Planning Commission Agenda

Thursday, May 16, 2024
Regular Meeting – 6:30 P.M.
Frederick Town Hall
401 Locust St.

Built On What Matters

In order to promote social distancing and to protect the health and safety or our Commission members, staff, and community this meeting will be hybrid and conducted via Microsoft Teams and in person. Interested parties are encouraged to access the meeting via Microsoft Teams or in person at Town Hall.

The meeting information is as follows:

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 229 286 565 79
Passcode: GXuhzM
Download Teams | Join on the web
Learn More | Meeting options

Please contact Assistant Town Clerk- Records Emily Nitcher with questions regarding the meeting. 720-382-5582 or enitcher@frederickco.gov

6:30 pm
Work Session
Comprehensive Plan

Call to Order – Roll Call

Pledge of Allegiance

Additions to the Agenda

Action Agenda

A. PCR-2024-02 Consideration of the Silverstone Commons Final Development Plan

Discussion Item

Other Business

B. Upcoming Meetings – Special Meeting Thursday, July 25, 2024.

Adjournment

TOWN OF FREDERICK

Planning Commission

Tracy Moe, Chairman

Dennis Stark, Alternate Commissioner
William Mahoney, Alternate Commissioner
Roger Kelley, Commissioner

Kristin Conroy, Vice-Chairman
Nathan Scott, Commissioner
Joseph Sammartino, Commissioner

Consideration of the Silverstone Commons Final Development Plan

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Agenda Date: Planning Commission – June 20, 2024

Attachments:

a. Letter of Intent
b. Zoning Map
c. Final Development Plan
d. Resolution PCR-2024-02

Submitted by: Audem Gonzales
Senior Planner

Summary Statement:

The applicant is requesting approval of a Final Development Plan for the Silverstone Commons project.

Strategic Plan Alignment:

This request aligns with following Town of Frederick Strategic Plan:

2. Community and Economic Vitality-

2.2 Continue implementing our retail attraction strategy to target regional and destination opportunities, traditional and non-traditional grocers, and sit-down eating establishments.

Background Information:

Applicant: Evergreen Devco, Inc.

Owner: Evergreen-HWY 52 & William Bailey LLC

Location and Zoning: The property is generally located at the northwest intersection of Colorado State Highway 52 and William Bailey Avenue. The property is zoned C-H52 (Mixed Use Highway 52 District) with PUD Overlay. The project area is ~4.5 acres in size.

Surrounding Land Uses and Zoning:

North:	Land use: Neighborhood Park
Zoning:	R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)
South:	Land use: Weld County Household Hazardous Waste Disposal Facility and vacant commercial building
Zoning:	AG-agricultural in Weld County and PUD – Planned Unit Development in the City of Dacono
West:	Land use: Single-family homes (Silverstone)
Zoning:	Zoning: R-1 (Residential Low Density) with PUD overlay (Planned Unit Development)
East:	Land use: Vacant property and Circle K gas station
Zoning:	C-H52 (Mixed Use Highway 52 District) with PUD overlay – Planned Unit Development

Historic Background Information:

- The subject property was annexed into the Town of Frederick in 1990 as part of the Dacono Investment CO Property Annexation.
- The Silverstone Preliminary Development Plan (formally the Miner's Village preliminary development plan) was approved in 2008 and included a large commercial component which is where the subject property is located.
- The subject property was platted in 2010 as part of Tract A of the Miner's Village Filing No. 1 Subdivision Amendment Plat and re-platted in 2018 as Lot 1 of the Silverstone Filing No. 1 subdivision.

Request:

Silverstone Commons is a proposed retail center located at the northwest corner of Colorado State Highway 52 and William Bailey Avenue. The final development plan application area is approximately 4.5 acres in size. This project is located directly west of Silverstone Marketplace which was platted in 2023. A final development plan and the King Soopers site plan have been approved for Silverstone Marketplace. Silverstone Commons is a separate development area with a similar entitlement process.

The applicant is proposing a final development plan, which establishes the development standards for the Silverstone Commons project area. There are no plats or site plans submitted at this time. Any subsequent applications will need to meet the standards contained in any approved final development plan for Silverstone Commons.

Final Development Plan

The PDP (preliminary development plan) for Silverstone was approved in 2008. The subject property was included in that plan as Planning Area VI, which anticipated more than 300,000 SF of commercial uses and potential residential. This FDP (Final Development Plan) application proposes to carry over most of the development standards from the PDP while also creating new standards. This FDP contains the following provisions:

1. General development standards
2. Parking standards
3. Landscaping standards
4. Buffering and screening standards
5. Easement and utility standards
6. Building design and character standards
7. Lighting standards
8. Use standards
9. Dimensional standards
10. Sign standards

Preliminary and final development plans are common planning processes used when the strict application of a land use code prohibits specific types of development from occurring. In this case, large commercial retail centers require tailored development standards that the Town of Frederick Land Use Code does not currently provide. Town Staff worked closely with the applicant as the applicant created a final development plan that has been determined to meet the needs of the project and that Town Staff has determined will, in general, result in high quality development that advances the goals of the community.

This final development plan is similar to the Silverstone Marketplace Final Development but does propose stricter requirements for parking and buffering uses. The Silverstone Commons FDP proposes to permit

all automotive uses which are listed the Land Use Code and approved PDP. This includes uses such as Light Motor Vehicle Repairs/Service and Motor Vehicle Wash. The Land Use Code contains "Residential Protection Standards" which prohibit automotive uses from developing within this project area. The current Code standards require a 250 or 500 foot buffer between automotive uses and residential zones. There are six existing single-family homes abutting this area to the west.

The applicant is proposing alternative buffering standards for any potential automotive use in the project area. The applicant is proposing a required 20-foot landscape buffer between any automotive use and residential use which shall include trees and shrubs. 50% of the trees and shrubs shall be evergreens. The existing residential protection buffer requirements do not require any landscaping, they are simply a distance requirement. The applicant is also proposing a 10-foot landscape buffer between all other uses and residential uses.

The final development plan also contains provisions for enhanced setbacks for the Motor Vehicle Wash use. The applicant is proposing a 50-foot setback from residential uses for car wash parking and equipment and a 60-foot setback for car wash buildings. The applicant is anticipating a car wash develop within this project area and has proposed specific buffering standards for such use.

Review Criteria:
Section 4.9.2.c of the Town of Frederick Land Use Code sets forth the following review criteria for the proposed Final Development Plan:

(1) The Final Development Plan is substantially consistent with the preliminary development plan as approved by the Board of Trustees.

Staff comment: The FDP is substantially consistent with the approved PDP. The applicant has amended many provisions from the PDP but each amendment is in line with the original intent of providing a high-quality development.

(2) All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

N/A

Public Notice:
This project was properly noticed according to the requirements found in C.R.S. §24-6-402(2)(c).
At the time of writing this staff report, no written or verbal public comment has been submitted to staff.

Legal/Political Considerations:
The application has been reviewed by the Town Attorney and no outstanding comments or concerns have been identified.

Staff Recommendation:
Staff recommends the Planning Commission recommend approval of the Silverstone Commons Final Development Plan to the Board of Trustees.

Alternatives/Options:
Approval:
I move to approve PCR-2024-02, which recommends approval of the Silverstone Commons Final Development Plan to the Board of Trustees.

