



**TOWN OF WELLINGTON
PLANNING COMMISSION
February 6, 2023
6:30 PM**

Leeper Center, 3800 Wilson Avenue, Wellington CO

WORK SESSION

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, February 6, 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/86154011660?pwd=VnZxZIRtUHRmNCtVSVpOcDlvYjZlQT09>

Passcode: 446308

Webinar ID: 861 5401 1660

Or One tap mobile:

US: +17207072699,,87576162114# or +12532158782,,87576162114# Or Telephone:

US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799

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1. P - Public Zone District Discussion
 - A. Staff Memo
 2. Review Planning Commission Roles and Procedures

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: February 6, 2023
Submitted By: Cody Bird, Planning Director
Subject: Staff Memo

EXECUTIVE SUMMARY

The Town is in the process of considering updates to the Official Zoning Map of the Town. The Planning Commission conducted a public hearing and made recommendations on the Zoning Map at its regular meeting on December 5, 2022. The recommendations were presented to the Board of Trustees as a presentation on December 13, 2022. Subsequent to the Planning Commission's initial recommendation and presentation to the Board of Trustees, the Planning Commission requested additional consideration of how P - Public District Zoning is presented on the Draft Zoning Map. The Board of Trustees also requested a work session on the Zoning Map, and the work session was scheduled and held January 24, 2022. The Board of Trustees also requested additional information related to the effect of the P - Public District zoning district on the Zoning Map.

This work session is intended to provide additional information related to the P - Public District as defined in the Town's Land Use Code, definitions from the Land Use Code that are applicable to the P - Public Zone District, and to inventory the properties and scenarios throughout Town that are currently or could be considered to be zoned P - Public.

Work sessions are for general discussion only and no action may be taken.

BACKGROUND / DISCUSSION

Included with this report are excerpts from the Town's adopted Land Use Code to identify the intent of the P - Public District. Definitions from the Land Use Code that are related to the purpose and application of the P - Public District are also included for reference.

Also attached with this report are copies of the Draft Zoning Map with properties identified by number to help inventory the properties by ownership, use, current zoning, draft zoning recommendations ("Map A" shows properties currently identified as P - Public, and "Map B" shows properties that are not zoned P - Public but which may have similar considerations for open space, drainage, or other characteristics). The numbers for each of the properties correspond to the included tables with the property inventory (A1, B2, etc.). The property inventory also includes columns identifying each property as to if it is intended to be accessible to the public for public use, and if the property meets the definition of "Park" as defined in the Land Use Code (areas open to the general public and reserved for recreational, education or scenic purposes). Existing zoning and Draft Zoning Map zoning is identified.

Based on the maps and inventory, a number of properties are currently identified on the Draft Zoning Map which may be considered for other zoning categories. A final column includes some possible zoning considerations for properties that may be considered for a zone district different from what is currently identified.

STAFF RECOMMENDATION

Review and discuss how P - Public Zoning District is assigned to properties throughout town and provide guidance to Town Staff for possible changes or additional research topics.

ATTACHMENTS

1. P - Public District Intent and Definitions
2. Map A and Map B - Draft Zoning Map
3. P - Public Property Inventory Tables

Wellington Land Use Code

3.04.3P – Public District.

A. *Intent.* The Public District is intended to identify and perpetuate the existence of public parks, playgrounds, recreation facilities and public and quasi-public buildings, whether publicly owned or leased. These areas are intended to support the community with accessible walkways, public gathering spaces, and motorized and non-motorized transportation connections and parking that accommodate a large influx of car and pedestrian traffic. Buildings may be small, mixed with other uses in Downtown, or large, providing joint facilities (library, recreation center, etc.) intermixed in residential or mixed-use areas. Civic areas should consider building design, materials, and durability; making developments timeless, and favoring form and function over cost. These areas should also leverage local public art to add beauty and pride to Wellington.

B. *Principal uses.* Principal permitted uses in the P District shall be as listed in *Section 4.02 Table of Allowable Uses*.

C. *Conditional uses.* Permitted conditional uses in the P District shall be as listed in *Section 4.02 Table of Allowable Uses*.

Definitions:

Park means an area open to the general public and reserved for recreational, educational or scenic purposes.

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

Public use means uses which are owned by and operated for the public by the Town, county, state or federal governments or by school districts.

Quasi-public means having the nature or characteristics of being public but owned by a private or not-for-profit entity.

Public Facilities 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.

