

TOWN OF WELLINGTON PLANNING COMMISSION February 1, 2021 6:30 PM

Regular Meeting

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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 7, 2020.
- 6. NEW BUSINESS
 - A. Conditional Use for a Drive Thru in the C1 Zoning District and Site Plan Review at 8121 6th St.
 - B. Election of Officers
- 7. ANNOUNCEMENTS
 - A. Director Report on Administrative Approvals
- 8. ADJOURNMENT

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TOWN OF WELLINGTON PLANNING COMMISSION December 7, 2020

MINUTES

1. CALL TO ORDER

The Planning Commission for the Town of Wellington, Colorado, met on December 7, 2020, in an online web conference at 6:30 p.m.

2. ROLL CALL

Commissioners Present: Bert McCaffrey, Chairperson

Tim Whitehouse Rebekka Kinney

Eric Sartor Linda Knaack Troy Hamman

Absent: Berry Friedrichs

Town Staff Present: Cody Bird, Planning Director

Liz Young Winne, Planner II

Patty Lundy, Development Coordinator

ADDITIONS TO OR DELETIONS FROM THE AGENDA None

4. PUBLIC FORUM

None

CONSIDERATION OF MINUTES

A. Meeting Minutes of November 2, 2020.

Moved by Commissioner Whitehouse, seconded by Commissioner Knaack to approve the minutes as presented. Motion passed 6-0.

6. NEW BUSINESS

A. Conditional Use 3709 Harrison Avenue

Cody Bird Planning Director introduced Elizabeth Young Winne who is our Planner II that has been the lead planner on this project and will be presenting you this information tonight.

Winne reminded everyone that this is a conditional use and is a public hearing. Winne presented the staff report and highlighted the following:

- The request is to demolish the existing structures on site and to build a new detached single-family home.
- Historically the property has been used as a detached single-family home, but the existing structure has been vacant for several years. The existing structure also encroaches on the front setback, making it a nonconforming structure.
- The lot is in an older subdivision of town and is only 50 feet instead of what we typically see for an R-2 zoning that is now a minimum of 60 feet width.
- This is in the Transitional Zoning District. Other uses in the Transitional Zoning District in the vicinity include residential, commercial, and light industrial uses. All new uses and any significant alterations to an existing use require conditional use approval.
- Staff has not received any public communications on this request.
- The application and supporting materials satisfy the criteria for the Conditional Use as outlined in the town code. The applicable setbacks and zoning requirements will be satisfied.
- The proposed redevelopment of the property is replacing an existing single-family dwelling with a new single-family dwelling. Staff's recommendation is that there are not any additional impacts to the water, sewer, or roads over or above what exists today.
- Staff recommends conditions of approval including making any necessary repairs to the
 water meter vault, curb stop, wastewater cleanout and any damaged curb, gutter or
 sidewalk and driveway. A grading and drainage plan is needed to demonstrate the
 stormwater is discharged from the site without impacting adjacent properties. The
 conditional use approval shall terminate upon change of use of the property.
- Staff recommends approval of the conditional use, subject to the conditions listed in the staff report.

Fred Porter, agent to the applicant, said that staff had done a good job presenting the information and he is seeking approval to move forward.

Chairman McCaffrey asked if the applicant understood and was agreeable to the conditions outlined by staff.

Porter said they had no problem meeting the conditions.

Commissioner Hamman asked if this was a rental property.

Porter said it will be for sale.

Commissioner Hamman asked why they were doing a Conditional Use if it is residential.

Bird explained that the Town has not put restrictions on conditional use approvals in the past. Because conditional use approvals run with the land, there are instances where the use of properties have changed overtime and have conflicting approvals because the former was not terminated. The condition stipulating the conditional use approval is terminated upon a change of use means if the property is no longer residential, the conditional use does not apply and the owner would need to obtain approval for the new use.

Commission Knaack asked if the size of the new home would fit on this smaller lot.

Winne replied that the new proposed house is oriented to fit the existing lot and meet the setbacks typically applied within the R2 single-family residential zoning district. Winne referenced the plot plan and building elevation drawings including in the staff report.

McCaffrey opened the public hearing.

Melissa Whitehouse asked about the driveway from the back and the front and where the parking would be located.

Porter replied that the requirement was for two off-street parking spaces. The proposal is to provide one parking space at the front of the house and the back fence would have a gate and driveway entrance for additional parking.

Seeing no other comments, McCaffrey closed the public hearing.

Commissioner Whitehouse moved to forward a recommendation to the Board of Trustees to approve the conditional use request for a single-family residence at 3709 Harrison Ave., subject to conditions. Commissioner Kinney seconded. Motion passed 6-0.

B. Comprehensive Plan Update

Bird shared that this update presentation will be presented by town planning staff and our consultants at Logan Simpson. Megan Moore will be leading the discussion with support from Emily Morales.

Moore gave the following updates:

- The Comprehensive Plan update began in January right before the onset of the COVID-19 pandemic. Because of the pandemic, a lot of the public outreach has been digital. Despite not having the traditional meetings to gather public input, there has still been a good response rate from the public. Logan Simpson met with about 60 stakeholders one on one and there were also about 660 responses to online outreach.
- Phase one evaluated the existing conditions to identify what needs to be fixed and what needs to be improved.
- Phase two was primarily public outreach. A lot of questions asked residents what they loved and what they would improve about the town.
- Phase three began to create draft goals and strategies. Feedback from throughout the public engagement has helped to shape the goals and policies of the draft plan and what downtown opportunities look like. The feedback also helped form the land use map.
- The next steps are preparing the draft plan documents and preparing for release to the
 public for comments. We will get feedback on how the public feels about the draft plan
 and what was learned in the comprehensive plan process so these themes can be
 included in the land use code update.
- Key themes that were identified from the public comments included a small-town feel, the town's agricultural heritage and a tight knit community. Responders indicated that they liked how things in town are now but would also like to create more jobs so residents do not have to travel to Fort Collins for work. People would also like to keep downtown vibrant.
- Commenting on the downtown, the 4th of July celebration was mentioned many times as being a great event in Wellington. Also, people would like to see more outdoor spaces and be able to incorporate events into these spaces.
- There was a desire expressed for more development and redevelopment on Cleveland Ave. to be focused on retail and restaurants.

Moore said the draft documents will be provided for public review for a month or more to seek input from residents about the draft and what other enhancements could be made to the plan. After public review, we anticipate being able to provide a recap of public comments and needs to the steering committee and finalize the document to start the adoption process.

Commissioners Kinney and Knaack both appreciated being on the steering committee and thanked Logan Simpson for a great job walking them through this process.

Bird said this presentation will also be going to the Town Board as well in the next week or so.

C. Discussion – Administrative Process for Site Plan Reviews

Bird explained that many procedures in the Town's code are pretty strict on how the Town evaluates and approves certain types of land uses. Many times, businesses want to do a simple expansion or just a small change or upgrade to their site. The codes says that these types of changes need to come to the Planning Commission for review and approval. Staff is asking if it would be appropriate allow staff some administrative procedures to be able to react quicker to the business needs than having to send the simpler requests to a public meeting.

Bird explained that when simple requests are required to go to the Planning Commission meeting for approval, it adds an additional 30 to 45 day to get through the process.

Bird explained that a recent example is an existing business reached out to staff to ask about adding a drive through ATM. From a review standpoint, this is a pretty straightforward request and as long as the applicant is meeting the conditions and criteria for architectural improvements civil engineering requirements, staff would be able to approve the project instead of spending the time and resources to prepare materials for the next Planning Commission meeting and requiring the applicant to wait for the meeting.

Chairman McCaffrey expressed that it is also good for the Planning Commission to be the approver because it helps protect staff from an applicant coming back at them later. He also asked what happens in the future five or ten years from now — What if current staff that makes the approval is not here? The Commission might be comfortable with current staff making those approvals but might not be with future staff. Is there a way that this could be written into a policy?

Bird agreed that it could be written into the code. The scope of administrative authority for staff could be defined as a percentage of the overall change and limits identified for the type and scope of staff approvals. Administrative approvals could also be required to meet certain defined conditions within the code.

Commission Sartor was interested in how the public hearing part would be. He felt that the public should know what is going on even if it isn't a required public hearing.

Commissioners Knaack and Kinney said they have heard from businesses that things seem to take a long time and would like to see if some things could be done without going to the Planning Commission but were not sure of how the approvals should be defined.

Chairman McCaffrey said that anything we could do to help a business get something done faster that doesn't cost them an extra two months would be good since it must be frustrating for them.

Commissioner Hamman said that items that are at the Planning Commission also go before the Board of Trustees as well.

Bird replied that is correct for public hearing items. Items that go before both the Planning Commission and the Board of Trustees take even more time.

Bird thanked the Commissioners for the discussion and appreciated all their thoughtful comments. Staff will be able to move forward with this guidance.

7. ANNOUNCEMENTS

Bird said to be looking forward to the draft Comprehensive Plan because we will be seeking specific comments and feedback on it. It will be a little bit of a homework assignment for Commissioners to review.

Chairman McCaffrey said he is excited to see the new plan.

8. ADJOURNMENT

Chairman McCaffrey adjourned the meeting at 8:04 pm.



Planning Commission Meeting

Date: February 1, 2021

Submitted By: Cody Bird, Planning Director

Subject: Conditional Use for a Drive Thru in the C1 Zoning District and Site Plan Review at

8121 6th St.

EXECUTIVE SUMMARY

General Location:

• Southwest corner of Cleveland Ave. and 6th St.

Applicant/Agent:

• Applicant: Human Bean Northern Colorado

• Agent: Studio R.E.D., Kendra Shirley

Reason for request:

• Develop site for a coffee stand with two drive up windows and one walk up window in C1-Community Commercial Zone District.

Background Information:

- The applicant is seeking conditional use approval and site plan approval to construct a coffee stand with two drive up windows and one walk up window. The property is zoned C1-Community Commercial Zoning District in which drive through facilities are a conditional use.
- Town staff advertised the required public hearing for the conditional use in anticipation of having traffic impacts resolved at the intersections of Cleveland Ave. and 6th Street as well as the alley intersection with 6th St. and the proposed additional driveway access from the site to 6th St. The Town engaged a traffic engineer to evaluate the applicant's traffic impact study prepared for this project. Comments received indicate that additional information and consideration is needed to complete the evaluation of this project's traffic impacts and identify necessary improvements or modifications to the site plan. Additional time is needed to coordinate the traffic concerns with the applicant.
- The Planning Commission is advised to table the agenda item to a later date to allow the coordination on traffic impacts.
- This staff report provides information needed for the Planning Commission's consideration of the conditional use request and site plan review. Final determinations on the traffic impacts could result in changes to the site plans that would require the Commission to reconsider the site plan review. The Planning Commission may choose to evaluate the other information for this site, or may choose to evaluate all of the information after the traffic matters are resolved.
- The conditional use and site plan review can be considered concurrently as one development request. For purposes of this report, the processes are identified and addressed separately for ease of understanding.



• The conditional use review process requires public hearings by the Planning Commission and the Board of Trustees. Public notices were provided in accordance with law. The Commission will need to consider any testimony presented at the public hearing.

BACKGROUND / DISCUSSION

Conditional Use

Municipal code section 16-7-30 provides review criteria for conditional uses. The applicable criteria are listed below, along with staff's opinion of each factor:

- 1. The conditional use will satisfy all applicable provisions of Chapter 16 and Chapter 17 of the Code unless a variance is being requested.
 - Chapter 16 of the Municipal Code covers the Town's zoning regulations.
 - The property is zoned C1-Community Commercial. The C-1 zoning district is identified as "intended to preserve the character of the original downtown and to provide for a mixture of uses that will strengthen and expand the core community."
 - o Within the C1 zoning district, a drive through location requires a conditional use approval.
 - Article 7 of Chapter 16 provides procedures for the application and review of conditional uses.
 Public hearings by the Planning Commission and the Board of Trustees will satisfy the requirements of Article 7.
 - Chapter 17 of the Municipal Code covers the Town's subdivision regulations.
 - o The property is legally subdivided and no changes requiring subdivision are proposed.
 - o An additional 10 ft. of right-of-way and a 9 ft. utility easement is required along 6th Street. This dedication can be made and recorded as a separate instrument without replatting the property.
 - A variance is not being requested.
- 2. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.
 - The application is generally consistent with the goals, policies, and strategies in the Comprehensive Plan, and in particular:
 - o The project is a redevelopment project and is within the existing service area of the Town.
 - The project will result in a positive fiscal impact by bringing in a new business and creating more opportunity for business support from those using the highway network or passing through.
 - o The project encourages automobile oriented commercial services along Sixth Street and near the interstate.
 - The site plan encourages pedestrian and bicycle access by providing sidewalks, safe parking lot crossings, and bicycle racks.
 - o The drive thru request is proposed near similar businesses with drive-thru lanes and therefore, it is not expected to have major negative impacts on surrounding business uses.
 - o The new business may minimize "leakage" of consumer dollars to neighboring towns and may provide job opportunities for youth and other residents.
- 3. The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.
 - The proposed project will utilize the existing sanitary sewer and water systems on the site. There is adequate capacity in the water and sanitary sewer systems to serve the site.



