



THE CITY AND COUNTY OF BROOMFIELD

One DesCombes Drive • Broomfield, Colorado 80020 • 303-469-3301

MEMORANDUM

TO: Kevin Standbridge, Assistant City & County Manager for Community Development

FROM: Dave Shinneman, Planning Director
Michael Sutherland, Planner

SUBJECT: Anthem Filing No. 3 SDP Administrative Modification – Addition of Powderhorn Model to Classic Series

CASE #: PZ-09-00089

DATE: June 16, 2009

- 1. Project Summary: Request to approve a new home model in Anthem Filing No. 3, a 19-lot single family detached subdivision in the Ranch (see Exhibit A, Letter of Request and Exhibit B, Architectural Elevations).
2. Applicant / Owner: Mike Polhemus, Pulte Homes Corporation, 6400 S. Fiddlers Green Circle, Suite 1320, Englewood, CO 80111, (303) 483-7248 mpolhemus@pulte.com .
3. Staff Analysis and Recommendations:

Council approved the SDP and Final Plat for Anthem Filing No. 3 on April 26, 2005. The following chart summarizes the approved house models for Filing No. 3. The proposed Powderhorn Model is highlighted in yellow:

Table with 4 columns: Series, Model, Elevations, Square Feet. Rows include Classic 40 feet wide (Powderhorn, Arapahoe, Eldora, Copper), Premier 50 feet wide (Keystone, Breckenridge, Steamboat), and Estate 65 feet wide (Snowmass, Vail, Aspen).

Homes within Filing No. 3 are designed to feature three distinct architectural styles: Mountain, High Plains, and Prairie. Some of the key building components and finish materials that characterize these styles include the following:

- Mountain – stucco and stone wall planes, porches with decorative stone piers and wood columns, ornamental window shutters, and clipped gable roof forms;
High Plains – stucco walls with stone wainscot, stylized garage door with cross-bracing trim, and decorative window shutters; and
Prairie – stucco wall cladding with decorative banding, uniform wainscot, stylized window grids, and masonry or brick pedestals and balustrade entries.

The proposed Powderhorn Model is smaller than other models currently offered in the Ranch subdivisions. New models may be approved administratively pursuant to Section 17-38-230(A)(1) and (6) of the Broomfield Municipal Code.

Recommendation(s): staff recommends approval of the new home model.

4. Applicable Municipal Code Section:

Section 17-38-230 of the Broomfield Municipal Code:

- (A) The City Manager or his or her designee may approve modifications to the Site Development Plan if he or she determines that the modifications are generally consistent with the approved PUD Plan and Site Development Plan. Such modifications are also restricted to the following categories and limits:
  - (1) Floor area ratios, number and density of dwelling units, building coverage, and overall exterior dimensions may be decreased by any amount or may be increased by not more than ten percent.
  - (2) Minimum lot sizes and open area may be increased by any amount or decreased by not more than ten percent.
  - (3) Parking and drive coverage may not be changed by more than ten percent.
  - (4) Location, species, and size of new trees and shrubs, and location and type of turf, ground cover, planting areas, retaining and decorative walls, fences and similar structures can be changed, provided the materials remain equivalent and locations remain appropriate.
  - (5) The grading plan may be changed, provided that the city engineer determines there is a sound engineering basis for such a change.
  - (6) Other modifications may be made if, in the opinion of the City Manager or his designee, they are minor in scope, will not have a detrimental effect on the neighborhood or the project, and satisfy the review standards of section 17-38-220.
- (B) Except as provided in subsection (A) of this section, any modification to an approved site development plan requires the same review by the land use review commission and the city council as the original site development plan.
- (C) At the discretion of the city manager or his or her designee, a formal or informal hearing may be conducted to assist in making findings relevant to modifications permitted by this section. All costs of notification and hearing shall be borne by the proponent of, or applicant for, the modification.

