



Planning Commission Agenda

Thursday, June 20, 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 of 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

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.

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

Re: Silverstone Commons – Final Development Plan

Request:

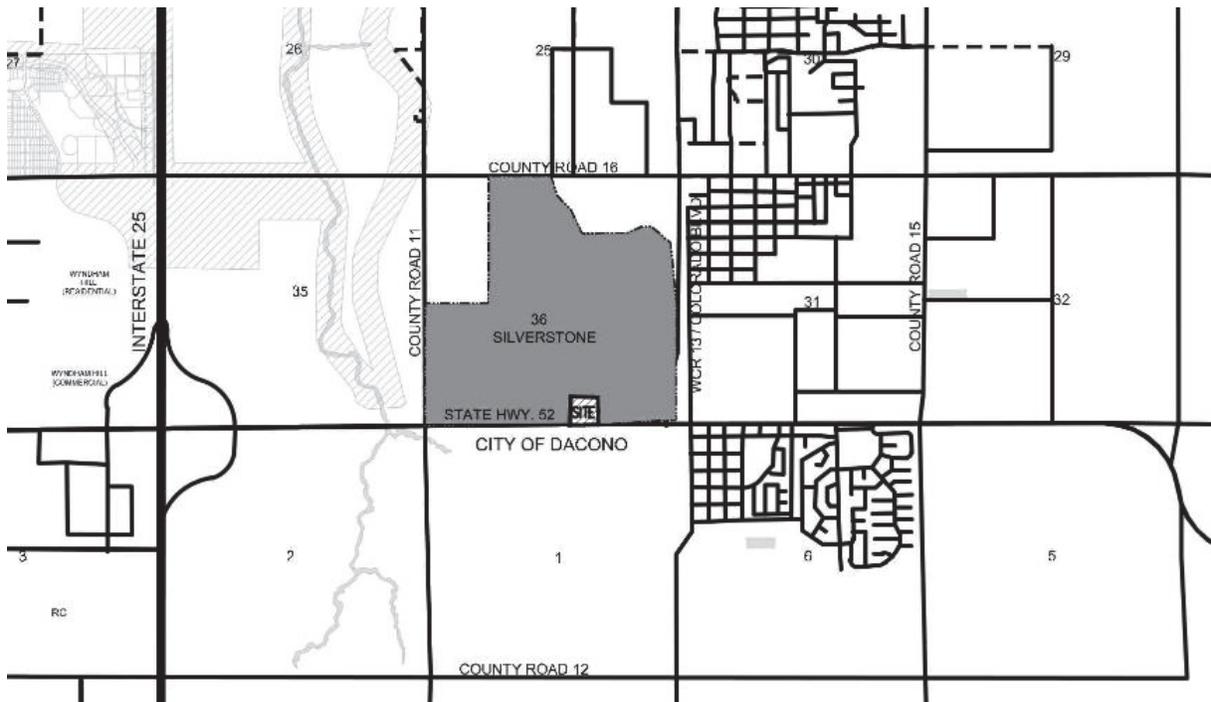
Galloway on behalf of Evergreen Development requests approval of a Final Development Plan for approximately 4.579 acres within the Silverstone Site PDP.

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):