- The existing overhead electrical utilities will be undergrounded and a street light relocated. The new location of the relocated street light needs to be identified on the site plan.
- Increased access to the site and a new proposed driveway entrance on 6th St. will have impacts to the public roadways. The geometry of the access points in relationship to the Cleveland Ave. and 6th Street intersection as well as existing driveways and the alley require further evaluation. The applicant will need to coordinate with Town staff and provide additional information.
- Stormwater drainage requires additional consideration including evaluation of the historic and proposed drainage basins, as well as the adequacy of the downstream receiving drainage system. The drainage along the south property line also appears to flow onto the adjacent residential property and needs to be addressed so there are no negative impacts to the existing structure. The applicant will need to provide additional information.
- 4. The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.
 - The 6th St. corridor at this location is primarily developed for commercial uses that are automobile oriented. The commercial businesses in this area provide retail and dining for residents of the Town as well as visitors traveling on the interstate. Multiple other drive thru establishments are located in close proximity to the proposed site.
 - The areas adjacent to the site are zoned C-1 (to the north), C-3 (to the east), TR (to the west) with existing single family residential, and R-4 (to the south).
 - The new construction will comply with applicable zoning standards for the C-1 zone district and design standards.
 - Approval of the drive thru use is not anticipated to substantially alter the character of the district or jeopardize the redevelopment potential of the district for intended uses.
- 5. The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles in or adjacent to the site.
 - The conditional use request to allow a drive thru within the C-1 zoning district is reasonable for the property location. The onsite drive thru lanes are expected to function adequately.
 - There are concerns about potential backups onto 6th St. as well as traffic exiting the site making left turns across traffic to get to the interstate. Turn conflicts and backups could also result in drivers utilizing the unimproved portion of the alley to get to 5th St. or "cut through" traffic across the adjacent O'Reilly Autoparts parking lot to get to Cleveland Ave. The Traffic Impact Study prepared by the applicant was referred to an engineer specializing in traffic engineering for review. Comments received will require additional coordination to evaluate the appropriate access to the site and any improvements to the public roadway necessary to ensure traffic can operate efficiently.
 - Adequate pedestrian access onto and through the site will be provided. All sidewalks, curb cuts, and associated ramps are required to meet current ADA requirements and Wellington standards.
- 6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:
 - a. <u>Traffic</u> The traffic impact study for redevelopment of the site expects the new business use to generate 412 daily vehicle trip ends, 78 morning peak hour trip ends, and 22 afternoon peak hour trip



- ends. Drive-thru coffee shops are likely to generate more traffic than other uses which may be located within the C1 zoning district. The number of vehicle trips is generally acceptable for the area. As has been noted in this report, there are additional traffic considerations concerning the access and public roadway that need further evaluation.
- b. <u>Activity levels</u> The business is proposed to operate from 5 am to 10 pm daily. These hours are generally consistent with other businesses along 6th St. The frequency of trips during peak hours of the day, particularly the morning commute times for a coffee shop, may be of some significance to the immediately adjacent residences to the south. Screening and buffering in the form of a privacy fence and vegetation should be maintained along the south property line.
- c. <u>Light</u> A photometric plan was provided with the site plans as required. The Town's maximum illumination level at the property line is 0.1 footcandle. There will be a minimal amount of light cast beyond the property line that is generally acceptable along the commercial roadway. The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. There are locations where the lighting is less than 1 footcandle including the east entrance and crosswalk, the northern pathway through the property, and the eastern sidewalk. These locations, should be reevaluated by the applicant to ensure the minimum and maximum lighting levels are satisfied. The applicant should evaluate the impacts of relocating the street light on 6th St. Light from vehicle headlights in early morning hours has the potential to impact the residential properties to the south. This is further reason for the buffering and screening mentioned above.
- d. Noise Expected noise associated with the requested drive through use would include vehicles idling in the drive through lane and orders being taken at the sign/order box. Sounds from engine idling and taking orders is not expected to be significantly greater than traffic noise at the public roadways and interstate. The increased noise of deliveries or trash pickup during early morning hours could potentially impact residents to the south.
- e. Odor Odors are not anticipated to be a problem for the proposed use. The proposed coffee shop is not proposed to be cooking any food on site.
- f. <u>Building type, style and scale</u> The proposed building style and scale is appropriate and meets applicable code requirements. The style (drive thru) is under consideration in this conditional use approval.
- g. Hours of operation Open from 5 am to 10 pm daily.
- h. Dust Dust is not anticipated to be a problem for the proposed use.
- i. <u>Erosion control</u> Design and construction of the proposed site will adequately address erosion control requirements.

7. The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.

- No state or federal permits are required for the proposed use.
- Restaurant uses are required to comply with Health Department guidelines.
- The applicant will be working with Town staff and Wellington Fire District to comply with applicable building and fire codes.
- The applicant will also need to register their business with the Town.

Site Plan Review

1. <u>Building Setbacks and dimensional standards</u>: The proposed building does not encroach into required building setbacks. The proposed development complies with all other district dimensional standards.



- 2. <u>Easements</u>: Proposed buildings and structures do not encroach into any platted easements. 10 ft. of road right-of-way is required along 6th St. with a 9 ft. utility easement. The dedication may be made by separate instrument.
- 3. <u>Streets and Access</u>: The site is adjacent to 6th St. as well as a public alley to the north. The proposed site development plan is proposing a full access (left and right turns) driveway on both 6thSt. and the alley.
 - Mentioned in the Conditional Use considerations above, the access and traffic patterns require further consideration. The considerations may have impacts to the public roadway that may require improvements to allow 6th St. access or the 6th St. access may need to be modified.
 - The public alley was reconstructed with concrete paving when the O'Reilly Autoparts store to the north was constructed. The concrete paving needs to be extended to the west property line of the new site development.
- 4. <u>Pedestrian Connection</u>: Sidewalks are required to connect to existing public sidewalks. Adequate pedestrian connections are provided.
 - The ADA ramps and sidewalk crossings at the alley and driveway entrance should be made parallel with 6th St. and perpendicular to the driveway or alley. The angled ramps are not necessary at these intersections because there are no pedestrian crossings across 6th St. to connect.
 - The crossing surface between ramps should not be within a drainage pan. Where it may be necessary to cross a drainage pan, the crossing should be perpendicular and ADA slopes observed.
- 5. <u>Parking</u>: Restaurants require a minimum of 1 parking space per each 100 sq. ft. of gross floor area. The proposed building is 597 square feet of floor area, therefore a minimum of 6 parking spaces is required. There are 13 parking spaces proposed, meeting the requirement.
 - Parking spaces comply with the minimum width and depth requirement for angled parking.
 - There are sufficient stacking spaces in the double drive-thru lanes to accommodate queued vehicles. There are concerns that vehicles stacked in the drive thru may back out onto 6th St. with the current driveway entrance design. Additional consideration of the traffic plans is needed.
 - A bicycle rack is identified on the plans, meeting the requirement.
- 6. <u>Circulation Aisles</u>: On-site circulation is proposed to be one way with a drive thru lane on both sides of the building. There is adequate width to accommodate the proposed circulation.
- 7. <u>ADA</u>: ADA Standards for Accessible Design require accessible parking spaces based upon the total number of parking spaces provided on site. When 1-25 parking spaces are provided, a minimum of 1 accessible parking spaces is required. One accessible space is provided, meeting the requirement.
 - ADA guidelines recommend the accessible aisle should be located on the passenger side of the ADA parking space. The driveway slope south of the building at the ADA crossing appears to be steeper than 2%. The applicant should consider moving the ADA parking space to the north parking lot which may address both concerns.
 - A minimum of one accessible space is required to be designed to be van accessible. The ADA parking space meets the minimum width requirements (11 ft. wide parking space with 5 ft. wide accessible aisle, or 8 ft. wide parking space and an 8 ft. wide accessible aisle).



- 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.
- 8. <u>Signage</u>: Signs are identified on the site plans. There is a free-standing sign, wall signs and menu boards for the drive thru.
 - There are multiple size options for the free-standing sign included in the site plans. The dimensions and style for all the signs presented are within the requirements of the Town's sign code. The applicant should specify which sign is proposed and the Planning Commission should approve the sign size as part of the site plan review process. Staff recommends the 6 ft. or 8 ft. free-standing sign option to be the most reasonable fit for the scale and dimensions of the site.
 - The proposed wall signs meet the sign code requirements.
 - Sign plans, including electrical one-line drawings, need to be submitted with the building plans.
- 9. Site Lighting: A photometric plan was provided with the site plans as required. The Town's maximum illumination level at the property line is 0.1 footcandle. There will be a minimal amount of light cast beyond the property line that is generally acceptable along the commercial roadway. The Town has a minimum illumination level of 1.0 footcandle for parking areas and pedestrian paths. There are locations where the lighting is less than 1 footcandle including the east entrance and crosswalk, the northern pathway through the property, and the eastern sidewalk. These locations, should be re-evaluated by the applicant to ensure the minimum and maximum lighting levels are satisfied. The applicant should evaluate the impacts of relocating the street light on 6th St.
- 10. <u>Landscape/Screening and Buffering</u>: Landscaping for the site is calculated based on the total site area. If there are healthy, mature trees on site, the landscaping plan should preserve and incorporate existing trees in the plans.
 - <u>Site Trees</u>: 1 tree is required for each 1,000 sq. ft. of landscaped area. The landscape plan shows the site has 7,900 sq. ft. of landscaped area, thus 8 trees are required. The proposed landscape plan satisfies the site tree requirement.
 - Shrubs: 1 shrub is required for each 150 sq. ft. of landscaped area. The site has 7,900 sq. ft. of landscape area, thus 52 shrubs are required. There are 47 shrubs and an additional 128 perennials proposed. Staff recommends that this combination is sufficient to meet the intent of the landscaping requirement.
 - Parking Lot Shrubs/Screening: Parking lots are required to be screened and buffered. A
 sufficient number and species of trees, shrubs and grasses are proposed to screen the
 parking lots.
 - 1. The applicant should evaluate if overflow from irrigation and drainage could impact the property to the south. The revised plans should identify the residence to the south as well as the slopes and drainage. The drainage report should be updated to reflect any necessary modifications.

• Other:

- 1. The landscaping plan should be coordinated with the civil plans to ensure there are no tree/utility conflicts. The Town's sight triangle standards should also be added to the landscape plan to ensure there are no visual impediments at intersections and driveways.
- 2. The applicant should evaluate if ulmus davidiana japonica is an appropriate street tree for this location root systems for this species has been known to disrupt sidewalks and roadways where there is not sufficient space for the mature tree.



- 3. Notes on the landscape plan indicate a permanent automatic irrigation system will be installed. Irrigation plans need to be provided to Town staff for review. A separate tap and meter for outdoor landscape irrigation is provided, meeting the requirements.
- 11. <u>Drainage</u>: The application submitted a drainage letter indicating there is no onsite detention or other drainage infrastructure on the property. Town engineering staff provided comments on the drainage letter requesting additional information. The applicant will need to resubmit a final drainage report addressing engineering review comments.

