



PUBLIC NOTICE
WOODLAND PARK PLANNING COMMISSION
Wednesday, November 10, 2021, 7:00 P.M.
Council Chambers – 220 W. South Avenue
AGENDA

Zoom link from the calendar at the bottom of the front page of the City website (www.city-woodlandpark.org). Public input is important to the Planning Commission and comments are encouraged in writing in advance.

- 1. CALL TO ORDER & ROLL**
- 2. PLEDGE OF ALLEGIANCE**
- 2. APPROVE MINUTES:** October 28, 2021
- 3. PUBLIC HEARINGS**

A. SUB2021-08 & CUP/SPR2021-04: A request by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) for a Conditional Use Permit, Preliminary Plat and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres with a gross density of 13.46 dwelling units / acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone. **(QJ)**

The City Council Public Hearing is scheduled for Thursday, December 2, 2021, 7:00 P.M.

- 4. REPORTS**
- 5. ADJOURN**

For more information, please contact the Planning Department 719.687.5283

WOODLAND PARK PLANNING COMMISSION MEETING MINUTES for October 28, 2021

Council Chambers, 220 W South Avenue, Woodland Park

This meeting was a hybrid meeting with in-person and virtual attendance. The Zoom meeting link is in the calendar on the City website front page. Public input is very important to the Planning Commission. Comments were encouraged in writing in advance of the meeting to be submitted by mail to the Planning Department at PO Box 9007, Woodland Park, CO, 80866 or email to sriley@city-woodlandpark.org.

1. ORDER AND ROLL CALL. Chairman DeVaux called order at 7:00 pm.

Present Chairman Jon DeVaux
Present Commissioner Lee Brown
Present Commissioner Larry Larsen
Present Commissioner Ellen Carrick
Present Commissioner Carrol Harvey
Staff Present: Planning Director Sally Riley, Planner 1 Dave Burgess

Members absent were Ken Hartsfield and Al Bunge, both excused.

2. APPROVAL OF MINUTES. The September 14, 2021 minutes were approved, as presented.

3. PUBLIC HEARINGS

A. SUB2021-10 – Foster’s Addition Filing No. 4: A request by Stacked Hands LLC (David Mijares, applicant and property owner) for a replat of Lots 10, 11 & 12, Block 14, Foster’s Addition (110 Chester Avenue) in the Urban Residential (UR) zone. **(QJ)**

Ms. Riley presented the staff report citing compliance with all applicable provisions for a minor subdivision. Ms. Riley noted that the applicant has redesigned the home on Lot 2 which now does not require a front setback variance. Furthermore, staff has added a second condition to address the need for a 15’ wide public utility easement on the northern property boundary as requested by CORE (formerly IREA).

Applicant, Owner and Civil Engineer, David Mijares introduced himself and clarified that CORE requires easements to be recorded by a separate document, and that the easements will encumber all lots in this block that he is developing.

Chairman DeVaux opened the public comment portion of the meeting. Seeing no one wanting to comment, Chairman DeVaux closed the public comment portion of the meeting. There was some additional discussion regarding maintenance of and access to the channel.

MOTION: Commissioner Harvey moved, and Commissioner Larsen seconded, that the Planning Commission recommend approval of SUB 2021-10, Fosters Addition, Filing No. 4 at the intersection of Chester Avenue and Fairview Street in the Urban Residential (UR) zone district as requested by Stacked Hands, LLC (Owner) based on the findings contained in this Staff Report and as presented at public hearings, subject to the following conditions:

A. Prior to recording the final plat:

1. The subdivider shall provide the City title insurance is equal to \$24,000 per acre in order to dedicate Tract A to the City.
2. Revise the public utilities easement on the northern property boundary adjacent to the alley from 10’ to 15’ per CORE’s comments.

YES: DeVaux, Brown, Carrick, Harvey, and Larsen

NO: None Motion **PASSES** unanimously

B. RESOLUTION NO. 882, SERIES 2021 to adopt Envision 2030 Woodland Park Comprehensive Plan and request City Council's endorsement on November 18, 2021.
(A)

Ms. Riley said it is with great pleasure that the Envision 2030 Comprehensive Plan is ready for adoption by the Planning Commission after much community input and work by the 70+ volunteers and Planning Commission. She introduced Logan Simpson consultants Jennifer Gardner and Holden Pederson who provided an overview of the long range plan.

Chairman DeVaux opened the public comment portion of the meeting. Seeing no one wanting to comment, Chairman DeVaux closed the public comment portion of the meeting.

MOTION: Commissioner Larsen moved, and Commissioner Harvey seconded, that the Planning Commission approve Resolution No. 882, Series 2021 to adopt Envision 2030 Woodland Park Comprehensive Plan and request City Council's endorsement on November 18, 2021.

YES: DeVaux, Brown, Carrick, Harvey, and Larsen

NO: None Motion **PASSES** unanimously

4. REPORTS

A. Chairman DeVaux recognized Mr. Jerry Penland to speak from the podium regarding the need to regulate Short term rentals (STRs) in Woodland Park. Mr. Penland reminded the Commissioners that he had previously spoken about the "invasion" of STRs on August 26, 2021 and Woodland Park's lack of action has encouraged more homes to be licensed as STRs. He emphasized the need for a moratorium on any new STRs and a task force to develop regulations. Mr. Penland understands that the City Attorney has been tasked with researching this issue. He recommends at least four restrictions: 1. STRs must be occupied as their primary residence for at least half the year to eliminate out of town investors purchasing homes in residential neighborhoods for STRs; 2. Can't rent to more than six people with no special events (i.e., parties); 3. Establish a time period for the existing STRs to come into compliance - no long term grandfathering of existing STRs; and 4. Establish significant fines for violators. Delays in taking action will result in bigger problems and a possible citizen initiative on the April 2022 ballot.

Commissioners agreed that STRs should be regulated and agreed to host a work session to discuss the City Attorney's finding and determine the best approach and recommendation to City Council.

B. Ms. Riley reported that the next Planning Commission meeting is on Wednesday, November 10, 2021. No meetings are schedule during Thanksgiving and Christmas holidays.

5. ADJOURN. The regular meeting adjourned at 8:09 pm.

Approved this _____ day of _____, 2021 by _____
Jon DeVaux, Chairman



Planning and
Building

City of Woodland Park Staff Report - Planning Commission

Meeting Date: November 10 , 2021

Agenda Item

Department

Presenter

3.A.

Planning

Sally Riley
Planning Director

ITEM 3.A.

SUB2021-08 & CUP/SPR 2021-04: A request by Jack Bestall (Applicant) and Mountain Starr Investments LLC (Property Owner) for a Preliminary Plat, Conditional Use Permit and Site Plan Review for Tamarac Parc, a multi-family residential development consisting of 55 townhomes and 3 apartment buildings (112 units) on 12.44 acres (total of 167 units) with a gross density of 13.46 dwelling units/acre on Lots 6 and 7, Tamarac Tech Park Filing No. 5 (adjacent to SH 67 and Tamarac Parkway) in the Multi-Family Residential Urban (MFU) zone district.

BACKGROUND

The Tamarac Tech Park land are was originally owned by the U.S. Forest Service (USFS), known as the "Spielman Tract". It was acquired by a group of investors, the Sage-Tamarac Company, from the USFS in the early 1980s. During the past 30-years, a series of actions have taken place summarized as follows:

- In 1994, Tamarac Tech Park, Filing No. 2 was recorded as a Teller County subdivision and a small portion of Tamarac Parkway was constructed.
- The first Tech Park development was the construction of Rocky Mountain Motorworks distribution center, now Colorado Springs Christian School.
- On May 20, 1999, this area was annexed into the City (Ordinance No. 809) and zoned Heavy Service Commercial/Light Industrial (HSC/LI) (Ordinance No. 821).
- On May 4, 2006, Tamarac Tech Park Filing No. 3 created five lots. Two of the five lots were sold and developed by Woodland Fitness Center and Rampart Surveys.
- On November 1, 2007, Filing No. 4 created eight lots and a small road extension dedicated to the City.



- In 2009, owners Bob Young and Lawrence Sheerin began a dialoged with staff to replat and rezone a portion of Filing No. 4 to residential. They delayed the rezoning until after the 2010 Comprehensive Plan was completed, which included an additional 400 high priority residential units to the build-out of Woodland Park.
- In 2014, Tamarac Tech Park Filing No. 5 was replatted and rezoned. Lot 6 is 7.0 acres with access at the end of the cul-de-sac. Lot 6 was rezoned to Multi-family Residential Urban (MFU) with a density of nine (9) to 20 units per acre or a maximum of 140 units. Lot 7 is 5.44 acres with access via a 50-foot wide strip of land between the Post Office and Woodland Fitness Center. Lot 7 was rezoned to Multi-family Residential Urban that would allow for nine (9) to 20 units per acre or a maximum of 108. Therefore, a maximum of 248 units are possible when combining Lots 6 and 7. The Tamarac Parc project proposes a total of 167 units or 81 units less than the maximum density.

Currently, the Tamarac Tech Park includes the US Post Office, Christian school, Police Station, Woodland Fitness, Tamarac Business Center, Rampart Surveys, Black Hills Facility, and Village at Tamarac a small manufactured home development. After Tamarac Parc is developed, only five smaller lots will remain undeveloped.

SITE & SURROUNDING CHARACTERISTICS



The site is surrounded by the following zone districts and uses:

USE		ZONE
North	Shining Mountain Golf Course driving range	HSC/LI
East	SH 67 and the Reserve at Tamarac subdivision developed with single family homes. Also Sunnywood Manor developed with single family homes and located in unincorporated Teller County.	SR
South	Both vacant and built commercial properties including the US Post Office, and further south WP Police Operations Center and Tamarac Business Center.	P/SPL NC SC
West	Both vacant and built commercial properties including Rampart Surveys, Colorado Springs Christian School, Woodland Fitness Center, and Black Hills Energy. Currently, under construction is the small modular home development known as Village at Tamarac.	HSC/LI MFS

A large portion of the area is wooded with Ponderosa Pine and Aspen trees. The majority of the site slopes moderately from Highway 67 toward the golf course and Loy Gulch floodplain. The south side of the site slopes to the south. Natural drainage patterns and features run through the site. The collection, conveyance, detention, and release of the stormwater is planned for each developed area in compliance with the City's Drainage Criteria Manual.

Other characteristics of the MFU zone include a maximum height of 30 feet for main buildings (20 feet for accessory buildings); 25-foot front and rear setbacks for main buildings (4-foot rear for accessory buildings); 8-foot side setbacks for main buildings; a minimum 40-foot lot frontage; and 1.5 – 2.5 parking spaces per unit depending on the number of bedrooms. The overall parking requirement is 293 spaces and the design provides 293 spaces.

The proposal generally complies with all of the MFU zone requirements in chapter 18.15. Zoning requirements are typically reviewed in greater detail with the construction Zoning and Building Permits.



CODE COMPLIANCE – TITLE 17 SUBDIVISIONS

This Preliminary Plat application was reviewed under *MC Chapter 17.20 Preliminary Plat* of the City of Woodland Park Municipal Code. In italics below are the relevant plat and design standards applicable to this Preliminary Plat application followed by a staff analysis. A full copy of the Preliminary Plat is attached to this Staff Report.

Chapter 17.20 Preliminary Plat. *MC §17.08.260 defines a preliminary plat as a “map of a proposed subdivision and specified supporting materials, drawn and submitted in accordance with these [Subdivision] regulations, to permit the evaluation of the proposal prior to detailed engineering and design.” Chapter 17.20 contains specifications relating to the form and content of a Preliminary Plat.*

§17.20.010 Preparation process. **Complies.** The preliminary plat concept was discussed during pre-application conferences with the applicant, the applicant’s engineer and City Staff. It was determined that the preliminary concept of streets and lots were feasible. The Applicant submitted, and the City accepted, a complete preliminary plat application on October 5, 2021. The application, preliminary plat, and supplemental materials (including the Site Plan and Conditional Use narrative) were distributed to appropriate agencies for their review and their comments are incorporated into this Staff Report and the plan set dated October 29, 2021. The Planning Commission review and public hearing is scheduled for November 10, 2021 and City Council review and public hearing for December 2, 2021.

§17.20.020 – 050. These sections provide details about the preliminary plat hearing process including hearing notices, approval/denial of a preliminary plat, a field trip, and Council review.

§17.20.060 Design and drawing. **Complies.** The preliminary plat presents a true representation of the subdivision as the applicant intends to record it. The preliminary plat is drawn at a scale of 1” = 30’ and includes, for context, a site plan conceptualizing a feasible utility layout, grading, and public and private improvements (i.e., private roads, building locations, parking areas, recreational amenities, trails open space, etc.).

§17.20.070 – 80 Information & Supplemental Material. **Complies.** This section is a long list of information required to be contained on the Preliminary Plat and required to be submitted as supplemental information with the application. This preliminary plat is prepared by Colorado Registered Professional Engineer Mike Bramlett (#32314) of J.R. Engineering with offices in Colorado Springs and Fort Collins. All criteria from these sections are shown on the preliminary plat/site plan or has been submitted as supplemental information (including grading, preliminary utilities, landscaping, slope and snow storage, and architectural elevations). The proposal shows approximately 6.5 acres of open space with recreational amenities.

§17.20.090 Approval-Extension. This section states that a preliminary plat approval is valid for twenty-four months with a possible one-year extensions if approved by the Planning Commission.

§17.20.100 Conformance to existing zoning and subdivision regulations. **Complies.** All final plats and townhouse plats (submitted as one filing or multiple filings) are compared to the approved preliminary plat to ensure substantial conformance. This preliminary plat demonstrates the feasibility of conforming to existing zoning and subdivision regulations. Zoning limitations such as setbacks, heights, and parking requirements are once again evaluated for compliance upon review of the construction drawings for each phase of development.

Chapter 17.40. Design Standards. The design standards contain specifications for a reasonable layout and design of lots, blocks, streets, sidewalks, easements or alleys to ensure an efficient, orderly, well-planned subdivision ready for future construction. Relevant and applicable standards are listed below.

§17.40.010 - Purpose. **Complies.** The proposed residential development consisting of 55 townhomes and 3 apartment buildings (112 units) is within a MFU zone which allows from nine to twenty dwelling units (DU) per acre. The 12.44-acre, MFU Lots 6 and 7 allow up to 248 DUs, however, the proposal is for only 167 DUs resulting in a density of 13.46 DU/ac. Attached dwelling units are subject to Chapter 17.32 – Condominiums and Townhouses except for rental buildings (i.e., single ownership apartments), on a single lot are all subject to the conditional use criteria in the MFU zone. The layout and design of the subdivision is compatible and harmonizes with the surrounding neighborhood, provides a desirable setting for buildings, makes use of natural contours, protects views, affords privacy, and does not create conflicts with abutting residential, public or commercial land uses.

§17.40.020 - Site consideration.