Approval with Conditions:
I move to approve PCR-024-02, which recommends approval of the Silverstone Commons Final Development Plan to the Board of Trustees with the following conditions: (list conditions)

Denial:
I move to approve PCR-2024-02, which recommends denial of the Silverstone Commons Final Development Plan to the Board of Trustees.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884 • GallowayUS.com

8/23/23

Letter of Intent

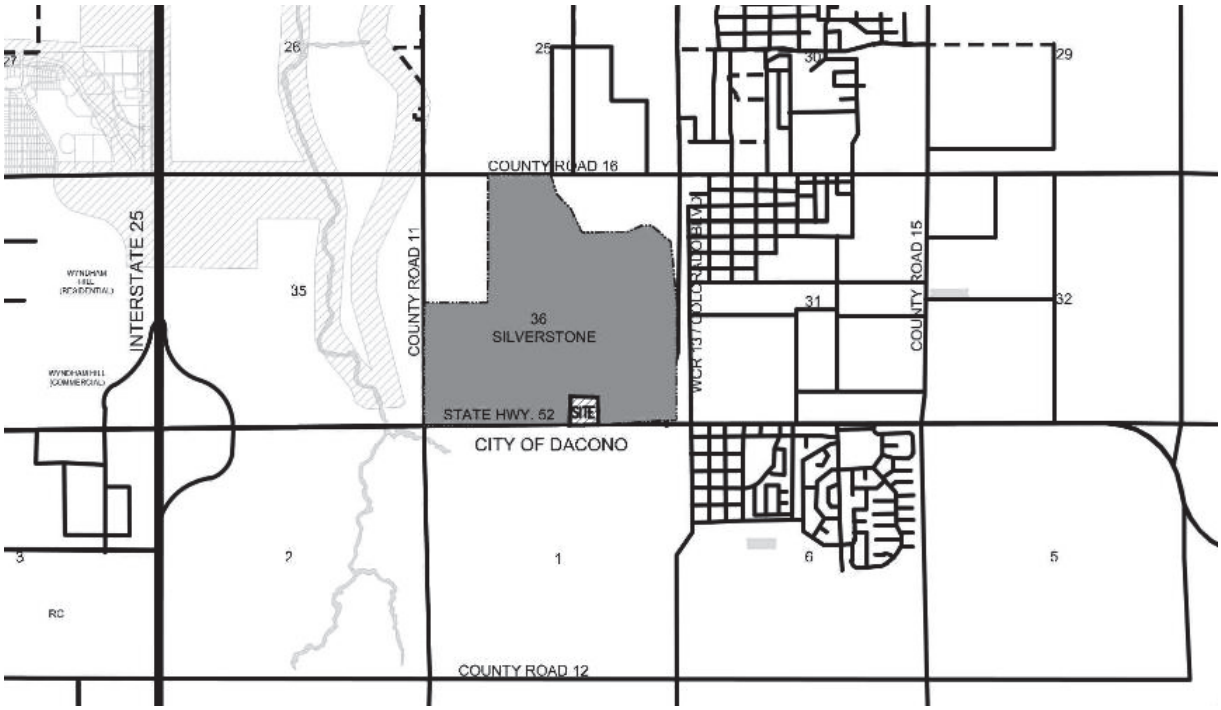
August 23, 2023
Town of Frederick - Community Planning and Development
401 Locust St.
Frederick, CO 80530

Re: Silverstone Commons – Final Development Plan

Request:
Galloway on behalf of Evergreen Development requests approval of a Final Development Plan for approximately 4.579 acres within the Silverstone Site PDP.

Site Details:
TSN: 131336409001
Address: 5351 Highway 52
Acreage: Approx. 4.579
Current Zoning: Mixed Use – Highway 52 (C-H52) with PUD Overlay
Current Use: Vacant

Location
The approximately 4.579-acre site is located on the northwest corner of Highway 52 and William Bailey Ave. The site is part of the approved Silverstone Preliminary Development Plan Amendment #3 and Silverstone Filing No. 1 site within the Town of Frederick, Colorado.



Project Description & Context:
The Applicant seeks to develop the property as a commercial/retail project that is cohesive with the adjacent commercial / mixed use property to the east. The following responds to the requirements for a Letter of Intent and Review Criteria Analysis as identified within Table A-3 of Appendix A in the Town of Frederick Land Use Code for Final Development Plan Review.

The project proposes a commercial retail development complimentary to the proposed commercial center to the east and will be subordinate to the residential uses to the west. The project is in general conformance with the approved Silverstone Preliminary Development Plan proposing commercial uses along Highway 52 within PA VI. The proposed development will generate sales tax and jobs. The commercial development will provide complementary and support services for existing developments within the Town of Frederick and surrounding communities.

The following sections provide the written descriptions in conformance with Subsection (2)(b) of Section 4.9 for Final Development Plans:

Subdivision Regulation Exceptions
The Final Development Plan is in general conformance with existing subdivision regulations and as identified in the recently approved Silverstone Preliminary Development Plan. All additional standards and land use criteria modifications for the development is included as part of the proposed application.

Modifications and/or Restrictions
The Final Development Plan proposes minor modifications to the existing approved Silverstone Preliminary Development Plan Amendment #3 and are noted in red in the attached plan set. These modifications are in large alignment with Article 2 of the Community Design Principles and Development Standards identified in the Town Land Use Code. These modifications seek to provide a consistent design approach through the mixed use site that provides consistent site and landscape improvements for a successful and thoughtful development approach. The proposed land uses within the Final Development Plan support the intent and standards of the Mixed Use Highway (C-H52) District by providing a diverse range of regional and local commercial services, and a transition from the adjacent highway to lower density residential to the north. The proposed Final Development Plan incorporates safe and convenient multi-modal circulation supporting design that accommodates pedestrians through comprehensive sidewalk network and trail connections. An existing 8 foot sidewalk meanders along Highway 52 connecting to sidewalk along William Bailey Ave. The sidewalk along William Bailey Ave adjacent to the site provides connection to the park to the north.

Benefits
The benefits of existing modifications and restrictions are discussed in the approved Silverstone Preliminary Development Plan Amendment #3. The modifications listed with the noted application for a Final Development Plan propose changes in alignment with the current Article 2 the of the Community Design Principles and Development Standards identified in the Town Land Use Code and approved Silverstone Preliminary Development Plan Amendment #3. These modifications provide flexibility and consistency for the project in support of a unified overall development.

Compatibility with Existing and Proposed Adjacent Neighborhoods
The site is compatible with the land uses proposed in the Silverstone Preliminary Development Plan Amendment #3 and those found on adjacent properties. The properties to the west are medium density residential developments. The properties to the north include parkland, planned mixed use residential, community commercial and low density residential development. The property to the east includes downtown Frederick, parks and open space, planned downtown commercial and Highway 52 commercial. The property to the south is the City of Dacono and includes existing single family development and planned commercial.

The proposed commercial uses will be a supporting land use type to the surrounding Single-Family Detached Residential and compliment the proposed commercial to the east. The proposed commercial uses will be subordinate to the surrounding single-family residential uses, compliment existing and proposed commercial uses and acts as a buffer and transition from William Bailey Ave and Highway 52 to the residential neighborhoods and park. The site layout and architectural design will provide visual appeal and consistency with the Silverstone Marketplace creating a cohesive commercial frontage along Highway 52.

Review Criteria:
The Final Development Plan request is consistent with the criteria in Subsection (2)c of Section 4.9 as follows:

1. The final development plan is substantially consistent with the preliminary development plan as approved by the Board of Trustees.

   The final development plan proposes a mix of commercial/retail uses that support the intent of the approved Silverstone Preliminary Development Plan amendment #3 as approved by the Board of Trustees.

