



Built On What Matters

Town of Frederick Planning Commission Agenda

Frederick Town Hall

401 Locust Street

Thursday, December 11, 2025

6:30 PM

Call to Order – Roll Call

Pledge of Allegiance

Approval of Agenda

Public Comment

This portion of the agenda is provided to allow members of the audience to provide comments to the Planning Commission. Please sign in and you will be called. If your comments or concerns require an action, that item(s) will need to be placed on a later Agenda. Please limit the time of your comments to three (3) minutes.

Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion of Consent Agenda Items unless a Planning Commission member so requests, in which case the item may be removed from the Consent Agenda and considered at the end of the Consent Agenda.

- A. Approval of November 06, 2025 Minutes

Action Agenda

- B. A Resolution of the Town of Frederick Planning Commission Approving Silverstone Marketplace Final Development Plan Amendment #1 - Audem Gonzales, Senior Planner

Commissioner Reports

Other Business

Adjournment



Town of Frederick Planning Commission Meeting Minutes November 6, 2025

Call to Order – Roll Call: At 6:35 pm Chairperson Moe called the meeting to order and requested roll call.

Present were Chairperson Moe, Vice Chair Conroy, Commissioner Scott, Commissioner Kelley and Commissioner Langford.

Also Present were Planning Manager Ali Lommel, Senior Planner Audem Gonzales, Deputy Attorney Christine Francescani, Town Clerk Tricia David and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda: Add Introduction of New Commissioner Rebecca Langford to the Agenda.

Public Comment: No public comment.

Consent Agenda: The Planning Commission approved the Consent Agenda. There was a motion and vote for each item.

September 18, 2025 Minutes

Motion by Commissioner Kelley and seconded by Commissioner Scott to approve September 18, 2025, Minutes.

Upon roll call vote, motion passed unanimously.

October 16, 2025 Minutes

Motion by Commissioner Kelley and Seconded by Commissioner Scott to approve October 2025 Minutes.

Upon roll call vote, motion passed unanimously.

Approval of Minutes:

Action Agenda:

Public Hearing: Resolution No. 25-PCR-10 and Resolution No. 25-PCR-11:

Resolutions of the Planning Commission Recommending Approval of the Penrose Place Planned Unit Development Zoning Document and Preliminary/Final Plat.

- Open Public Hearing

- Staff and Applicant Presentation

- Public Comment

- Planning Commission Discussion and Questions

- Close the Public Hearing

- Planning Commission Action on Resolutions 25-PCR-10 and 25-PCR-11.:

The Public Hearing was opened at 6:39 pm.

Presentation from Audem Gonzales and Applicant: Joey Reale, and Savanah Bendick-Welch.

No public present at meeting for comment.

Planning Commission questions for staff and applicant.

The Public Hearing was closed at 7:37 pm.

25-PCR-10

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve PCR 25-PCR-10 with the following condition: Delineate which lots are single family attached and single family detached. .

Upon roll call vote, motion passed unanimously.

25-PCR-11

Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve PCR 25-PCR-11 with conditions: 1. Plat must comply with State standards on labeling of lots. 2. Delineate by lot which are single family attached and which are single family detached.

Upon roll call vote, motion passed unanimously.

Commissioner Reports:

Other Business: Next meeting date:

December 4th, 2025

All Commissioners are planning to be present.

Adjournment: There being no further business of the Planning Commission, Chairperson Moe adjourned the meeting at 7:48 pm.



Built On What Matters

Kristie Conroy, Vice
Chairperson

TOWN OF FREDERICK

Planning Commission

Staff Report

Tracy Moe, Chairperson

Nathan Scott,
Commissioner
Roger Kelley,
Commissioner

A Resolution of the Town of Frederick Planning Commission Approving Silverstone Marketplace Final Development Plan Amendment #1

Agenda Date: Planning Commission December 11, 2025

Attachments:

1. Resolution 25-PCR-12
2. Application and Letter of Intent
3. Silverstone Marketplace FDP Amendment #1
4. Vicinity Map
5. Zoning Map
6. Future Land Use Map
7. Neighborhood Meeting Minutes
8. Proof of Publication

Reviewed By:

Action Type

3) Quasi-Judicial: Actions of a specific nature or impact to a property interest that require an evidentiary hearing; such as land use applications; may be approved by ordinance or resolution as applicable.

Strategic Plan Alignment:



COMMUNITY AND ECONOMIC VITALITY– Frederick is a community that fosters economic, recreational, cultural, and environmental vitality and builds upon and enhances a variety of economic opportunities. Frederick celebrates its downtown and regards it as a gem in the region.

Summary Statement:

The applicant is proposing to amend the existing Silverstone Marketplace Final Development Plan, which establishes the development standards for the Silverstone Marketplace project area.

Detail of Issue/Request:

Applicant: Evergreen Devco, Inc.

Owner: Multiple owners

Location and Zoning: The property is generally located north of Colorado State Highway 52 between Colorado Boulevard and William Bailey Avenue. The property is zoned C-H52 (Mixed Use Highway 52 District) with PUD Overlay.

Project size: ~45.45 acres

Surrounding Land Uses and Zoning:

North:

- *Land use: Undeveloped property*
- *Zoning: R-1 (residential low density) and CH52 (mixed-use highway 52), both with PUD overlay (planned unit development)*

South:

- *Land use: Undeveloped property*
- *Zoning: C-1 (Commercial), City of Dacono*

West:

- *Land use: Undeveloped property, gas station, and neighborhood park*
- *Zoning: CH52 (mixed-use highway 52) with PUD overlay and R-1 (residential low density) with PUD Overlay*

East:

- *Land use: Undeveloped property*
- *Zoning: C-H52 (mixed-use highway 52)*

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 (Miner's Village) preliminary development plan was approved in 2008 with 1,850 dwelling units. This preliminary development plan included a large commercial component, which is where the subject property is located.
- The subject property was platted in 2008 as Tract A of the Miner's Village Filing No. 1 Subdivision. A portion of the west side of the subject property was platted in 2020 as Tracts A & B of the Silverstone Filing No. 5 Subdivision Amendment.
- In December 2015, the Miner's Village Urban Renewal Area was created, which will utilize tax increment as a financing mechanism for redevelopment purposes for this specific area.
- In August of 2023, the Silverstone Marketplace Final Plat and Final Development Plan were approved, which consisted of 15 commercial lots and 6 outlots. Since platting, King Soopers and multiple other businesses have opened in the project area, with many more currently under review.

Request:

The applicant is requesting to amend the existing final development plan in order to further accommodate future development, specifically, a large-scale retail user over 25,000 square feet in size. The final development plan amendment process requires a public hearing only with the Planning Commission.

Final Development Plan Amendment:

The FDP (final development plan) for Silverstone Marketplace was approved in 2023. The FDP was crafted to include commercial-specific development regulations for both large-scale retail and small-scale retail. The large-scale provisions specifically targeted the King Soopers project. The final development plan 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

The requested amendment proposes to amend the following areas within the existing document:

1. Parking ratios for commercial, restaurant/quick serve, and multi-tenant uses - Proposed reduction for smaller-scale retail, as the existing final development plan requires 1 space for every 500 square feet of commercial retail area. The new proposal calls for 1/300 for retail and 1/200 for restaurant/quick serve.
2. Parking island and landscaping ratio for small-scale projects - Proposed ratio of 1

parking lot island for every 10 spaces and 1 tree and 5 shrubs per island.

3. Parking lot landscape buffering standards - Proposed clean-up language

4. Building design elements for buildings over 20,000 square feet in size - Proposed flexibility in design requirements and groupings for large-scale retailers. Proposed horizontal design elements to count as an articulation method.

5. Building design elements for buildings under 20,000 square feet in size - Proposed limit on concrete masonry unit (CMU) material permitted for smaller buildings. No more than 15%.

5. Display sales requirements - Proposed limitations on display sales in parking areas and other locations around the building for seasonal sales.

6. Accessory outdoor storage requirements - Proposed screening standards for back-of-house storage, to include fencing, architectural elements, and landscaping.

7. Light pole standards - Proposed standards to create a cohesive lighting plan for all of Silverstone Marketplace

8. Permitted commercial uses - Proposed expansion of permitted commercial uses within the FDP area.

9. Sign standards - Proposed clean up to existing standards to make calculation language easier to understand.

Comprehensive Plan:

The Comprehensive Plan shows the Downtown land use designation for this area. Silverstone Marketplace is envisioned to be part of the Town of Frederick Downtown Plan area. This land use designation allows for traditional downtown zoning, mixed-use zoning and higher density zoning. The Silverstone Marketplace area is developed with 100% commercial uses and is aligned with the downtown land use designation.

Zoning:

The project area is currently zoned CH52 (mixed-use highway 52) with PUD overlay. There is no proposed change to this zoning. The Silverstone Marketplace development is building out according to the existing final development plan, which is aligned with the zoning for the property. The proposed amendment is simply modifying the development standards to accommodate a large retail user.

Public Notice:

This project has been required to provide several public notices per Section 4.5 of the Land Use Code. See the list of requirements below:

1. Neighborhood meeting - mailed notice with a 500 ft. buffer
2. Initial application submittal - posted and mailed notice with a 500 ft. buffer
3. Public hearing - posted and mailed notice with a 500 ft. buffer

Staff has received no written public comment for this project to date.

Attached to this staff report is a summary of the neighborhood meeting held on June 5, 2025. Per the meeting minutes, there were two virtual attendees. See below the questions and responses during the meeting:

Q: Dianne Lindenmeyer - Inquired if the FDP amendment would permit outdoor sales, and sought clarification on where and how outdoor display sales would be allowed.