6. Action

**Approved**

Denied

Approved with Conditions

By:  6-19-09  
 Assistant City & County Manager for Community Development Date

attachments:                    Exhibit A                    Letter of Request (two pages)  
    Exhibit B                    Architectural Elevations (one page)

pc:            Applicant  
                  Modification File  
                  Planning File

**Administrative:**            ( ) Summary copied to SDP mylar and rescanned  
    ( ) Memorandum copied to GIS to scan



May 21, 2009

Michael Sutherland, AICP  
City and County of Broomfield  
1 DesCombes Drive  
Broomfield, Colorado 80020

**RE: ANTHEM COLORADO AT BROOMFIELD, SDP ADMINISTRATIVE MODIFICATIONS: FILING 3 – Amendment No. 1, FILING 12 – Amendment No. 2, FILING 14 – Amendment No. 2, & FILING 22 – Amendment No. 1**

Dear Mr. Sutherland:

We are requesting Site Development Plan administrative modification approvals to Anthem Filing 3, Filing 12, Filing 14 and Filing 22 for the addition of a fourth model to the Anthem Ranch Classic Series. Please find the enclosed amendment requests to the Site Development Plans for Anthem Filing 3 - Amendment No. 1, Anthem Filing 12 – Amendment No. 2, Anthem Filing 14 – Amendment No. 2, and Anthem Filing 22 – Amendment No. 1. Included with this submittal are the following:

- (1) Development Applications for Filing 3, 12, 14, & 22
- (1) Review Fee
- (5) 11”x17” Proposed Model Addition to the Anthem Ranch Classic Series for Filing 3/12/14/22 Site Development Plans.

Pulte/Del Webb is requesting the approval of the addition of the Powderhorn ranch model to the Anthem Ranch Classic Series. We are proposing the following for the Powderhorn model:

Square Feet	Percent Masonry	Floors	Basement Option	Optional Elevations /Architectural Styles
1,200	100%	One-Story	No Basement	Mountain, Prairie, High Plains

Based on current market conditions and extensive research, Pulte/Del Webb has determined that there is a strong need to expand the lower end of the selling price range of the homes within Anthem Ranch in order to improve sales within Anthem Ranch. There are currently three models offered within the Classic Series for Anthem Ranch. The

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Pulte Home Corporation – Colorado Division  
6400 Fiddlers Green Circle, Suite 1320  
Greenwood Village, CO 80111  
303-483-7200

approval of this request will add one additional model and 3 additional elevations to the existing product line which will result in an increase in both the architectural and streetscape diversity for the neighborhood (Filing 12) we are currently building in and the future neighborhoods (Filing 14 & Filing 22) within Anthem Ranch. We are also planning to build the Powderhorn model in our Anthem Ranch Model Park which is the reason for the SDP administrative modification for Filing 3. The proposed model elevations for the Powderhorn meet the Residential Design Standards in the approved Site Development Plans and therefore we are not requesting any changes to these standards.

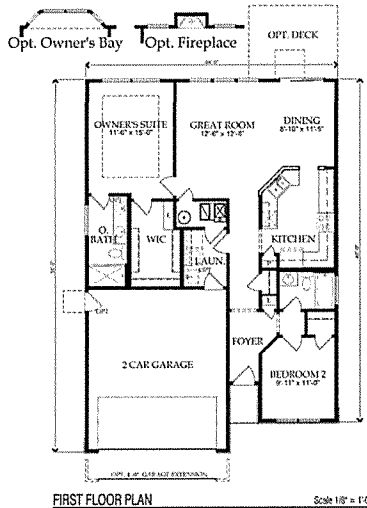
We look forward to working with the City and County of Broomfield on the review process for the new model addition to the Anthem Ranch Classic Series product line. Please feel free to call with any questions or comments.