2. All preliminary development plan conditions of approval have been adequately addressed on the final development plan.

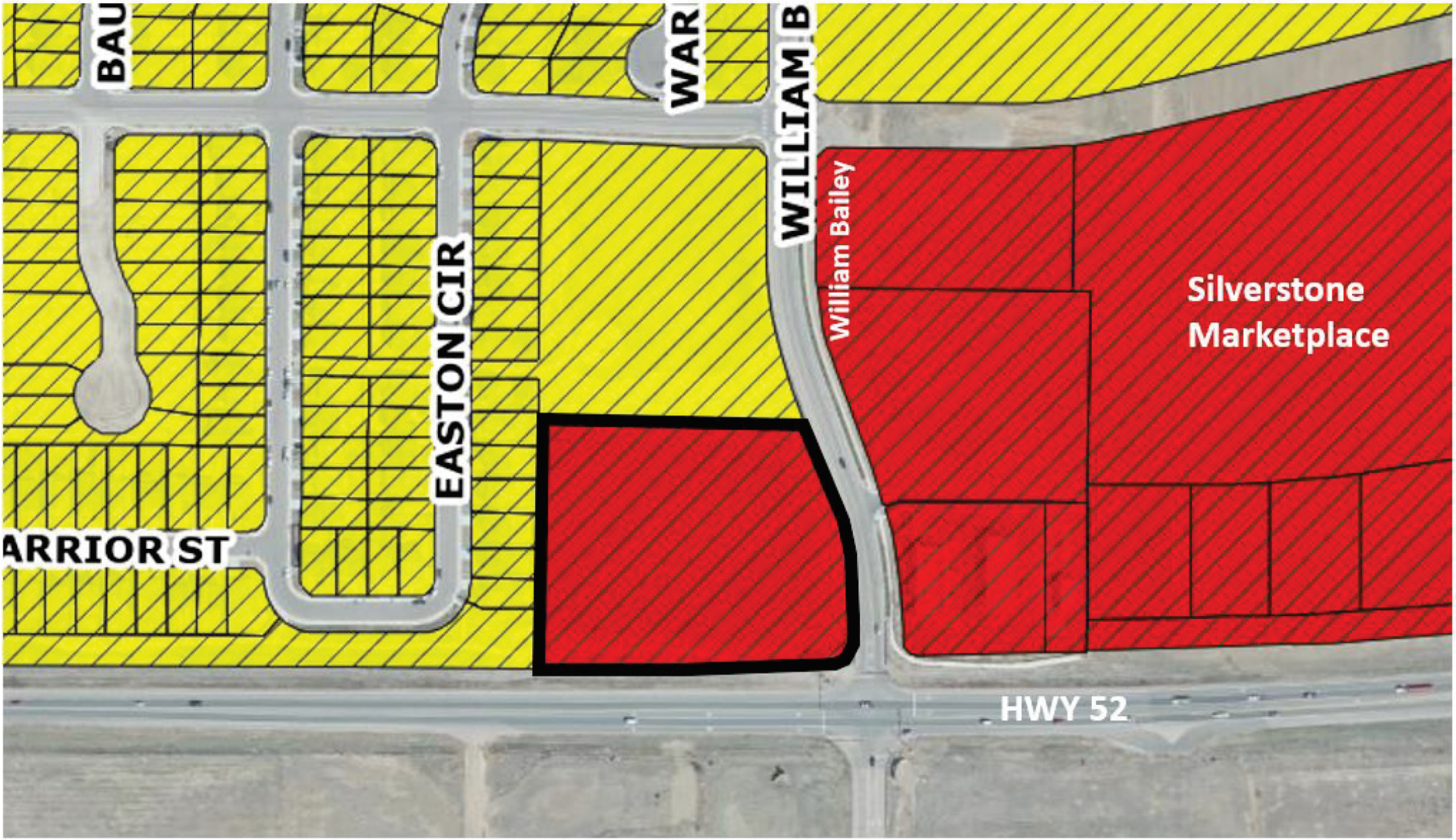
   The final development plan addresses all preliminary development plan conditions of approval.

Project Contact(s):

Consultant:
Galloway & Company Inc.
5500 Greenwood Plaza Blvd, Suite 200,
Greenwood Village, CO 80111
(719) 900-7220

Owner /Applicant:
Zach Lauterbach
Vice President
Evergreen Devco Inc.
2390 East Camelback Rd, Suite 410
Phoenix, AZ 85016
(602) 808-8600

Zoning Map



Legend

Project Area

PUD-O Planned Unit Development Overlay District*

Zoning Code

C-H52

R-3

C-C

R-1

0 150 300 600 Feet

N

https://www.frederickco.gov/TermsofUse

SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-020 4.579 ACRES

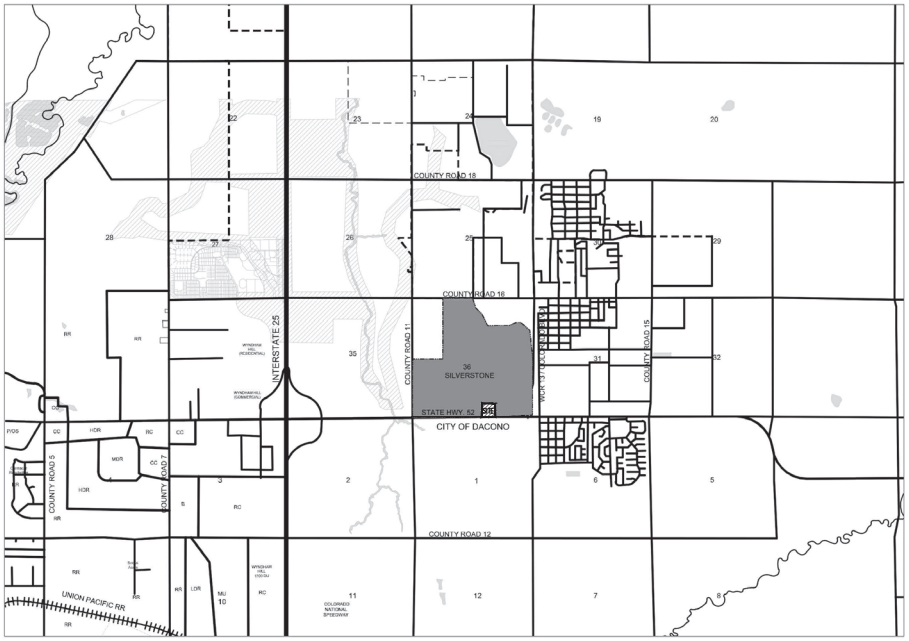
LEGAL DESCRIPTION

LOT 1 BLOCK 8 SILVERSTONE FILING NO. 1

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, BLOCK 8 AS SHOWN ON THE FINAL PLAT OF SILVERSTONE FILING NO. 1 , SAID LINE BEARS N 00°08'04" W, FOR 262.95 FEET, MONUMENTED ON THE SOUTH BY A 24", NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC CAP, STAMPED "PLS 37911," AND ON THE NORTH BY A 24", NO. 5 REBAR WITH A 1-1/4" ORANGE PLASTIC STAMPED "PLS 37911", WITH ALL OTHER BEARINGS REFERENCED THERETO.

VICINITY MAP



1 IN = 0.5 MI

N

PROJECT CONTACTS

PROPERTY OWNER DEVELOPER

EVERGREEN DEVELOPMENT
2390 E CAMELBACK ROAD, SUITE 410
PHOENIX, AZ 85016
TEL: (602) 808-8600
CONTACT: ZACH LAUTERBACH

CIVIL ENGINEER

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: AARON JOHNSTON, PE
EMAIL: aaron.johnston@gallowayus.com

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: JON ROMERO
EMAIL: jon.romero@gallowayus.com

SURVEYOR

GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: READE ROSELLES, PLS

TRAFFIC ENGINEER

KIMLEY-HORN
4582 S ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CURTIS ROWE

CITY CONTACTS

PLANNING

TOWN OF FREDERICK
401 LOCUST STREET
FREDERICK, CO 80530
TEL: (720) 382-5500
CONTACT: ALI VAN DEUTEKOM

TRAFFIC

TOWN OF FREDERICK
323 FIFTH STREET
FREDERICK, CO 80530
TEL: (720) 382-5500
CONTACT: JASON BERG

FIRE PROTECTION

FREDERICK FIRESTONE FIRE DEPARTMENT
8426 KOONER PLACE
FREDERICK, CO 80504
TEL: (303) 833-2742
CONTACT: JEREMY A. YOUNG

ENGINEERING ADMINISTRATION

TOWN OF FREDERICK ENGINEERING
323 FIFTH STREET
FREDERICK, CO 80530
TEL: (720) 382-5500
CONTACT: KEVIN ASH

STORMWATER

TOWN OF FREDERICK
401 LOCUST STREET
FREDERICK, CO 80530
TEL: (720) 382-5602

WATER

TOWN OF FREDERICK
323 FIFTH STREET
FREDERICK, CO 80530
TEL: (720) 382-5603
CONTACT: SARAH WATSON

SANITARY

ST VRAIN SANITATION DISTRICT
11307 BUSINESS PARK CIR,
LONGMONT, CO 80504
TEL: (303) 776-9570

SITE DATA

TAX ID/PARCEL NO.: 131336409001 SITE AREA: 4.579 ACRES

ZONING/LAND USE

CURRENT ZONING: (C-HS2) W/ PUD OVERLAY

CURRENT USE: VACANT PROPOSED USE: GENERAL COMMERCIAL

PARCEL	AREA (AC)	PROPOSED LAND USE
PLANNING AREA 1	4.579 AC	GENERAL COMMERCIAL

SITE DATA NOTES:
1. OVERALL PARCEL SHOW GENERAL SITE USE AND LAYOUT. INDIVIDUAL SITE PLAN SUBMITTALS WILL BE REQUIRED , PER THE PROCESS NOTED IN THE APPROVED FINAL DEVELOPMENT PLAN, SHOWING GENERAL CONFORMANCE WITH THE USES SHOWN ON THE SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