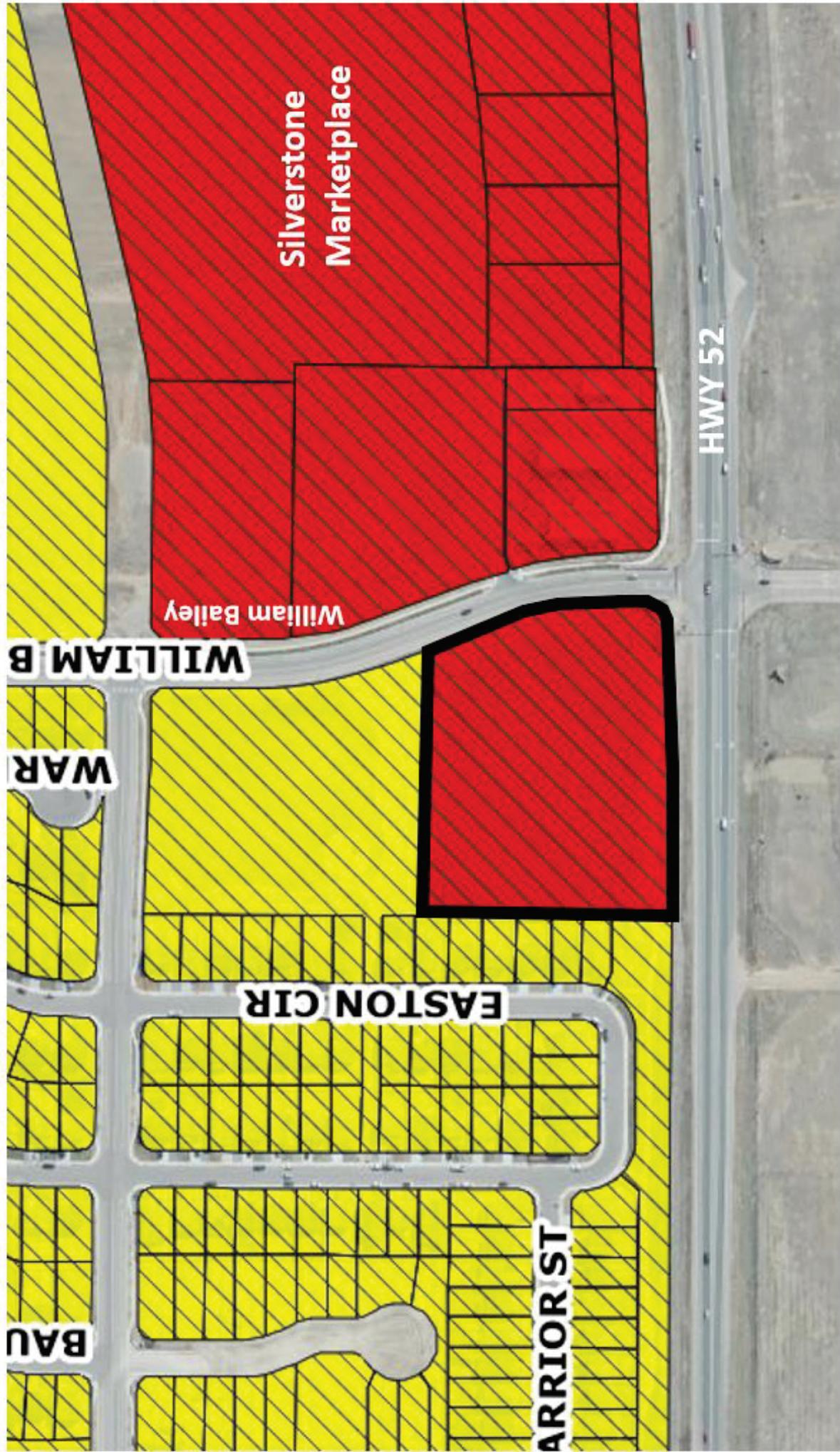
Consultant:

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*

C-C

C-H52

R-1

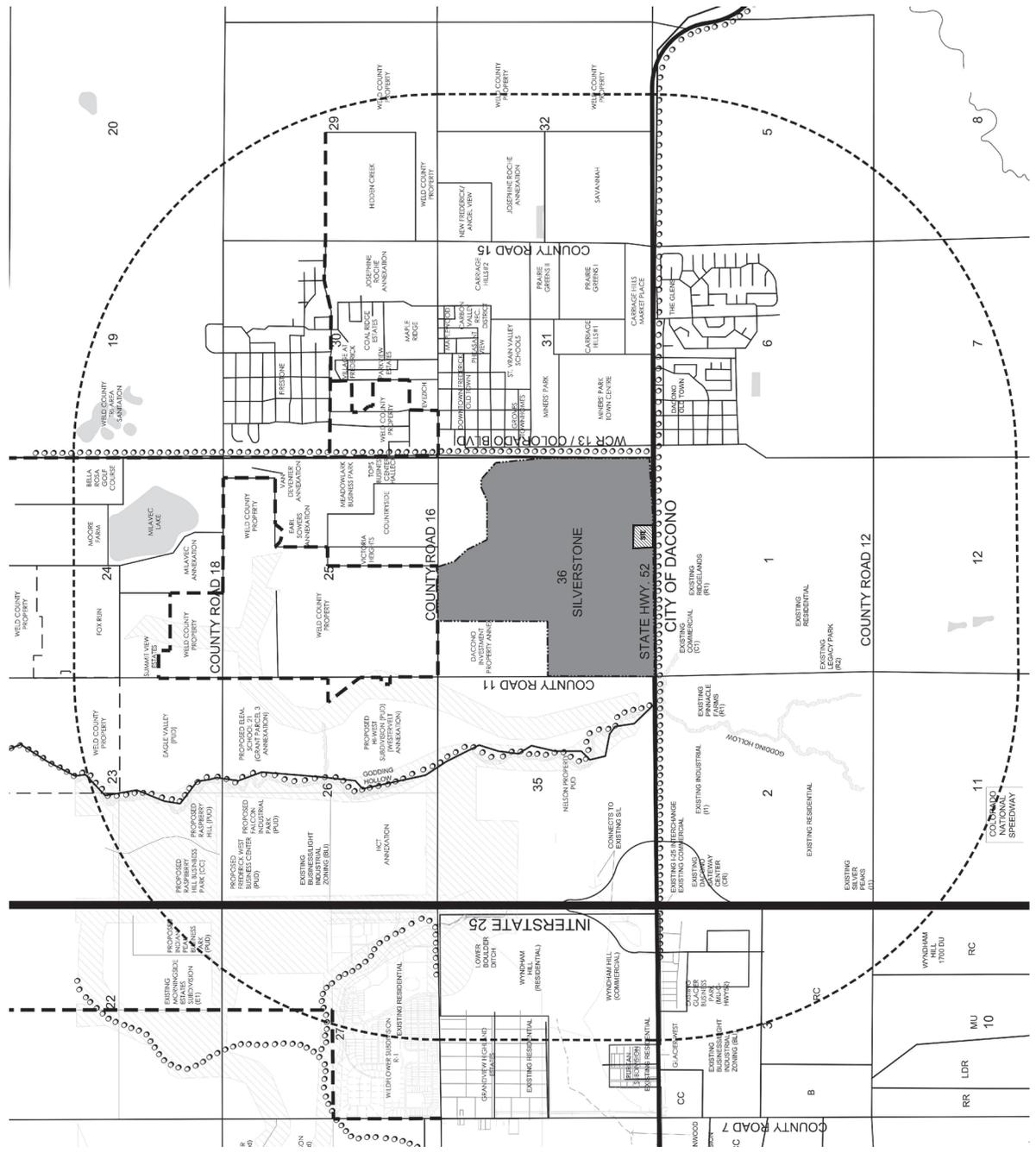
R-3



<https://www.federick.co.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

- Legend:**
- Silverstone Site PPP
 - Regional Open Space
 - 1.5 Mile Property Radius
 - Off-Site Regional Open Space / Trail Network
 - On-Site Regional Open Space / Trail Network
 - Major Rivers / Bodies of Water
 - Major Ditches
 - Town of Frederick Boundary
 - Property Line
 - Silverstone Commons FDP



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Galloway
 600 Greenwood Plaza Blvd., Suite 200
 Greenwood Village, CO 80111
 Tel: 303.755.8800
 www.galloway.com

