

TOWN OF WINDSOR

ORDINANCE NO. 2011-1402

AN ORDINANCE AMENDING CHAPTER 17 OF THE WINDSOR MUNICIPAL CODE TO ADOPT CERTAIN LAND USES AND DESIGN STANDARDS FOR DEVELOPMENT WITHIN THE CORRIDOR ACTIVITY CENTER AT THE INTERSECTION OF THE INTERSTATE 25 AND COLORADO STATE HIGHWAY 392 AND REPEALING RELATED PROVISIONS

WHEREAS, the highway interchange at Interstate 25 and State Highway 392 (“Interchange”) is a vital component to the region’s transportation network; and

WHEREAS, on January 3, 2011, the Town of Windsor (“Town”) and the City of Fort Collins (“City”) have entered into an Intergovernmental Agreement (“IGA”) under which certain legislative steps are required in conjunction with improvements to the Interchange and land use regulations in the vicinity thereof; and

WHEREAS, the IGA calls for the establishment of a Corridor Activity Center (“CAC”) surrounding the Interchange on both the east and west sides of Interstate 25; and

WHEREAS, the Town and the City have agreed that establishing requirements for the development of land within the CAC on both sides of Interstate 25 is necessary and proper to assure quality development and consistency of uses; and

WHEREAS, the Town and the City have through their respective representatives arrived at an agreed roster of permitted uses within the CAC, a copy of which is attached hereto, entitled “*I-25/SH 392 Interchange Project Corridor Activity Center - Proposed Land Use Table - Permitted Uses*”, is incorporated herein by this reference, and will be referred to herein as the “Permitted Uses”; and

WHEREAS, the Town and the City have through their respective representatives arrived at an agreed set of design standards for the development of land within the CAC, a copy of which is attached hereto, entitled “*I-25/SH 392 Interchange Project Corridor Activity Center - Proposed Gateway Standards - Corridor Activity Center Design Standards*”, is incorporated herein by this reference, and will be referred to herein as the “CAC Design Standards”; and

WHEREAS, the Windsor Town Board has examined the Permitted Uses and CAC Design Standards, and finds that the said Permitted Uses and CAC Design Standards represent a reasonable, appropriate and proper limitation on land uses within the CAC; and

WHEREAS, by this Ordinance, the Town Board wishes to formally adopt the Permitted Uses and CAC Design Standards as required by the IGA; and

WHEREAS, the Town Board wishes to repeal and amend Section 17-13-40 of the Windsor Municipal Code to delete any reference to the establishment or assessment of review fees under Article XIII of the Code.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD FOR THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The attached Permitted Uses and CAC Design Standards are hereby approved, adopted and ratified by the Town Board.

Section 2. Article XIII, Chapter 17 of the Windsor Municipal Code shall be amended by the addition of the following Division 3, which shall read:

Division 3

Interstate 25/State Highway 392 Corridor Activity Center

Sec. 17-13-380. Corridor Activity Center, defined

For purposes of this Article, the “Corridor Activity Center” shall mean the Interstate 25/State Highway 392 Corridor Activity Center defined in the Intergovernmental Agreement Pertaining to the Development of the Interstate I25/State Highway 392 Interchange dated January 3, 2011, between the City of Fort Collins, Colorado, and Town of Windsor, Colorado, and as may pursuant to said Intergovernmental Agreement be amended in the future.

Section 17-13-390. Corridor Activity Center; Permitted Uses

Land uses within the Corridor Activity Center shall be limited to the following:

- Adult Day Care Centers
- Drive-Thru Restaurants
- Entertainment Facilities/Theaters
- Fast Food Restaurants
- Fuel Sales Convenience Stores
- Grocery/Supermarket
- Health Club
- Hospital
- Lodging
- Long Term Care Facilities
- Medical Center/Clinics
- Mixed Use Residential
- Multi-Family Mixed-Use

Offices/Financial
Personal/Business Service Shops
Retail Establishment/Big Box
Retail Store
Schools-Private/Vocational Colleges
Small Scale Recreation/Events Center
Standard Restaurant
Telecommunication Equipment, excluding freestanding towers
Unlimited Indoor Recreation

Sec. 17-13-400. Corridor Activity Center; Design Standards, applicability

The Design Standards for the Interstate 25/State Highway 392 Corridor Activity Center established pursuant to this Division 3 shall apply to all building, growth and development within the Corridor Activity Center.

