

Prepared for:



East Side Industrial Subarea Plan

Adopted March 2, 2006



Prepared by:

CLARION

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Prepared for
The Town of Windsor

Prepared by
Clarion Associates

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Introduction

Purpose of this Plan

The Comprehensive Plan for the Town of Windsor, which includes a future land use plan for the Town's entire Growth Management Area (GMA), was last updated in 2002. The Comprehensive Plan is a guide for the long-term growth and development within the Town's GMA. The land use plan portion of the comprehensive plan provides a general guide for the location, mix, and transition between various land uses for the Town to implement in order to pursue the overall vision for the future of the Town established in the Plan.

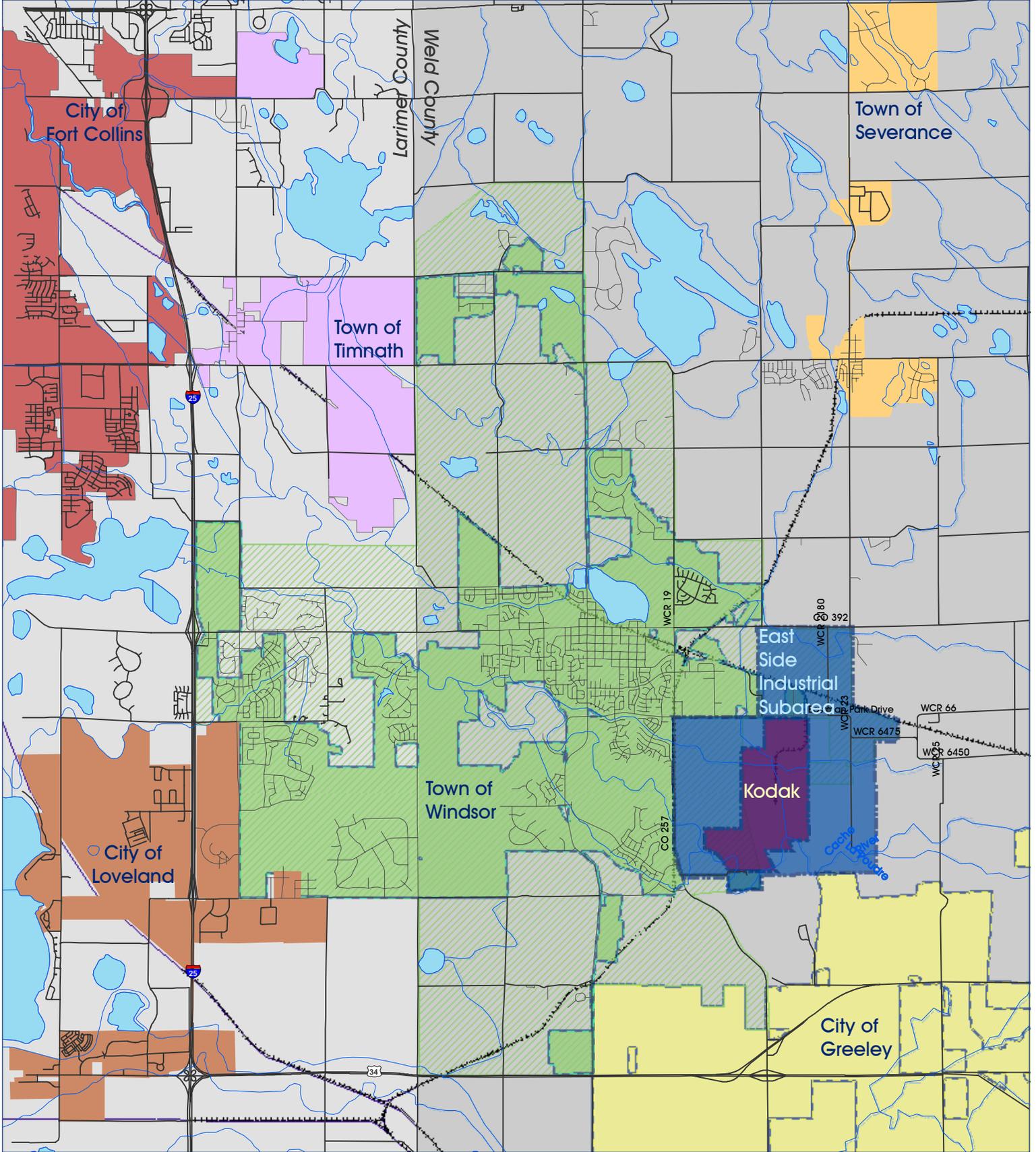
At the time of the Comprehensive Plan, development in the East Side Industrial Subarea was limited and very little detail was incorporated as to the future land use designations for that area. Recent development and property sales within the area prompted the Town to revisit the long-term plan for the area to ensure that the area develops in a manner that meets the established goals and vision of the Town.

The Subarea Plan is the outcome of this effort. The Plan creates a framework for the eventual annexation and development of this portion of the town's planned growth area. Dynamics of the study area specifically addressed are:

- Opportunities for primary employment;
- Areas for workforce housing;
- Transportation and circulation;
- Service and utility provision; and
- Natural and recreational attributes and values.

The plan also provides specific guidance for how development should progress within the study area. Policies and land use descriptions included in this plan document describe not only allowable uses, but also how those uses relate to each other and the site.

Implementation strategies for the plan, including how these will relate to the Comprehensive Plan and zoning code of the Town, are described in the final chapter of the plan.



Legend

- East Side Industrial Subarea Plan Study Area
- Kodak Facility
- Water Bodies
- Streams and Rivers
- Streets
- Railroad

Cities and Towns

- Town of Windsor
- Windsor GMA
- City of Greeley
- City of Fort Collins
- City of Loveland
- Town of Severance
- Town of Timnath

Map 1: Site Context



The East Side Industrial Subarea

The East Side Industrial Subarea Plan study area consists of approximately 2,600 acres located in the southeastern portion of the Town of Windsor's Growth Management Area. The boundaries of the site include:

- North: Eastman Park Drive and CO 392
- South: Cache La Poudre River
- East: ¼ mile east of WCR 23
- West: Highway 257



The East Side Industrial Subarea

Of the 2,600 acres, only 122 acres, or 5% of the total area within the Subarea, is within the current incorporated Town limits. The remaining 2,478 acres are under the jurisdiction of Weld County. A large (800 acre) parcel within the center of the study area is owned by the Eastman Kodak Corporation and is not a part of the study area.

Portions of the site, particularly the southeast corner of the site, lie outside of the current Growth Management Area (GMA) boundary of the Town of Windsor. This corner is, however, cut diagonally by the Urban Growth Area (UGA) for the City of Greeley, which lies directly south of the Subarea. See Map 1: Site Context.

The Planning Process

This plan was developed over a ten month time period in 2005 and 2006 that involved input and feedback from a variety of Town staff, landowners and residents, the Town's Planning Commission, Water and Sewer Board, and Town Board.

Staff and Key Stakeholder Meetings

In the early stages of the planning process, project staff met with Town department personnel to discuss features and dynamics within the site. These informal meetings helped to identify any constraints to development posed by infrastructure, floodplain, and right-of-way limitations, and to discuss contemporary transportation and infrastructure plans that could impact future uses of the site.