Open space means any land or water area with its surface open to the sky, which serves specific uses of providing park and recreation opportunities, conserving natural areas and environmental resources, structuring urban development form and protecting areas of agricultural, archeological or historical significance. Open space shall not be considered synonymous with vacant or unused land but serves important urban functions. Usable open space shall exclude areas used for off-street parking, off-street loading, service driveways and setbacks from oil and gas wells and their appurtenances or other hazards to the public.

Public open space means an open space area conveyed or otherwise dedicated to the Town, State or County or other public body for recreational or conservation uses. Public open spaces are to be unencumbered by oil and gas wells, their appurtenances or other hazards to the public.

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

Civic Space Public or quasi-public uses in residential or business areas that are accessible to the public and primarily serve as gathering or meeting areas for the immediate community, or reserved as open space that provides a community amenity or promotes environmental or ecological functions. Civic spaces may be public buildings; defined space in residential, commercial, or mixed-use buildings; or outdoor space constructed to accommodate community gatherings. They can be the settings where celebrations are held, where social and economic exchanges take place, where friends run into each other, and where cultures mix. Civic spaces include active or passive recreational uses, nature and recreation trails, nature preserves (such as wildlife sanctuaries, conservation areas, and game preserves), cultural amenities (e.g. fountains, ice rinks, reflecting pools), open spaces, parks, squares, plazas, playgrounds, or memorial parks. This includes any of the following as defined below:

a) Active recreation: Recreational uses requiring constructed facilities for organized activities, such as playing fields, ball courts, and playgrounds.

b) Dog park: A park that provides a variety of recreational amenities for dogs and persons that may include benches, parking, restrooms, and water fountains. If dogs are to be unleashed, the area must be fenced.

c) Community space: Buildings or facilities that provide gathering places, such as community centers, property owner association meeting spaces, or clubhouses.

d) Open space: Areas of trees, shrubs, lawns, grass, pathways and other natural and man-made amenities not within individual building lots, set aside for the use and enjoyment of residents, visitors and other persons, unoccupied by buildings or facilities unless related to recreational activities. Generally, open space is intended to provide light and air and is designed for either scenic or recreational purposes. For the purpose of this Code, open space includes active recreation space, common open space, and dedicated open space.

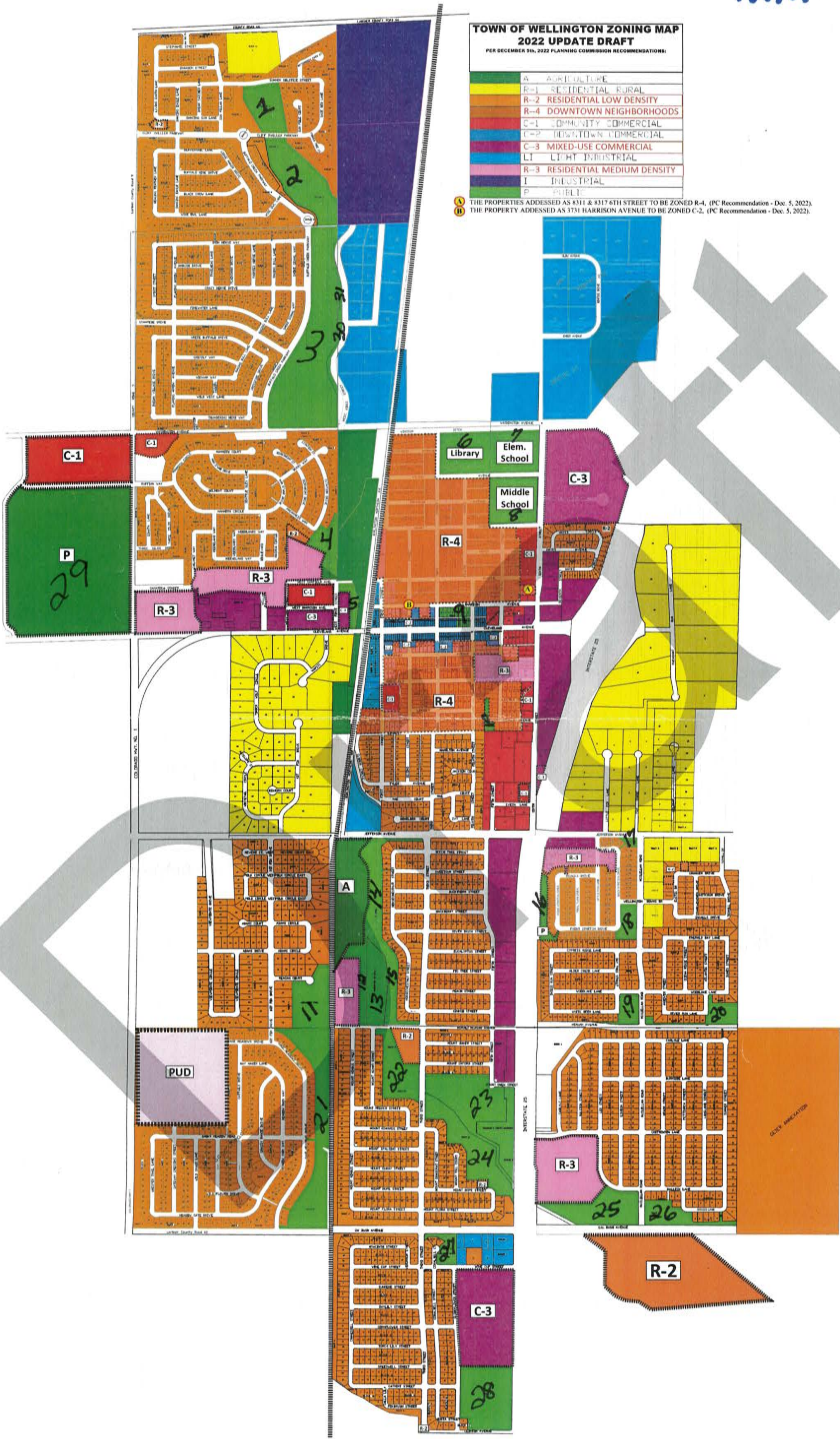
e) Park or plaza: An open space which may be improved and landscaped; usually surrounded by streets and buildings.