Complies. The land in Lots 6 and 7 is suitable for the subdivision, as proposed. Lots, building envelopes, roadways, driveways, and utilities are arranged on the most developable portion of the site and provide adequate spacing and separation of the apartment buildings and townhomes. It is feasible to construct the townhomes on each lot and meet the maximum 17% driveway slope. Water, sewer, electricity, and natural gas can all be installed. Construction drawings with full engineering details for grading, utilities, drainage and access will be submitted, reviewed and approved by the City Engineer in collaboration with the Fire District, IREA, Black Hills Energy, Century Link and service agencies.

§17.36.020 – Park Capital Fee or Dedication of Parkland.

Complies. Tamarac Parc includes 6.5 acres of open space that includes park amenities, playground equipment, exercise equipment, and walking trails. The Parks and Recreation Advisory Board (PRAB) met with the developer to assess the developers design and proposal and consider the park amenities as meeting the parkland dedication requirement for 0.027 acres of park land per residential dwelling unit (i.e., at least 4.59 acres).

On October 25, 2021, PRAB recommend that *“In consideration of the approximate 6 acres of developed parks and open space planned in the design and the acceptance to allow public access, staff recommends accepting the proposed parks and recreation land with improvements as satisfying the City’s*



parks dedication requirement and placing a condition on the Final Plat to allow public access in perpetuity.” Motion carried 4-2.

§17.40.040 – 170 Streets, alleys and easements.

Complies. Tamarac Parc is proposed as a private street serving only the residential development and will be maintained by the apartment building owners and Homeowners Association after construction. A minimum 24-foot wide surface with curb and gutter is designed to provide access from three points on Tamarac Parkway and loops through the development. An emergency egress/ingress is also planned to connect to SH67. Eight foot wide easements are added to both sides of the private roadway for utilities. Access is designed to facilitate safe and efficient vehicular and pedestrian movement consistent with and considering local travel patterns and needs. The landscape plan shows a 5-foot wide trail that loops through the open space and surrounds the development.

§17.40.180 - Drainage.

Complies. The applicant has submitted a preliminary drainage report for the proposed development that demonstrates a feasible urban drainage system utilizing on-site detention and off-site surface flows. Two detention ponds are planned; one in the north discharging toward the west to Loy Gulch through the Village at Tamarac and a smaller pond in the south discharging to Tamarac Parkway and Lovell Gulch. The Lovell Gulch floodplain slightly encroaches on the southeast corner of Lot 7 which will require obtaining a Flood Hazard Development Permit as conditioned. A final drainage report for review by the City Engineer will be required with the infrastructure Zoning Development Permit prior to installation of any infrastructure. The detention ponds are proposed within a tract and are to be inspected, maintained, and repaired by the apartment buildings’ property owner and Homeowner’s Association.

§17.40.190-240 – Blocks and Lots.

Complies. All lots are reasonably arranged and buildable with adequate provision made for vehicular access from a private drive, parking lots and viable building envelopes. The preliminary plat demonstrates no foreseeable difficulties in securing a zoning and building permit for the three apartment buildings and 55 attached townhomes.

CODE COMPLIANCE – CHAPTER 18.34.053 SITE PLAN REVIEW

The Tamarac Parc site plan is being referred through the public hearing process concurrent with the preliminary plat and conditional use permit public hearing process. The site plan and drawings as submitted contain all of the necessary criteria and information (per MC §18.34.060) to assure compliance with *MC §18.34.070 Standards for Site Plan Review*. Staff finds that the proposed development:

- A. Conforms to the applicable provisions, objectives and policies of all city plans (specifically the newly adopted Envision 2030 Comprehensive Plan and the 2018 Parks, Trails and Open Space Master Plan).
- B. Conforms to the applicable provisions, standards, and requirements of all applicable city regulations (specifically MC Title 18 Zoning and MC Title 17 Subdivision).
- C. Is designed (and will be constructed and maintained) to adequately accommodate the traffic generated and not unduly increase congestion or traffic on the site and in the vicinity of the site given 1,146 average daily trips per day to and from the site. During the weekday morning peak hour 18 vehicles would enter the site while 57 vehicles would exit. During the weekday evening peak hour 58 vehicles would enter the site while 34 vehicles would exit.

- D. Is designed (and will be constructed and maintained) with appropriate regard to topography, surface drainage, and soil potentials. There are no natural or manmade hazards, streams, or environmentally significant features identified on the site.
- E. Is designed (and will be constructed and maintained), as evidenced by the utility and drainage plans, with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.
- F. Is designed (and will be constructed and maintained) to not duly increase the public danger of fire, explosion, and other safety hazards upon the public, and persons residing or working on the site and vicinity.
- G. Is designed (and will be constructed and maintained), as evidenced by the architectural drawings, to not unduly diminish or impair but to be compatible with the use and enjoyment of vicinity property.

CODE COMPLIANCE - CONDITIONAL USE PERMIT REVIEW

CRITERIA

In the MFU zone district, residential apartment buildings and townhouse buildings are a conditional use. Section 18.57.040.A states: *“The standards for conditional use permits are intended only as a minimum necessary for review. An application for a conditional use permit, even though meeting the minimal standards of this chapter and code, may be denied, if it is determined that the development and use is not in the best interest of the city.”*

Section 18.57.040.B of the Code includes the following standards that all conditional uses must demonstrate compliance with (*followed in italics by a staff analysis of how the proposed use complies*):

1. The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.
Staff Analysis: *Complies. The project is located on Lots 6 & 7 in the Tamarac Tech Park, Filing No. 5 which are designated for multi-family residential in the City of Woodland Park Comprehensive Plan and rezoned to Multi-Family (MFU) in 2014. The property is buffered from less intense uses by Shining Mountain Golf Course practice range on the north; State Highway 67 on the east which includes a required 25' landscape buffer; that the applicant has increased to 30'; another multi-family parcel on the west; and existing and planned higher intense uses including the Post Office and a planned Neighborhood Commercial center on the south. Multi-family units are needed as a more attainable housing option in Woodland Park.*

Impact are mitigated by providing ample parking spaces (293 spaces required and provided), vehicular circulation, cut-off fixtures for site lighting, and negligible noise impacts. Traffic generated by the project has been a part of the long-term planning for the Tamarac Tech Park and the City; including the improvements that are currently being made on SH-67 and the entry to the Tamarac Tech Park; and additional street improvements that will be made at the time of development of Tamarac Park – which include a southbound turn lane at the Tamarac Parkway.

2. The proposed development and use shall not endanger the public health and welfare.
Staff Analysis: *Complies. The proposed multi-family residential use is located in a horizontal mixed-use area. New apartment buildings and townhomes must comply with all building and fire codes in effect at the time of construction.*

3. The proposed development and use shall not substantially injure the value of vicinity properties.

Staff Analysis: *Complies. The proposed development and use are of a good quality and will add value to the vicinity properties – introducing owner and rental housing with attainable, work-force, primary and secondary homes. In addition, an integrated park and open space system accessible to the Woodland Park community is planned creating greater balance of uses and values in the Tamarac Tech Park.*

4. The proposed development and use shall be in harmony with the area in which it is to be located.

Staff Analysis: *Complies. Significant effort has been made to fit the plan with its surrounding uses by providing quality owner and rental housing in a planned neighborhood with an interconnected open space & trail system. The plan includes conserving the ‘knoll’ feature; introducing playgrounds and exercise facilities, and a trail loop that connects to adjacent properties. The building architecture focuses on a blended palette of colors and materials and each structure is less than 30’ in height; with buildings sited with a side-on orientation along SH67 to reduce a corridor affect and allow for natural and landscaped areas to extend along the highway.*

5. The proposed development and use shall conform to the provisions, objectives, and policies of all city plans adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements, and downtown redevelopment.

Staff Analysis: *Complies. The proposed development plan complies with numerous policies, goals, and objectives of the recently adopted Envision 2030 Comprehensive Plan: it provides attainable housing, planned growth at a lesser density than allowed, optimum travel patterns, feasible utilities for water and sewer service, stormwater facilities and parks, and trails and open space amenities.*

6. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.

Staff Analysis: *Complies as conditioned. The Site Plan is compliant with applicable City of Woodland Park’s currently adopted regulations – including its zoning, subdivision, utility, building and engineering specifications.*

7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.

Staff Analysis: *Complies. The applicant submitted, and staff accepted, the trip generation letter prepared by LSC Transportation Consultants, Inc. for the Tamarac Parc (dated October 28, 2021). The property is accessible to vehicles and pedestrians with daily access from Tamarac Parkway by way of an access easement between the Post Office and Woodland Fitness Center and an access easement north of the office building from the cul-de-sac. The traffic study indicates that the level of service at key intersections will be satisfactory and complies with current SH-67 improvements being implemented by the City of Woodland Park.*

8. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.

Staff Analysis: *Complies. The development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with two detention ponds sited to reduce impacts and enhance onsite open space.*

9. The proposed development and use shall be designed, constructed, and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods, and surface water drainage.

Staff Analysis: *Complies as conditioned. The proposed development will be served by municipal water and wastewater. Sufficient water has been allocated for the multi-family use on this property by the City; and the wastewater and stormwater system comply with City engineering standards.*

10. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.

Staff Analysis: *Complies. Wildfire danger will be reduced with the thinning of the forest and understory on the property as part of the development process. There will be no additional safety hazards, such as, toxic or explosive materials introduced into the area by the development. The project will also include fire suppression systems and fire-retardant materials incorporated into the construction of the Lodge apartments; and the project's water system will include fire hydrants. In addition, an emergency vehicle access (EVA) is planned to provide emergency access to and from SH-67.*

11. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas, and other aesthetic enhancement measures, as required by the city council. (Ord. 589-1993 § 6(part), 1993)

Staff Analysis: *Complies. The development's architectural character was conceived to provide a carefully scaled mountain theme with no structures over 30' in height. A mix of three residential types is planned in the project.*

Knoll & Meadow Townhomes: 55 townhomes in 12 buildings are designated in two types of building types around the knoll and in the meadow areas. The Knoll townhomes consist of walkout and walk-up units sited to fit around the knoll at the south entrance of the project – conserving the knoll as natural open space and maintaining its presence from the view from the highway. The Meadow townhomes are located in the more gradual sloping areas north of the Knoll. Each of the units has a one or two car garage and driveway to utilize for onsite parking meeting the 2-car/unit parking standard of the city. The townhome floor plans range from 1,100sf to 2,200sf in area.



Meadow Townhome 5-plex



Knoll Townhome – 4 plex

Lodge Apartments. There are 112 one and two bedroom flats in 3 buildings with a mountain lodge character in the northern part of the development, accessed from Park Place. The two and three-story structures are no more than 30' in height, conforming to the City of Woodland Park height standard. The two-story lodge building has been placed in a side-on configuration along the highway to reduce its presence in the view from the road and will have access to the trail planned to be developed along the highway. A 25' open space & fence buffer is planned from the SH 67 right of way. However, the closest lodge and townhome building are setback 31.5' from the edge of the SH 67 right of way. Park Place is planned as a private roadway as are all driveways and will be maintained by the project's HOA. The apartment unit floor plans range from 620sf to 750sf in area.



REFFERAL

This application was referred to various City departments and external agencies and service providers (including IREA, NETCFPD, Black Hills, CDOT, Century Link, and TDS Telecom). Comments received have been incorporated into the conditions of approval and copies of all referral responses are attached to this staff report.

The Preliminary Plat proposes several private open space tracts that will be owned and maintained by the Homeowners Association. The Parks & Recreation Advisory Board reviewed the preliminary plat on October 25, 2021 and recommended that the City accept the park land dedication (consisting of approximately 6 acres of developed parks and open space planned in the design) and acceptance to allow public access.

PUBLIC NOTICE

Public notification included the posting of seven on-site posters along the perimeter of the site, the publication of the public hearings in the Pikes Peak Courier and notices mailed to all property

owners within 150 feet of the site perimeter. Staff has received only one written comment from the public as of the writing of this staff report.

STAFF RECOMMENDATION

THAT, based on the findings in this staff report and as presented at public hearing, the Planning Commission recommends that City Council approve the request for the Tamarac Parc Preliminary Plat (SPR 2021-08) and Conditional Use/Site Plan Review (CUP/SUB2021-04) to develop a multi-family residential project of 55 townhouses and 3 apartment buildings with a total of 167 units on 12.44 acres with a legal description of Lots 6 and 7, Tamarac Tech Park Filing No. 5 in the Multi-Family Residential Urban (MFU) zone district, subject to the following conditions:

1. All future Final Plats and Townhome Plats shall include:
 - a. A statement to allow the general public access and use of the development's parks, open space, trails and recreational amenities;
 - b. A draft of the covenants for the subdivision, including the establishment of a Homeowner's Association;
2. Prior to installation of any infrastructure, the applicant shall submit and receive approval of a Zoning Development Permit for infrastructure showing compliance with all zoning and engineering standards and which shall include:
 - a. Final Site Plan showing fencing details for open space, and final location of gazebo, playground and exercise equipment;
 - b. Final utility plan with profiles for all water, storm and sewer systems; sanitary sewer profile for the sewer main and service lines; a fire flow analysis for all water main line extensions;
 - b. Final grading and erosion control plan for the disturbed area;
 - c. Final street plan with profiles, curb and gutter, trails, etc.;
 - d. Final drainage plan and report;
 - e. State Stormwater Management Plan;
 - f. All applicable development impact fees; and
 - g. Approval of Flood Hazard Development Permit.
3. Prior to construction of the apartment buildings and townhomes, the developer/owner shall request multi-family water taps approved by the City Council from the multi-family water tap bank prior in accordance with §13.27.050. B. of the Municipal Code.

ATTACHMENTS

Complete Plan Set – 20 pages dated 10/29/21

Preliminary Plat
Preliminary Site Plan
Preliminary Grading Plan,
Preliminary Utility Plan
Slope and Snow Storage
Preliminary Landscape Plan
Architectural Elevations

Developers Conditional Use Narrative dated 10/25/21

Traffic Impact Study Findings (page 24) by LSC dated 10/28/21

Citizen's written comments from Todd Wiseman dated 10/28/21

October 25 2021

Attn: Ms. Sally Riley, AICP – Planning Director
City of Woodland Park
220 W. South Avenue Woodland Park, Colorado

Re: *Tamarac Tech Park Lots 6 & 7 - Site Plan & Preliminary Plat*
Conditional Use Standard Compliance

In response to the Conditional Use requirements the following provides confirmation that the Site Plan is in compliance with the Conditional Use Standards of the City of Longmont Code – 18.57.040.

18.57.040 – Conditional Use Standard Compliance.