Project staff also met informally with representatives of the Broe Development Company, which owns roughly 60% of the land within the study area. The presence of a single landowner working on a development plan for the site, served the dual purpose of facilitating communication to the land owner of the Town's goals for the development of the area, and the sharing of site information such as



The Kodak facility is not included in the study area.

infrastructure constraints and market analysis results for the projected absorption potential of various non-residential land uses.

Public Open House

A public Open House was held as a means of gathering public input on the proposed future land use alternatives for the study area. Landowners inside or within 300 feet of the study area boundary were sent a packet of information on the study area and the alternatives being proposed and were invited to the open house. Attendees were able to voice preferences, questions and concerns to staff and on comment cards.

Joint Work Sessions

At key intervals in the process, the project team presented site information and future land use alternatives before joint work sessions of the Town's Planning Commission, Water and Sewer Board, and Town Board. Three of these joint work sessions were held throughout the planning process, each serving to further refine the future land use plan for the study area. The Planning Commission also conducted two work sessions and a public hearing, to obtain further comments on the draft Subarea Plan.

Chapter 1: Characteristics of the Subarea

Existing Land Use

The East Side Industrial Subarea study area is predominantly agricultural, with 86.5% of the total land area devoted to this use. The second largest use category is that of industrial uses, which occupies 6.8% of the total land area. This figure, however, discounts the presence of the 800-acre industrial Kodak facility in the center of the subarea, which significantly adds to the industrial character of the study area. See Map 2: Existing Land Use.



Table 1: Existing Land Use Summary

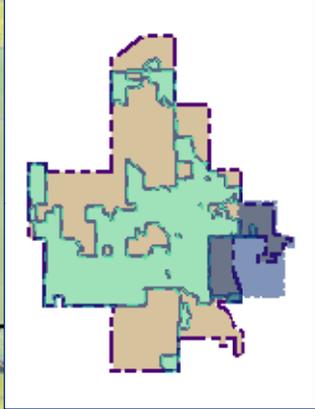
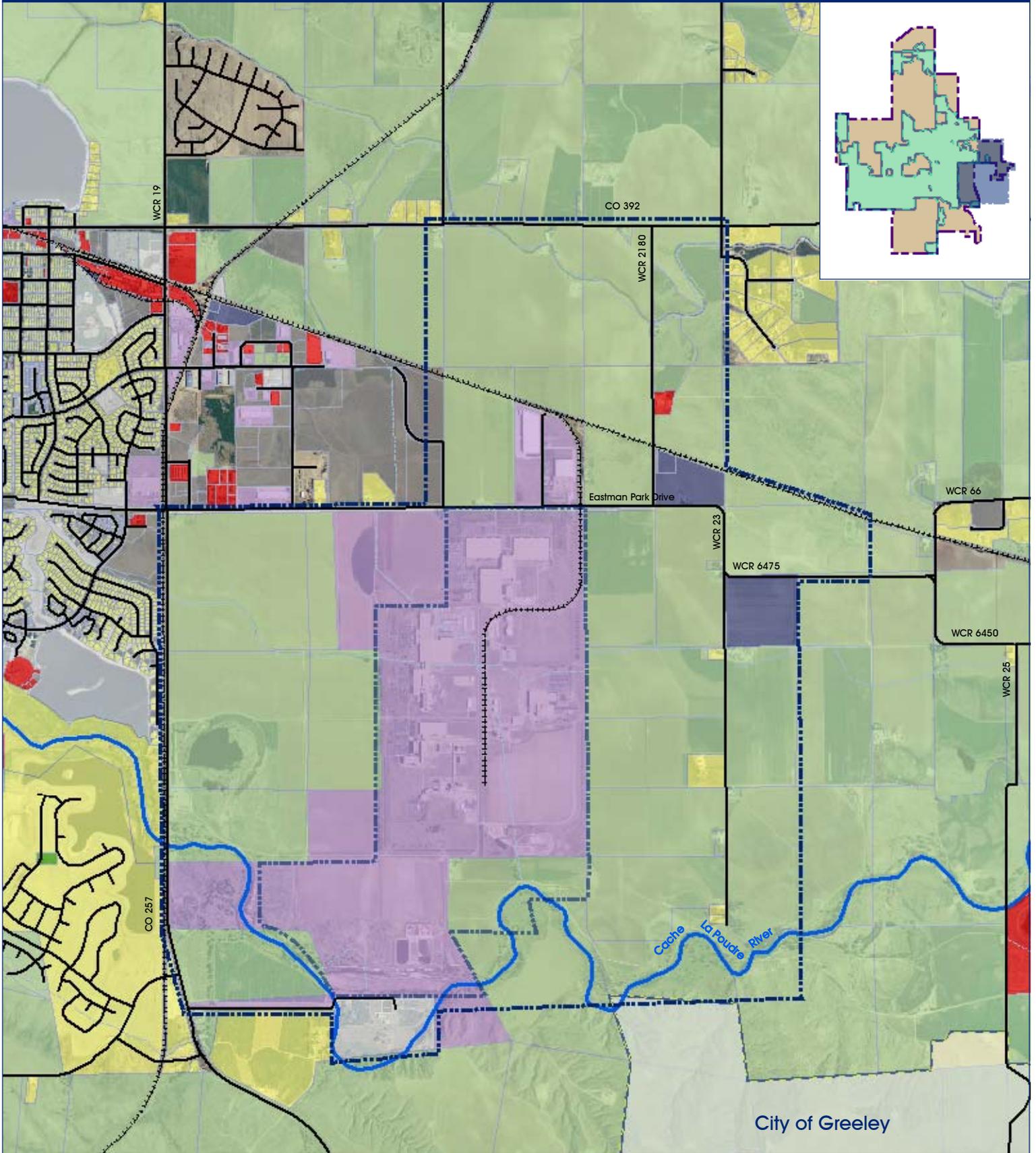
Land Use	Acres	% Subarea
Agricultural	2,183	86.5%
Industrial	171	6.8%
State Assessed	68	2.7%
Exempt	63	2.5%
Vacant	18	0.7%
Residential	15	0.6%
Commercial	5	0.2%
Total	2,523	100.0%

Source: Weld County Parcel Data, Clarion Associates. Note: Acreage totals exclude right-of-way.

Ownership

The ownership within the subarea is unique in that the vast majority (96.5%) of the 2,523 acres is owned by only 12 landowners. Roughly 60% of the subarea is owned by a single landowner, the Broe Development Company, a subsidiary of the Great Western Land Company. Another 30% of the land is owned by six more landowners who use the land for agriculture.