f) Urban deck: A platform for landscaped greens or engineered to accommodate buildings, which spans over major roadways. The intent of an urban deck is to create and enable pedestrian movement across an otherwise, typically impenetrable barrier, and to provide space for activity that can link both sides of the roadway.

g) Wetlands mitigation bank: A natural resource management technique authorized by Part 404 of the Federal Clean Water Act, or other state or federal law, as applicable, using wetland preservation, restoration, creation and/or enhancement to offset or replace wetland functions that are lost due to development. Wetland mitigation banks are typically large areas of wetlands operated by private or public entities, which may sell credits to other entities to compensate for wetland loss or impact at development sites or enter into other similar arrangements.

TOWN OF WELLINGTON ZONING MAP	
2022 UPDATE DRAFT	
PER DECEMBER 5th, 2022 PLANNING COMMISSION RECOMMENDATIONS:	
	A AGRICULTURE
	R-1 RESIDENTIAL RURAL
	R-2 RESIDENTIAL LOW DENSITY
	R-4 DOWNTOWN NEIGHBORHOODS
	C-1 COMMUNITY COMMERCIAL
	C-2 DOWNTOWN COMMERCIAL
	C-3 MIXED-USE COMMERCIAL
	LI LIGHT INDUSTRIAL
	R-3 RESIDENTIAL MEDIUM DENSITY
	I INDUSTRIAL
	P PUBLIC

THE PROPERTIES ADDRESSED AS 8311 & 8317 6TH STREET TO BE ZONED R-4, (PC Recommendation - Dec. 5, 2022).
THE PROPERTY ADDRESSED AS 3731 HARRISON AVENUE TO BE ZONED C-2, (PC Recommendation - Dec. 5, 2022).



