

TOWN OF PLATTEVILLE, COLORADO
NOTICE AND AGENDA OF REGULAR MEETING

NOTICE OF REGULAR MEETING of the Platteville Planning Commission will be held on
Tuesday, November 19, 2024 at 6:30 pm at 400 Grand Avenue, Platteville, CO.

1. CALL TO ORDER

2. MOMENT OF SILENCE

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

Chair: Rich Smith

Commissioners: Steve Shafer, Sandra Smith, Mike Cowper, Larry Clark, Hope Morris, Missy Clark

Staff: Troy Renken, Town Manager; Danette Schlegel, Town Clerk

5. APPROVAL OF THE AGENDA

6. AUDIENCE PARTICIPATION (*Public Comment Items not on the Agenda*)

Commissioners welcome you here and thank you for your time and concerns. If you wish to address the Commission, this is the time set on the agenda for you to do so. When you are recognized, please step to the podium, state your name and address, then address the Commission. Your comments will be limited to three (3) minutes. Commissioners may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and your questions may be directed to the appropriate staff person for follow-up. Thank you!

7. APPROVAL OF THE CONSENT AGENDA

The Consent Agenda contains items that can be approved without discussion. Any Commissioner may request removal of any item they do not want to consider without discussion or wish to vote no on, without jeopardizing the approval of other items on the Consent Agenda. Items removed from Consent will be placed under Action Items in the order they appear on the agenda. (This should be done prior to the motion to approve the agenda.)

July 16, 2024 Minutes

8. ACTION ITEMS

PUBLIC HEARINGS

A. Resolution PC2024-02 A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL OF THE PLATTE VIEW COMMERCE CENTER SUBDIVISION FINAL PLAT

B. Resolution PC2024-03 A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO ZONE CERTAIN PROPERTY AS PLANNED DEVELOPMENT (PD).

9. REPORTS

A. Town Manager

10. ADJOURNMENT



Agenda Item Cover Sheet

MEETING DATE: November 19, 2024

AGENDA ITEM: Consent Agenda Items
A. July 17, 2024 Meeting Minutes

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The meeting minutes from July 17, 2024 regular meeting are presented for review and approval.

FINANCIAL CONSIDERATIONS

None

RECOMMENDED ACTION

Move to approve the Consent Agenda as presented and for the Chairman to executive all documents.

ATTACHMENTS

July 17, 2024 Meeting Minutes

TOWN OF PLATTEVILLE, COLORADO
PLANNING COMMISSION REGULAR MEETING MINUTES

The Regular Meeting of the Platteville Planning and Zoning Commission was held
on Tuesday, July 16, 2024 at 400 Grand Avenue, Platteville, Colorado.
Chairman Rich Smith called the meeting to order at 6:30p.m.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Chair: Rich Smith
Commissioners: Steve Shafer, Michael Cowper, Mike Evans, Larry Clark, Sandra Smith
Absent: None

STAFF MEMBERS PRESENT

Troy Renken, Town Manager; Danette Schlegel, Town Clerk/Treasurer

APPROVAL OF THE AGENDA

Commissioner Cowper moved to approve the agenda. Commissioner Clark seconded. All members in favor.

AUDIENCE PARTICIPATION

None

APPROVAL OF THE CONSENT AGENDA

Moved by Commissioner Shafer to approve the Consent Agenda consisting of the Meeting Minutes for the December 19, 2023 Meeting of the Planning Commission. Commissioner Cowper seconded. All members in favor.

ACTION ITEMS

Public Hearing

Resolution PC2024-01 A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE WEST FARM PROPERTY (LG EVERIST)

Commissioner Cowper moved to approve Resolution PC2024-01 A RESOLUTION RECOMMENDING APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR THE WEST FARM PROPERTY (LG EVERIST). Commissioner Shafer seconded the motion. All members in favor.

REPORTS

Town Manager Report

ADJOURNMENT

Having was no additional business before the Commission, the meeting was adjourned at 7:10 pm.

ATTEST: Danette Schlegel, Clerk/Treasurer

Rich Smith, Chairman



Agenda Item Cover Sheet

MEETING DATE: November 19, 2024

AGENDA ITEM: Platte View Annexation - Zoning & Subdivision Final Plat

DEPARTMENT: Administrative

PRESENTED BY: Troy Renken, Town Manager

SUMMARY

The Planning Commission is being presented with two resolutions to approve regarding the zoning (Planned Development) and final development plat (9-lot subdivision) for the Platte View Commerce Center which is the property located on the northwest corner of State Highway 66 and County Road 19. The Board of Trustees accepted the Annexation Petition on October 15th and will also consider these two recommendations for zoning and final subdivision plat.

FINANCIAL CONSIDERATIONS

Future revenues from this development include various one-time development fees, water dedication and revenues, as well as long-term property tax once the subdivision is developed.

RECOMMENDED ACTION

(Approve the following two resolutions separately by vote)

Move to approve Resolution PC2024-02 A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION TO ZONE CERTAIN PROPERTY AS PLANNED DEVELOPMENT (PD).

Move to approve Resolution PC2024-03 A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PLATTEVILLE RECOMMENDING APPROVAL OF THE PLATTE VIEW COMMERCE CENTER SUBDIVISION FINAL PLAT

ATTACHMENTS

Resolution PC2024-02
Resolution PC2024-03



STAFF REPORT

DATE: November 19, 2024
TO: Planning Commission
FROM: Melissa Kendrick, Town Planner
SUBJECT: **Platte View Zoning and Final Plat**

Applicant: Platte View Commerce Center

Location: SH 66 and WCR 19

Purpose: Consider Planned Development zoning and a Final Plat application for nine lots subject to and part of an annexation proposal to Platteville.