1. The proposed development and use shall have a demonstrated direct need to be located at the location proposed and provide adequate mitigation measures to lessen all identified impacts.
 - *Compatible Location.* *The project is located on Lots 6 & 7 in the Tamarac Tech Park which are designated for multi-family residential in the City of Woodland Park Comprehensive Plan and rezoned to Multi-Family (MFU) because, in part, it provides a buffered site for a higher density use. The property is buffered from less intense uses by Shining Mountain Golf Course practice range on the north; State Highway 67 on the east which includes a 25' landscape buffer; another multi-family parcel on the west; and existing and planned higher intense uses including the Post Office and a planned Neighborhood Commercial center on the south.*

Lighting and parking will meet City requirements. Cut-off fixtures will be used for site lighting to mitigate offsite light disbursement. All parking will be provided onsite and exceeds City standards. Traffic generated by the project has been a part of the long-term planning for the Tamarac Tech Park and the City; including the improvements that are currently being made on SH-67 and the entry to the Tamarac Tech Park; and additional street improvements that will be made at the time of development of Tamarac Park – which include a southbound turn lane at the Tamarac Parkway. The multi-family use should have negligible noise impacts should be caused by this use which is required to meet State standards for offsite noise levels.

2. The proposed development and use shall not endanger the public health and welfare.
 - *Negligible Public Risk.* *The proposed development conforms to City and applicable State and Federal standards and will not endanger public health and welfare.*
3. The proposed development and use shall not substantially injure the value of vicinity properties.
 - *Value-Added.* *The proposed development and use are of a good quality and will add value to the vicinity properties – introducing owner and rental housing with attainable, work-force, primary and secondary homes. In addition, an integrated park and open space system accessible to the Woodland Park community is planned creating greater balance of uses and values in the Tamarac Tech Park.*

October 25 2021

4. The proposed development and use shall be in harmony with the area in which it is to be located.
- ***Contextually Fitting.*** Significant effort has been made to fit the plan with its surrounding uses by providing quality owner and rental housing in a planned neighborhood with an interconnected open space & trail system. The plan includes conserving the 'knoll' feature; introducing playgrounds and exercise facilities, and a trail loop that connects to adjacent properties. The building architecture focuses on a blended palette of colors and materials and each structure is less than 30' in height; with buildings sited with a side-on orientation along SH67 to reduce a corridor affect and allow for natural and landscaped areas to extend along the highway.



Tamarac Park Master Plan

5. The proposed development and use shall conform to the provisions, objectives and policies of all city plans, adopted and in effect at the time of application, including but not limited to growth management, transportation, utilities, capital improvements and downtown redevelopment.
- ***Compliant.*** The development plan conforms to the City of Woodland Park's policies and plans currently in affect – including the comprehensive, growth

October 25 2021

management, transportation, housing and utility plans. The plan also conforms to the property's current zoning of Multi-Family Residential Urban (MF-U), that allows for attached residential dwelling units with a density range of 8du/ac to 20du/ac. The plan has a density of 13.46 du/ac with 55 townhomes and 112 apartments.

6. The proposed development and use shall conform to the provisions, standards and requirements of all city regulations, adopted and in effect at the time of application, including but not limited to zoning, subdivision, utilities, buildings and construction, business regulations and engineering specifications.
 - Conforming. *The Site Plan is compliant with applicable City of Woodland Park's currently adopted regulations – including its zoning, subdivision, utility, building and engineering specifications.*
7. The proposed development and use shall be designed, constructed and maintained to accommodate the on-site and off-site traffic generated.
 - Supportive Circulation. *The property is accessible to vehicles and pedestrians with daily access from Tamarac Parkway by way of an access easement between the Post Office and Woodland Fitness Center and an access easement north of the office building from the culdesac. A traffic study has been completed indicating that the level of service at key intersections will be satisfactory and complies with current SH-67 improvements being implemented by the City of Woodland Park. A looping trail onsite, approximately 2/3's of a mile in length provides for pedestrian separation onsite with connections to Tamarac Parkway main circulation*
8. The proposed development and use shall be designed, constructed and maintained with appropriate regard to topography, surface drainage, soil potentials, natural and man-made hazards, streams and environmentally significant features.
 - Terrain Responsive. *The development plan has been prepared with care to minimize impacts to existing topography – conserving unique features where feasible. Surface drainage is handled with two detention ponds sited to reduce impacts and enhance onsite open space.*
9. The proposed development and use shall be designed, constructed and maintained with adequate water supply, wastewater disposal, solid waste disposal, air quality protection methods and surface water drainage.
 - Adequate Infrastructure. *The project will be served by municipal water and wastewater. Sufficient water has been allocated for the multi-family use on this property by the City; and the wastewater and surface water system plans comply with City engineering standards. The connectivity of the trail and local street system will support future opportunities for multi-modal transportation.*
10. The proposed development and use shall be designed, constructed and maintained to not unduly increase the public danger of fire, explosion and other safety hazards upon the public, and persons residing or working on the site and vicinity.
 - Safe Plan. *Wildfire danger will be reduced with the thinning of the forest and understory on the property as part of the development process. There will be no additional safety hazards, such as, toxic or explosive materials introduced into the*

October 25 2021

area by the development. The project will also include fire suppression systems and fire-retardant materials incorporated into the construction of the Lodge apartments; and the project's water system will include fire hydrants. In addition, an emergency vehicle access (EVA) is planned to provide emergency access to the project to SH-67 as conditionally approved by CDOT working with the City of Woodland Park.

11. The development and use may be required to provide architectural design schemes and may also require amenities such as, but not limited to, fencing, landscaping, buffer areas and other aesthetic enhancement measures, as required by the city council.

- Architectural Character & Amenities. The development's architectural character was conceived to provide a carefully scaled mountain theme with no structures over 30' in height. A mix of three residential types is planned in the project.
 - Knoll & Meadow Townhomes: 55 townhomes in 12 buildings are designated in two types of building types around the knoll and in the meadow areas. The Knoll townhomes consist of walkout and walk-up units sited to fit around the knoll at the south entrance of the project – conserving the knoll as natural open space and maintaining its presence from the view from the highway. The Meadow townhomes are located in the more gradual sloping areas north of the Knoll. Each of the units has a one or two car garage and driveway to utilize for onsite parking meeting the 2-car/unit parking standard of the city. The townhome floor plans range from 1,100sf to 2,200sf in area.



Meadow Townhome 5-plex

- Lodge Apartments. There are 112 one and two Bdrm flats in 3 buildings with a mountain lodge character in the northern part of the development, accessed from Park Place. The two and three-story structures are no more than 30' in height, conforming to the City of Woodland Park height standard. The two-story lodge building has been placed in a side-on configuration along the highway to reduce its presence in the view from the road and will have access to the trail planned to be developed along the highway. A 25' open space & fence buffer is planned from the State Highway 67 right of way. However, the closest lodge and townhome building is setback 31.5' from the edge of the SH 67 right of way. Park Place is planned as a private roadway as are all driveways and will be maintained by the project's HOA. The apartment unit floor plans range from 620sf to 750sf in area.

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- **Amenities.** Unique to Tamarac Park is the creation of a comprehensive Parks & Open Space plan that provides playgrounds, gathering spaces and exercise stations in approximately 6.5 acres of open space with an interconnected trail system looping the project. The Parks & Open Space system is open to both Tamarac Park residents and the Woodland Park community; and will be constructed and maintained by Tamarac Park. The trail is approximately 2/3's of a mile long and connects to the Tamarac Tech Park in two places.



Parks & Open Space Plan

12. **Logical Phasing.** The project is planned to be developed in two phases. The initial phase will be on Lot 6 to the north and will include the Lodge apartments on Tract C and the Meadow Townhomes on Tracts D and E. This lot will have access from the Tamarac Parkway at the culdesac and an emergency access to SH67 in Tract C. A water system (looping configuration); and a sanitary sewer and storm drainage & detention systems

October 25 2021

draining to the north are planned for Phase 1. Phase 2 will be developed on Lot 7 with access from Tamarac Parkway for additional Meadow Townhomes and the Knoll Townhomes. Water will be connected to the Phase 1 system and looped to the existing main on the Tamarac Parkway. Separate sanitary sewer; and storm drainage & detention systems will be improved in Phase 2 draining to the south. The park, open space and trail elements will be developed with each phase – providing an integrated, comprehensive system with the completion of Phase 2.



Phasing Plan

October 28, 2021
Traffic Impact Study

By LSC Transportation
Consultants - Jeff Hodsdon
PE

FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

- The site is projected to generate about 1,146 new driveway vehicle trips on the average weekday.
- During the weekday morning peak hour of adjacent street traffic, 18 vehicles would enter the site while 57 vehicles would exit.
- During the weekday evening peak hour of adjacent street traffic, 58 vehicles would enter the site while 34 vehicles would exit.
- Please refer to the "Level of Service Analysis" section for detailed LOS results at the study-area intersections.
- The intersection of SH 67/Tamarac Parkway is not projected to meet the eight-hour or four-hour signal warrants in the short-term or long-term scenarios with the proposed development.
- Please refer to the "Auxiliary Turn-Lane Analysis" section above for complete details on the need and timing of auxiliary turn lanes.
 - The southbound right-turn deceleration lane and the addition of the eastbound separate right-turn lane at the SH 67/Tamarac Parkway intersection are not included with the City project to add left-turn lanes to SH 67. LSC suggests that the cost of these lanes be shared by all area currently-proposed and future developments accessed by Tamarac Parkway. A cost sharing program could be established such that if a development is required to install one or both of these lanes, they could be reimbursed by developments which follow. Until each lane is required to be constructed, fair-share escrow amounts toward the anticipated total cost could be collected from each development.
- This development is accounted for within CDOT access permit No. 220127 and the minor increase in trips associated with the actual, current plans for development (compared to the original estimated trip count) is a less than a six percent increase. Since this change is under 20 percent, a new "change-in-use" access permit will not be necessary.

* * * * *

From: Todd Wiseman [mailto:toddwiseman@gmail.com]
Sent: Friday, October 29, 2021 7:51 AM
To: Sally Riley <sriley@city-woodlandpark.org>
Subject: Re: Overall Thoughts

[EXTERNAL]

Hi Sally -

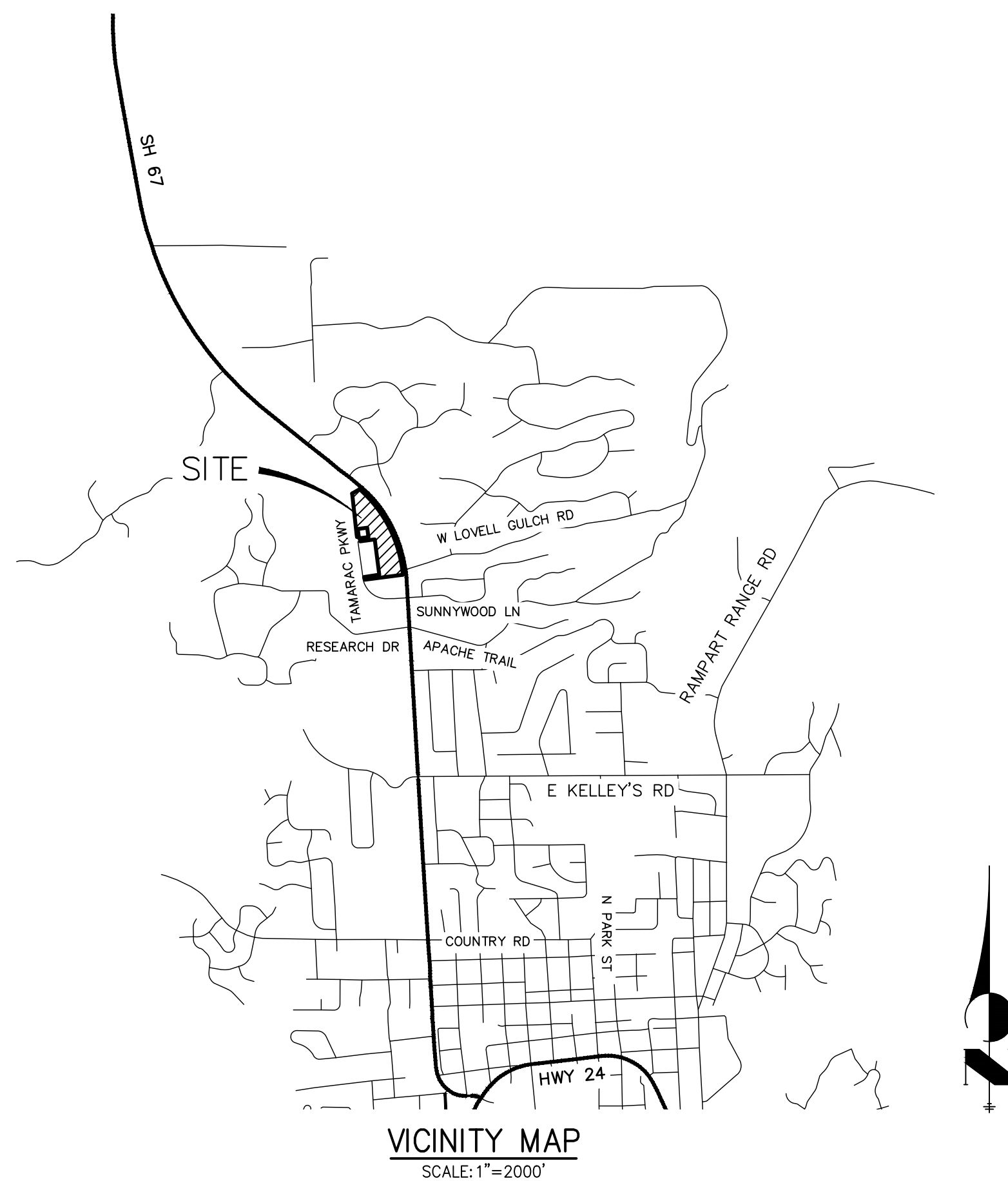
It was good to see you tonight. Thanks for your work on this apartment project. A few things I'd like to see carry over or change/get added.

- 1) Keep the neutral color schemes
- 2) I think some strategically placed split wood fencing might look nice and help keep kids away from the highway
- 3) The more natural trees/landscaping the better along the highway
- 4) I told this to Jack, but I prefer the one gazebo on the "knoll" go off the knoll and down behind the knoll where it is hidden.
- 5) In general, I am against cluttering up the property near the highway with exercise equipment/gazebos/playground equipment/etc. That is a very fast highway and I think anything but a trail should be pushed inward
- 6) I actually like they don't have balconies from an outsider perspective
- 7) I would say the "bumpouts" (small cantilever feature) on the building ends should stay as designed. Otherwise the ends look too boxy.

