



**TOWN OF WELLINGTON
PLANNING COMMISSION**

**January 9, 2023
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

Regular Meeting

Individuals wishing to make public comments must attend the meeting in person or may submit comments by sending an email to birdca@wellingtoncolorado.gov. The email must be received by 3:00 p.m. Monday, January 9, 2023. The comments will be provided to the Commissioners at the meeting. Emailed comments will not be read during the meeting.

The Zoom information below is for online viewing and listening only.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84639587771?pwd=SVIyQlpuNEhOQmtob2tQSjVpVjY3Zz09>

Passcode: 899598

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US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone: US: +1
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1. CALL TO ORDER
 2. ROLL CALL
 3. ADDITIONS TO OR DELETIONS FROM THE AGENDA
 4. PUBLIC FORUM
 5. CONSIDERATION OF MINUTES
 - A. Meeting Minutes of December 5, 2022
 6. NEW BUSINESS
 - A. Site Plan Review - 7840 Sixth Street
 - B. Election of Officers
 7. ANNOUNCEMENTS
 8. ADJOURNMENT

The Town of Wellington will make reasonable accommodations for access to Town services, programs, and activities and special communication arrangements. Individuals needing special accommodation may request assistance by contacting at Town Hall or at 970-568-3381 at least 24 hours in advance.



Planning Commission Meeting

Date: January 9, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Meeting Minutes of December 5, 2022

EXECUTIVE SUMMARY

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

Move to approve the regular meeting minutes of December 5, 2022, as presented.

ATTACHMENTS

1. Minutes of December 5, 2022



**TOWN OF WELLINGTON
PLANNING COMMISSION
December 5, 2022**

**MINUTES
REGULAR MEETING – 6:30 PM**

1. CALL REGULAR MEETING TO ORDER – 6:30 p.m.

The Planning Commission for the Town of Wellington, Colorado, met on December 5, 2022, at the Wilson Leeper Center, 3800 Wilson Avenue, Wellington, Colorado at 6:30 p.m.

2. ROLL CALL

Commissioners Present:

Eric Sartor, Chairperson
Lisa Chollet
Lowrey Moyer
Tim Whitehouse
Bert McCaffrey
Linda Knaack

Absent:

Gary Dicenta

Town Staff Present:

Cody Bird, Planning Director
Paul Whalen, Planner III
Patty Lundy, Planning Analyst

3. ADDITIONS TO OR DELECTIONS FROM THE AGENDA

None

4. PUBLIC FORUM

None

5. CONSIDERATION OF MINUTES

A. Meeting Minutes of November 7, 2022

Commissioner Moyer moved to approve the meeting minutes of November 7, 2022.
Commissioner Whitehouse seconded.

Yeas – Whitehouse, Moyer, Sartor, Chollet

Nays – None

Abstains – Knaack, McCaffrey

Motion carried

6. NEW BUSINESS

A. Public Hearing: Consider Adoption of the Zoning Map

Cody Bird, Planning Director presented the staff report and introduced a proposed draft of updates to the Town's Official Zoning Map. The Zoning Map is the legal document that identifies which zoning district standards are applicable to properties within the Town limits. Updates to the Official Zoning Map are needed to align with updates made to the Town's Comprehensive Plan and Land Use Codes. The Planning Commission has met in four work sessions between May and September 2022 to consider possible updates to the map. Based on the discussions, Town staff has drafted the proposed Zoning Map dated December 5, 2022.

Bird explained that the Town mailed 815 individually addressed notices to owners of properties that would be affected. Regular notifications in the Fort Collins Coloradoan and the Town's official posting locations were also provided. There will be another hearing in January or February at the Board of Trustees meeting.

Bird highlighted the following proposed changes reflected on the draft zoning map:

- Properties currently zoned Transitional Zone District are proposed to have different zoning district designations because of eliminating the Transitional Zone District from the updated Land Use Code. These areas are classified based on the suitability of existing uses and compatibility of surrounding zoning districts.
- The newly created R-4 Downtown Neighborhoods Zone District is generally between Washington Avenue and Kennedy Avenue and First Street to Sixth Street that are currently zoned R-2 Single-Family Residential.
- Residential properties along Harrison Avenue and McKinley Avenue that are currently zoned Transitional are proposed to be zoned newly created R-4 Downtown Neighborhoods Zone District.
- Updates to the titles of some zoning districts like C-3 Highway Commercial is now titled C-3 Mixed Use Commercial.
- Properties previously zoned R-4 Residential Multi-Family District on the map are now identified as R-3 Residential Medium Density.

Chairman Sartor opened the Public Hearing portion of the meeting.

Scott Flowers, Sixth Street, shared that he preferred his property that he lives at to be zoned R-4 Downtown Neighborhood rather than the proposed C-1 zoning on the draft map. He also asked about repairing/rebuilding his home if damaged/destroyed and asked about insurance for a residential structure on a property zoned commercial. He asked when the current Transitional Zoning was established. He restated that he would like his property zoned residential and if the property is sold and a future owner wants it to be commercial they could make the request at that time.

Dave Bockman, Sixth Street, agreed with Mr. Flowers' comments and shared that his property is adjacent and is a neighbor. He also would like to be zoned residential.

Seeing no more public comments, Chairman Sartor closed the public hearing portion of the meeting.

Bird responded to the public comments. He stated that the west side of Sixth Street had been discussed at prior work session meetings. There were comments from the Commissioners that since there was commercial on the east side of the road, it made sense to allow commercial on the west side as well. Chairman Sartor added that there are also existing and proposed industrial sites north along Sixth Street and it seems the corridor is likely to be transitioning to commercial.

Bird shared that the prior Land Use Code provisions were adopted around 2007 when the Town adopted a model Land Use Code prepared by the Department of Local Affairs (DOLA). The Town's adoption of the model Land Use Code was a change to a more urban set of zoning standards. Prior to the model code, the Town had relied upon the County's O – Open zoning classification. Current staff had not found much background as to why some properties were identified and zoned as Transitional at that time.

Bird encouraged everyone to review Article 7 of the Land Use Code that addresses nonconformities and vested property rights. The section on "Continuation of Nonconforming Structures" states "[...] the right to continue a nonconforming structure shall cease and such use contained therein shall conform to the provisions of this Code under any of the following circumstances: If a nonconforming structure is destroyed by any means to the extent of more than 50 percent of its fair market value, it may not be re-established except in compliance with all regulations applicable to the zoning district in which it is located. This provision shall not apply to single-family dwelling units in residential zoning districts, which may be reconstructed with substantially the same floor area, provided there is no increase in any other nonconformity. If the nonconforming structure is partially destroyed, where the damage does not exceed 50 percent of its fair market value, the nonconforming structure may be rebuilt but not enlarged upon approval of a building permit." Bird explained this excerpt is just part of the Article 7 provisions that addresses structures being damaged. There are other provisions with other protections that he encouraged everyone to read.

Bird said that as far as insurance, he recommended that they speak to their insurance agent.

Commissioner Chollet explained that Commissioners drove around town several times to look at and consider properties to see what zoning made sense for different areas of Town.

Commissioner Whitehouse commented that the zoning of the properties of the individuals that spoke during public comment may not need to change to commercial.

Commissioners discussed and agreed that the two properties of the individuals that commented during public comment should be changed to R-4 zoning instead of C-1 zoning. Commissioners commented that zoning adjacent to the west of these properties was proposed to be R-4 already, so the zoning would be compatible.

Bird also brought up that the owner of 3731 Harrison Avenue contacted Town staff and requested that his property be considered for C-2 Downtown Commercial zoning. The draft map identifies the property as R-4 Downtown Neighborhoods. The owner was not able to attend tonight, but asked that staff share his request to consider C-2 zoning.

The Commissioners discussed the C-2 zoning for 3731 Harrison Avenue and the surrounding properties. The Commission agreed that there were C-2 zoning properties adjacent to the south and the corner lot was in proximity to the Cleveland Ave. corridor so the C-2 zoning was suitable for the property.

Melissa Whitehouse asked if she could address the Commissioners. Chairman Sartor allowed comments. She expressed a concern that if the address at 3731 Harrison Avenue was to change zoning from what was on the draft map that there may need to be notice of the change for surrounding neighbors.