PRELIMINARY
 NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN
 LOT 1, BLOCK 8, SILVERSTONE FILING NO. 1
 EVERGREEN DEVELOPMENT
 FDP: 2023-020
 S.H. 52 & WILLIAM BAILEY AVE
 FREDERICK, COLORADO

1. Date: 10/27/23
2. BY: [Signature]
3. TITLE: [Signature]
4. PROJECT: [Signature]
5. SHEET NO.: [Signature]
6. TOTAL SHEETS: [Signature]

Project No.	20230101
Sheet No.	2
Date	10/27/23

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

PRELIMINARY
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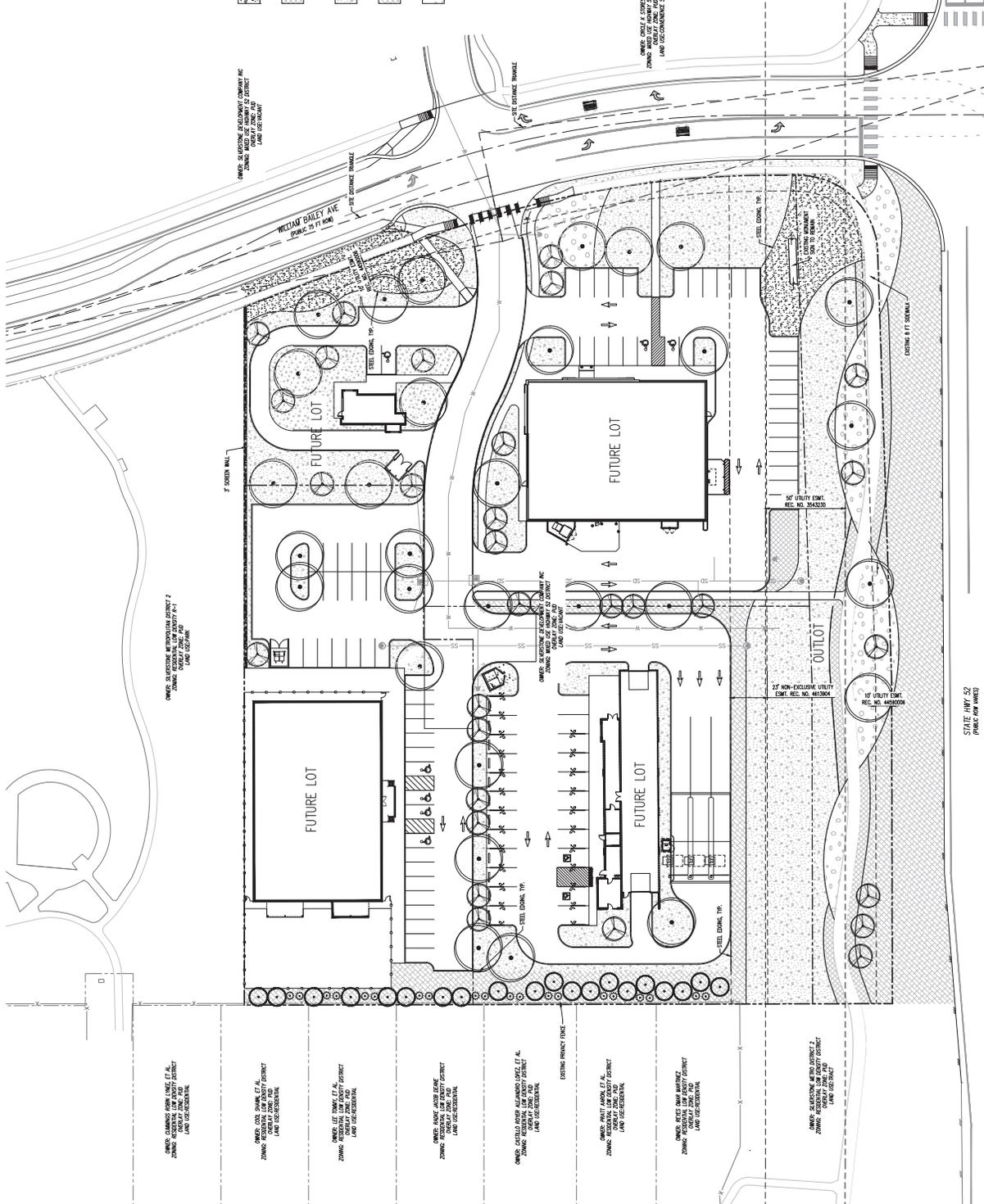
1. City of Frederick, Colorado
 2. CITY/STATE REVIEWED FOR ZONING COMMENTS: NO
 3. CITY/STATE REVIEWED FOR TREE COMMENTS: NO
 4. CITY/STATE REVIEWED FOR SIGN COMMENTS: NO