A: Sean Murphy - Clarified that outdoor display sales would be permitted only for buildings larger than 20,000 SF, which would primarily apply to Lot 14. He added that these display sales would be similar to the flower display sales at the existing King Soopers.

Q: Dianne Lindenmeyer - Asked for an update on the plans and construction at the Northwest Corner of Hwy 52 & William Bailey (Silverstone Commons).

A: Sean Murphy - While acknowledging the question was unrelated to the current application and neighborhood meeting, Evergreen, as the owner and developer of Silverstone Commons, provided details on that project and outlined its separate process.

A: Audem Gonzales - Provided further clarification on Silverstone Commons and the applications currently under review for that project, which include a Mister Car Wash and a Brakes Plus. Two of the four total, lots within Silverstone Commons are yet to submit applications.

Final Development Plan Amendment Review Criteria Section 16.2.3.d.(4):

1. The FDP is substantially consistent with the approved PDP

Staff response: The amendment is consistent with both the approved final development plan and the approved preliminary development plan. Commercial retail users were always envisioned for this site.

2. All PDP standards and conditions of approval have been adequately addressed on the FDP

Staff response: The existing Final Development Plan carried forward the main development approach from the approved PDP. This amendment is in alignment with both documents.

3. Road cross-sections for local streets with attached sidewalks are not modified, street trees are provided at a density of at least one (1) two (2) inch caliper tree per forty (40) feet of street frontage (except for alleys and rural roads), the full width of street rights-of-way is provided, and disabled parking spaces are compliant with the Americans with Disabilities Act Accessibility Guidelines ("ADAAG").

Staff response: N/A - this amendment does not amend any of the standards listed above.

Legal Comments:

The application has been reviewed by the Town Attorney's office and no outstanding comments or concerns have been identified.

Alternatives/Options

Approval:

I move to approve 25-PCR-12, which approves the Silverstone Marketplace Final Development Plan Amendment #1 request.

Approval with Conditions:

I move to approve 25-PCR-12, which approves the Silverstone Marketplace Final Development Plan Amendment #1 request and direct staff to draft a resolution of approval with the following conditions: (list conditions of approval).

Denial:

I move to deny the Silverstone Marketplace Final Development Plan Amendment #1 request and direct staff to draft a resolution of denial (list criteria not met).

Financial Considerations

N/A

Staff Recommendation

Staff is recommending the Planning Commission approve the Silverstone Marketplace Final Development Plan Amendment #1 with no conditions.

Community Impact

25-PCR-12

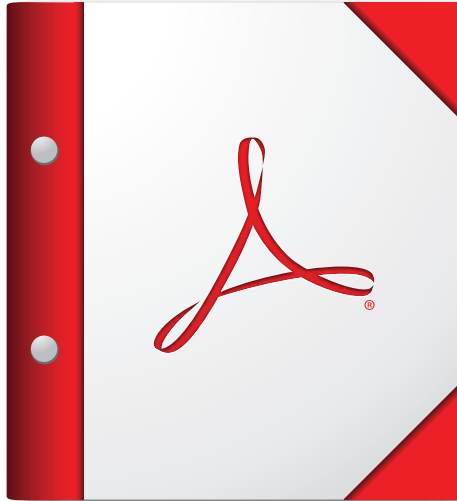
A Resolution of the Planning Commission Approving Silverstone Marketplace Final Development Plan Amendment #1

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 Silverstone Marketplace Development Plan Amendment #1 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 hearing held December 11th, 2025 at which time the public was able to provide testimony.
 - 1.4 Sufficient notice was given according to Section 4.5 of the Frederick Land Use Code.
 - 1.5 The Silverstone Marketplace Development Plan Amendment #1 application conforms with the applicable requirements of Section 16.2.3.d.(4) of the Frederick Land Use Code, namely:
 - 1.5.1 The FDP is substantially consistent with the approved PDP
 - 1.5.2 All PDP standards and conditions of approval have been adequately addressed on the FDP
- Section 2. The Planning Commission decision 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 approves the Silverstone Marketplace Development Plan Amendment #1 application with no conditions.

This resolution approved this 11th day of December, 2025 by a vote of ____ to ____.

Tracy Moe, Chairperson, Planning Commission



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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: 2025-015 45.449 ACRES

PARCEL CONTAINS 1,979,754 SQUARE FEET OR 45.449 ACRES, MORE OR LESS.

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: 2025-015 45.449 ACRES

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SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP:2025-015
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

Project No:	ED1000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

VICINITY MAP

SILVERSTONE MARKETPLACE FINAL DEVELOPMENT PLAN AMENDMENT #1

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: 2025-015 45.449 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. Put list, 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 the 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;
- Dimensions and color building Elevations;
- Photometric plan;
- Drainage Conformance Letter; and
- Traffic Conformance Letter.

B. STREETS (Section 2.7)

2. General Provisions
I. Intersections: Intersections shall meet the following requirements unless otherwise approved by the Board of Trustees:
(1) Intersections shall be provided at the following minimum offsets:
(a) State highway (principal arterial): In accordance with the State Highway Access Code.
(b) Arterial: Six hundred sixty (660) feet, unless otherwise approved by the Town.
(c) Collector: Two hundred fifty (250) feet. Reduced spacing may be authorized by the Town in certain locations where roundabouts are utilized.
(d) Local: One hundred twenty-five (125) feet.

n. Street Standards: Streets, including curb and gutter, shall be designed and constructed in accordance with the street cross-sections in the Design Standards and Construction Specifications, Town of Frederick, August 23, 2007.
(1) General Design Standards:
(i) Driveway curb cut width is limited to:
(a) A minimum of twenty-four (24) feet but no greater than forty (40) feet in non-residential zones unless approved by town engineer.
(ii) Collector Streets:
(a) Seventy-five (75) feet of right-of-way.
(b) Forty-eight (48) foot flowline with which includes: two (2) twelve-foot travel lanes, two (2) six-foot parking lanes*, two (2) four-foot bike lanes and two (2) two-foot gutter pans. *one (1) ten-foot raised median with two (2) one-foot gutter or one (1) twelve-foot center turn lane may be installed in lieu of the two (2) six-foot parking lanes.
(c) Two (2) seven and a half-foot tree lanes adjacent to two (2) two-foot sidewalks.
(d) Landscaped medians may be installed at each of the internal intersections shown in this FDP. The placement, extent, design and construction of the landscaped medians shall be submitted for review and approval by Town Staff prior to final plat.
(3) Local Streets
(a) All local streets will be constructed as a typical Local Street with Attached Sidewalk.
(b) Mountable curb will be installed along all local streets with driveway access.
(c) Private Drives
(i) Private drives shall be a minimum twenty-four (24) feet wide and privately maintained, except for fire lanes minimum twenty-six (26) feet wide, as determined by the Fire Marshal.

II. PARKING (Section 2.8)

2. General Provisions
a. Location: Parking lots for large retail establishments, 20,000 square feet or larger, and supermarkets may be located primarily in the front of the buildings. Parking lots, for secondary pad sites within a commercial area 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.

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

USE	MINIMUM REQUIRED PARKING (outside of right-of-way)
Townhouse and duplex	1.5 spaces per 1 bedroom unit. 2 spaces per 2 and 3 bedroom units. guest parking 1 space per 5 units
Apartment dwellings	1.5 spaces per 1 bedroom unit. 2 spaces per 2 and 3 bedroom units. guest parking 1 space per 5 units
Commercial/Retail/Office*	1 space for every 300 square feet of gross floor area
Restaurant/Quick-Serve Restaurant	1 space for every 200 square feet of gross floor area, patio area is ancillary to the use and excluded from parking calculations.
Multi-tenant	1 space for every 250 square feet of gross floor area, patio area is ancillary to the use and excluded from parking calculations.
Institutional churches	1 space for every 2.5 seats, unless otherwise approved by the Town

*Off-street parking for all uses shall be sufficient to provide parking for employees of all proposed uses, as well as long-term customer parking. A 10% parking requirement reduction can be administratively approved, at Staff's discretion.
*Commercial/Retail/Office includes all permitted uses per this FDP.
**Quick-Serve Restaurant is also known as a Drive-Through Restaurant.

4. 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

5. Vehicle Stacking

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

III. EASEMENT AND UTILITY STANDARDS (Section 2.10)

4. 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)

9. General provisions.
b. Public access: Areas within residential developments, designated as public open space shall be both visibly and physically accessible to the community. Public access shall be provided to all public open space, natural and developed, directly from the public street and trail system.
(1) Pocket parks shall be bounded along at least seventy-five (75) feet of the perimeter by a street, except for plazas, unless otherwise authorized by the Board of Trustees. Pocket parks and plazas shall be integrated into the neighborhood design and be accessible to pedestrians and bicyclists. Commercial development components do not require any open space dedication.

c. Residential Buildings shall front public open space. Development adjacent to open spaces shall front onto the area as much as possible. In the event open spaces are located between or adjacent to rear yards, the 3-foot Wood Fence shall be the only fencing allowed to maintain visual accessibility. Development adjacent to public open space shall integrate the open space into the design and avoid enclosing open space with buildings and back yards to the greatest extent feasible.

9. Amount of open space required by development.
e. Residential Planned unit developments (PUD). The developer shall provide:
(1) A minimum of twenty-five percent (25%) on site landscaping.
(2) A minimum of twenty-five percent (25%) of the gross residential land being developed as common functional open space, which may include: pocket parks, trails, homeowner association-owned or landowner-owned landscape areas (excluding parking lots), natural areas and amenities for residents and other civic purposes.
The minimum open space required for Silverstone is 25% x 543.47 acres = 135.87 acres. The exact location and acreage of the open space for the Property will be determined at the time of Preliminary Plat. In the event the total amount of required open space is not provided at that time, the developer shall provide a combination of improvements (including any improvements to the community park, upgraded arterial fencing along WCR 13 and Hwy 52 and additional improvements within the trail system such as seating areas and bollard lighting) and/or fee-in-lieu equal to the value of the remaining required open space.