Thanks for considering my thoughts,

Todd Wiseman

LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
CITY OF WOODLAND PARK, COUNTY OF TELLER, STATE OF COLORADO
TAMARAC PRELIMINARY PLAT/SITE PLAN



SHEET INDEX

- | | | |
|-------|---|------------------------------|
| 1 | - | COVER SHEET |
| 2 | - | PRELIMINARY PLAT |
| 3-4 | - | PRELIMINARY SITE PLAN |
| 5-6 | - | PRELIMINARY GRADING PLAN |
| 7-8 | - | PRELIMINARY UTILITY PLAN |
| 9-10 | - | SLOPE & SNOW STORAGE EXHIBIT |
| 11-12 | - | LANDSCAPE PLAN |
| 13-20 | - | ARCHITECTURAL ELEVATIONS |

APPROVAL CONDITIONS AND RESTRICTIONS

APPROVAL

I HEREBY CERTIFY THAT I AM THE CITY PLANNER FOR THE CITY OF WOODLAND PARK, COLORADO, AND THAT I ATTEST THAT THIS PRELIMINARY PLAT/SITE PLAN WAS APPROVED, SUBJECT TO CONDITIONS, AS CONTAINED HEREIN, CITY OF WOODLAND PARK, PLANNING DEPARTMENT, BY THE CITY OF CITY OF WOODLAND PARK PLANNING COMMISSION ON, 20____, AFTER A PROPERLY CONDUCTED PUBLIC HEARING BY THE CITY COUNCIL HELD ON _____, 20_____.

DATE	CITY PLANNER CITY OF WOODLAND PARK
------	---------------------------------------

SITE DATA

OWNER / DEVELOPER:	BBY INTERNATIONAL 7871 LEFTHAND CANYON DRIVE JAMESTOWN, OH 80455 720-810-6480		
LIMITS OF DISTURBANCE AREA:	10.2 ACRES		
TOTAL SITE AREA:	12.44 ACRES		
SCHEDULE OF DEVELOPMENT:	SPRING 2022		
CURRENT ZONING:	MULTI-FAMILY RESIDENTIAL-URBAN		
EXISTING USE:	VACANT		
PROPOSED USE:	TOWN HOMES NUMBER OF BLDGS: 12 NUMBER OF UNITS: 55 APARTMENTS: NUMBER OF BLDGS: 3 NUMBER OF UNITS: 112 DENSITY: 167 DU/12.4 AC=13.46 DU/AC		
IMPERVIOUS SITE AREA:	IMPERVIOUS EXISTING: 0 SF IMPERVIOUS NEW: 268326.05± SF % OPEN SPACE (PERVIOUS): 50.48%		
MAX BUILDING HEIGHT:	30- FEET FOR PRIMARY STRUCTURE		
SETBACKS:	FRONT 25' MIN REAR 25' MIN SIDE YARD 8' MIN		
ENGINEER:	JR ENGINEERING, LLC 5475 TECH CENTER DRIVE, SUITE 235 COLORADO SPRINGS, CO 80919 719-630-0559		
SURVEYOR:	RAMPART SURVEYS, LLC 1050 TAMARAC PARKWAY WOODLAND PARK, CO 80863 719-687-0920		
PLANNER:	BESTALL COLLABORATIVE LIMITED JACK BESTALL 720-810-6480 JACK@BESTALLCOLLABORATIVE.COM		
LANDSCAPE DESIGN:	JIMENEZ DESIGN GROUP, LLC JULIO JIMENEZ 303-913-7417 JULIO.JDG@COMCAST.NET		

Tamarac Park Parking Analysis				10-29-21		
Lodge Apartments	1 Bedroom Units	Parking (1.5space/du)	2 Bedroom Units	Parking (2space/du)	Parking Required	Parking Provided
Building 1 - 38 units	38	57	0	0	57	57
Building 2 - 44 units	26	39	18	36	75	75
Building 3 - 30 units	18	27	12	24	51	51
Total:	82	123	30	60	183	183

Meadow & Knoll Townhomes	Units	Parking (2space/du)			Parking Required	Parking Provided
Meadow Townhomes						
Tract C Blocks 9-12	20	40			40	40
Tract D Block 5-8	14	28			28	28
Knoll Townhomes						
Tract E Blocks 3-4	10	20			20	20
Tract F Blocks 1-2	11	22			22	22
Total:	55	110			110	110
			COMBINED TOTAL:		293	293

PARKING NOTES

1. 1.5 PARKING SPOTS REQUIRED FOR 1 BEDROOM UNITS.
2. 2 PARKING SPOTS REQUIRED FOR 2 BEDROOM UNITS.

OWNER'S SIGNATURE

(I, WE) HEREBY CERTIFY THAT (I AM, WE ARE) THE OWNERS OF THIS PROPERTY AND THAT (I, WE) SHALL ABIDE BY THE PROVISION AS SPECIFIED UPON THIS PRELIMINARY PLAT/SITE PLAN, AS PRESENTED, AND ANY CONDITIONS AND REQUIREMENTS THAT ARE SPECIFIED BY THE CITY OF WOODLAND PARK IN RENDERING ITS APPROVAL.

DATE _____ OWNER(S) _____



Know what's **below**.
Call before you dig.

ENGINEER'S STATEMENT

PREPARED UNDER MY DIRECT SUPERVISION AND ON BEHALF OF JR
ENGINEERING

MIKE A. BRAMLETT, P.E.
COLORADO P.E. 32314
FOR AND ON BEHALF OF JR ENGINEERING, LLC

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
BBY INTERNATIONAL
7871 LEFTHAND CANYON DRIVE
JAMESTOWN CO 80455
ATTN: JACK BESTALL
720-810-6480
JACK@BESTALLCOLLABORATIVE.COM



J·R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jirengineering.com

BY	DATE
----	------

No.	REVISION
-----	----------

N/A

H-SCALE

LOT 6 & 7 TAMARAC TECH
PARK FILING NO. 5

COVER SHEET

PRELIMINARY PLAT/SITE PLAN

SHEET 1 OF 20

JOB NO. 25199.00

50 25 0 50 100

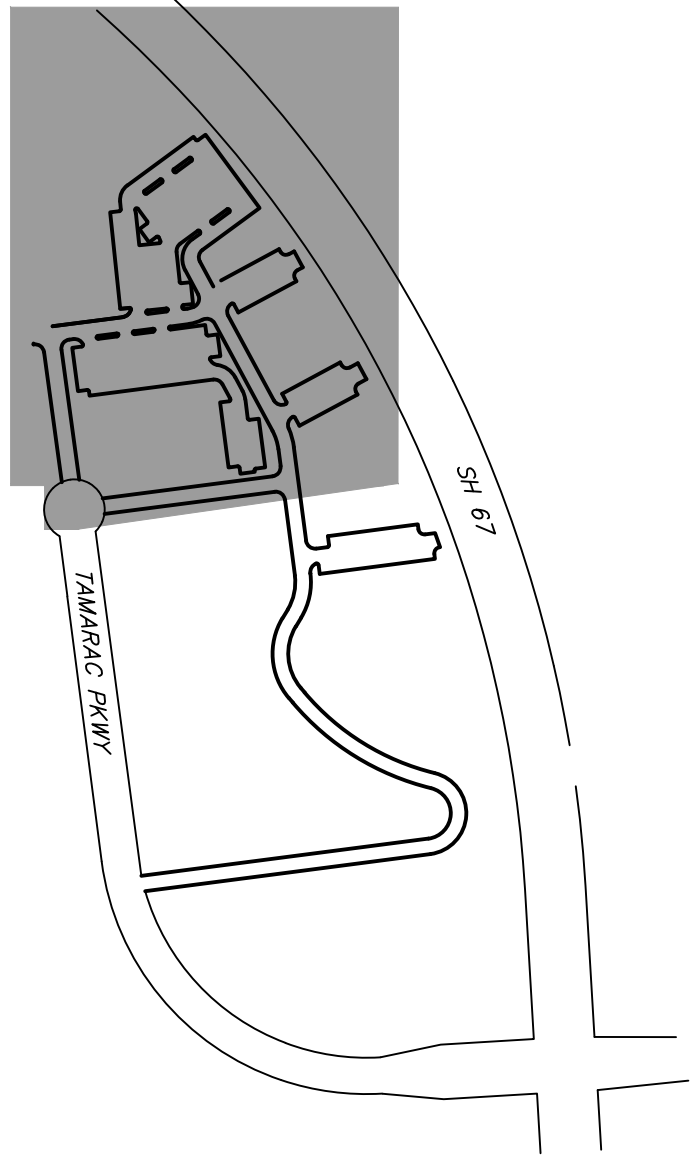
ORIGINAL SCALE: 1" = 50'

LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY SITE PLAN

NOTES:

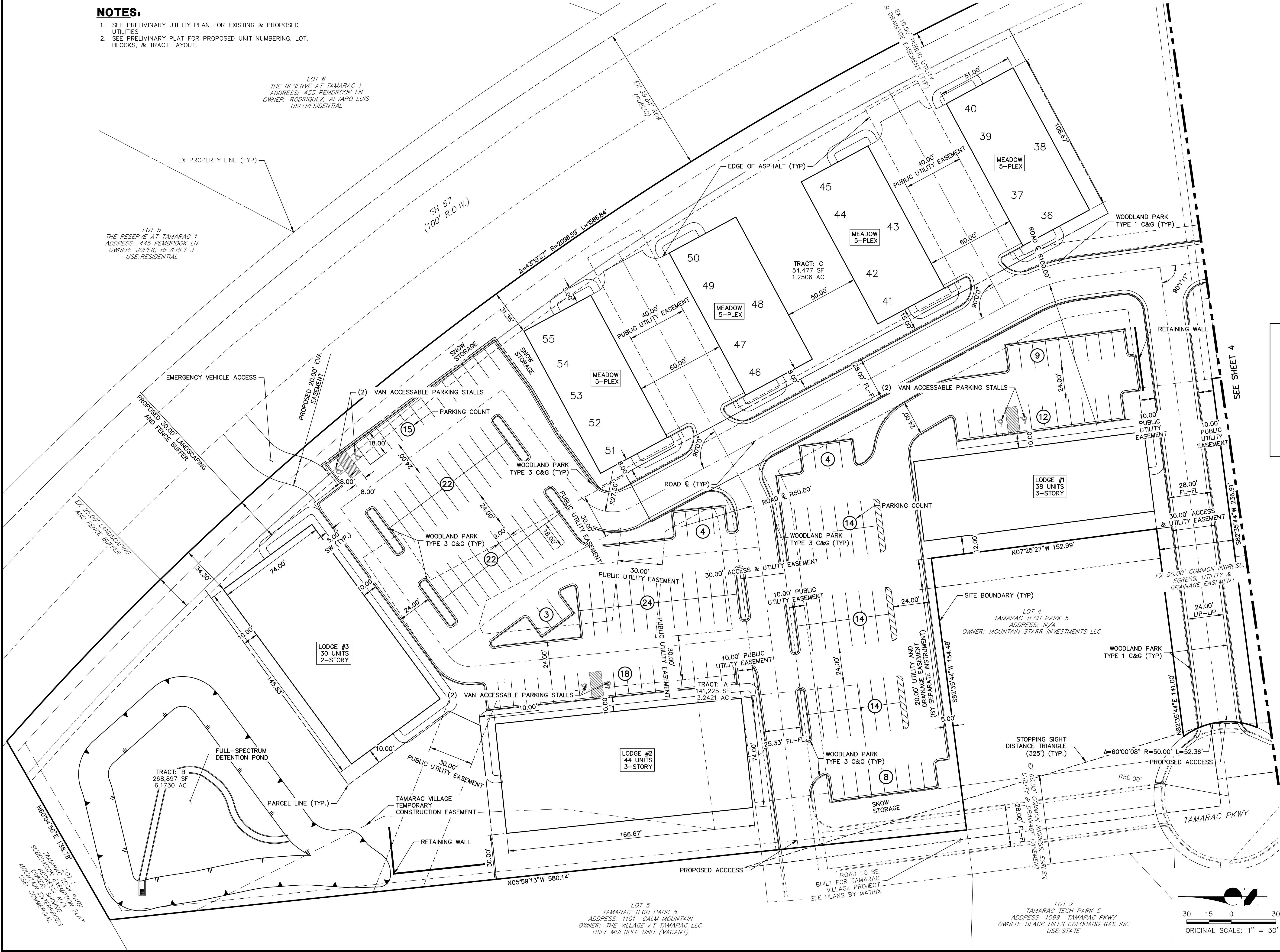
1. SEE PRELIMINARY UTILITY PLAN FOR EXISTING & PROPOSED UTILITIES
2. SEE PRELIMINARY PLAT FOR PROPOSED UNIT NUMBERING, LOT, BLOCKS, & TRACT LAYOUT.



KEY MAP
N.T.S.

NOTE:

UTILITIES NOT SHOWN FOR CLARITY, SEE PRELIMINARY UTILITY PLAN SHEETS 7-8 FOR EX./PROP. UTILITY LOCATIONS.



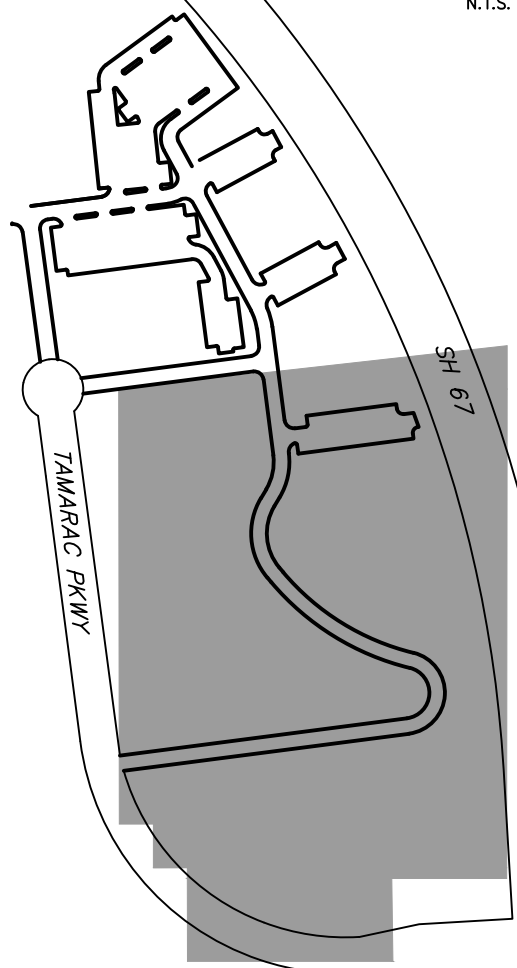
PRELIMINARY SITE PLAN
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 3 OF 20



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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
PRELIMINARY SITE PLAN

KEY MAP
N.T.S.