NOTES

1. APPROVAL: THE SILVERSTONE PRELIMINARY DEVELOPMENT PLAN (FORMERLY MINER'S VILLAGE PRELIMINARY DEVELOPMENT PLAN) WAS APPROVED BY THE TOWN OF FREDERICK PER RESOLUTION NO. 08R005, SUBJECT TO CONDITIONS.
2. OIL AND GAS SETBACKS: ALL EXISTING OIL AND GAS WELL SITES LOCATED ON THE PROPERTY SHALL BE INTEGRATED INTO OPEN SPACE AREAS AND PUBLIC SITES WITHIN THE DEVELOPMENT. OIL AND GAS SETBACKS ARE NOT PERMITTED TO BE UTILIZED AS REQUIRED OPEN SPACE DEVELOPER WILL SIGN SURFACE USE AGREEMENTS WITH ALL OIL AND GAS COMPANIES HAVING EXISTING OR FUTURE RIGHTS TO EXTRACT MINERALS FROM THE PROPERTY, WHICH ALLOW FOR IMPROVEMENTS TO BE MADE AND MAINTAINED BY THE DEVELOPER, METRO DISTRICT AND/OR HOA. THE OIL AND GAS WELL / FACILITY SETBACK TO ANY RESIDENTIAL BUILDING PERMITTED FOR CONSTRUCTION SHALL COMPLY WITH ARTICLE 9 OF THE LAND USE CODE. THE SETBACK SHALL BE MEASURED FROM THE SPECIFIC LOCATION OF EXISTING AND PROPOSED WELL SITES AND FROM A CENTRAL LOCATION WITHIN A TANK BATTERY AND/OR FACILITIES AREA.
3. PUBLIC IMPROVEMENTS: ALL PUBLIC IMPROVEMENTS, IF APPLICABLE SHALL BE INTEGRATED INTO THE FINAL MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS (MOAPI) ASSOCIATED WITH THE FINAL PLAT. ALL DEVELOPMENT OBLIGATIONS TO FUND AND CONSTRUCT INFRASTRUCTURE AND PUBLIC IMPROVEMENTS WITHIN OR RELATED TO SILVERSTONE, ARE LIMITED IN SCOPE TO THOSE IDENTIFIED IN THE MOAPI. THE COST ESTIMATES FOR SUCH PUBLIC IMPROVEMENTS ARE ALSO IDENTIFIED IN THE MOAPI. ALL INFRASTRUCTURE AND PUBLIC IMPROVEMENTS REQUIRED TO BE INSTALLED AND/OR CONSTRUCTION BY THE OWNER OR DEVELOPER MAY BE ASSUMED BY THE METROPOLITAN DISTRICT.
4. LOT ELLISTRATIES GENERAL SITE USE AND LAYOUT. INDIVIDUAL SITE PLAN SUBMITTALS WILL BE REQUIRED SHOWING GENERAL CONFORMANCE WITH THE USES SHOWN ON THE FINAL DEVELOPMENT PLAN. TO INCLUDE ALL NECESSARY TOWN OF FREDERICK PLANS, ELEVATIONS AND CONFORMANCE LETTERS.

Galloway
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Greenwood Village, CO 80111
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NOT FOR CONSTRUCTION

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FINAL DEVELOPMENT PLAN
LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
EVERGREEN DEVELOPMENT
FDP:2023-020

S.H. 52 & WILLIAM BAILEY AVE
FREDERICK, COLORADO

#	Date	Issue / Description	Init.
1	01/12/24	REVISED PER TOWN COMMENTS	KD
2	04/19/24	REVISED PER TOWN COMMENTS	KD
3	06/07/24	REVISED PER TOWN COMMENTS	KD

Project No:	EX0000086
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

COVER SHEET

SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

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TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
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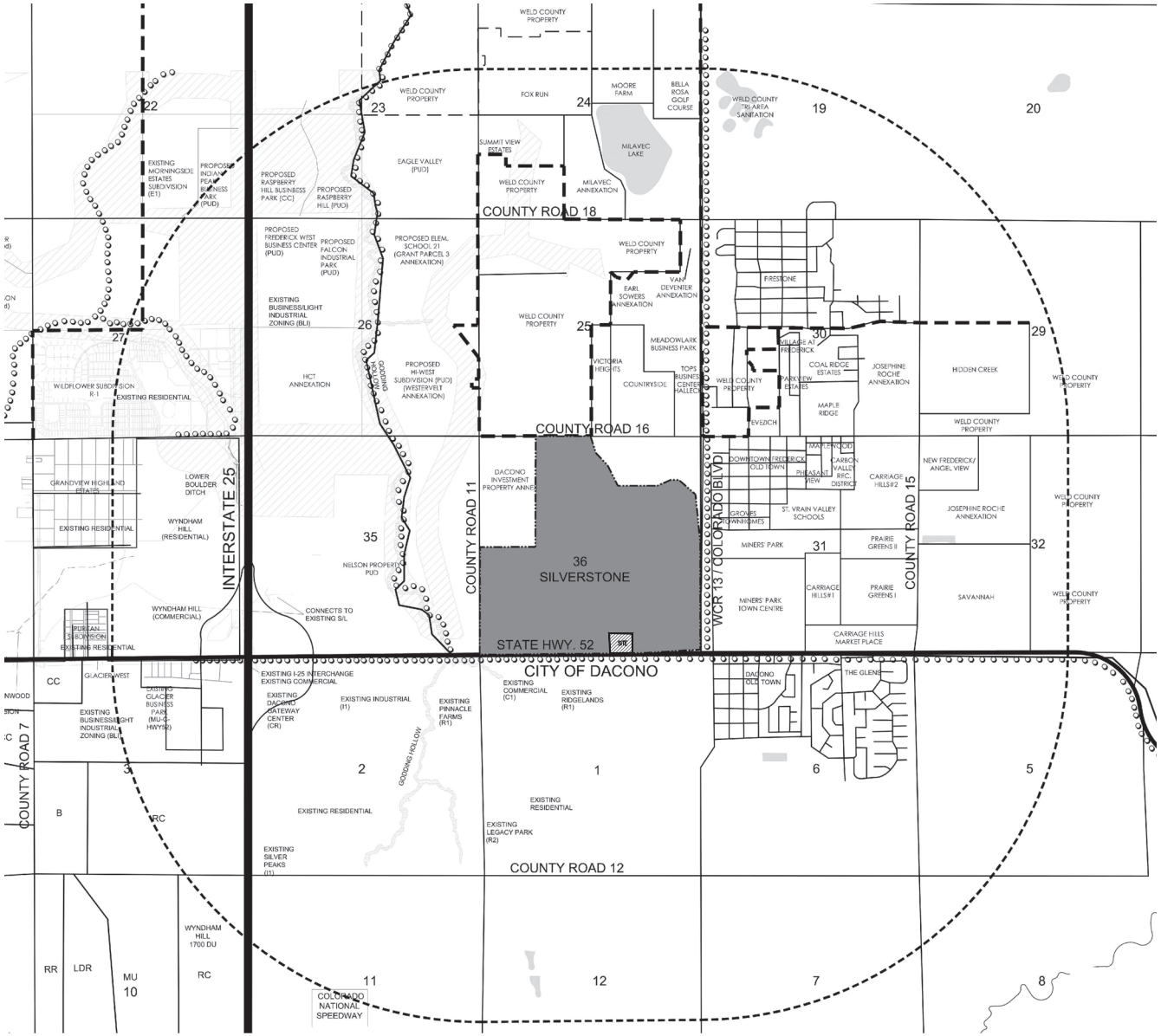

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FINAL DEVELOPMENT PLAN
LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
EVERGREEN DEVELOPMENT
FDP:2023-020

S.H. 52 & WILLIAM BAILEY AVE
FREDERICK, COLORADO

#	Date	Issue / Description	Init.
1	01/12/24	REVISED PER TOWN COMMENTS	KD
2	04/19/24	REVISED PER TOWN COMMENTS	KD
3	06/07/24	REVISED PER TOWN COMMENTS	KD

Project No:	EX1000086
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

VICINITY MAP

SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-020 4.579 ACRES

I. INTRODUCTION

A. Enforcement
Relationship to Town of Frederick Regulations: The provisions of this Final Development Plan shall prevail and govern the development of this area of Silverstone, provided, however, that where the provisions of this FDP do not address a particular subject, the relevant provisions in the *Town of Frederick Land Use Code*, as amended ("LUC") shall govern. Pad lot, as noted, show general site use and layout. Individual, Lot Site Plan submittals will be required to show general conformance with the uses shown on this Final Development Plan. These Site Plan submittals shall include the following, necessary submittal documents:

- Site plan showing all information as required by the Town of Frederick LUC, Section 4.11;
- Final grading plan;
- Landscape plan;
- Dimensioned and color building Elevations;
- Photometric plan;
- Drainage Conformance Letter; and
- Traffic Conformance Letter.

