





City and County of Broomfield, Colorado

**PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

To: Planning and Zoning Commission  
 From: Michael Sutherland, Planner  
 David Shinneman, Planning Director

Meeting Date	Agenda Category	Agenda Item #
January 9, 2012	Planning and Zoning Commission Business	4.a (1) and (2)
<b>Agenda Title:</b>	1. <b>Continued Combined Public Hearing on Proposed Hoopes Subdivision, Filing No. 1 Final Plat and Mountain View Estates (Silverleaf) Comprehensive Plan Amendment, Site Development Plan, and Final Plat</b> Property Location: Northwest Corner of W. 144 <sup>th</sup> Ave. and Lowell Blvd. (Hoopes) and west of Lowell Blvd. and north of W. 149 <sup>th</sup> Ct. (Mountain View Estates) Applicant: Taylor Morrison	
	2. <b>Consideration of Proposed Resolution No. PZ 2011-22 Regarding the Hoopes Subdivision Filing No. 1 Final Plat</b>	
	3. <b>Consideration of Proposed Resolution No. PZ 2011-23 Regarding the Mountain View Estates Site Development Plan and Final Plat</b>	

**Summary**

<ul style="list-style-type: none"> <li>At the November 28, 2011 hearing, the applicant requested a continuance of the public hearing to address neighborhood concerns about traffic access and vehicular circulation.</li> <li>The applicant requests approval of a final plat of approximately 186 acres at the northwest corner of W. 144<sup>th</sup> Avenue and Lowell Boulevard to subdivide the property into one lot and right-of-way necessary for W. 149<sup>th</sup> Avenue, Lowell Boulevard, and W. 144<sup>th</sup> Avenue. Broomfield is the owner of the approximately 186-acre property.</li> <li>The applicant requests approval of a site development plan including site plans, grading plans, landscape plans, and architectural elevations for 71 single-family houses on an approximately 30-acre site located on the west side of Lowell Boulevard north of W. 149<sup>th</sup> Court.</li> <li>The applicant requests approval of a final plat to resubdivide Lot 1 of the Mountain View Estates Subdivision into 71 single-family lots, 13 tracts, and rights-of-way showing all associated utility and access easements.</li> </ul>	<p>Mountain View Estates</p> 	<p>Hoopes Subdivision</p> 
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**Prior Council Action**

- Broomfield annexed the properties by Ordinance Nos. 771 and 772, approved August 9, 1988 (the Mountain View Estates property was subdivided in 1979, when the property was in unincorporated Adams County).
- On March 14, 1989, Council approved the B. Schneider Planned Unit Development and L.A. Hellerstein, Trustee Planned Unit Development as part of the "Northern Broomfield Annexation Composite PUD Plan" by Resolution No. 34-89.
- On September 26, 1989, Council approved an amendment to the L.A. Hellerstein, Trustee Planned Unit Development by Resolution No. 123-89.
- On September 22, 1992, Council approved the L.A. Hellerstein, Trustee Planned Unit Development amendment and site development plan by Resolution No. 75-92.
- Council reviewed a Concept Plan for the site on April 5, 2011.

**Financial Considerations**

- The proposals are consistent with the Long Range Financial Plan.

**Alternatives**

- Based on the testimony and evidence presented on the record at the public hearing:
- If the proposed application complies with applicable Broomfield Municipal Code (BMC) review standards:
    - Recommend that the City Council approve the application as is or with conditions.
  - If the proposed plans do not comply with applicable BMC review standards:
    - Postpone action on the resolution and continue the hearing to a date certain; or
    - Recommend that the City Council deny the application.

**Proposed Actions/Recommendations**

- Hold the combined public hearing.
- Following and subject to the results of the public hearing, the Commission may either:
  - Adopt Resolution No. PZ 2011-22 recommending approval with or without conditions; or
  - Adopt Resolution No. PZ 2011-22 recommending denial; and
  - Adopt Resolution No. PZ 2011-23 recommending approval with or without conditions; or
  - Adopt Resolution No. PZ 2011-23 recommending denial.

### I. SUMMARY OF APPLICATION

There are two interdependent applications: the first application (Hoopes Subdivision) is a request to subdivide 186 acres at the northwest corner of 144<sup>th</sup> Avenue and Lowell Boulevard to create one lot and the W. 149<sup>th</sup> Avenue right-of-way; the second application (Mountain View Estates) is a request to approve a site development plan and final plat for a 71-lot single family neighborhood on a 30-acre property adjacent to and north of the proposed Hoopes Subdivision. The Hoopes Subdivision is necessary for the Mountain View Estates development because the plat provides the right-of-way for W. 149<sup>th</sup> Avenue to align with the existing W. 149<sup>th</sup> Court on the east side of Lowell Boulevard, an issue identified prior to the concept review meeting for Mountain View Estates.

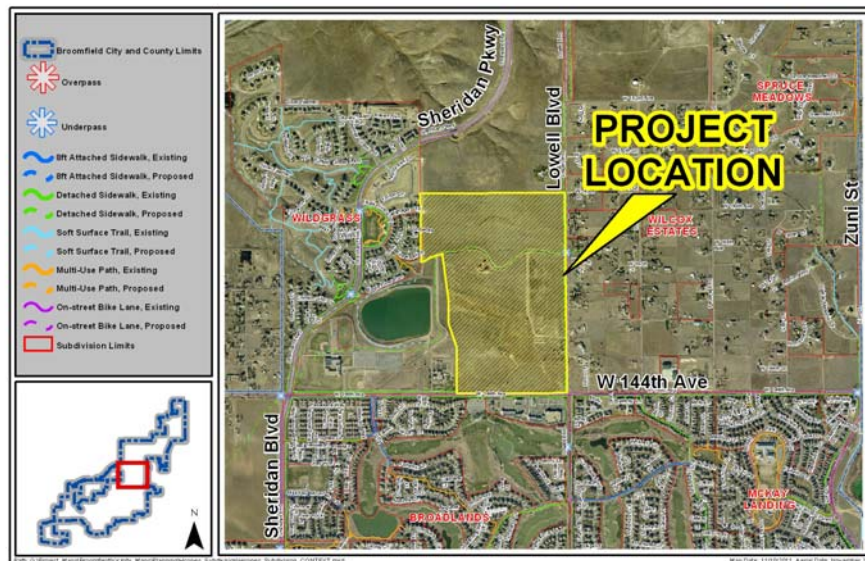
In response to neighborhood concerns about traffic and vehicular circulation, the applicant revised the Mountain View Estates site development plan to include a new street connecting Sheridan Parkway with the proposed development. In addition, the applicant revised the West 149<sup>th</sup> Avenue connection to Lowell Boulevard from a standard local street (29-foot wide pavement with curb and gutter) to a rural street (24-foot wide pavement with drainage swales) in order to deemphasize this access point.

The following attachments are included with the staff memorandum:

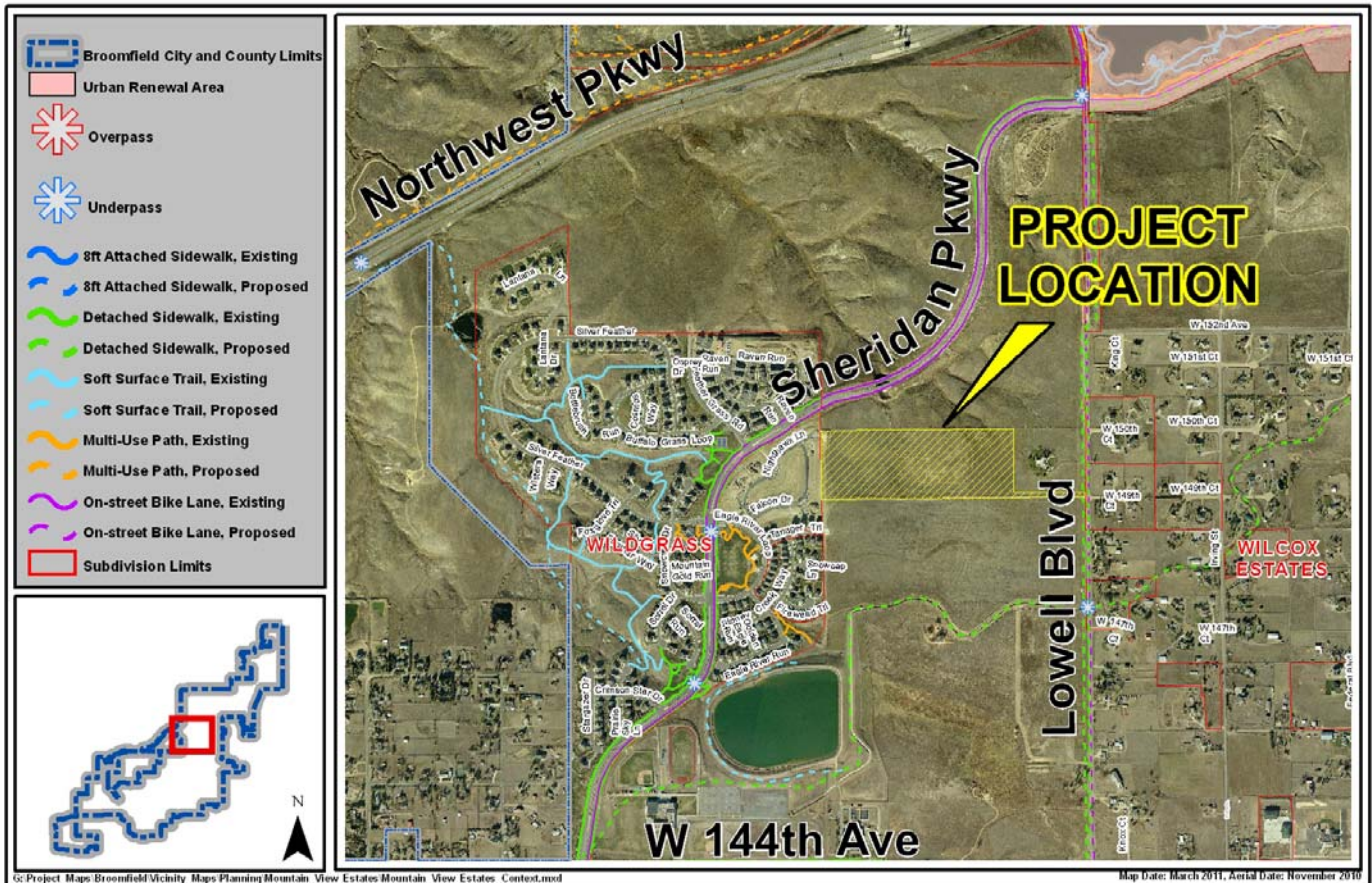
- Hoopes Subdivision Filing No. 1 Final Plat (three sheets)
- Mountain View Estates Filing No. 1 Replat A SDP (45 sheets)
- Mountain View Estates Filing No. 1 Replat A Final Plat (four sheets)
- Mountain View Estates Color Exhibits (five sheets)

The following vicinity maps show the location of the proposed developments over aerial photographs.

Hoopes Subdivision



Mountain View Estates



**Property Owner and Applicant**

The City and County of Broomfield owns the Hoopes Subdivision property and Taylor Morrison of Colorado, Inc. is the owner of Mountain View Estates. Taylor Morrison of Colorado, Inc. is the applicant for both cases.

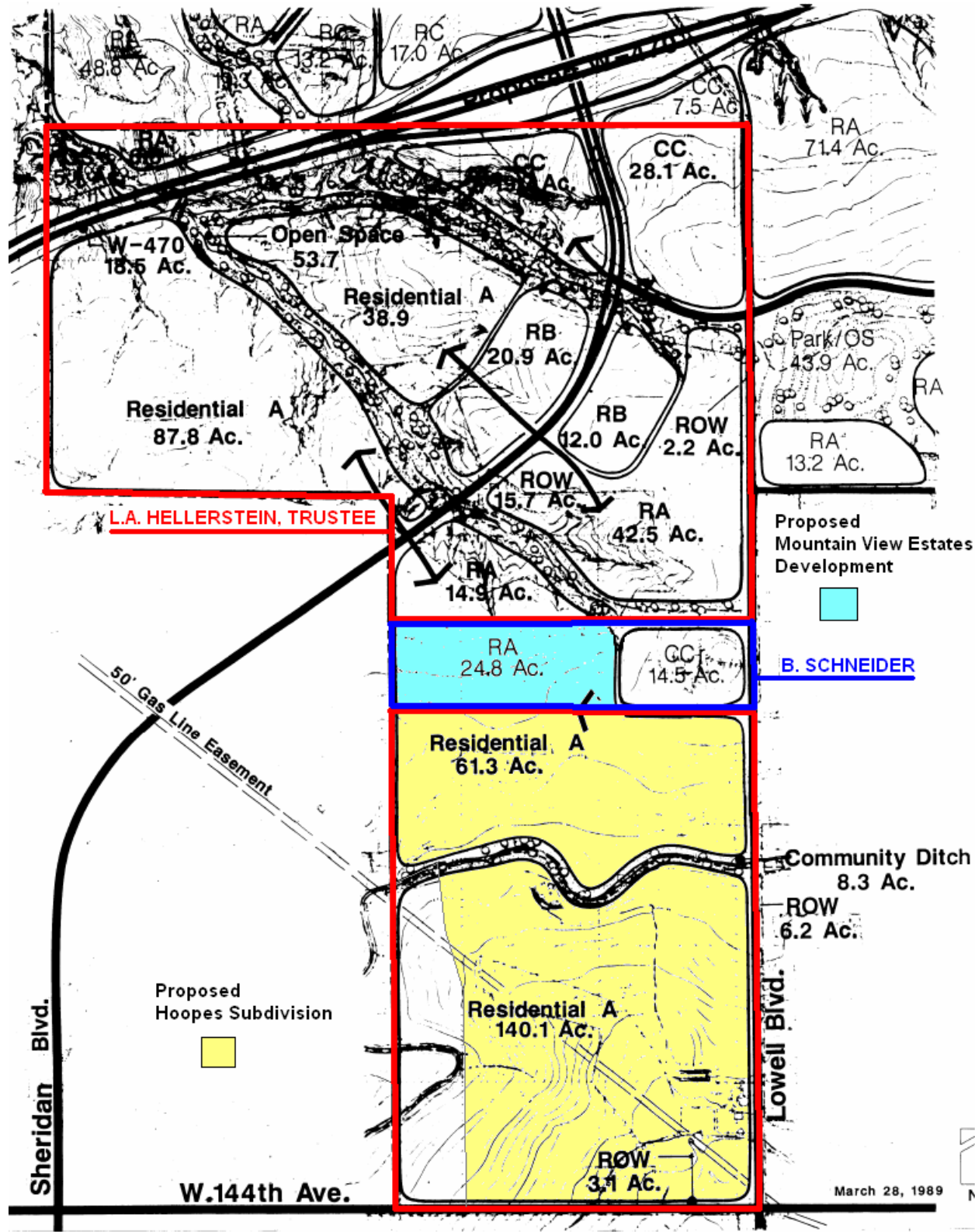
## **II. ZONING, PREVIOUSLY APPROVED DEVELOPMENT PLANS FOR THE PROPERTY, AND STATUS OF DEVELOPMENT**

### **Zoning, PUD Plan and Preliminary Plat**

The zoning of both properties is Planned Unit Development (PUD). On March 14, 1989, Council approved the Northern Broomfield Annexation Composite PUD Plan which included the B. Schneider PUD (Mountain View Estates property) and the L.A. Hellerstein, Trustee PUD (Hoopes Subdivision property).

The B. Schneider PUD allows residential development at less than 4.0 dwelling units per gross acre. The proposed Mountain View Estates development is 2.34 dwelling units per gross acre and the proposed use of the property is consistent with the PUD plan.

Similar to the B. Schneider PUD, the L.A. Hellerstein, Trustee PUD allows residential development at less than 4.0 dwelling units per gross acre. The proposed Hoopes Subdivision does not include a site development plan and Broomfield does not plan to develop or sell the property at this time. The proposed final plat is consistent with the PUD plan. The following illustration shows the L.A. Hellerstein, Trustee PUD and the B. Schneider PUD.



RA or Residential A = residential uses less than 4.0 du/ac  
 RB = residential uses up to 12 du/ac  
 CC = Community Commercial Restricted

### **Status of the Development**

The Pulte Home Corporation purchased some of the northernmost properties within the L.A. Hellerstein, Trustee PUD and incorporated those into the Anthem West PUD plan. Broomfield purchased the remainder of the properties. Broomfield has no current plan for development of the southern portion of the PUD plan. The Broomfield Reservoir is planned in the northern portion of the PUD area. Currently, there is no time line for development of the Broomfield Reservoir. Tap fees finance the development of the reservoir through the water fund.

There are three oil and gas wells within the L.A. Hellerstein, Trustee PUD. Council approved a use by special review for the Livingston 43-7 well on May 24, 2011. The Livingston well is located near the intersection of Sheridan Parkway and Lowell Boulevard. The Hellerstein 1-18 and 2-18 wells are shown in the proposed Hoopes Subdivision, Filing No. 1 final plat. Both Hellerstein wells were drilled in the early 1990's and the Hellerstein 1-18 well has been capped and abandoned, while the Hellerstein 2-18 well is currently producing.

The B. Schneider PUD is divided into two properties. The western 30-acre property is undeveloped and the eastern ten-acre property is developed with one house. The house was built in 1968.