Legend

-  East Side Industrial Subarea Plan Study Area
-  Town of Windsor
-  Windsor GMA
-  City of Greeley
-  Poudre River
-  Canals and Ditches

Land Use

- | | |
|--|--|
|  Natural Resource |  Commercial |
|  Agriculture |  Industrial |
|  Residential |  State Assessed |
|  Mobile Home |  Vacant |
|  Exempt | |

Map 2: Existing Land Use

0 0.25 0.5 Miles



Table 2: Major Landowners within the Subarea

Land Owner	Acres	% Subarea	Development Status
Broe Development Company	1,500	59.5%	Undeveloped
Stromberger	205	8.1%	Agricultural Homestead
Likarish	179	7.1%	Agricultural Homestead
Brockway Glass Container Inc.	95	3.8%	Industrial
DeTienne	81	3.2%	Agricultural Homestead
Goulet	80	3.2%	Agricultural Homestead
Lorenz	78	3.1%	Agricultural Homestead
Tregoning	78	3.1%	Agriculture
Town of Windsor	50	2.0%	Wastewater Treatment Facility
Stutzman	44	1.7%	Agriculture
Metal Container Corporation	23	0.9%	Industrial
BCG Enterprises LTD LLLP	22	0.9%	Industrial
12 Major Land Owners	2,435	96.5%	

Source: Weld County Parcel Data, Clarion Associates

Note: A large parcel (approximately 800 acres) in the center of the Subarea is owned by the Eastman Kodak Corporation and is not a part of the planning study area.



Current Zoning

The study area is within the jurisdiction of the Town of Windsor and Weld County. As shown in Table 3, the study area is zoned primarily (55%) for industrial uses, followed by agriculture (44%). The locations of the zoning districts are illustrated on Map 3: Current Zoning.

Table 3: Current Zoning and Allowable Uses

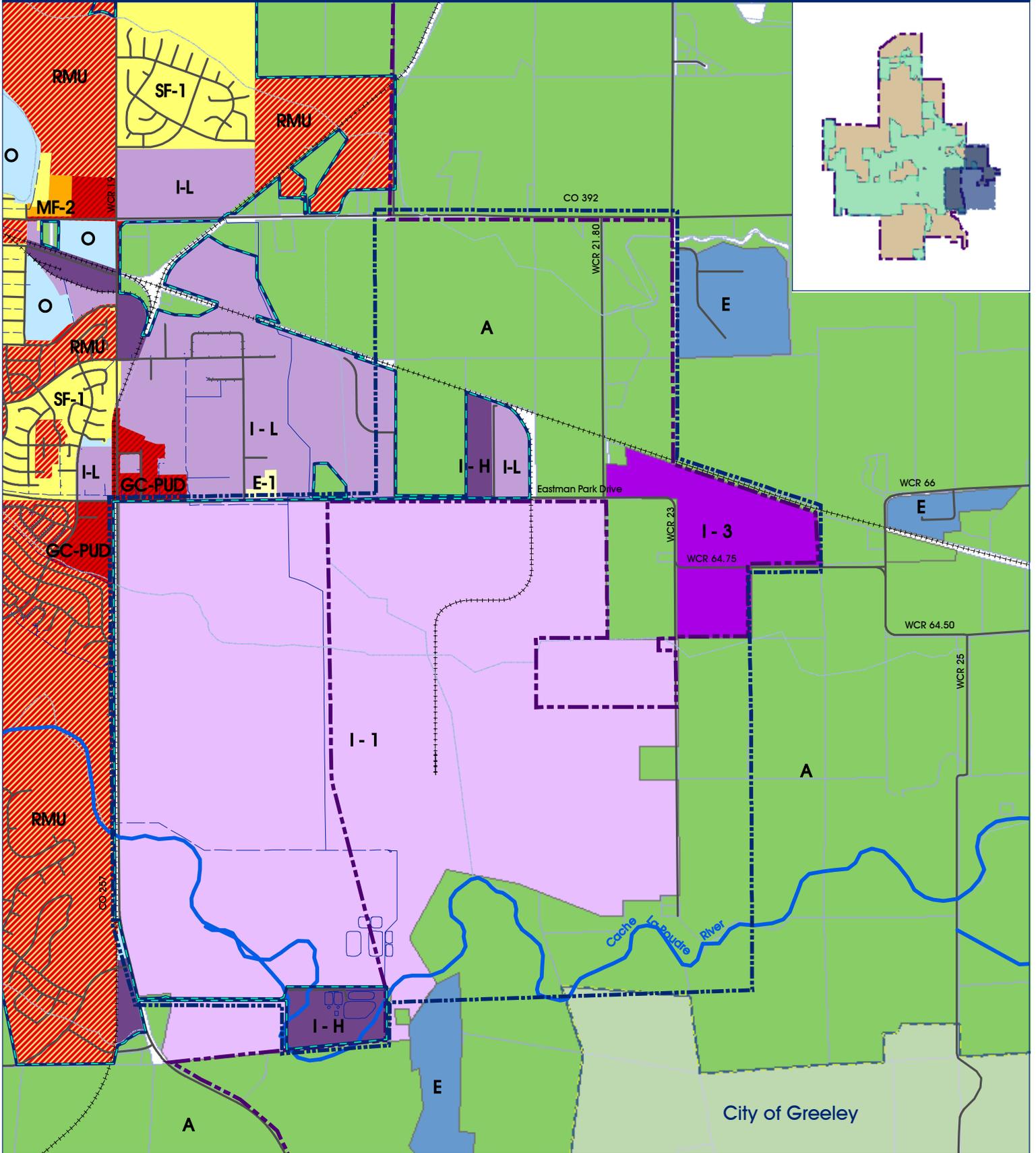
Jurisdiction	Zone District	Acres	Allowable Uses
Town of Windsor	Limited Industrial District (I-L)	51	Electronics manufacturing; Food Preparation; Pharmaceuticals; Research laboratories; Manufacturing, assembly, processing, and fabrication plants; Transportation and warehousing; storage facilities; printing and publishing; contractors; auto repair centers; any use otherwise permitted under the General Commercial district.
	Heavy Industrial (I-H)	71	Mining and mineral extraction; petrochemical industries; rubber refineries; metal related industries; trucking; foundries; auto and equipment sales; any uses otherwise permitted in the Limited Industrial district.
Weld County	Industrial (I-1)	1,151	Research; manufacturing, repairing; fabricating; processing; assembling or storage; utility service facilities; public schools; police and fire stations or facilities; sewage sludge disposal.
	Industrial (I-3)	154	Research; manufacturing; repairing; fabricating; processing; assembling or storage; temporary facilities for the sale of fireworks and Christmas trees.
	Agricultural (A)	1,187	One residential dwelling per legal lot; farming ranching and gardening; oil and gas production; livestock; public production facilities; temporary storage structures; public parks and recreation; animal boarding and training facilities.
	Estate	5.5	One single-family home per legal lot; farming, ranching, and gardening; public parks and recreation; police and fire stations or facilities; utility service facilities.

Source: Clarion Associates, Windsor Municipal Code, Weld County Code.

Land Use Plan

Current Planned Uses

Within the context of the Town-wide future land use plan, this site is considered a key area for employment activities. As such, the current future land use plan for the East Side Industrial Subarea designates over half of the site for a combination of heavy and light industrial uses. Other designated uses include parks, open space, mineral extraction, and floodplains category, general commercial, and mixed types of residential development.