Application

Platte View Developers LLC, on behalf of Scott and Laurel Ferrall, filed the petition for annexation, zoning and platting of the property in July of 2024. The total property is 28 acres and is located at the northwest intersection of SH 66 and WCR 19. The property is within the Three Mile Area Plan of the Comprehensive Plan as required by State Statute.

With the first round of referrals, the application was revised moving the location of the internal road and addressing intersection improvements to meet County and State requirements. The annexation and platting process was restarted with the new road design and plat layout.

The Board of Trustees approved a Compliance Resolution on October 15, 2024 accepting the petition and establishing the public hearing date of November 19, 2024 for action on the annexation proposal. The Planning Commission does not review annexation proposals but does act on the zoning and platting requests as detailed in the following section.

Referral Process

Agencies with Comments:

1) **Colorado Department of Transportation**

In July, CDOT requested additional information in the Traffic Study. This information was provided, and the applicant worked with CDOT and Weld County to meet the requirements of both agencies for intersection improvements and separation, and traffic control. The Annexation Development Agreement details the State requirements with construction timing.

- 2) Weld County Long Range Planning
The County initially requested that the Town annex the portion of WCR 19 that fronts the subject property. Town staff communicated with the County the Towns lack of interest in annexing this roadway reinforcing the fact the project entrance needed to comply with the necessary County intersection spacing requirements. Upon second referral, there were no additional comments from the County.
- 3) Platteville Engineering, Brad Curtis, EPS Engineering
Brad Curtis submitted redline comments involving the plat, drainage study, storm water management plan and the construction documents. Major issues are being addressed through the Annexation Development Agreement and minor comments will be addressed as a condition of approval prior to finalization of all engineering documents.
- 4) Platteville Gilcrest Fire Protection District
Dave Sutton, Fire Marshal, submitted comments related to compliance with the IFC and NFPA requirements including water supply and pressure and road design. These standards will need to be complied with as part of the construction of the project and required as a condition of approval.
- 5) Platteville Public Works, David Brand, Director
David Brands comments were incorporated into the Annexation Development Agreement including water supply and distribution, compliance with CWCWD master meter standards, compliance with CDOT signalization improvements and Weld County road maintenance agreements.

Zoning

For the purpose of establishing and maintaining sound, stable and desirable development within the Town, a rezoning shall only be approved if it meets one or more of the criteria in the Platteville Code Sec. 16-5-70. The following criteria have been met by this proposal:

- 1) The area requested for rezoning has changed or is changing to such a degree that it is in the public interest to encourage development or redevelopment of the area.
The region as a whole is seeing an increase in demand for commercial and industrial development. The owner anticipates subdividing the site into a large lot industrial development meeting some of the demand for industrial property in the area.
- 2) The proposed zoning is necessary to provide land for a community-related use that was not anticipated at the time of the adoption of the Comprehensive Plan, and the rezoning will be consistent with the policies and goals of the Comprehensive Plan; and
The Comprehensive Plan designates the area around the intersection of SH 66 and WCR 19 as a Developing Urban described as a location of future urban growth in concentrated nodes along SH 66. Staff believe the proposed office and industrial development complies with this policy.
- 3) To rezone an area or extend the boundary of an existing district because of changed or changing conditions in a particular area or in the Town generally; and

The property is in the Three Mile Area Plan which contemplates the annexation of properties based upon policies that include the urbanization of this area along SH 66.

Preliminary Development Plan

The next step in developing PD zoning is to approve a Preliminary Development Plan (PDP). With the zoning request, there is an application for the required PDP. In order to approve the PDP, the following criteria need to be met:

1. *Whether the PDP is consistent with the Comprehensive Plan.*
 - As stated in the Annexation section of this report, staff believes the application is consistent with the Developing Urban area of the Comprehensive Plan contemplated for this location.
https://drive.google.com/file/d/1G-IycB0_MmJFz6MBvzA2O89vit776Xhq/view?usp=drive_link
2. *Whether the PDP achieves the stated objectives of the PD District.*
 - A Permitted Uses Table was added to define and clarify what is allowed and what is restricted to ensure the PDP achieves the objective of developing office warehouse and light industrial businesses that serve Platteville and surrounding areas. The document relies on the two zone district, Office Warehouse and Light Industrial, detailed in the Land Development Code.
3. *Whether the proposed land uses are compatible with surrounding land uses in the area, and the type, density and location of proposed land uses are appropriate based on the findings of any required report or analysis.*
 - The property is surrounded by agricultural land that is largely undeveloped. The Comprehensive Plan contemplated urban development at this intersection understanding the large volume of traffic using SH 66 and the important north to south connector WCR 19 is for the region. The southwest corner of the intersection is within the Firestone Urban Growth boundary as shown in the attached document. Firestone was notified and had no comments.
https://drive.google.com/file/d/1yIu0IRON4Pm0fYIC5M9Mxrc3Mryhg_Dn/view?usp=sharing
4. *Whether the street design and circulation system are adequate to support the anticipated traffic and the proposed land uses do not generate traffic volumes which exceed the capacity of existing transportation systems, or adequate measures have been developed to effectively mitigate such impacts.*
 - Communications have occurred with CDOT, Weld County, Platteville Public Works and PGFPD as detailed in this report. The access location, the intersection spacing and the road design have been reviewed and found to be acceptable based upon the Annexation Development Agreement and the conditions of approval.
 - At the time of any Final Development Plans (FDP), traffic impact studies or updates will be required to ensure traffic generation is appropriate and mitigated as needed for the adjacent road network.

5. *Whether the PDP adequately mitigates impacts to public utilities and services.*
 - Town Engineering and Public Works have reviewed and had input on the PDP design. This report has detailed the public utilities and services a detailed in the Annexation Development Agreement (ADA).
 - At the time of any FDP's for specific land uses, referrals will be made to the appropriate agencies to ensure services are adequate and available at the time of development.

