extend Milliken's downtown area and provide economic development opportunities.

Comprehensive Plan Objectives

- Encourage mixed-use developments that integrate housing and business uses.
- Assist businesses in finding suitable commercial space and/or development sites.

Natural Environment and History

This site was carefully designed to minimize the impacts to the environment. The areas with important drainageways, ditches, wildlife habitat and geologic features are proposed park or open space areas to protect ecological and storm drainage systems.

Comprehensive Plan Objectives

- Protect natural drainageways for efficient conveyance of storm water and preservation of ecological systems.
- Protect floodplain areas from development to safeguard life and property from flooding.
- Protect riparian areas and wetlands as vital components of the community's ecosystems.
- Preserve wildlife habitat areas and migration corridors.

- Protect and preserve visually sensitive hillsides, ridgelines, steep slopes and rock outcroppings.
- Protect water sources.
- Preserve prominent views to natural features.
- Establish visual connections and integrate natural features and systems within developed areas of the community that are also connected to surrounding natural features and open space areas.

Land Use Concept Plan

Centennial Master Plan is generally consistent with the Land Use Concept Plan:

- the density generally decreases as one heads south, away from the Highway 60 and downtown Milliken;
- the entry route along Highway 60 will be properly landscaped to protect the visual corridor;
- the plan promotes the neighborhood village concept.

Inconsistent

Centennial Master Plan is inconsistent with the Land Use Concept Plan in that it does not contain as many Neighborhood Centers or Village Centers. We purposely limited the amount of "centers" so that this development will not compete with the downtown development area.

Has the design process suggested in Chapter 3 of the Comprehensive plan been used?

Yes, please refer to "project character" on page 1.

Any other information that would be beneficial for us to know about your project?

Design Charrette

Bret Hall, the manager of Lot Holdings, LLC (the landowner) directed the project team to develop a concept plan that is consistent with the Town's vision for the community. The team decided that a design charrette that included the Town in the process was the best way to do so. The charrette team included: the landowners, planners, architects, landscape architects, civil engineers, a geotechnical engineer, a golf course architect, the Milliken Town Administrator, Town Clerk, Mayor and Town Planner, as well as representatives from the Board of Trustees, Planning Commission, school district and Thompson Rivers Recreation District.

The first step in the design charrette was to educate all participants about important design elements to consider and background information on the site. The team discussed:

- Community design principles (i.e., diversify land uses, circulation, neighborhoods, sense of place, well-defined public spaces (parks, schools, library, etc.), density gradients, sustainable design, architectural detail) and projects throughout the world that exemplify these principles
- Town vision and Town needs (i.e., economic development, living historical ranch, art in public places, want to attract artists to Town, preserve historic features, etc.)
- School district needs
- Site analysis (review of site features including: floodplain, ditches, wetlands, wildlife habitat, historically-significant features, geologic features, prominent views, oil and gas facilities, existing streets, utility easements, railroad, adjacent land uses, etc.)

The group spent two days designing the overall site and the individual neighborhoods. The attached Centennial Conceptual Master Plan map is the result of this collaborative process.

Gravel

In the future Hall-Irwin Corporation will be applying for a special use permit to mine the gravel resource on the upper terrace of Parcel D and to construct two ponds on Parcel C. The material extracted from the two ponds will be used to construct the infrastructure on the site.

Oil and Gas

We will continue to work with the oil and gas companies to locate future facilities in a manner that is acceptable to all parties.

Year 2000

MILLIKEN COMMERCIAL SITE PLAN

Hall~Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

TRADERS JUNCTION

TRADERS
JUNCTION

TRADERS JUNCTION

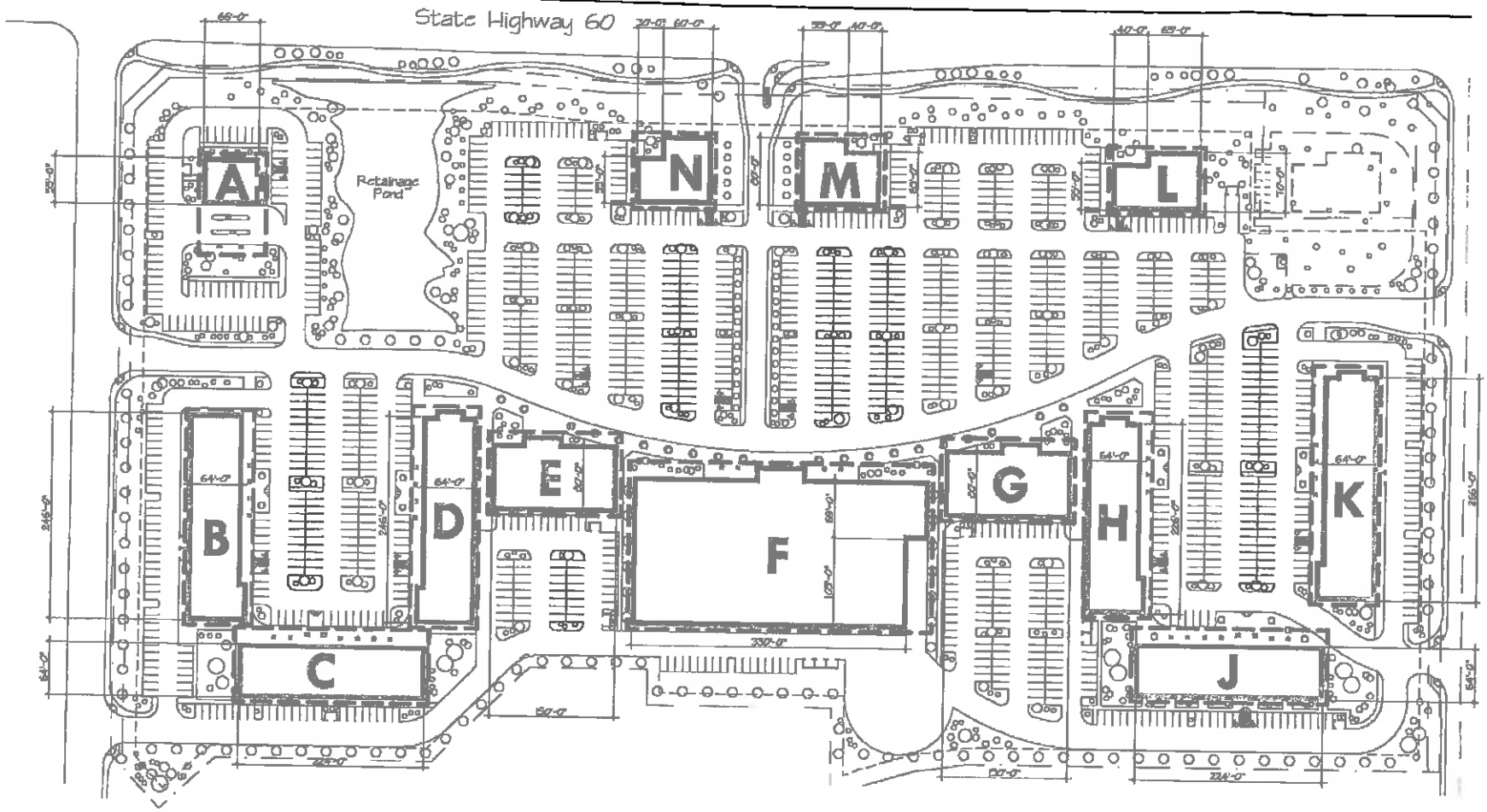
Hall-Irwin Construction Division, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

TRADERS JUNCTION

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado



North

0 50 100 200

1" = 180'-0"

HALL-IRWIN CORPORATION

Maximum Building Envelope

Recommended Building Shape

TRADERS JUNCTION

THORP ASSOCIATES P.C. ARCHITECTS AND PLANNERS

BUILDING LIMITS

ID	Description	Lot Size	Floor Area Designed	Floor Area Max Allowed	Max. Num. Stories	Parking Ratio	Allocated Parking
A	Bank	81' x 120'	8,600 sf	10,666 sf	2	3:1000	32
B	Retail	81' x 256'	16,050 sf	16,250 sf	1	4:1000	65
C	Retail / Office	234' x 89'	29,630 sf	29,833 sf	2	4:1000/3:1000	104
D	Retail	81' x 264'	16,320 sf	16,500 sf	1	4:1000	66
E	Anchor Retail	160' x 100'	24,960 sf	25,000 sf	2	4:1000	100
F	Grocery	364' x 199'	59,830 sf	59,833 sf	1	6:1000	359
G	Anchor Retail	160' x 100'	24,960 sf	25,000 sf	2	4:1000	100
H	Retail	81' x 244'	15,040 sf	15,250 sf	1	4:1000	61
J	Retail / Office	234' x 89'	29,630 sf	29,833 sf	2	4:1000/3:1000	104
K	Retail	81' x 284'	17,600 sf	17,750 sf	1	4:1000	71
L	Restaurant	115' x 80'	6,750 sf	6,800 sf	1	10:1000	68
M	Restaurant	105' x 90'	7,000 sf	7,000 sf	1	10:1000	70
N	Restaurant	100' x 90'	6,450 sf	6,500 sf	1	10:1000	65
Total Provided Parking			262,820 sf	266,215 sf			1,265