II. PARKING (Section 2.8)
1. General Provisions
a. **Location. Parking lots can be located along the front of the building where a landscape buffer of at least 30' between parking lot and adjacent arterial street ROW is provided.**
b. **A maximum of 75% of the area between Hwy 52 frontage and the front of the building can be utilized for parking.**

2. Paved off-street parking requirements
Parking is as noted in the following table.

USE	MINIMUM REQUIRED PARKING (outside of rights-of-way)
Commercial/Retail	1 space for every 300 square feet of gross floor area
	-Restaurant parking will be based on the indoor and outdoor seating areas only.
	-Car wash parking requirements to be based on the office area.
Office / Business	1 space for every 300 square feet of gross floor area.
Institutional / churches	1 space for every 2.9 seats, unless otherwise approved by the Town
-Off-street parking for commercial uses shall be sufficient to provide parking for employees of all proposed uses, as well as long-term customer parking.	
*All other uses shall follow the parking regulations found in the land use code.	

3. Bicycle parking shall be per the LUC with a maximum of 10 bicycle parking spaces required for commercial center developments, per building, and located within 100 feet of the main entrance

4. Vehicle Stacking
(1). 6 stacking spaces required, for a Quick-Serve Restaurant (QSR), from the menu board.

A. EASEMENT AND UTILITY STANDARDS (Section 2.10)

1. Street Lighting along arterial and collector streets will be designed in accordance with AASHTO guidelines. **Commercial area lighting to be determined during the Site Plan process. Street lighting shall also comply with Section 2.19.**

IV. PARKS AND OPEN SPACE (Section 2.11)

1. **No parks or open space is required as a part of this development.**

V. LANDSCAPE DESIGN (Section 2.14)

2. Plant materials.
a. **The minimum planting sizes on all required landscaping within any development shall be one and a half caliper deciduous trees, one-and-one-half-inch-caliper ornamental trees, six-foot-tall evergreen trees and five-gallon shrubs.**

3. Landscaping design standards.
a. Landscaping within the right-of-way and required common open space. The developer or assigns shall provide:
(1) Street trees: Deciduous or ornamental street trees shall be planted, by the developer, within the tree lawn portion of the right-of-way with adequate spacing to allow for the mature spread of the trees.
(a) **One (1) deciduous or ornamental tree for every fifty (50) linear feet of block frontage or portion thereof or Street trees shall be spaced within the tree lawn, sufficient for mature growth and to avoid conflicts with lighting. Clustering of trees along frontage is preferred in combination with shrub plantings to allow for improved view corridors and street frontage building presentation.**
(b) **Arterial streets: Live groundcover as appropriate to the use and function of the area, including a combination of grass, trees, flowers, paving and one (1) shrub for every five hundred (500) square feet of landscape area clustered into planting beds.** The developer shall also install an automatic irrigation system that conforms to the approved version of the Town of Frederick Design Standards and Construction Specifications.
b. Utilities
(1) Twenty (20) feet between shade trees and streetlights and fifteen (15) feet between ornamental trees and streetlights.
c. Parking areas and parking lot landscaping standards. Parking lot landscaping is intended to break up large expanses of pavement, create shade, buffer views of parking lots from adjacent streets and development and enhance the overall appearance of each project.
(1) Applicability - All parking lots with ten (10) spaces or more shall be subject to these requirements.
(2) The developer or assigns shall provide landscaping to break up expanses of pavement as follows:
(a) **Site trees. There shall be a minimum of one (1) tree per fifteen (15) parking spaces. Group trees together in islands which are a minimum of 160 square feet. Islands shall be placed in a frequency of no more than every 30 space parking runs.**

(b) **Trees, when not in conflict with utilities, should be provided within islands. All required trees, as noted above, shall be planted within the interior landscape parking area.**

(3) Under-story/interior planting shall be provided to buffer sites and soften views. At a minimum, there shall be one (1) shrub per one hundred fifty (150) square feet of landscaped area adjacent to and within the parking lot. Shrubs should generally be group plantings in landscape islands. Ornamental ground cover may be substituted for one fourth (1/4) of the required shrubs, provided parking areas are screened and buffered from public rights-of-way, and as approved by Town Staff.

(4) Mulch. No more than fifty (50) percent of any planter bed shall be organic. Manmade mulch products such as recycled tires, ground up glass, and the like, are not permitted. Mulch beds shall be underlain by a weed barrier for non organic mulch areas. Organic mulches shall be applied at approximately one (1) cubic yard per eighty (80) square feet of area and maintain a minimum depth of three (3) inches. At a minimum, organic mulches are recommended to be replaced every three (3) years.

(5) Large Cobble shall be a minimum of twenty (20) percent of the total landscaped area within and adjacent to the parking lot. Parking Lot planting to be a mixture of seeded areas and 3/4" gravel as cover. Seed to be a maximum of twenty (20%) of this area. Use Boulders as entry features and features in River Rock Areas. Gravel mulch when used for planting areas, shall include living material such as trees and shrubs that will tolerate heat and evaporation caused by rock mulch and gravel and shall not exceed 3/4" size. Crushed rock (breeze) may exceed fifteen percent (15%) of the landscaped area if used as a trail or pathway, as approved by the Town.

(6) Parking Lot Buffer. There shall be a minimum of thirty (30) feet from arterials or fifteen (15) feet from local or collector streets as measured from the street right-of-way. The purpose is to provide a buffer between street parking areas. Signage may be included in this buffer.
(6a.) Fifteen (15) foot landscape buffer may be reduced to ten (10) feet if used in combination with berming (minimum 3 feet tall) with landscaping, a three to four-foot masonry or stone decorative wall or a six (6) foot fence.
(6b.) Thirty (30) foot landscape buffer may be reduced to fifteen (15) feet if used in combination with berming (minimum 3 feet) with landscaping, a three-foot masonry or stone decorative wall.
d. Automotive Uses Landscape Buffer: A minimum twenty (20) foot landscape buffer is required for automotive uses adjacent to a residential use. One tree is required for every 25' of linear adjacent common property line, 50% of all trees and shrubs shall be evergreen species. A minimum ten (10) foot landscape buffer is required for all non-automotive related uses.
3. On-site landscape requirements by zoning district.
a. **On-site landscaping, every lot is required to install a minimum of 15% of the total lot area as landscape area. This shall not include parking lot landscaping or required landscape buffers. Tree, shrub and live landscaping quantities shall follow the provisions listed in the Land Use Code for all on-site landscaping."**

VI. BUFFERING AND SCREENING TECHNIQUES (Section 2.15)
1. Trash/refuse/recycling areas.
a. **All trash/refuse/recycling areas shall be screened with a minimum six (6) foot tall opaque wall to prevent them from being visible, to the greatest extent possible, to persons traveling on any public street, sidewalk, or other public way.**

2. Buffering and screening land uses:
a. **When a property is developed with multiple land uses, buffer areas must be provided between the residential and non-residential uses. If there is a park or open space, the landscape buffer can be reduced to zero(0) feet. The landscape buffer can be reduced to zero (0) feet but screening, utilizing a minimum three (3) foot tall screen wall three (3) foot tall berm, or three (3) foot tall hedge must be provided for any parking or drive aisles that abut the park or open space. All building setbacks apply per the noted standards herein.**
b. **All air conditioning, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the adjacent public right-of-way, parks, trails and other public space and through the use of roof elements, landscaping, architectural features, or art incorporation.**

VIII. COMMERCIAL ARCHITECTURE (Section 2.18)
Community Architectural Standards:
- **The following architectural design standards are intended to apply to commercial development within the C-H52 zone districts. New building construction shall provide a sense of permanence and timeliness. High quality construction and materials shall be used to ensure that buildings will not look dated or worn down over time and not require excessive maintenance.**
- **Exterior building materials shall be of a quality and durability found in commercial architecture projects in nearby buildings. Building materials such as decorative concrete masonry, brick masonry, architectural precast concrete, architectural metals, external insulation finish systems (EIFS), stucco, simulated wood cementitious fiber board and glass are recommended. The use of natural wood is discouraged because of their high maintenance requirements.**
- **Massing and building colors shall be complementary with their surroundings. Neutral color palettes (white, light and dark greys, black, silver) are recommended with primary colors used as accent colors. The use of fluorescent colors are discouraged. Exposed neon tubing are not acceptable features on buildings. Flat roofs are encouraged. In the case of large retail establishments and supermarkets, buildings shall provide visual interest through the use of offsets in wall depths, texture and color changes, and variations in the heights of building parapets.**