Legend

- East Side Industrial Subarea Plan Study Area
- Town of Windsor
- Windsor GMA
- Poudre River
- Canals and Ditches

Town Zoning

- Estate Residential (E-1)
- Single-Family Residential (SF)
- Multi-Family Residential (MF-2)
- Residential Mixed-Use (RMU)
- General Commercial (GC-PUD)

County Zoning

- Central Business District (CBD)
- Office (O)
- Light Industrial (I-L)
- Heavy Industrial (I-H)
- Agriculture (A)
- Estate (E)
- Industrial (I-1)
- Industrial (I-3)

Map 3: Current Zoning



Environmental Features

Hydrology

The study area has two Federal Emergency Management Agency (FEMA) designated 100-year floodplain areas: the Poudre River and Law Ditch. See Map 4: Infrastructure and Access. These areas, as identified in the Flood Insurance Rate Map (FIRM) and Flood Insurance Study prepared by FEMA, are subject to the development regulations governing flood damage prevention as specified in Article XXVI of the *Windsor Municipal Code*. Areas subject to this Article must submit the following information as a part of the development proposal:

- Elevation in relation to mean sea level of the lowest floor (including basements) of all structures;
- Elevation in relation to mean sea level to which any structure has been floodproofed;
- Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 16-477(2); and
- Description of the extent to which any watercourse will be altered or relocated as a result of proposed development (Ord. 1991-813, §4.1).



The Poudre River floodplain is an important natural feature of the area.

Cache La Poudre River Corridor

The Cache La Poudre River and its floodplain traverse the southern portion of the East Side Industrial Subarea study area. This corridor is part of a regional open space and habitat corridor, which includes the nearby jurisdictions of Fort Collins, Timnath, and Greeley. Natural features within the corridor include wetlands and riparian forest, and it serves as an important wildlife habitat, including raptors. Recreational uses along the Poudre corridor include walking, biking, fishing, tubing, and boating.

Law Ditch and Floodplain

A major hydrological feature of the study area is the Law Ditch and its FEMA-delineated 100-year floodplain that runs north-south through the study area, terminating in the Poudre River. During the past year, independent consultants hired by the Town have completed the first portion of an engineering study on the hydrology of the Law Ditch. This work found additional floodways to those identified by FEMA flowing southeast and impacting section 23. This study will be continued in the area between Eastman Park Drive and the Poudre River. The documentation of additional floodway areas for the Law Ditch are considered by the Town as serving the purpose of informing



The study area is traversed by a number of ditches.

future developers as to the engineering modifications that would be necessary for development to occur in these areas.

Natural Areas

Kodak Wildlife Area

This natural area of approximately 70 acres lies within the floodway of the Poudre River and is located in the southwestern corner of the study area. A designated Watchable Wildlife area, this land is open to the public. Visitors may view the variety of wildlife and wildlife habitats present on the property, which include geese and other waterfowl. See Map 4: Infrastructure and Access.

Infrastructure

Transportation and Access

Street Access

The site is bordered by several major roadways, from which additional points of access could be made as development of the subarea progresses. These roadways include CO 392 at the far northern boundary of the site, which currently provides one point of internal access via WCR 21.80. The site is accessible from the east via WCR 64.75, and from the west along CO 257, which currently has two points of access to the site.

Internal Circulation

Roadway circulation within the site is currently very limited. The primary vehicular routes within the site include Eastman Park Drive, which crosses the central portion of the site, connecting to WCR 64.75. This access route, as the only east-west roadway within the subarea, is perhaps the most prominent in terms of internal streets. Other roadways within the subarea include WCR 21.80 with its existing railroad crossing, and WCR 23, both of which run north-south. See Map 4: Infrastructure and Access.

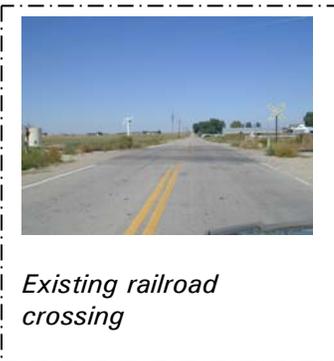
Access to the southern portion of the site is limited by the presence of the Poudre River and its floodplain. There is currently no development with the area with the exception of the Town of Windsor wastewater treatment facility.

Railroad

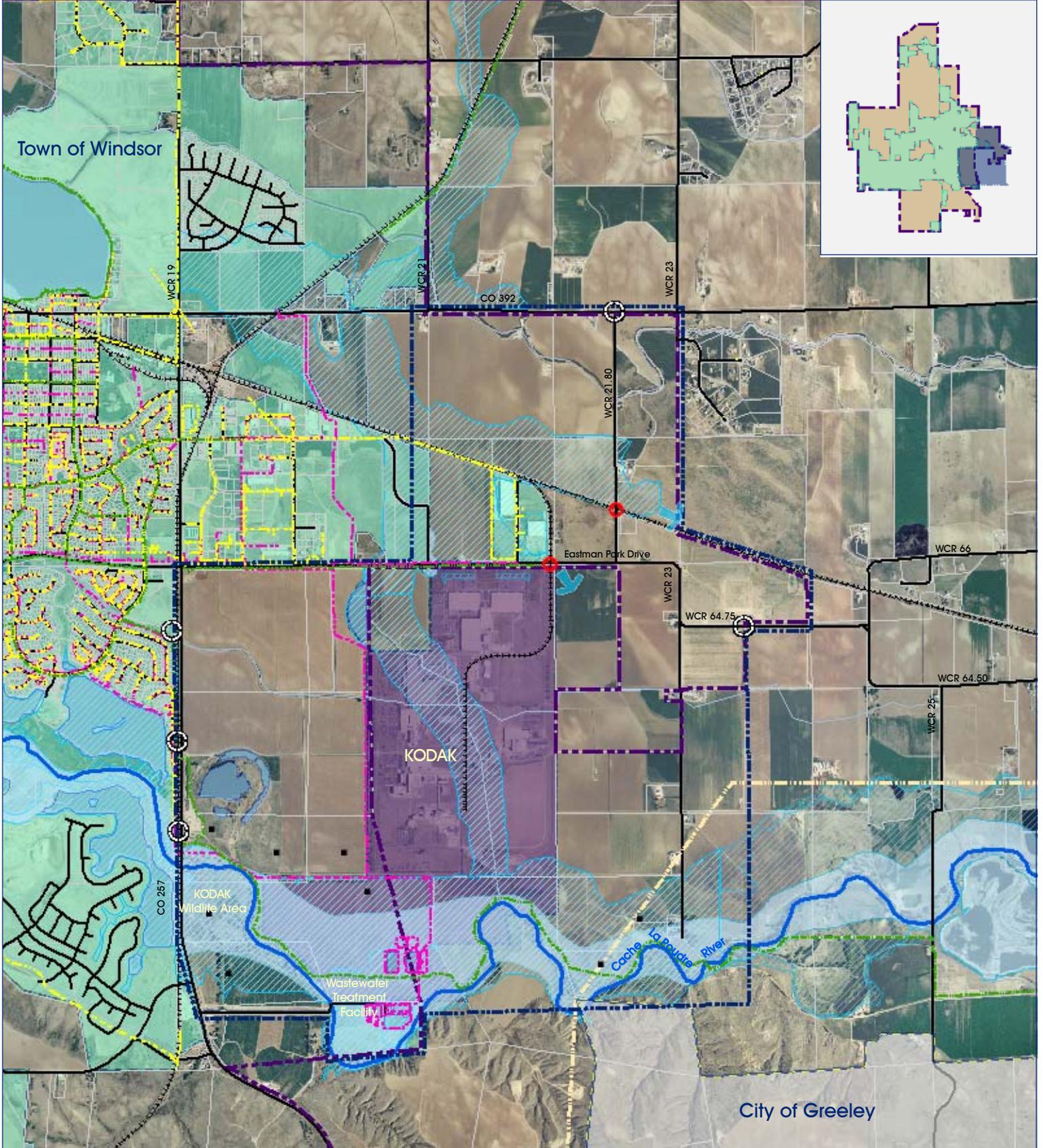
The Colorado & Southern Railroad crosses the northern portion of the site in a southeast diagonal. While it is very difficult to obtain new



Southbound traffic on CO 257.