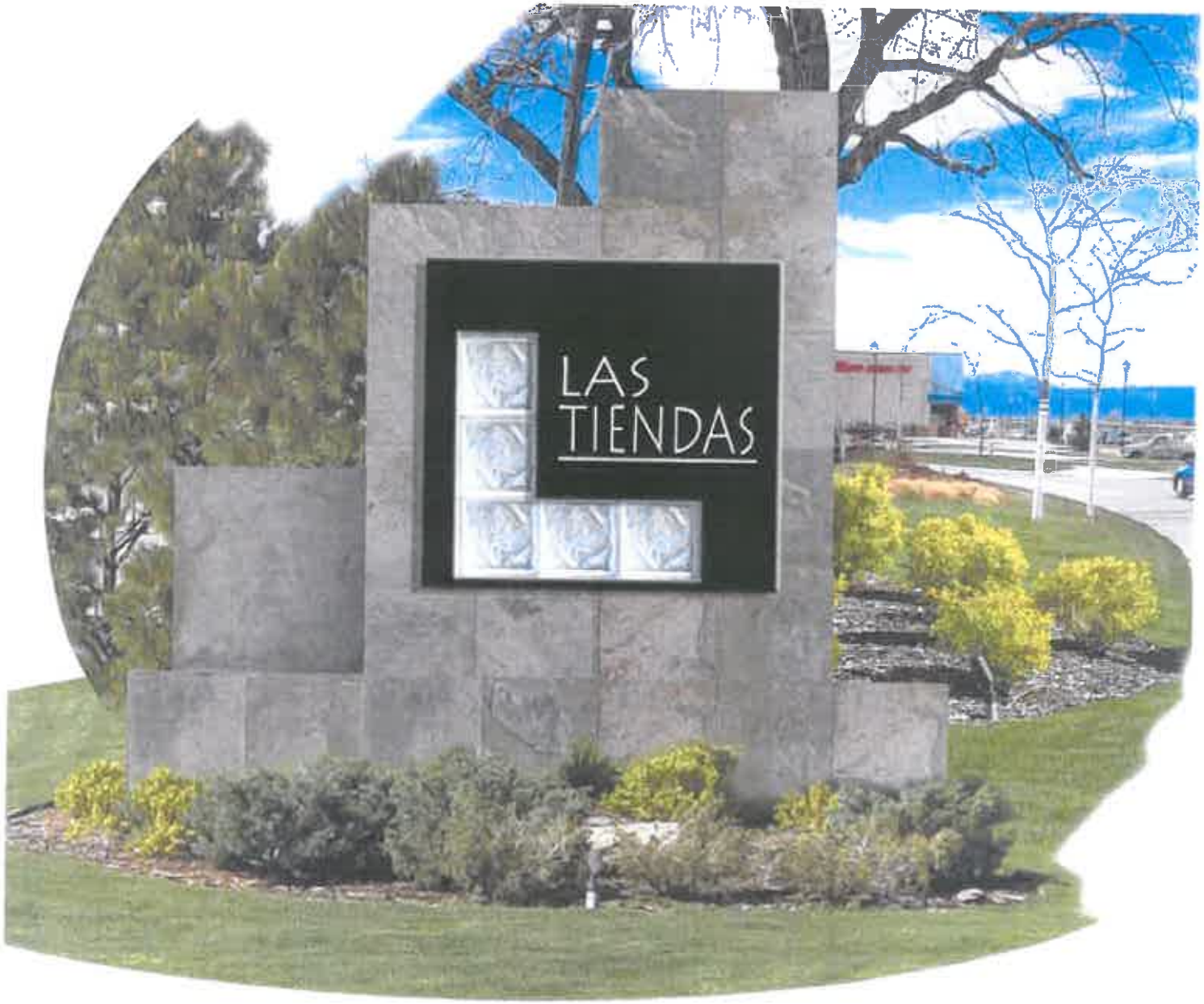
LAND USE

Total Property Area	1,241,396 sf	28.25 Acres
Building Footprints (incl. Trash)	204,977 sf	4.71 Acres
Paved Area - Parking and Drives	577,914 sf	13.27 Acres
Street/Drive Area	125,220 sf	2.88 Acres
Parking Area	452,594 sf	10.39 Acres
Side Walks	102,757 sf	2.36 Acres
Total Impervious Area	885,648 sf	20.33 Acres
Lot Landscaping	279,692 sf	6.42 Acres
Internal Landscaping	40,052 sf	0.92 Acres
Retention Pond	36,004 sf	0.83 Acres

TRADERS JUNCTION

TA THORP ASSOCIATES P.C. ARCHITECTS AND PLANNERS

LAS TIENDAS


LAS
TIENDAS

OFFICES

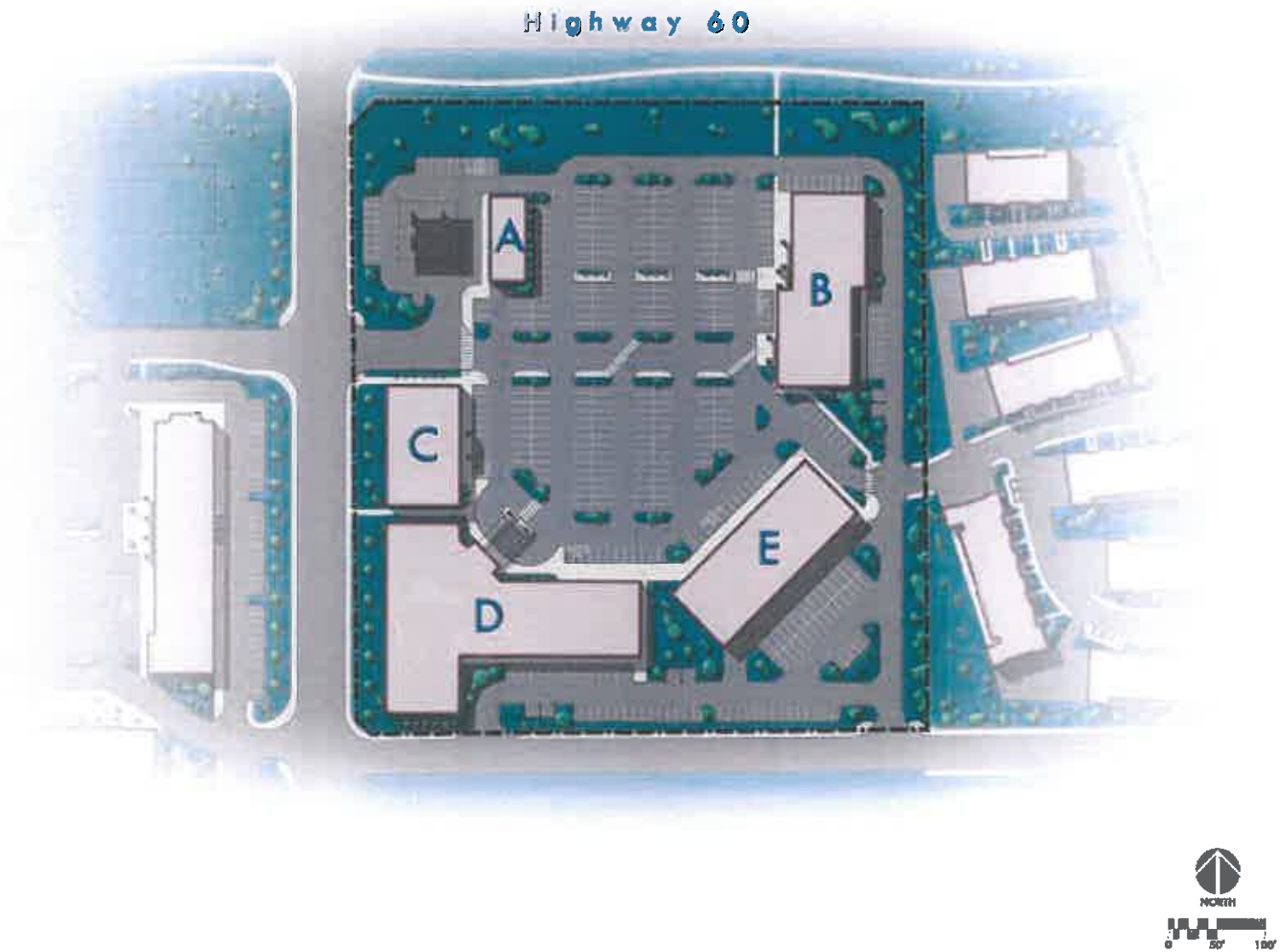
CLINIC

MEDICAL OFFICES

LAS TIENDAS

Hall-Irwin Corporation, Greeley, Colorado

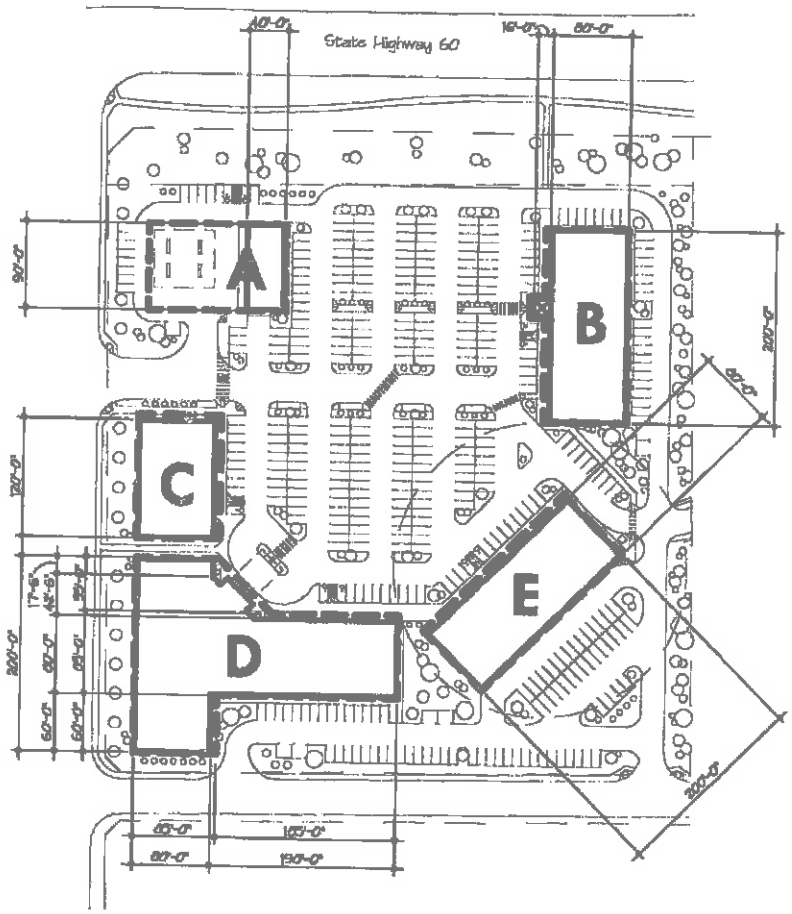
Thorp Associates P.C., Architects, Estes Park, Colorado



LAS TIENDAS

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado



North

0 50 100 200

1" = 180'-0"

HALL-IRWIN CORPORATION

Maximum Building Envelope

Recommended Building Shape

LAS TIENDAS

~ THORP ASSOCIATES P.C. ARCHITECTS AND PLANNERS

BUILDING LIMITS

ID	Description	Envelope Size	Floor Area Designed	Floor Area Max. Allowed	Max. Num. Stories	Parking Ratio	Allocated Parking
A	Gas & Convenience	140' x 90'	3,600 sf	4,200 sf	1	1:150 + 1 per aisle	32
B	Offices	85' x 200'	24,000 sf	27,333 sf	2	3:1000	82
C	Medical Offices	85' x 125'	9,600 sf	9,750 sf	1	4:1000	39
D	Medical Clinic & Offices	see plan	48,500 sf	48,500 sf	2	4:1000	194
E	Future Medical Offices	85' x 200'	16,000 sf	16,000 sf	1	4:1000	64
Total Area & Parking			101,700 sf	105,783 sf			411