6. *Whether the Town will be able to provide adequate levels of service for police and fire protection, street maintenance, snow removal and other public services, or that adequate measures have been developed to effectively mitigate such impacts.*
 - Town Engineering and Public Works have reviewed and had input on the project design and have no outstanding comments that not have been addressed in the ADA.
 - At the time of any FDP's for specific land uses, referrals will be made to the appropriate agencies to ensure services are adequate and available.

7. Whether higher levels of amenities, including open spaces, parks, recreational areas, trails and school sites, will be provided to serve the projected population.
 - This is a nine-lot industrial warehouse development where amenities are not needed or required. The necessary impact fees will be paid as detailed in the ADA.

8. Whether the PDP preserves significant natural features and incorporates these features into parks and open space areas.
 - There are no natural features to be preserved and no communal open space proposed or required.

Subdivision:

The Town has the authority to waive the preliminary plan (PP) requirement if the Town believes there is no benefit in this preliminary review of the application. Staff recommends the PP be waived so the subdivision proposal is for a final plat as required by the LDC. The Planning Commission hereby finds as follows:

- a. *The Application is in accordance with all applicable standards of the Platteville Municipal Code;*

The application conforms with the applicable standards for a final plat application including the associated Annexation Development Agreement addressing these key issues: a) extension of a water line in WCR 19 south to the entrance of the subdivision, b) a Town contribution of \$225,000 for the extension of the water line, c) connection through a master meter to the Central Weld County Water District (CWCWD); d) Town water lines within the development up to the curb stops, and e) the applicant anticipates forming a metropolitan district to build and maintain the infrastructure improvements within the development and intersection improvements WCR 19 and SH 66 which will include a stop light when the warrants are met.

- b. *The subdivision proposed in the Application is in conformance with the goals and policies of the Platteville Comprehensive Plan and other related plans and planning documents; and*

The Comprehensive Plan designates the area around the intersection of SH 66 and WCR 19 as a Developing Urban described as an area of future urban growth in concentrated nodes along SH 66. Staff believe the proposed office and industrial development complies with this policy.

- c. *The subdivision proposed in the Application will not adversely affect the public health, safety and welfare.*

The Annexation Development Agreement ensures impacts from the development are addressed as detailed in (a) above.

Recommendations

A. Zoning:

Based upon the finding in this staff report, staff recommends the property be rezoned PD as the Platte View Commerce Center Planned Development District, Preliminary Development Plan.

B. Subdivision:

Based upon the finding in this staff report and the attached Resolution, staff recommends the property be zoned Planned Development (PD upon annexation of the property).

- 1) All minor planning and engineering comments shall be resolved prior to recordation of the final plat.

Attachment(s):

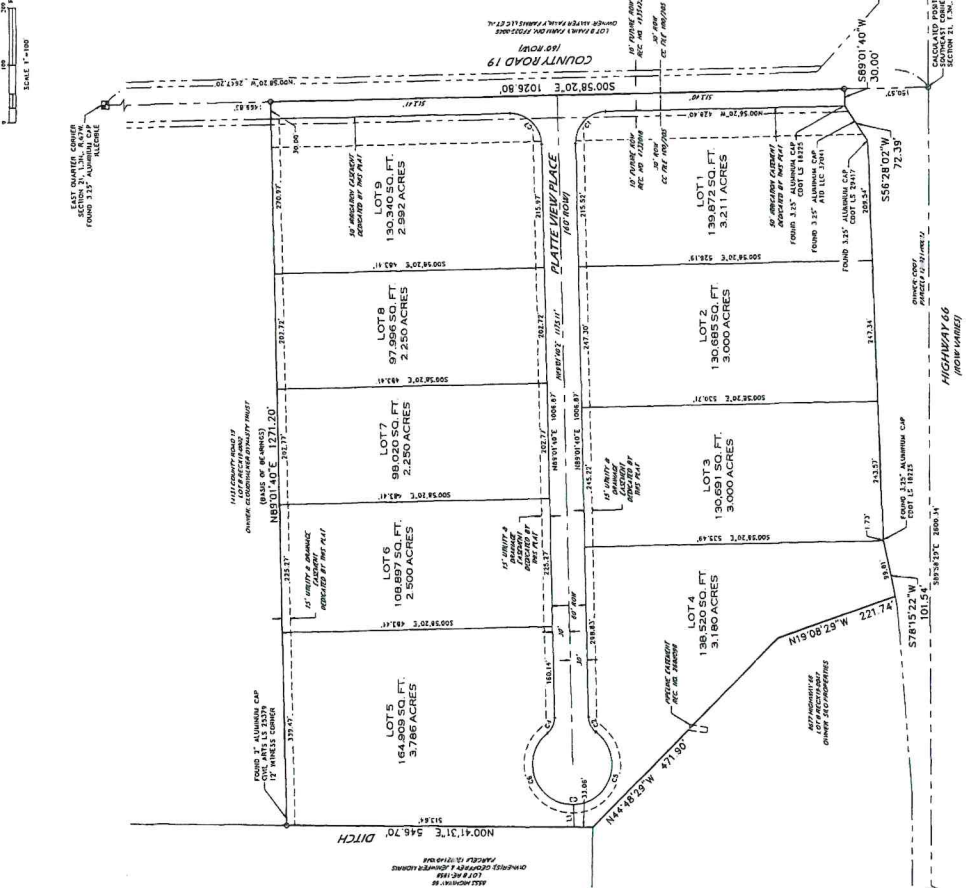
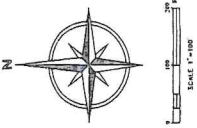
Annexation and Zoning Plat

Zoning Resolution
Subdivision Plat

PUD Plan
Subdivision Resolution

PLATTE VIEW COMMERCE SUBDIVISION

BEING A REPLAT OF LOT A, RECORDED EXEMPTION NO. 1209-21-4 RECX19-0002,
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF PLATTEVILLE, COUNTY OF WELD, STATE OF COLORADO



BASE OF BEARINGS AND LINEAL LIMIT DIRECTION
 All bearings and distances are based upon the U.S. Survey Base.
 All bearings are true bearings, and all distances are in feet and inches.