Existing railroad crossing



Legend

- East Side Industrial Subarea Plan Study Area
- Kodak (Area Excluded)
- Town of Windsor
- Windsor GMA
- City of Greeley
- Greeley UGA

Transportation and Access

- Point of Access
- Railroad Crossing
- Existing Trails
- Utilities**
- Sewer Lines
- Water Lines
- Oil and Gas Wells*

Hydrology

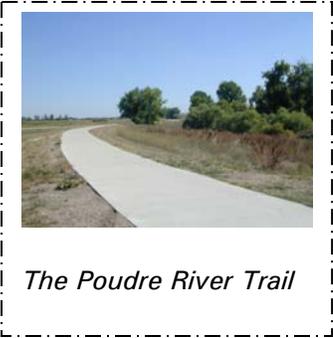
- Lakes and Ponds
- Poudre River
- Floodway
- 100-year Floodplain
- Canals and Ditches

Map 4: Infrastructure and Access



* Note: Oil and gas well locations are approximate and intended for site analysis purposes only.





right-of-way crossings along railroads, the current roadway system includes two established railroad crossings: one along the main rail line at WCR 21.80, and one crossing on Eastman Park Drive where a rail spur diverges southward from the main rail line to the Kodak facility.

Trails

Two trails currently access the site from the west: the Kodak Trail and the Poudre River Trail. The Kodak Trail follows Eastman Park Drive from the western edge of the study area, terminating at the railroad crossing. A trail extension is planned that would connect this trail to the larger town trail and bikeway network at Water Valley Parkway. The Poudre River Trail approaches the site along Whitney Ditch, turning south along CO 257 until it nears the river, at which point the trail follows along the river within the floodplain.

Water and Sewer

Water

The Town of Windsor provides water service within the subarea. With long-term contracts in place with providers of treated water and a policy that requires developments to bring water rights to the town to support their developments, the Town will have sufficient water capacity to service future development of the property. Though development in this area has been limited to this point, water lines are presently in place in the western and central portions of the study area. Additional water infrastructure improvements are either under construction or are being planned for the eastern portion of the study area. Existing water lines are illustrated on Map 4: Infrastructure and Access

Sewer

The Town of Windsor owns and operates a wastewater treatment facility in the southernmost parcel of the study area, and has sufficient sewer capacity to service future development of the properties located within the study area. Sewer lines are currently in place along portions of Eastman Park Drive, the western boundary of the Kodak facility, and along the southern access drive just north of the Poudre River. Given that the study area slopes southward toward the Poudre River and wastewater treatment facility, no additional lift stations would be required to provide expanded service within the study area. See Map 4: Infrastructure and Access.

Oil and Gas Wells

Where properties have severed mineral and surface property rights, the owners of the mineral rights are permitted to access to their portion of the property. It is acknowledged that some of these mineral rights are owned by Petro-Canada within the subarea. Currently Petro-Canada has two oil and gas wells within the Poudre River floodplain at the southeast corner of the study area (section 35). In addition, applications have been filed for seven more wells in sections 34 and 35. It is not anticipated that the additional wells will require a new tank facility.

On June 14, 2004 the Town adopted Ordinance No.2004-1181, which established Sections 16-148 through 16-150 of the Windsor Municipal Code. This ordinance created setback requirements for new development from existing wells as measured from the property line. These setbacks vary by zone as follows:

- Estate Residential (E-1): 150 ft. minimum setback,
- Industrial uses: 150 ft. minimum setback, and
- All other uses: 350 ft. minimum setback.

In addition, this ordinance created buffering and landscaping requirements for new surface development of properties adjacent to existing wells. New development of property with severed mineral and surface property rights requires notification of the mineral rights owner as specified in Article 65.5 of Colorado State law, Notification of Surface Development. The Colorado Oil and Gas Conservation Commission regulates setback requirements from new wells to existing developed properties. These setbacks are therefore subject to existing state law.



An existing well.

Chapter 2: Town Goals

In the Comprehensive Plan future land use plan map, this area has historically been depicted as a key employment area for the Town. Under the assumption that the East Side Industrial Subarea would remain a center of industrial and employment activities for the Town, the current planning for this area has also sought to evaluate additional uses which will successfully pursue the economic goals of the Town while at the same time allow for other compatible land uses to be utilized. The following section itemizes a number of goals, set forth within the 2002 Comprehensive Plan for the Town of Windsor, that relate to long-term land use and development goals within the Town. For each broad goal, policies have been included that detail how the goal could be pursued within the subarea.

Goals and Policies

Overall Land Uses

LU Goal 1: Promote the development of Windsor in an orderly manner that will provide a well-balanced land use pattern, which will provide for the efficient and effective ongoing extension of public services and facilities.

Policy LU-1.1: Ensure that development of the subarea progresses in an orderly manner and in accordance with the goals, policies and land use plan of the Comprehensive Plan and this Subarea Plan.

Housing

H Goal 1: Promote an adequate supply and variety of safe and economically achievable housing products to meet the current and future needs of the community.

Policy H-1.1 Incorporate a variety of housing types, with particular emphasis on meeting the community's needs for community workforce housing. Community workforce housing is defined as housing suitable for working families and individuals for households earning between 80% and 120% of an area's median income.

Policy H-1.2: Pursue alternate sources of funding and collaborative partnerships to support the incorporation of affordable and attainable units in residential developments.

H Goal 2: Achieve and maintain an effective balance between job and housing opportunities, to reduce the need for commuting into Windsor.

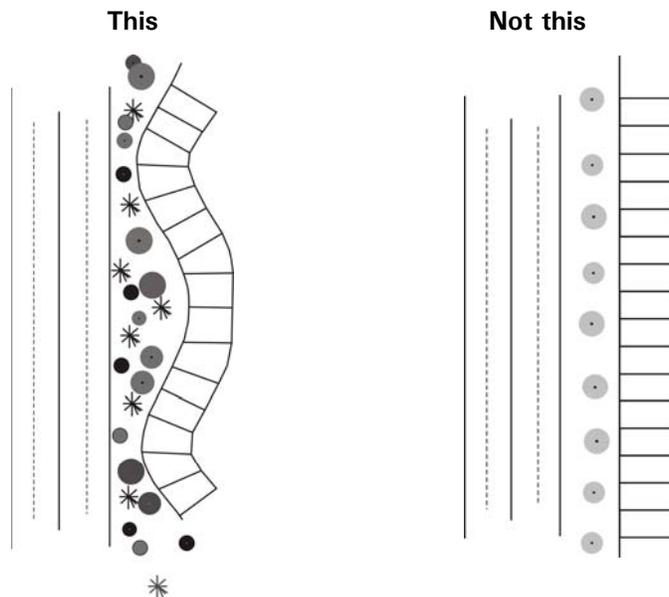
Policy H-2.1: Implement the land use plan of the East Side Industrial Subarea Plan, providing for a range of housing and employment options for residents of Windsor.