Bird commented that this was not the final meeting on the zoning map changes and that there will be more opportunity for comments. When the Commission's recommendation and the draft map is presented to the Board of Trustees for consideration, staff would be providing additional notices. Bird offered that the draft zoning map could be updated with notes reflecting the couple of recommended changes discussed tonight so there was a record available to the public with the changes identified.

Paul Whalen, Senior Planner shared that he had spoken with the owner of the property at 3709 McKinley Avenue. The property is currently in the Transitional Zone and is proposed to be changed to R-4 Downtown Neighborhood. The owner expressed that he was concerned about selling his house when he learned that childcare facilities could be a use allowed next door and that was stated as a reason for a potential purchaser to back out of an offer. Staff shared some code provisions about different processes if a childcare was proposed next door and the owner seemed to understand. The owner did not have any specific request as to what other zoning district he might propose for the property.

Commissioner Whitehouse moved to forward a recommendation to the Board of Trustees to approve the Official Zoning Map with the changes including 8311 Sixth Street and 8317 Sixth Street to be R-4 and 3731 Harrison Avenue to C-2.

Motion seconded by Commissioner McCaffrey.

There was discussion about a third property on Sixth Street in the same block and adjacent to the two that were proposed to be changed to R-4. Since the owner of the third property in that block was not at the meeting, the Commission directed staff to reach out to the owner and inquire if he would like the same R-4 zoning that his neighbors had requested.

Commissioner Whitehouse moved to amend his original motion to approve the recommendation to the Board of Trustees to approve the Official Zoning Map with the changes including 8311 Sixth Street and 8317 Sixth Street to R-4, 3731 Harrison Avenue to C-2 and 8321 Sixth Street to also include the desires of the property owner pending conversation with Town staff.

Commissioner McCaffrey amended his second.

Yeas – Whitehouse, McCaffrey, Moyer, Chollet, Knaack, Sartor

Nays – None

Motion carried.

B. Adopt 2023 Meeting Schedule and Submission Dates

Commissioner Moyer moved to adopt the schedule of Planning Commission meeting and submission dates for the 2023 calendar year.

Motion seconded by Commissioner Chollet.

Yeas – Whitehouse, McCaffrey, Moyer, Chollet, Knaack, Sartor

Nays – None

Motion carried.

7. ANNOUNCEMENTS

Bird announced the Town was awarded a grant for affordable housing planning programs for \$52,500 which will fund 75% of the project for that application. The Town will match the remaining 25% amount of \$17,500 which will come out of the 2023 budget. The project will conduct a housing needs assessment to identify gaps in the housing market for Wellington and will include analysis of existing codes and recommendations for code changes to increase opportunities for housing affordability.

Bird also mentioned that other staff are applying for a grant to install a landscape demonstration garden at the new Town office building on Third Street. A landscape design was prepared by a qualified landscape designer and if the grant funds are awarded, it is contemplated the installation would take place in the spring. There is an administrative review and approval process in the Land Use Code for modifications to an approved site plan and Town staff is using the administrative procedures to document the changes for the demonstration garden.

Commissioner Moyer thanked staff for helping get these grants.

8. ADJOURNMENT

Chairman Sartor adjourned the regular meeting at 8:40 PM.

Approved this ____ day of _____, 2023

Recording Secretary



Planning Commission Meeting

Date: January 9, 2023
Submitted By: Paul Whalen, Planner III
Subject: Site Plan Review - 7840 Sixth Street

EXECUTIVE SUMMARY

Subject:

Site Plan Review – Smokin’ Cowboy Dispensary

General Location:

Addressed as: 7840 Sixth Street. (Sixth Street and I-25 at Sveta Lane)

Applicant/Agent:

Applicant: Julia DeVries, DeVries Properties, LLC

Agent: Tom Donnelly, Donnelly Land Consultants, LLC

Reason for request:

Approve a site plan for redevelopment of a commercial property for a retail marijuana store.

Background Information:

- The applicant is seeking approval for a site plan for the development of a retail marijuana store located at 7840 Sixth Street.
- The site (State Parcel #8934000007) is “a tract of land situate in the SW ¼, Section 34, Township 9 North, Range 68 West of the 6th P.M., Town of Wellington, County of Larimer, State of Colorado” and is approximately 0.75 acres in size.
- The property is zoned C-3, (Mixed-Use Commercial).
 - The property was approved for annexation in June 2022 by Ordinance No. 12-2022. The Ordinance included zoning the property C-3 Mixed-Use Commercial District.
 - Retail marijuana stores are allowed as a use by right within the C-3 zoning district.
 - The property has an existing building on site. The existing building is proposed to be remodeled and expanded to include a drive-thru window on the north side. Drive-thru facilities are allowed within the C-3 zoning district.
 - Town staff has reviewed and verified the property complies with applicable zoning and buffer setbacks for marijuana stores.
 - The applicant has submitted an application to the Marijuana Licensing Authority requesting approval for a Marijuana License. The application is pending

consideration by the Licensing Authority and the results of the application are not yet known at the time of this report.

- Town staff provided review comments and redlines on the site plans to the applicant. The applicant subsequently revised and resubmitted their plans based on staff feedback. Staff comments were mostly addressed in the revised drawings.
- In addition to the site plans, the applicant is also required to submit civil engineering drawings and details for public infrastructure improvements including road widening, striping and signage, stormwater drainage, and others. The Planning Commission does not review the engineering details, however the proposed improvements are depicted on the site plans. The final design for engineering details is subject to review and approval by the Town Engineer.

BACKGROUND / DISCUSSION

Site Plan Review:

1. Building Setbacks and dimensional standards: The existing building is proposed to be remodeled and enlarged. The proposed building does not encroach into any required building setbacks. The building meets dimensional standards.

2. Easements: Existing and expanded building footprint does not encroach into any easements.

3. Streets and Access: The site is adjacent to Sixth Street, an arterial roadway.

- The property owner was required to dedicate additional right-of-way and easements at the time of annexation to accommodate road widening to match the existing road section north of the proposed development site.
- The applicant is required to construct the roadway widening and restripe the street to provide adequate turn lanes to access the site. Roadway improvements and restriping will also be accompanied by appropriate street signage. All roadway, turn lane, striping and signage shall be constructed in accordance with plans approved by the Town Engineer.
- The site is proposed to be accessed with a full movement access drive at the south end of the site. An additional “right-out only” exit drive is also proposed to accommodate the drive-thru lane exits.
- The Town Engineer has reviewed the proposed driveway alignments and spacing and has conceptually accepted the accesses. Final access design is subject to review and approval by the Town Engineer.

4. Pedestrian Connection: A sidewalk is required along the east side of Sixth Street to connect to the existing public sidewalk adjacent to the Quality Inn (formerly Days Inn) parking lot. The sidewalk will extend south to the proposed access driveway to meet the requirement for connecting the site to public sidewalks. Extension of the sidewalk south of the access driveway is not recommended because there is no sidewalk to connect to south of the site.

5. Parking: All parking is proposed on-site. The parking ratio is four (4) spaces per 1,000 SF of retail space. Twelve parking spaces are proposed, meeting the requirement (1,549 SF Bldg / 4 = 7 required).

- **SIZE:** Standard vehicular parking spaces are required to comply with the minimum width and depth requirement (9 ft. x 18 ft.). The drawing shows employee and customer parking spaces that comply with the dimensions.
- **ADA:** One ADA parking space is provided.
- **BICYCLE RACK INFO:** The applicant shall provide a minimum of one bicycle rack on site to meet the minimum requirements.

6. Circulation Aisles: Circulation aisles meet the minimum 24-ft. width requirement for two-way traffic circulation. The applicant has confirmed all measurements on drawings.

7. ADA: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 25 or fewer parking spaces are proposed, a minimum of one (1) van accessible parking space is required. The proposed parking meets the minimum required.