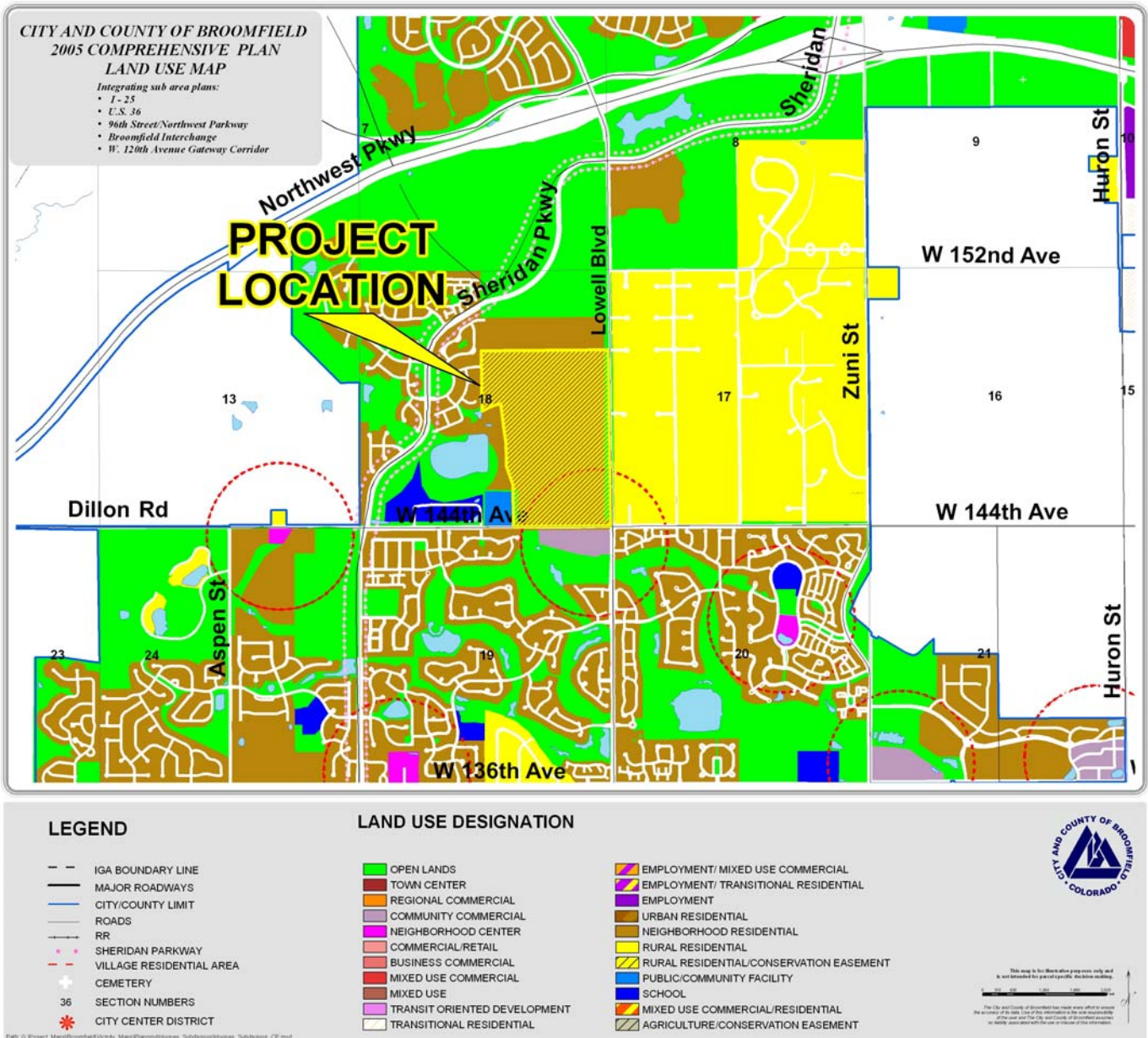
## **III. APPLICABLE CITY AND COUNTY OF BROOMFIELD PLANS**

### **Relationship to Comprehensive Plan and Financial Plan**

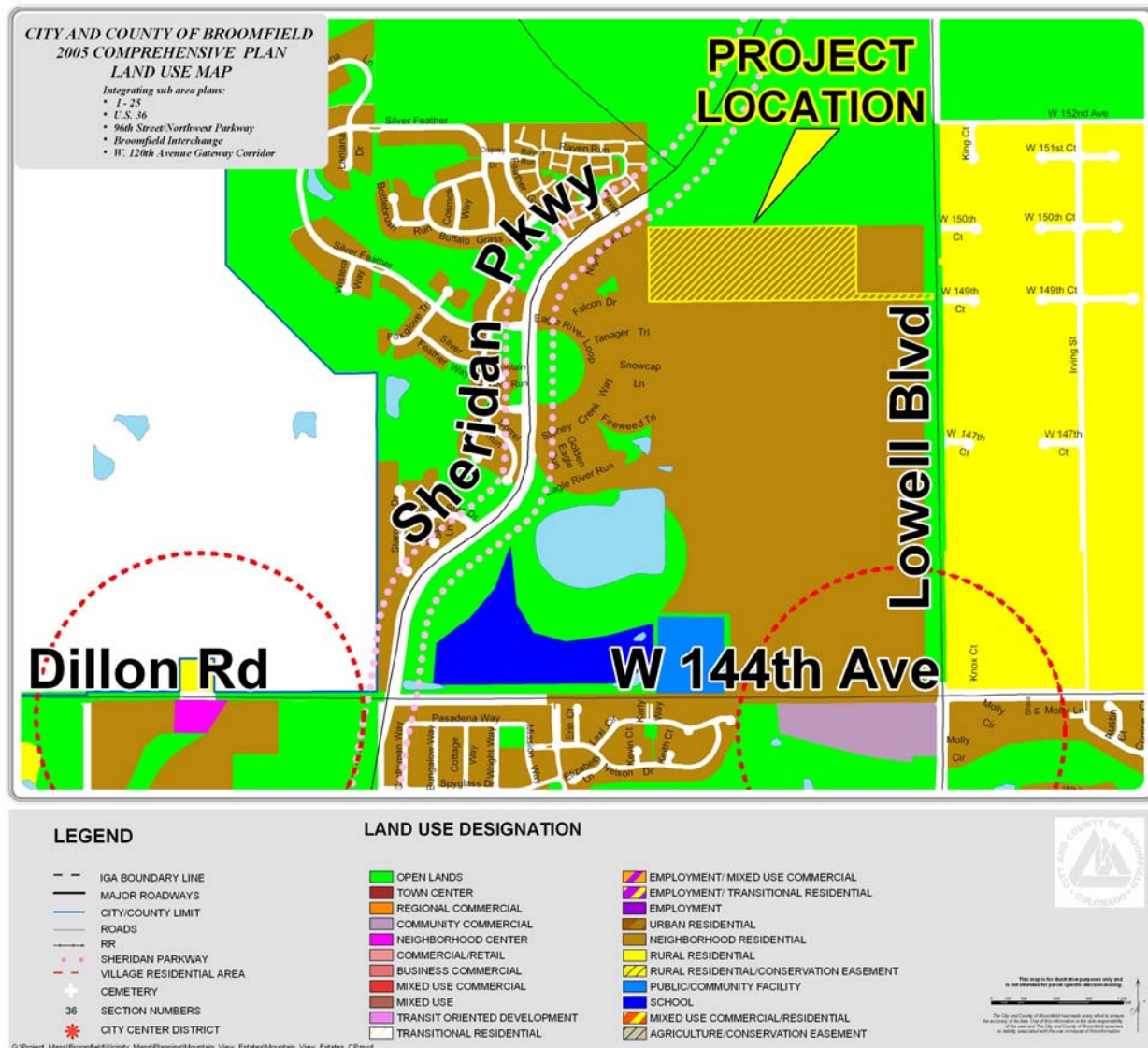
#### ***Comprehensive Plan***

Broomfield's comprehensive plan designates both properties as "neighborhood residential" areas. The comprehensive plan states neighborhood residential areas should include a mix of housing types that achieve an overall average density target of four dwelling units per gross acre. The Hoopes Subdivision includes a "village residential area," which the comprehensive plan defines as areas which should include a mix of housing types that achieve an overall average density target of six dwelling units per gross acre. The proposed development is consistent with the comprehensive plan land use designation. Staff applied for a comprehensive plan amendment to include the Mountain View Estates property in the Denver Regional Council of Government's urban growth area boundary. The following maps are portions of the land use plan covering the subject properties and surrounding areas.

Hoopes Subdivision



Mountain View Estates Development



**Financial Plan**

This development conforms with the original land-use assumptions used in the Long Range Financial Plan. The projected ratio of revenues to expenditures in the Long Range Financial Plan does not change.