1) **Building Articulation:**
a. **The following standards shall apply:**
i. **Walls shall not have an uninterrupted length exceeding fifty (50) feet. A combination of pilasters, texture transitions, windows, changes to the depth of the wall plane, color, or material variation is required.**
ii. **Buildings with flat roofs shall provide a parapet on all sides of the building and changes to wall color, wall material or wall depth as described below.**

2) **Building Design Elements:**
a. **Buildings shall be designed using a combination of building elements, with a minimum of one (1) item each selected from three (3) of the five (5) groups per LUC Section 2.18 5(d)(1)(a) and as supplemented with the following:**
1. Group 1 – exterior wall articulation.
a. Openings or elements simulating openings that occupy at least twenty (20) percent of the wall surface area (excluding overhead or dock doors); or
b. Building bays created by columns, ribs, pilasters, or piers or an equivalent element that divides a wall into smaller proportions or segments with elements being at least one (1) foot in width, a minimum depth of eight (8) inches, and spaced at intervals of no more than twenty five (25) percent of the exterior building walls.
c. A recognizable base treatment of the wall consisting of thicker walls, ledges, or sills using integrally textured and colored materials such as stone, masonry, or a decorative concrete; or
d. Some other architectural feature that breaks up the exterior horizontal and vertical mass of the wall in a manner equivalent to (a), (b) or (c) above.
2. Group 2 – roof articulation.
a. Changes in roof lines, including the use of stepped cornice parapets, a combination of flat and sloped roofs, or pitched roofs with at least two (2) roof line elevation changes; or
b. Some other architectural feature or treatment which breaks up the exterior horizontal and vertical mass of the roof in a manner equivalent to (a) above.
3. Group 3 – building openings, walkways, and entrances.
a. Canopies or awnings over at least thirty (30) percent of the openings of the building; or
b. Covered walkways, porticos and/or arcades covering at least thirty (30) percent of the horizontal length of the front facade; or
c. Raised cornice parapets over entries; or
d. Some other architectural feature or treatment which adds definition to the building openings, walkways, or entrances in a manner equivalent to (a), (b) or (c) above.
4. **Group 4 – building materials. (The area of windows and doors, including overhead doors, shall be excluded from the wall area calculation for the following standards.)**
a. **At least two (2) kinds of materials distinctively different in texture or masonry pattern, at least one of which is decorative concrete masonry block, full brick masonry, or brick masonry tile, stone, metal, glass, or composite wood; with each of the required materials covering at least twenty-five (25) percent of the exterior walls of the building; or**
b. **Brick, or stone (including synthetic stone) covering at least twenty-five (25) percent of the exterior walls of the building.**
5. Group 5 – other architectural definition.
a. Overhanging eaves extending at least twenty-four (24) inches past the supporting walls, or with flat roofs, cornice parapets, or capstone finish; or
b. Ornamental lighting fixtures (excluding neon) for all exterior building lighting; or
c. A feature that adds architectural definition to the building, in a manner equivalent to (a) or (b) above.
3) **Articulation of walls.**
a. **Building fronts and any wall of the building facing any road or public or private service drive, greater than fifty (50) feet in length, measured horizontally, shall incorporate wall plane projections or recesses. Wall depth shall be a minimum of one (1) foot offset dimensions shall be flexible to allow for building roof structure to function within the parameters of load bearing concrete masonry, precast masonry, or column wall thicknesses.**
b. **Changes to concrete masonry wall offset dimension (for recessed or corbel accents) shall not be less than ½ inch in depth.**
c. **Where pilasters are used to achieve depth, the wall offset dimension shall not be less than eight (8) inches with change in material and/or color.**
d. **Non interrupted length of any façade shall not exceed fifty (50) horizontal feet except as noted herein. Acceptable interruptions include pilasters, texture transitions, windows, awnings, stepping of the wall plane, color, or material variations.**

1. **Delivery/Loading Doors and Docks. No delivery, loading dock, or trash removal door shall be located on the front façade of the building. Any such door or facility located on the side or rear wall of the building shall be screened in accordance with the provisions of Section 2.15 unless it is at least twenty five (25) feet away from the adjacent public ROW. For lots that have road frontage on multiple sides, these facilities shall be located in the least obtrusive manner, preferably on a non-road facing side of the building.**

2. **Rooftop mechanical equipment shall be substantially screened from view as feasibly possible. Screening materials shall be of the same or comparable material, texture, and color as the materials used on the building. Roof-mounted equipment may be screened individually. Individual screens will be allowed as long as the screen is decorative and at least the size of the roof-mounted unit it is screening. The height of the screening element shall equal the height of the equipment it is screening.**

3. **Vending machines shall be placed adjacent to the building they serve but must be screened with walls and/or landscaping from the adajacent ROW and property line.**

IX. LIGHTING (Section 2.19)

1. General Provisions.
a. **Light sources shall be concealed or shielded to the maximum extent feasible to minimize the potential for glare and unnecessary diffusion on residential/public ROW and away from the vision of passing motorists. All lights shall be directed downward and the light source shall be equipped with "cut-off" devices so that it will not be visible from any adjacent residential/public ROW property and to ensure that ambient skyward light is eliminated. Accent and flagpole lighting shall be permitted to be directed upward as long as the light source is shielded and not visible from any adjacent residential/public ROW property. Light fixtures installed under canopies, awnings, overhangs and the like shall be fully recessed.**

X. PRINCIPAL AND CONDITIONAL USES PERMITTED BY ZONING DISTRICT (Section 3.4)

Table 3-1 Table of Additional Permitted Uses Without Conditions in the C-H52 zoned district, in addition to those permitted, per the LUC for C-H52.
1. *Permitted Uses*:
- **Senior Housing**
- Entertainment facilities and theaters.

Commercial uses
- **Bar or Tavern**
- **Restaurant (includes drive-in, drive-through, or outdoor dining facilities)**
- **Day care facilities**
- **Pharmacy**
- **Bank**
- **General Retail Sales and Services**
- **Fueling, Fast Charging, or Service Station**
- **Medical Office (includes Emergent Care facilities)**

Automotive uses*
- **Light Motor Vehicle Repairs, Parts and Service**
- **Motor Vehicle Wash**

***All service areas, service bays, outdoor repair areas and general back of house operations need to provide a 20' landscape buffer with sufficient screening as noted in the buffer standards.**

Commercial Zone Districts (feet) measured from lot boundary	
Standards	
Minimum building setback (feet)(2)(3)(4)	15 Front, 0 Side, 15 Rear
Maximum building height (feet)(1)	40

Minimum building setbacks (feet) measured from right-of-way (2)(3)(4)	Buildings
Locals / Collectors	-
Arterial	10
Highway 52	15

1. The building height limitations shall not apply to church spires, belfries, cupolas, or domes not used for human occupancy, nor to chimneys, water tanks, silos, nor to public buildings or structures located more than one (1) foot horizontally from the public right-of-way or property line.
2. All building setbacks, for buildings without right-of-way frontage, shall be 0 feet.
3. The building front setback will be based on the side of the building that faces Hwy 52, or William Bailey. The rear setback will be the opposite of the front setback. In the event that a building has dual frontage on any of the aforementioned streets, the priority shall be (1) Hwy 52 and (2) William Bailey. All lots regardless of building orientation, shall provide enhanced features along the front setbacks either with improved landscaping or 360 architecture.
4. If there is a 30-foot or greater landscape outlot, the setback can be reduced to zero (0) feet.
5. If there is an adjacent park or open space, the setback can be reduced to five (5) feet.
6. The building setback for a car wash, adjacent to residential is a minimum of sixty (60) feet.
7. Car wash parking and vacuum equipment must be a minimum of fifty (50) feet from adjacent residential use.
8. On corner lots, all sides of the lot with street frontage shall meet the applicable front setback, unless otherwise allowed in the Density and Dimensional Standards above.
9. Permanent features allowed within setbacks shall include: Cornices, canopies, eaves, overhangs, window wells, cantilevers or similar architectural features if they extend no more than two (2) feet into a required setback and if they do not encroach into or overhang an easement.