- **LOCATION/CLUSTER:** The ADA space with access aisle is shown near the front entry.
- **PATHWAY TO BUILDING OR CURBS:** All ADA spaces have a zero-curb cut and all have an accessible path into the building.
- **DETAILS FOR SIGNS AND PAVEMENT:** The ADA details provided are acceptable, details for the signs and specifications for the pavement markings are all provided.
- The applicant or their designated agent shall ensure that all accessible parking spaces and routes meet the requirements of ADA standards including locations, widths, aisles, slopes, signage, and pavement markings. Sufficient details should be included and coordinated in the civil engineering and architectural plans.

8. Signage and Site Artwork:

- The applicant is seeking administrative approval of the signage package (Sheet 6) however the applicant is seeking Planning Commission approval and support for the proposed artwork as depicted on the cover sheet.
- The applicant has provided details for the site artwork package to be considered by the Planning Commission. The applicant is seeking Planning Commission consent to install site artwork in addition to the proposed signage. Please refer to the windmill structure (40 ft. height) with cowboy silhouette and bucking mustang silhouette (20 ft. height) depicted on Sheet 1. The windmill and silhouettes are proposed to be located at the southern end of the property with locations identified on the site plan.
- Staff requests to review all future submitted sign details (wall, free-standing, and monument sign) for this application administratively if Planning Commission agrees.
- Primary signs (wall sign and free-standing pole sign with electronic reader board) appear to meet dimensional requirements. The monument sign (perimeter sign) is allowed a max height of 4 feet (currently shown at 6 ft.). The monument sign is not allowed to be located within the utility easement.

- All free-standing and monument signs are required to utilize materials that match building materials or are complimentary to the building materials. The Planning Commission should consider if the pole sign for the electronic reader board needs a cabinet or base to enclose the pole.

9. Site Lighting: A photometric plan was provided with the site plans as required.

- The site's Photometric Plan meets the Town's maximum allowed illumination level (0.1 footcandle) at twenty feet beyond the property line along a public right of way.
- The project satisfies the Town's minimum illumination standard of 1.0 footcandle for parking areas and pedestrian paths.
- The applicant should consider providing additional security lighting near the trash enclosure.
- Manufacturer cut sheets detailing each proposed lighting fixtures options and properties were provided on the photometric plan, the proposed fixtures comply with the minimum Town code.
- Very minor revisions remain with staff requesting permission to review these changes administratively.

10. Landscape/Screening and Buffering: The comments below are recommended as required changes to the landscape plans. Following revisions based on staff comments, staff requests to review and accept details on the landscape plans administratively.

- Section 5.04.12 of the Land Use Code requires fifteen percent (15%) of the site (gross) to be landscaped area.
- Required plants shall contain a mix of trees, shrubs, ornamental grasses, and perennials.

Street Trees: The property fronts both I-25 and Sixth Street, for a total of 800 linear feet, at the ratio of one (1) street tree required for each forty (40) linear feet of street frontage, a minimum of twenty (20) trees are required. Ten (10) deciduous canopy trees are shown at a 40 ft. spacing along Sixth Street and the proposed I-25 street trees are strategically located and clustered with large shrubs for blocking headlight glare impacting oncoming I-25 south bound traffic.

Site Landscaping (Trees/Shrubs): One (1) tree and five (5) shrubs are required for each 40-LF of building perimeter, with approximately 172-LF of building perimeter (5) trees and (25) shrubs are required. Including the native seed areas and landscape planting beds, approximately 38.3% of the site is proposed for landscaping.

- Due to the proximity to I-25 and the site's traffic circulation patterns, the applicant working with staff proposed placing trees and shrubs along the east boundary line to mitigate potential impacts of headlight glare to the I-25 south bound traffic. Tree massing to block headlight glare at the drive through lane is proposed.

Parking Lot Trees/Shrubs/Screening: Because of the parking lot size (12 parking spaces) and configuration, parking lot trees in islands were difficult to locate due to the conflict with the pole lights, however trees are located around the parking lot perimeter.

- Two light poles are provided in the parking lot, and this conflict limited tree placement within the parking lot.

13. Other:

- Landscape plantings proposed within the sight distance triangles comply with Town code and will not visually impede the vision zones between 30 inches to 8 ft. Plant species located in this zone range in natural height of 16” to 24”, however any plant heights that exceed 30 inches will require trimming or pruning on a periodic schedule or replacement.
- A separate tap and meter are required for outdoor landscape irrigation. Location and size of tap shall be coordinated with the civil engineering plans.
- The site uses potable water for landscaping. The landscape architecture firm has confirmed the plants provided have been specifically chosen as water efficient plants, shrubs, and tree options to ensure long term health of plants and financial savings for owner.

14. Drainage: The applicant proposes remodeling and upgrading the existing building and facilities to serve this new business. The existing site features, including parking lot, building and drainage basin will be brought into compliance with current Town code and standards. Civil plans and an amended drainage study have been prepared and submitted for staff reviews. Drainage and site access/circulation has been evaluated to ensure the proposed grading and drainage is consistent with the intent of the original drainage plan and applicable Town standards. Public Works has evaluated the proposal and is working with the applicant for viable solutions. Any needed changes required by Public Works must be presented by the applicant in a final drainage plan to be accepted by the Town Engineer.

15. Utilities:

- Town Utilities: The site is existing and was once served by a Northern Colorado water tap/meter that has been disconnected and abandoned. New potable water sources (taps) shall be provided by the Town, with a separate tap/water meter provided for the irrigation system as required by Town code.
- There is existing public water, stormwater, and sanitary sewer infrastructure, in place to serve the site. Gas and electrical services are also on-site to serve the facility. The site plan submission did include civil engineering plans indicating the connections to the public service lines in Sixth Street. The site plan approval is conditioned upon final review and approval by the Town Engineer.
- Other Utilities: The applicant is responsible for coordinating other services with private companies to ensure that all utilities are installed underground. The electric line is required to be relocated underground from the distribution line on the west side of Sixth Street to the new transformer location on the proposed development site. The underground line and existing poles to be removed are identified on the utility plan.
- Fire District Review: Wellington Fire District staff reviewed the site plans and accept the plans as presented. Building plan review and a permit issued by Wellington Fire Protection District is required prior to construction.

16. Architectural Design Standards: The existing building constructed in 1976 has been vacant for several years. The site development plan proposes retrofitting the site and building for a

marijuana retail sales store. The re-design and remodel proposes the addition of a tower element and shed roof additions to provide architectural interest and character.

- The building located between I-25 on the east and Sixth Street along the west, is intimately scaled and aesthetically pleasing for the area. The structure will be enlarged from the present 1,390 Sq.Ft. to approximately 1,549 Sq.Ft. in total building coverage. The remodeled building will be highly visible from I-25 and Sixth Street and therefore is required to have four-sided architecture. The color theme will be primarily earth-tones and natural materials including stone, timber, barn wood siding, standing seam metal roofs and metal architectural panels.
- The existing building and proposed expansions shall be in compliance with the amended Town's Land Use Code. The structure, both new and existing, is proposed to be a combination of building materials including weathered barnwood siding, Dryvit stucco, "Oakwood Ashlar" stone wainscot, and "Light Gray" flatiron horizontal metal siding accented with brown-stained heavy timber posts and roof rafters. The roofing material is Flatiron standing seam metal in "Copper Penny" finish. Metal architectural panels (designed and located to resemble typical window placement) are proposed on the east elevation fronting I-25 for aesthetic four-sided architectural appeal. Building form, design and materials are generally architecturally compatible for the area.
- The applicant has been informed the Land Use Code requires all mechanical equipment and rooftop units are adequately screened from public right-of-way views including Sixth Street and I-25. The applicant has confirmed that all mechanical equipment shall be screened or located away from public views and I-25.
- An appropriate 5 ft. tall dumpster enclosure is proposed on the south side of the site; easily accessible by truck. The dumpster enclosure materials, character and color theme shall match the building.

Corrected Plans: Following Planning Commission approval, the applicant may need to make minor revisions to the site plan documents to incorporate all corrections or comments, including Town engineering review of the civil plans, and submit revised copies to the Town.