**Goals and Policies**

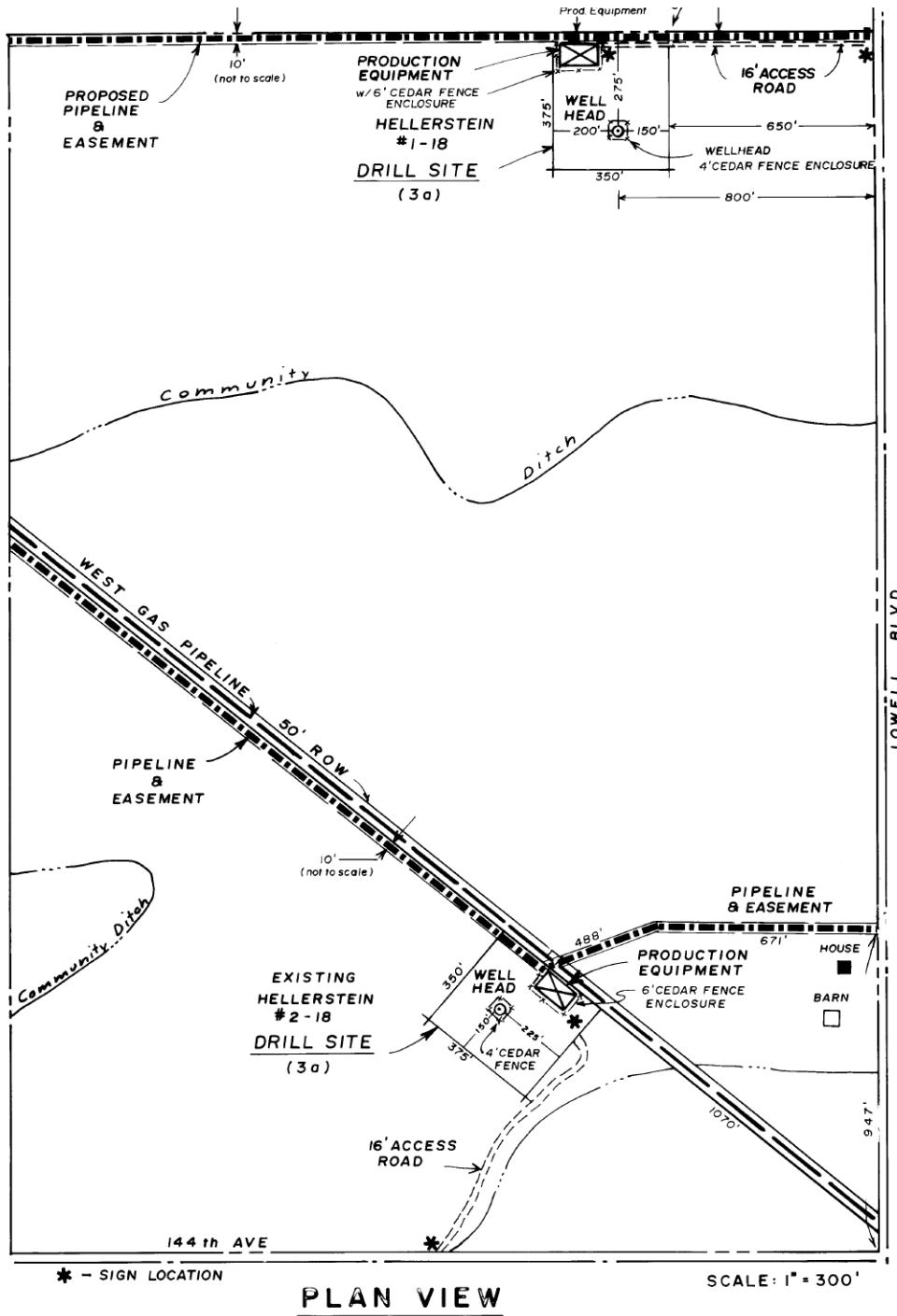
Approval of the proposed development project will facilitate implementation of the following goals of Broomfield's Comprehensive Plan:

Goal LU-C: Neighborhoods Create a community of neighborhoods containing a variety of housing types, while maintaining the overall single-family residential nature of Broomfield.

Policy LU- C.2: Enhance residential neighborhoods by providing direct access to parks, community focal points and trails. Each neighborhood should have an interconnected network of tree-lined local streets that provides direct connections to local destinations.

**Site Development Plan**

There is no previously approved site development plan for the Mountain View Estates development. On September 22, 1992, Council approved a PUD and site development plan for the proposed Hoopes Subdivision property. The purpose of the site development plan was to show the Hellerstein wells on the property. The following illustration is from the approved site development plan.



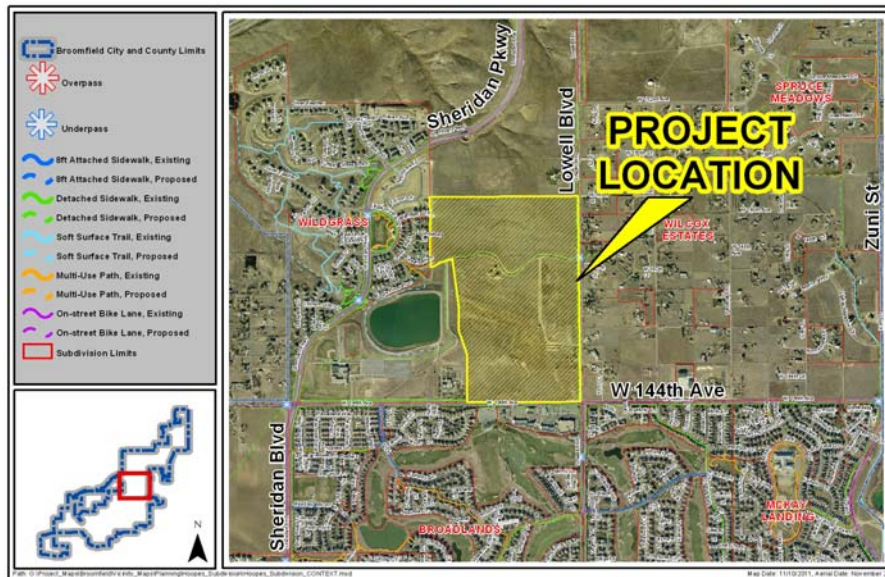
The proposed subdivision shows the well sites and is consistent with the approved site development plan.

### IV. AREA CONTEXT

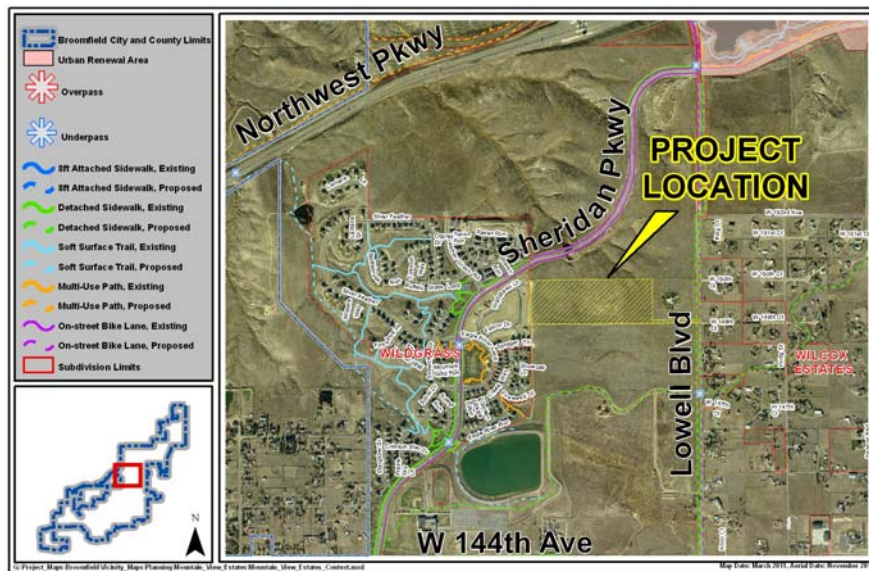
#### Area Context and Property Location

The detail maps below show the proposed development areas over aerial photographs. The Wildgrass development borders the properties on the west, the Broadlands development borders the Hoopes Subdivision on the south, the Wilcox neighborhood borders the properties on the east side of Lowell, and undeveloped property owned by Broomfield borders the Mountain View Estates development on the north.

Hoopes Subdivision



Mountain View Estates Development



**Surrounding Land Uses**

	<b>ADJACENT USE/ZONING</b>	<b>COMPREHENSIVE PLAN DESIGNATION</b>
<b>North</b>	Undeveloped – PUD	Open Lands
<b>South</b>	Broadlands Marketplace – PUD	Community Commercial
<b>East</b>	Wilcox Neighborhood – PUD	Rural Residential
<b>West</b>	Wildgrass Neighborhood – PUD	Neighborhood Residential

**V. CURRENT APPLICATION – DETAILED DESCRIPTION AND STAFF REVIEW**

**Description**

The first of two interdependent applications (Hoopes Subdivision) is a request to subdivide 186.683 acres at the northwest corner of W. 144<sup>th</sup> Avenue and Lowell Boulevard to create one 183.391-acre lot. The remaining 3.292 acres is dedicated to the W. 149<sup>th</sup> Avenue right-of-way and right-of-way for the ultimate width of Lowell Boulevard and W. 144<sup>th</sup> Avenue.