12. Utilities:

- <u>Utilities:</u> New electrical service to the building will be brought in underground from a transformer near the west side of the property. Existing overhead electrical utilities, infrastructure, and associated poles will be relocated underground or will be removed. The street light is noted to be relocated, but the new location is not identified.
- Water: The plans note a new ¾" service line connection to the existing meter. A new ¾" irrigation service line tap and meter will also be added. Locations of meter vaults need to be coordinated with the new right-of-way and utility easement dedication. Meters must be within the utility easement.
- <u>Sanitary Sewer</u>: The existing sanitary sewer service line will be removed. A new 4" service line will be installed and connected to the existing tap on the public main line.
 - 1. No grease interceptor is being required at this drive-thru location because there is no food cooking proposed.
 - 2. The applicant must coordinate with Town Public Works staff to ensure all abandoned infrastructure is capped and sealed in accordance with Town standards.
- 13. Others: The applicant is responsible for coordinating with private utility companies to ensure that all utilities are installed underground.
- 14. <u>Fire District Review</u>: Wellington Fire District staff reviewed the site plans and generally accept the plans as presented with the following comments:
 - Building plan review and a permit issued by Wellington Fire District is required prior to construction.
- 15. <u>Architectural Design Standards</u>: The building is proposed to be finished with a composite siding and a corrugated metal. A brick veneer is proposed as a wainscot on three sides. A metal parapet cap and metal canopies are proposed as accessories to the building's design. The proposed building materials are consistent with the Town's architectural design requirements and are generally compatible with other commercial buildings in the area.
 - All mechanical equipment and rooftop units are required to be screened from view from the public right-of-way. The applicant shall confirm if rooftop mechanical units are proposed and demonstrate adequate screening.
 - A dumpster enclosure is proposed at the south side of the site. Materials are complimentary to the building materials and are acceptable as identified on site plan.

16. Miscellaneous:

- All staff report comments and redline comments must be addressed and resubmitted to Town staff for review.
- 17. <u>Corrected Plans</u>: Following Planning Commission approval, the applicant will need to revise the site plan documents to incorporate all corrections or comments and submit 3 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



STAFF RECOMMENDATION

Town staff supports site plan approval and approval of the conditional use to allow a coffee stand with two drive up windows and one walk up window within the C-1 Community Commercial Zone District. Due to the remaining traffic impact concerns that require further coordination, staff recommends the Planning Commission table the agenda item to the regular meeting of March 1, 2021 to allow time to address the traffic impacts and incorporate any necessary design changes into the site plans. A recommended motion is provided below:

Move to table the conditional use and site plan to the regular Planning Commission meeting to be held at an online web conference at 6:30pm on March 1, 2021.

ATTACHMENTS

- 1. Location Map
- 2. Applicant Narrative
- 3. Site Plans
- 4. Traffic Engineer Comments

Location Map

8121 Sixth Street, Wellington, CO



November 18, 2020

Kelly Houghteling, Interim Town Administrator Krystal Eucker, Town Clerk Town of Wellington 3735 Cleveland Avenue Wellington, CO 80549

RE: Conditional Use and Land Use Application Summary for the Wellington Human Bean

Dear Ms. Houghteling and Ms. Eucker,

Please find below a summary for the Wellington Human Bean Conditional Use Application.

 The conditional use will satisfy all applicable provisions of this Chapter and Chapter 17 of this code unless a variance is being requested.

The proposed project satisfies all applicable provisions of this Chapter and Chapter 17 of this code and no variance is being requested.

2. The conditional use will conform with or further the goals, policies and strategies set forth in the Comprehensive Plan.

The proposed project encourages auto-oriented commercial services along Sixth Street directly off the Interstate having good access to the Interstate, and in close proximity to similar commercial industries. This means the proposed conditional use will have minimal negative impact on other land uses. In addition to promoting vehicular traffic, the proposed site plan and use encourages pedestrian and bike access through the use of sidewalks and a walk up window and bike rack.

 The conditional use will be adequately served with public utilities, services and facilities (i.e., water, sewer, electric, schools, street system, fire protection, public transit, storm drainage, refuse collection, parks system, etc.) and not impose an undue burden above and beyond those of the permitted uses of the district.

As shown in the provided drawings, the proposed use will take advantage of existing sanitary sewer and water utilities located on the site. Existing overhead utilities will be moved underground to improve the appearance and function of the site. The proposed plan will tie into the existing underground storm sewer system.

 The conditional use will not substantially alter the basic character of the district in which it is in or jeopardize the development or redevelopment potential of the district.

The proposed conditional use is adjacent to other commercial zoned properties but services the neighboring residential occupants as well. As such, the proposed use will serve both neighboring zones and benefit the vehicular and pedestrian traffic in the area.

Page 1 of 3

The conditional use will result in efficient on- and off-site traffic circulation which will not have a significant adverse impact on the adjacent uses or result in hazardous conditions for pedestrians or vehicles on or adjacent to the site.

Refer to attached Traffic Impact Study.

- 6. Potential negative impacts of the conditional use on the rest of the neighborhood or of the neighborhood on the conditional use have been mitigated through setbacks, architecture, screen walls, landscaping, site arrangement or other methods. The applicant shall satisfactorily address the following impacts:
 - a. Traffic:

Refer to the attached Traffic Impact Study.

b. Activity levels;

Refer to the attached Traffic Impact Study.

c. Light;

Refer to the attached Site Photometric Plan.

d. Noise;

The proposed use is operational from 5am to 10pm daily. This means there is minimal concern for overnight noise.

e. Odor;

There is no expected negative odor impact.

f. Building type, style and scale;

Refer to the attached Architectural Building Elevations.

g. Hours of operation;

5am to 10pm daily.

h. Dust; and

There is no expected dust after completion of construction. Contractor will be required to maintain dust control during construction. The proposed landscaping will minimize dust (refer to the attached Landscape Plan).

Erosion control

There is no expected erosion after completion of construction. Contractor will be required to provide erosion control during construction.

Pege 2 of 3 p. 970.518.6678 a studior of C.com The applicant has submitted evidence that all applicable local, state and federal permits have been or will be obtained.

The proposed development has been submitted for site plan review with the Town of Wellington. All applicable local, state and federal permits will be obtained.

Please find below a summary for the Wellington Human Bean Land Use Application.

Describe how this proposed change would fit with the current zoning.

The proposed drive-thru coffee stand fits with the commercial uses of the neighboring properties to the north and across 6th Street to the east. The Human Bean's customer profile is similar to that of the neighboring Kum & Go and they are common neighbors at other locations in northern Colorado as well. The drive-thru aspect of this coffee stand will be a beneficial service to the traffic coming from and going to the nearby access to Interstate 25. The proposed Human Bean drive-thru will add to the desired growth of Wellington's downtown area and provide an added draw for bringing people into downtown.

Respectfully,

Kendra Shirley, AIA NCARB

Project Architect Studio R.E.D., P.C.



HUMAN BEAN - WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

TEAM MEMBERS



OWNER LARAMIE COUNTY FIRE DISTRICT 1 CHEYENNE, WY 82007



CIVIL 710 11TH AVENUE, SUITE L-45 GREELEY, CO 80631 970.351.0645



1623 CENTRAL AVE., STE 29 CHEYENNE, WY 82001 O: 307.222.9317 C: 970.556.8869





ELECTRICAL 3377 BLAKE STREET, SUITE 101 client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

project:

HUMAN BEAN -WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

project number: 20-38

architect:

studio | R.E.D., p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

consultant:

TITLE

XXX.XXX.XXXX



No. Description Date

SITE PLAN REVIEW 11/18/2020 - ROUND 1

SHEET INDEX	

PARKING AND CIRCULATION PLAN

GENERAL INFORMATION

G1.0 COVER PAGE

CIVIL

SITE PLAN GRADING PLAN UTILITY PLAN C1.0 C2.0 C3.0 C4.0

ARCHITECTURAL

SITE PLAN TRASH ENCLOSURE PLAN & ELEVATIONS EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS

LANDSCAPE

LANDSCAPE PLAN NOTES AND DETAILS

ELECTRICAL

PHOTOMETRIC SITE PLAN



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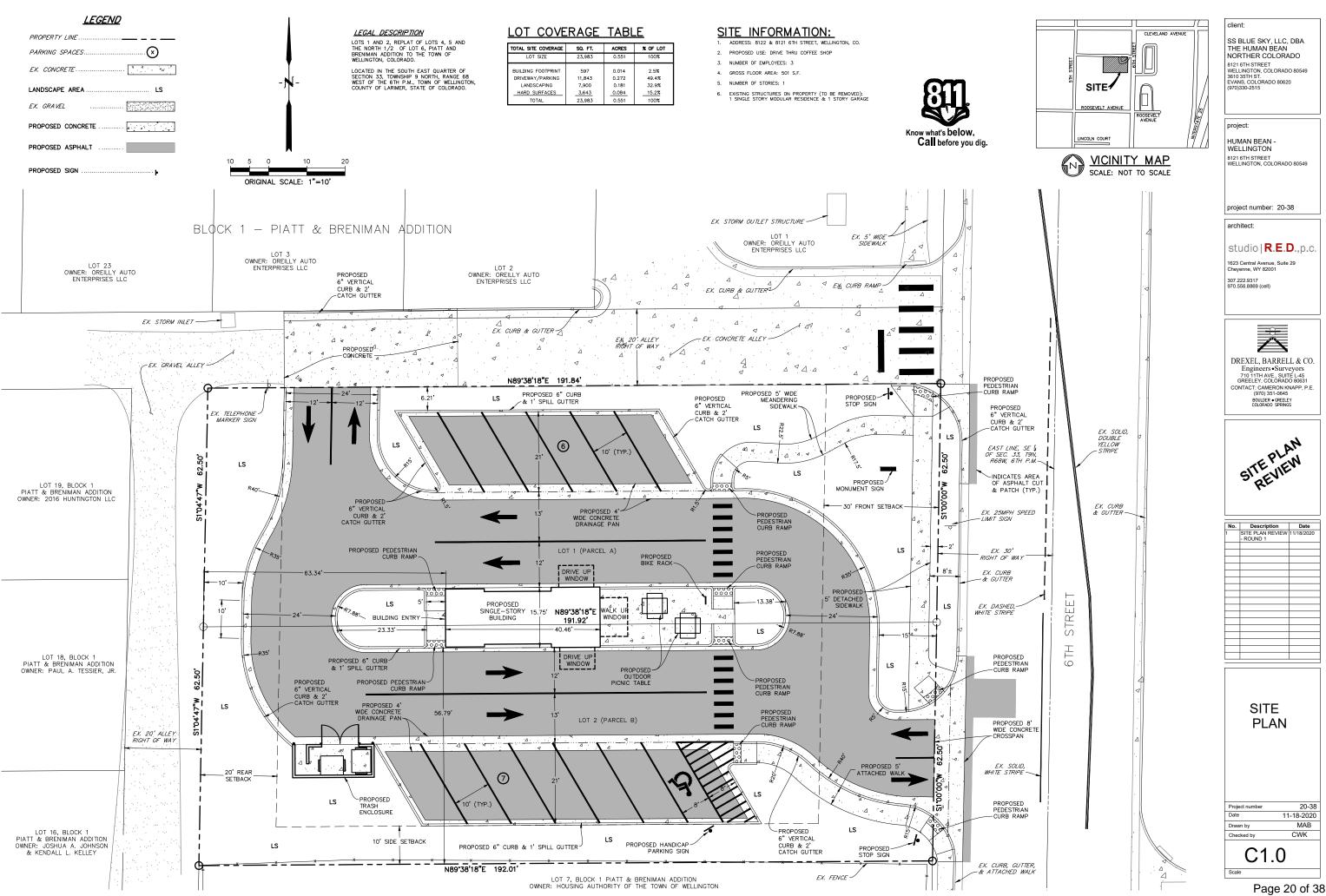


COVE PAG	
roject number	20-38
ate	11-18-2020

G1.0

Drawn by

KAS



<u>LEGEND</u>

LOT 16, BLOCK 1
PIATT & BRENIMAN ADDITION
OWNER: JOSHUA A. JOHNSON
& KENDALL L. KELLEY

PROPERTY LINE	TOP BACK OF CURB TC
X. INTERMEDIATE CONTOUR	HIGH POINT HP
TX. INDEX CONTOUR5165	LOW POINT LP
"X. SPOT ELEVATIONS ×56.23	BASE OF WALL BW
ROPOSED INTERMEDIATE CONTOUR 5194	TOP OF WALL TW
ROPOSED INDEX CONTOUR51955—	PROPOSED STORM SEWER
ROPOSED SPOT ELEVATION×56.23	FLOWLINE OF DRAINAGE SWALE
ALL C&G ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED)	PROPOSED CONCRETE
X. STORM LINEst —st —st —	[17.17.18.17.18.18.17.18.18.18.18.18.18.18.18.18.18.18.18.18.
X. GRAVEL	PROPOSED ASPHALT
the transfer of the state of th	NOTE:
X CONCRETE A	4 ADD E400 TO ALL ODOT ELEVATIONS

BENCHMARK & HORIZONTAL CONTROL

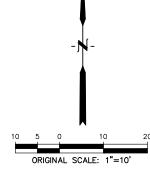
BASIS OF BEARING: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 68 WEST OF THE 6TH P.M. WITH AN ASSUMED BEARING OF SOTOO'OO'W.