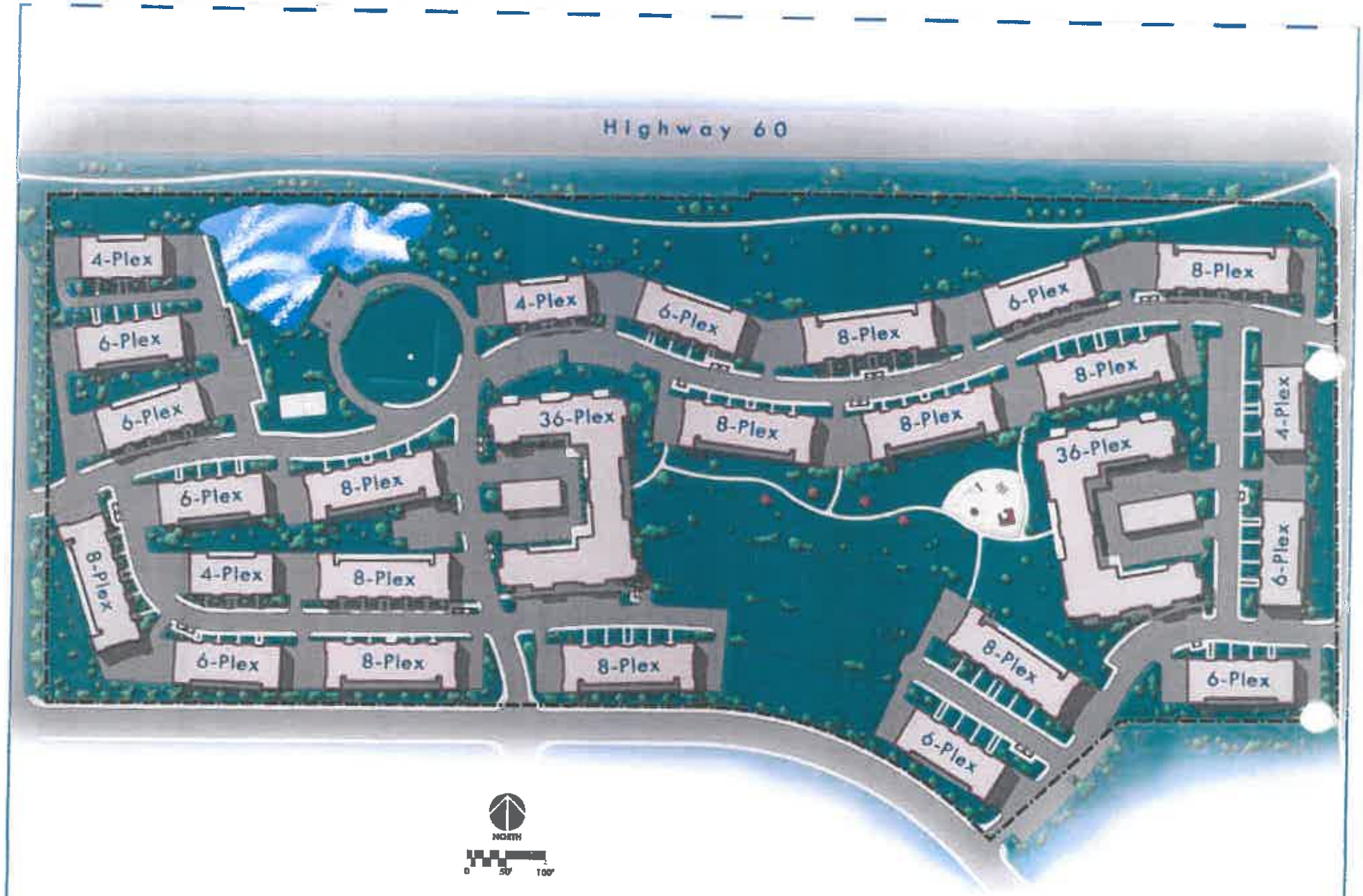
LAND USE

Total Property Area	394,128 sf	9.05 Acres
Building Footprints (incl. Trash)	80,308 sf	1.82 Acres
Paved Area - Parking and Drives	192,558 sf	4.42 Acres
Side Walks	23,438 sf	0.54 Acres
Total Impervious Area	296,304 sf	6.80 Acres
Lot Landscaping	88,072 sf	2.03 Acres
Internal Landscaping	9,752 sf	0.22 Acres

LAS TIENDAS

~ THORP ASSOCIATES P.C. ARCHITECTS AND PLANNERS

HACIENDA VILLAS



HACIENDA VILLAS

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

JOHNSTOWN-MILLIKEN SCHOOL DISTRICT ADMINISTRATION BUILDING

JOHNSTOWN - MILLIKEN SCHOOL DISTRICT ADMINISTRATION BUILDING

Hall-Irwin Corporation, Greeley, Colorado

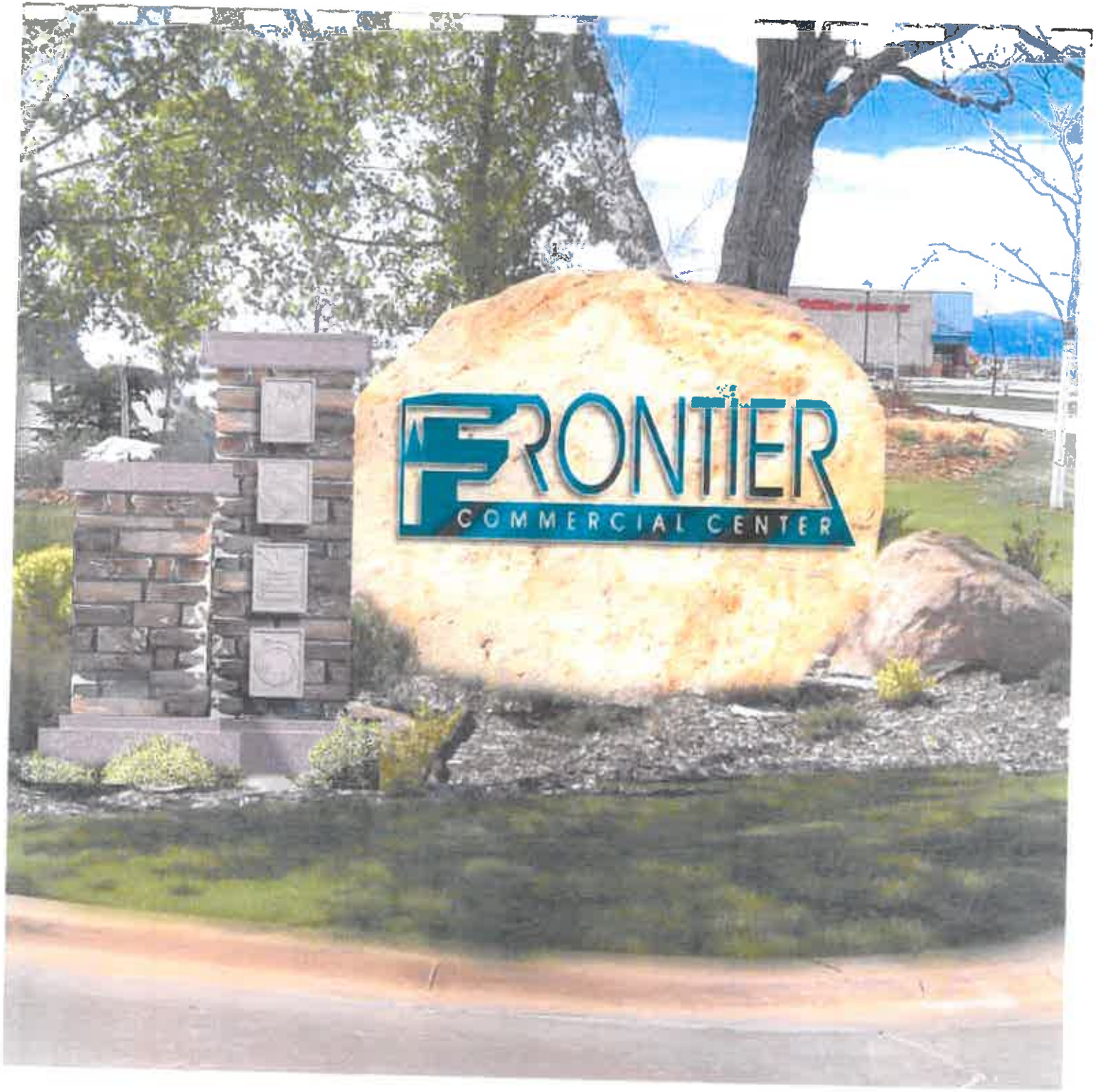
Thorp Associates P.C., Architects, Estes Park, Colorado