The second application (Mountain View Estates) is a request to approve a site development plan and final plat for a 71-lot single family neighborhood on a 29.961-acre property adjacent to and north of the proposed Hoopes Subdivision. The site development plan includes grading plans, landscaping plans, and architectural plans. The final plat shows 71 lots with a total area of 15.838 acres, 13 tracts with a total area of 8.184 acres, and 5.939 acres of public right-of-way.

The Hoopes Subdivision is necessary for the Mountain View Estates development because it allows the right-of-way for W. 149<sup>th</sup> Avenue to align with the existing W. 149<sup>th</sup> Court on the east side of Lowell Boulevard, an issue identified prior to the concept review meeting for Mountain View Estates.

**Background/Base Data: Hoopes Subdivision Filing No. 1**

- |                                   |  |
|-----------------------------------|--|
| 1. PROPERTY OWNER                 | City and County of Broomfield                  |
| 2. APPLICANT                      | Taylor Morrison of Colorado, Inc.              |
| 3. PROPERTY LOCATION              | NWC W. 144 <sup>th</sup> Ave. and Lowell Blvd. |
| 4. PROPERTY SIZE                  | Approximately 186.683 acres                    |
| 5. CURRENT ZONING                 | PUD  |
| 6. CURRENT LAND USE               | Agricultural                                   |
| 7. PROPOSED LAND USE              | No Change                                      |
| 8. COMPREHENSIVE PLAN DESIGNATION | Neighborhood Residential                       |

**Background/Base Data: Mountain View Estates**

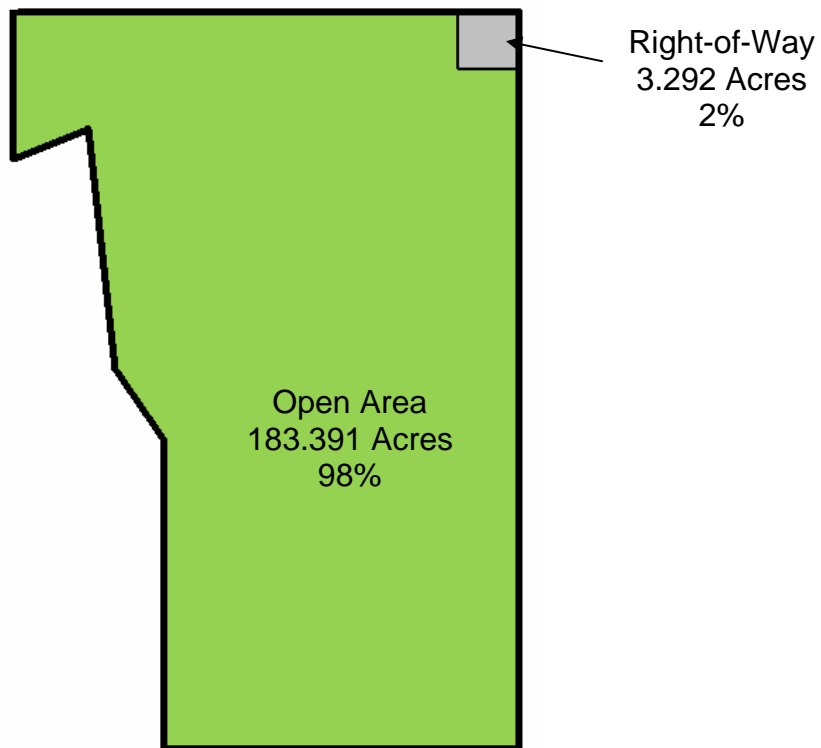
9. PROPERTY OWNER	Taylor Morrison of Colorado, Inc.
10. APPLICANT	Taylor Morrison of Colorado, Inc.
11. PROPERTY LOCATION	NWC W. 149 <sup>th</sup> Ct. and Lowell Blvd.
12. PROPERTY SIZE	Approximately 29.961 acres
13. CURRENT ZONING	PUD
14. CURRENT LAND USE	Agricultural
15. PROPOSED LAND USE	Single-Family Detached Residential
16. COMPREHENSIVE PLAN DESIGNATION	Neighborhood Residential

**Land Use Summary Tables and Composite Land Use Graphics**

The following tables and graphics are composite land use summaries for each application.

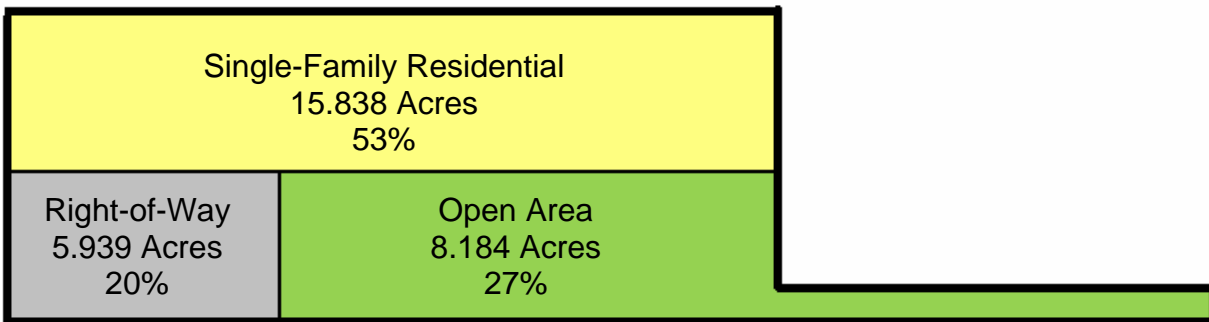
HOOPES SUBDIVISION, FILING NO. 1 COMPOSITE LAND USE SUMMARY							
Land Use	Acres	% of Site	Lots	Density DU/A	Lot Size in Acres		
					Min	Avg	Max
Open Area	183.391	98	1	N/A	183.391	183.391	183.391
Right-of-way	3.292	2	N/A	N/A	N/A		
<b>Total</b>	<b>186.683</b>	<b>100</b>					

Hoopes Subdivision, Filing No. 1  
Composite Land Use Graphic



MOUNTAIN VIEW ESTATES COMPOSITE LAND USE SUMMARY								
Land Use	Acres	% of Site	Lots	Density DU/A	Lot and Tract Sizes Square Feet			Estimated Avg. Home Price
					Min	Avg	Max	
Single-family Residential	15.838	53	71	2.37	8,091	9,717	15,433	\$515,000
Open Area	8.184	27	N/A	N/A	2,919	27,422	102,147	N/A
Right-of-way	5.939	20	N/A	N/A	N/A			N/A
<b>Total</b>	<b>29.961</b>	<b>100</b>	<b>71</b>					

Mountain View Estates  
Composite Land Use Graphic



**Population Estimate**

Single-family neighborhoods are expected to generate approximately 2.93 persons per household. For a development of 71 single-family lots, approximately 208 people are expected.

**Concept Review**

On April 5, 2011, Council held a concept plan review for the proposed Mountain View Estates development (then a 67-lot development). Among those who gave comments, there were concerns about the following subjects:

- traffic volume through Wildgrass;
- adequate width of buffers between Mountain View Estates and Wildgrass;
- access to Sheridan Parkway;
- the balance between front-loaded and alternative-loaded garages;
- adequate distances between homes;
- straight streetscapes versus curvilinear streetscapes;
- trail connections;
- construction sequencing;
- garage depth and driveway length;
- amount of open land excluding yards;
- improvements to and width of Lowell Boulevard; and
- maintenance of narrow buffers on the north and south.

**Neighborhood Meeting**

The applicant held neighborhood meetings on November 7, 2011 and January 3, 2012. The applicant also met with Mrs. Irene Salvatore, the owner of Lot 2 of the Mountain View Estates Subdivision (15000 Lowell Boulevard).

**Hoopes Subdivision, Filing No. 1 Final Plat**

The proposed final plat shows the subdivision of 186.683 acres into one 183.391-acre lot and 3.292 acres of public right-of-way (approximately 0.303 acres for W. 149<sup>th</sup> Avenue and 2.989 acres for additional right-of-way along Lowell Boulevard and W. 144<sup>th</sup> Avenue). The applicant paid the \$14,300 costs of platting the property which is roughly equivalent to the \$12,202 purchase price Broomfield paid for the 0.303-acre portion of property necessary for W. 149<sup>th</sup> Avenue.

The plat shows the Community Ditch and the two Hellerstein oil and gas wells on the property. The plat also shows a drainage easement and pipeline easements recorded on the property.

**Mountain View Estates Filing No. 1 Replat A Site Development Plan**

The SDP shows the site layout, grading plans, landscaping plans, architectural standards, and architectural elevations. The SDP includes waiver requests for building height, open area width, right-of-way width, and landscaping requirements, which are discussed in detail within subsequent sections of the memorandum.