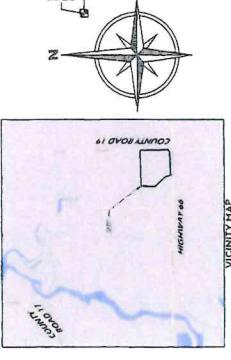
REMARKS
 According to Colorado law, you must commence any legal action based upon this plat in this survey within three years after you first discover each error. If you commence any legal action after this time, you will be barred from recovering any damages or costs of this plat. This plat is subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S.

TITLE CURATIVE NOTE
 For all information regarding easements, rights-of-way, and title of records, Majestic Surveying, LLC is the title company. Title Commitment Number: 19021511112, dated April 23, 2024, as prepared by Land Title Guaranty Company is a reference to the correct information. This plat is subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S.

CURVE LENGTH	INCHES	DELTA	CHORD	CH BEARING
C1	84.37	23.50	85.93	72.78
C2	100.00	28.65	101.96	79.90
C3	115.63	33.80	117.99	87.02
C4	131.26	38.95	124.02	94.14
C5	146.89	44.10	130.05	101.26
C6	162.52	49.25	136.08	108.38
C7	178.15	54.40	142.11	115.50
C8	193.78	59.55	148.14	122.62
C9	209.41	64.70	154.17	129.74

LINE BEARING	LENGTH	REMARKS
L1	100.00	AS SHOWN
L2	100.00	AS SHOWN
L3	100.00	AS SHOWN
L4	100.00	AS SHOWN
L5	100.00	AS SHOWN
L6	100.00	AS SHOWN
L7	100.00	AS SHOWN
L8	100.00	AS SHOWN
L9	100.00	AS SHOWN

- LEGEND**
- RESUBDIVISION LINE
 - CASHEMENT LINE
 - RIGHT OF WAY LINE
 - SECTION LINE
 - SECTION CORNER
 - SECTION CORNER
 - FOUND MONUMENT AS DESCRIBED
 - CALCULATED POSITION
 - SET 1/4" OF AN IRON NAIL AND PLASTIC CAP TO BEHOLD
 - PLASTIC CAP TO BEHOLD



DEEDITION
 I, the undersigned, being duly qualified, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the public records of the State of Colorado, and that the same is subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S.

NOTARIAL CERTIFICATE
 I, the undersigned, being duly qualified, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the public records of the State of Colorado, and that the same is subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S.

STATE OF COLORADO
 COUNTY OF WELD
 I, the undersigned, being duly qualified, do hereby certify that the above described plat is a true and correct copy of the original plat as recorded in the public records of the State of Colorado, and that the same is subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S.

APPROVAL BY THE TOWN OF PLATTEVILLE
 Approved by the Town Manager of Platteville, Colorado on this _____ day of _____, 2024.

APPROVAL BY THE COUNTY OF WELD
 Approved by the County Engineer of Weld County, Colorado on this _____ day of _____, 2024.

APPROVAL BY THE STATE OF COLORADO
 Approved by the State Engineer of Colorado on this _____ day of _____, 2024.

PRELIMINARY
 This plat is preliminary and subject to the provisions of the Colorado Real Estate Law, Title 38, Article 101, Section 101-101, C.R.S. It is not to be used as a basis for any legal action.

ANNEXATION IMPACT REPORT

Platte View Commerce Center

Platteville, Colorado

June 13, 2024
Updated October 2024

Platte View Developer, LLC
1919 14th Street, Suite 700
Boulder, Colorado 80302

Annexation Impact Report

Platte View Commerce Center, Platteville, Colorado

This Annexation Impact Report is prepared in connection with the proposed annexation of the property to be known as the Platte View Commerce Center (the “**Property**”).

The existing boundaries of the Town of Platteville, Colorado (the “**Town**”) are immediately adjacent to the west of the Property. The Property is intended to be subdivided into approximately 9 lots for light industrial use with stormwater detention and an access road.

Water service will be provided by Central Weld County Water District via the extension of a water main south along Weld County Road 19 to the entrance of the Property. A master meter will be installed at this location, with retail water service provided by the Town to the Property and each individual Lot.

Sewer service will be provided by on-site septic for each Lot, sized appropriately for the use.

Electricity will be provided by United Power.

Natural gas will be provided by Black Hills Energy.

Platteville Police Department will serve the property.

Access to the Property will be provided by Platte View Place, which will be a two-lane road ending in a cul-de-sac. Pursuant to the Colorado Department of Transportation access control plan, this road may serve as a future backage road for Colorado State Highway 66. The road will be designed in accordance with standards set forth by the Colorado Department of Transportation and the Town.

County Road 19 will remain a County Right-of-way and not be annexed as part of this proposal.

The costs for installation of the public improvements, including the water main extension, Platte View Place and stormwater detention will be paid for by the Applicant and/or by a to-be-organized Title 32 special district. The obligations for construction of the improvements will be memorialized in an agreement(s) with the Town.

The Property is located in the following special districts:

1. Central Weld County Water District
2. St. Vrain Sanitation District
3. Northern Colorado Water Conservation District
4. St. Vrain & Left Hand Water Conservancy District
5. Platteville-Gilcrest Fire Protection District
6. High Plains Library District
7. Platteville Gilcrest Fire Protection District

An annexation and zoning map is attached showing the proposed location of the Lots and improvements.