00.54-

99.19± Å

00.96-



1. ADD 5100 TO ALL SPOT ELEVATIONS BLOCK 1 - PIATT & BRENIMAN ADDITION EX. STORM OUTLET STRUCTURE -LOT 3 OWNER: OREILLY AUTO ENTERPRISES LLC OWNER: OREILLY AUTO ENTERPRISES LLC LOT 23 OWNER: OREILLY AUTO LOT 2 OWNER: OREILLY AUTO ENTERPRISES LLC △ EX. STORM MANHOLE PROPOSED 6" VERTICAL CURB & 2' -CATCH GUTTER ENTERPRISES LLC EX. CURB & GATTER EX. 15" RCP STORM DRAIN -EX-15" RCP STORM DRAIN EX. CURB & GYTTER EX. SATORM MAMPOLE EX. 20'
ALLEY
ROW 99.47± EDGE OF PROPOSED CONCRETE-EX. STORM AREA INLET -TO 0" HEIGHT-N89'38'18"E 191.84' 00.99 FL-TAPER/CURB--01.66 01.847 INDICATES AREA OF ASPHALT CUT & PATCH (TYP.) 01.65 LOT 19, BLOCK 1 PIATT & BRENIMAN ADDITION OWNER: 2016 HUNTINGTON LLC 3.99 00.83± MATCH EX. 01.52 HP-00.49-150 S1.00,00.W -2.0% LOT 1 (PARCEL A) EX. CURB -& GUTTER PROPOSED BUILDING -1.0% -02.50 -02.05 WALK UR WINDOWI FINISHED FLOOR ELEV.=5200.50 TREE -1.7% BUILDING ENTRYoŽ.07− 01.67 LP-N89°38'18"E 191.92' Ś 02.05 TC-______ _A-02.50 T€C 01.94-LOT 18, BLOCK 1 PIATT & BRENIMAN ADDITION OWNER: PAUL A. TESSIER, JR. DRIVE UP WINDOW 9 -1.7% LOT 2 (PARCEL B) EX. 20' ALLEY ROW

LOT 7, BLOCK 1 PIATT & BRENIMAN ADDITION OWNER: HOUSING AUTHORITY OF THE TOWN OF WELLINGTON

N89'38'18"E 192.01'

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO

client:

8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

project: HUMAN BEAN -WELLINGTON

project number: 20-38

architect:

studio | R.E.D.,p.c

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

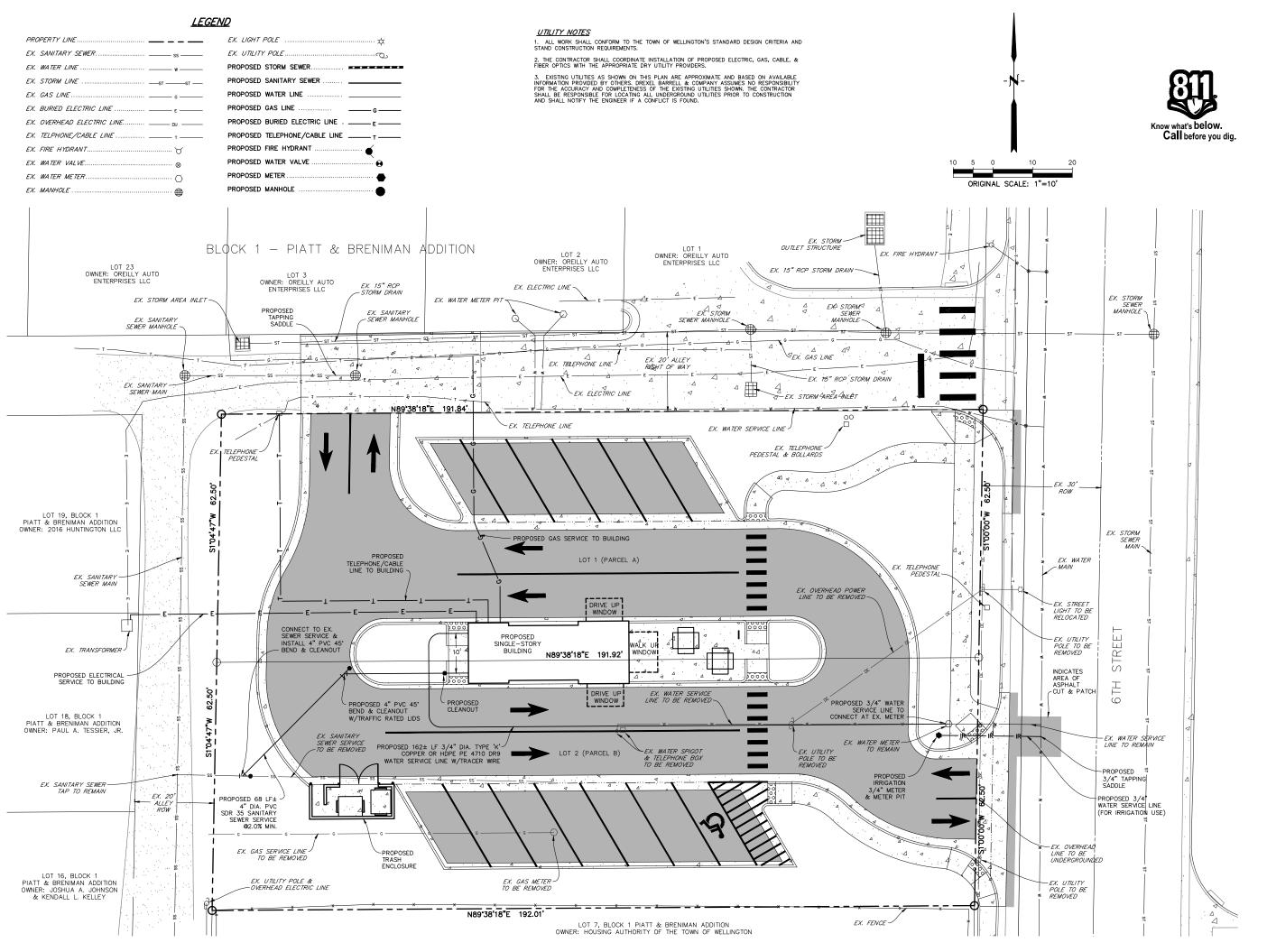
DREXEL, BARRELL & CO. Engineers Surveyors 710 11TH AVE., SUITE L-45 GREELEY, COLORADO 80631 CONTACT: CAMERON KNAPP, P.E. (970) 351-0645

BOULDER • GREELEY COLORADO SPRINGS SITE PLAN
REVIEW



GRADING PLAN 20-38 11-18-2020 MAB CWK C2.0

Page 21 of 38



client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS. COLORADO 80620 (970)330-2515

project:

HUMAN BEAN -WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 805

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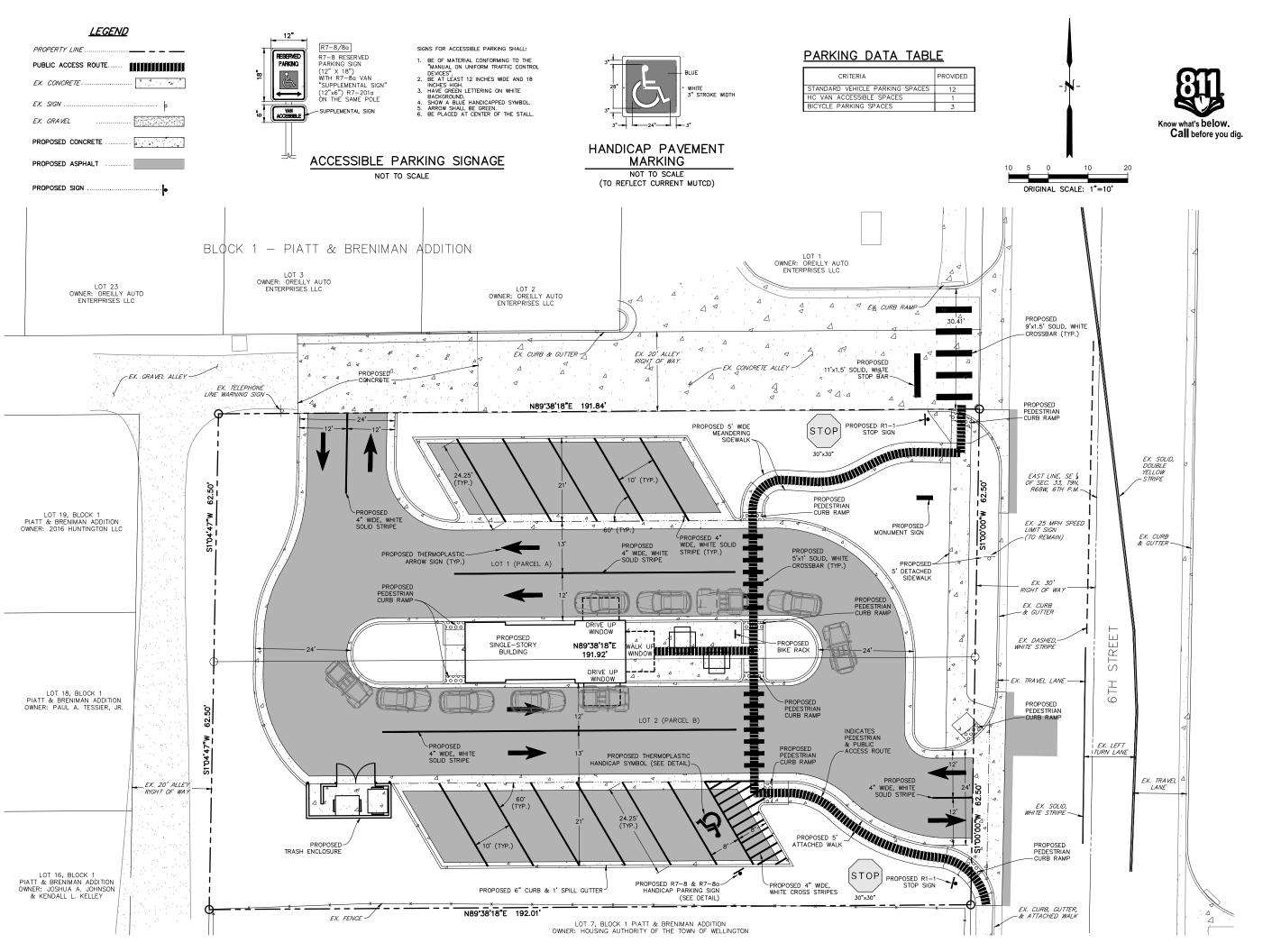
1623 Central Avenue, Suite 29 Cheyenne, WY 82001

DREXEL, BARRELL & CO.
Engineers • Surveyors
710 t1H AVE. SUITE L45
GREELEY. COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
970) 351-0845
BOULDER • ORELLY
COLORADO SPRINGS



No.	Description	Date
1	SITE PLAN REVIEW - ROUND 1	11/18/202

UTI PL	LITY AN
Project number	20-38
Date	11-18-2020
Drawn by	MAB
	CWK



client:

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project:

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project number: 20-38

architect:

studio | **R.E.D.**,p.c

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

DREXEL, BARRELL & CO.
Engineers • Surveyors
710 1111 AVE, SURE 1.45
GREELEY, COLORADO 80631
CONTACT: CAMERON KNAPP, P.E.
(970) 351-0645