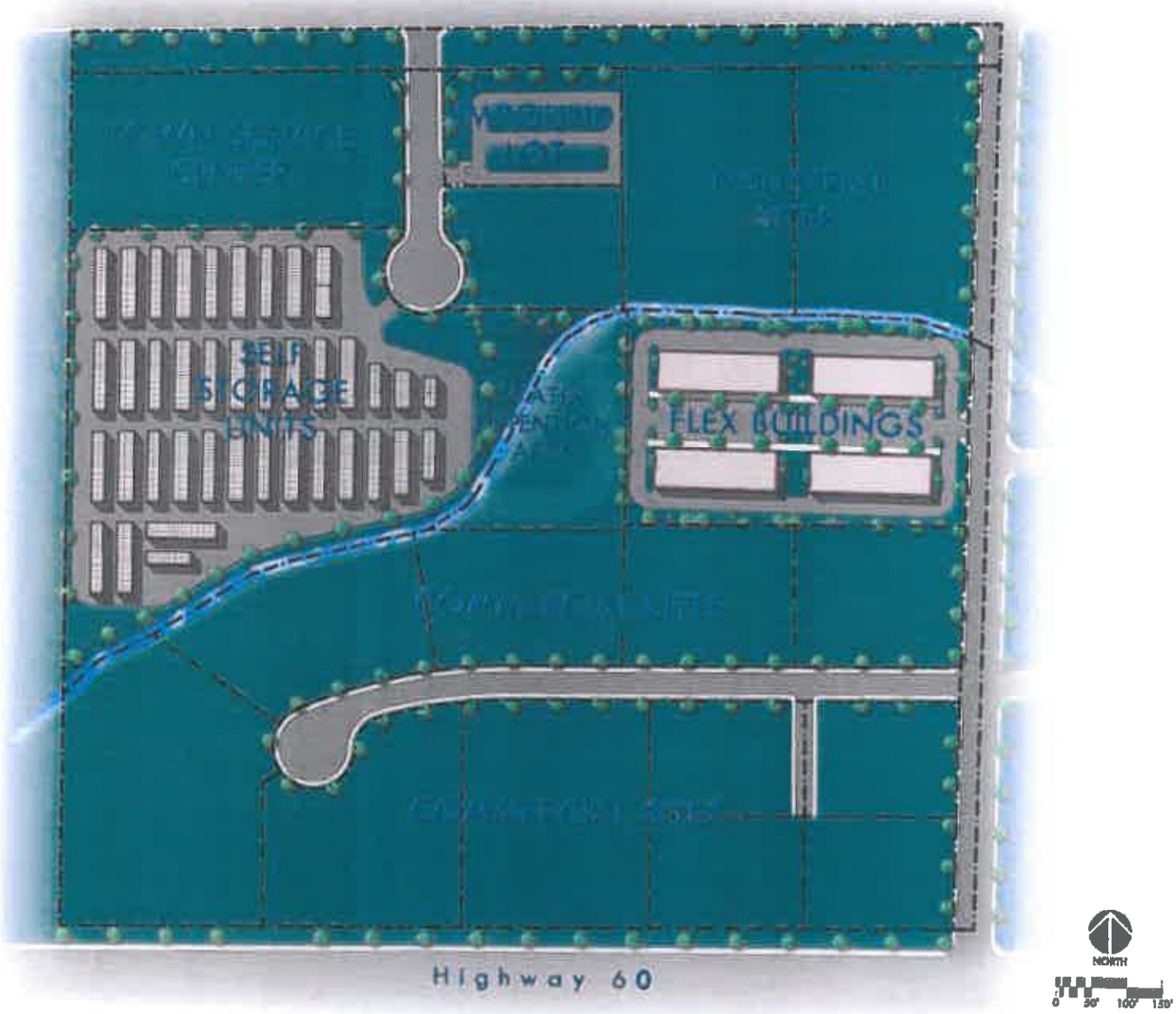
JOHNSTOWN-MILLIKEN SCHOOL DISTRICT ADMINISTATION

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

FRONTIER COMMERCIAL CENTER

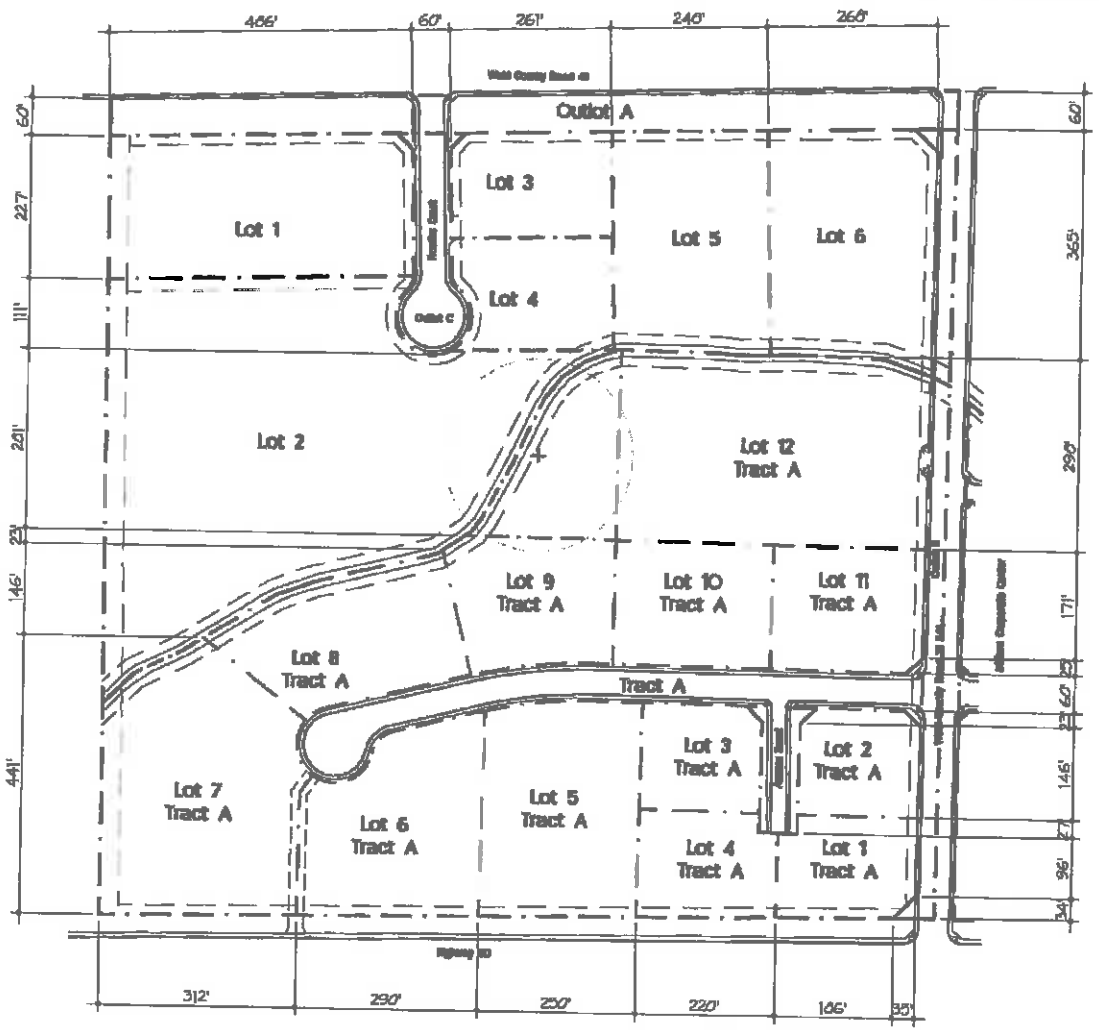

FRONTIER
COMMERCIAL CENTER



FRONTIER COMMERCIAL CENTER

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado



HALL-IRWIN CORPORATION

	Lot Area	Acres
Lot 1	109,532 sf	2.515
Lot 2	306,620 sf	7.035
Lot 3	44,505 sf	1.022
Lot 4	43,772 sf	1.005
Lot 5	87,340 sf	2.005
Lot 6	92,955 sf	2.134
Tract A		
Lot 1	33,725 sf	0.774
Lot 2	31,467 sf	0.722
Lot 3	31,780 sf	0.730
Lot 4	35,608 sf	0.817
Lot 5	84,133 sf	1.931
Lot 6	78,040 sf	1.792
Lot 7	121,056 sf	2.779
Lot 8	67,670 sf	1.553
Lot 9	51,355 sf	1.179
Lot 10	48,977 sf	1.124
Lot 11	46,705 sf	1.072
Lot 12	143,977 sf	3.305
Total Property Area	1,461,220 sf	33.544 Acres

North

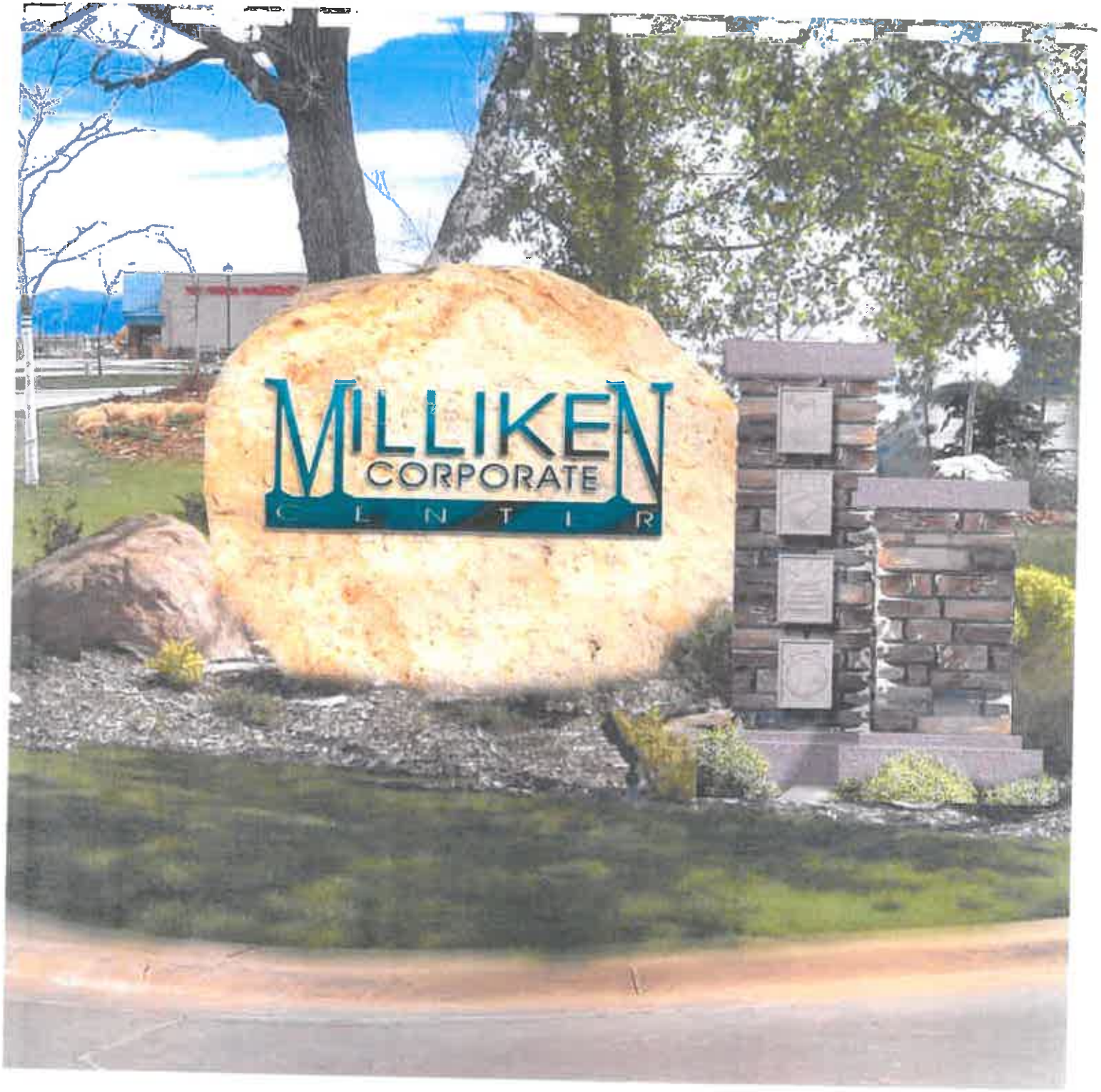
0 50 100 200

1" = 180'-0"