ANNEXATION AND ZONING MAP

PLATTE VIEW ANNEXATION AND ZONING MAP

TO THE TOWN OF PLATTEVILLE, COLORADO

SITUATE IN THE SOUTHEAST QUARTER OF SECTION 21, AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY OF WELD, STATE OF COLORADO

29.395 ACRES



PLATTEVIEW ANNEXATION

A parcel of land, situated within Township 3 North, Range 67 West, and the Southeast Quarter of Section 21 and the Southwest Quarter of Section 22, Township 3 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado, is hereby annexed to the Town of Platteville, Colorado, and is hereby zoned as follows:

1. The land shown on the map as being annexed to the Town of Platteville, Colorado, is hereby zoned as follows:

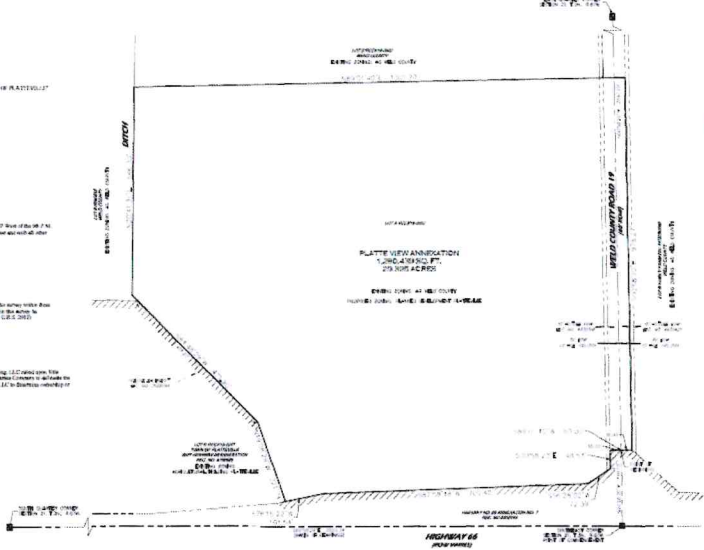
- 1.01.01 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.02 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.03 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.04 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.05 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.06 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.07 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.08 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.09 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.10 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.11 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.12 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.13 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.14 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.15 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.16 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.17 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.18 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.19 Single-Family Residential (SFR) - 1.50 Acres
- 1.01.20 Single-Family Residential (SFR) - 1.50 Acres

ANNEXATION TABLE

SECTION	ACRES	ZONING
SE 1/4 SECTION 21	1.50	1.01.01 SFR
SW 1/4 SECTION 21	1.50	1.01.02 SFR
SE 1/4 SECTION 22	1.50	1.01.03 SFR
SW 1/4 SECTION 22	1.50	1.01.04 SFR
SE 1/4 SECTION 23	1.50	1.01.05 SFR
SW 1/4 SECTION 23	1.50	1.01.06 SFR
SE 1/4 SECTION 24	1.50	1.01.07 SFR
SW 1/4 SECTION 24	1.50	1.01.08 SFR
SE 1/4 SECTION 25	1.50	1.01.09 SFR
SW 1/4 SECTION 25	1.50	1.01.10 SFR
SE 1/4 SECTION 26	1.50	1.01.11 SFR
SW 1/4 SECTION 26	1.50	1.01.12 SFR
SE 1/4 SECTION 27	1.50	1.01.13 SFR
SW 1/4 SECTION 27	1.50	1.01.14 SFR
SE 1/4 SECTION 28	1.50	1.01.15 SFR
SW 1/4 SECTION 28	1.50	1.01.16 SFR
SE 1/4 SECTION 29	1.50	1.01.17 SFR
SW 1/4 SECTION 29	1.50	1.01.18 SFR
SE 1/4 SECTION 30	1.50	1.01.19 SFR
SW 1/4 SECTION 30	1.50	1.01.20 SFR

LEGEND

[Symbol]	ANNEXATION
[Symbol]	EXISTING ZONE
[Symbol]	PROPOSED ZONE
[Symbol]	SECTION BOUNDARY
[Symbol]	SECTION CORNER
[Symbol]	SECTION QUARTER CORNER
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[Symbol]	SECTION QUARTER QUARTER QUARTER QUARTER CORNER