SITE PLAN SITE PLAN REVIEW

BOULDER • GREELEY COLORADO SPRINGS

No.	Description	Date
1	SITE PLAN REVIEW - ROUND 1	11/18/2020

PARKING & CIRCULATION PLAN

 Date
 11-18-2020

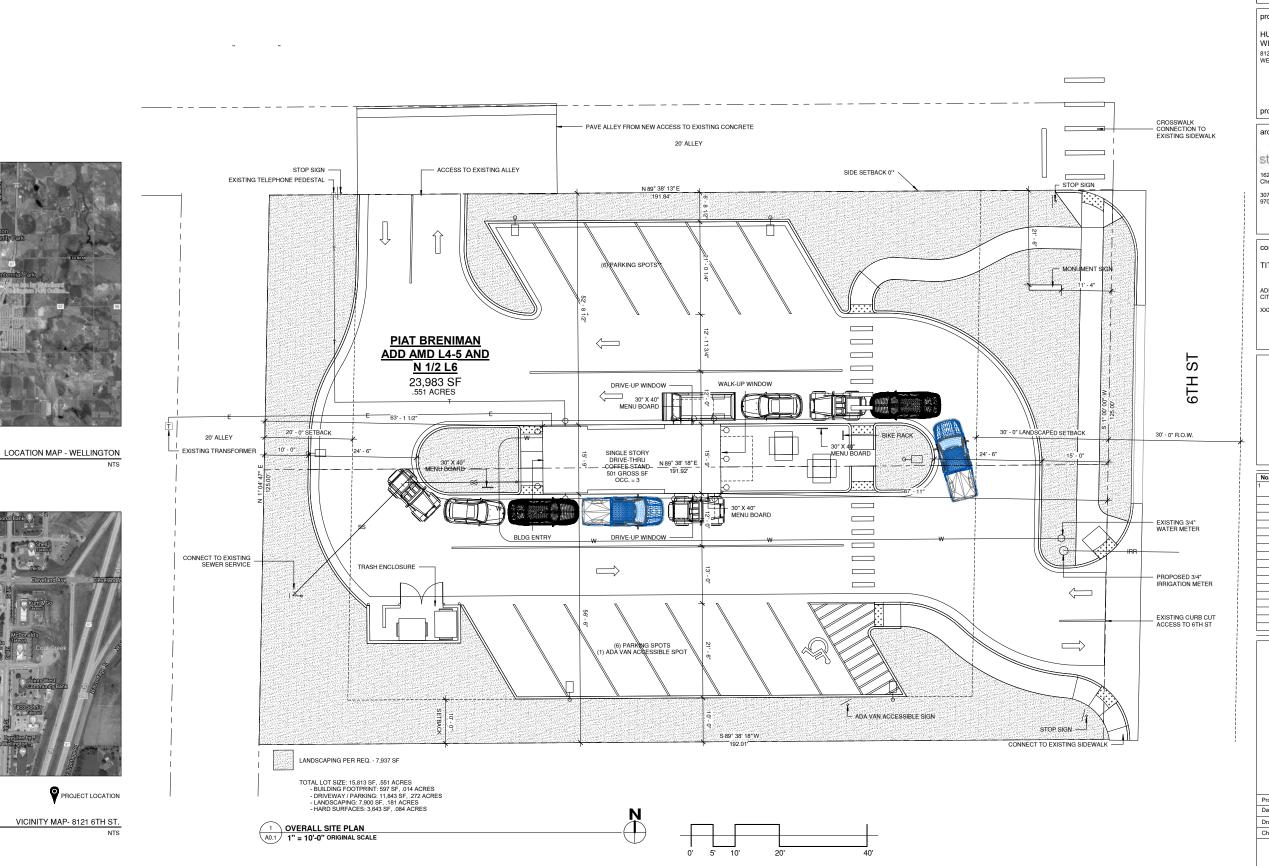
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Project number

20-38

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MAPS

client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO 8121 6TH STRET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

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project number: 20-38

architect:

studio | R.E.D.,p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

consultant:

TITLE

ADDRESS CITY, STATE, ZIP XXX.XXX.XXXX

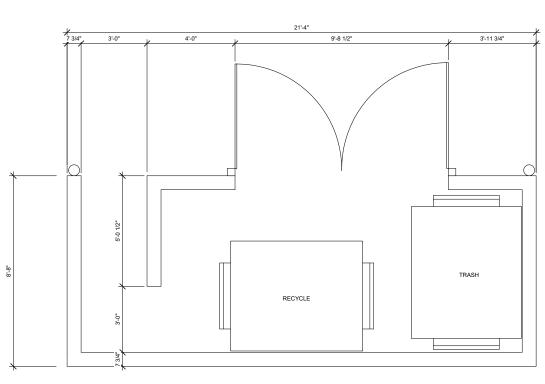
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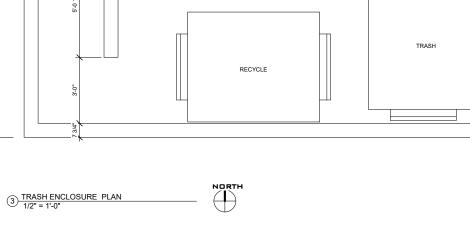
SITE PLAN

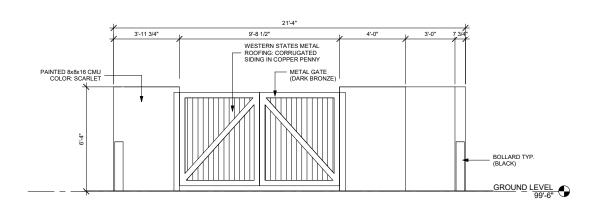
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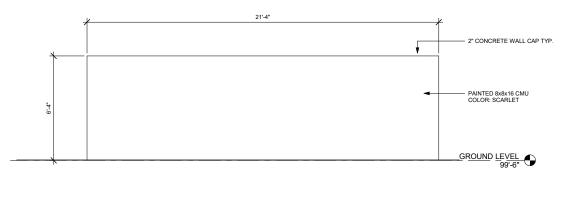




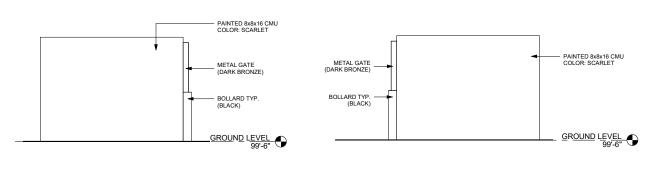




5 TRACH ENCLOSURE NORTH ELEVATION 3/8" = 1'-0"



4 TRASH ENCLOSURE SOUTH ELEVATION 3/8" = 1'-0"



2 TRASH ENLOSURE EAST ELEVATION 3/8" = 1'-0"

1 TRASH ENCLOSURE WEST ELEVATION 3/8" = 1'-0"

client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

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project number: 20-38

architect:

studio | R.E.D.,p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

307.222.9317 970.556.8869 (cell)

consultant:

TITLE

ADDRESS CITY, STATE, ZIP XXX.XXX.XXXX

No.	Description	Date
1	Site Plan Review - Round 1	11/18/2020
	- Round 1	
	1	I

TRASH **ENCLOSURE** PLAN & **ELEVATIONS**

11/18/2020 Drawn by KAS Checked by

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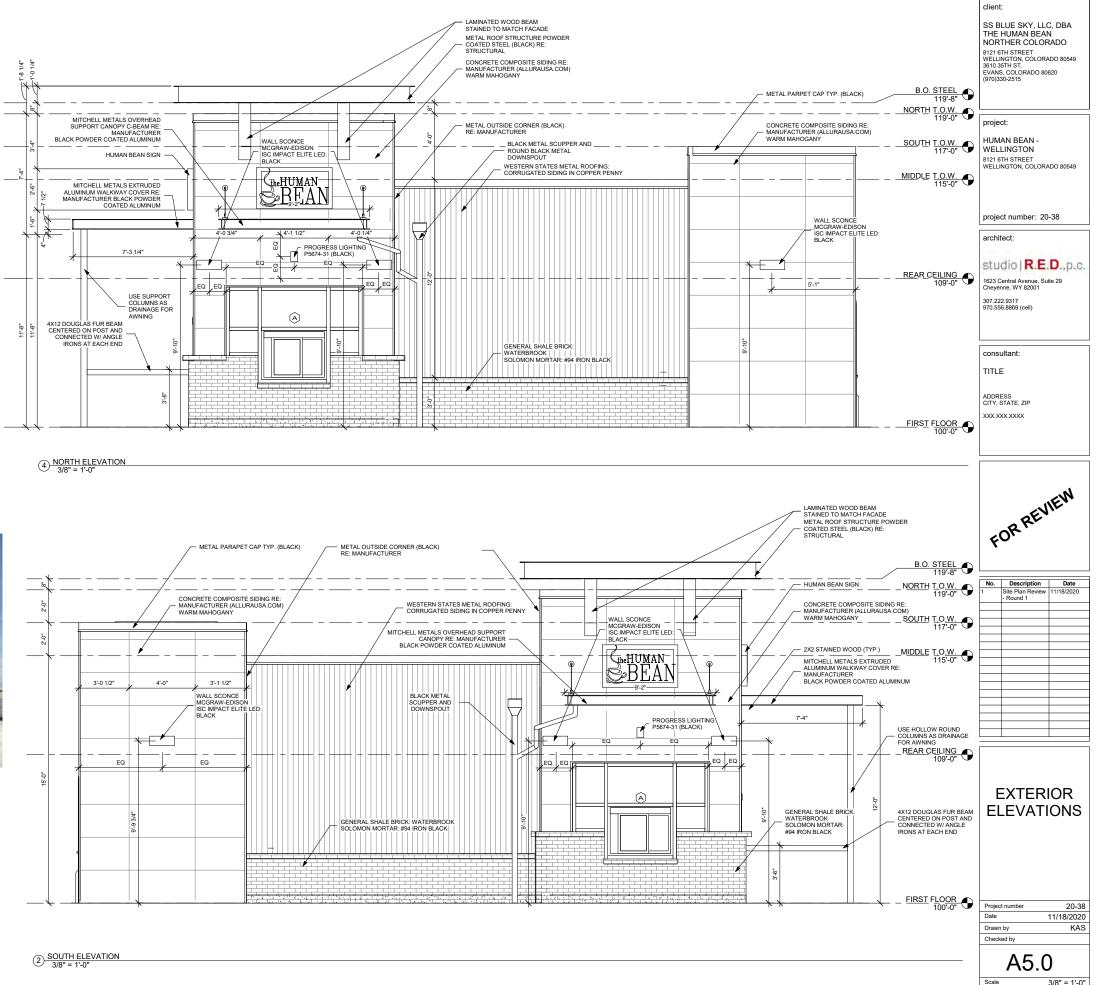
Page 25 of 38



PHOTO FROM GREELEY - ST. MICHAEL'S LOCATION



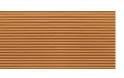
PHOTO FROM GREELEY - ST. MICHAEL'S LOCATION



EXTERIOR MATERIALS:



CONCRETE COMPOSITE SIDING ALLURAUSA.COM WARM MAHOGANY



CORREGATED METAL SIDING (VERTICAL) WESTERN STATES METAL ROOFING COPPER PENNY



GENERAL SHALE BRICK WATERBROOK SOLOMAN MORTAR: #94 IRON BLACK

METAL PARAPET CAP TYP. (BLACK)

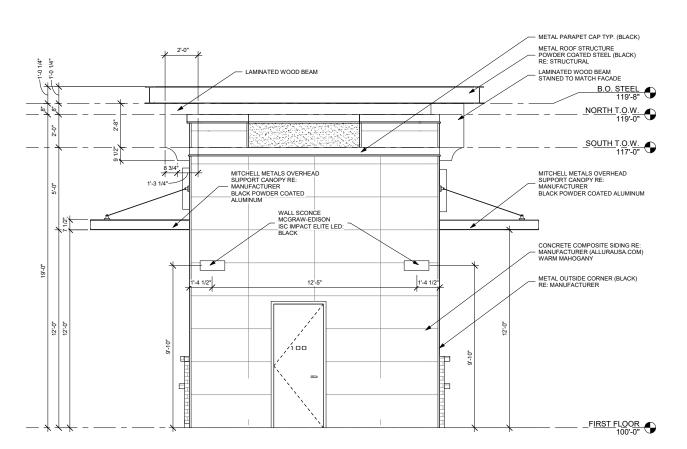


vvaii mounted Mounting plate for outlet box included Back plate covers a standard 4" hexagonal recessed outlet box 4-1/2" sq.