FRONTIER COMMERCIAL CENTER

THORP ASSOCIATES P.C. ARCHITECTS AND PLANNERS

MILLIKEN CORPORATE CENTER


MILLIKEN
CORPORATE
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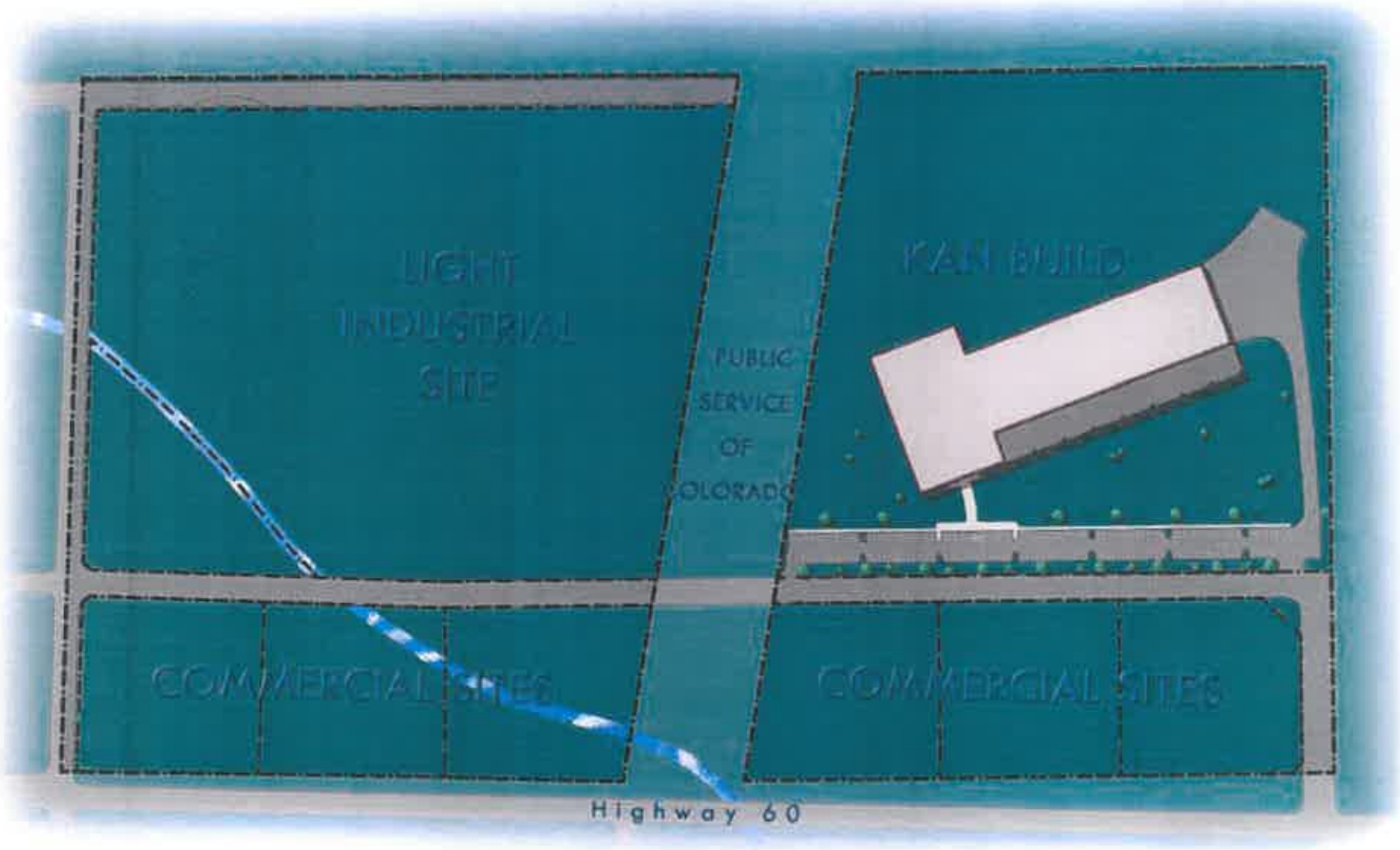
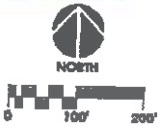