LOT 8
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC
USE: COMMERCIAL (VACANT)

LOT 1
TAMARAC TECH PARK 3
ADDRESS: 950 TAMARAC PKWY
OWNER: EVANS, LEE ANN H TRUST
USE: COMMERCIAL

LOT 2
TAMARAC TECH PARK 3
ADDRESS: N/A
OWNER: DRYER, MURRAY & GERALDINE TRUSTEES
USE: COMMERCIAL (VACANT)

LOT 1
TAMARAC TECH PARK 3
ADDRESS: 950 TAMARAC PKWY
OWNER: BAAD, JUSTIN R
USE: COMMERCIAL

LOT 3
TAMARAC TECH PARK 3
ADDRESS: TAMARAC PKWY
OWNER: LLOYD, KEVIN F
USE: COMMERCIAL (VACANT)

LOT 4
TAMARAC TECH PARK 3
ADDRESS: 1050 TAMARAC PKWY
OWNER: E & K PROPERTIES LLC
USE: COMMERCIAL

LOT 7
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC
USE: MULTIPLE UNIT

LOT 6
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC
USE: MULTIPLE UNIT

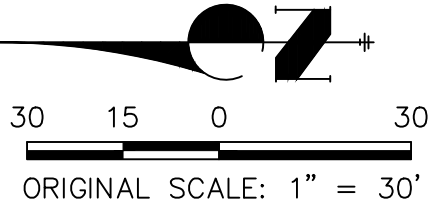
WOODLAND PARK
TYPE 1 C&G (TYP)

EX. 5.00' UTILITY
& DRAINAGE EASEMENT

EX 10.00' FRONT LOT LINE PUBLIC
UTILITY, DRAINAGE AND
IMPROVEMENT EASEMENT (TYP)

STOPPING SIGHT
DISTANCE TRIANGLE
(325') (TYP.)

STOPPING SIGHT
DISTANCE TRIANGLE
(325') (TYP.)



PRELIMINARY SITE PLAN
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 4 OF 20

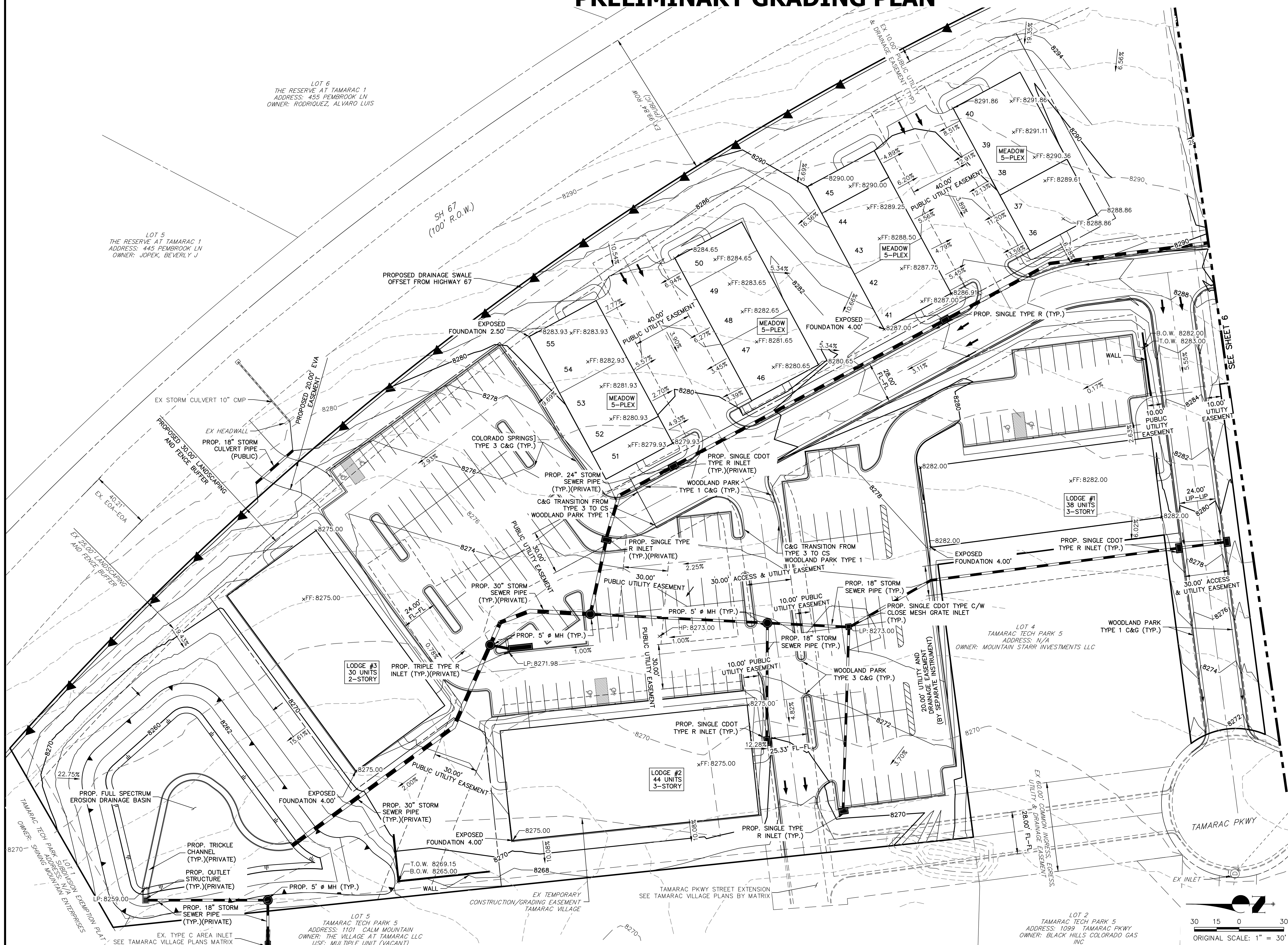
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X:\25199\000\all\25199\000\Drawings\Sheet\Drawings\Site Plan\25199.00_CS01.dwg, CS02, 10/27/2021 11:32:54 AM, CS

PRELIMINARY GRADING PLAN
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 5 OF 20

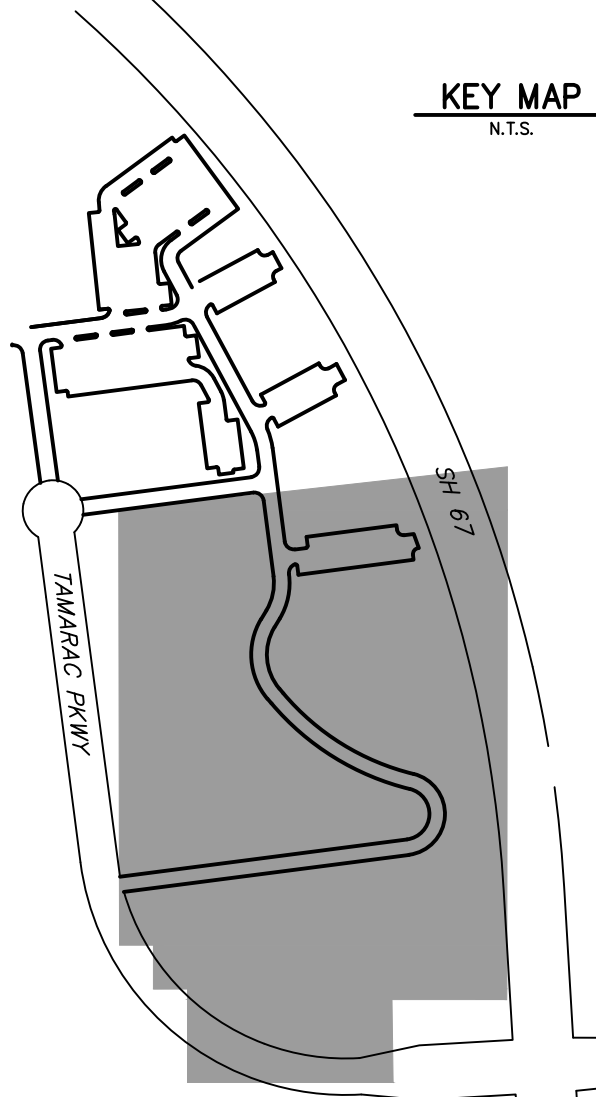
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY GRADING PLAN

KEY MAP
N.T.S.



PRELIMINARY GRADING PLAN
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 6 OF 20

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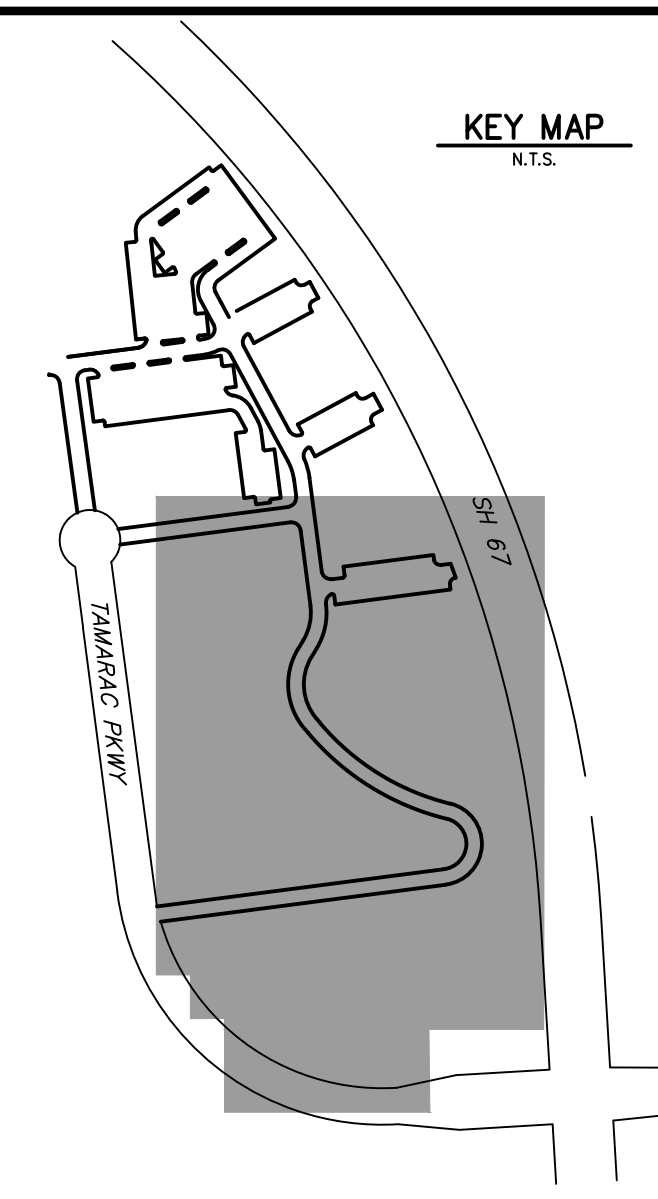
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KEY MAP
N.T.S.



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KEY MAP
N.T.S.



LOT 8
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC
USE: COMMERCIAL (VACANT)

LOT 1
TAMARAC USPS
ADDRESS: 900 TAMARAC PKWY
OWNER: EVANS, LEE ANN H TRUST
USE: COMMERCIAL

PRELIMINARY UTILITY PLAN
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 8 OF 20



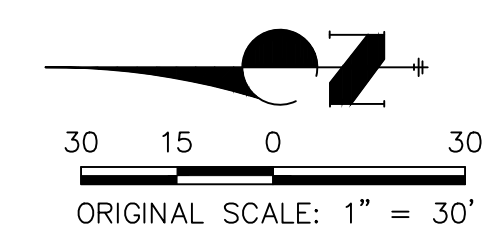
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X:\2510000\all\2519900\Drawings\Sheet Dugs\Preliminary Site Plan\25199_00_UT01.dwg, UT02, 10/27/2021 11:33:36 AM, CS

The site plan shows a proposed development located at the intersection of Tamarac Pkwy and SH 67. The development consists of a large building footprint, a parking lot, and a driveway. The building footprint is shown with dashed lines, indicating it is a proposed structure. The parking lot is located to the south of the building. The driveway connects the parking lot to the building. The plan also shows the surrounding roads, including Tamarac Pkwy and SH 67. A north arrow and a scale bar are included in the plan.

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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

SLOPE EXHIBIT

TRACT E
THE RESERVE AT TAMARAC
NO 1
ADDRESS: N/A
OWNER: RESERVE
HOMEOWNERS ASSOCIATION

SH 67
(100' R.O.W.)

LOT 7
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC

KEY MAP
N.T.S.

LOT 1
TAMARAC USPS
ADDRESS: 900 TAMARAC PKWY
OWNER: EVANS, LEE ANN H TRUST
USE: COMMERCIAL

LOT 1
TAMARAC TECH PARK 3
ADDRESS: 950 TAMARAC PKWY
OWNER: BADE, JUSTIN R
USE: COMMERCIAL

LOT 2
TAMARAC TECH PARK 3
ADDRESS: N/A
OWNER: DRYER, MURRAY & GERALDINE TRUSTEES

LOT 3
TAMARAC TECH PARK 3
ADDRESS: TAMARAC PKWY
OWNER: LLOYD, KEVIN F

LOT 4
TAMARAC TECH PARK 3
ADDRESS: 1050 TAMARAC PKWY
OWNER: E & K PROPERTIES LLC

LOT 6
TAMARAC TECH PARK 5
ADDRESS: N/A
OWNER: MOUNTAIN STARR INVESTMENTS LLC

Lots 6 & 7 Tamarac Park Filling No. 5

Snow Storage
Date 11/5/2020
Created by APL
Checked by

Parking Lot A (SQ. FT.)
Parking area 39,463
Island area 1,225
Total Paved area 38,238
Storage required **3,824**
Storage area A1 3,070
Storage area A2 2,028
Total Storage **5,098**

Parking Lot B (SQ. FT.)
Parking area 28,344
Island area -
Total Paved area 28,344
Storage required **2,834**
Storage area B1 2,588
Storage area B2 708
Total Storage **3,296**

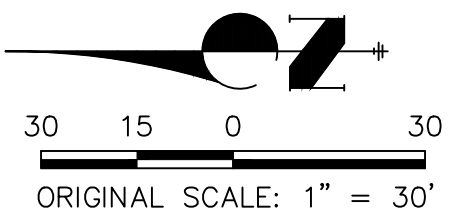
Alley I (SQ. FT.)
Paved area 7,352
Storage required **735**
Storage area I **788**

Alley II (SQ. FT.)
Paved area 7,361
Storage required **736**
Storage area II **996**

SNOW STORAGE III
1,161 SQ FT

ALLEY III
11,392 SQ FT

AREA WITH GREATER THAN 30% SLOPE
(SHADED RED, TYP)