ELECTRICAL DATA
Pre-wired
6" of wire supplied
120V

LAMPING DATA Quantity: 1 75W PAR-30 or BR-30

DIMENSIONS Width: 5" Height: 7 1/4" Depth: 8" H/CTR: 2-1/2"



MCGRAW-EDISON

BLACK

DIMENSIONS Width: 16" Height: 7" Depth: 9"

CERTIFICATION DATA UL/cUL Listed LM79 / LM80 Compliant IP66 LightBARs ISO 9001

ENERGY DATA Electronic LED Driver >0.9 Power Factor <20% Total Harmonic Distortion 120-277V/50 & 60 Hz, 347V/60Hz

3 WALL SCONCE DETAILS

WEST ELEVATION
3/8" = 1'-0"

ISC IMPACT ELITE LEG CYLINDER

METAL ROOF STRUCTURE

- POWDER COATED STEEL (BLACK)
RE: STRUCTURAL ν ^{2'-0"} ν - LAMINATED WOOD BEAM STAINED TO MATCH FACADE ____NORTH_T.O.W.______119'-0" MITCHELL METALS EXTRUDED
ALUMINUM WALKWAY COVER RE:
MANUFACTURER
BLACK POWDER COATED ALUMINUM WALL SCONCE MCGRAW-EDISON ISC IMPACT ELITE LED: BLACK CONCRETE COMPOSITE SIDING RE: - MANUFACTURER (ALLURAUSA.COM) WARM MAHOGANY the HUMAN BEAN MITCHELL METALS OVERHEAD
SUPPORT CANOPY C-BEAM RE:
MANUFACTURER
BLACK POWDER COATED ALUMINUM PROGRESS LIGHTING P5674-31 (BLACK) METAL OUTSIDE CORNER (BLACK) RE: MANUFACTURER 6'-0" ₿ GENERAL SHALE BRICK: WATERBROOK SOLOMON MORTAR: #94 IRON BLACK _FIRST FLOOR 100'-0"

client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

project:

HUMAN BEAN -WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

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architect:

studio | R.E.D.,p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

consultant:

TITLE

ADDRESS CITY, STATE, ZIP XXX.XXX.XXXX



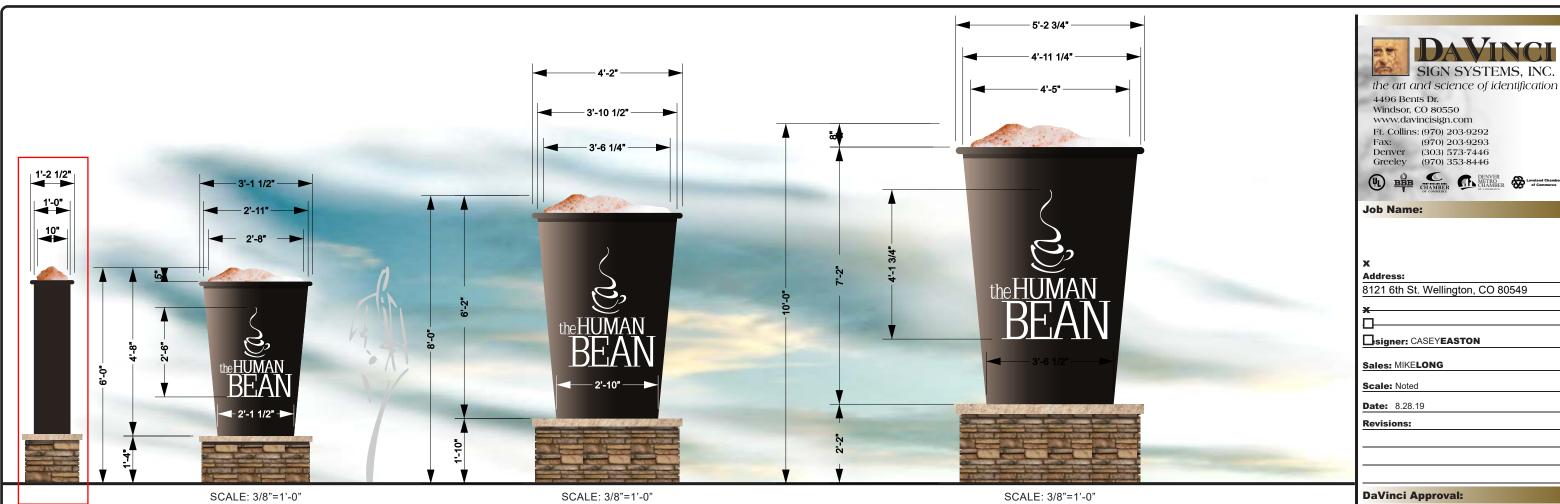
No.	Description	Date
1	Site Plan Review - Round 1	11/18/2020

EXTERIOR ELEVATIONS

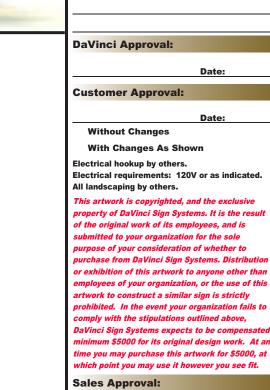
20-38 11/18/2020 KAS Drawn by Checked by

A5.1

As indicated



HAND SCULPTED SIGN FOAM ACCENT FINISHED SERIES OF COLORS. ALUMINUM ROUND BAR FINISHED PMS 440C BROWN. 45 ENDS OF ROUND BAR AT RETURNS. ALUMINUM SIGN CABINET FINISHED PMS 440C BROWN. FACES ARE ALUMINUM WITH GRADIENT FINISH. ALL COPY IS ROUTED AND BACKED WITH WHITE ACRYLIC. ILLUMINATE WITH SAMSUNG 6500K WHITE LED'S. CMU BLOCK BASE WITH STONE VENEER TO MATCH BUILDING. CAP TO BE SANDSTONE



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

of:

Date:

Design # 19-648

Production Approval:

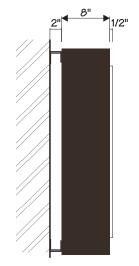
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Date:



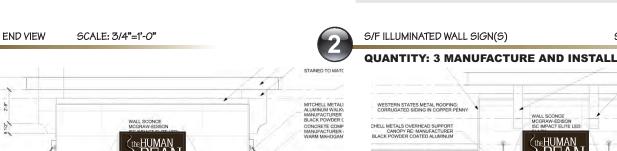
C Copyright 2019 DaVinci Sign Systems

Copyright 2019 DaVinci Sign Systems

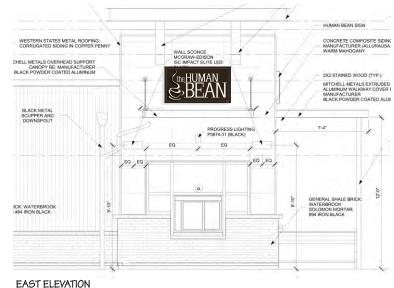




ALUMINUM EXTRUDED SIGN CABINET WITH 2" RETAINERS FINISHED PMS 440C BROWN. FACES ARE CONSTRUCTED OF ALUMINUM FINISHED TO MATCH CABINET. ALL COPY IS ROUTED AND BACKED WITH WHITE ACRYLIC. LOGO IS ROUTED AND PUSH THRU 1/2" WHITE ACRYLIC. ILLUMINATE WITH SAMSUNG 6500K WHITE LED'S. CABINETS TO HAVE CLEAR LEXAN BACKS TO ALLOW FOR HALO LIGHTING. SPACE CABINETS 2" OFF EXTERIOR FASCIA.



METAL OUTSIDE C RE: MANUFACTUR



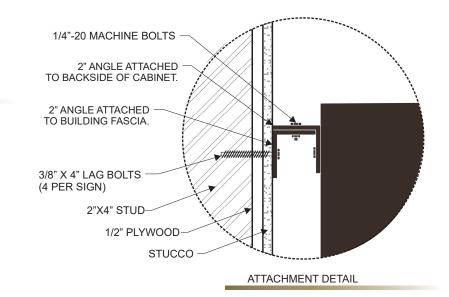
5'-2 7/8"



SCALE: 3/4"=1'-0"



CONCEPTUAL NIGHT VIEW OF PROPOSED SIGNAGE

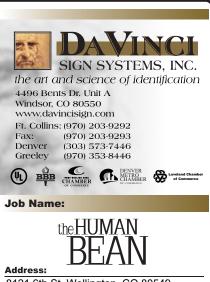


TOTAL SQ./FT.= 15

WEST ELEVATION

FRONT ELEVATION





8121 6th St. Wellington, CO 80549

Designer: DALLASGRIFFIN

Sales: MIKELONG

Scale: Noted

Date: 3.18.19

Revisions:

DaVinci Approval:

Date:

Customer Approval:

Without Changes

With Changes As Shown

Electrical hookup by others.

Electrical requirements: 120V or as indicated.

roperty of DaVinci Sign Systems. It is the result of the original work of its employees, and is urchase from DaVinci Sign Systems. Distribu which point you may use it however you see fit.

Sales Approval:

Production Approval:

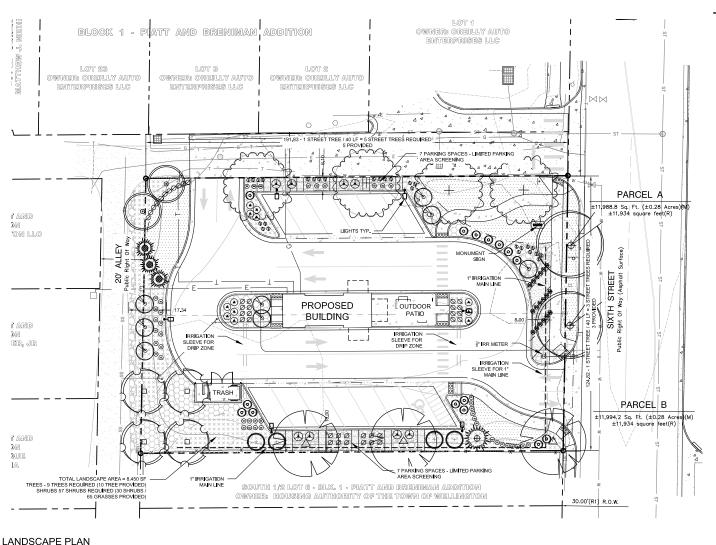
Design #

19-251

Page:

Date:

of:



4"-6" RIVER COBBLE GROUND COVER
AREAS TO RECEIVE MINIMUM 4" DEPTH ROCK
OVER WEED BARRIER FABRIC

3" BLACK GRANITE ROCK GROUND COVER AREAS TO RECEIVE MINIMUM 4" DEPTH ROCK

OVER WEED BARRIER FABRIC

	2		Ulmus davidiana japonica ELM, DISCOVERY	50'	40'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
+	4		Gleditsia triacanthos inermis 'Shademaster' HONEYLOCUST, SHADEMASTER	50'	40'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	3		Quercus bicolor OAK, SWAMP WHITE	50'	50'	2.0" cal. BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
		4	EVERGREEN TREES -				
Sulman de la companya	1	•	Picea pungens 'Bakeri' SPRUCE, BAKERI	30'	15'	6'-8' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	3		Picea abies 'Cupressina' SPRUCE, NORWAY FASTIGIATE	18'	6'	6'-8' BB	WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
_		6	ORNAMENTAL TREES -				
	4		Prunus padus MAYDAY TREE	25'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	2		Pyrus calleryana 'Chanticleer' PEAR, CHANTICLEER	20'	20'	1.5" cal. BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		47	DECIDUOUS SHRUBS -				
+	4		Euonymus alatus 'Compactus' DWARF BURNING BUSH	6'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
0	15		Syringa meyeri 'Palibin' LILAC, DWARF KOREAN	4'	4'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
③	8		Physocarpus opulifolius Summer Wine NINEBARK, SUMMER WINE	5'	5'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8		Prunus x cistena PLUM, PURPLE LEAF	6'	6'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
•	12		Potentilla fruticosa 'McKay's White' POTENTILLA, MCKAY'S WHITE	3'	3'	5 Gallon	FULL SPECIMEN, EVENLY AND WELL BRANCHED
		128	PERENNIALS/GRASSES -				
Φ	28		Hemerocallis spp. 'Autumn Red' DAYLILY, AUTUMN RED	3'	2'	1 Gallon	WELL ROOTED
Ø	38		Calamagrostis acutiflora 'Karl Foerster'	5'	2'	1 Gallon	WELL ROOTED

GRASS, FEATHER REED

Panicum virgatum 'Shenandoah'

GRASS, HEAVY METAL SWITCH

GRASS, SHENANDOAH RED SWITCH Panicum virgatum 'Heavy Metal'

LANDSCAPE REQUIREMENTS

SCALE 1" = 20'-0"

NORTH



OVER WEED FABRIC





2"-3" TAN SANDSTONE ROCK GROUND COVER AREAS TO RECEIVE MINIMUM 4" DEPTH ROCK OVER WEED BARRIER FABRIC

4" X 10' HEAVY DUTY GALV STEEL EDGER WITH ROLLED TOP AND PINS EVERY 2'.