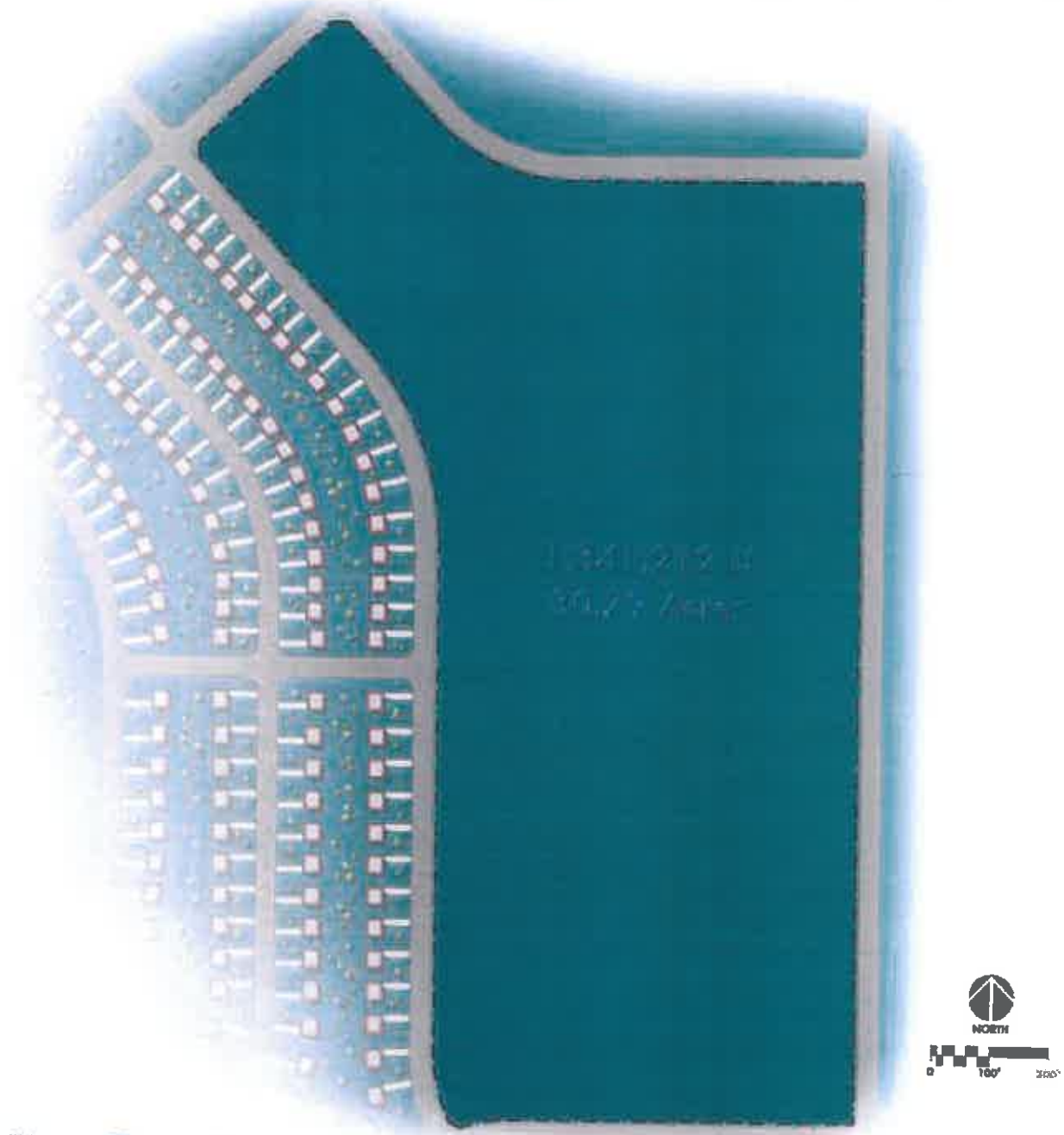


MILLIKEN CORPORATE CENTER

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

FOSSIL PARK



FOSSIL PARK

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

BOOTH FARM COMMERCIAL CENTER

BOOTH FARMS COMMERCIAL CENTER

Firestone, Colorado

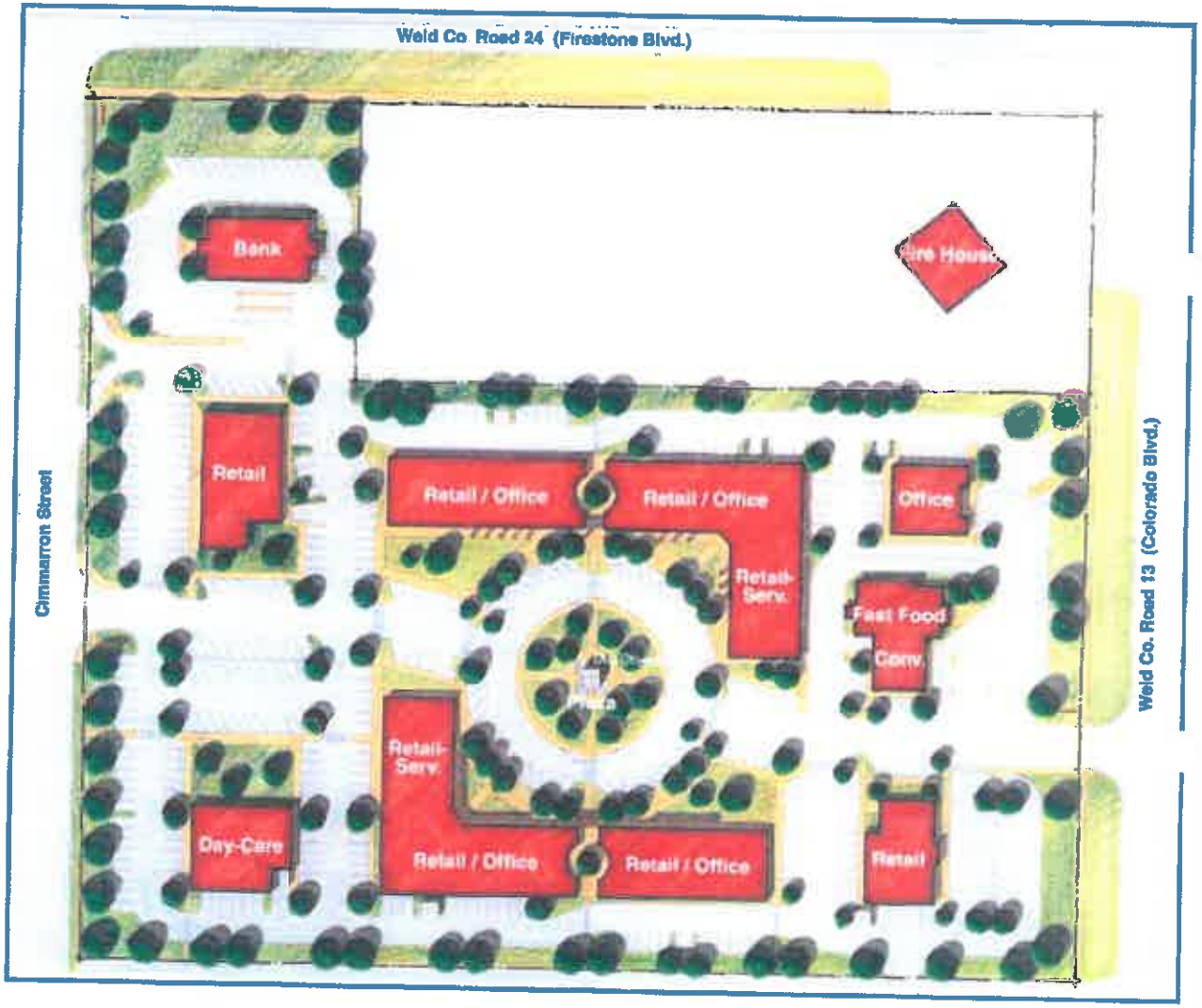
A Development Of

HALL IRWIN CORPORATION

Development SITE PLAN

North

Thorp Associates P.C., Architects
Rocky Mountain Consultants, Civil Engineers



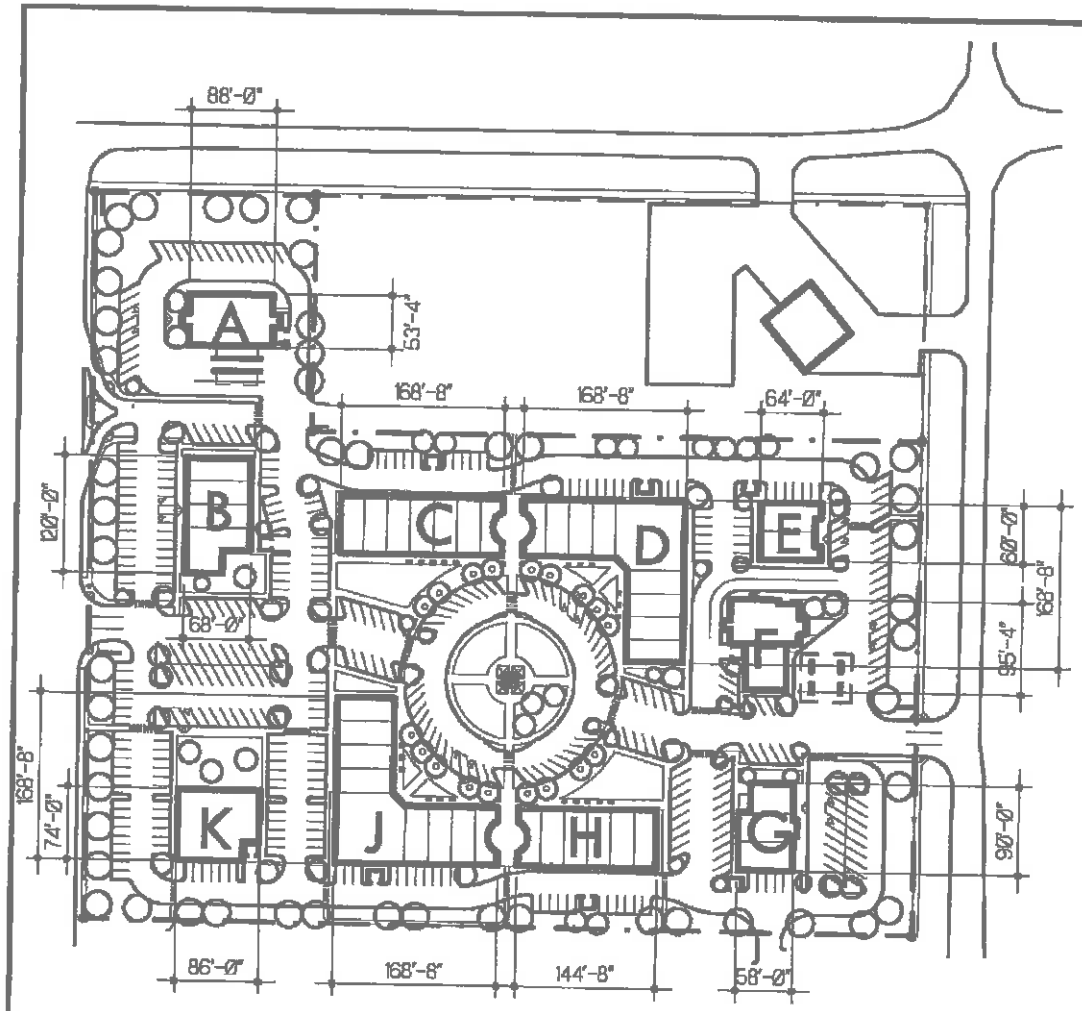
BOOTH FARMS COMMERCIAL CENTER

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

BOOTH FARM

COMMERCIAL CENTER



BUILDING DESCRIPTION	AREA	PARKING
"A" Bank	4,920 sf	15
"B" Retail	7,500 sf	30
"C" Retail	10,000 sf	40
"D" Retail	16,640 sf	67
"E" Office		
Lower Level - Office	3,700 sf	12
Upper Level - Office	3,700 sf	12
"F" Fast Food / Convenience		
Fast Food	3,600 sf	54
Convenience	2,100 sf	14
"G" Retail	4,950 sf	20
"H" Retail	8,560 sf	35
"J" Retail	16,640 sf	67
"K" Daycare	**6,000 sf**	40
Total Area & Parking	88,310 sf	406

North

0 50 100 200

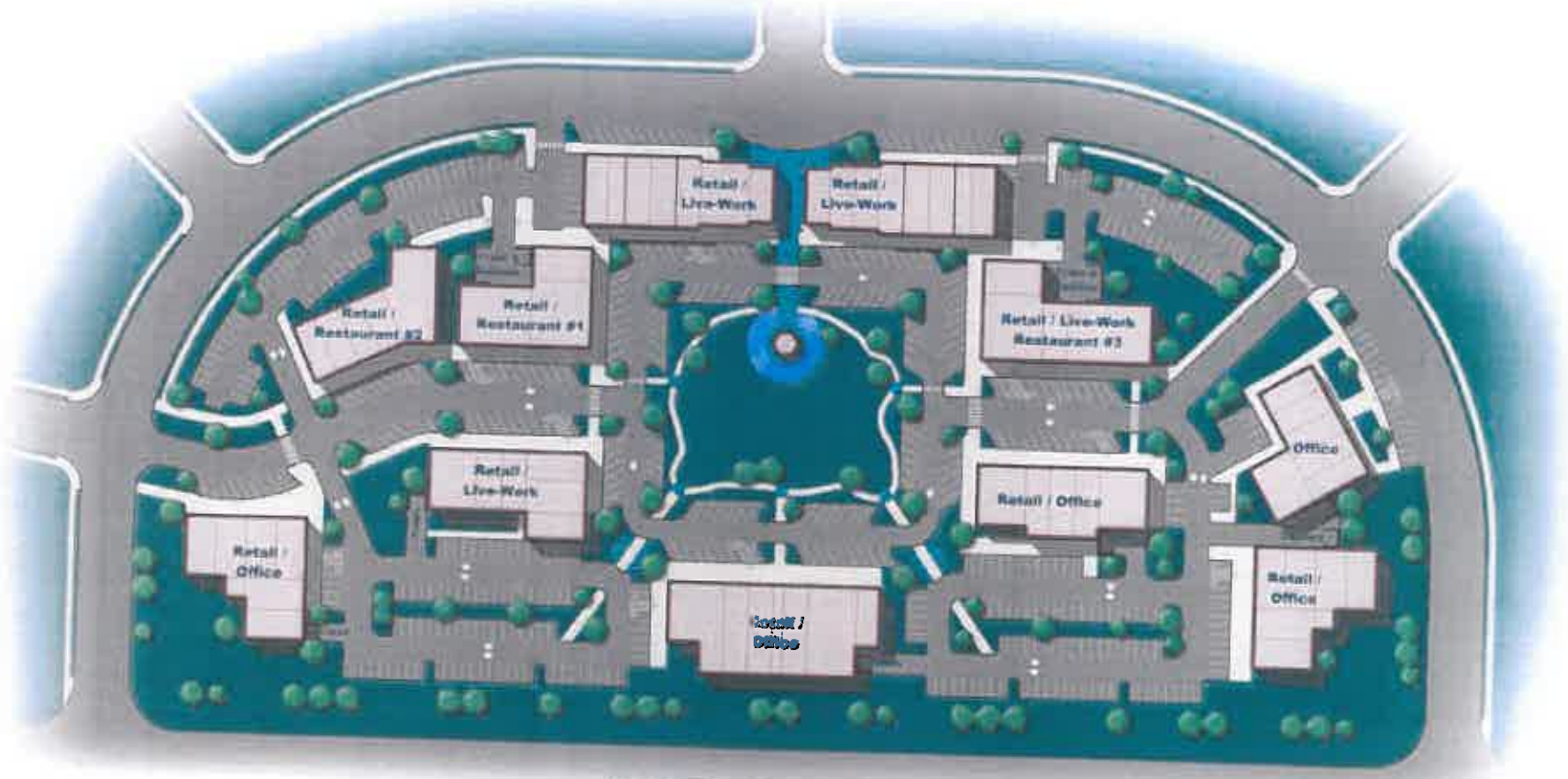
1" = 180'-0"

BOOTH FARMS

Hall~Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

THE SHORES



WCR 24 - Firestone Blvd.

NORTH

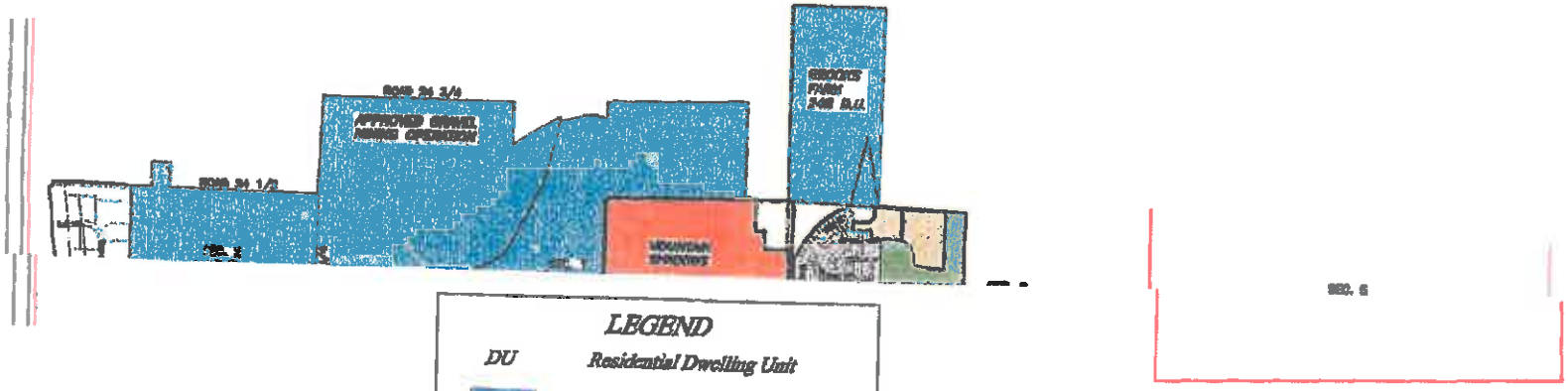
0 50' 100'

THE SHORES

Ball-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

LAND USE MAP
TOWN OF FIRESTONE



LEGEND

DU	Residential Dwelling Unit
	Pending Annexation
	Approved Annexation
	Pending Preliminary Plat
	Approved Preliminary Plat
	Pending Final Plat
	Approved Final Plat
	Project Under Construction
	School Site
	Regional Trails & Parks
	Firestone Municipal Facilities
	Completed Development