V. LANDSCAPE DESIGN (Section 2.14)

5. Plant materials.
a. The minimum planting sizes on all required landscaping within a 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.

6. Landscaping design standards.
(1) Landscaping within the right-of-way and required common open space. The developer or assigns shall provide:
(i) 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.
(ii) Arterial streets: Live groundcover as appropriate to the use and function of the area, including a combination of grass, trees, flowers, planting 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 Specifications Manual.

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) Parking lot islands: For buildings 20,000 square feet and larger, parking lots shall have islands placed in a frequency of one (1) island per 30 continuous parking spaces. All other parking lots shall provide one (1) island per 10 continuous parking spaces.
(b) Trees, when not in conflict with utilities, should be planted within islands. There shall be a minimum of one (1) tree and (5) shrubs per island. Trees shall be grouped together in islands which are a minimum of 160 square feet.
(c) All required trees, as noted above, shall be provided within the interior landscape parking area.

(3) Under-story/interior plantings. Under-story/interior planting shall be provided to buffer streets 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 shall 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. Manufactured 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 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. Sead 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 (breaze) may exceed three percent (15%) of the landscaped area if used as a trail or pathway, as approved by the Town.

(6) Landscape buffering to parking lots. 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.
(a) Fifteen (15) foot landscape buffer may be reduced to ten (10) feet if used in combination with berming (minimum 3 feet tall) with landscaping, or a three to four-foot tall masonry or stone decorative wall.
(b) Thirty (30) foot landscape buffer may be reduced to fifteen (15) feet if used in combination with berming (minimum 3 feet tall) with landscaping, or a three to four-foot tall masonry or stone decorative wall.

d. Gateway landscape standards are not applicable for this FDP unless otherwise noted in this subsection below.
(3) Planned Medians. Developers shall provide landscape medians for traffic calming and community character on all arterials at the intersection of Highway 52 and Colorado Boulevard in accordance with the Frank Miltenberger Colorado Boulevard Aesthetic Concepts and Town of Frederick Design Standards and Specifications Manual.
(a) Medians shall extend a minimum of one hundred fifty (150) feet from the intersection and raised medians removed shall be replaced in kind, as approved by the Town.
(i) Medians shall be landscaped as follows:
(i) Shrubs shall be provided at a ratio of one shrub per one hundred fifty (150) square feet of landscaped area or an alternative landscaping plan featuring reduced, or no vegetation may be approved by the Parks and Recreation Director.

7. Additional landscape requirements by zoning district.
a. Commercial landscape standards shall be subject to the above standards set by this FDP.

VI. BUFFERING AND SCREENING TECHNIQUES (Section 2.15)

4. Trash/refuse/recycling areas.
a. All trash/refuse/recycling areas shall be screened with a minimum of 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.
b. All trash/refuse/recycling areas for properties with frontage on Hwy 52, Colorado Blvd or William Bailey shall be located a minimum of twenty-five (25) feet from the property line adjacent to Hwy 52, Colorado Blvd or William Bailey. If unfeasible, the trash/refuse/recycling area shall be further screened by evergreen landscaping with a minimum height of four (4) feet at the time of installation. This additional landscape screening is in addition to all other required forms of required landscape material.

5. 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. The minimum allowed buffer area is fifteen (15) feet but may include an access drive or landscape buffer. This buffer area can be reduced to ten (10) feet through the use of walls, landscape screen, and/or berming.
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 and through the use of roof elements, landscaping, architectural features, or air incorporation.

VII. RESIDENTIAL ARCHITECTURE (Section 2.17)

1. Building Design and Character
I. Building Orientation
(A) The primary entrance and facade of individual residential buildings within a multi-family development shall be oriented towards:
(1) Primary internal or perimeter streets, or
(2) Common open space (a minimum of 30 feet in width), such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system.
(B) Except for carriage units over garages and clubhouse/amenity center serving the residential uses, the primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.

2. Architectural Character
These standards shall apply to all multi-family residential development.
I. Design Standards
All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. Step downs at building ends are required for all three-story buildings.
(A) The maximum length of any multi-family building shall be 220 feet.
(B) The facades of all multi-family buildings shall be articulated through the incorporation of 2 or more of the following:
(1) Balconies;
(2) Bay or box windows;
(3) Insets of at least 12" in depth and 4 feet in width or other relief in the wall plane;
(4) Multi-family buildings shall incorporate roof pitches of between 3:12 and 12:12; however, alternative roof forms may be permitted at the discretion of the Town of Frederick Planning Manager.
(D) Roof overhangs shall be a minimum of 12 inches.
(E) Horizontal variations in materials along the facade of a multi-family building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.

3. Architectural Variety
I. Design Standards
(A) Multi-Family
(1) Multi-Family residential uses are only required to provide a minimum of one housing type.
(2) Multi-Family residential uses shall permit a maximum of 55% of the total planned dwelling units with the same number of bedrooms.
(3) Shall incorporate a minimum of 3 models.
(4) Multi-Family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.
(5) Multi-Family buildings shall provide concentrated dwelling unit access points. Monotonous access balconies and corridors running the length of a building shall be prohibited.
(6) Distinct building designs, as required above, shall be easily distinguished through a minimum of 2 of 2 of the following:
• A variation in length of 30 percent or more;
• A variation in the footprint of the building of 30 percent or more;
• A distinct variation in color and use of materials;
• A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or
• A distinct variation in building height and roof form.

4. Materials
Materials shall be used that maximize the quality, value, and longevity of the Silverstone Marketplace residential uses through the use of durable materials that will minimize maintenance costs and improve the overall appearance of the development.
I. Design Standards
(A) Primary exterior building materials on multi-family structures shall be constructed from durable materials with product warranties or an industry expected life of a minimum of 25-years.
(B) Exterior Insulating and Finish System (EIFS) shall not be permitted.
(C) Vinyl siding shall not be permitted on multi-family structures.
(D) All multi-family structures shall utilize durable roofing materials with product warranties, or an industry expected life of a minimum of 25 years.

5. Parking and Garage Placement.
One-street parking spaces may be counted towards guest parking for a multi-family development, provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the minimum requirement for guest parking shall be identified on plans at time of submittal to the Town. Required dwelling unit parking shall be off-street and may consist of the use of garages, tandem parking, and surface parking.
a. Multi-Family
(1) Carports and common garages shall be limited to 100 feet in length.
(i) Garage doors of attached garages shall not comprise more than 45 percent of the total length of an apartment building's front facade, and the plane of not more than 4 adjacent garage doors shall be offset by at least 2 feet from the plane of the any additional adjacent garage doors.
b. Parking and Garage Placement
Parking lots and freestanding parking structures (detached garages or carports) shall not occupy more than 50 percent of each perimeter public street frontage.

VIII. COMMERCIAL ARCHITECTURE (Section 2.18)
Community Architectural Standards
• The following architectural design standards are intended to apply to commercial development with the CHS2 zone districts. New building construction shall provide a sense of permanence and timelessness. 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 architectural projects in nearby buildings. Building materials such as decorative concrete masonry, brick masonry, architectural precast concrete, architectural metals, exterior aluminum finished doors (EPDs), slabs, simulated wood products, exterior paint and glass are recommended. The use of natural wood is discouraged because of its high maintenance requirements.
• Missing and building colors shall be complementary with their surroundings. Neutral color palettes (white, light and dark grays, 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 footprints.

1) Building Articulation:
a. For all Buildings 19,999 square feet and smaller in gross area, the LUC, Section 2.18 shall apply. For all buildings 20,000 square feet and larger in gross area the following standards shall apply:
b. Walls shall not have an uninterrupted length exceeding eighty (80) feet. A combination of pilasters, texture transitions, windows, changes to the depth of the wall plane, color, or material variation is required.
c. An exception to this standard shall be permitted, for buildings 20,000 square feet and larger in gross area, when horizontal architectural elements are utilized.
c. 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. For all Buildings 19,999 square feet and smaller in gross area, the LUC, Section 2.18 shall apply, unless otherwise noted below. For all buildings 20,000 square feet and larger in gross area the following standards shall apply:
b. Buildings 20,000 square feet and larger in gross area shall provide enhanced screening of the rear elevation of the building including walls, berming, grade differences and evergreen landscaping, shall be required to provide building design elements for the rear elevation from one (1) item from two (2) of the five (5) groups specified in LUC Section 2.18 5(c)(1)(A), as supplemented herein.
c. Buildings shall be designed using a combination of building design elements, with a minimum of one (1) item each selected from three (3) of the five (5) groups per LUC Section 2.18 5(c)(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 door docks) 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. For buildings over twenty thousand (20,000) square feet in floor area, such elements shall be at least eighteen (18") inches in width, with a minimum depth of twelve (12") inches, and spaced at intervals of no more than twenty (20%) percent of the exterior building walls or
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. Any 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.
e. Some building facade, 19,999 square feet and smaller, adjacent to Silverstone Drive and/or Hwy 52 shall provide enhanced elevations, such as decorative windows, additional articulation, additional building materials, lighting, awnings, or different element components. Decorative concrete masonry blocks is not considered an enhanced material.