Following the opening of the public hearing on November 28, 2011, the applicant revised the plans to add a road from Nighthawk Lane to Sheridan Parkway. Silverleaf Drive will be the main entry to the subdivision. The applicant also revised the West 149<sup>th</sup> Avenue road from a standard local street (29-foot wide pavement with curb and gutter) to a rural street (24-foot wide pavement and drainage swales on both sides) in order to reduce traffic to and from Lowell Boulevard.



**Site Layout**

The proposed SDP shows 71 single-family lots and 13 open lands tracts arranged on a system of streets connecting Nighthawk Lane in the Wildgrass Subdivision and Sheridan Boulevard to Lowell Boulevard at W. 149<sup>th</sup> Court.



*Vehicular Circulation:* the applicant submitted a revised traffic impact analysis prepared by Goodwin and Marshall, Inc. Access to the site will be provided by three full access locations: one on the east side to Lowell Boulevard; one to Sheridan Parkway by way of Silverleaf Drive; and another to Sheridan Parkway by way of Nighthawk Lane and Eagle River Loop. The report shows an expected total traffic generation of 679 daily trips with 53 a.m. peak hour trips and 71 p.m. peak hour trips.

The report analyzes trip distribution and expects 40% of the traffic to utilize Lowell Boulevard (272 daily trips) and 60% of the traffic (407 daily trips) to utilize Sheridan Parkway. Expected traffic is further distributed as follows:

- 24% to and from Lowell Boulevard southbound (163 trips)
- 16% to and from Lowell Boulevard northbound (109 trips)
- 39% to and from Sheridan Parkway southbound (265 trips)
- 21% to and from Sheridan Parkway northbound (142 trips)

No new traffic signals are warranted at any of the intersections, based upon the addition of the traffic generated by the development. The report indicates a traffic signal may be required at the intersection of Lowell Boulevard and Sheridan Parkway by the year 2013, but the current proposal does not generate enough traffic to warrant the signal at this time. Adequate sight distance is provided at the intersection of W. 149<sup>th</sup> Avenue on Lowell Boulevard. The intersection meets or exceeds American Association of State Highway and Transportation Officials (AASHTO) and Broomfield criteria.

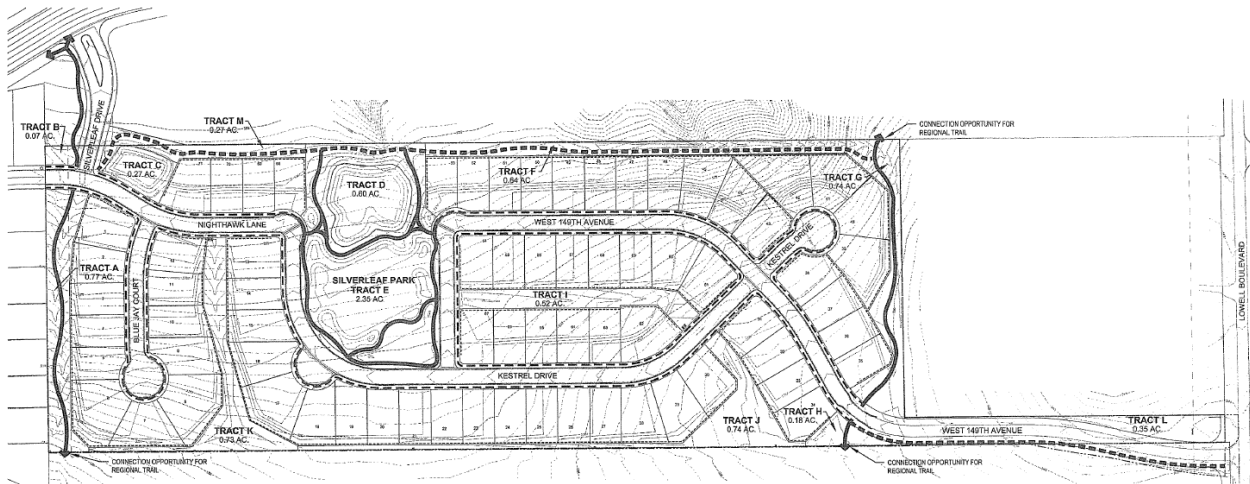
As part of this project the following roadway improvements will be provided:

- A separate west bound left turn lane at the intersection of Sheridan Parkway and Silverleaf Drive.
- A separate north bound left turn lane at the intersection of Lowell Boulevard and W. 149<sup>th</sup> Avenue.

The 1989 B. Schneider PUD anticipated a 52-foot wide public right of way within the development. Current standards and specifications for a local road require a 54-foot wide cross section. The applicant requested a waiver from the PUD standard to construct the current cross section in this development.

Staff reviewed the proposed traffic circulation and found it meets all applicable codes and standards, with the waiver requested.

*Pedestrian Circulation:* the proposed SDP shows four-foot sidewalks along all the public streets with an eight-foot wide public trail system on the western, northern, and eastern sides of the development. Broomfield would install trail connections from W. 144<sup>th</sup> Avenue in the future.



Staff reviewed the proposed pedestrian circulation and found it meets all applicable codes and standards.

*Public Land Dedication:* the Parks, Recreation and Open Space master plan recommends public land dedication equal to 24 acres for each 1,000 residents. The proposed development is expected to generate 208 residents, creating a need for 4.993 acres of public land.



The SDP shows 13 tracts for drainage and open land. Six of the tracts (A, B, F, G, H, and M) contain public trails and one tract (E) contains a public park. Together, the tracts containing public trails and the public park contain 5.018 acres, 0.025 acres above the recommended dedication area. Each of the open land tracts will be owned by the City and County of Broomfield and maintained by a private homeowner’s association.

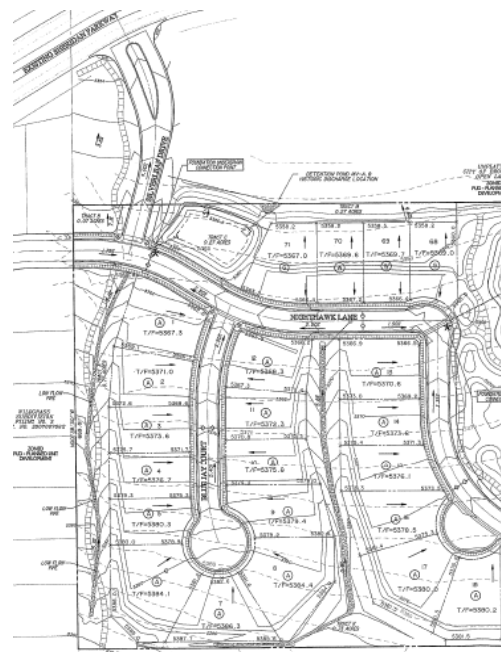
The proposed Silverleaf Park (Tract E) is a 2.3-acre park surrounding a 0.65-acre detention area. The publicly-owned and privately-maintained park includes a 150-foot by 120-foot play field, a picnic shelter, a playground, benches, tables, and other amenities.

The PUD plan requires drainage ways and pedestrian ways to have a minimum width of 100 feet. The applicant requests approval of a waiver to allow a minimum of ten feet for drainage ways and pedestrian ways.

Staff reviewed the proposed public land dedication and found it meets the requirements contained in the Open Space, Parks, Recreation and Trails Master Plan, with the waiver requested for the minimum width of drainage and pedestrian ways.

**Grading Plans**

*Grading, Drainage, and Utilities:* the site general drains from the southeast to the northwest. The highest point on the site is on the “pan handle” where W. 149<sup>th</sup> Avenue is proposed. The lowest points on the site are on the northern property line near the northwest corner of the site. There is an approximately 40-foot difference between the high point and the lowest points.



The SDP shows two detention ponds on the site, corresponding to the low points in the existing and proposed grading. The larger pond will be incorporated into Silverleaf Park and the smaller pond will be on the north side of Nighthawk Lane. Both ponds will detain storm water and release it at historic rates to the Broomfield property on the northern side. Inlets to and outlets from the detention ponds are shown on the SDP.

The proposed grading plans show the Federal Housing Authority lot grading types on each lot. Type A indicates all drainage goes to the street or front of the lot. Other lot types shown are G for garden level, W for walkout, and T for transitional. All of the other lot types split drainage from the front to the side or rear of the lot.

Each proposed lot will be served by individual sanitary sewer taps and water taps. Main water and sewer lines will be located in the public street system. The proposed final plat shows lot easements for dry utilities (electricity, cable, and telephone). Goodwin and Marshall, Inc. prepared a water report and sewer report showing the design of utilities and the locations of fire hydrants.

Staff reviewed the proposed grading, drainage, and utilities and found they meet all applicable codes and standards.