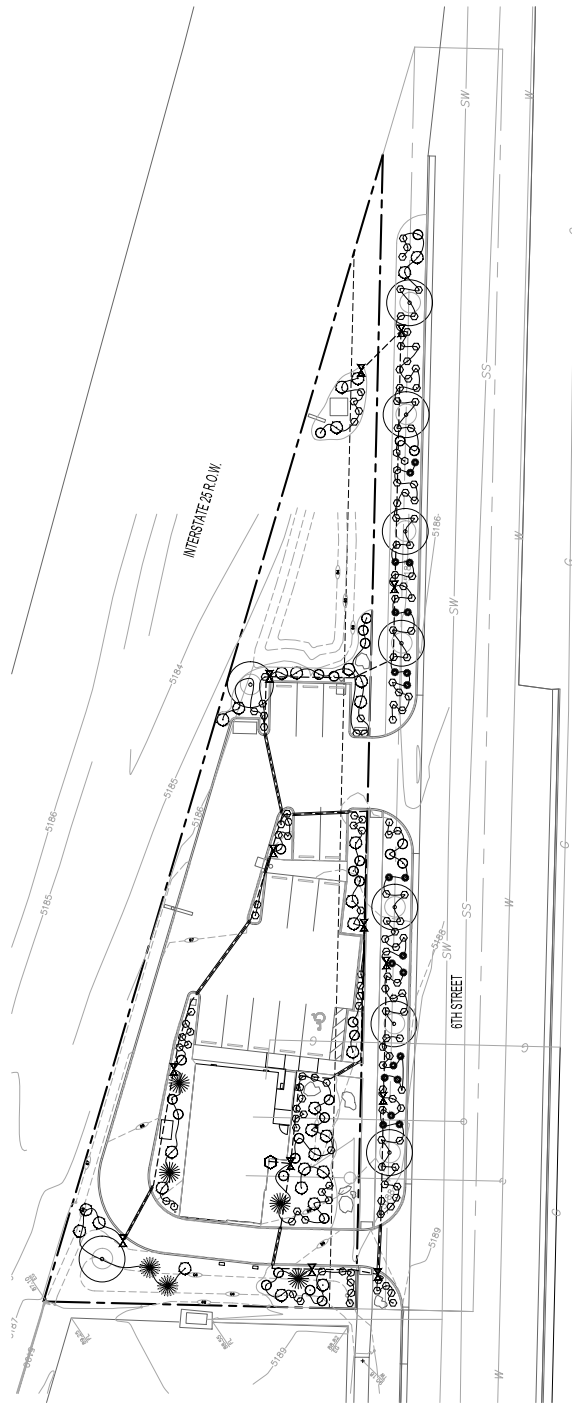
- Changes on the site plan sheets shall be clouded, and a list of all changes shall be provided, noting which comment each is addressing.
- All drawings and plans must be coordinated so there is not differing information on the civil and architectural plans.
- 2 full size, 2 half size, and electronic submission must be submitted to the Town's Planning Department prior to receiving building permit.
- Building plans will not be reviewed or permits issued until revised plans are accepted by the Town.

STAFF RECOMMENDATION

Move to approve the site plan for 7840 Sixth Street, subject to staff comments.

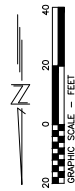
ATTACHMENTS

1. Site Plans



IRRIGATION PLAN

SCALE 1" = 20'



ANNUAL WATER USAGE

CATEGORY	TOTAL USE PER CATEGORY	AVERAGE GALLONS OF WATER PER SQUARE FOOT PER YEAR	TOTAL GALLONS PER CATEGORY
High Water Use	0	11.2	0
Medium Water Use	0	9.2	0
Lower Water Use	0	4.2	0
Xero Water Use	14,593.5 sq. ft.	1.10	16014.4
TOTAL	14,593.5 sq. ft.		16,014.4 gal.

IRRIGATION NOTES:

1. MTA assumes no liability for elements of work implemented by others. Contractors to review all plans for grading and drainage to ensure proper drainage and to ensure that all work is done in accordance with the plans.
2. Owner to provide all necessary permits and approvals for the project.
3. Owner to provide adequate insurance coverage for the project.
4. Owner to provide adequate bonding for the project.
5. Owner to provide adequate access to the project site.
6. Owner to provide adequate utilities for the project.
7. Owner to provide adequate materials for the project.
8. Owner to provide adequate labor for the project.
9. Owner to provide adequate equipment for the project.
10. Owner to provide adequate safety measures for the project.
11. Owner to provide adequate communication for the project.
12. Owner to provide adequate documentation for the project.
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95. Owner to provide adequate settlements for the project.
96. Owner to provide adequate resolutions for the project.
97. Owner to provide adequate decisions for the project.
98. Owner to provide adequate judgments for the project.
99. Owner to provide adequate verdicts for the project.
100. Owner to provide adequate awards for the project.

BRIGADON I EDEND:

- | | |
|---|---------------------------------------|
|  | Point of Connection |
|  | $\frac{1}{2}$ " Drip Irrigation Valve |
|  | Irrigation Main Line |
|  | $\frac{1}{2}$ " Drip Poly |
|  | 2" PVC Sleeving |

MTA Planning & Technical
2838 Shilling Blvd
Fort Collins, CO 80525
Email: troy@mta.com
www.mta.com

REVISIONS

CUSTOMER	SMOKIN' COWBOY
PROJECT	SMOKIN' COWBOY SITE PLAN REVIEW
LOCATION	7840 6TH STREET WELINGTON, COLORADO

FORBES ENGINEERING

2908 CHEVY STREET, FORT COLLINS, CO 80524
OFFICE NUMBER (970) 295-4874
FULL SERVICE ENGINEERING AND DESIGN
LAND AND CONSTRUCTION SURVEYS

10-7-22

DATE

AS NOTED

REVISIONS

24" x 36"

VARIED SIZE

PHOTOMETRIC PLAN

DRAWING No.

SH4

DRAWING No.

Page 17 of 28

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	LUF	Watts
○	A	14	W7ZLMP250M/L	Wall Pack Troopod HL Large	One 250 Watt MH Lamp	14000	1.0	250
●	B	2	KAD 175M RX300-Coat Color	20' Square Steel Luminaire Pole	175 Watt MH	12000	1.0	175

PHOTOMETRIC PLAN

SCALE 1" = 20'

FIXTURE A

WTZL - Wall pack Troopod Large
 Metal Housing Pulse Start 250 - 400 W
 Metal Housing Sodium 250 - 400 W
 High Pressure Sodium 250 - 400 W
 LED 2" x 15 W

DESCRIPTION
 The WTZL is a wall pack troopod large fixture. It is designed for mounting on a wall or post. The fixture is made of metal and has a pulse start. It is available in metal housing, sodium, and LED. The fixture is 12" high, 12" wide, and 12" deep. It is available in 250, 350, and 400 watt versions. The fixture is made of metal and has a pulse start. It is available in metal housing, sodium, and LED. The fixture is 12" high, 12" wide, and 12" deep. It is available in 250, 350, and 400 watt versions.

APPLICATION
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CATALOG NUMBER LOGIC

WTZL- MP
 WTZL - Wall pack Troopod Large
 MP - Metal Housing
 L - LED
 250 - 250 Watt
 350 - 350 Watt
 400 - 400 Watt

WTZL- MT
 WTZL - Wall pack Troopod Large
 MT - Metal Housing
 L - LED
 250 - 250 Watt
 350 - 350 Watt
 400 - 400 Watt

WTZL- V
 WTZL - Wall pack Troopod Large
 V - Voltage
 120 - 120V
 277 - 277V
 480V - 480V

FIXTURE B

FEATURES & SPECIFICATIONS
 The KAD is a wall pack troopod large fixture. It is designed for mounting on a wall or post. The fixture is made of metal and has a pulse start. It is available in metal housing, sodium, and LED. The fixture is 12" high, 12" wide, and 12" deep. It is available in 250, 350, and 400 watt versions. The fixture is made of metal and has a pulse start. It is available in metal housing, sodium, and LED. The fixture is 12" high, 12" wide, and 12" deep. It is available in 250, 350, and 400 watt versions.