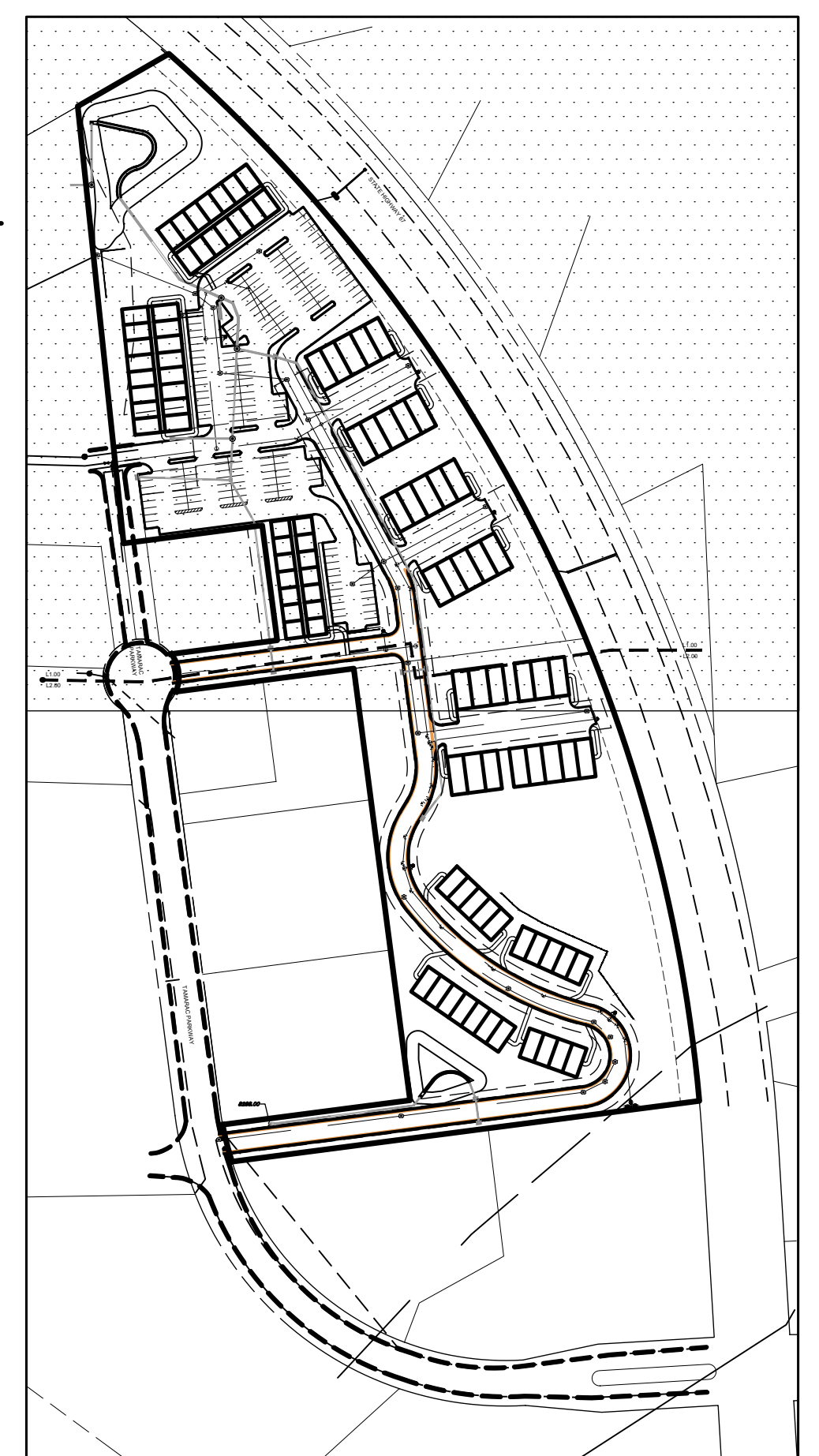
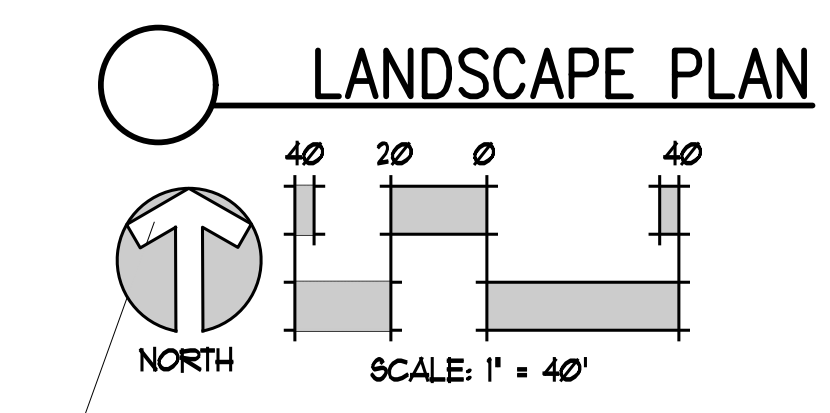
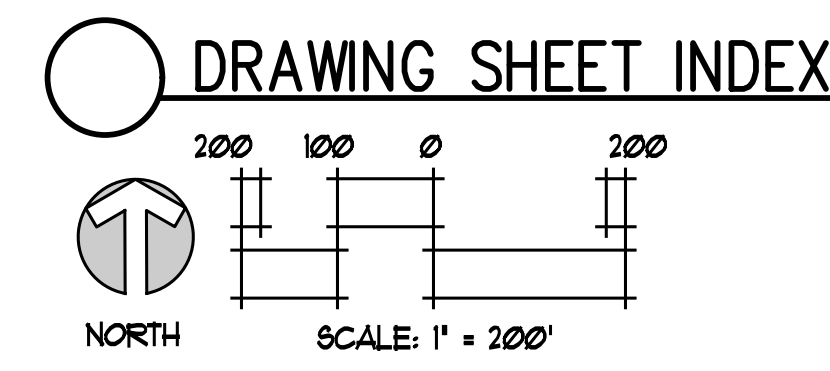
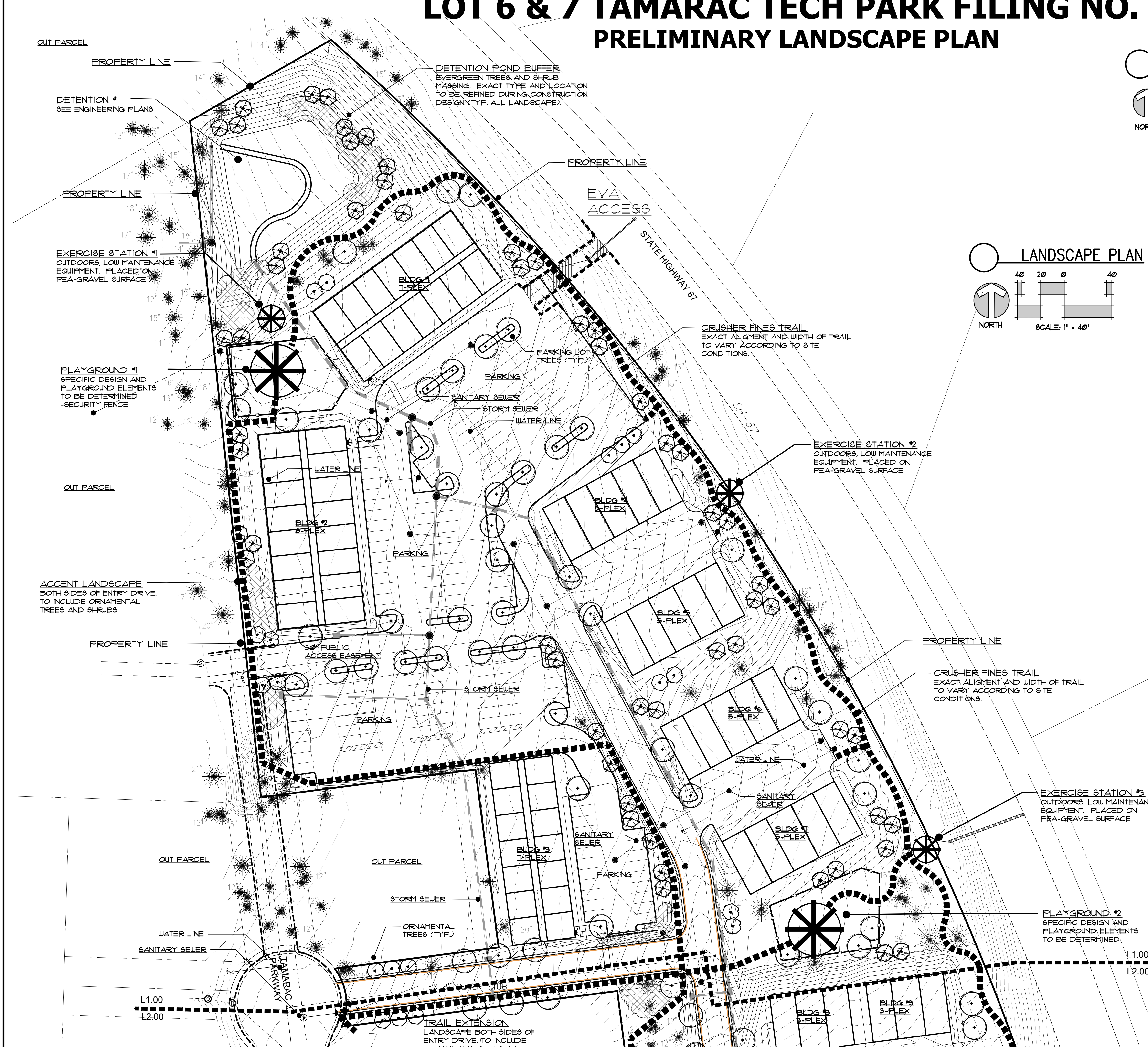
SLOPE & SNOW STORAGE
EXHIBIT
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 10 OF 20

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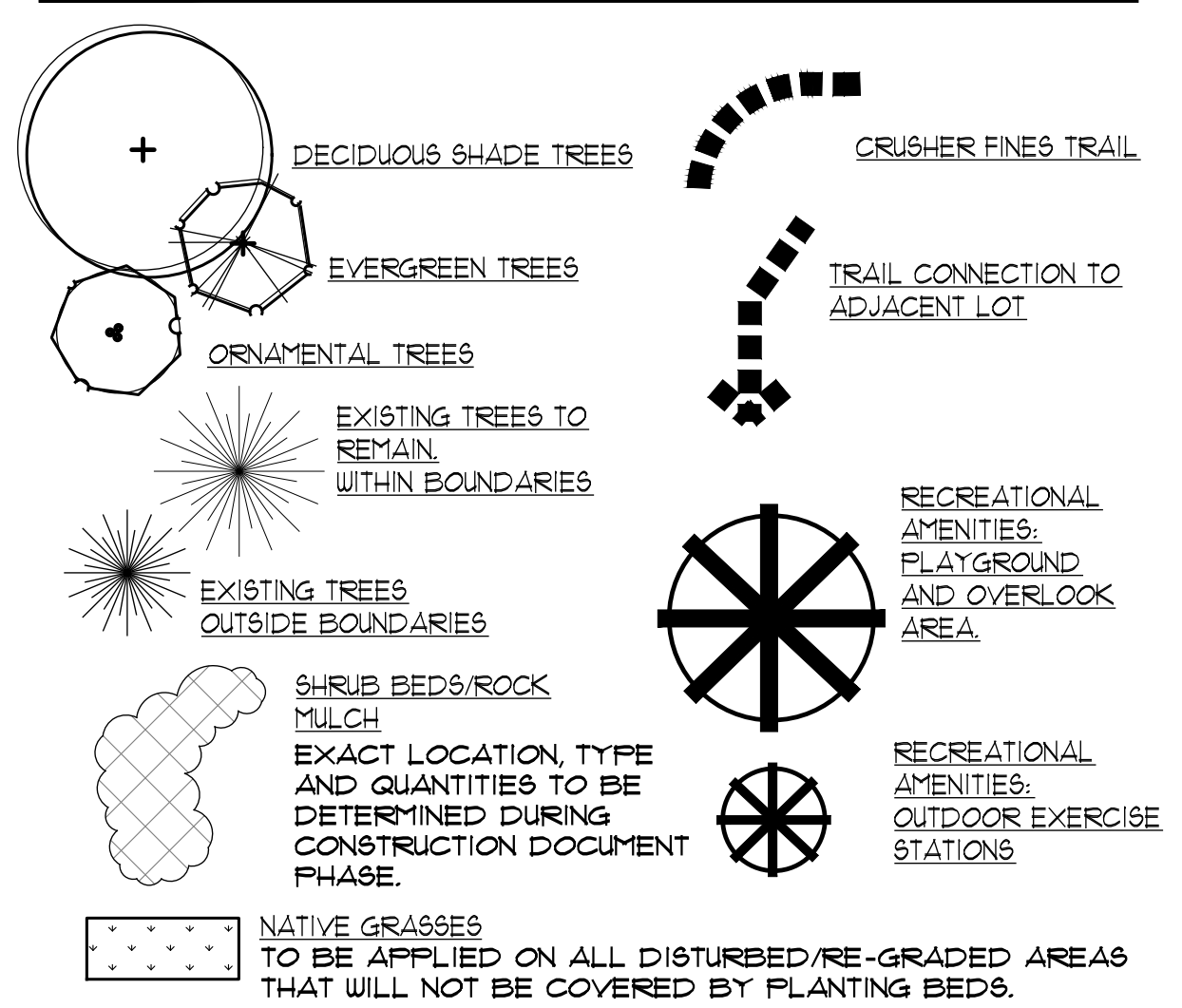
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY LANDSCAPE PLAN