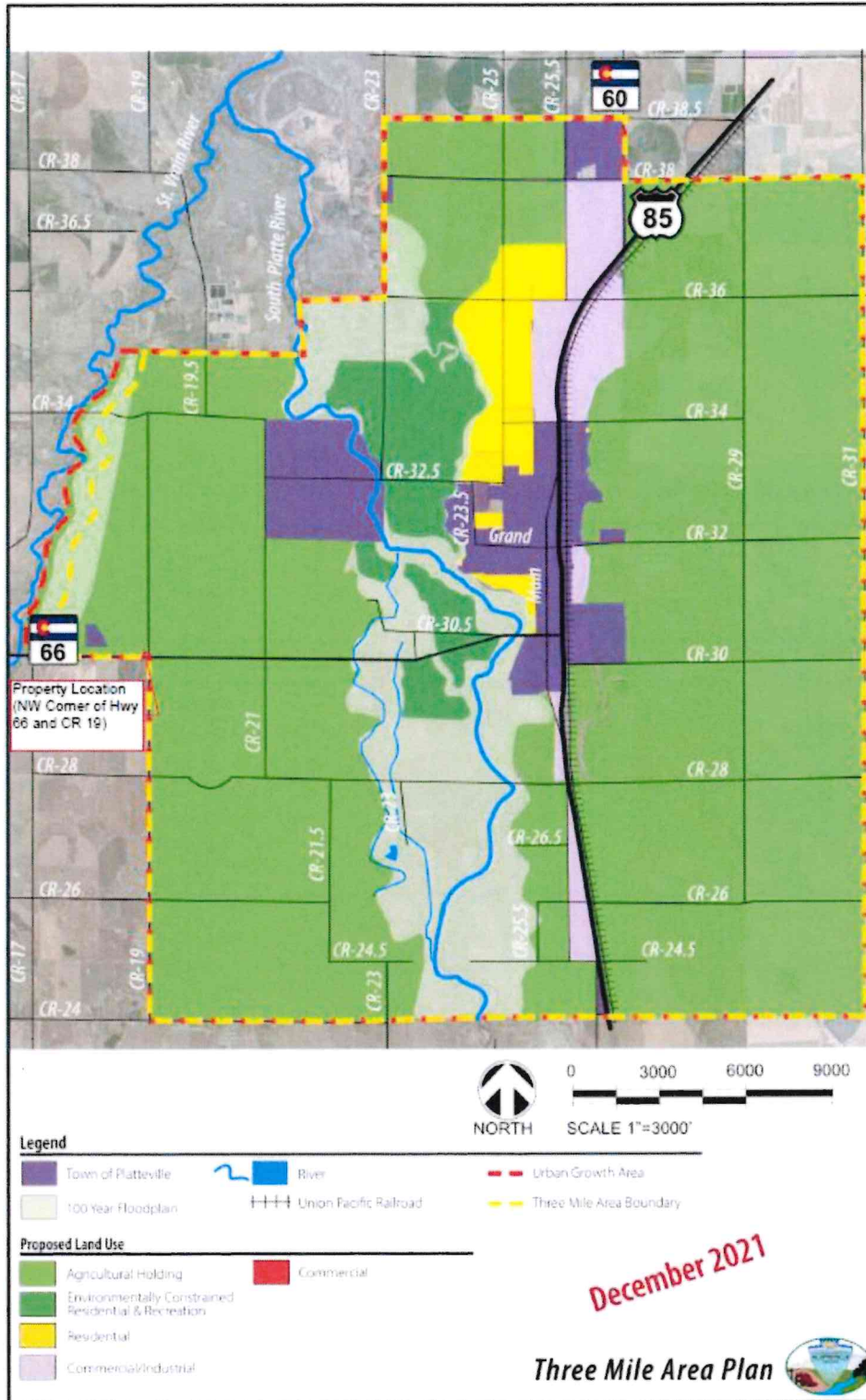
PRELIMINARY



PROJECT NO.	PROJECT NAME	REVISION	DATE
4502711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
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10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		
10060711 F	PLATTEVIEW ANNEXATION		

TOWN OF PLATTEVILLE 3-MILE AREA PLAN

Property is within the existing 3-Mile Area Plan.



INTRODUCTION

Annexation of unincorporated land into an incorporated municipality is an agreement between a willing land owner and a willing local government. Exceptions may include either 1) single parcels that are eligible for annexation as an enclave, or 2) multiple parcels that are subject to an annexation election. In most cases the Town is approached by a land owner interested in annexation to Platteville. Motivations typically include access to the Town's water system, obtaining other municipal services, and the potential for higher density or intensity of property development. An annexation petition is submitted, often with a pre-annexation agreement negotiated in advance, and the technical process of annexation is governed by procedures contained in state statute.

The Town of Platteville Three-Mile Area Plan is prepared to comply with Section 31-12.105.1(j)(i) of the Colorado Revised Statutes, as follows:

... Prior to the completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, office public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area. Such plan shall be updated at least once annually. . . .

LOCATION, EXTENT AND CHARACTER OF THREE-MILE AREA

The proposed location, extent and character of relevant plan components include but are not limited to:

Streets

Proposed street improvements within the Three Mile Area are identified in three studies that address transportation needs: the Platteville Comprehensive Plan, the US Highway 85 Access Control Plan and the Upper Front Range 2045 Regional Transportation Plan. Specific improvements include an intersection redesign at SH 60 and US 85, and several proposed major and minor collector streets.

Utilities

Platteville receives its potable water from Central Weld County Water District. Based on an analysis by Northern Engineers, the Town "appears to have sufficient water" to meet demand. The wastewater collection system in Platteville is at or near capacity in several locations. Although the wastewater collection system is near capacity, the Town has sufficient wastewater treatment capacity to handle future demand. Proposed wastewater system improvements are identified in the Platteville Waste Water Utility Master Plan.

Open Spaces, Parks and Playgrounds

Open space includes land areas that due to their environmental constraints are very unlikely to develop, including lands that are within the defined floodplain where there is evidence of significant riparian habitat. Park and recreational facilities such as playgrounds are proposed in close proximity to established residential neighborhoods, schools and cultural facilities and/or pedestrian ways and trails.

PROPOSED LAND USE

The proposed land use for the Three-Mile Plan Area is classified into the following five categories:

Agriculture/Holding

The Agricultural/Holding land use classification is intended to encourage the sustainability of the regional agricultural and energy economy, discourage leapfrog development and ensure that land develops in a systematic and cost-conscious manner. Non-agricultural or non-energy uses and densities for this land will be re-examined if and when urban levels of service can serve the land designated as Agricultural/Holding. Prior to annexation, the concept is to allow one dwelling unit per existing parcel.

Environmentally Constrained Residential/Recreation

The EC-RR category represents land that is currently within the designated floodplain but does not include lands with significant riparian habitat. Intensive development is unlikely due to the extent of the floodplain, but with careful planning, there may be portions of this designated flood plain that can be developed at a very low density and can provide a valuable open space while protecting the floodplain.

Residential

The Residential category is established to provide areas in the community where residential development is desired. This land use designation is designed to promote a range of housing types and densities, located off collector streets and in close proximity to the regional and local trail system.

Commercial

This land use classification is intended to accommodate retail establishments such as a grocery store, pharmacy, franchise restaurants, and professional services. These areas may accommodate small to mid-size shopping centers that provide a mixture of goods, services, and employment opportunities for residents of the area. Larger retail centers should be located in close proximity to US 85 and Highway 60, as this type of retail development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public.