Project No.: 2023-020
 Project Name: SILVERSTONE COMMONS
 Date: 10/20/2023

CONCEPTUAL LANDSCAPE SCHEDULE

- DECIDUOUS TREES**
 KENTUCKY COFFEE TREE
 LITTLELEAF LINDEN
 REDBUD
- ORNAMENTAL TREES**
 BEYONTHORNBURGH
 BURNING BUSH
 COLUMBIAN DOGWOOD
 CRABAPPLE
 GINKGO BILOBA
 HYDRANGEA
 JAPANESE SPRING DOGWOOD
 KENTUCKY COFFEE TREE
 LITTLELEAF LINDEN
 REDBUD
 WASHINGTON HAWTHORN
- EVERGREEN TREES**
 PINYON PINE
 COLORADO BLUE SPRUCE
 BABY BLUE EYES SPRUCE
- JUNIPER TREES**
 MOONGLOW JUNIPER
- FESCUE BLEND**
- WOOD MULCH WITH PLANTINGS**
- 3/4" ROCK MULCH W/ BOULDERS & PLANTINGS**
- LOW GROW NATIVE SEED**
- 4-FT. ROCK MULCH WITH PLANTINGS**

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



STATE HWY. 52
 PUBLIC HIGHWAY

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

PRELIMINARY
 NOT FOR CONSTRUCTION

CONTRACT
 THE PLANS ARE AN INSTRUMENT OF SERVICE.
 THEY ARE EXCLUSIVE TO THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF GALLOWAY LLC.



FINAL DEVELOPMENT PLAN
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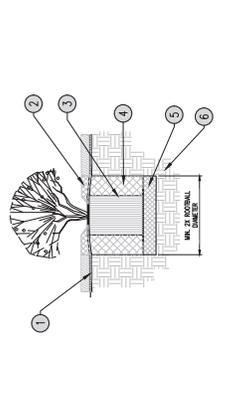
NO.	DATE	REVISIONS
1	07/27/24	ISSUED FOR PERMITS
2	07/27/24	ISSUED FOR PERMITS
3	07/27/24	ISSUED FOR PERMITS
4	07/27/24	ISSUED FOR PERMITS
5	07/27/24	ISSUED FOR PERMITS
6	07/27/24	ISSUED FOR PERMITS
7	07/27/24	ISSUED FOR PERMITS
8	07/27/24	ISSUED FOR PERMITS
9	07/27/24	ISSUED FOR PERMITS
10	07/27/24	ISSUED FOR PERMITS
11	07/27/24	ISSUED FOR PERMITS
12	07/27/24	ISSUED FOR PERMITS
13	07/27/24	ISSUED FOR PERMITS
14	07/27/24	ISSUED FOR PERMITS
15	07/27/24	ISSUED FOR PERMITS
16	07/27/24	ISSUED FOR PERMITS
17	07/27/24	ISSUED FOR PERMITS
18	07/27/24	ISSUED FOR PERMITS
19	07/27/24	ISSUED FOR PERMITS
20	07/27/24	ISSUED FOR PERMITS