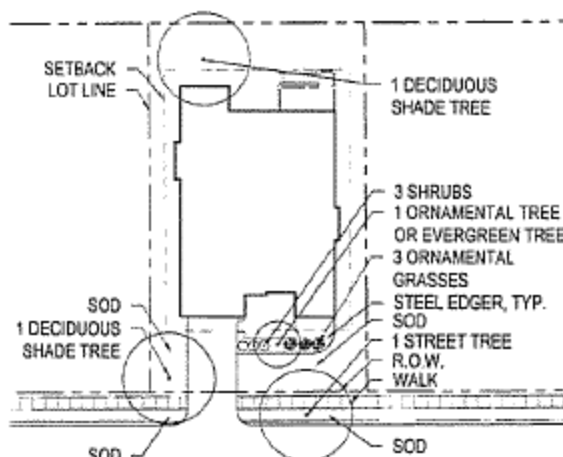
**Landscape Plans**

The proposed landscape plans show plantings, locations, quantities, and groundcover for all of the tracts in the Mountain View Estates development. The proposed plant list shows a variety of evergreen, deciduous, and ornamental trees with different species of shrubs, grasses, and perennial flowers.

The PUD Plan requires specific densities of landscaping in parks and drainage areas. The PUD Plan requires one shade or evergreen tree per 30 linear feet of adjacent street right-of-way, to be planted within 30 feet of the right-of-way (this requirement is in addition to street trees). The applicant requests a waiver of this requirement for Tracts H and L to allow a 50% reduction in Tract H and a 64% reduction in Tract L.

The PUD Plan requires one tree per adjacent single family dwelling lot line (side or rear) or 25 linear feet of property line for other land use types. The applicant requests a waiver of this requirement for Tracts F and J to allow a 100% reduction in Tract F and a 27% reduction in Tract J.

The proposed landscape plans also show a typical lot landscape plan with individual lot landscape requirements. The plans include details for fences, special street lighting, mail box kiosks, wooden post “demarcation bollards” to indicate the property line boundary between Broomfield’s property on the south and the Mountain View Estates property, and a monument sign at the northwest corner of W. 149<sup>th</sup> Avenue and Lowell Boulevard.



Staff reviewed the landscape plans and found they meet all applicable codes and standards, with the waivers requested.

### ***Architectural Standards***

The proposed architectural standards are listed on sheet 13 of 45 in the SDP. The architectural standards are intended to allow flexible development of the individual lots and prevent monotony associated with building similar buildings in a row. The applicant developed the following architectural standards:

- The same floor plan (mirrored or standard) will not be constructed on adjacent or opposing lots within the development.
- The same paint scheme will not be constructed on adjacent or opposing lots. For the purposes of enforcement of this provision, the following paint schemes shall be considered the same: #5 and #6, #15 and #18, #18 and #24 (see color schemes Attachment 1).
- No more than five homes with the same floor plan (mirrored or standard) will be constructed in any row of ten consecutive homes.
- No more than four two-story walk-out homes may be constructed adjacent to each other.
- A minimum of one home in a row of four consecutive homes will have an alternative-loaded garage and a minimum of 50% of homes in the community will include an alternative-loaded garage.
- Homeowner's association approval is required for all decks, fences, and accessory structures.

Staff reviewed the architectural standards and found they meet all applicable requirements and standards.

### ***Architectural Elevations***

The architectural elevations show eight house models including the floor plan, front elevation, rear elevation, side elevations, walk-out elevations, and optional styles for each model. The elevations show the height and width of each model and indicate the wall coverings, roof styles, and window locations for each model. The following table summarizes the proposed architectural offerings.



Houses in Mountain View Estates

Floor Plan	Square Feet	Styles	Garage	Elevations
5049	2,638	One-story One-story garden One-story walk-out	3-car tandem, front-loaded	A – “Ranch” B – “Cottage” C – “Prairie”
5058	3,047	Two-story Two-story garden Two-story walk-out	3-car tandem, front-loaded	
5068	3,049		3-car, front-loaded	
5078	3,349		3-car, alternative-loaded	
5088	3,530		3-car, alternative-loaded	
6019	3,235	One-story	3-car tandem, front-loaded	
6039	3,555	One-story garden One-story walk-out	3-car tandem, front-loaded	
6058	4,420	Two-story Two-story garden Two-story walk-out	3-car, alternative-loaded	



Each model is offered as either a “ranch” (gable roof, shutters, and a river rock base), “cottage” (gable roof with nested hips, board and batten details, and an ashlar stone base), or “prairie” (hipped roof and stacked stone base).

The PUD plan requires a maximum building height of 30 feet. The applicant requests approval of a maximum building height of 35 feet, applicable to the two-story walk-out homes.

Staff reviewed the architectural elevations and found they meet all applicable requirements and standards, with the requested waiver.

**Requested Waivers**

The applicant included the following table on sheet two of the SDP

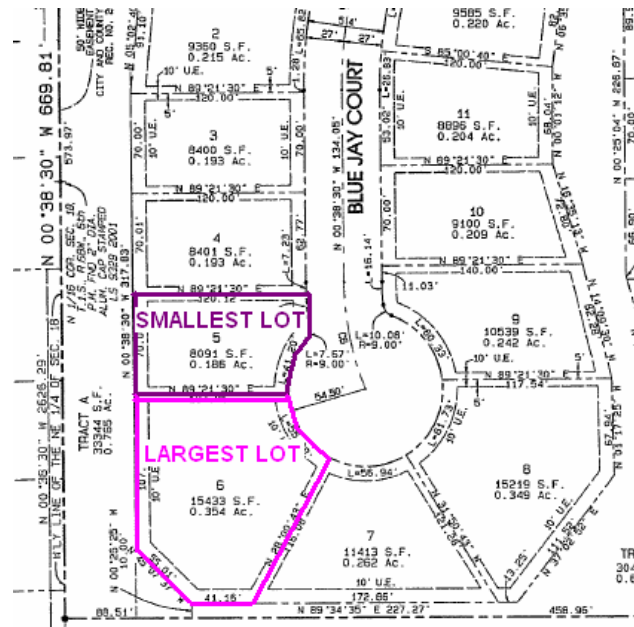
Waiver Requested	Required per Broomfield Municipal Code	Required per B. Schneider Planned Unit Development	Requested in Mountain View Estates SDP	Justification and / or Mitigation
Building Height	per site development plan	30' maximum building height	35' maximum building height	35' only necessary on some walk-out graded lots
Drainage / Pedestrian Corridors	per site development plan	100' minimum width	10' minimum width	100' width infeasible and unnecessary in this instance
Right-of-Way Width	54' width	50' width	54' width	matches the Broomfield standard local street section
Open Land Tree Plantings within 30' of ROW	per site development plan	min. 1 tree per 30 linear feet within 30 feet of ROW	SDP complies with requirements in all tracts except Tract H and Tract L	infeasible in Tracts H and L due to physical constraints see table on sheet 10
Open Land Tree Plantings Lot Line Requirements	per site development plan	min. 1 tree per adjacent single-family detached lot line	SDP complies with requirements in all tracts except Tract F and Tract J	infeasible in Tracts F and J due to physical constraints see table on sheet 10

**Mountain View Estates Filing No. 1 Replat A Final Plat**

The proposed Mountain View Estates Filing No. 1 Replat A subdivision final plat resubdivides a 29.961-acre lot (Lot 1) into 71 lots, 13 tracts, and associated rights-of-way. The 71 lots range in size from 15,433 square feet (Lot 6) to 8,091 (Lot 5) with a average lot size of 9,717 square feet. The most common lot size in the subdivision is 8,400 square feet.

The tracts range in size from 128,575 square feet (Tract E) to 8,053 square feet (Tract H). Tracts A, B, E, F, G, and H will be improved then dedicated to Broomfield for ownership. Each of these tracts will be maintained in perpetuity by the Silverleaf homeowner’s association.

In planning for construction of the Broomfield Reservoir, Broomfield acquired a 50-foot wide utility easement on the west side of the property in which underground water transmission lines will be placed (Tracts A and B). Currently, there is no estimated timeline for construction of the reservoir and the necessary water transmission lines. The 50-foot wide easement will be adequate to construct the necessary water transmission lines. Tracts A and B will be used as a trail corridor and will be counted toward public land dedication for the development of this property.



**VI. STAFF REVIEW OF KEY ISSUES**

Staff identified no key issues for either application.