Commercial/Industrial

This land use district is intended to promote the development of local employment and commercial services. Uses appropriate for this land use classification include: oil and gas support services, light manufacturing, research and development facilities, repair and equipment shops, office/warehouse facilities, auto service and repair, and home building support services.

ANNEXATION POLICIES

The following seven annexation policies are intended to ensure the logical extension of the Town boundaries, so that Platteville will expand in a directed and fiscally sound manner while maintaining separation between area communities.

1. Promote new development and redevelopment on already annexed and underdeveloped land within the existing Town limits.

Economic Development Policy supports the build-out of available commercial land and property and the redevelopment of the Main Street area.

2. Undertake complete, or at least phase the annexation of enclaves and other areas that are largely surrounded by the Town in order to avoid the problems associated with different law enforcement agencies responding to calls, different zoning requirements, and provision of water and sewer service.

There are several unincorporated enclaves that have been surrounded by Town boundaries for at least three years. Three years is the minimum time requirement that a municipality may unilaterally annex an enclave without property owner consent.

3. Strategic annexations are encouraged, if such annexations provide greater land use control to the Town of Platteville and protect the Town's growth options.

The annexation of properties along SH 60 and into the southwest portion of the Town's UGA would, in the absence of an IGA with the Town of Firestone, serve to secure the Town's Urban Growth boundary.

4. Evaluate annexations based upon their impact on the local tax base and value to the residents of the community.

The annexation of county roads would involve costs associated with future road maintenance, whereas annexations of SH 60, 66 and US 85 would still be maintained by CDOT. A fiscal impact analysis is recommended when considering any annexation petition.

5. Plan for and guide the timing and suitability of development outside the Town boundaries through annexation guidelines and intergovernmental agreements with Weld County and all communities within the area so that development will be compatible with Platteville's standards and policies.

The negotiation of an IGA with the Town of Firestone that establishes planning and annexation parameters - similar to existing IGAs with Mead, Miliken, Gilest and Fort Lupton - would provide a complete set of regional municipal planning coordination tools.

6. Base approval of annexation proposals on a cost-benefit analysis. An increased tax base shall not be the sole determinant, but shall be a major objective in ensuring services and facilities desired by Platteville citizens that are financially supported and achieve stated land use policies.

Typically, the annexation of property that has potential for commercial and/or industrial development will provide a greater cost benefit to the Town than the annexation of agricultural or residential properties. Certain annexations should be considered for long-term strategic positioning, e.g., the annexation of an individual agricultural property via a "flag-pole" would not be a net gain in terms of the Town's tax base, yet may lead to future annexations that collectively would result in a net gain to the Town's tax base.

7. All annexations shall continue to be accompanied by an annexation agreement ensuring that the annexation pays its own way and does not burden current taxpayers.

Pre-annexation agreements can be customized for individual property owners. Annexation agreements provide the ability to incentive annexation, often with zoning designation and the timing for service provision key elements of negotiation.

Three Mile Area Plan





SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

April 25, 2024

Brad Olsen
Olsen Performance Team, LLC
28007 Whispering Maple Way
Spring, TX 77386

**RE: Highway 66 & Weld County Road 19 Industrial / Traffic Generation Analysis
Weld County, Colorado**

Dear Brad,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Highway 66 & Weld County Road 19 Industrial. This development is located at the northwest corner of the intersection of State Highway 66 with Weld County Road (WCR) 19 in Weld County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Land for the development is currently vacant and surrounded by a mix of agricultural, commercial, and open space land uses. The proposed development is understood to entail the new construction of nine industrial lots. Specific land uses and densities are conceptual and subject to change, however for purposes of this analysis it is assumed that as much as 30,000 square feet of light industrial and warehousing uses may be constructed.

Proposed access to the development is provided at the following locations: one full-movement access onto WCR 19 (referred to as Site Access).

General site and access locations are shown on Figure 1.

A conceptual site plan, as prepared by Olsen Performance Team, LLC, is shown on Figure 2. This plan is provided for illustrative purposes only.



HIGHWAY 66 & WCR 19 INDUSTRIAL
Traffic Generation Analysis

SM ROCHA, LLC
Traffic and Transportation Consultants

Figure 1
SITE LOCATION

April 2024
Page 2





Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for the development area proposed. Use of average trip generation rates presents a conservative analysis. ITE land use code 110 (General Light Industrial) was used for analysis because of its best fit to the proposed land use.

Table 1 – Trip Generation Rates

ITE CODE	LAND USE	UNIT	TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	KSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65

Key: KSF = Thousand Square Feet Gross Floor Area.
 Note: All data and calculations above are subject to being rounded to nearest value.

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the additional land use area proposed.

Table 2 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	30.0 KSF	146	20	3	22	3	17	20
<i>Total:</i>			146	20	3	22	3	17	20

Key: KSF = Thousand Square Feet Gross Floor Area.
 Note: All data and calculations above are subject to being rounded to nearest value.

As Table 2 shows, the development area has the potential to generate approximately 146 daily trips with 22 of those occurring during the morning peak hour and 20 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Trip Generation Distribution and Assignment

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the County, and the available roadway network. Site-generated traffic is anticipated to be distributed through proposed access. Distribution along WCR 19 is general and assumed to be 10 percent to/from the north and 20 percent to/from the south. Distribution along State Highway 66 is assumed to be 35 percent to/from the west and 35 percent to/from the east.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for proposed access. These volumes are then divided further upon travel through adjacent roadways serving the overall development area. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at the proposed access and adjacent intersections.