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, porches 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, 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.
c. For all buildings 19,999 square feet and smaller, smooth-face decorative concrete masonry block can not exceed fifteen (15%) 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 capstones finish; or
b. Ornamental lighting fixtures (including 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.
d. Buildings 20,000 square feet and larger in gross area may provide horizontal banding, through the use of color or material variation.
e. Where pilasters are used to achieve depth, the wall offset dimension shall not be less than 8" with change in material and/or color.

f. Not interrupted length of any facade 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. An exception shall be granted to buildings 20,000 square feet and larger when horizontal architectural elements are utilized to break up the vertical mass of a facade.
3) Articulation of walls
a. Building fronts greater than one hundred twenty-five (125) feet in length, measured horizontally, shall incorporate wall plane projections or recesses. The plane projections or recesses shall be at least one (1") foot in depth with minimal variation allowed for building roof structure to function within the parameters of load bearing concrete masonry, precast masonry, or column wall thicknesses.
b. For all buildings 19,999 square feet and smaller, any wall of the building facing any road or public or private service drive, greater than one hundred twenty-five (125) feet in length, measured horizontally, shall incorporate wall plane projections or recesses. Wall depth shall be approximately one foot for building roof structure to function within the parameters of load bearing concrete masonry, precast masonry, or column wall thicknesses.
c. Changes to concrete masonry wall offset dimension (for recessed or corbel accents) shall not be less than 1/2" inch in depth.
d. Where pilasters are used to achieve depth, the wall offset dimension shall not be less than 8" with change in material and/or color.

4) Additional Site Elements

1. Delivery/Loading Doors and Docks. No delivery, loading dock, or trash removal door shall be located on the front facade 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 from the adjacent public ROW. For sites 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 Units. Anchor building rooftop mechanical units and other miscellaneous rooftop equipment shall be substantially screened from view from the sidewalk of the adjacent 12" Street public right-of-way, and from Colorado Boulevard as feasibly possible. Rooftop mechanical equipment for pad sites along State Highway 52 and Colorado Boulevard and William Bailey avenue shall be substantially screened from view from the sidewalk of the adjacent public right-of-way 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. Cart Storage and Vending Machines. Type 2 Standard: Cart storage areas shall be permitted in the main parking area of any building that is 20,000 square feet or larger, all other cart storage areas shall be screened and/or placed within the principal building they serve. Vending machines shall be placed adjacent to the building they serve.

4. Display Sales. Permanent and Seasonal Display sales are permitted within the property for buildings that are 20,000 square feet in size or larger. In no event shall the display sales impede pedestrian pathways or emergency or fire access. Accessory outdoor storage is excluded from this provision.

5. Outdoor Storage. Permanent accessory outdoor storage is permitted within the property for buildings that are 20,000 square feet in size or larger. Accessory Outdoor Storage shall be screened from view with the use of vinyl coated chain-link fences, walls, landscaping, architectural elements, or other means approved by the Town.

6. Commercial and Retail Accessories. The following standards shall apply to all Accessory Commercial, Retail, Fueling and Service Station Uses.
a. Vending machines, non-drive-thru ATM's, video rental kiosks, propane and ice storage, or other similar accessory retail equipment and features shall be located adjacent to a building wall. These elements shall not face a public local, collector, or arterial street unless setback from the property line adjacent to said streets a minimum of twenty-five (25) feet, or screened from view using landscaping, walls or fencing.
b. Car vacuums, diesel exhaust fluid dispensers and tire air dispensers shall be set back from adjacent property lines a minimum of twenty-five (25) feet, and screened from view from public right-of-way, adjacent private streets, and from adjacent properties using landscaping, walls or fencing.

IX. LIGHTING (Section 2.19)

2. 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 landscape 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.
b. All parking lot light poles shall not exceed twenty-five (25) feet in overall height (including the height of the base) and shall be square in shape. Poles shall be finished in dark bronze or black. Light fixtures mounted on poles must be square in shape, low profile, and equipped with LED light. The finish of the light fixtures shall match the color of the light poles.

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

Table 3-1: Table of Permitted Uses Without Conditions
Permitted Uses

Residential uses	• The Multi-Family (maximum 25 DU/Acre) for this Final Development does not contribute to the overall density allowance for the larger Silverstone PUD • Includes multi-family dwellings and carriage units over garages. Accessory Dwelling Units do not count towards max density. • Senior Housing, Assisted Living, Nursing Home, Memory Care, or Alzheimer's
Commercial uses	• Bar or Tavern • Bed and Breakfast • Brew Pub, Distillery Pub, or Limited Winery • Commercial Lodging • Indoor and/or Outdoor Amusement, Recreation, and Entertainment** • Outdoor Amusement, Recreation, and Entertainment uses shall specifically exclude any use involving motorized vehicles, including but not limited to, go-karts, mini-bikes or similar motorized equipment. • Outdoor Amusement, Recreation, and Entertainment uses shall specifically exclude outdoor uses that generate amplified sound. Such prohibited uses include, but are not limited to, concert venues, amphitheaters, and arenas. • Restaurant (includes drive-in, drive-through, or outdoor dining facilities) • Business Services • Fitness Instruction or Gymnasium • Office, General • Office, Medical (includes Emergent Care facilities) • Personal Services • Retail Sales and Services • Veterinary Facilities, Small Animal Clinic* • All outdoor accessory areas associated shall be subordinate in size to the principal use and shall be limited to 1,000 square feet. Outdoor accessory areas greater than 1,000 square feet shall be approved at Staff's discretion. All outdoor accessory areas associated shall be fully screened from view with the use of fences or walls. • Day Care Center, Adult or Child • Hospital • School, Vocational or Trade • Fueling, Fast Charging, or Service Station
Accessory uses (only one fueling center, accessory to a principal anchor lot use, is permitted in Silverstone Marketplace)	• Fueling, Fast Charging, or Service Station
Automotive uses	• Light Motor Vehicle Repairs and Service • Motor Vehicle Wash

Commercial and Multi-Family Zone Districts (feet) measured from lot boundary Standards	Multi-Family	Non-Multi-Family
Minimum building setback (feet) (2)(3)(4)	15 Front, 5 Side, 20 Rear	15 Front, 0 Side, 15 Rear
Maximum building height (feet) (1)	65	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, belltowers, 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, Colorado, or William Bailey. The rear setback will be the opposite of the front setback. In the event that a building has multiple frontage on any of the aforementioned streets, the priority of the principal lot frontage shall be, in the following order: (1) Hwy 52, (2) Colorado, and (3) William Bailey. All lots regardless of building orientation, shall provide 360 degree architecture and will require enhanced features along all facades facing a principal lot frontage.
(4) If there is a thirty-foot (30') wide or greater landscape offset, the setback can be reduced to Zero (0) feet.

2. Use-specific Standards (Section 3.4)(2)(b)
a. Number of multi-family units is limited to 28 units per building for buildings three (3) stories or less in height and 44 units per building for buildings four (4) stories or taller in height.
b. Vehicle stacking standards
(1) Design and Layout
A. Drive-through Facilities and Lanes.
1. Location and Screening
1.1. 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.
1.2. Drive-through lanes adjacent to public streets shall be separated from such streets by walls, landscaping, berming, and/or grade differences to provide screening.
1.3. 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.

c. Setback requirements.
(1) On corner lots, all sides of the lot with street frontage shall meet the applicable front setbacks or recesses shall be at least one (1") foot in depth with minimal variation allowed for building roof structure to function within the parameters of load bearing concrete masonry, precast masonry, or column wall thicknesses.
1. Permanent features allowed within setbacks shall include:
d. 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.

XI. SIGNS (Section 7)

See Table 7-A below:

USE TYPE	SIGN TYPE	LOCATION	HEIGHT AND LENGTH	SIGN AREA	RESTRICTIONS	INTERNAL ILLUMINATION	MATERIALS
SINGLE OCCUPANT BUILDING	WALL SIGN	ONE (1) SIGN PER BUILDING. CENTER ACCESS AND/OR ONE (1) SIGN PER PRIMARY PUBLIC SQUARE FEET OF LANDSCAPE (UP TO 300 SQUARE FEET OF LANDSCAPE PER SIGN). SIGN SHALL BE ATTACHED TO THE BUILDING.	THE MAXIMUM HEIGHT AND/OR LENGTH OF A SIGN CANNOT EXCEED 70% OF THE HEIGHT OR LENGTH OF THE SIGNABLE AREA OF THE SIGN IS ATTACHED TO.	FOR ALL SIGNS, EACH SIGN SHALL BE PERMITTED A MINIMUM OF 25 SQUARE FEET. EACH SIGN SHALL BE PERMITTED A MAXIMUM OF 50 SQUARE FEET PER SIGN. BUILDINGS 20,000 SQUARE FEET AND LARGER ARE PERMITTED A MAXIMUM 30 SQUARE FEET PER SIGN WITH THE EXCEPTION THAT ONE (1) SIGN ON THE PRIMARY FRONTAGE IS PERMITTED A MAXIMUM 50 SQUARE FEET.	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.	THE MAXIMUM HEIGHT AND/OR LENGTH OF A SIGN CANNOT EXCEED 70% OF THE HEIGHT OR LENGTH OF THE SIGNABLE AREA OF THE SIGN IS ATTACHED TO.	EACH SIGN SHALL BE PERMITTED, BUT NOT REQUIRED, A MINIMUM OF 25 SQUARE FEET. EACH SIGN SHALL BE PERMITTED A MAXIMUM OF 50 SQUARE FEET. BUILDINGS 20,000 SQUARE FEET AND LARGER ARE PERMITTED A MAXIMUM 30 SQUARE FEET PER SIGN WITH THE EXCEPTION THAT ONE (1) SIGN ON THE PRIMARY FRONTAGE IS PERMITTED A MAXIMUM 50 SQUARE FEET.	N/A	LED	INDIVIDUAL CHANNEL LETTERS UTILIZING ALUMINUM, ACRYLIC, VINYL, OR PAINTED.
MULTI-OCCUPANT MONUMENT SIGN	FREESTANDING MONUMENT SIGN	1 MONUMENT SIGN PER SHOPPING CENTER ACCESS AND/OR ONE (1) SIGN PER EVERY 200 LF OF PROJECT FRONTAGE.	THE MAXIMUM HEIGHT AND/OR LENGTH OF A SIGN CANNOT EXCEED 70% OF THE HEIGHT OR LENGTH OF THE SIGNABLE AREA OF THE SIGN IS ATTACHED TO.	EACH SIGN IS PERMITTED, BUT NOT REQUIRED, ONE (1) SQUARE FOOT OF PROJECT FRONTAGE FOR THE FIRST 100 LINEAL FEET OF FRONTAGE. THEREAFTER, ONE (1) SQUARE FOOT PER FOUR (4) LINEAL FEET OF FRONTAGE.	A MINIMUM OF 300 FEET OF SEPARATION BETWEEN MONUMENT SIGNS. SIGNS MUST BE SET BACK FIVE (5) FEET FROM THE RIGHT-OF-WAY FOR CAMEL LOCATED IN A LANDSCAPE BUFFER.	LED	MONUMENT SIGNS MUST BE CONSTRUCTED OF MATERIALS IN GENERAL CONFORMANCE WITH THE PROJECT COLOR AND MATERIAL PALETTE. ALUMINUM, STEEL, ACRYLIC, OR VINYL PANELS ARE ALLOWED. VINYL SHALL BE LIMITED TO PRINT.
DIRECTIONAL SIGN	FREESTANDING SIGN	1 DIRECTIONAL SIGN PER LOT. SIGN SHALL BE LOCATED NEAR THE PRIMARY LOT ENTRANCE OR DRIVE THROUGH.	MAXIMUM HEIGHT OF 4 FEET	EACH SIGN IS PERMITTED A MAXIMUM SIX (6) SQUARE FEET. DIRECTIONAL SIGNS THAT ARE SET BACK A MINIMUM OF TEN (10) FEET FROM THE PROPERTY LINES SHALL BE PERMITTED A MAXIMUM EIGHT (8) SQUARE FEET.	LOGOS SHALL BE LIMITED TO TWENTY (20%) PERCENT OF THE SIGN AREA.	LED	DIRECTIONAL SIGNS MUST BE CONSTRUCTED OF MATERIALS IN GENERAL CONFORMANCE WITH THE PROJECT COLOR AND MATERIAL PALETTE. ALUMINUM, STEEL AND ACRYLIC ARE ALLOWED. VINYL SHALL BE LIMITED TO PRINT.

NOTES TO TABLE 7-A:
• Transparencies shall comply with the Town of Frederick Land Use Code.
• Sign laws are subject to the area that a composite rectangle that completely encloses the limits of the sign, for each word, and/or graphics of a sign. The frame and background color is not included in the sign area calculation.
• Auxiliary Signage related to the intended building use such as

SILVERSTONE MARKETPLACE FINAL DEVELOPMENT PLAN AMENDMENT #1

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: 2025-015 45.449 ACRES

PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	5°48'51"	618.15	6091.50	S86°50'15"W	617.88
C2	4°12'30"	433.98	5908.50	S86°02'05"W	433.88
C3	15°19'28"	36.78	137.50	S82°18'27"W	36.67
C4	26°58'09"	11.53	24.50	S61°11'36"W	11.43
C5	5°32'01"	66.40	687.50	N17°56'30"W	66.37
C6	20°34'27"	219.94	612.50	N10°25'17"W	218.76
C7	9°00'35"	47.13	30.00	N44°51'56"E	42.43
C8	13°46'46"	231.48	962.50	N82°56'33"E	230.92
C9	13°56'24"	252.42	1037.50	N83°03'22"E	251.80
C10	13°46'46"	249.51	1037.50	S82°56'33"W	248.91
C11	13°56'24"	234.18	962.50	S83°03'22"W	233.60
C12	7°15'05"	131.31	1037.50	S86°14'23"W	131.22
C13	6°31'40"	118.21	1037.50	S79°21'00"W	118.14
C14	19°28'34"	6.62	19.50	N23°38'08"W	6.59
C15	13°54'50"	60.59	249.50	N6°57'25"W	60.44
C16	9°00'00"	9.42	6.00	S58°54'50"E	8.49
C17	19°28'34"	6.62	19.50	S41°13'41"E	6.59
C18	13°54'52"	24.41	100.50	N83°02'35"E	24.35
C19	10°53'01"	34.33	19.50	N39°33'31"E	30.07
C20	10°53'00"	28.59	150.50	N5°26'30"W	28.54
C21	19°19'41"	6.58	19.50	N8°58'50"W	6.55
C22	19°22'48"	6.80	19.50	N9°41'24"E	6.56
C23	33°39'05"	87.81	149.50	N16°49'32"W	86.55
C24	21°38'57"	56.87	150.50	N22°49'36"W	56.53
C25	8°31'31"	2.16	14.50	N16°15'53"W	2.16
C26	18°28'10"	9.49	29.50	S80°46'52"E	9.45
C27	12°0'55"	166.23	7062.10	N89°20'48"E	166.23
C28	12°9'38"	194.13	7062.10	N87°55'31"E	184.12
C29	42°3'51"	520.92	6786.93	S84°55'04"W	520.79
C30	1°41'54"	201.19	6786.93	N83°34'06"E	201.18

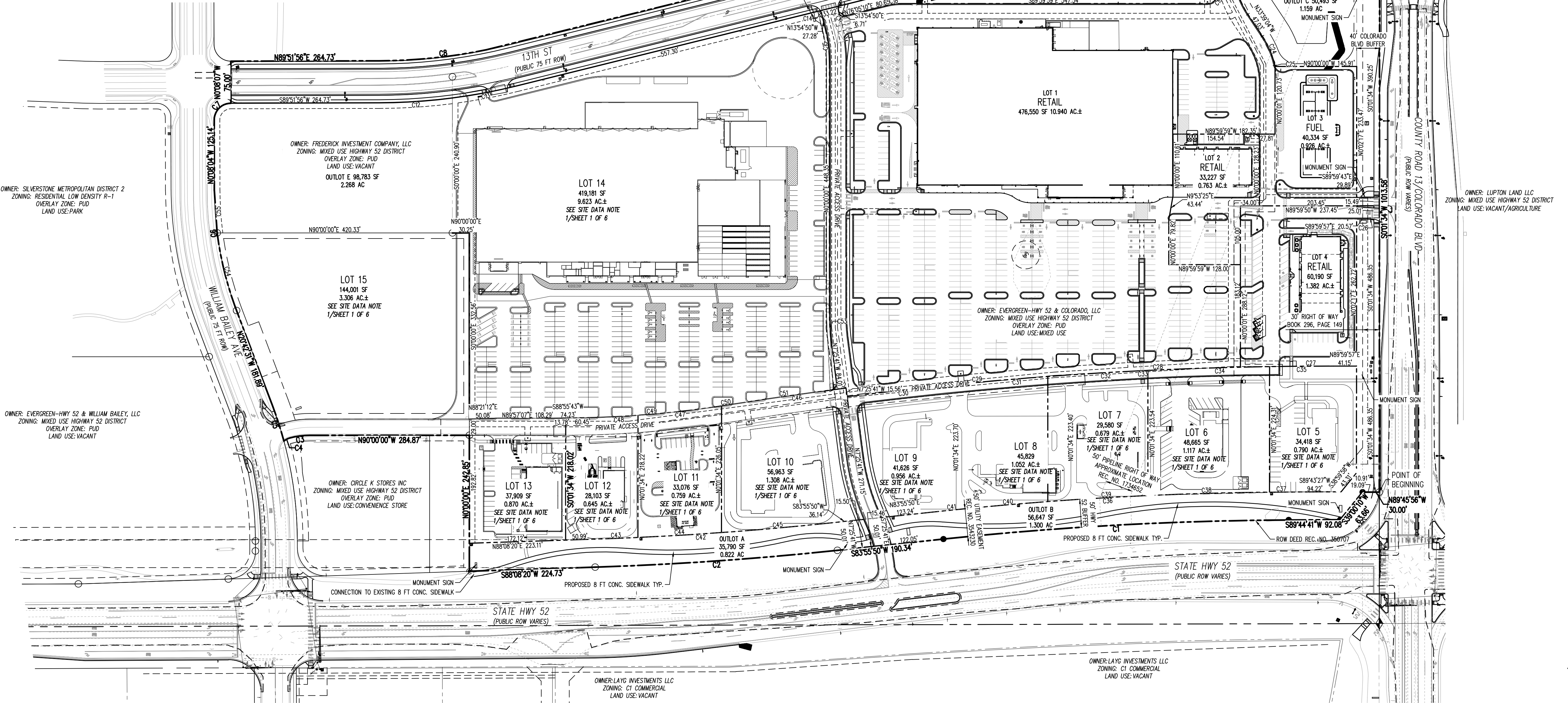
PARCEL CURVE SEGMENT TABLE					
CURVE TAG #	DELTA	LENGTH (FT)	RADIUS (FT)	CHORD BEARING	CHORD LENGTH (FT)
C31	1°44'13"	205.76	6786.93	N85°17'10"E	205.76
C32	0°57'44"	113.96	6786.93	N86°38'08"E	113.96
C33	0°09'04"	18.63	7062.10	N87°15'14"E	18.63
C34	1°45'53"	217.53	7062.10	N88°12'43"E	217.52
C35	0°55'36"	114.20	7062.10	S89°33'27"W	114.20
C36	5°48'51"	623.22	6141.50	S86°50'15"W	622.95
C37	0°18'57"	33.85	6141.50	N89°35'12"E	33.85
C38	2°01'45"	217.50	6141.50	N88°24'51"E	217.49
C39	1°14'13"	132.59	6141.50	N86°46'52"E	132.59
C40	1°55'12"	205.79	6141.50	N85°12'10"E	205.78
C41	0°18'45"	33.49	6141.50	N84°05'12"E	33.49
C42	4°12'30"	430.31	5858.50	S86°02'05"W	430.21
C43	0°45'55"	78.26	5858.50	N87°45'22"E	78.26
C44	1°27'47"	149.60	5858.50	N86°38'31"E	149.59
C45	1°58'48"	202.44	5858.50	N84°55'14"E	202.43
C46	1°42'43"	207.45	6942.78	S81°50'34"W	207.45
C47	4°22'20"	150.30	1969.50	N83°39'37"E	150.26
C48	2°00'09"	68.83	1969.50	N86°50'51"E	68.83
C49	6°52'25"	236.27	1969.50	S84°24'43"W	236.13
C50	6°52'25"	236.27	1969.50	N84°24'43"E	236.13
C51	1°35'03"	191.95	6942.78	N81°46'44"E	191.95
C52	0°07'40"	15.50	6942.78	S82°36'05"W	15.50
C53	7°25'41"	51.92	400.50	N3°42'51"W	51.89
C54	13°24'06"	143.27	612.50	N14°00'27"W	142.94
C55	7°10'20"	76.67	612.50	N3°43'14"W	76.62