Sincerely,

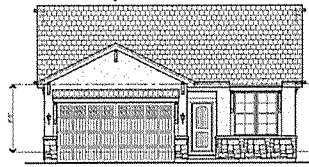


Mike Polhemus  
Manager of Land Planning & Entitlements  
Pulte Homes – Colorado Division  
(303) 483-7248

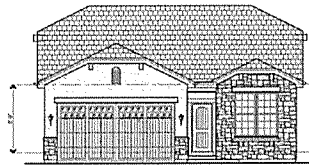
Attachments



FIRST FLOOR PLAN Scale 1/8" = 1'-0"



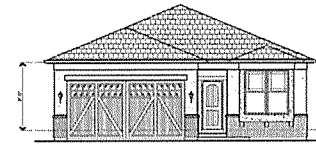
HIGH PLAINS STYLE FRONT ELEVATION Scale 1/8" = 1'-0"  
100% Masonry / Stucco



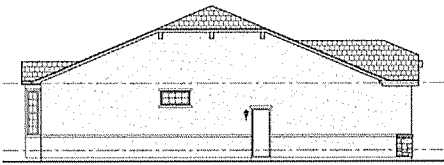
MOUNTAIN STYLE FRONT ELEVATION Scale 1/8" = 1'-0"  
100% Masonry / Stucco

POWDERHORN

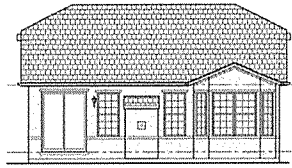
- NOTES:  
1. Floor plans, Elevations and Options will vary from Community to Community and may not reflect current changes. Dimensions shown are approximate.  
(c) Copyright 2009 Pulte Homes  
2. Elevations shown with Optional Owner's Bay, Optional Fireplace & Optional Garage Service Bay.



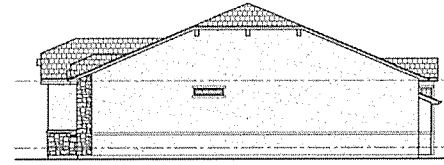
PRAIRIE STYLE FRONT ELEVATION Scale 1/8" = 1'-0"  
100% Masonry / Stucco



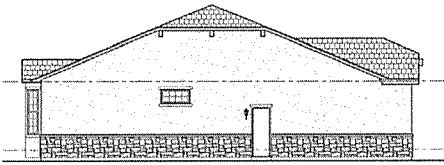
Scale 1/8" = 1'-0" LEFT SIDE ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"



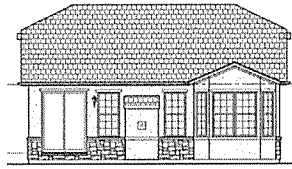
REAR ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"



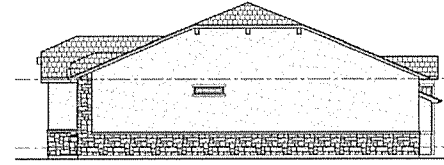
RIGHT SIDE ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"



Scale 1/8" = 1'-0" ENHANCED LEFT SIDE ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"



ENHANCED REAR ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"



ENHANCED RIGHT SIDE ELEVATION - MOUNTAIN STYLE Scale 1/8" = 1'-0"

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Colorado Division  
6400 S. Fiddler's Green Circle - Suite 1320  
Englewood, Colorado 80111



ANTHEM COLORADO at BROOMFIELD

PRODUCTION MANAGER	
DATE	05-29-10
REVISION	
BY	JACOBSON
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	
DATE	
BY	

PROJECT TYPE  
SINGLE FAMILY

COMMUNITY NAME  
ANTHEM COLORADO at BROOMFIELD  
LAWN COMMUNITY 03

DATE REVISION  
GARAGE LEFT  
PRODUCTION SHEET  
PROJECT NAME  
Powderhorn  
SHEET NO. 1020.1000  
LAWN PLAN D  
LAWN PLAN NUMBER 7.1.1  
1197

SHEET  
A1

ANTHEM FILING 3 - AMENDMENT NO. 1