



720 S. Colorado Blvd.  
 Suite 940-North Tower  
 Denver, CO 80246  
 303-399-9804  
 303-399-3631 Fax

October 19, 2021

Town of Keenesburg  
 91 W. Broadway Avenue  
 Keenesburg, CO 80643

**Re: Preliminary Plan and Final Plat Application – Summerfield North**

To Whom It May Concern,

Attached is the formal Preliminary Plan and Final Plat application for the vacant land located west of Weld County Road 59 and south of Woodward Avenue. MSP Investment Co., LLP., as the applicant, intends to develop the northern property as residential housing. The previously submitted Sketch plan for Summerfield North has been reviewed by staff, has been recommended for approval by Keenesburg Planning Commission and approved by the Board of Trustees. This Preliminary Plan and Final Plat application proposes a development designed for R-1 and R-3 zoning, with overlay to increase the lot density and housing diversity (submitted previously). 190 single-family homes on 51.66 acres, resulting in a net density of 3.68 du/acre, and multi-family homes on 8.30 acres, to allow for a maximum density of 10 du/acre, are proposed.

What is the theme of the development?

Summerfield is a very attractive property bordering and straddling existing wetlands and reservoirs. The property will be developed in a manner that will protect and enhance these areas and provide substantial open space for future and existing Town of Keenesburg residents. The development will be successful because it blends the importance and protection of the area's environmental features and existing adjacent homes with project economic feasibility to create a neighborhood for all.

How does the development theme and pattern support:

1. The Comprehensive Plan

The Summerfield Master Plan theme and pattern is consistent with the Keenesburg Comprehensive Plan in the following ways:

Predictability – The zoning and PUD Overlay for Summerfield will determine housing types with a predictable plan that develops the expansion of a variety of residential housing types in Keenesburg.

Balance – The variety of housing products within Summerfield and the layout will create a diverse community where people can live, enjoy recreation, and have access to essential services.

Flexibility – Summerfield will be developed to allow for diversity of home design in the community.

2. The Zoning District

A single-family and multi-family residential community, Summerfield is compliant with the proposed zoning and land use designations with the R-1 PUD and R-3 PUD zoning of the property for residential use and in its design. The master plan supports maintaining character with diversity of homes with integrated parks, open space, trails, and sidewalks that are connected to the existing street and neighborhood framework.

3. Density

The single-family residential lots provide low-density housing following the guidelines laid out in the Comprehensive Plan. The future multifamily section of Summerfield North will allow for a maximum density of 10 du/acre. This is well within the density guidelines for multifamily housing.

4. Diversity

Home diversity at Summerfield North will be achieved by providing both single-family and multi-family home design as well as different lot sizes to accommodate a range of home designs and sizes. The sizes for the single-family lots include 110' x 50', 110' x 60', 115' x 50', 120' x 50', and 150' x 70' lots.

5. Land Use

Summerfield North is made up of one parcel, totaling 59.96 acres. Of the total, 27.96 acres is planned for single-family homes and 6.61 acres is planned for multi-family. The multi-family portion of the project will be completed in another phase.

6. Connectivity

Interconnected streets, sidewalks, and open space trails provide multiple routes through the community and connectivity with the local trail system. Mid-block pedestrian corridors will be used to shorten block lengths rather than additional roadway, thereby increasing open space and reducing impervious paving.

The roadways will maintain the street grid pattern existing in the Town. Three access points are planned. Two with access on to CR 59 via Ashton Drive and Keswick Drive on the eastern side and one access connecting to Crawford Avenue on the western side.

7. Open Space

The parks and open space network at Summerfield North will provide active and passive recreation. Summerfield North is located next to the regional open space area that provides water quality and storm water management features. The large park in the center of Summerfield North will create opportunity for the future residents to enjoy outdoor recreation activities. Open space and the central park will be connected via trails and the street system.

What is the roadway network associated with this development?

The site design in general is a gridded street pattern that reflects the streets of the Town core. Access is primarily from County Road 59. The development scheme has an interconnected system of roadways, sidewalks, and open space trails. Local roadways and housing types are designed to create neighborhoods and an interconnected network of trails. The roadways and trails are planned so that connectivity to future development and existing neighborhoods are maintained to the greatest extent possible.