PROJECT NAME	DATE
Project No.	2023-0101
Client No.	
Drawn By	
Checked By	
Date	2023-07-27

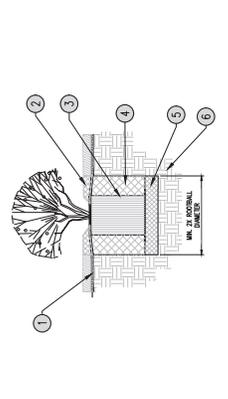
LANDSCAPE NOTES & DETAILS

- NOTES:**
1. ALL PARCELS TO INCORPORATE ENTRY LANDSCAPING IMPROVEMENTS THAT PROVIDE INCREASED PERENNIAL PLANTING AREAS. THESE AREAS WHEN POSSIBLE SHOULD INCORPORATE PERENNIALS, GRASSES, AND BOLDERS.
 2. ALL SITES TO PROVIDE A VARIETY OF GROUNDCOVER TREATMENTS TO PROVIDE DIVERSITY IN THE LANDSCAPE TREATMENTS.
 3. ALL SITES TO PROVIDE A VARIETY OF GROUNDCOVER TREATMENTS TO PROVIDE DIVERSITY IN THE LANDSCAPE TREATMENTS.
 4. TRANSITION LANDSCAPE AREAS SHOULD BE DESIGNED TO ENSURE SMOOTH TRANSITION BETWEEN SITES. HARD EDGE TRANSITIONS SHOULD BE MINIMIZED BETWEEN SITES.
 5. PERENNIALS SHOULD BE PLANTED IN GROUPS OF 3 TO 5 PLANTS PER PLANTING AREA.
 6. LARGE BOLDERS TO BE MIN. 20% OF SITE AREA. BOLDERS SHOULD BE PLACED IN GROUPS OF 3 TO 5 BOLDERS PER PLANTING AREA.
 7. USE BOLDERS AS ENTRY FEATURES AND FEATURES IN RIVER ROCK AREAS.
 8. USE BOLDERS AS ENTRY FEATURES AND FEATURES IN RIVER ROCK AREAS.

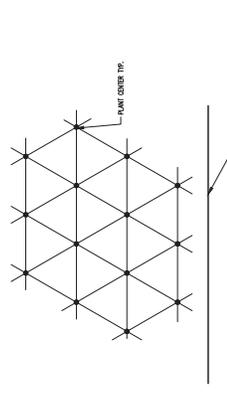
- ORNAMENTAL GRASSES (SUGGESTED LIST)**
- LEAPLANT
 - LITTLE MILLET
 - FEEDBACK GRASS
 - WESTERN MANHATTAN
 - WAX GRASS
 - WILD ROSE
 - SPRING BERRY
 - ALPINE CURRANT
 - PROTELLA
 - SPANISH COLD BROOM
 - COMPACT SPRUCE
 - MUNSCHE



- 1 SHRUB/PERENNIAL PLANTING**
 N.T.S.
1. FRESH GRASS. SET PLANTING PLAN FOR BOLDERS COVER TREATMENT.
 2. 3/4" TOPSOIL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 3. 3/4" MULCH. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 4. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 5. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 6. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.



- 2 SHRUB/PERENNIAL PLANTING**
 N.T.S.
1. FRESH GRASS. SET PLANTING PLAN FOR BOLDERS COVER TREATMENT.
 2. 3/4" TOPSOIL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 3. 3/4" MULCH. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 4. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 5. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.
 6. 3/4" GRAVEL. SET 3/4" DEPTH, BOLDERS THE EXTENT OF FOOTPRINT.



- 3 PLANT SPACING**
 N.T.S.
- NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING EXCEPT WHERE SHOWN ON PLANS AS NON-EQUAL SPACING. REFER TO PLAN LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

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