LEGEND



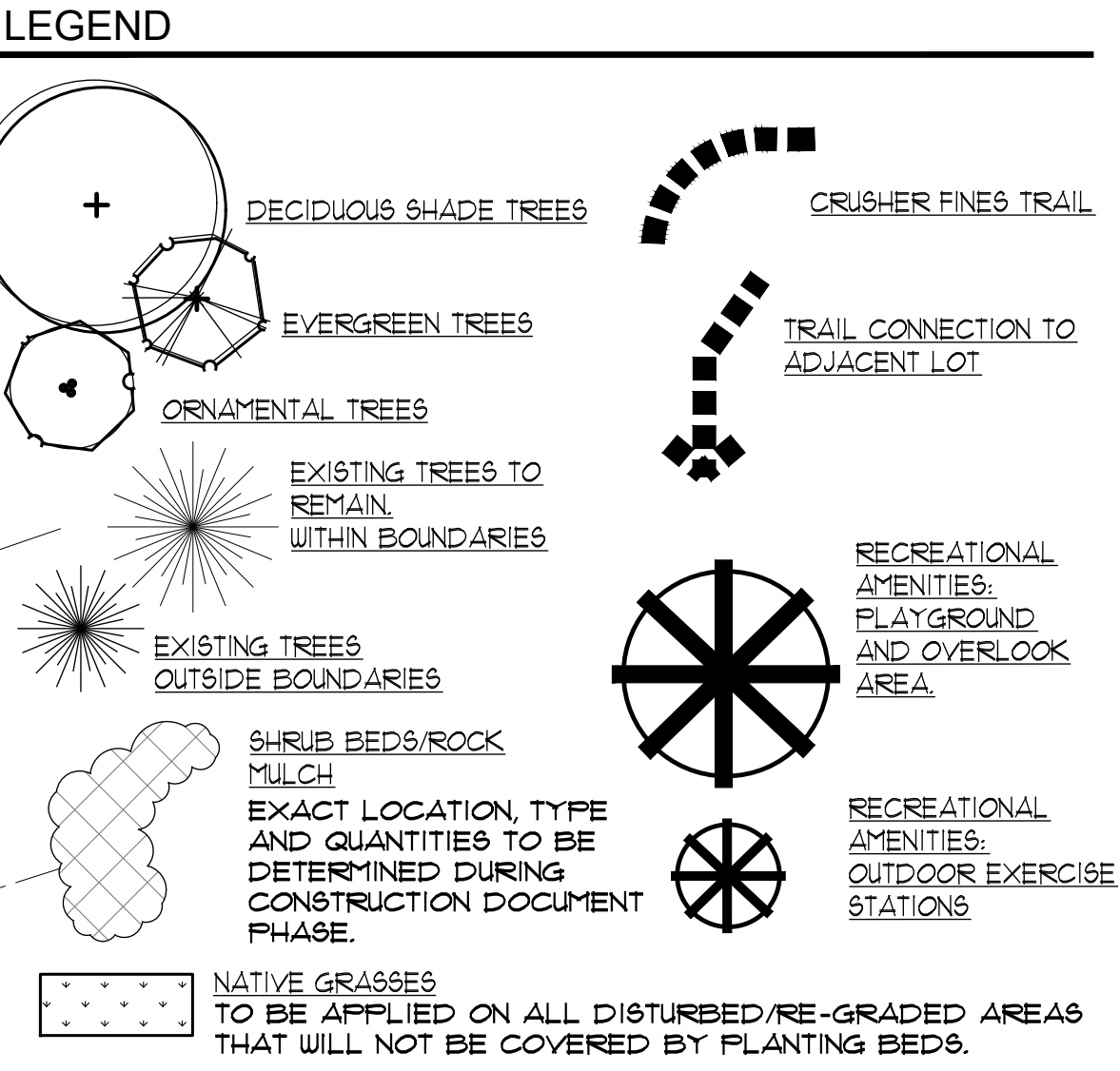
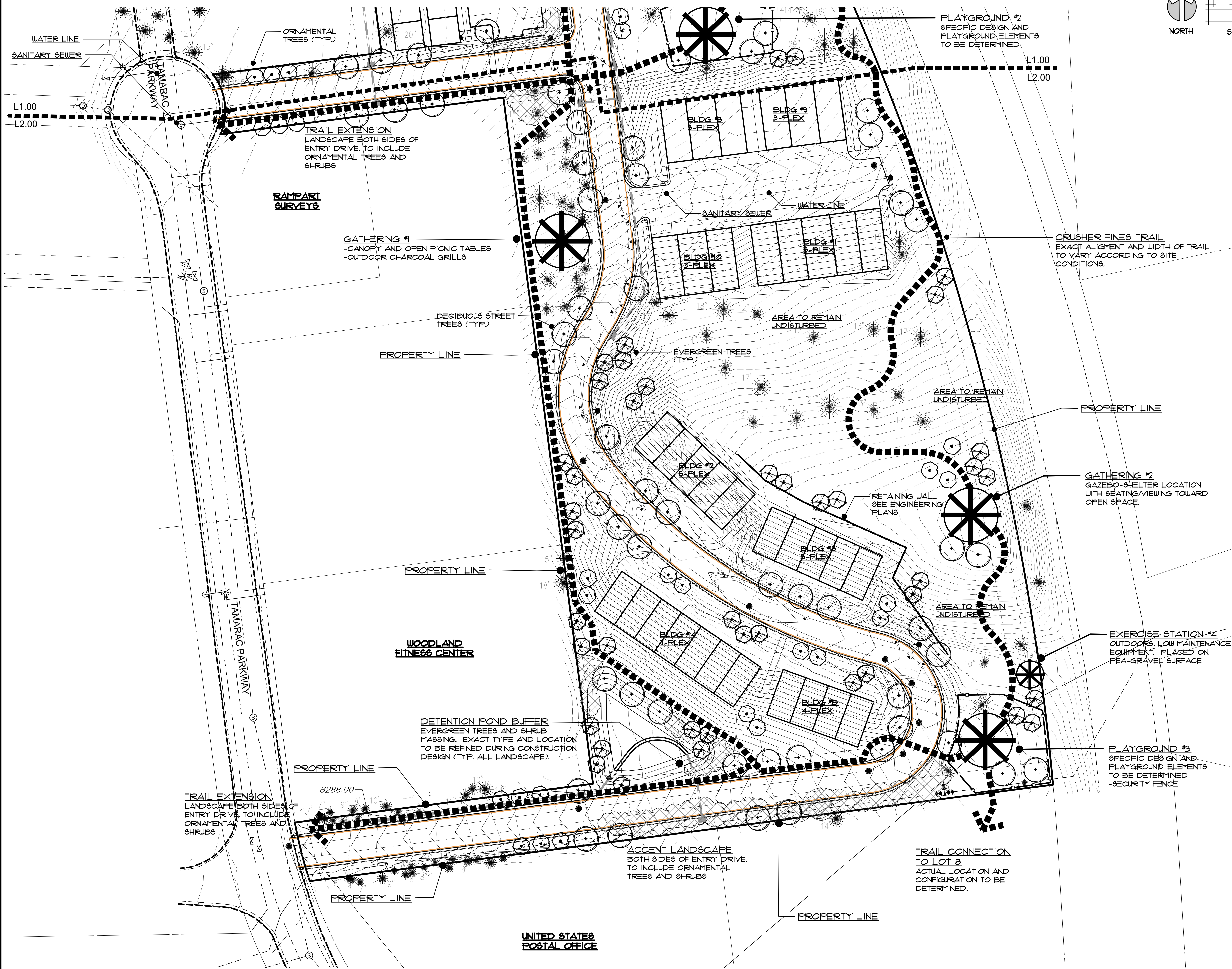
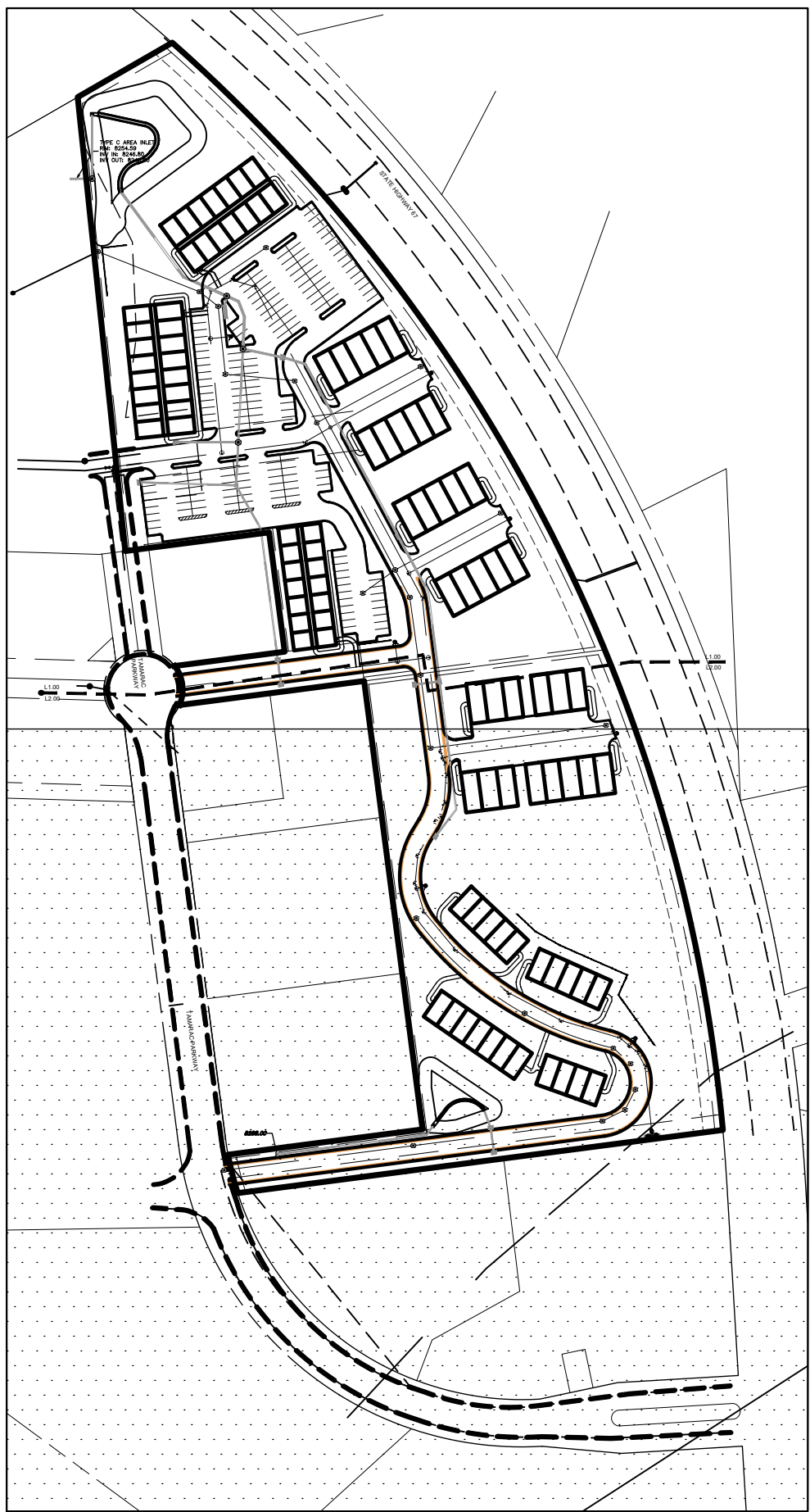
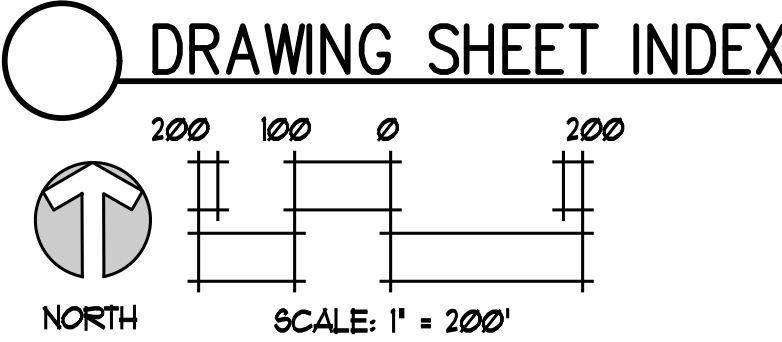
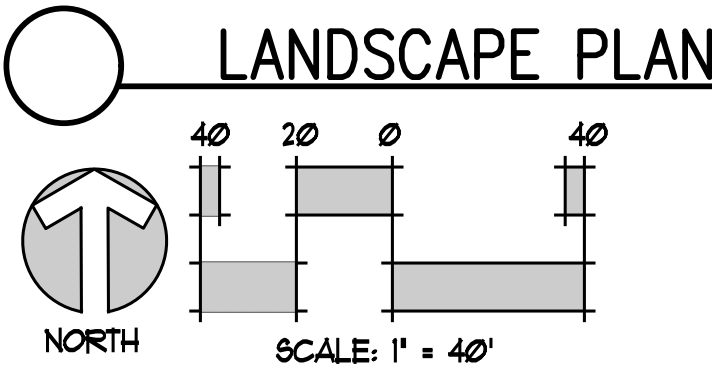
NOTES:

1. ALL DRAWINGS ARE PRELIMINARY AND THEIR INTEND IS TO PROJECT THE DESIGN APPROACH THAT WILL BE IMPLEMENTED THROUGHOUT THE PROJECT AREA. FINAL DESIGN WILL COMPLY WITH SECTION 18.33.180 OF THE STANDARD REQUIREMENTS ESTABLISHED BY WOODLAND PARK.
2. ACTUAL PLANT MATERIAL LOCATION WILL BE BASED ON FINAL UTILITY LINES AND EASEMENT LOCATIONS, FINAL BUILDING AND PARKING LAYOUT, AND THE SELECTED ALIGNMENT FOR RECREATIONAL AMENITIES.
3. FINAL PLANT TYPE AND QUANTITIES WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT DESIGN, AND ONCE IT HAS BECOME CLEAR THE EXTEND OF EXISTING TREE REMOVAL AND THE OPEN SPACE PROVIDED.
4. ALL DISTURBED/REGRADED AREAS WILL BE PLANTED AND/OR RE-SEEDED WITH NATIVE GRASSES.

PRELIMINARY LANDSCAPE PLAN
LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
JOB NO. JDG00-558
10/29/21
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

PRELIMINARY LANDSCAPE PLAN



- NOTES:
- ALL DRAWINGS ARE PRELIMINARY AND THEIR INTEND IS TO PROJECT THE DESIGN APPROACH THAT WILL BE IMPLEMENTED THROUGHOUT THE PROJECT AREA. FINAL DESIGN WILL COMPLY WITH SECTION 18.33.180 OF THE STANDARD REQUIREMENTS ESTABLISHED BY WOODLAND PARK.
 - ACTUAL PLANT MATERIAL LOCATION WILL BE BASED ON FINAL UTILITY LINES AND EASEMENT LOCATIONS, FINAL BUILDING AND PARKING LAYOUT, AND THE SELECTED ALIGNMENT FOR RECREATIONAL AMENITIES.
 - FINAL PLANT TYPE AND QUANTITIES WILL BE DETERMINED AT THE TIME OF CONSTRUCTION DOCUMENT DESIGN, AND ONCE IT HAS BECOME CLEAR THE EXTENT OF EXISTING TREE REMOVAL AND THE OPEN SPACE PROVIDED.
 - ALL DISTURBED/REGRADED AREAS WILL BE PLANTED AND/OR RE-SEEDING WITH NATIVE GRASSES.