Plant List



18

44



1 Gallon

1 Gallon

18"

WELL ROOTED

WELL ROOTED

client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN NORTHER COLORADO NOTITIEL COLONADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

project

WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

project number: 20-38

architect: studio | R.E.D., p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001 307.222.9317 970.556.8869 (cell)

GROUP GROUP



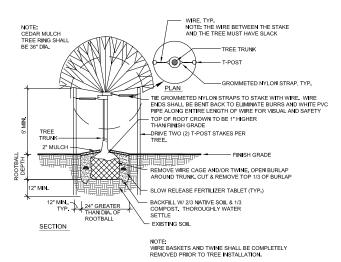
No.	Description	Date
1	SITE PLAN REVIEW - ROUND 1	11/18/2020

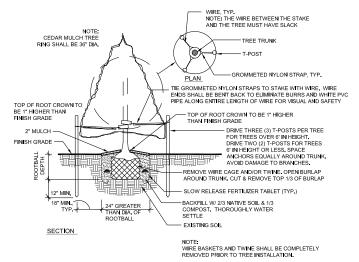


20-38 11-18-2020 Drawn by

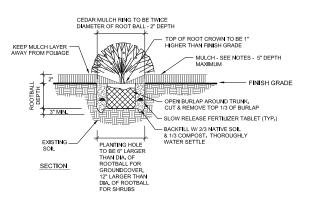
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CONIFER TREE PLANTING DETAIL



GROUND COVER & SHRUB PLANTING DETAIL

Planting Details

DECIDUOUS TREE PLANTING DETAIL

General Notes:

- 1. PROPOSED GRADES SHALL MATCH OR IMPROVE EXISTING GRADES TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING WHILE PROVIDING A SMOOTH TRANSITION BETWEEN ALL ADJACENT UNDISTURBED GRADES AND PROPOSED GRADES.
- 2. JOB SITE TO BE KEPT CLEAN AT ALL TIMES AND CONSTRUCTION AREAS ARE TO BE MAINTAINED FOR SAFETY.
- 3. SOLIS DISTURBED ADJACENT TO WORK AREA, INCLUDING AREAS OUTSIDE OF CONSTRUCTION LIMITS, DUE TO NEW CONSTRUCTION ARE TO BE REGRADED AND SURFACE CONDITIONS REPAIRED EQUIVALENT TO THAT CONDITION PRIOR TO START OF WORK.
- 4. PROTECT EXISTING SURFACES AND SOILS, BOTH INSIDE AND OUTSIDE OF CONSTRUCTION LIMITS, DURING CONSTRUCTION, IF GRADES, CONCRETE OR ASPHALT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS OR WEATHER THE CONTRACTOR IS RESPONSIBLE FOR REPAIR TO THAT EQUINALENT TO EXISTING CONDITIONS AT NO EXPENSE TO THE OWNER! CITY.
- 5. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
- 6. THE CONTRACTOR SHALL NOT PURPOSEFULLY PROCEED WITH ANY CONSTRUCTION PER PLANS PROVIDED WHEN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT WERE NOT CONSIDERED OR CHANGED AFTER PLANS WERE SUBMITTED. CONTRACTOR SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVE AND THE CITY OF LOVELAND IF SITUATION ANSESS AND REVISIONS ARE NECESSARY.
- 7. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND OTHER POLLUTANTS FROM ENTERING ANY STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, ETC., DURING THE DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE AND EXPENSE FOR THE CORRECTION OF ANY ADVERSE IMPACTS TO THE STORM WATER SEWER SYSTEM OR, ADJACENT WATER WAYS, WETLANDS ETC., RESULTING FROM THE WORK DONE AS PART OF THIS PROJECTICONTRACT.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE PRIOR TO BIDDING AND CONSTRUCTION, OF BECOMING AWARE OF ALL EXISTING AND PROPOSED UTILITIES, PIPES, STRUCTURES, ETC. CALL UNCC THREE DAYS BEFORE SCHEDULED WORK AT 811 OR 1-800-922-1987.

Irrigation Notes

- IRRIGATION CONTRACTOR SHALL VERIFYAVAILABLE P.S.I. AND GPM. THIS SYSTEM SHALL THEN BE VERFIED TO MEET THE AVAILABLE P.S.I. AND
 GPM AND THE PROPOSED IRRIGATION SYSTEM. IF NECESSARY CONTACT THE WATER DEPARTMENT PRIOR TO BEGINNING DESIGN TO OBTAIN
 AVAILABLE PRESSURES.
- ALL INDICATED SOD GRASS AREAS ARE TO BE IRRIGATED BY A PERMANENT UNDERGROUND AUTOMATIC IRRIGATION SYSTEM, TURF AREAS LESS THAN 25 FEET IN WIDTH ARE TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND AREAS GREATER THAN 25 FEET SHALL USE A ROTOR POP-UP SPRAY SYSTEM.
- 3. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.
- 4. ALL TREES, SHRUBS AND PERENNIALS OUTSIDE OF IRRIGATED SOD AREAS, ARE TO BE IRRIGATED WITH A PERMANENT DRIP IRRIGATION SYSTEM.
- 5. IRRIGATION SYSTEM WITH RAIN SENSOR. WILL BE ADJUSTED TO A LOW WATER REQUIREMENT, BASED ON THE NEEDS OF SELECTED PLANT MATERIAL.
- QUICK COUPLERS SHALL BE PROVIDED AT EACH POINT OF CONNECTION AND AT REGULAR SPACING ALONG THE IRRIGATION MAINLINE. SPACING OF QUICK COUPLES SHALL NOT EXCEED 200 FEET. LOCATE QUICK COUPLING VALVE AT A POINT OF EASY ACCESS.
- 7. FINAL LOCATION OF IRRIGATION HEADS MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING. HEAD LOCATION SHALL BE COORDINATED IN THE FIELD WITH EXISTING SITE CONDITIONS AND PLANT MATERIAL.
- ALL IRRIGATION TRENCHES SHALL BE PROPERLY WATERED AND COMPACTED TO AVOID FUTURE SETTLING. ANY SETTLING DURING WARRANTY
 PERIOD WILL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- 9. COORDINATE ALL IRRIGATION WORK WITH EXISTING UTILITIES AND RESPECTIVE TRADES.
- 10. ALL IRRIGATION SLEEVING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE SLEEVING LOCATIONS WITH GENERAL CONTRACTOR. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD OR LOCATED ON DIMENSIONED "AS-BULL" DRAWING BY THE GENERAL CONTRACTOR TO ALLOW FITURE USE AND LOCATION.

Landscape Notes

- LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR, UP TO FINAL
 ACCEPTANCE. AT SUCH TIME OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE. LANDSCAPE AND IRRIGATION WILL BE
 WARRANTED FOR ONE (1) FULL YEAR FITER FINAL ACCEPTANCE.
- 2. ANY DISCREPANCIES WITH THE DRAWINGS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- 4. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES 48 HRS. PRIOR TO ANY EXCAVATION OR PLANTING.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.1 - NO TREES OR SHRUBS SHALL BE PLANTED WITHIN 10° FROM WATER AND SEWER LINES, 4° FROM GAS, TELEPHONE AND ELECTRIC UTILITY LINES.
- NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWERY, OR NON-POTABLE IRRIGATION EASEMENTS.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SAMITARY SEWER MANHOLES, OR POTABLE WATER, SAMITARY SEWER, AND NON-POTABLE IRRIGATION MANIS AND SERVICES.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC), NO VEGETATION OTHER THAN TURF OR GROUND COVERS PLANTED IN FRONT OF FDC.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT(8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN SITE TRIANGLES.
- 10. IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNER BEFORE ANY DISGING HAS COMMENCED. VERIFY WITH OWNER IF AND WHICH SHRUBS/TREES SHALL BE TAKEN OUT OF PROJECTICONTRACT.
- 11. TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.

 2. EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WASTE MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE PLACEMENT AND COMPACTION OF SOIL.
- 13. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES
- 14. PRIOR TO FINE GRADING, SOD AREAS AND PLANTING BEDS, SHALL BE THOROUGHLY LOOSENED AND TILLED TO A 6" DEPTH. REMOVE ALL UNSUITABLE TOPSOIL, INCLUDING ALL ROCKS LARGER THAN 3 INCHES IN ANY DIRECTION, ALL CONCRETE, TRASH, DEBRIS, WEEDS, ROOTS AND OTHER WASTE MATERIALS, AFTER THAT TITME ORGANIC AMERIOMENTS SHALL THEN BE THOROUGHLY TILLED AND INCORPORATED TO A MINIMUM 6" DEPTH IN THESE AREAS AT THE MINIMUM OF RATE OF 3 CU. YDS.
- 15. UNIFORMLY COMPACT AND FINE GRADE THESE SOD / GRASS AREAS AND PLANTING BEDS TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE CHANGES, CUT OUT SOFT SPOTS, FILL IN LOW SPOTS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED GRADE TOLERANCES.
- 16. ONCE COMPACTED AND FINE GRADED ALL ROCKS, DEBRIS, WASTE MATERIAL AND VEGETATION MATERIAL LARGER THAN 1/2" WILL BE RAKED FROM THE SURFACE AND REMOVED FROM SITE.
- 17. SOD TO BE 100% COLORADO GROWN TALL FESCUE BLEND SPECIFICALLY GROWN FOR LOW WATER LAWN APPLICATIONS WITH MINIMUM THREE (3) IMPROVED VARIETIES. HAVING A HEALTHY YIGOROUS ROOT SYSTEM, ONCE TURE IS LAID IT SHALL BE PROPERLY ROLLED. COMPACTED AND PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
- 18. ALL PLANT MATERIALS ARE SIZED AND OUTLINED IN PLANT LIST. ALL PLANTS TO BE PLANTED IN AMENDED SOIL AND STAKED AS SHOWN IN DETALS. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE CODE OF STANDARDS CURRENTLY RECOMMENDED BY THE COLORADO NURSERY ACT FOR NUMBER ONE GRADE.
- 19. IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN.
- 20. CHANGES IN PLANT SPECIES OF PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN PRIOR TO INSTALLATION OF REPLACEMENT, OVERALL QUAINTYTY AND QUALITY TO BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHAUL BE PROVIDED.
- 21. ALL TREES AND SHRUBS TO BE BALLED AND BURLAPPED, OR CONTAINERIZED.
- ALL PLANT MATERIAL SHALL HAVE ALL WIRE, TWINE, BASKETS, BURLAP, AND ALL OTHER NON-BIODEGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT, PRIOR TO PLANTING.
- 23. ALL SHRUB BEDS SHALL HAVE MINIMUM 4" MULCH OR NATURAL STONE ANDIOR WASHED SMOOTH COBBLE. A CONTINUOUS LAYER OF TYPAR LANDSCAPE FABRIC OR APPROVED EQUAL SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4" STAPLES #0.0, IN ALL DISECTIONS,
- 24. EDGING BETWEEN GRASS TYPES AND SHRUB BEDS / ROCK COBBLE AND CRUSHR FINES SHALL BE 14 GA HEAVY DUTY STEEL EDGER MIN. §* x.4 WITH ROLLED TOP AND SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN ROCK AND COBBLE TRANSITIONS.

client:

THE HUMAN BEAN NORTHER COLORADO 8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620

SS BLUE SKY, LLC, DBA

project:

HUMAN BEAN -WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

project number: 20-38

architect

studio | R.E.D., p.c.