**What treatments are applied to the roadways on the perimeter and internal to the development?**

The streets are intended to be asphalt paved with concrete curb and gutter to direct the major storm drainage to the detention areas. Internal roadways will be tree lined, with a detached walkway and tree lawn. Mid-block pedestrian corridors will be used to shorten block lengths and will increase open space and reduce impervious paving.

**What is the lot layout associated with this development?**

There are a variety of single-family lot sizes proposed along with a portion of multi-family development. This will provide for a diverse mix of housing types within the development. A PUD Overlay, submitted previously, serves to increase the density and allow for lots that are typically smaller than the 9,000 sq. ft. lots as required in the underlying zone district. Streets are laid out in a grid pattern with lots in five size categories at 5,500 sf, 5,750 sf, 6,000 sf, 6,600 sf, and 10,500 sf.

**How does the lot layout interface with the roadway network?**

All the lots are front loaded or could be side loaded on corner lots from the proposed streets within the subdivision.

**How is the lot size diversity accomplished?**

The lot size diversity at Summerfield will be achieved by providing five different lot sizes to accommodate a range of home designs and sizes. These sizes include 50' x 110', 50' x 115', 60' x 110', 50' x 120' and 70' x 150' for the R-1 single-family lots. Future development within the R-3 Zoning District portion would support multi-family residential options as well.

**What are the setbacks proposed for each lot?**

All setbacks are proposed to be in conformance with current R1 and R3 zoning standards.

The proposed setbacks are as follows:

- Front yard setback: 20'
- Rear yard setback: 15'
- Side yard setback: 5'
- Street side yard setback (corner lot): 15'

**How do the street designs, lot sizes & setbacks enhance the streetscape?**

The streetscape will include tree lawns with street trees on both sides of the street. Where open space tracts are adjacent to the street, walks will meander to enhance the street view and pedestrian experience. The five different lot sizes will provide an opportunity for varied housing product within the community. The setbacks are designed to meet the Town standards. Front setbacks will allow for driveways to accommodate off-street parking.

**Where are the common areas in the subdivision?**

Summerfield has integrated a large park within the central portion of the site creating an opportunity for the future residents to enjoy outdoor recreation activities. Regional open space with trails, viewing areas,

and shaded rest areas surrounding the reservoirs and wetland corridor on the southside of the Summerfield North development.

**What are the purposes of the common areas in the subdivision?**

The purpose is to provide active and passive recreation, open space, and provide for integrated water quality and storm water management systems. The central parks, pocket parks, and open spaces will be connected via trails and the street system.

**How are the common areas finished?**

The common areas will be landscaped, including concrete walkways, rest benches, active turf areas, native landscaping, and play areas.

**How are the common areas managed?**

There will be an HOA formed that will be responsible for common area maintenance.

**What is the fencing plan for the development?**

All fencing abutting open space and/or parks will be a three-rail vinyl fence. For internal lots and for sites adjacent to streets, fencing will be a 5' height vinyl privacy fence.

**What amenities are included in the development?**

The proposed parks and open space will include active areas for playground and sport as well as meandering trails, natural landscaping, and playground with appropriate equipment.

**How are amenities managed?**

There will be an HOA formed that will be responsible for common area amenities.

**How are entries to the development enhanced?**

The project entries adjacent to WCR 59 will include entry monuments of stone with signage and columns. The enhanced landscape in these areas will include ornamental and evergreen trees and drifts of native plants, perennials, and annuals for seasonal color.

**How is connectivity within and outside the development achieved?**

The connectivity will be provided through the open space trails throughout the development to provide a pedestrian walking path away from the roadway.

**How are architectural and landscape designs on individual lots managed?**

All residential homes will be "stick built" and have a minimum of a two-car garage. Architectural elevations showing the general design concept of the homes were included with the Sketch Plan.