PRELIMINARY LANDSCAPE PLAN
LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
JOB NO. JDG00-558
10/29/21
SHEET 12 OF 20

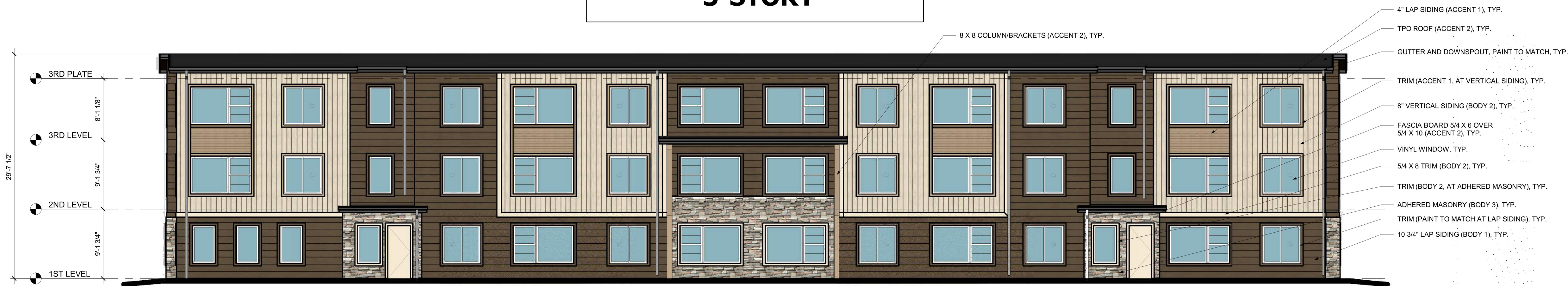
LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

ARCHITECTURAL ELEVATIONS

LODGE APARTMENT #1

38 UNITS

3-STORY



4 BUILDING 1 - SOUTH ELEVATION
1/8" = 1'-0"



3 BUILDING 1 - EAST ELEVATION
1/8" = 1'-0"



2 BUILDING 1 - WEST ELEVATION
1/8" = 1'-0"



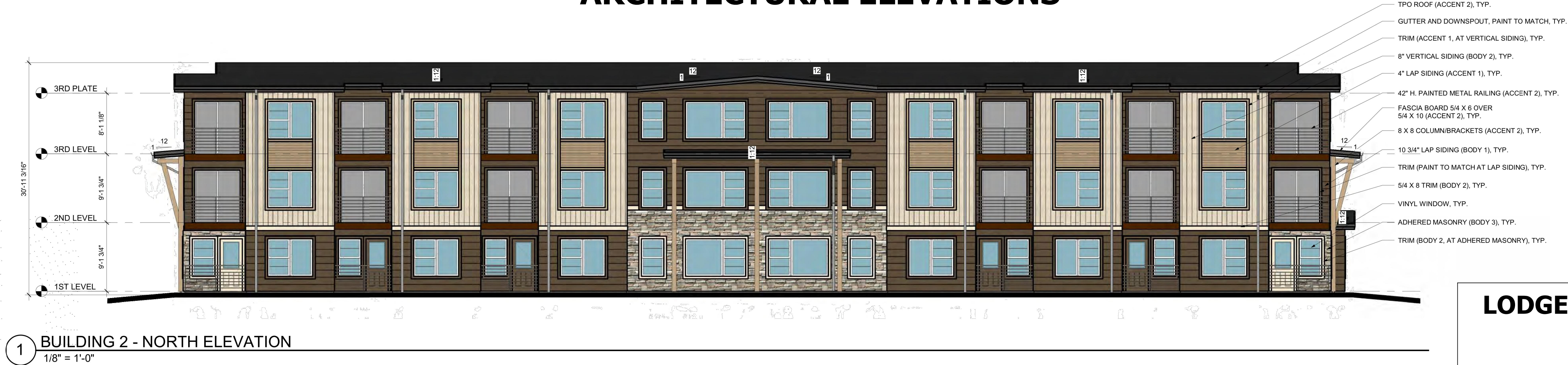
1 BUILDING 1 - NORTH ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
ARCHITECTURAL ELEVATIONS



LODGE APARTMENT #2
44 UNITS
3-STORY



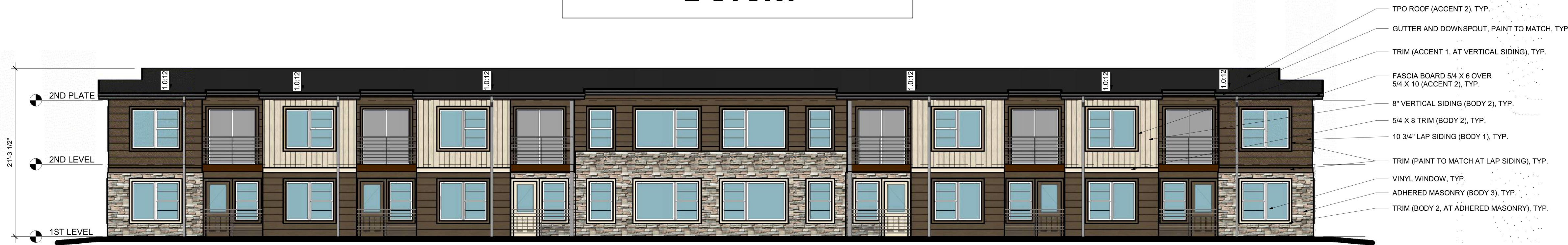
ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
SHEET 14 OF 20



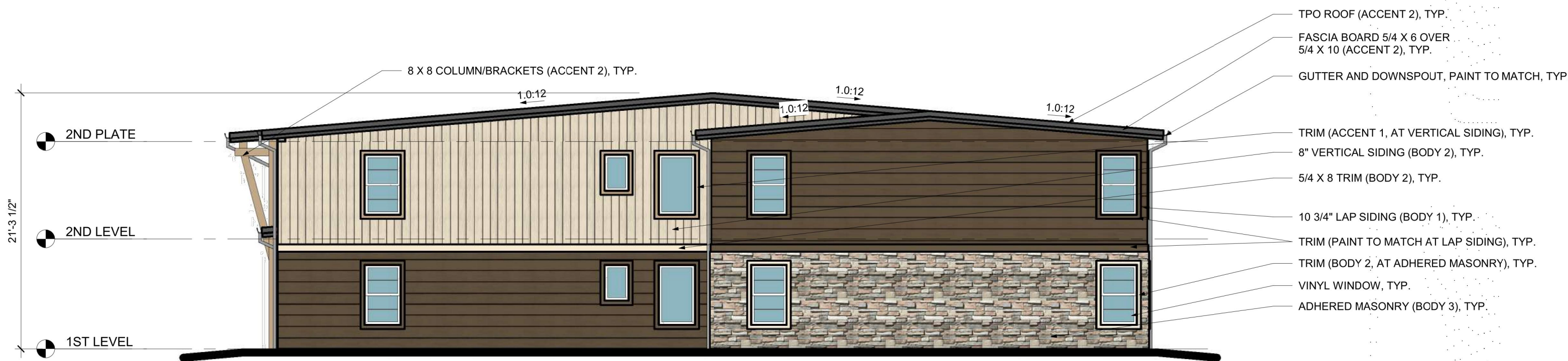
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
ARCHITECTURAL ELEVATIONS

LODGE APARTMENT #3
30 UNITS
2-STORY



4 BUILDING 3 - EAST ELEVATION
1/8" = 1'-0"



3 BUILDING 3 - NORTH ELEVATION
1/8" = 1'-0"



2 BUILDING 3 - SOUTH ELEVATION
1/8" = 1'-0"



1 BUILDING 3 - WEST ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
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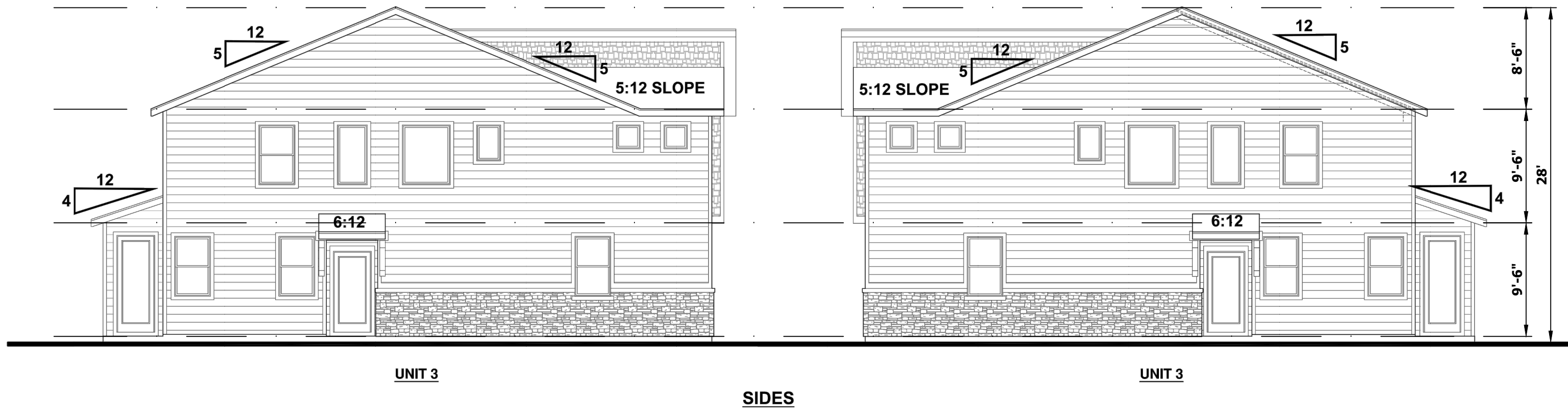
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
ARCHITECTURAL ELEVATIONS



3-PLEX
SLAB ON GRADE
MEADOW



WINDON CALCULATIONS	
UNIT 3 SIDE ELEVATION	
MAIN FLOOR	20%
UPPER FLOOR	20%

Building 3A
3-Plex, Elevation A



Building 3A
3-Plex, Elevation A

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

ARCHITECTURAL ELEVATIONS

4-PLEX
WALK OUT
KNOLL



4 4-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 4-PLEX - REAR SIDE ELEVATION
1/8" = 1'-0"



2 4-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 4-PLEX - FRONT SIDE ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
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SHAKE SIDING

VERTICAL SIDING

OWENS CORNING SHINGLES
AUTUMN BROWN

TAP SIDING

5:12 SLOPE

4:12 SLOPE

4:12

4:12 SLOPE

4:12

4:12 SLOPE

4:12

UNIT 3 - REVERSED

UNIT 1 - REVERSED

UNIT 2

FRONT

UNIT 1

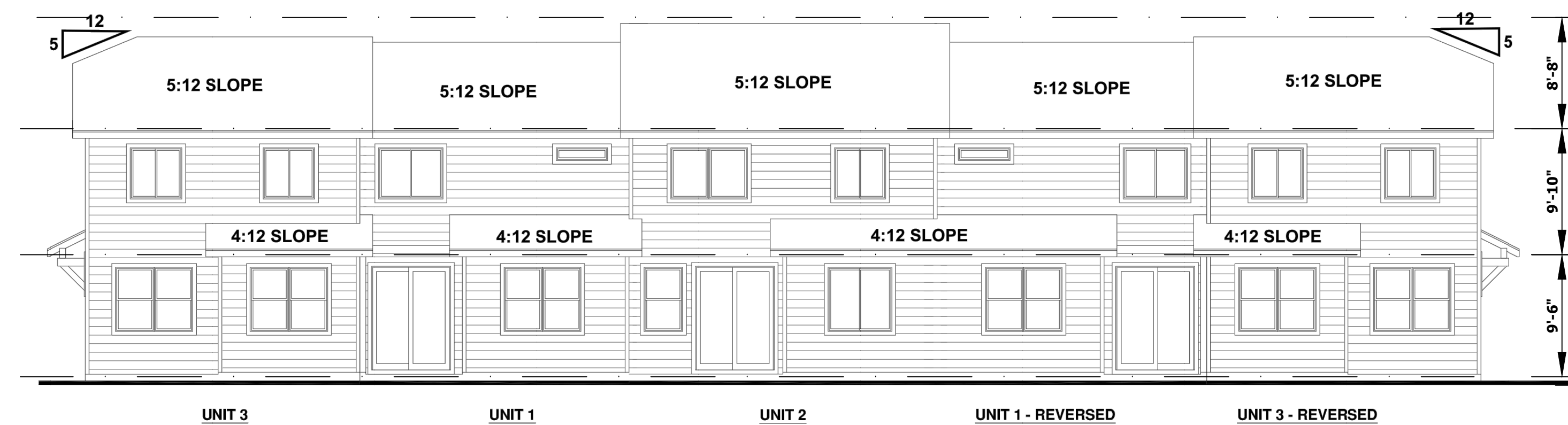
UNIT 3

BORAL PRO STONE
GLACIER VALLEY

MASONRY CALCULATIONS	
5-PLEX ELEVATION B	
FRONT	47%

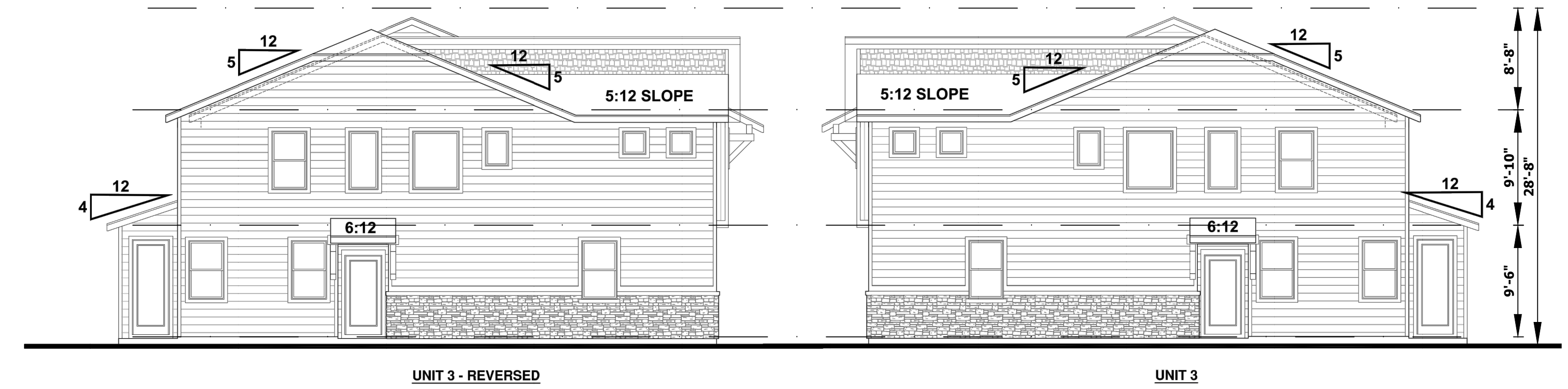
SW 7740 Messenger Bag	SW 2805 Rookwood Brown
SW 7689 Row House Tan	SW 9103 Almond Roca

**5-PLEX
SLAB ON GRADE
MEADOW**



Building 5B

5-Plex, Elevation B



Building 5B

5-Plex, Elevation B

WINDOW CALCULATIONS	
UNIT 3 SIDE ELEVATION	
MAIN FLOOR	2
UPPER FLOOR	2

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5
ARCHITECTURAL ELEVATIONS

5-PLEX
TUCK UNDER
MEADOW & KNOLL



4 5-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 5-PLEX - REAR ELEVATION
1/8" = 1'-0"



2 5-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 5-PLEX FRONT ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
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LOT 6 & 7 TAMARAC TECH PARK FILING NO. 5

ARCHITECTURAL ELEVATIONS

7-PLEX
WALK OUT
KNOLL



4 7-PLEX - LEFT SIDE ELEVATION
1/8" = 1'-0"



3 7-PLEX - REAR ELEVATION
1/8" = 1'-0"



2 7-PLEX - RIGHT SIDE ELEVATION
1/8" = 1'-0"



1 7-PLEX - FRONT ELEVATION
1/8" = 1'-0"

ARCHITECTURAL ELEVATIONS
LOT 6&7 TAMARAC TECH PARK FILING NO.5
JOB NO. 25199.00
10/29/21
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