Table 3 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Highway 66 / WCR 19				
Eastbound Left	7	-	1	-
Westbound Right	7	-	1	-
Northbound Through	4	-	1	-
Southbound Left	-	1	-	6
Southbound Through	-	1	-	3
Southbound Right	-	1	-	6
Site Access / WCR 19				
Eastbound Left	-	0	-	2
Eastbound Right	-	3	-	15
Northbound Left	18	-	3	-
Southbound Right	2	-	0	-

Development Impacts

As Tables 2 and 3 show, there is an increase in peak hour traffic volumes anticipated for the proposed development, however these additional volumes are considered to be minor. These minor volumes are not likely to negatively impact operations of WCR 19 nor other adjacent roadways or intersections.

Conclusion

This analysis assessed traffic generation for the Highway 66 & WCR 19 Industrial development and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access, nor at the State Highway 66 intersection with WCR 19. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the Highway 66 & WCR 19 Industrial development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants



Stephen Simon, EIT
Traffic Engineer



Fred Lantz, PE
Traffic Engineer

**TOWN OF PLATTEVILLE
PLANNING COMMISSION
RESOLUTION NO. 2024-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
PLATTEVILLE RECOMMENDING APPROVAL OF THE PLATTE VIEW
COMMERCE CENTER SUBDIVISION FINAL PLAT**

WHEREAS, Scott and Laurel Ferrel (collectively "Applicant") are the owners of the real property described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, Applicant has filed an application for approval of a final plat to subdivide the Property into 9 lots, to be known as the Platte View Commerce Center Subdivision (the "Application");

WHEREAS, Town staff has reviewed the Application and found it to be in compliance with Chapter 17 of the Platteville Municipal Code; and

WHEREAS, on November 19, 2024, the Planning Commission held a properly noticed public hearing on the Application.

**NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF PLATTEVILLE, COLORADO AS FOLLOWS:**

Section 1. Findings. The Planning Commission hereby finds as follows:

- a. The Application is in accordance with all applicable standards of the Platteville Municipal Code;
- b. The subdivision proposed in the Application is in conformance with the goals and policies of the Platteville Comprehensive Plan and other related plans and planning documents; and
- c. The subdivision proposed in the Application will not adversely affect the public health, safety and welfare.

Section 2. Recommendation. Based on the foregoing findings, the Planning Commission hereby recommends approval of the Application to the Board of Trustees.

PASSED AND APPROVED this 19th day of November, 2024.

**TOWN OF PLATTEVILLE PLANNING
COMMISSION**

Chair

ATTEST:

Danette Schlegel, Town Clerk

**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land, being a portion of Lot A, Recorded Exemption No. 1209-21-4 RECX19-0002 as recorded July 2, 2021 as Reception No. 4732018 of the Weld County Clerk & Recorder (WCCR), situate in the Southeast Quarter (SE1/4) of Section Twenty-one (21), Township Three North (T.3N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 21 and assuming the South line of said SE1/4 as bearing South 89°58'29" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2600.34 feet and with all other bearings contained herein relative thereto;

THENCE North 12°14'27" West a distance of 153.53 feet to the Southeast corner of said Lot A and to the North line of the Highway No. 66 Annexation #7, as recorded November 14, 2017 as Reception No. 4352185 of the WCCR and to the POINT OF BEGINNING;

Thence along said North line the following three courses and along the South, West, North lines of Lot A and an extension thereof the following seven courses:

THENCE South 56°28'02" West a distance of 72.39 feet;

THENCE South 87°58'48" West a distance of 700.45 feet;

THENCE South 78°15'22" West a distance of 101.54 feet to the Northeast line of the 8677 Highway 66 Annexation as recorded April 21, 2021 as Reception No. 4706895 of the WCCR;

Thence along said Northeast line and an extension thereof the following two courses:

THENCE North 19°08'29" West a distance of 221.74 feet;

THENCE North 44°48'29" West a distance of 471.90 feet;

THENCE North 00°41'31" East a distance of 546.70 feet;

THENCE North 89°01'40" East a distance of 1241.20 feet to the West Right of Way line of Weld County Road 19; THENCE South 00°58'20" East, along said West line, a distance of 1026.80 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,221,742 Square Feet or 28.047 Acres, more or less (±).

**TOWN OF PLATTEVILLE
PLANNING COMMISSION
RESOLUTION NO. 2024-03**

**A RESOLUTION RECOMMENDING APPROVAL OF AN APPLICATION
TO ZONE CERTAIN PROPERTY AS PLANNED DEVELOPMENT (PD)**

WHEREAS, the owners of unincorporated territory comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107 (collectively "Petitioner") have filed a petition for annexation (the "Petition") of certain unincorporated land to the Town, which land is more particularly described in **Exhibit A** attached to the Petition (the "Property");

WHEREAS, upon annexation approval, Petitioner desires to have the Property zoned Planned Development (PD) in accordance with Section 16-2-40 of the Platteville Municipal Code (the "Code");

WHEREAS, Town staff has reviewed the request and found it to be in compliance with the Code;

WHEREAS, on November 19, 2024, the Planning Commission held a properly-noticed public hearing on the request, at which time Petitioner and the public were provided with the opportunity to present evidence and testimony;

WHEREAS, the criteria to be considered by the Planning Commission in review of an application to rezone a property is set forth in Section 16-5-70(d) of the Code; and

WHEREAS, the Planning Commission wishes to recommended that the Board of Trustees zone the property as requested.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF PLATTEVILLE, COLORADO AS FOLLOWS:**

Section 1. Findings – Rezoning. the Planning Commission hereby finds that the Application satisfies all applicable criteria of the Code.

Section 2. Recommendation. Based on the foregoing findings, the Planning Commission hereby recommends that the Board of Trustees zone the Property Planned Development (PD).

PASSED AND APPROVED this 19th day of November, 2024.

**TOWN OF PLATTEVILLE
PLANNING COMMISSION**

Chair

ATTEST:

Danette Schlegel, Town Clerk

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