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CATALOG NUMBER LOGIC

KAD
 KAD - Wall pack Troopod Large
 MP - Metal Housing
 L - LED
 250 - 250 Watt
 350 - 350 Watt
 400 - 400 Watt

KAD
 KAD - Wall pack Troopod Large
 MT - Metal Housing
 L - LED
 250 - 250 Watt
 350 - 350 Watt
 400 - 400 Watt

KAD
 KAD - Wall pack Troopod Large
 V - Voltage
 120 - 120V
 277 - 277V
 480V - 480V

Page 17 of 28



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 Email: info@mtaarch.com
 970.416.7431
www.mtaarch.com

REVISIONS

CLIENT
 SMOKIN' COMBOY

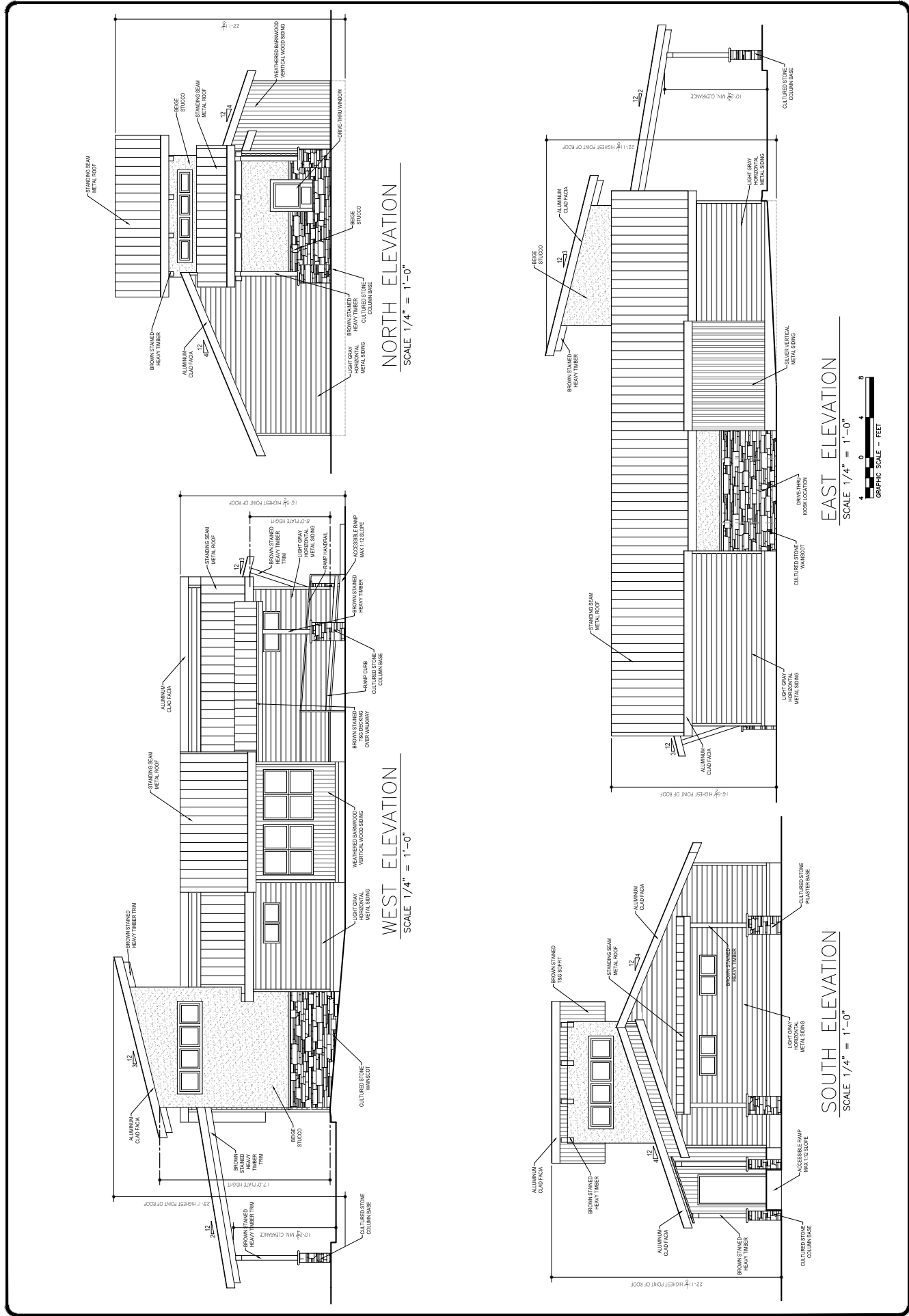
PROJECT
 SITE PLAN REVIEW

LOCATION
 7840 6TH STREET
 WELINGTON, COLORADO

FORBES ENGINEERING
 2908 CHERRY STREET, FORT COLLINS, CO 80524
 OFFICE NUMBER (970) 295-4874

FULL SERVICE ENGINEERING AND DESIGN
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 LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS

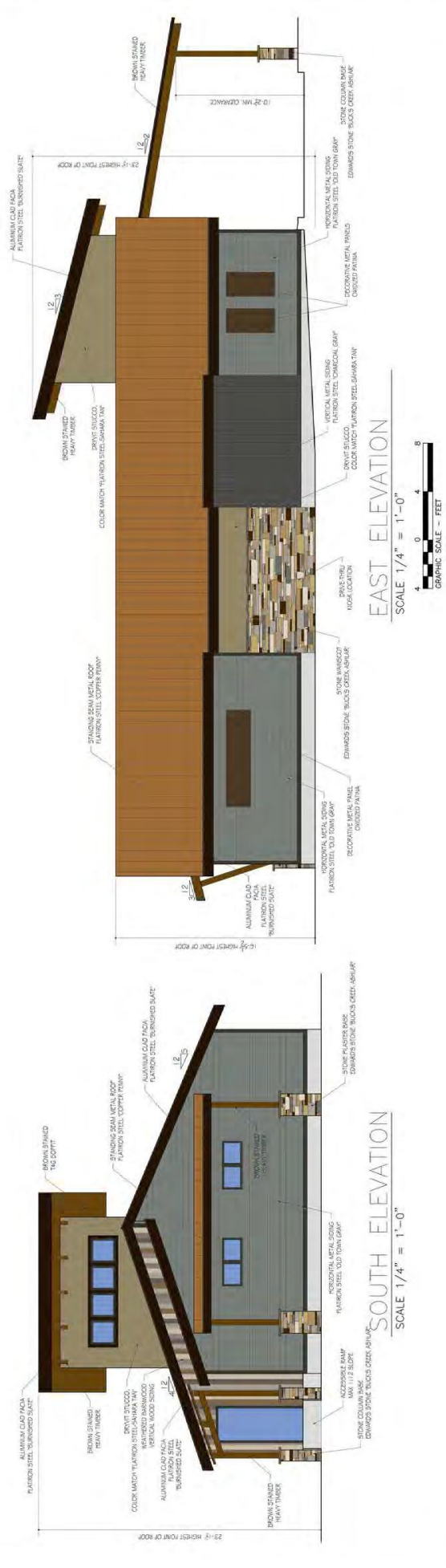
Date	10-7-22
Drawn	AS NOTED
Checked	JAC
Verified	JAC
Drawing Size	24" x 36"
Project Name	ELEVATIONS
Drawing No.	SH5



SITE PLAN REVIEW

SMOKIN' COWBOY

A tract of land situated in the SW 1/4 of Section 34, Township 9 North, Range 68 West of the 6th P.M., Town of Wellington, Larimer County, Colorado
7840 6TH STREET WELLINGTON, CO



HORIZONTAL METAL SIDING



Flatiron Steel "Old Town Gray"

VERTICAL METAL SIDING



Flatiron Steel "Charcoal Gray"

STANDING SEAM ROOF



Flatiron Steel "Copper Penny"

TRIM, WINDOW FRAMES



Flatiron Steel "Burnished Slate"

STUCCO



Dryvit color match "Flatiron Steel - Sahara Tan"

STONE WAINSCOT



Edward's Stone 'Ashlar', "Buck's Creek"

Stucco Finishes - ABC Supply

Products - Diyit

Building Visualizer - Tierco CP

Metal Privacy Screen Decorati...