1623 Central Avenue, Suite 29 Cheyenne, WY 82001

Cheyenne, WY 82001 307.222.9317 970.556.8869 (cell)



Mountain Ave. | TEL 970.532.5891 thoud,CO 80513 | WEB TBGroup us



No. Description Date

No.	Description	Date
1	SITE PLAN REVIEW - ROUND 1	11/18/2020

NOTES AND DETAILS

ALL UTILITY NOTIFICATION CENTER O



Project number	20-38
Date	11-18-2020
Drawn by	TBG
Checked by	TBG

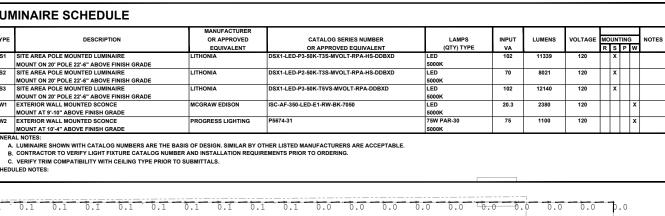
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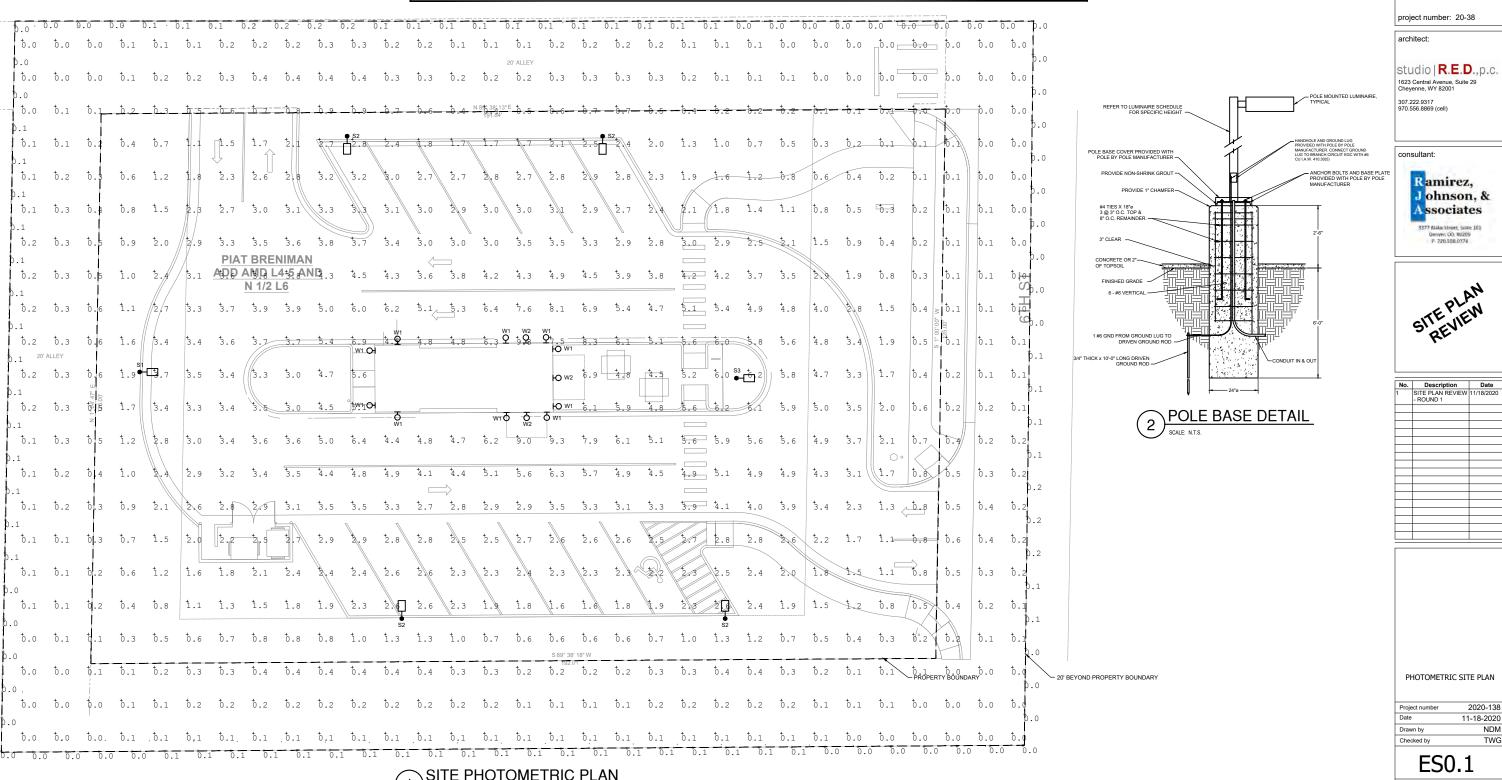
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SITE LIGHTING STATISTICS (fc) AVERAGE MAXIMUM MINIMUM MAX./MIN. AVERAGE/ 0.2 0.0 N/A 9.8 0.0 N/A 2.67 3.67

LUMINAIRE SCHEDULE											
		MANUFACTURER									
TYPE	DESCRIPTION	OR APPROVED	CATALOG SERIES NUMBER	LAMPS	INPUT	LUMENS	VOLTAGE				NOTES
		EQUIVALENT	OR APPROVED EQUIVALENT	(QTY) TYPE	VA			R	SF	P W	
S1	SITE AREA POLE MOUNTED LUMINAIRE	LITHONIA	DSX1-LED-P3-50K-T3S-MVOLT-RPA-HS-DDBXD	LED	102	11339	120		X	Т	
	MOUNT ON 20' POLE 22'-6" ABOVE FINISH GRADE			5000K							
S2	SITE AREA POLE MOUNTED LUMINAIRE	LITHONIA	DSX1-LED-P2-50K-T3S-MVOLT-RPA-HS-DDBXD	LED	70	8021	120		х		
	MOUNT ON 20' POLE 22'-6" ABOVE FINISH GRADE			5000K							
S3	SITE AREA POLE MOUNTED LUMINAIRE	LITHONIA	DSX1-LED-P3-50K-T5VS-MVOLT-RPA-DDBXD	LED	102	12140	120		х		
	MOUNT ON 20' POLE 22'-6" ABOVE FINISH GRADE			5000K							
W1	EXTERIOR WALL MOUNTED SCONCE	MCGRAW EDISON	ISC-AF-350-LED-E1-RW-BK-7050	LED	20.3	2380	120			Х	
	MOUNT AT 9'-10" ABOVE FINISH GRADE			5000K							
W2	EXTERIOR WALL MOUNTED SCONCE	PROGRESS LIGHTING	P5674-31	75W PAR-30	75	1100	120			Х	
	MOUNT AT 10'-4" ABOVE FINISH GRADE			5000K							
GENERAL NOTES:											

C. VERIFY TRIM COMPATIBILITY WITH CEILING TYPE PRIOR TO SUBMITTALS.





SS BLUE SKY, LLC, DBA

THE HUMAN BEAN NORTHER COLORADO

8121 6TH STREET WELLINGTON, COLORADO 80549 3610 35TH ST. EVANS, COLORADO 80620 (970)330-2515

project: HUMAN BEAN -WELLINGTON 8121 6TH STREET WELLINGTON, COLORADO 80549

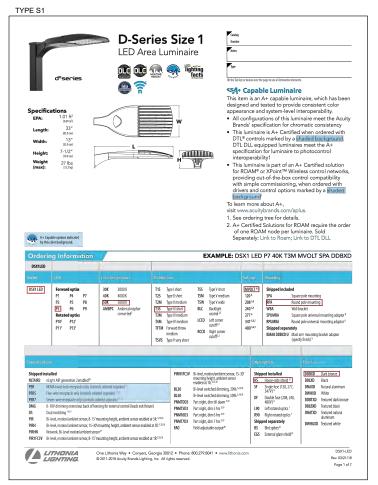
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GENERAL NOTES

3. ALL CALCULATION POINTS AT GRADE LEVEL

NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE CITY OF WELLINGTON.

2. LIGHT SOURCES SHALL BE FULLY CONCEALED AND FULLY SHIELDED AND SHALL BI FULL CUT-OFF TYPE FIXTURES.



McGraw-Edison

Finish
Cast components finished in a
five-stage super TGIC polysetar
powder cost paint. 2.5 mil nominal
thickness for superior protection
against fade and west, standard
coloris include black, bronze, grey,
white, dark platfarum and graphite
metallic. RAL and custom color
matches available. Consult the
McGraw-Edison Architectural
Colors brochure for the complete
selection.

Туре

ISC/ISS/IST/ISW

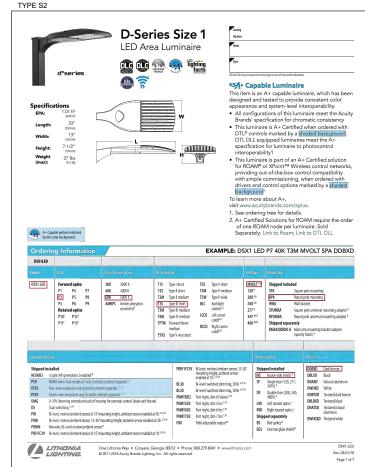
WALL MOUNT LUMINAIRE

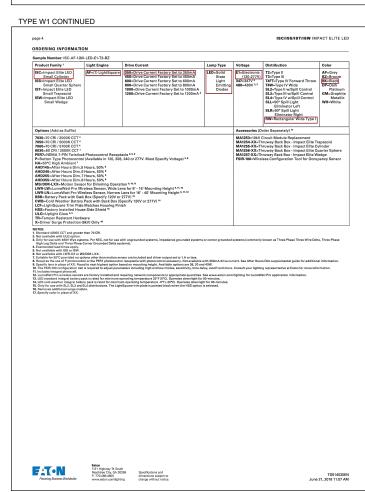
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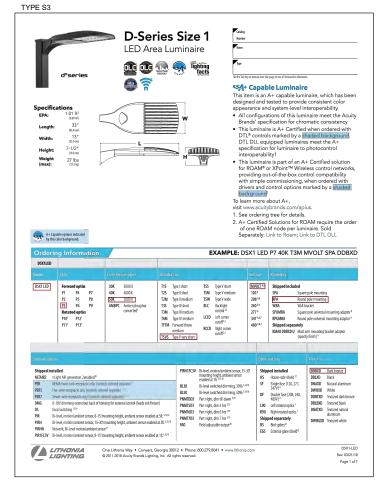
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TYPE W1

FAT•N











client:

SS BLUE SKY, LLC, DBA THE HUMAN BEAN



January 21, 2021

Traffic Impact Study (TIS) Review Comments Human Bean Wellington Project:

- 1. The TIS indicates that the proposed access to/from 6th Street is directly across from the Kum & Go access. However, the Site Plan (Parking & Circulation Plan) shows the proposed access being offset and not directly across from the Kum & Go access. Please either revise the construction drawings to show the proposed Human Bean access being located directly across the street from the Kum & Go access and not offset or revise the design to show the Human Bean access to 6th Street as a right-in/right-out access point.
- 2. A NB left-turn lane is recommended in the TIS at the 6th Street/Kum& Go-Human Bean access intersection. Additionally, the TIS recommends a two-way continuous left-turn lane (TWLTL) be considered on 6th Street in this area. We would prefer standard left-turn lane striping instead of a TWLTL on 6th Street. Please provide a Signing and Striping Plan in the construction drawings to include this standard NB left-turn lane striping with the recommended storage length per the revised TIS. What is the recommended storage length for this NB left-turn lane for the access to 6th Street? Will the 95th percentile queues for NB left-turns fit within the left-turn lane storage for the long range year 2040 condition? This comment is not applicable if the Human Access point to 6th Street is right-in/right-out.
- 3. Provide a peak hour queueing analysis table in the TIS showing short range and long range queues at the following intersections: Cleveland Avenue/6th Street, 6th Street/Kum & Go access, 6th Street/Human Bean access, 6th Street/alley intersection. Per the development agreement for Kum & Go, the peak hour 95th percentile queues for northbound left-turning vehicles at the Cleveland Avenue/6th Street intersection cannot exceed 300' at any given time of day.
- 4. Look at the 95th percentile queue for SB right turns at the proposed access onto 6th Street. Will this back up into the alley/6th Street intersection?
- 5. Adjust the TIS with the Human Bean access to 6th Street being right-in/right-out (if applicable). The southbound right-turns at the access will increase accordingly.
- 6. Provide queueing analysis to ensure that onsite queuing does not back up into access during the AM peak hour.

If you have any questions, please do not hesitate to contact me at (970) 219-1602 or skellar@kellarengineering.com.

Respectfully,

Kellar Engineering LLC

Sean K. Kellar, PE, PTOE

Colorado PE #38650



Planning Commission Meeting

Date: February 1, 2021

Submitted By: Cody Bird, Planning Director

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. Town Trustees serving as ex officio members are not eligible to hold office on 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



Planning Commission Meeting

Date: February 1, 2021

Submitted By: Cody Bird, Planning Director

Subject: Director Report on Administrative Approvals

EXECUTIVE SUMMARY

Town staff recently sought guidance from the Planning Commission regarding review and approval of simple development applications. The flexibility was requested for the Town to be able to respond to the needs of the business community in a timely manner and to limit the length of time needed for certain types of approvals. The Planning Commission recommended that staff could use discretion to administratively approve some applications for projects and requests that do not require public hearings and that have limited or no impact to the public or the overall function of the site. Staff will provide a report on administrative approvals granted.

BACKGROUND / DISCUSSION

STAFF RECOMMENDATION

ATTACHMENTS

None