The following home standards shall apply:

- a. Enhanced architecture for any elevation that faces the side street for a corner lot or faces park and open space areas will be provided. Generally, such architecture may include the addition of a bay window and/or gables, architectural variety in terms of color and materials, the addition of rock, brick or stone, and porches in the rear yards.
- b. Home models shall vary on adjacent lots.
- c. All homes shall have a minimum of twenty percent (25%) of any single-family house walls facing the street, excluding the doors, windows, and the roof areas, as masonry, such as brick, stone, artificial stone or stucco, as allowed by the HOA.

- d. Size of finished area shall be a minimum of 1,200 square feet for ranch homes and 1,400 square feet, with not less than 650 square feet of living space on the main floor, for two-story homes.

All residential homes will be required to install the front yard landscaping, including an underground irrigation system, prior to the sale and closing of the home if during the growing season (April – October). Homes closing outside of the growing season will have 45 days to complete its landscaping after April 1 of the following year.

The following minimum landscape standards shall apply:

- a. 1 tree in the front yard of every lot and each corner lot directly adjacent to a street shall have 1 tree in the front yard and one tree in the street side yard. The type and size will be called out on the final plans.
- b. 1 tree in the backyard, to be selected from an approved tree list and installed by the home builder.
- c. Each home shall have an average of 500 square feet of irrigated landscape in the front yard of the lot or an HOA approved alternate xeriscaping plan.

If commercial, how is landscape design achieved?

Not applicable

What is the irrigation system, including sources of water?

It is assumed that the irrigation will be handled by separate taps. It has not been determined if there will be a non-potable water source available for landscape irrigation purposes.

How is potable water supplied to the project?

Potable water will be supplied to the site by the Town of Keenesburg existing pipelines. The development will have a looped water system connecting to existing facilities in WCR 59 and Crawford Avenue. If possible, a non-potable water system may be used to irrigate the parks and open space areas.

Is there adequate potable water obtainable for the project?

Yes, via the Town Water system. It is our understanding that the Town will identify if there are any capacity issues that would result from the full build out.

How is storm water being managed?

Stormwater and drainage for Summerfield will be designed to provide water quality and detention ponds adjacent to and within the southern central open space area and western property boundary. Where possible, grass-lined swales will be used in the open space areas and a storm drainage system will be used to convey flows from the internal streets to the ponds.

Water quality treatment will occur onsite in detention ponds. The ponds have been designed to contain the 100-year storm event and provide an emergency spillway for larger storms. Regardless, balancing appropriate drainage and treatment throughout the site is of the utmost importance in design.

The exact stormwater detention plan is still being analyzed at this stage of the project. If any changes in grading or location are to come about, trails will be realigned to address any changes and will be then placed in their final locations.

How will common area landscape be maintained?

There will be an HOA formed that will be responsible for common area maintenance.

How will the development handle sanitary sewer?

The west edge of the development will connect to the existing Town of Keenesburg sanitary sewer treatment facility on the west side of the property, north of Sloan Reservoir No. 1. A proposed lift station located on the south side of the floodplain will be designed to serve the remaining south and east portions of the site. A force main will be designed to loop back into the existing town treatment facility.

How is off-street parking being addressed?

The majority of off-street parking is provided by private single-family home driveways and garages. Parking for multi-family residential is provided by a combination of surface lots and garages. Off-street parking for large community parks will be provided per Town code. On-street parking is provided throughout the development to add to the total parking count.

How is exterior lighting being addressed?

Streetlights will be installed by United Power and individual homeowners can install exterior lighting. Lighting will be limited in parks and open spaces to minimize night sky and surrounding homeowner impacts.

What is the potential impact on adjacent neighborhoods?

The development is intended to compliment the adjacent neighborhood and provide connectivity. Adverse impacts are not anticipated to adjacent neighborhoods.

If noise or smells are associated with the development, what are the plans for mitigation?

Not Applicable.

Are there existing or proposed mineral development / Oil & Gas?

There are not any well sites or operations located on the property.

What is the state of ownership of Oil & Gas minerals?

Mineral rights are held by previous owners of the property.

How are conflicts between project and Oil & Gas development managed?

There are none.

The application fee is part of this submittal package. We look forward to working with the Town on this project and should you need anything else please let us know.

Sincerely,  
MSP Companies