Painted Metal Colors

← → ↺

https://www.etsy.com/listing/793333005/metal-privacy-screen-decorative-panel?ref=share_v4_lx

Type here to search

Windows taskbar icons: File Explorer, Edge, Chrome, Firefox, VS Code, etc.

Close

Previous

Next



Close

Dropbox

Screenshot Added
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2826 Sittling Blvd
Fort Collins, CO 970-416-7451
Email: troy@mta-architect.com
www.mta-architect.com

REVISIONS:

CLIENT
SMOKIN' COWBOY

PROJECT
SITE PLAN REVIEW

LOCATION
7840 6TH STREET
WELLINGTON, COLORADO

CLIENT
SMOKIN' COWBOY

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LOCATION
7840 6TH STREET
WELLINGTON, COLORADO

CLIENT
SMOKIN' COWBOY

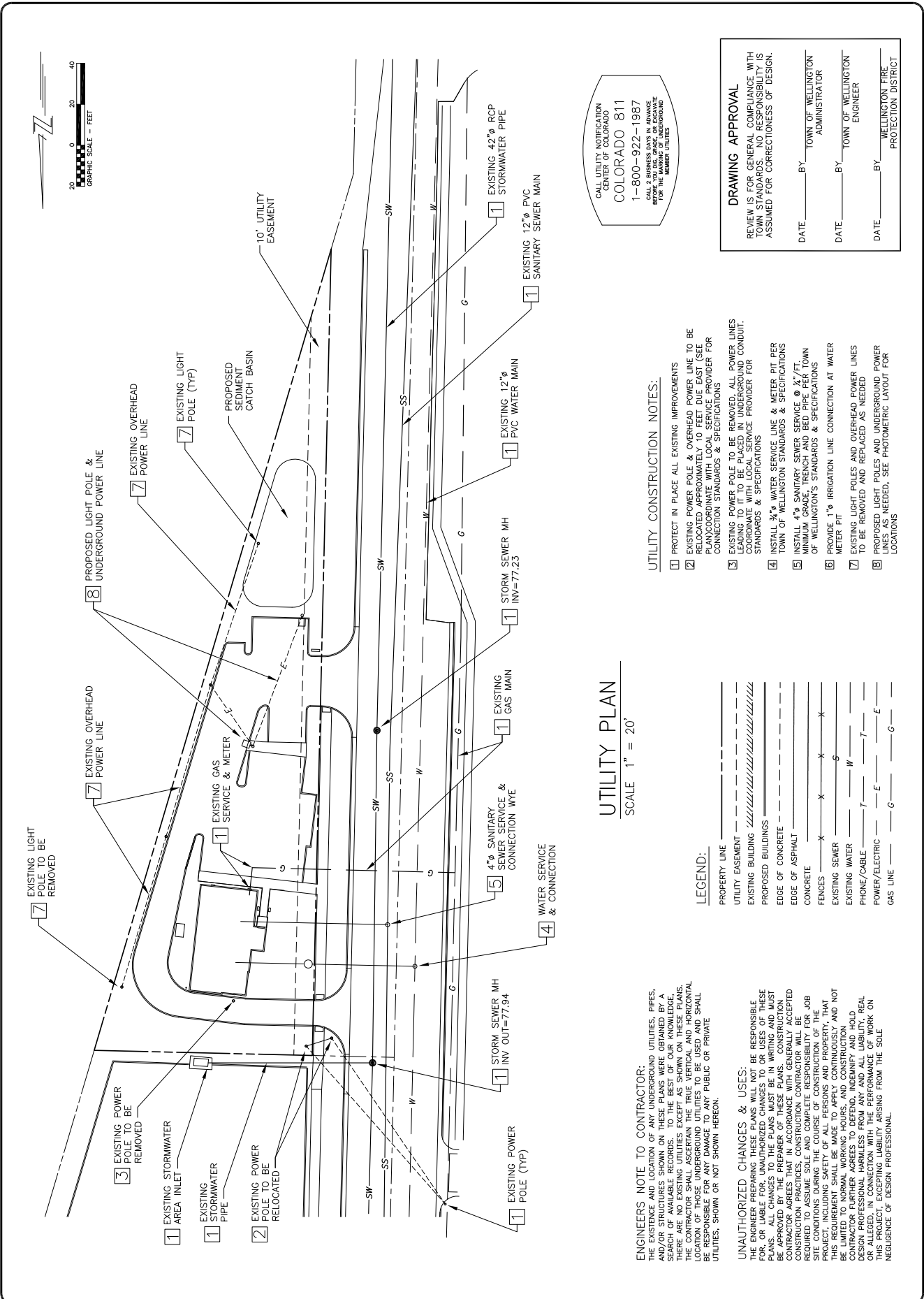
PROJECT
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LOCATION
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WELLINGTON, COLORADO

CLIENT
SMOKIN' COWBOY

PROJECT
SITE PLAN REVIEW

LOCATION
7840 6TH STREET
WELLINGTON, COLORADO



CALL UTILITY INTERSECTION
CENTER OF COLORADO
COLORADO 811
1-800-922-1987
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE ANY EXCAVATION
FOR THE MAJOR OF UNDERGROUND
UTILITIES

DRAWING APPROVAL
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTIONNESS OF DESIGN.

DATE 9-7-22
BY TOWN OF WELLINGTON
ADMINISTRATOR

DATE 9-7-22
BY TOWN OF WELLINGTON
ENGINEER

DATE 9-7-22
BY TOWN OF WELLINGTON
FIRE PROTECTION DISTRICT

MTA

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REVISIONS:

CLIENT
SMOKIN' COWBOY

PROJECT
SITE PLAN REVIEW

LOCATION
7840 6TH STREET
WELLINGTON, COLORADO

FORBES ENGINEERING

2908 CHERLY STREET, FORT COLLINS, CO 80524

OFFICE NUMBER (970) 295-4874

FULL SERVICE ENGINEERING AND DESIGN
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LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS

SH 9.0

Drawing No.

GRADING & DRAINAGE

Drawing Date 24, 2025

Verified JEF

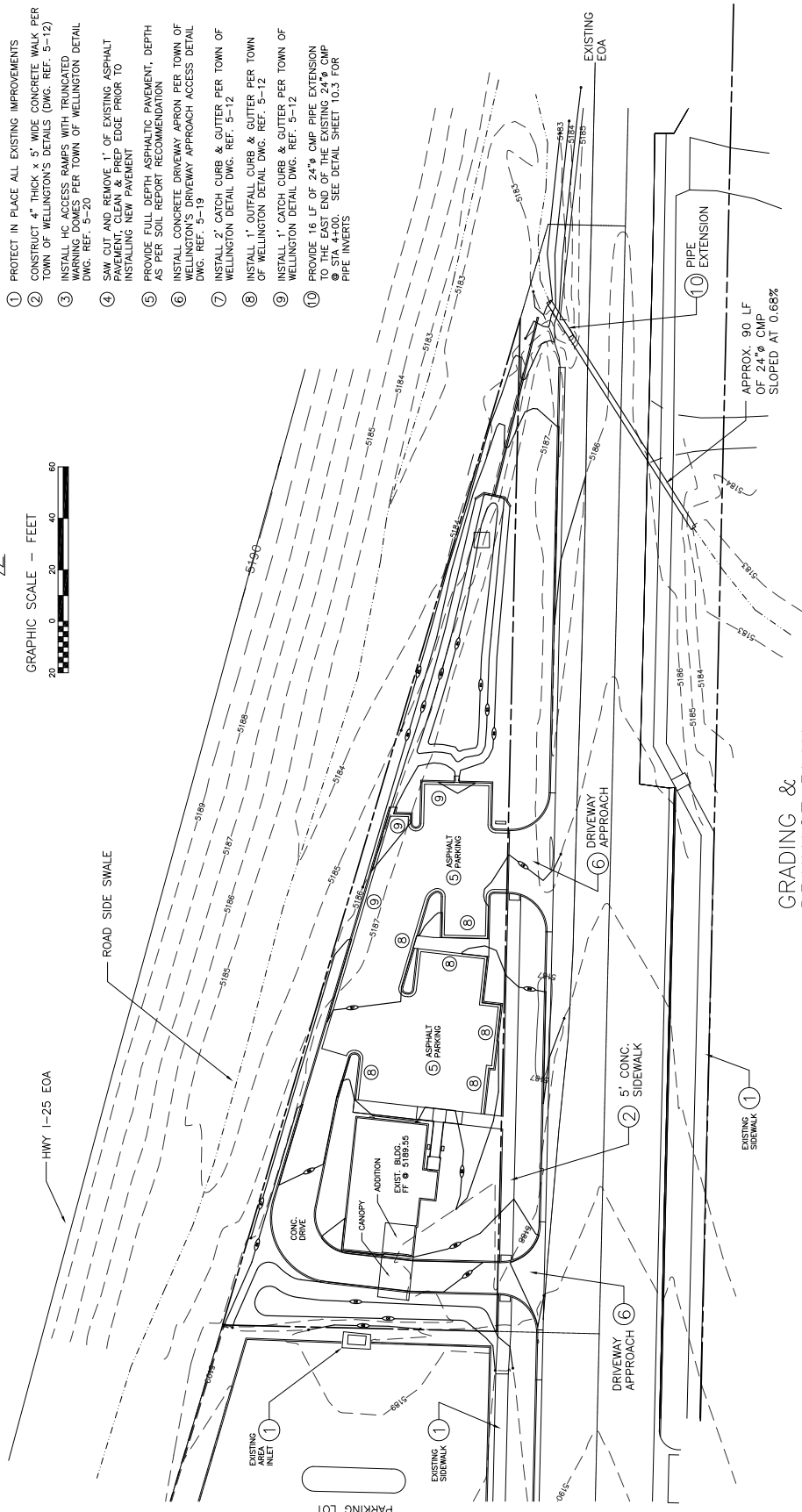
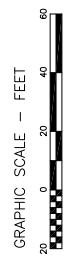
Drawn JEF