PARCEL LINE SEGMENT TABLE		
LINE TAG #	BEARING	LENGTH (FT)
L54	S50°10'21"W	11.69
L55	N80°58'25"W	49.50
L56	S0°01'35"W	60.00
L57	S89°58'25"E	49.50
L58	S50°07'12"E	26.13
L59	S50°07'12"E	52.68
L60	N0°01'34"E	80.50
L61	S89°58'26"E	30.00

SITE LEGEND

---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	INTERNAL LOT LINE
---	RIGHT OF WAY BOUNDARY LINE
---	EXISTING EASEMENT LINE
---	ZONE BOUNDARY

SITE DATA NOTES:
1. LOTS 5-15 SHOW GENERAL SITE USE AND LAYOUT. INDIVIDUAL SITE PLAN SUBMITTALS WILL BE REQUIRED SHOWING GENERAL CONFORMANCE WITH THE USES SHOWN ON THE FINAL DEVELOPMENT PLAN.



Galloway

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FINAL DEVELOPMENT PLAN AMENDMENT #1
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP: 2025-015
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

#	Date	Issue / Description	Init.
1	05/03/23	Per Town Comments	BH
2	05/30/23	Per Town Comments	BH
3	06/05/23	Revised FDP Boundary	BH
4	07/06/23	Per Town Comments	BH
5	07/10/23	Per Town Comments	BH
6	07/17/23	Per Town Comments	BH
7	11/17/25	FDP - Amendment #1	JR

Project No: ED0000026
Drawn By: BH
Checked By: JR
Date: 03/03/22

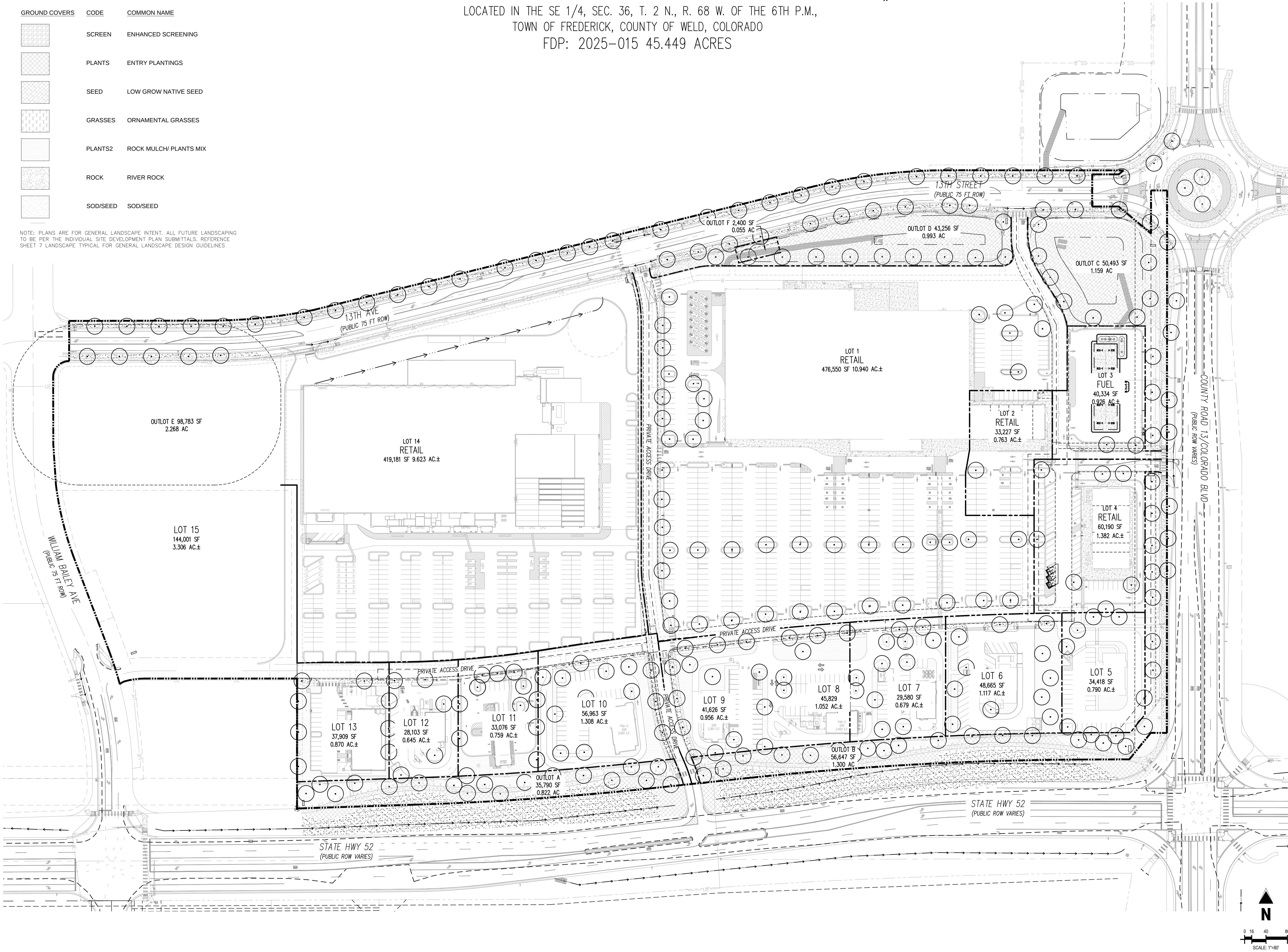
FINAL DEVELOPMENT PLAN

SILVERSTONE MARKETPLACE FINAL DEVELOPMENT PLAN AMENDMENT #1

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: 2025-015 45.449 ACRES

GROUND COVERS	CODE	COMMON NAME
	SCREEN	ENHANCED SCREENING
	PLANTS	ENTRY PLANTINGS
	SEED	LOW GROW NATIVE SEED
	GRASSES	ORNAMENTAL GRASSES
	PLANTS2	ROCK MULCH/ PLANTS MIX
	ROCK	RIVER ROCK
	SOD/SEED	SOD/SEED

NOTE: PLANS ARE FOR GENERAL LANDSCAPE INTENT. ALL FUTURE LANDSCAPING TO BE PER THE INDIVIDUAL SITE DEVELOPMENT PLAN SUBMITTALS. REFERENCE SHEET 7 LANDSCAPE TYPICAL FOR GENERAL LANDSCAPE DESIGN GUIDELINES



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FINAL DEVELOPMENT PLAN AMENDMENT #1
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP:2025-015
S.H. 52 & COLORADO BOULEVARD
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7	11/17/25	FDP - Amendment #1	JR

Project No:	ED0000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

LANDSCAPE CONCEPT 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: 2025-015 45.449 ACRES