Residential Land Use

R Goal 1: To protect the character and quality of the residential areas in Windsor.

Policy R-1.1: New development within the subarea will consider the impacts of development on existing residential developments and work to reduce impacts through the appropriate use of transition areas, buffering, and the promotion of quality development that seeks to uphold the prevailing character of existing areas.

Policy R-1.2: The landscape buffer along CO 257 should be varied in depth and intensity of landscaping treatment, and use an open style of fencing to retain an attractive, open street corridor with visual interest. In contrast, a linear development pattern with solid stockade-style fencing would not be appropriate along the eastern side of CO 257 (see illustrations below).



Commercial and Industrial Land Use

CI Goal 1: All commercial and industrial development should provide a safe, aesthetically appealing and healthy environment, which does not have adverse impacts on surrounding areas.

Policy CI-1.1: Provide for adequate buffer areas between the property lines of heavy industrial uses and residential areas that consider the long-term development potential of the properties.

Policy CI-1.2: Buffer areas between residential and industrial uses should provide attractive landscaped areas that sufficiently reduce any potential negative impacts that may result from light, noise, or other operational activities specific to the present industrial use.

Policy CI-1.3: New commercial and industrial developments within the subarea should, where possible, provide attractive permanent structures using quality building materials.

CI Goal 2: Windsor should continue to encourage and promote commercial and industrial development, redevelopment and expansions in order to strengthen its tax base, increase revenue sources, and provide high-quality employment opportunities for its residents.

Policy CI-2.1: Commercial development and redevelopment along CO 392 should be compatible in character, use, and style to the other commercial development along this corridor.

Policy CI-2.2: Encourage new commercial development within the subarea that meets the needs of nearby residents and businesses including convenience goods and services.

Policy CI-2.3: New commercial development should be developed to allow for easy and safe access by pedestrians, vehicles, and bicycles.

CI Goal 3: Encourage industrial uses to locate in areas that lessen the impact on the downtown area of Windsor.

Policy CI-3.1: The Town should actively work to attract high-quality primary employers to the East Side Industrial Subarea.

Environmental Resources and Hazards Plan

ENV Goal 1: Using sound conservation practices, unique and distinctive natural features, sensitive ecosystems, critical wildlife habitats, and other unique natural resources should be conserved and preserved in a manner that assures their protection from adverse impacts.

Policy ENV-1.1: The Town should continue to retain the Poudre River Corridor as a valuable natural and recreational amenity for the Town and Region, both present and future.

ENV Goal 2: Community growth should respect and incorporate existing environmental constraints and opportunities to assure that new development and redevelopment will be harmonious with the area's natural and manmade environments.

Policy ENV-2.1: Future development within the subarea should incorporate environmental features into the overall site plan. Such features may include, but are not limited to, Whitney Ditch, Law Ditch and the Law Ditch Floodplain, Poudre River and its floodplain.

Public Utilities and Drainage

UTL Goal 1: Encourage non-potable water systems in new developments for both lawn irrigation and landscaping.

Policy UTL-1.1: Encourage water efficient design of new developments and landscaping, including xeriscape, drought-resistant plants and trees, and underground irrigation systems.

UTL Goal 2: Ensure that developers dedicate raw water rights.

Policy UTL-2.1: New developments will bring water rights to the Town adequate to service the future needs of their proposed development.

UTL Goal 3: Develop both a short-term and a long-range Capital Improvements Plan, which includes improvements to, and expansions of the Town's water, sewer, drainage, and other public facilities.

Policy UTL-3.1: The infrastructure improvements should be planned for and incorporated into the Capital Improvements Programming plan (CIP) of the Town.

UTL Goal 4: Ensure that new development shall not overburden the Town’s existing infrastructure and public facilities.

Policy UTL-4.1: New development shall pay for necessary additional infrastructure required to service the new development.

UTL Goal 5: Provide for the conservation of natural resources, particularly water, and implement directives that promote cleaner, water-efficient, and aesthetically appealing environments.

Policy UTL-5.1: Consider the overall impact of the site design on site drainage and work to reduce stormwater runoff.

Policy UTL-5.2: Developments should seek to provide vegetated buffers and landscaping that are both aesthetically appealing and use drought resistant and native plant species to reduce the overall demand for water of the development.

Circulation and Transportation

TR Goal 1: Provide an efficient, cost-effective and safe transportation system that will meet the Town’s needs for convenient movement of people, goods and services. Although the primary purpose of the Circulation and Transportation Plan is to accommodate vehicular traffic, the system should meet the needs of all segments of the community and accommodate pedestrians and alternative modes of transportation such as bicycles, etc.

Policy TR-1.1: New development should incorporate pedestrian-friendly design to facilitate non-motorized transportation, including bicycles and pedestrians within neighborhoods, to commercial areas, and to the larger trail and transportation network

TR Goal 2: At the time development occurs, the circulation and transportation systems needed to adequately serve that development, and subsequent developments associated with

that development, shall be in place. These circulation and transportation systems shall include (a) the circulation and transportation systems that are depicted in the Circulation and Transportation Plan Map herein (of the Comprehensive Plan), and (b) all other circulation and transportation systems that are included in all plans and policies which have been adopted by the Town.

Policy TR-2.1: New transportation infrastructure within the subarea should be planned and designed in accordance with the Circulation and Transportation Plan goals and policies.

Parks, Recreation, Trails, and Open Space

PR Goal 1: Using sound conservation practices, unique and distinctive natural features, sensitive ecosystems, critical wildlife habitats, and other unique environmental resources should be conserved and preserved in a manner that assures their protection from adverse impacts.

Policy PR-1.1: Development should identify and seek to protect natural habitats and features from adverse impacts that could result from development of the property that has not been accomplished in accordance with applicable regulations.

Policy PR-1.2: Further investigation should identify the floodway of the Law Ditch to provide for informed development decisions of affected properties.

Policy PR-1.3: The town should pursue the documentation and preservation of important natural and habitat areas within the Poudre River Corridor.

PR Goal 2: Community growth should respect and incorporate existing environmental constraints and opportunities to assure that new development and redevelopment will be harmonious with the area's natural and manmade environments.

Policy PR-2.1: Seek ways to incorporate Whitney Ditch, Law Ditch and its floodplain into the overall development.

PR Goal 3: Provide recreation and cultural activities/ facilities, parks, and open spaces for persons of all ages and abilities in the community.

Policy PR-3.1: Pursue the development of a multi-use trail along the Poudre River that provides ease of access for residents of all ages, including educational signage.

PR Goal 4: Provide open space areas and corridors to connect parks, buffer development and preserve environmentally sensitive areas, protect cultural resources and conserve lands with unique natural features and characteristics.

Policy PR-4.1: Encourage the connection of use areas and parks through the creation of an open space corridor along Whitney Ditch.

Policy PR-4.2: Neighborhood parks and open spaces should provide for connectivity to other open areas and recreational amenities, both within the residential development, the larger trail network of the town, and the Poudre River Corridor.