Sec. 17-13-410. Design Criteria

The following criteria shall apply to all building, growth and development within the Corridor Activity Center:

1. Minimum Level of Masonry

On any first floor building elevation that is visible from a public right-of-way, masonry materials limited to natural stone, synthetic stone, brick, and concrete masonry units that are textured or split face, solely or in combination, shall be applied to cover from grade to the top of the entry feature of such elevation, or if there is no entry feature on any particular elevation, to a height that would be equivalent to the top of the first floor. For first floor building elevations not visible from a public right-of-way and on all upper stories, other exterior finish materials including but not limited to synthetic stucco (E.I.F.S.), architectural metals, clay units, terra cotta, prefabricated brick panels or wood can be applied in whole, or in combination with the masonry materials described above. For the purposes of this provision, *architectural metals* shall mean metal panel systems that are either coated or anodized; metal sheets with expressed seams; metal framing systems; or cut, stamped or cast ornamental metal panels, but not ribbed or corrugated metal panel systems. Standard concrete masonry units or tilt-up concrete with applied texturing are prohibited on any building elevation.

2. Roofs

A roof pitch is required for buildings containing less than twenty-five thousand (25,000) square feet and having three (3) stories or less. In cases where mechanical equipment must be mounted on the roof, a sloping mansard roof shall be allowed.

3. Building Height

The maximum building height shall be ninety (90) feet.

4. Sign Standards

All freestanding signs shall be ground signs and shall be limited to a maximum height of fourteen (14) feet along and perpendicular to I-25 and twelve (12) feet along and perpendicular to all other streets. Such ground signs shall be subject to all other requirements found in Article IX of Chapter 16 of this Code.

Sec. 17-13-420. Site plan process.

Submission of a site plan demonstrating compliance with the applicable design criteria, as established in this Division 3, shall be submitted and processed pursuant to the site plan review procedure set forth in Article VII of this Chapter and the requirements of the Intergovernmental Agreement Pertaining to the Development of the Interstate I25/State Highway 392 Interchange dated January 3, 2011, between the City of Fort Collins, Colorado, and Town of Windsor, Colorado, prior to the approval of any building, growth or development within any Corridor Activity Center.

Sec. 17-13-430. Review by Town.

The Town Manager is hereby authorized to retain the services of a consulting architect to examine the site plan and report to the Planning Department, Planning Commission and Town Board with respect to the site plan's compliance with the design criteria established in this Division 3.

Sec. 17-13-440. Design criteria controls other rules and regulations.

The requirements of this Division shall be in addition to all other building, growth and development rules and regulations set forth in this Code. Where those rules and regulations specifically conflict with the design criteria adopted hereunder, the design criteria adopted hereunder shall control.

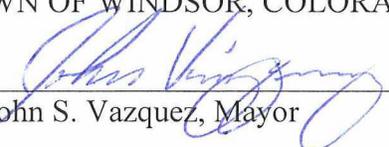
Section 3. Section 17-13-40 of the Windsor Municipal Code shall be repealed, amended and readopted to read as follows:

Sec. 17-13-40. Site plan process.

Submission of a site plan demonstrating compliance with the applicable design criteria, as established hereby, shall be submitted and processed pursuant to the site plan review procedure set forth in Article VII of this Chapter prior to the approval of any building, growth or development within any Commercial Corridor. Any site plan review fees established by Town Board resolution pursuant to this Article are hereby repealed.

Introduced, passed on first reading, and ordered published this 14th day of February, 2011.

TOWN OF WINDSOR, COLORADO

By 
John S. Vazquez, Mayor

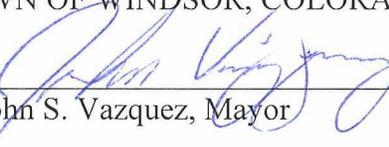
ATTEST:


Patti Garcia, Town Clerk



Introduced, passed on second reading, and ordered published this 14th day of March, 2011.

TOWN OF WINDSOR, COLORADO

By 
John S. Vazquez, Mayor

ATTEST:


Patti Garcia, Town Clerk

