

**NARRATIVE:** **SUMMERFIELD REZONE AND PUD OVERLAY APPLICATION**  
**For:** Town of Keenesburg Planning & Zoning  
**Project:** Summerfield  
**Property Address:** See legal attached  
**Applicants:** MSP Investment Co, LLP  
**Zoning:** Agriculture to R-1, R-3, with PUD Overlay  
**Prepared by:** Jessie Stonberg, Baseline Corporation

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**BACKGROUND:**

Summerfield is a proposed single-family and multi-family residential community made up of two parcels: The North parcel is approximately XXX acres, and is situated west of County Road 59 north of a flood plain corridor and east of the Keenesburg water treatment plant. The South Parcel is approximately XXX acres, and situated west of County Road 59, and south of the flood plain corridor. The two parcels will be designed and submitted separately for approval during the Sketch Plan and Platting processes.

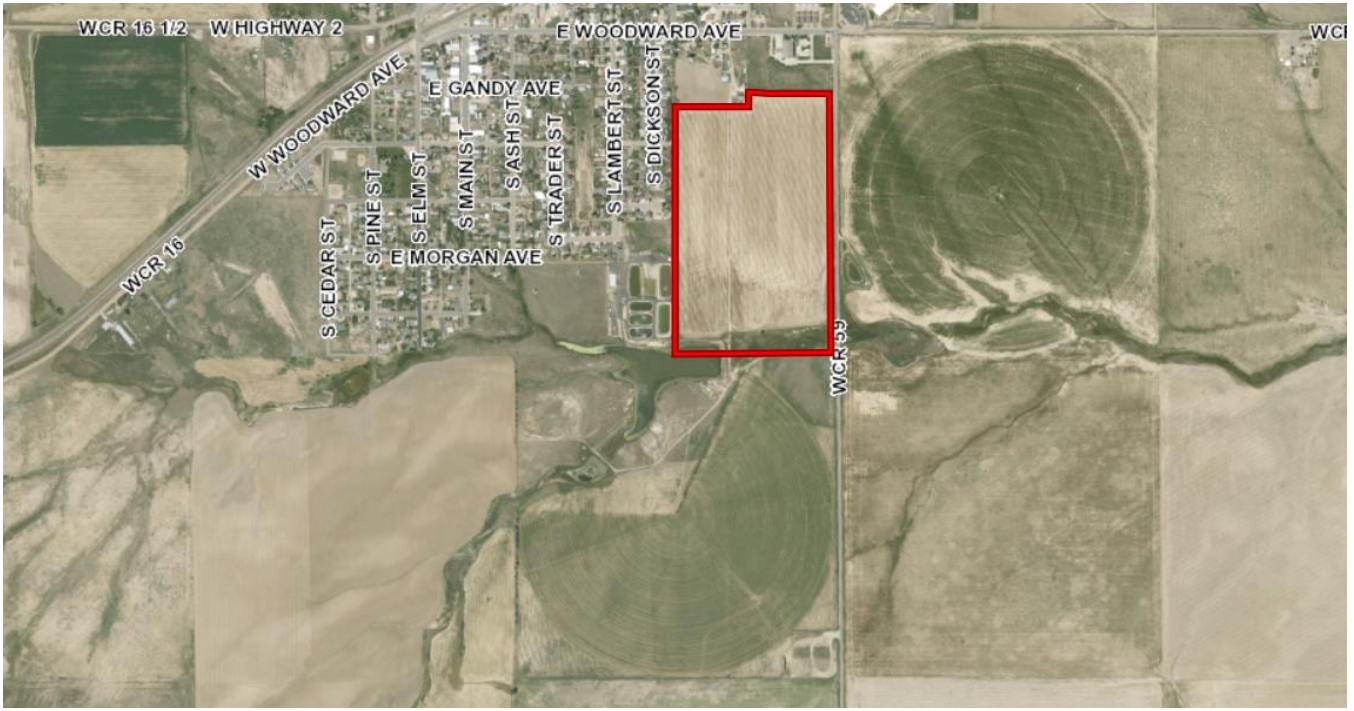
Summerfield is an active, ecologically minded project that will provide for a single-family and multi-family residential development in the Town of Keenesburg. The project provides ample opportunities for residents to interact with the natural environment. The residential housing types are intended to provide diversity and an architectural style consistent with contemporary communities found in northern Colorado.

This submittal includes the application for Rezone from A: Agriculture to R-1 and R-2 Zoning districts, with a PUD Overlay of Weld County assessor parcels 130526406002 (north) and 130535100014 (south). Applications to follow under separate cover will include the following:

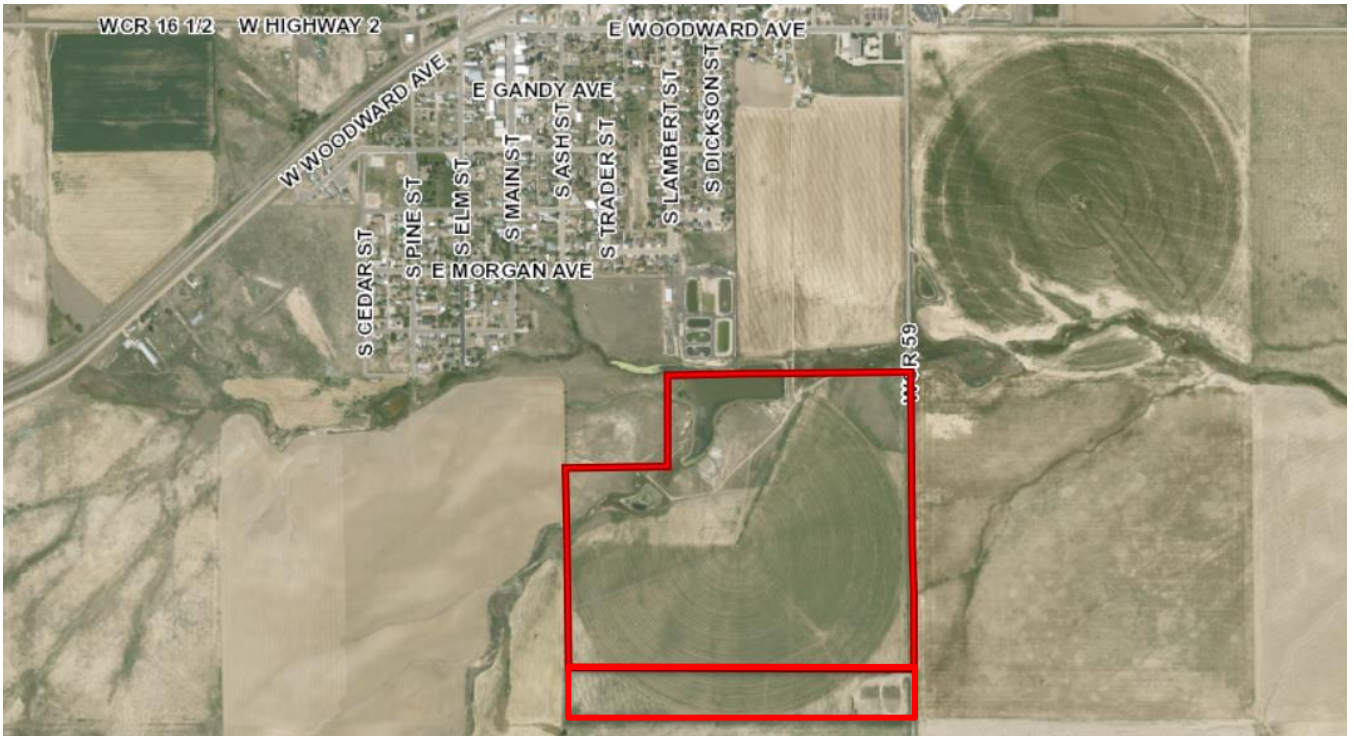
- Sketch Plan – north property
- Preliminary Plat – north property
- Final Plat – north property
- Sketch Plan – south property
- Preliminary Plat – south property
- Final Plat – south property
- Additional – lift station application

**PROJECT LOCATION MAP**

**North Parcel**



**South Parcel**



## **APPLICABILITY TO TOWN OF KEENESBURG COMPREHENSIVE PLAN:**

***Town of Keenesburg  
Comprehensive Plan  
November 10, 2005***

The Summerfield master plan theme and pattern supports the Keenesburg Comprehensive Plan in the following ways:

### **Predictability, Balance, and Flexibility**

The Rezone and subsequent Sketch Plan with PUD Overlay for Summerfield will provide the Town with a predictable plan for development of a desired expansion of the residential stock and housing choice in Keenesburg. This development will contribute to a diverse community where people can live, enjoy recreation, and have access to essential services. Summerfield will also be developed to allow for diversity of home design in the community.

### **Land Use**

As a single-family and multi-family residential community, Summerfield will be consistent with the proposed zoning and land use designation of the property as described in the Comprehensive Plan. The overall design seeks to retain the rural, small-town atmosphere that currently exists in the Town. The proposed master plan supports maintaining this character with diversity of homes with integrated parks, open space, trails, and sidewalks that are connected to the existing street and neighborhood framework. A PUD overlay is included with the Rezone. A PUD Overlay application is intended to allow for diverse lot sizes that are less than 9,000 square feet as is provided in the Zoning Code for the R-1 zone district.

### **Parks and Open Space**

Summerfield has integrated two large center parks: one within the northern portion of the site, and one within the southern portion of the site. Open spaces are associated with a flood plain and wetland corridor that bisects the development. Parks and open spaces will serve the recreations and provide an integrated water quality and storm water management systems. The center park, pocket parks, and open spaces are connected via the trails and street system.

### **Public Utilities**

Public utilities will be efficiently extended into Summerfield through its interconnected system of streets. Will – serve letters will be provided with the Sketch Plan for the north and south properties.

### **Water**

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. A lift station will be designed to accommodate wastewater infrastructure to support a portion of the development.

### **Stormwater Management**

The stormwater management system for Summerfield will include grass lined swales, storm sewer system and stormwater detention ponds throughout the north and south parcels.

### **Transportation**

Community entries distribute traffic into the local street system using the existing grid system. The street and block design uses intersections, varying block configurations to slow traffic and enhance street scenes. In the northern portion, access includes Crawford Avenue and connects to existing Highway 59. In the southern portion, access includes multiple connections to existing Highway 59 as well as future connection opportunities to the west and south with future development.

### **Bicycle and Pedestrian Trails**

Interconnected streets, sidewalks, and open space trails provide multiple routes throughout the community with connectivity to the local trail system.

### **Roadway Network**

The existing street grid of the Town will be reflected within the proposed neighborhood to promote and connectivity to the center of Town.

### **Interconnected Roadway and Pedestrian Circulation**

Summerfield will have an interconnected system of roadway, sidewalk, and open space trails. Mid-block pedestrian corridors will be used to shorten block lengths rather than additional roadway, increasing open space and reducing impervious paving.

We look forward to working with the Town on this project should you need anything else please let us know.

Sincerely,



Jessica Stonberg  
Principal Planner  
Baseline Engineering Corp.  
112 N Rubey Drive, Suite 180  
Golden, CO 80403

### **Attachments:**

- Land Development Application
- North Parcel Title Commitment
- South Parcel Deed
- South Parcel Authorization Letter
- PUD Map Exhibit and Report
- Zoning Map Exhibit