Issue AS NOTED

Date 9-7-22

CONSTRUCTION NOTES:

1. PROTECT IN PLACE ALL EXISTING IMPROVEMENTS
2. CONSTRUCT 4" THICK x 5' WIDE CONCRETE WALK PER TOWN OF WELLINGTON'S DETAILS (DWG. REF. 5-12)
3. INSTALL HC ACCESS RAMPS WITH TRUNCATED WARNING DOMES PER TOWN OF WELLINGTON DETAIL DWG. REF. 5-20
4. SAW CUT AND REMOVE 1" OF EXISTING ASPHALT PAVEMENT, CLEAN & PREP EDGE PRIOR TO INSTALLING NEW PAVEMENT
5. PROVIDE FULL DEPTH ASPHALTIC PAVEMENT, DEPTH AS PER SOIL REPORT RECOMMENDATION
6. INSTALL CONCRETE DRIVEWAY APRON PER TOWN OF WELLINGTON'S DRIVEWAY APPROACH ACCESS DETAIL DWG. REF. 5-19
7. INSTALL 2' CATCH CURB & GUTTER PER TOWN OF WELLINGTON DETAIL DWG. REF. 5-12
8. INSTALL 1" OUTFALL CURB & GUTTER PER TOWN OF WELLINGTON DETAIL DWG. REF. 5-12
9. INSTALL 1" CATCH CURB & GUTTER PER TOWN OF WELLINGTON DETAIL DWG. REF. 5-12
10. PROVIDE 16 LF OF 24" CMP PIPE EXTENSION TO THE EAST END OF THE EXISTING 24" CMP PIPE INVERTS SEE DETAIL SHEET 10.3 FOR PIPE INVERTS



GRADING & DRAINAGE PLAN
SCALE 1" = 20'

DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE BY TOWN OF WELLINGTON ADMINISTRATOR

DATE BY TOWN OF WELLINGTON ENGINEER

DATE BY WELLINGTON FIRE PROTECTION DISTRICT

DEVELOPED SITE AREAS

ROOF AREA	1786 SQ FT
GRAVEL	0 SQ FT
PAVEMENT	5722 SQ FT
CONCRETE	3163 SQ FT
LANDSCAPING	10,279 SQ FT
TOTAL	20,950 SQ FT (0.48 AC)

DRAINAGE LEGEND

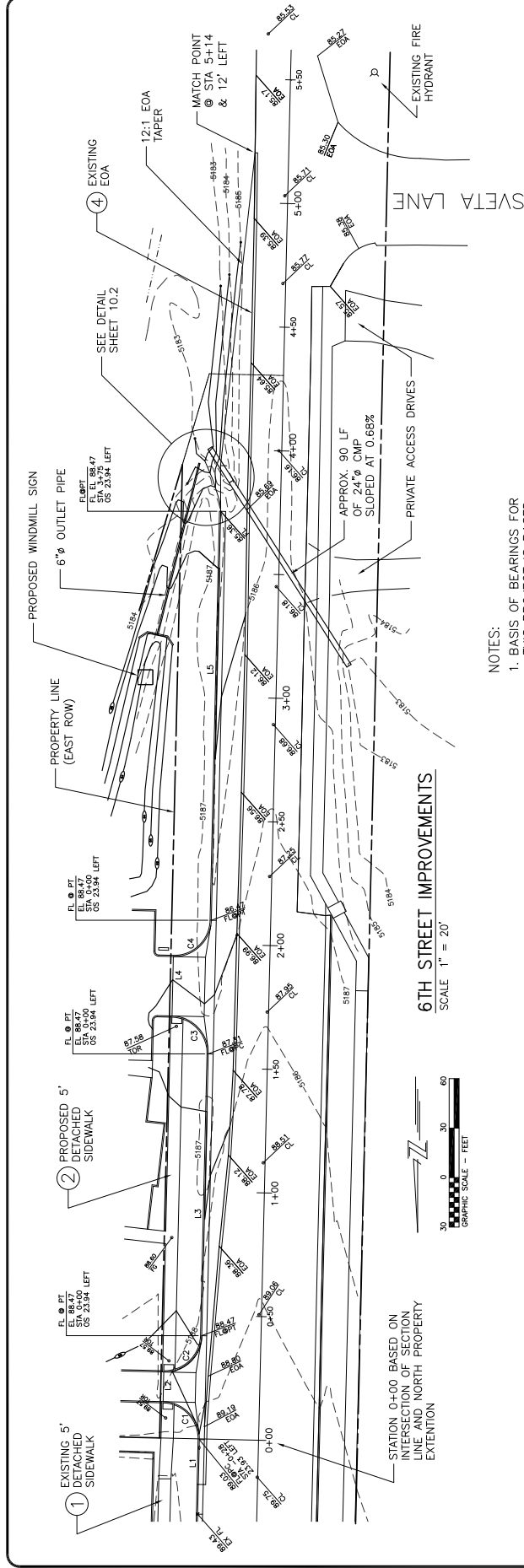
- SURFACE FLOW DIRECTION (CONCENTRATED FLOW)
- 0.02% DRAINAGE FLOW DIRECTION (PIPE FLOW & SLOPE)
- SURFACE FLOW DIRECTION (SHEET FLOW)
- DESIGN POINT DESIGNATION

GENERAL NOTES:

1. THIS SITE IS IN ZONE "V" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP
2. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT ONE FOOT INTERVALS
3. BENCH MARK: NGS STATION TOLUÉE (AE8124) ELEVATION: NAVD88 = 5222.10

LEGEND:

- SITE BOUNDARY/PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PROPOSED BUILDING
- SWALE CENTERLINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONTOUR WATCH POINT
- CENTERLINE OF ROAD
- EDGE OF ASPHALT
- GRAVEL DRIVE
- SPOT ELEVATIONS
- EXISTING
- PROPOSED



NOTES:

1. BASIS OF BEARINGS FOR THIS PROJECT IS BASED UPON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 34, T9N, R68W AS ASSUMED TO BEAR N00°00'00"E
2. ALL STATIONING & OFFSETS ARE BASED ON UP-STATION FACING (SOUTH)

FLOWLINE CURVE TABLE				
CURVE	LENGTH	DELTA	RADIUS	DIRECTION
C1	23.56'	90°00'00"	15.00'	S45°00'00"E
C2	23.57'	90°00'00"	15.00'	S45°00'00"W
C3	23.56'	90°00'00"	15.00'	S45°00'00"E
C4	23.57'	90°00'00"	15.00'	S45°00'00"W