**VII. APPLICABLE MUNICIPAL CODE STANDARDS**

The Planning and Zoning Commission reviews the application based on the following provisions of the Broomfield Municipal Code:

**Subdivision Plats**

**16-20-090 Review standards.**

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed final plat meets the standards set forth in section 16-16-110 and is generally consistent with an approved preliminary plat, if there is one. No final plat will be recommended by the planning and zoning commission or approved by the city council until such maps, data, surveys, analyses, studies, reports, plans, designs, documents, and other supporting materials as may be required herein have been submitted and reviewed, and found to meet the planning, engineering, and surveying requirements of the city required; provided, however, that the city engineer may waive any final plat requirement for good cause shown. (Ord. 724 §1, 1987; Ord. 934 §4, 1992; Ord. 1147 §1, 1995; Ord. 1935 §23, 2011)

**16-16-110 Review standards.**

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed preliminary plat meets the following standards:

- (A) The project should not create, or should mitigate to the extent possible, negative impacts on the surrounding property.
  - (B) The project should provide desirable settings for buildings, make use of natural contours, protect the view, and afford privacy and protection from noise and traffic for residents and the public.
  - (C) The project should preserve natural features of the site to the extent possible.
  - (D) The proposed traffic flow and street locations should be consistent with the city's master plan, should be in accordance with good engineering practice, and should provide for safe and convenient movement.
  - (E) The lots and tracts should be laid out to allow efficient use of the property to be platted.
  - (F) The proposed public facilities and services should be adequate, consistent with the city's utility planning, and capable of being provided in a timely and efficient manner.
  - (G) The proposal should comply with the design standards of chapter 16-28, the improvement requirements of chapter 16-32, and the standards and specifications of chapter 14-04.
  - (H) The proposal should be consistent with the need to minimize flood damage.
  - (I) The proposal should have public utilities and facilities, such as sewer, gas, electrical, and water systems, located and designed to minimize flood damage.
  - (J) The proposal should have adequate drainage provided to reduce exposure to flood damage.
- (Ord. 724 §1, 1987; Ord. 769 §2, 1988; Ord. 1111 §7, 1995; Ord. 1935 §18, 2011)

**16-20-050 Final plat; hearing and notice; planning and zoning commission.**

The planning and zoning commission shall hold a public hearing on the final plat. Notice shall be given in accordance with the provisions of chapter 17-52. (Ord. 724 §1, 1987; Ord. 1111 §9, 1995; Ord. 1935 §20, 2011)

**16-20-060 Final plat; recommendation; planning and zoning commission.**

Within thirty days of the conclusion of its public hearing on the final plat, the planning and zoning commission shall adopt a resolution recommending approval, disapproval, or conditional approval. If the approval is conditional, the conditions under which the final plat would be acceptable shall be set forth. (Ord. 724 §1, 1987; Ord. 1111 §10, 1995; Ord. 1935 §21, 2011)

**Site Development Plan**

**17-38-180 Site development plan; hearing and notice; planning and zoning commission.**

The planning and zoning commission shall hold a public hearing on the site development plan. Notice shall be given in accordance with the provisions of chapter 17-52. (Ord. 725 §1, 1987; Ord. 1111 §33, 1995; Ord. 1935 §41, 2011)

**17-38-190 Site development plan; recommendation; planning and zoning commission.**

Within thirty days of the conclusion of its public hearing, the planning and zoning commission shall adopt a resolution of approval, disapproval, or conditional approval. If the recommendation is for conditional approval, the conditions under which the site development plan would be acceptable shall be set forth. (Ord. 725 §1, 1987; Ord. 1111 §34, 1995; Ord. 1935 §42, 2011)

**17-38-220 Review standards.**

The recommendation of the planning and zoning commission and the decision of the city council shall be based on whether the applicant has demonstrated that the proposed site development plan meets the following standards:

- (A) The proposal should be consistent with the intent of this chapter as set forth in section 17-38-010.
- (B) The proposal should identify and mitigate potential negative impacts on nearby properties.
- (C) The proposal should identify and maximize potential positive impacts on nearby properties.
- (D) The proposal should include adequate facilities for pedestrians, bicyclists, and motorists.
- (E) The proposal should include adequate public improvements (both on and off site) to be provided in a timely fashion.
- (F) The proposal should optimize conservation of energy, water, and other resources on a site-specific scale.
- (G) The land uses within the plan should be compatible with one another and with nearby properties.
- (H) The proposal should provide for open area at a rate of not less than forty percent of the developable site in residential areas and twenty-five percent in other areas as provided in section 17-38-240 below.
- (I) The proposal should include any common areas serving the site, and adequate provisions should be made for the ownership and maintenance of such areas.
- (J) The proposal should justify any proposed deviations from the Broomfield Municipal Code in terms of the overall quality of the plan.
- (K) The proposal should be consistent with the approved PUD plan.
- (L) For residential-use PUD plans and site development plans, the proposal should be consistent with adopted uniform standards.

(Ord. 725 §1, 1987; Ord. 1098 §2, 1994; Ord. 1111 §36, 1995; Ord. 1364 §4, 1998; Ord. 1935 §54, 2011)

**17-38-350 Exceptions.**

For good cause shown by the applicant, the city council may eliminate, alter, or vary some or all of these uniform subdivision standards for a residential PUD plan or for a residential site development plan. (Ord. 1288 §1, 1997)

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2011-22

A RESOLUTION RECOMMENDING APPROVAL OF  
HOOPES SUBDIVISION FILING NO. 1 FINAL PLAT  
FOR THE PROPERTY LOCATED  
AT THE NORTHWEST CORNER OF W. 144<sup>TH</sup> AVENUE AND LOWELL BOULEVARD

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:  
Final Plat three 11" x 17" sheets
- 1.3 Said application was considered during a public hearing opened on November 28, 2011 and continued to January 9, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code.
- 1.5 Said application is in conformance with the applicable requirements of the Broomfield Municipal Code.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends approval of the application. The Broomfield Planning and Zoning Commission also recommends approval of those variances from the Broomfield Municipal Code contained in the application.

PASSED \_\_\_\_\_ on January 9, 2012.

\_\_\_\_\_  
Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2011-22

A RESOLUTION RECOMMENDING DENIAL OF  
HOOPES SUBDIVISION FILING NO. 1 FINAL PLAT  
FOR THE PROPERTY LOCATED AT  
THE NORTHWEST CORNER OF W. 144<sup>TH</sup> AVENUE AND LOWELL BOULEVARD

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:  
Final Plat three 11" x 17" sheets
- 1.3 Said application was considered during a public hearing opened on November 28, 2011 and continued to January 9, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code
- 1.5 Said application is not in substantial compliance with the applicable requirements of the Broomfield Municipal Code. The application is deficient for the following reasons:
  - a.
  - b.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends denial of the application.

PASSED \_\_\_\_\_ on January 9, 2012.

\_\_\_\_\_  
Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2011-23

A RESOLUTION RECOMMENDING APPROVAL OF A  
SITE DEVELOPMENT PLAN AND FINAL PLAT FOR MOUNTAIN VIEW ESTATES  
APPROXIMATELY WEST OF LOWELL BOULEVARD AND NORTH OF 149<sup>TH</sup> COURT

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Site Development Plan and Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:

Site Development Plan	forty-five 11" x 17" sheets
Final Plat	four 11" x 17" sheets
- 1.3 Said application was considered during a public hearing opened on November 28, 2011 and continued to January 9, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code.
- 1.5 Said application is in conformance with the applicable requirements of the Broomfield Municipal Code.
- 1.6 Said application may include certain variances from the Broomfield Municipal Code provisions.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends approval of the application. The Broomfield Planning and Zoning Commission also recommends approval of those variances from the Broomfield Municipal Code contained in the application.

PASSED \_\_\_\_\_ on January 9, 2012.

\_\_\_\_\_  
Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission

PLANNING AND ZONING COMMISSION

RESOLUTION NO. PZ 2011-23

A RESOLUTION RECOMMENDING DENIAL OF A  
SITE DEVELOPMENT PLAN AND FINAL PLAT FOR MOUNTAIN VIEW ESTATES  
APPROXIMATELY WEST OF LOWELL BOULEVARD AND NORTH OF 149<sup>TH</sup> COURT

BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY AND  
COUNTY OF BROOMFIELD, COLORADO:

Section 1. The Broomfield Planning and Zoning Commission finds that:

- 1.1 An application for a Site Development Plan and Final Plat has been submitted.
- 1.2 Said application consists of the following sheets:

Site Development Plan	forty-five 11" x 17" sheets
Final Plat	four 11" x 17" sheets
- 1.3 Said application was considered during a public hearing opened on November 28, 2011 and continued to January 9, 2012.
- 1.4 Proper notice was given in accordance with Chapter 17-52 of the Broomfield Municipal Code.
- 1.5 Said application is not in substantial compliance with the applicable requirements of the Broomfield Municipal Code. The application is deficient for the following reasons:
  - a.
  - b.

Section 2. This Resolution constitutes the written report, findings, and recommendation or decision of the Broomfield Planning and Zoning Commission.

Section 3. Recommendation. On the basis of the above, the Broomfield Planning and Zoning Commission recommends denial of the application.

PASSED \_\_\_\_\_ on January 9, 2012.

\_\_\_\_\_  
Chairman  
Planning and Zoning Commission

\_\_\_\_\_  
Secretary  
Planning and Zoning Commission