TST

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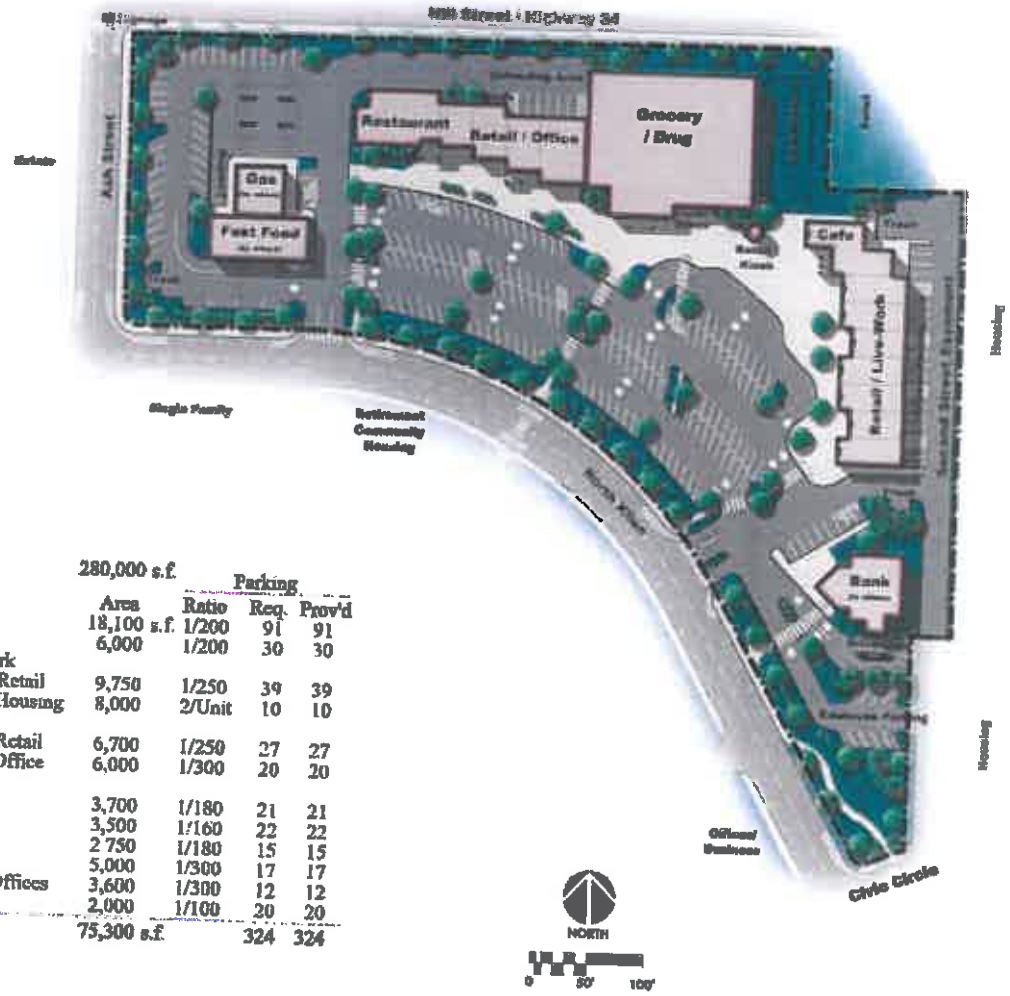
Scale 1" = 2500'
TOWN OF FIRESTONE
1/17/01

BERRYMAN FARMS



Site Area	280,000 s.f.			
		Parking		
Building Uses	Area	Ratio	Req.	Prov'd
Grocery	18,100 s.f.	1/200	91	91
Expansion	6,000	1/200	30	30
Retail/Live-Work				
Lower Level Retail	9,750	1/250	39	39
Upper Level Housing	8,000	2/Unit	10	10
Retail/Office				
Lower Level Retail	6,700	1/250	27	27
Upper Level Office	6,000	1/300	20	20
Restaurants				
Restaurant	3,700	1/180	21	21
Fast Food	3,500	1/160	22	22
Cafe	2 750	1/180	15	15
Bank	5,000	1/300	17	17
Upper Level Offices	3,600	1/300	12	12
Convenience	2,000	1/100	20	20
Total	75,300 s.f.		324	324

BERRYMAN FARMS

Hall-Irwin Corporation, Greeley, Colorado

Thorp Associates P.C., Architects, Estes Park, Colorado

FRONT RANGE LEASE RATES

August 27, 2001

PROFESSION OFFICE SPACE

Ft. Collins		
Class A	$18.00 - 23.00/sf	Triple Net
Class B	$12.00 - 17.00/sf	Triple Net
Greeley		
Class A	$12.00 - 17.00/sf	Triple Net
Class B	$ 7.00 - 10.00/sf	Triple Net
Loveland		
Class A	$18.00 - 22.00/sf	Triple Net
Class B	$12.00 - 17.00/sf	Triple Net

RETAIL

Ft. Collins		
Prime	$15.00 - 28.00/sf	Triple Net
Secondary	$10.00 - 14.00/sf	Triple Net
*Harmony Village	$31.00/sf	Triple Net

Greeley		
Prime	$12.00 - 16.00/sf	Triple Net
Secondary	$ 6.00 - 10.00/sf	Triple Net
*Elks Lake	$20.00/sf	Triple Net
Loveland		
Prime	$14.00 - 26.00/sf	Triple Net
Secondary	$10.00 - 13.00/sf	Triple Net