2. Use-specific Standards (Section 3.4(2)(b))
A. Drive-Through Facilities and Lanes.
1. Location and Screening
a. To the maximum extent practicable, drive-through lanes shall not be located between the primary structure and adjacent public streets unless a minimum of twenty (20) feet setback from the public right-of-way and the drive-through lane is provided.
b. Drive-through lanes adjacent to public streets shall be separated from such streets by walls, landscaping, berming, and/or grade differences to provide screening.
c. Car wash facility entry and exit doors shall be located on the side or rear of the principal structure whenever possible. In the event that this is not possible, the door(s) facing the public street shall be properly screened by walls, landscaping, berming, and/or grade differences.

XI. SIGNS (Section 7)

See Table 7-A below:

Use Type	Sign Type	Location	Max Height	Maximum Sign Area	Restrictions	Internal Illumination	Materials
Single Occupant Building	Wall Sign	1 sign per building elevation plus 1 sign per primary public entrance.	60% of the height of the sign band or wall and 60% of the length of the sign band or wall to which the sign is attached.	50 square feet minimum and 250 square feet maximum	N/A	LED	Individual Channel letters utilizing Aluminum, Acrylic, Vinyl, or painted.
Multi-Occupant Building	Wall Sign	1 sign per occupant per building elevation frontage.	60% of the height of the sign band or wall and 60% of the length of the sign band or wall to which the sign is attached.	50 square feet minimum and 150 square feet maximum per occupant.	N/A	LED	Individual Channel letters utilizing Aluminum, Acrylic, or Vinyl.
Multi-Occupant Monument Sign	Free Standing Monument Sign	1 monument sign per Shopping Center Access and/or 1 sign for every 200 LF of frontage.	35 FT tall along Hwy 52 and 30 FT Colorado Boulevard, 20 FT tall at all other locations.	1 SF per 2 LF of frontage for the first 500 LF of frontage, then 1 SF per 4 LF of frontage.	A minimum of 200 FT of separation between monument signs. Signs must be set back 5 FT from ROW but can be located in a landscape buffer.	LED	Aluminmum, Steel, Acrylic, or Vinyl panels are allowed.

Notes:
* Directional and Temporary Signage per the Town of Frederick Sign Code

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FINAL DEVELOPMENT PLAN
LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
EVERGREEN DEVELOPMENT
FDP:2023-020

S.H. 52 & WILLIAM BAILEY AVE
FREDERICK, COLORADO

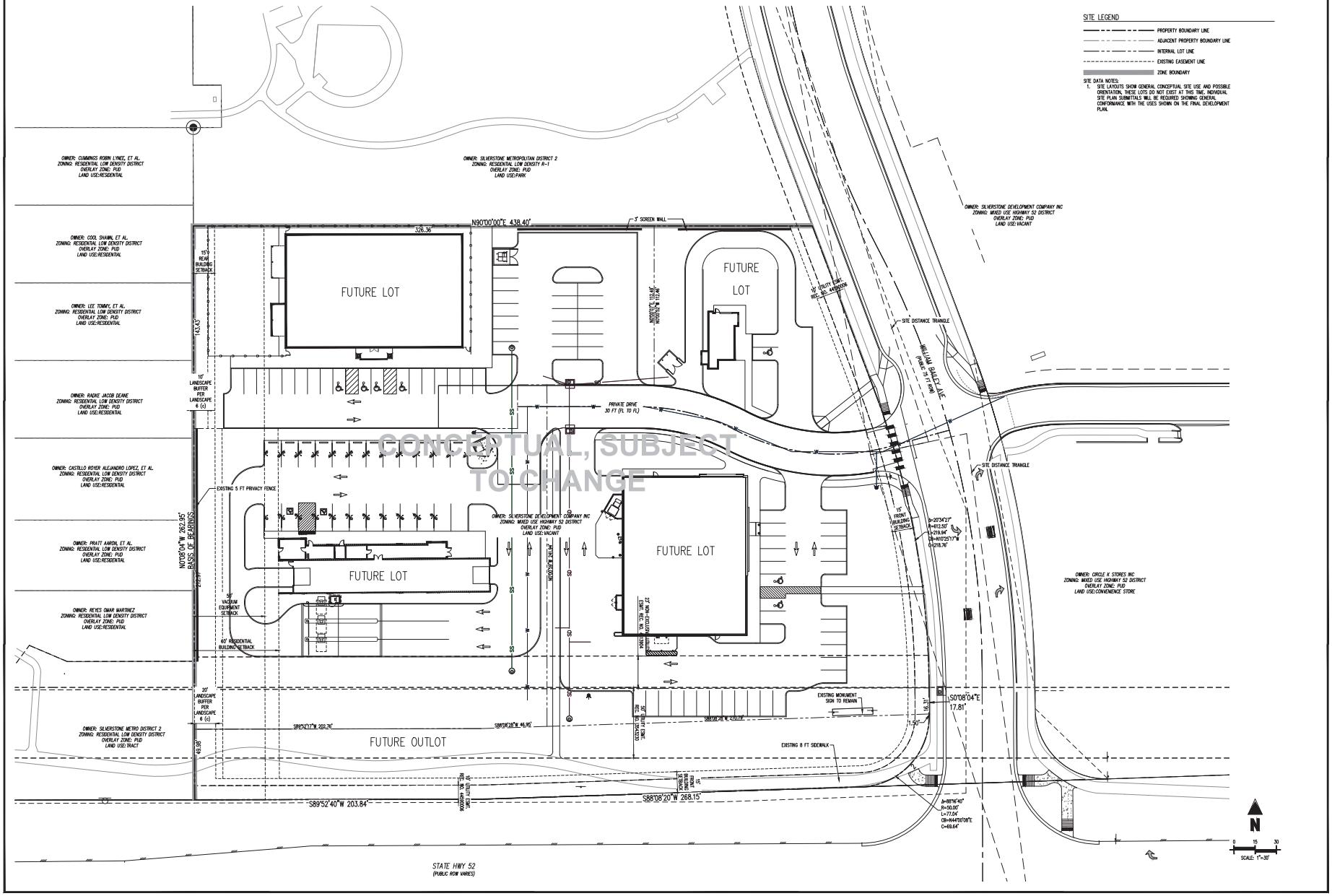
#	Date	Issue / Description	Init.
1	01/12/24	REVISED PER TOWN COMMENTS	KD
2	04/19/24	REVISED PER TOWN COMMENTS	KD
3	06/07/24	REVISED PER TOWN COMMENTS	KD

Project No:	EDI000086
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

GENERAL DEVELOPMENT INFORMATION

SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-020 4.579 ACRES



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FINAL DEVELOPMENT PLAN
LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
EVERGREEN DEVELOPMENT
FDP:2023-020

