

Planning Commission Agenda Summary

May 10, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

Title:

Public hearing to consider a Preliminary PUD Plan for 822 acres of property located south of Highway 34, west of State Highway 257, and east of CR 17, known as the Delantero PUD (PUD2021-0013)

Summary:

The applicant, Rick Haering, on behalf of APEX VISTA, LLC, is requesting a rezone of approximately 822 acres from H-A (Holding Agriculture) to PUD (Planned Unit Development), and to establish a Preliminary PUD plan, for the purpose of developing a mixed-use development consisting of residential, commercial, and industrial uses known as the Delantero PUD.

The proposed PUD would consist of a mix of residential, commercial, and industrial uses. Parks, open space, and trails are incorporated into the project to allow for pedestrian connectivity throughout the development and to connect to future trail systems. Residential units would include single-family detached, courtyard single-family detached, two family attached, townhomes, and multi-family throughout the development. Approximately 421 acres is intended for residential development. It is anticipated that the residential units could range from 2,418 residential units to 5,841 residential units. Commercial and industrial areas are planned to be next to major roadways to minimize impacts to lower density residential. Commercial and industrial areas would account for approximately 110 acres of the overall development. A school site is planned to be centrally located within the development. Community amenities would include several parks that would provide recreation opportunities. Parks and open space would account for approximately 140 acres. The remaining acreage would be used for rights-of-way, detention ponds, and existing oil and gas facilities.

The Delantero PUD has provided specific land uses for each planning area alongside specific development standards. A total of eight planning areas are proposed as part of the overall development. Reduced lot sizes, setbacks, and variations in building heights as proposed are supplemented by specific residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces).

Recommended Action:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed The Delantero Preliminary PUD Plan is in compliance with the 1998 Development Code, Section 24-625(c)(3) a, b, d, e, f, g, and

h, and Section 24-663(b) and, therefore, recommends approval (or denial) with the following condition:

The approval is contingent up compliance with Colorado Revised Statutes, Section 30-28-133(10) (Attachment G).

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

Attachment D – PUD Document

Attachment E – Intergovernmental Agreement with Windsor

Attachment F – Notification Boundary

Attachment G – Opposition Letter