#1

MAP B



Highland Cemetery

13



P - Public District Inventory and Analysis

Map	Prop. #	Description	Property Owner	Public/Private Ownership	Public Access	Recreation/Education/Scenic	Existing Zoning	Draft Zoning Map	Possible Change?
A 1		Drainage / Open Space / Future Trail	Sundance at Daubert Farm Holdings LLC (future dedication to Town)	Public (future)	Yes (future)	Yes	P - Public	P - Public	
A 2		Drainage / Open Space / Future Trail	Sundance at Daubert Farm Holdings LLC (future dedication to Town)	Public (future)	Yes (future)	Yes	P - Public	P - Public	
A 3		Wellington Community Park / Dog Park / Playground / Batting Cages / Splash Pad / Drainage / Open Space / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 4		Drainage	Town of Wellington	Public	Maybe (future trail)	Maybe (future trail)	P - Public	P - Public	R-2
A 5		Drainage	Town of Wellington	Public	Maybe (future trail)	Maybe (future trail)	P - Public	P - Public	C-3
A 6		Leeper Center and Library Park / 2 ball fields / Town Utility Infrastructure	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 7		Eyestone Elementary	Poudre School District	Public	School	Yes	P - Public	P - Public	
A 8		Wellington Middle School	Poudre School District	Public	School	Yes	P - Public	P - Public	
A 9		Centennial Park / Skate Park / Basketball Court / Town Building	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 10		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-4
A 11		Viewpointe Park / Basketball Court / Playground / Drainage with Athletic Fields	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 12		Harvest Village Park / Playground / Trail	Hartford Homes at Harvest Village LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	
A 13		Harvest Village Park / Open Space / Trail / Drainage	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 14		Boxelder Creek / Trail / Open Space / Drainage	Hartford Homes at Harvest Village LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	
A 15		Wastewater Lift Station	Town of Wellington	Public	No	No	P - Public	P - Public	
A 16		Open space / Trail / Drainage	Wellington Downs Holdings LLC	Private	Yes	Yes	R-4	P - Public	R-3
A 17		Sunrise Park / Playground	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 18		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-2
A 19		Park Meadows Park / Playground / Drainage with Athletic Fields	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 20		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-2
A 21		Trail / Open Space / Drainage / HOA Irrigation Pond	SH Development Company LLC (future dedication to Town)	Public (future)	Yes	Yes	P - Public	P - Public	
A 22		Trail / Disc Golf / Drainage / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 23		Rice Elementary / Open Space / Drainage	Poudre School District	Public	School	Yes	P - Public	P - Public	
A 24		Trail / Disc Golf / Drainage / Boxelder Creek	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 25		Trail / Ponds / Disc Golf / Drainage with Ballfield	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 26		Drainage	Town of Wellington	Public	No (disc golf)	No (disc golf)	P - Public	P - Public	R-2
A 27		Winnick Park / Playground / Open Space	Town of Wellington	Public	Yes	Yes	P - Public	P - Public	
A 28		Drainage	Town of Wellington	Public	No	No	P - Public	P - Public	R-2 or C-3
A 29		Wellington Middle/High School	Poudre School District	Public	School	Yes	P - Public	P - Public	
A 30		Private Owner / Drainage	Assure LLC	Private	No	No	P - Public	P - Public	LI
A 31		HOA Open Space / Drainage	Boxelder Business Park Assn.	Private	No	No	P - Public	P - Public	LI
B 1		Water plant in the county	Town of Wellington	Public	No	No	County	County	
B 2		HOA / Open Space / Drainage / Street Lawns	Sundance at Daubert Farm Holdings LLC	Private	No - HOA	No	R-2	R-2	
B 3		HOA / Street Lawns	Buffalo Creek Subdivision at Wellington	Private	No	No	R-2	R-2	
B 4		HOA / Drainage	Three Silos Homeowners	Private	No	No	R-2	R-2	
B 5		Windsor Ditch	WRCC Inc	Private	No	No	R-2	R-2	
B 6		Windsor Ditch	WRCC Inc	Private	No	No	None	R-2	
B 7		HOA / Open Space / Pocket Parks / Drainage	Wellington Pointe Community	Private	No - HOA	Yes - HOA	R-2 (one part P)	R-2	
B 8		HOA / Drainage	Wellington Pointe Community	Private	No	No	None	R-3	
B 9		HOA / Open Space / Drainage/ Trail (future)	SH of Colorado Inc	Private	Yes	Yes	PUD & R-2	PUD & R-2	
B 10		HOA / Open Space / Drainage / Street Lawns	Hartford Homes at Harvest Village LLC	Private	No	No	R-2	R-2	
B 11		HOA / Open Space / Drainage / Basketball Court	Homeowners Association Wellington South	Private	No - HOA	No	R-2	R-2	
B 12		HOA / Open Space / Drainage / Street Lawns	Mountain View Ranch Homeowners	Private	No	No	R-2	R-2	
B 13		Cemetery in the county	Town of Wellington	Public	Yes	No	County	Open	
B 14		HOA / Drainage	Cottonwood Park at Meadows Association	Private	No	No	R-2	R-2	
B 15		HOA / Buffer I-25	Park Meadows of Wellington	Private	No	No	R-2	R-2	
B 16		HOA / Buffer / Drainage	Meadows at Wellington Homeowners	Private	No	No	R-2	R-2	
B 17		Open Space / Trail (future)	Town of Wellington	Public	Yes (future)	Yes (future)	R-2	R-2	P - Public
B 18		HOA / Open Space / Drainage / Trail (future)	SH of Colorado Inc	Private	Yes (future)	Yes (future)	R-2	R-2	
B 19		Town Building	Town Municipal Services Building	Public	Yes	No	TR	C-2	
B 20		Town Building	Old Town Hall (Cleveland Ave)	Public	Yes	No	C-2	C-2	