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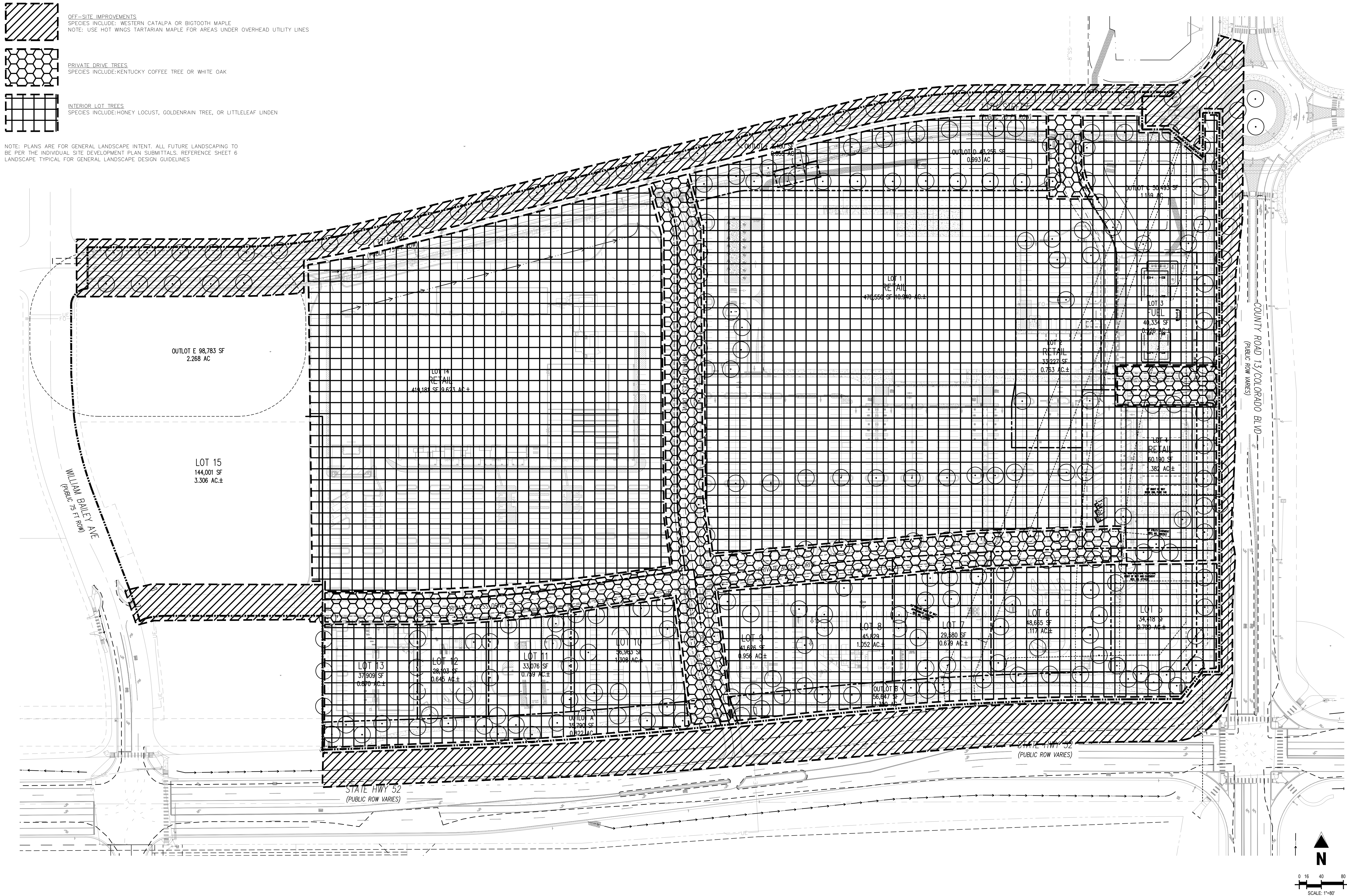
FINAL DEVELOPMENT PLAN AMENDMENT #1
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP-2025-015

S.H. 52 & COLORADO BOULEVARD
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07/17/23	Per Town Comments	BH
11/17/25	FDP - Amendment #1	JR

Project No:	ED1000026
Drawn By:	BH
Checked By:	JR
Date:	03/03/22

TREE DIAGRAM



SILVERSTONE MARKETPLACE FINAL DEVELOPMENT PLAN AMENDMENT #1

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: 2025-015 45.449 ACRES

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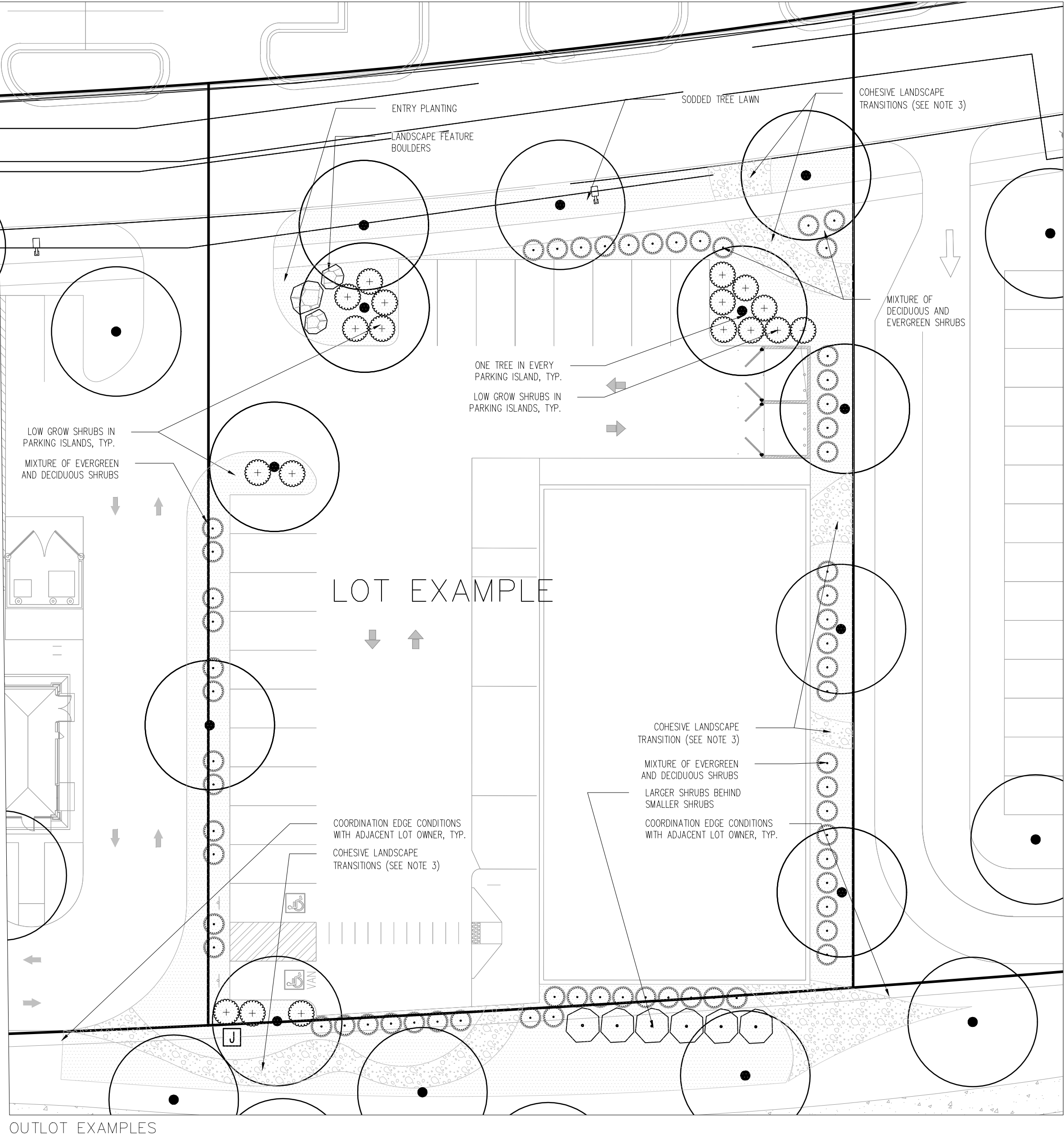


FINAL DEVELOPMENT PLAN AMENDMENT #1
SILVERSTONE MARKETPLACE
EVERGREEN DEVELOPMENT
FDP:2025-015
S.H. 52 & COLORADO BOULEVARD
FREDERICK, COLORADO

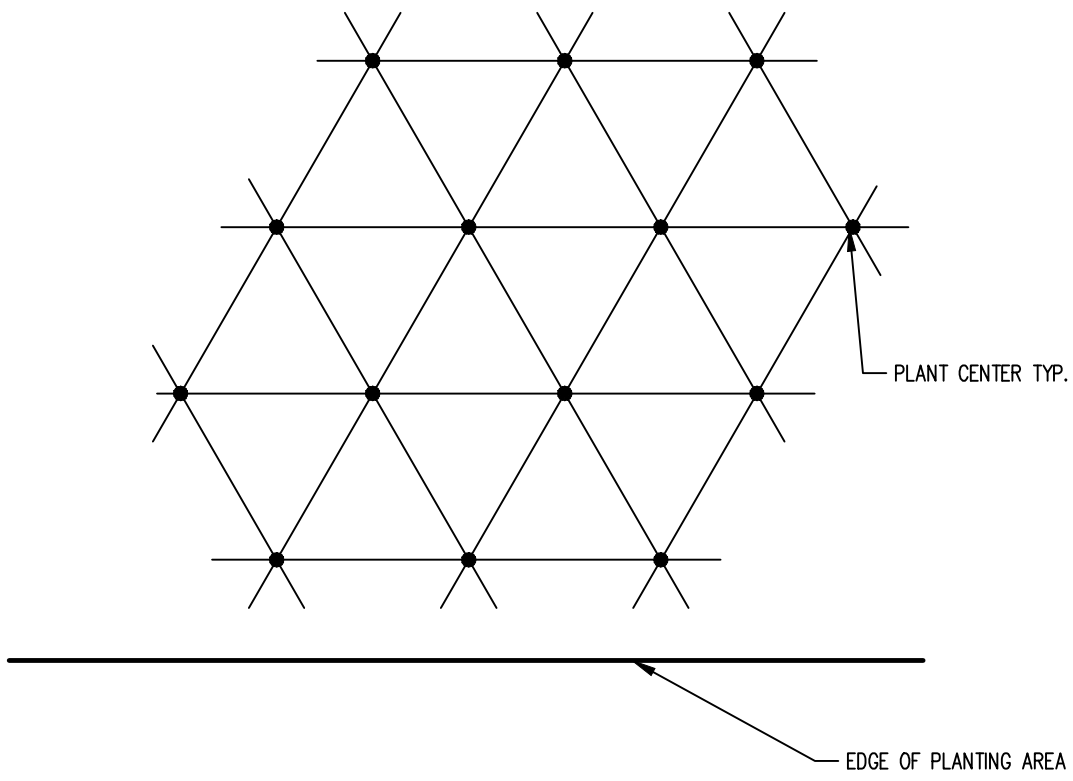
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Project No:	ED0000026
Drawn By:	BH
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Date:	03/03/22

OUTLOT EXAMPLE



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 GROUND COVER TREATMENTS TO PROVIDE DIVERSITY IN THE LANDSCAPE TREATMENTS. REFERENCE LEGEND ABOVE FOR MINIMUM MATERIAL IMPROVEMENTS PER LOT.
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 GROUND COVER MATERIAL SPECIFICATION SHOULD BE COHESIVE BETWEEN SITES WHEN POSSIBLE.
5. REFER TO SHEET 3 SECTION IX FOR ALL LANDSCAPING REQUIREMENTS.