Chapter 3: The Land Use Plan

Purpose and Function of the Land Use Plan

The land use plan created through this planning effort for the East Side Industrial Subarea will supplement and enhance the current land use plan designations for the study area. The land use plan of this subarea plan serves as a guide to local officials and property owners when planning and reviewing development proposals for the area. While the plan is advisory in nature, it should be used to help weigh land use decisions to ensure that proposed development achieves the larger goals of the community.

The Land Use Plan

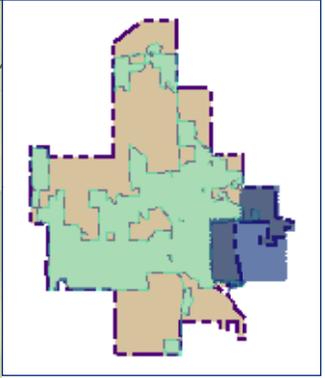
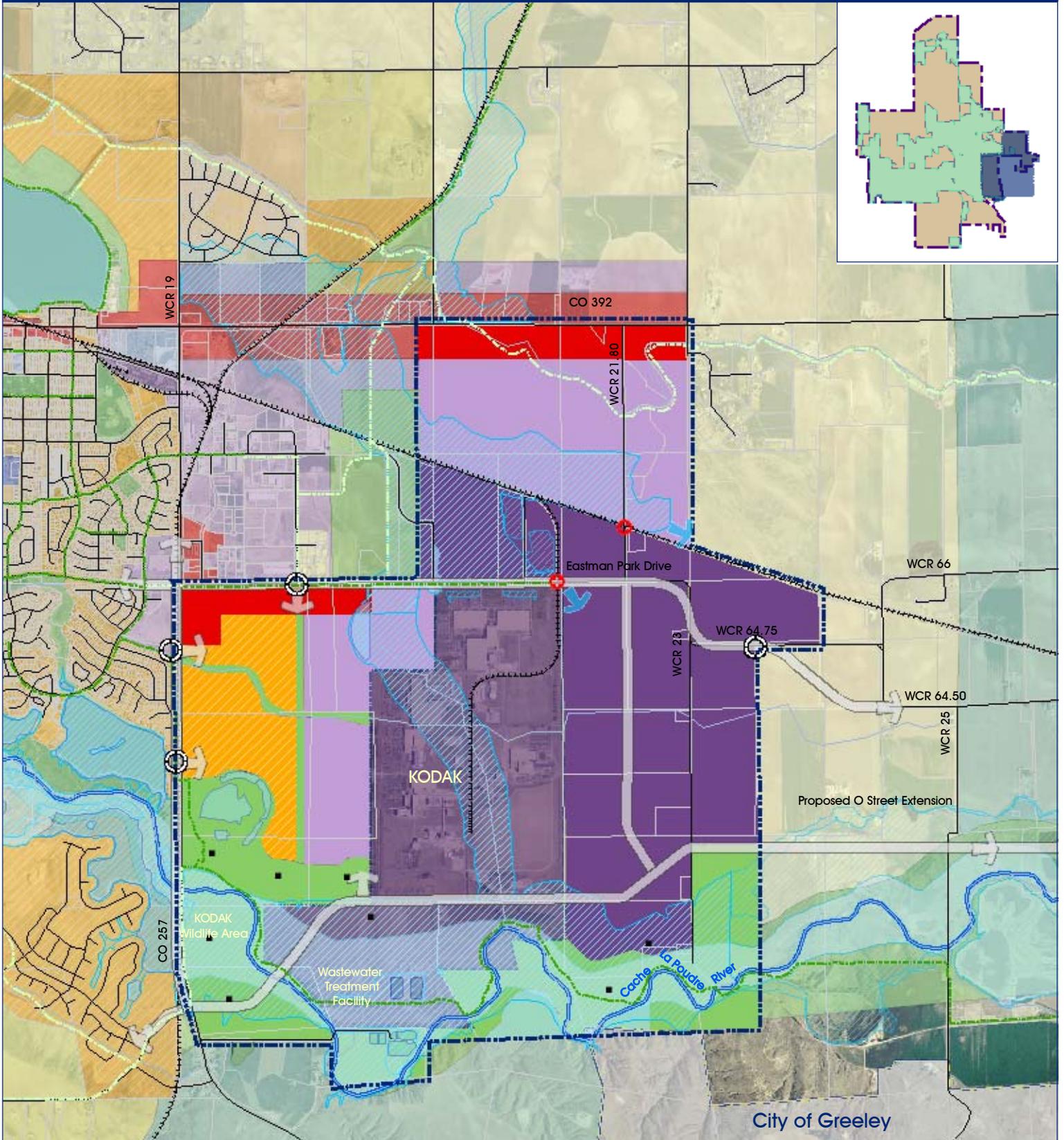
The future land use plan for the subarea offers a mix of employment, recreation, and housing. While the amount of heavy industrial land is reduced from the prior plan, industrial uses still dominate the land use mix with 60% of the total land area. The Poudre River Corridor, occupying southern portions of the site, is retained and expanded to allow for appropriate buffering of oil and gas wells. Residential mixed-use west of the industrial area provides a transition between the adjacent residential area to the west and industrial to the east.

Consistent with the goals and policies contained herein, the mix of land uses should be accomplished in a manner that provides for appropriate transitions between land uses, in order to significantly reduce any potential negative impacts that may result from light, noise, or other operational activities from non-residential uses. Alternative land use configurations, buffering techniques, or other performance-based approaches may be considered as part of a development proposal to address these objectives, provided that it is determined by Town staff and the Planning Commission that these alternative approaches are equal to or exceed those which are illustrated on the Future Land Use Plan (Map 5). The land uses, illustrated on Map 5 are summarized below in Table 4.

Table 4: Future Land Use Plan

Land Use Category	Acres	% Total
Community Separator	32	1%
Heavy Industrial	880	36%
Light Industrial	582	24%
Residential Mixed Use	177	7%
Neighborhood and General Commercial	157	6%
Parks and Open Space	643	26%
Total	2,471	100%

Source: Town of Windsor Comprehensive Plan GIS Data, Clarion Associates



Legend

East Side Industrial Subarea Plan Study Area

Hydrology

- Lakes and Ponds
- Poudre River
- Floodway
- 100-year Floodplain
- Canals and Ditches

Transportation and Access

- Point of Access
- Railroad Crossing
- Existing Streets
- Potential Future Circulation
- Railroad
- Existing Trails
- Potential Future Trails
- Oil and Gas Wells*

Land Use Plan

- Parks and Open Space
- Community Separator
- Low-Density Estate Residential
- High Density Estate Residential
- Single-Family Residential
- Multi-Family Residential
- Residential Mixed-Use
- General and Neighborhood Commercial

- Employment Corridor
- Light Industrial
- Heavy Industrial
- Public

March 2, 2006

CLARION

Map 5: Future Land Use Plan

0 0.25 0.5 Miles

* Note: Oil and gas well locations are approximate and intended for site analysis purposes only.



Land Use Descriptions

Parks, Open Space, Mineral Extraction, and Floodplain



Purpose

To retain, free from development, the important natural feature of the Poudre River Corridor, including its habitats, floodplain, and recreational uses.