CONC. CURB FLOW LINE TABLE		
LINE	LENGTH	BEARING
L1	18.15'	S00°00'00"W
L2	12.00'	S00°00'00"W
L3	113.92'	S00°00'00"W
L4	24.00'	S00°00'00"W
L5	165.36'	S00°00'00"W

CONSTRUCTION NOTES:

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3. INSTALL HC ACCESS RAMPS WITH TRUNCATED WARNING DOMES PER TOWN OF WELLINGTON DETAIL DWG. REF. 5-20
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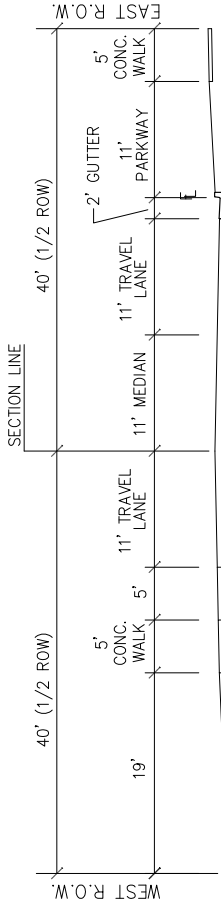
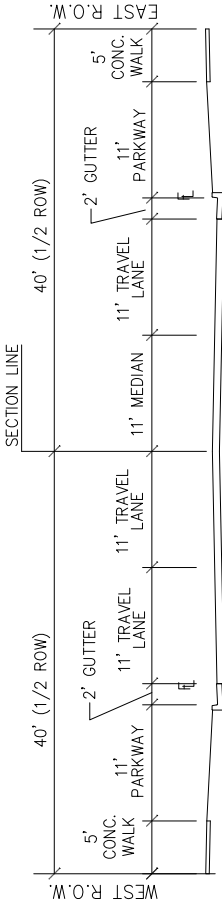
DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTION OF DESIGN.

DATE _____ BY _____ TOWN OF WELLINGTON ADMINISTRATOR

DATE _____ BY _____ TOWN OF WELLINGTON ENGINEER

DATE _____ BY _____ WELLINGTON FIRE PROTECTION DISTRICT



MTA

Planning & Architecture

2826 Siting Blvd
Fort Collins, CO 970-416-7451
Email: troy@arc
www.architex.com

REVISIONS:

CLIENT
SMOKIN' COWBOY

PROJECT
SITE PLAN REVIEW

LOCATION
7840 6TH STREET
WELLINGTON, COLORADO

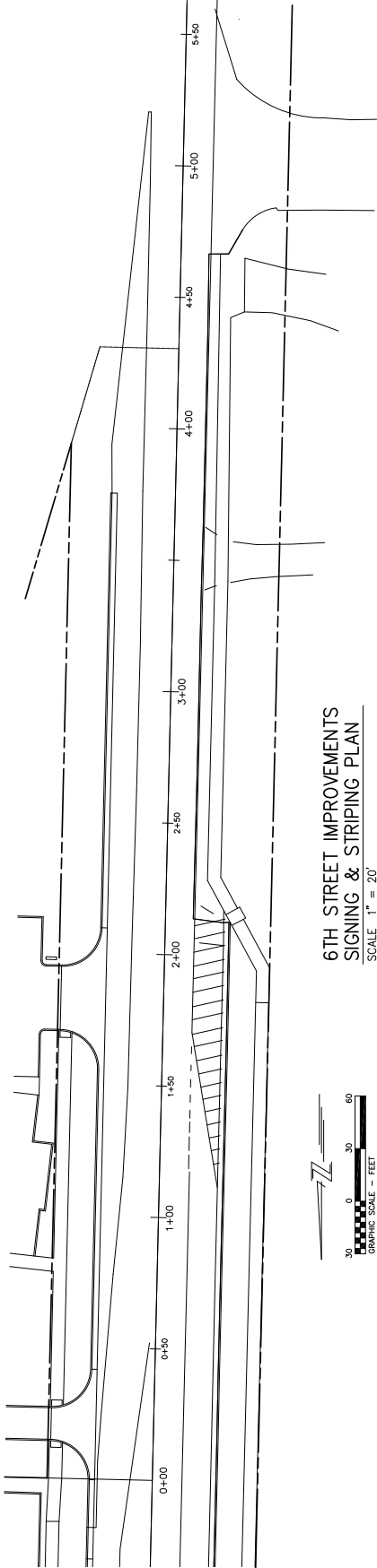
FORBES ENGINEERING

2908 CHERLY STREET, FORT COLLINS, CO 80524

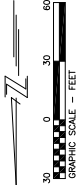
OFFICE NUMBER (970) 295-4874

CIVIL, STRUCTURAL, GEOTECHNICAL, AND DESIGN
FULL SERVICE ENGINEERING AND FOUNDATIONS
LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS

Date	9-7-22
Drawn By	AS NOTED
Checked By	AS NOTED
Verified By	AS NOTED
Drawn Scale	24" x 36"
Drawing Name	6TH STREET IMPROVEMENTS
Drawing No.	SH 10.3



6TH STREET IMPROVEMENTS
SIGNING & STRIPING PLAN
SCALE 1" = 20'



PERMANENT SIGNING
& STRIPING NOTES:

1. PLACEMENT AND INSTALLATION OF ALL NEW, RESET AND RELOCATED SIGNS SHALL BE IN ACCORDANCE WITH CITY OF FORT COLLINS OR CDOT WHEN NOT IN CONFLICT.
2. PRIOR TO STRIPING, THE CONTRACTOR SHALL REPAIR THE PAVED SURFACE FOR PROPER SURFACE FOR PROPER ADHESION.
3. ALL NEW STRIPING AS WELL AS ANY DAMAGE TO EXISTING STRIPING SHALL BE DAMAGED BE REPAIRED USING LATEX PAINT.
4. ALL WORDS, ARROWS, AND SYMBOL MARKINGS ON SITE OR WITHIN THE ROW SHALL BE PREFORMED PLASTIC PAVEMENT MARKING, WHITE SHALL BE IN CONFLICT WITH THE "STANDARD ALPHABET FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION (ARROW=15.5 SQ. FT., ONLY=22.5 SQ. FT.).
5. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT CAUSE ANY DAMAGE TO THE SURFACE OR TEXTURE OF THE PAVEMENT OR SURFACING. THE PAVEMENT MARKING SHALL BE REPAIRED TO THE SAME CONDITION, WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS.

LEGEND:

- SITE BOUNDARY/PROPERTY LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING EOC
- PROPOSED EOC
- EXISTING EOA
- PROPOSED EOA
- EXISTING EOG
- PROPOSED EOG

DRAWING APPROVAL

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.

DATE BY TOWN OF WELLINGTON ADMINISTRATOR

DATE BY TOWN OF WELLINGTON ENGINEER

DATE BY WELLINGTON FIRE PROTECTION DISTRICT

Planning Commission Meeting

Date: January 9, 2023
Submitted By: Patty Lundy, Planning Analyst
Subject: Election of Officers

EXECUTIVE SUMMARY

The Municipal Code requires the Planning Commission to elect a Chair and Vice-Chair during the first regular meeting of each calendar year. The Chair and Vice-Chair must be elected from the appointed members of the Planning Commission. The Chair presides at all meetings of the Planning Commission. The Vice-Chair will preside in the absence of the Chair. A member of Town staff is appointed to serve as the Secretary of the Commission, and therefore, an election for that office is not required.

BACKGROUND / DISCUSSION

The process for election of Chair and Vice-Chair should be as follows:

- The floor is opened for nominations. Nominations (with seconds) are received. The floor is closed, and nominees are then voted on publicly.
- A majority vote of the Commissioners present and voting is required to elect the officers.
- The term for each office is one year.
- Officers shall take office at the next regular meeting.

STAFF RECOMMENDATION

Conduct an election for Chair and Vice-Chair of the Wellington Planning Commission.

ATTACHMENTS

None