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

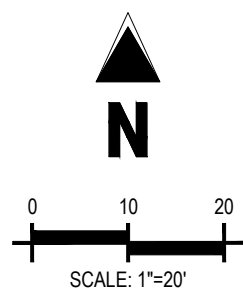
1 PLANT SPACING
N.T.S.

DECIDUOUS TREES (SUGGESTED LIST)
*SEE TREE DIAGRAM FOR LIST OF SPECIES FOR OUTLOTS

SHRUBS (SUGGESTED LISTS)
SERVICEBERRY
LEADPLANT
RABBITRUSH
WESTERN SANDCHERRY
GOLDEN CURRENT
WAX CURRENT
SUMAC
WILD ROSE
SNOWBERRY
SPIREA
BUTTERFLY BUSH
APACHE PLUME
ALPINE CURRENT
BUCKTHORN
POTENTILLA
PRIVET
NINEBARK
MANZINITA
SPANISH GOLD BROOM
COTONEASTER
COMPACT SPRUCE
MUGO PINE
JUNIPER

ORNAMENTAL GRASSES (SUGGESTED LISTS)
GRAMA GRASS
LITTLE BLUESTEM
FOUNTAIN GRASS
FESCUE
MEXICAN FEATHER GRASS
SWITCH GRASS
MAIDEN GRASS
ZEBRA GRASS

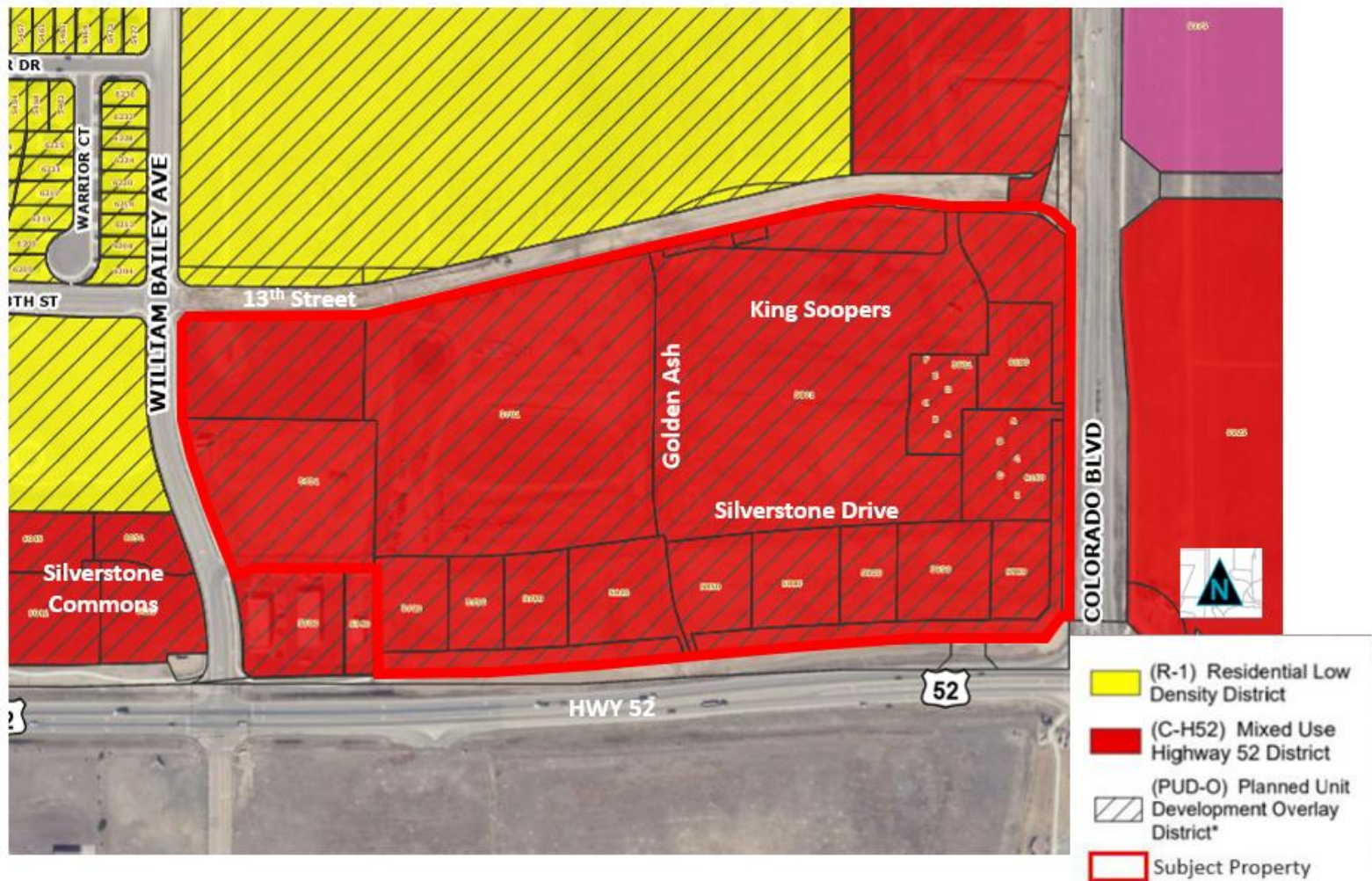
GROUND COVER NOTES
1. LARGE COBBLE TO BE MIN. 20% OF SITE GROUND COVER
2. PARKING LOT PLANTING TO BE A MIXTURE OF SEEDED AREAS AND 3/4" GRAVEL AS COVER. SEED TO BE A MAXIMUM OF 20% OF THIS AREA.
3. USE BOULDERS AS ENTRY FEATURES AND FEATURES IN RIVER ROCK AREAS.



Vicinity Map



Zoning Map



Future Land Use Map





401 Locust Street • P.O. Box 435 • Frederick, CO 80530-0435

Phone: (720) 382-5500

frederickco.gov

Neighborhood Meeting Minutes

Project Name	
Project Location	
Meeting Date	
Meeting Attendees	
Town Staff	
Applicant Team	
Neighbor Attendance	
Meeting Notes	
	

Meeting Notes should include (LUC Sec. 4.5.2.e):

- (1) The substance of the comments and questions;
- (2) How the [Applicant](#) has addressed or intends to address the comments and questions; and
- (3) Comments and questions the [Applicant](#) is unwilling or unable to address and why.

Built on What Matters.

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF FREDERICK

NOTICE IS HEREBY GIVEN that the Planning Commission will hold a PUBLIC HEARING commencing on Thursday, December 11th at 6:30 pm. This meeting will be held both in person and virtually

To join virtually, access the meeting through Microsoft Teams using the following information:
Meeting ID: 229 286 565 79 Passcode GXuhzm
The public hearing will be held upon application made by Sean Murphy, Evergreen Devco Inc., 1873 S Bellaire St, Suite 1200, Denver CO, 80222; for the purpose of considering the Silverstone Marketplace Final Development Plan Amendment land use application pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is generally located north of Highway 52 between William Bailey Avenue and Colorado Boulevard.

The legal description of the property is: "Located in the Southeast Quarter of Section 36, Township 2 North, Range 68 West of the 6th Principal Meridian, Town of Frederick, County of Weld, State of Colorado"

Interested and affected parties are encouraged to attend. The Planning Commission will be taking written comments submitted prior to the hearing. Comments submitted prior to 5:00PM on the hearing date listed above will be forwarded with the staff report. During a public hearing, public input can be received.

Copies of the full application and supporting materials are available for the public to review. Please contact Project Planner, Audem Gonzales, at agonzales@frederickco.gov to receive instructions on how to access the materials.

Dated this 24th day of November, 2025

TOWN OF FREDERICK, COLORADO

By: _____
Tricia David, Town Clerk

Published: Longmont Times Call November 28, 2025-2145422

Prairie Mountain Media, LLC

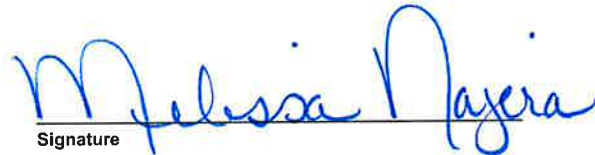
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County of Boulder
State of Colorado

The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Longmont Times Call*.
2. The *Longmont Times Call* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Boulder County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Longmont Times Call* in Boulder County on the following date(s):

Nov 28, 2025

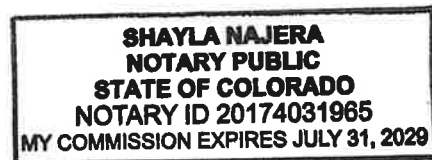

Signature

Subscribed and sworn to me before me this

28th day of November, 2025.


Notary Public

(SEAL)



Account: 1051151
Ad Number: 2145422
Fee: \$43.50