



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

May 7, 2021

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

**Re: Sketch Plan and PUD Overlay Application – Vista West Keenesburg**

To whom it may concern,

Attached is the formal sketch plan and PUD Overlay application for the vacant land located west of Cedar Street and south of Weld County Road 16. MSP Investment Co., LLP, the applicant, intends to subdivide the property into 119 single-family home lots. Included with this application is a Sketch Plan showing the intended full build out for the subdivision as well as a PUD Overlay. A pre-application meeting was held with Town staff in October of 2020. Below are additional items addressed with this narrative.

What is the theme of the development?

This active, ecologically minded project will provide for a single-family residential development in the Town of Keenesburg. Working with existing natural drainage systems and enhancing area connectivity, the project provides ample opportunities for residents to interact with the natural environment. The residential types are intended to provide diversity and an architectural style consistent with modern communities found in Northern Colorado.

This project will be consistent with the Town of Keenesburg Comprehensive Plan. The development of the residential areas within this property will be complementary to this region and will provide an additional necessary residential base for the Town of Keenesburg and the expanding employment centers of this region.

What is the roadway network associated with this development?

The existing street grid of the town will be extended into the neighborhood for access and connectivity to the center of town.

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

The streets are intended to be asphalt paved with curb and gutter to direct the major storm drainage to the detention area located in the center of the proposed project.

What is the lot layout associated with this development?

Where Vista West abuts the existing neighborhoods along Cedar Street, lot sizes transition from 70' x 120' on the east side of the subdivision to 60' x 110'-120' and then 50' x 110'-120' lots to the west, all with street side landscape buffers. Existing streets are extended into the Vista West neighborhood for pedestrian and vehicular connectivity.

How does the lot layout interface with the roadway network?

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

How is the lot size diversity accomplished?

The lot size diversity at Vista West will be achieved by providing three different lot sizes to accommodate a range of home designs and sizes. These sizes include 70' x 120', 60' x 110'-120' and 50' x 110'-120' lots.

What are the setbacks proposed for each lot?

The proposed setbacks are as follows:

- Front yard setback: 20'
- Rear yard setback: 15'
- Side yard setback: 5'
- Street side yard setbacks: 15'

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

The street design will include tree lawns on either side of the street where open space tracts are adjacent to the street walks that will meander to enhance the street view and pedestrian experience. The three different lot sizes will provide an opportunity for varied housing product within the community. The setbacks are designed to meet the Town standards and provide off-street parking to enhance the streetscape.

Where are the common areas in the subdivision?

- The purpose of the park, trail and open space network at Vista West is to provide for the active and passive recreation needs of the community as well as providing integrated water quality enhancement and storm water management.
- Vista West is anchored by a central park. The park will include active turf and play areas with native landscapes.
- Open space, trails and sidewalks are planned to provide connectivity within the community, and other locations.

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

The purpose is to provide usable space and connectivity throughout the development.

How are the common areas finished?

The common areas will be landscaped, including concrete walkways, 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 spaces will be a two-rail vinyl fence. For internal lots and for sites adjacent to streets fencing there will be a 5' height vinyl privacy fence.

What amenities are included in the development?

As described above the amenities will include the Central Park, the open space, and trails throughout the development to provide a walking path away from the roadway and a 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 Cedar Street 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 for seasonal color.

How is connectivity within and outside the development achieved?

The connectivity will be provided through the sidewalks and 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?

### **Home Architecture**

All residential homes will be "stick built" and have a minimum of a two-car garage. Architectural details showing the design of the homes is shown on Sheet D1.

The following home standards shall apply:

- 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 bay windows and/or gables, architectural detailing in terms of color and materials, the addition of rock, brick or stone, and porches in the rear yards.
- Home models shall vary on adjacent lots.
- All homes shall have a minimum of twenty percent (20%) of any single-family house walls facing the street, excluding the doors and windows, and the roof areas, shall be masonry, such as brick, stone, artificial stone or stucco, as allowed by the HOA.
- Size of finished area shall be a minimum of 1,200 square feet for a single-story residence and 1,400 square feet with not less than 650 square feet of living space on the main floor for two-story homes.

## Home Landscape

All residential homes will be required to install the front yard landscape 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:

- 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.
- 1 tree in the backyard.
- 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?

The irrigation will be handled by separate tap(s) served by the Town.

How is potable water supplied to the project?

Water will be extended into the community via the existing distribution system. A native and naturalized landscape will be developed for parks and open spaces that focuses on capturing and directing rainwater to the open spaces system where it will support the landscape, enhance water quality and recharge the groundwater within the watershed.

Is there adequate potable water obtainable for the project?

Yes, via the Town water system. The homebuilders will pay the Raw Water Acquisition fee at building permit.

How is storm water being managed?

Stormwater will be managed through roof drains and downspouts, routed through side yard and rear yard swales to the street curb and gutter. Inlets and an underground storm sewer system will convey flows to a water quality and detention pond located at the south end of the park area. The stormwater detention and water quality capture volume will be provided to maintain historic flow rates and discharge along the existing flow path.

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 development will connect to the existing Town of Keenesburg sanitary sewer infrastructure on the east side of Cedar Street.



How is off-street parking being addressed?

The homes will be set back far enough to accommodate two spaces in the driveway and a minimum of a two car garage will be provided with each home.

How is exterior lighting being addressed?

Streetlights will be installed by United Power and individual home owners 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.

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?

The property is included in a pooling area for a directional well line located to the west. Two additional directional lines have been permitted that will be located under the property. The well heads are located approximately 5,000 feet south of the project.

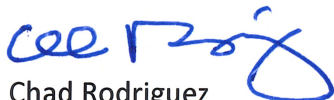
What is the state of ownership of Oil & Gas minerals?

Noble Energy/Chevron own the lease hold drilling rights to the property. The landowner owns the mineral rights for the land.

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

There are no conflicts between the project and any oil and gas development and no well sites exist on the property.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chad Rodriguez', with a stylized flourish at the end.

Chad Rodriguez  
MSP Investment, Co., LLP