HALL IRWIN

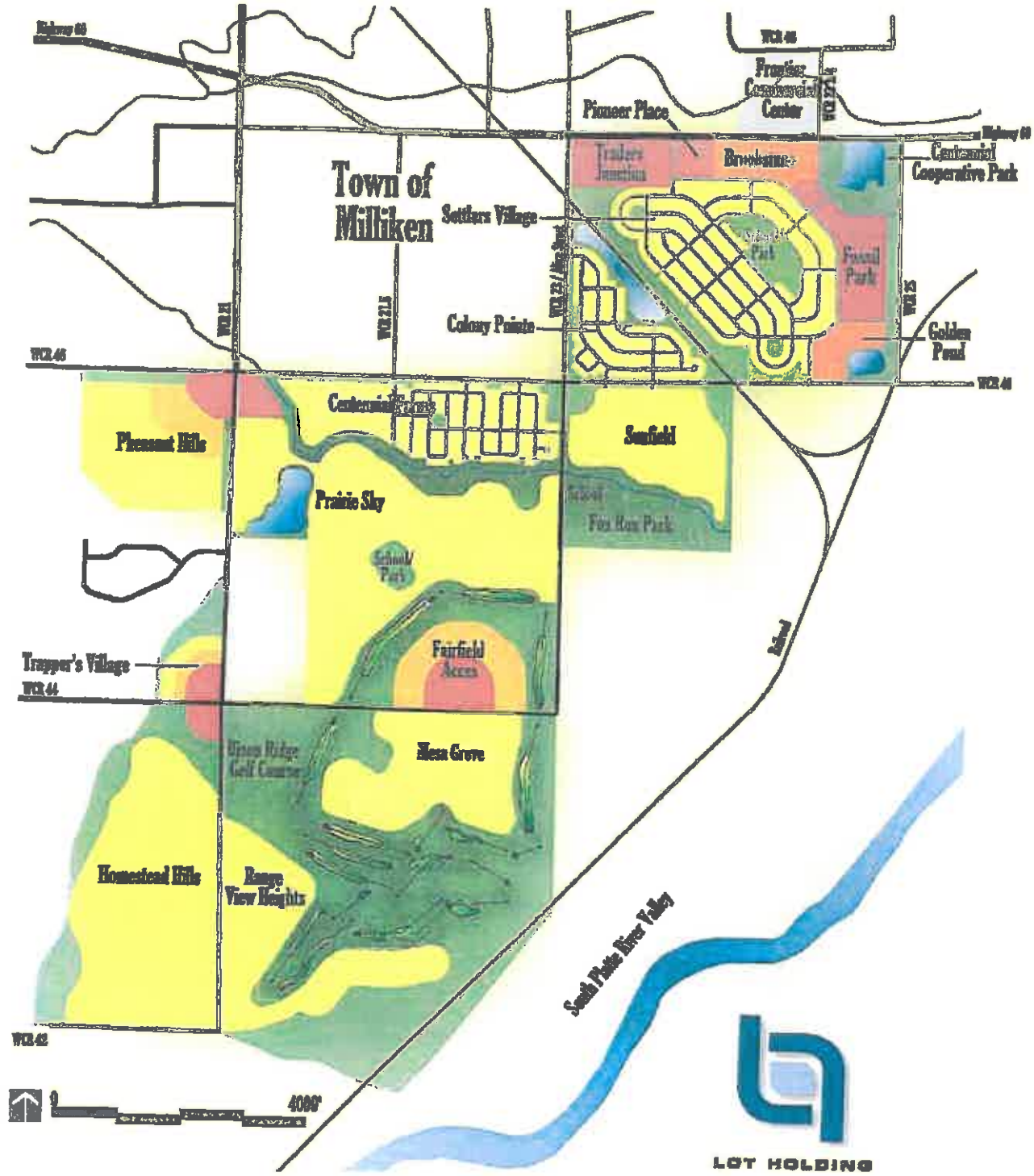
Centennial Master Plan

DR PHILLIP CARR ASSOCIATES

MENDOZA ARCHITECTS

CSU STARC LSC

RMC ROCKY MOUNTAIN CONSULTANTS INC



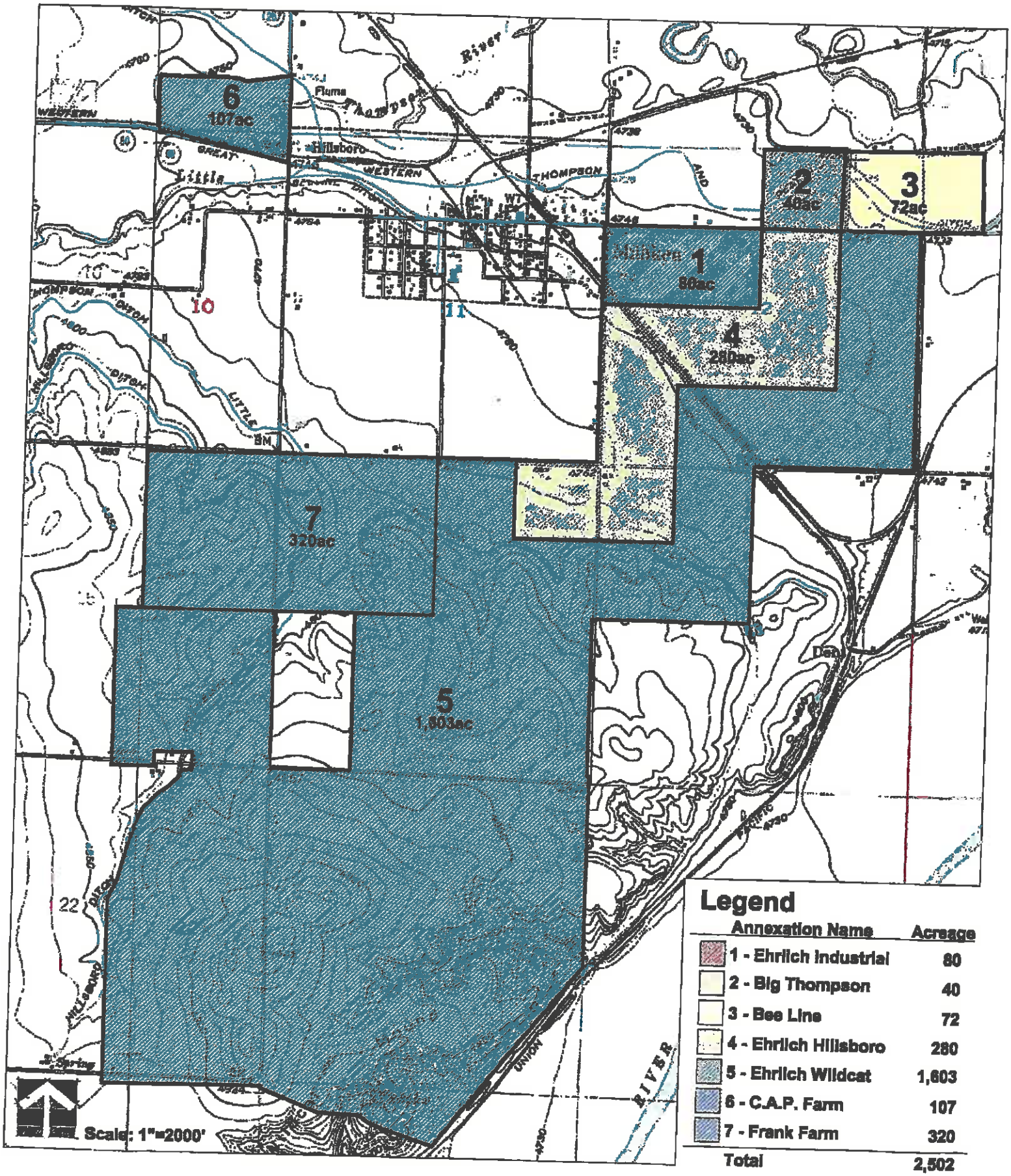
LOT HOLDING

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial / Office
- Industrial

CENTENNIAL CROSSING
AT MILLIKEN
A Master Planned Community

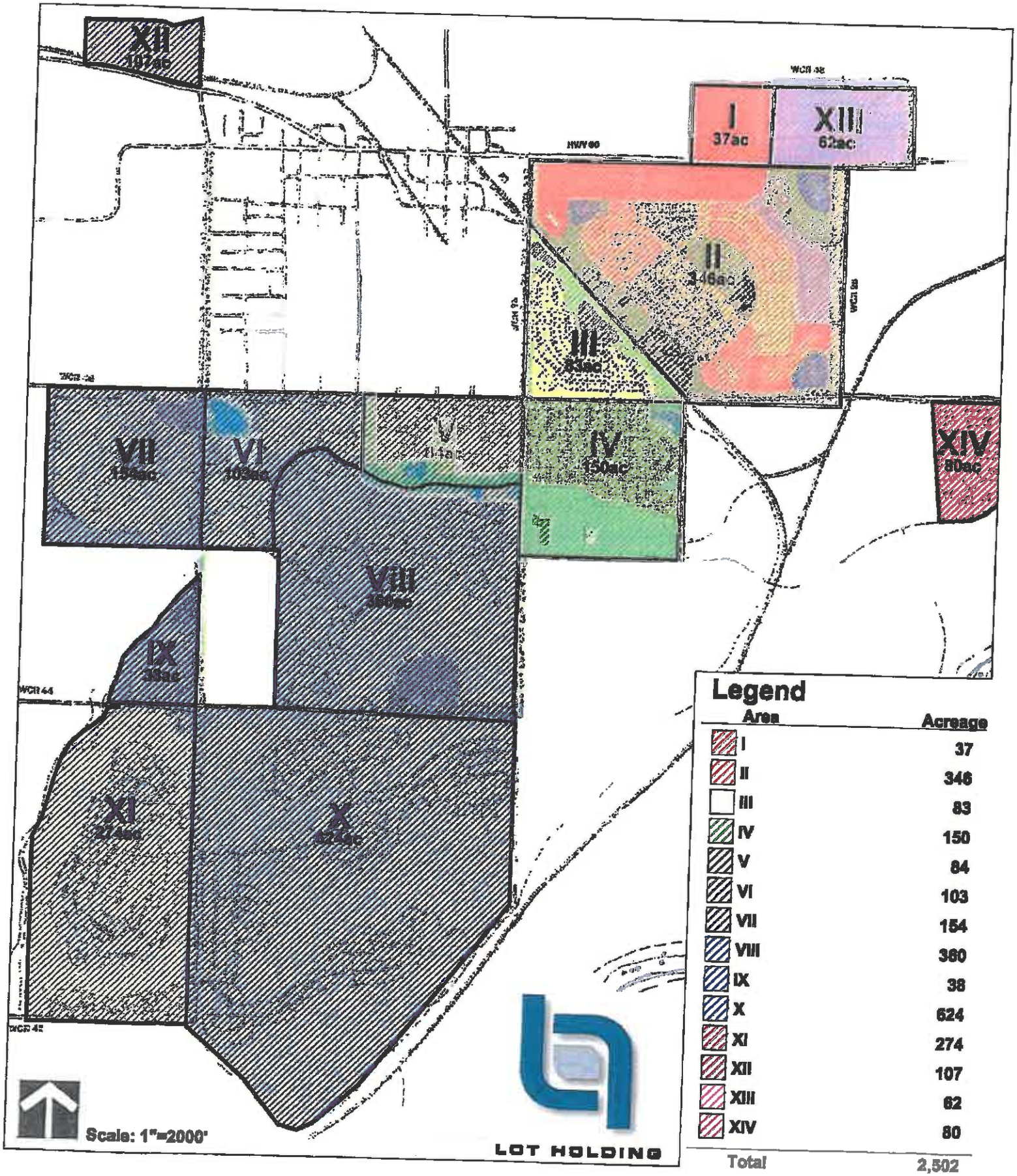
Original Annexation Map

Prepared: February 8, 2005



Centennial Conceptual Master Plan - 2000

Prepared: February 8, 2005



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				260	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%

LAND USE SUMMARY BY DENSITY

Land Use	Density/F.A.R.	Acreage	# of Units
Low Density Res.	4 d.u./acre	1,215	5,130
Med. Density Res.	12 d.u./acre	67	804
High Density Res.	25 d.u./acre	50	1,250
Commercial	F.A.R./ 0.25	59	642,510 sq. ft.
Office/Commercial	F.A.R./ 0.25	35	272,250 sq. ft.
Industrial	F.A.R./ 0.25	206	2,243,340 sq. ft.
Golf Course	N/A	426	N/A
Parks	N/A	260	N/A
Open Space	N/A	184	N/A
Totals		2,502	

Since the approval of the Centennial Crossing Master Plan, housing subdivisions, commercial/industrial area, community amenities and public improvement projects have been built or are currently under construction.

HOUSING 2000-2004

			# of Building Permits Issued					
Subdivision	# Units Platted	# Units Developed	2000	2001	2002	2003	2004	Total
Settlers Village	754	348	0	7	34	73	77	191
Colony Pointe	237	101	0	0	14	8	15	37
Centennial Farm	288	288	0	25	112	65	10	212
Total	1,279	735	0	32	160	146	102	440

COMMERCIAL 2000-2004

Subdivision	Type	Square Feet	Year Built
Traders Junction (SV)	Commercial/ Retail	16,320	2003
H-I Corporate (FP)	Office	22,284	2004-2005
H-I Utility Bldg. (FCC)	Warehouse	7,000	2004-2005
H-I Material Sales (FCC)	Commercial/Retail	1,440	2002
Power Motive (FCC)	Industrial	18,255	2004-2005
Bestway Concrete (FCC)	Industrial	38,600	2002

AMENITIES 2000-2004

Open Space	Location	Type	Acres/Sq. Ft.
Detention Pond	Prairie Sky	Land Dedication	23.5 acres
Centennial Cooperative Park	Settlers Village	Park/Lake	30 acres
Ehrlich Lake	Colony Pointe	Lake	17.6 acres
Park/Open Space	Centennial Farm	Park	10.3 acres
Park/School Site	Settlers Village	Land Dedication	18 acres
Community	Location	Type	Acres/Sq. Ft.
School Administration Bldg.	Settlers Village	Building	10,490 sq. ft.
Open Space/Pool	Settlers Village	Open Space/Recreational Facilities	24.7 acres
Street Lights	Broad St.	Amenity	52 lights
Public Works Bldg.	Frontier Commercial	Building	7,800 sq. ft.
Town Signage	HWY 60	Signage	N/A
Non-Potable Water System	SV, CP, CF	Water System/Well Rights	N/A
Water Shares	Community Wide	Water (Hillsboro rights & conveyance)	N/A

PUBLIC IMPROVEMENTS 2000-2004

Along with housing and commercial development extensions of infrastructure and town services expanded.

1. Water line extension and sizing
2. Sewer line extension and sizing
3. Storm water drainage–ponds, ditches
4. Trail Systems planned
5. Water Rights dedicated
6. Community Signage

2005 PLANS/EXPECTATIONS

MARKET OVERVIEW

Northern Colorado continues to be the leader in growth and development for the state. Recent forecasts anticipate a shift from entry level and tract housing to customized floor plans on spacious lots. It is expected the region will increase its growth by another 10–20 % over 2004 totals. Milliken should expect to follow and enjoy this building trend, bringing new residents and expanded retail/commercial development to the community.

Existing Settlers Village Subdivision

Home Builders
Neo Tech Construction
Bailey Homes
Warren Construction
U.S. Homes
Mile High Capital

Park/Open Space

- Develop open space site adjacent to Centennial Lake
- Develop park, field amenity at Park/School site

Brookstone Tracts

- Town Homes
- Condo Units
- SFD Cottages

Pioneer Place

- Develop area (infrastructure)
- Build 2-3 3,000-5,000 sq. ft. office buildings

Fossil Park

- Replat large lot as users are identified
- Attract large commercial/retail/office users

Existing Colony Pointe Subdivision

Home Builders

Ramirez Enterprises
Integrity Homes
Shed-Kam Enterprises

Existing Centennial Farm Subdivision

- No home builders currently identified
- Absorption of 20-35 homes is anticipated

Existing Frontier Commercial Center

- Market remaining commercial lots
- Anticipate 2-3 commercial/industrial users

Planned Prairie Sky Subdivision

- Develop 100+ new lots (12, 000 sq. ft. each)
- Develop upscale product currently not available in Milliken
- Develop trail around new detention pond

General

- Pursue grants for trails, community projects
- Aid in economic development activities
- Develop refresh wells for existing lakes
- Add home builders to program

2006 AND BEYOND

Lot Holding Investments, LLC expects to be a part of the community for many years. Future subdivisions according to the approved Centennial Crossing Master Plan will be developed over time as market and conditions warrant. We have only just scratched the surface in our overall development plans. We look forward to a cooperative effort with the Town of Milliken Planning Commission and Town Board. Our hope is that this cooperative effort will result in a quality community.