Allowable Uses

Provides for land and facilities which are designed to be developed areas which are set aside for recreational uses and should include amenities such as indoor and outdoor recreational facilities, athletic fields, picnic areas, trails, playground equipment, gymnasiums, fitness areas, classrooms, and areas for other activities such as arts and crafts.

These areas also provide for lands that are to remain open and generally free from development so as to protect natural environmental elements such as steep slopes, unique vegetation, key minerals, floodplains, major drainage ways, and other flood prone areas. Flood prone areas identified to be flood hazard areas by the Federal Emergency Management Agency (FEMA) should be used as a basis for open space corridors along the Cache la Poudre River and other drainage ways.

Mineral extraction activities shall be allowed in accordance with all state and federal rules and regulations. Additionally, any other types of developments that are being proposed to occur within the areas designated as "Parks, Open Space, Mineral Extraction, and Floodplains" shall also comply with all rules, regulations and ordinances of the Town of Windsor.

Special Considerations

The Parks, Open Space, Mineral Extraction, and Floodplain area of the East Side Industrial Subarea should be retained as an open space area. Informative, appropriate signage about trails and key habitat areas could be added to the area. Development within the area should be limited and subject to all applicable regulations relating to floodplains, natural areas, and the Poudre River Corridor.

Residential Mixed Use

Purpose

The residential mixed use area creates the opportunity for convenient live-work opportunities to the adjacent primary employment area, an

increased supply for workforce housing, and a greater mix and balance in the types of housing offered and supportive goods and services.

Allowable Uses

Provides for the development of a desirable mix of residential, commercial, light industrial, recreational, and open space uses.

Special Considerations

Housing development within this area should take into account the types of design and development that have gone into the adjacent residential areas that have been and are being developed on the west side of CO 257. This area should emphasize offering a mix of housing, including attainable workforce housing, to support local employers. Commercial activities should serve convenience needs of the neighborhood. Parks and open space areas should seek to incorporate existing natural and hydrologic features of the site including ditches and floodzones, and offer overall connectivity both between park areas and the Poudre River and Kodak trail networks.



General and Neighborhood Commercial

Purpose

To provide a center of commercial activity to serve the needs of both nearby residents and the community at large.

Allowable Uses

Provides for a variety of uses such as neighborhood businesses and general commercial activities, including retail stores, offices, and service establishments, and supportive activities such as restaurants and other complimentary uses.

Special Considerations

The design of commercial development along Eastman Park Drive and at the corner of Eastman Park Drive and CO 257 should incorporate principles of quality design including vegetated medians within parking areas, connected parking areas to decrease the need for ingress and egress within the commercial area, bike racks and sidewalks that promote safe and convenient travel to and within the commercial center by automobile, pedestrian, and bicycle means of travel. Façade design will incorporate treatments to each side of the building. Garbage and delivery areas should be appropriately screened from view. Signage and lighting should seek to minimize negative impacts of light and glare on the surrounding neighborhoods.



Light Industrial



Purpose

To provide opportunities for primary employment.

Allowable Uses

Provides for the identification and preservation of land suitable for light industrial use, for the orderly grouping of such uses in an appropriate setting, and for the promotion of harmonious relationships between light industrial uses (including general commercial uses) and the community at large. All such industrial uses shall consist of fully enclosed operations.

Special Considerations

Light industrial development should seek to create areas of primary employment that minimize negative impacts of traffic, noise, and glare through appropriate site design and buffering.

Heavy Industrial



Purpose

To provide opportunities for primary employment.

Allowable Uses

Provides for general manufacturing, processing, distribution and assembly activities, and large-scale warehousing and storage operations. Convenient access to rail and highway transportation systems is a major incentive for these types of general industrial uses.

Special Considerations

New heavy industrial uses should be located so as to minimize any possible conflicts with adjacent uses. Appropriate buffering and site design should seek to control traffic; noise and light pollution issues as well as any negative visual impacts. Where appropriate, heavy industrial uses should maximize use of the railroad and existing transportation infrastructure. Industrial development south of the proposed O Street extension should work, through site design and setbacks, to conserve southern portions of the land as part of the Poudre River open space corridor.

Chapter 4: Implementation

Purpose

This section details the regulatory measures and considerations that will factor into the implementation of the East Side Industrial Subarea Plan. Generally speaking, these measures are regulatory devices that are primarily the responsibility of the appointed and elected officials of the municipality, with recommendations on these regulatory devices being made by Town staff. These regulatory measures, often referred to as planning tools, are discussed below.

Comprehensive Plan Update

After formal adoption of this plan by the Town, it will be necessary to update the land use plan of the Comprehensive Plan to reflect the alterations made to the land use designations of the subarea within this plan document. While the Comprehensive Plan provides a general guide for the Town, the more detailed policies and land use considerations set forth within this document for the subarea should be referred to within the Comprehensive Plan to ensure consistency between the plans.

Subdivision Regulations

The Town recognizes that the subdivision and development of land sets a long-term pattern and character for developed areas. Residential development within the subarea will represent significant new development that will impact surrounding neighborhoods and businesses, and define the character of the area for decades to come. The Town's subdivision regulations should be appropriately developed, administered, and enforced prior to any development occurring. These regulations should be designed and enforced to ensure that traffic, streets, water and sewer service, drainage, and lot sizes are appropriately designed and implemented to create a pleasant living environment for residents while at the same time meeting the long-term needs of the Town.

Zoning

Zoning is the primary means by which land uses and development are regulated. Zoning standards regulate which types of land uses are permitted, densities of population and structures, lot sizes, coverage of lots by buildings, building setbacks, off-street parking, etc. In order

to ensure implementation of the land use recommendations of this plan, the zoning map of the Town will need to be updated to reflect the land use patterns established on the future land use plan. Once the zoning map is brought into conformity with the future land use plan, the administration of the zoning ordinance should continue to be used as a means by which to implement the Plan by regulating all of the following aspects of development: what types of development will occur, where it will occur, how sites will be developed, what these sites will look like once development has occurred, and how much development is ultimately allowed in the different zoning districts.

Similar to the aforementioned review of the subdivision regulations, all of the elements contained in the zoning ordinance also need to be reviewed periodically in order to determine whether or not these regulations are still appropriate concerning (a) the contemporary needs of the community, and (b) their viability in implementing the recommendations, goals and land use policies contained in the Plan. Any such regulations which do not meet both of the standards described in items (a) and (b) of this paragraph should be amended in a timely and appropriate manner.

Housing and Building Codes

There are types of regulations which are needed in order to help ensure that new construction and existing structures will meet minimum standards. The standards for new construction include building, plumbing, electrical, and gas codes, whereas existing structures should be regulated through a minimum housing code.

All of these types of building codes help ensure (a) structural strength; (b) safety from fire; (c) proper plumbing; (d) safety from faulty electrical wiring and connections; (e) adequate sanitary facilities; (f) adequate light; and (g) proper ventilation. Through the enforcement of these codes, both the community and the individual property owner/tenant can have confidence in the stability, durability and safety of the structures which have been purchased and are being occupied.

Utilities

Public water and sanitary sewer service within the plan area are not anticipated to pose a development limitation of the planned uses. As development progresses within the area, it is important that the service extension be appropriately sized and phased, and that the costs of the new infrastructure be borne by the new development.