S.H. 52 & WILLIAM BAILEY AVE
FREDERICK, COLORADO

#	Date	Issue / Description	Init.
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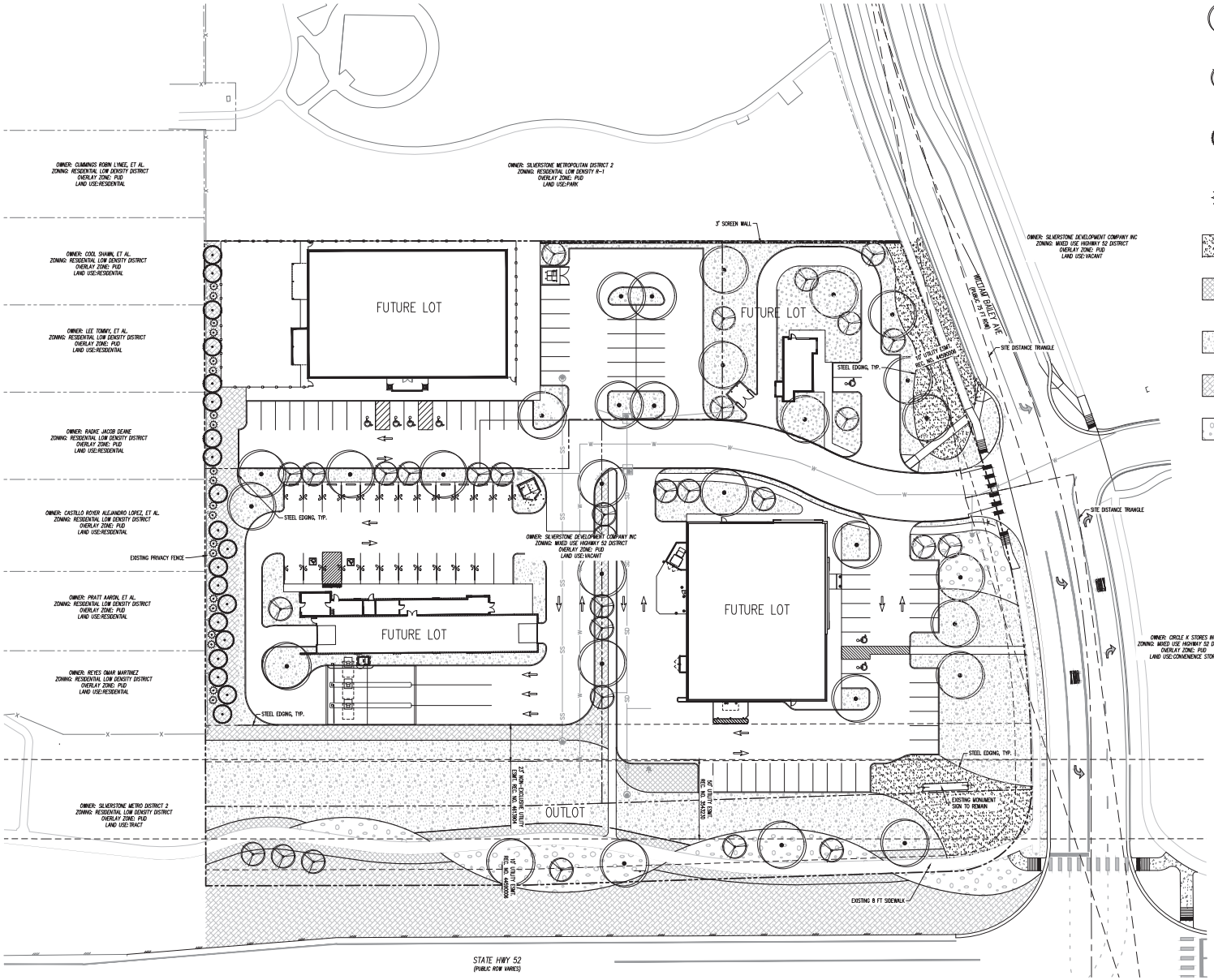
2	04/19/24	REVISED PER TOWN COMMENTS	KD
3	06/07/24	REVISED PER TOWN COMMENTS	KD

Project No:	EDX000006
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

FINAL DEVELOPMENT PLAN

SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-020 4.579 ACRES



CONCEPTUAL LANDSCAPE SCHEDULE

DECIDUOS TREES
HONEY LOCUST
GOLDENRAIN TREE
LITTLELEAF LINDEN
KENTUCKY COFFEE TREE

ORNAMENTAL TREES
TATARIAN MAPLE
BIGTOOTH MAPLE
SPRING SNOW CRABAPPLE
WASHINGTON HAWTHORN

EVERGREEN TREES
PINYON PINE
AUSTRIAN PINE
COLORADO BLUE SPRUCE
BABY BLUE EYES SPRUCE

JUNIPER TREES
SPARTAN JUNIPER
MOONGLOW JUNIPER

FESCUE BLEND

WOOD MULCH WITH PLANTINGS

3/4" ROCK MULCH W/ BOULDERS & PLANTINGS

LOW GROW NATIVE SEED

4-6" ROCK MULCH WITH PLANTINGS

NOTE: PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS.

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FINAL DEVELOPMENT PLAN
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EVERGREEN DEVELOPMENT
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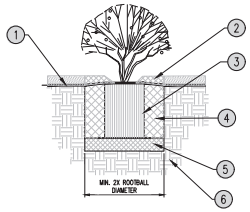
3	06/07/24	REVISED PER TOWN COMMENTS	KD

Project No:	ED8000086
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

CONCEPT LANDSCAPE PLAN

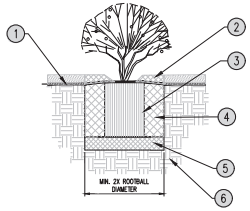
SILVERSTONE COMMONS FINAL DEVELOPMENT PLAN

LOCATED IN THE SE 1/4, SEC. 36, T. 2 N., R. 68 W. OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, COLORADO
FDP: 2023-020 4.579 ACRES



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJACENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJACENT GRADE – INSTALL WATER RING (2 – 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

1 SHRUB/PERENNIAL PLANTING
N.T.S.



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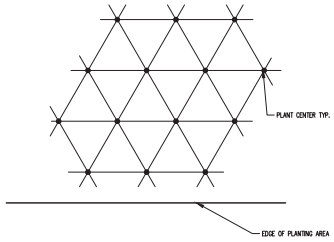
6. UNDISTURBED NATIVE SOIL.

2 SHRUB/PERENNIAL PLANTING
N.T.S.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGLE SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLAN LEGEND FOR SPACING DISTANCE BETWEEN PLANTS

3 PLANT SPACING
N.T.S.

NOTES:
1. ALL PARCELS TO INCORPORATE ENTRY LANDSCAPING IMPROVEMENTS THAT PROVIDE INCREASED PERENNIAL PLANTING AREAS. THESE AREAS WHEN POSSIBLE SHOULD INCORPORATE LANDSCAPE BOULDERS INTO THE DESIGNS.
2. ALL SITES TO PROVIDE A VARIETY OF GROUNDCOVER TREATMENTS TO PROVIDE DIVERSITY IN THE LANDSCAPE TREATMENTS.
3. ALL ADJOINING LOT TRANSITION LANDSCAPE AREAS SHOULD BE DESIGNED TO ENSURE SMOOTH TRANSITIONS BETWEEN SITES. HARD EDGE TRANSITIONS SHOULD BE MINIMIZED BETWEEN LOTS WHEN POSSIBLE
4. ALL GROUNDCOVER MATERIAL SPECIFICATION SHOULD BE COHESIVE BETWEEN SITES WHEN POSSIBLE.
5. REFER TO SHEET 3 SECTION V FOR ALL LANDSCAPING REQUIREMENTS.
6. LARGE COBBLE TO BE MIN. 20% OF SITE
7. PARKING LOT PLANTING TO BE A MIXTURE OF SEEDED AREAS AND 3/4" GRAVEL AS COVER. SEED TO BE A MAXIMUM OF 20% OF THIS AREA.
8. USE BOULDERS AS ENTRY FEATURES AND FEATURES IN RIVER ROCK AREAS.

SHRUBS (SUGGESTED LISTS)	ORNAMENTAL GRASSES (SUGGESTED LISTS)
SERVICEBERRY	GRAMA GRASS
LEADPLANT	LITTLE BLUESTEM
RABBITBRUSH	FOUNTAIN GRASS
WESTERN SANDCHERRY	FESCUE
GOLDEN CURRENT	MEXICAN FEATHER GRASS
WAX CURRENT	SWITCH GRASS
SUMAC	MAIDEN GRASS
WILD ROSE	ZEBRA GRASS
SNOWBERRY	
SPIREA	
BUTTERFLY BUSH	
APACHE PLUME	
ALPINE CURRENT	
BUCKTHORN	
POTENTILLA	
PRIVET	
NINEBARK	
MANZINITA	
SPANISH GOLD BROOM	
COTONEASTER	
COMPACT SPRUCE	
MUGO PINE	
JUNIPER	

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FINAL DEVELOPMENT PLAN
LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
EVERGREEN DEVELOPMENT
FDP-2023-020

S.H. 52 & WILLIAM BAILEY AVE
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Project No:	EX1000006
Drawn By:	KD
Checked By:	JR
Date:	2024/04/19

LANDSCAPE NOTES & DETAILS

PCR-2024-02

A Resolution of the Planning Commission

Recommending Approval of the Silverstone Commons Final Development Plan

---

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

1.1 An application for the Silverstone Commons Final Development Plan has been submitted.

1.2 Said application was found to be complete through the review process.

1.3 Said application was considered during a public meeting held June 20th, 2024 at which time the public was able to provide testimony.

1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.

1.5 Said application conforms with the applicable requirements of Section 4.9.2 of the Frederick Land Use Code.

Section 2.

2.1 The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the application.

This resolution approved this 20th day of June, 2024 by a vote of ___ to ___.

_____

Tracy Moe, Chairperson, Planning Commission