



Built On What Matters

Town of Frederick Planning Commission Agenda

Frederick Town Hall

401 Locust Street

Thursday, November 6, 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 Minutes

Action Agenda

- B. 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.
 - Audem Gonzales, Senior Planner

Commissioner Reports

Other Business

Adjournment

[MEET_FOOT]



Town of Frederick Planning Commission

Meeting Minutes
September 18, 2025

Call to Order – Roll Call: At 6:30 Pm Chairperson Moe called the meeting to order and requested roll call.

Present were Planning Commissioner Moe, Planning Commissioner Conroy, Planning Commissioner Scott, and Planning Commissioner Kelley.

Also present were Planning Manager Ali Van Deutekom, Associate Planner Bailey Arvizu, Deputy Town Attorney Christine Francescani, and Deputy Town Clerk Emily Nitcher.

Pledge of Allegiance:

Approval of Agenda:

Special Presentations:

Public Comment: No public comment.

Staff Reports:

Consent Agenda: Motion by Commissioner Kelley and seconded by Vice Chair Conroy to approve the consent agenda.

Upon roll call vote, motion passed unanimously.

Approval of Minutes:

Action Agenda:

Spindle Hill Battery Energy Storage System Minor Subdivision and Overhead Power Line Conditional Use: Motion by Commissioner Kelley and seconded by Commissioner Scott to approve 25-PCR-10 with the following conditions:

1. Revise the dedicatory statement to remove references to public roads and lands.
2. Resolve issues with the title commitment referencing an outdated plat and update general notes 2 and 3 accordingly.
3. Ensure meets and bounds are provided for the 30' public access easement dedicated to the Town or are established by referencing a specific distance from the recorded canal easement.

Upon roll call vote, motion passed unanimously.

Motion by Commissioner Scott and Seconded by Vice Chair Conroy to approve 25-PCR-11.

Upon roll call vote, motion passed unanimously.

Discussion Items:

Housing Needs Assessment for Colorado Communities: Planning Manager Ali van Deutekom presented.

Commissioner Reports:

Other Business: Next meeting: October 16, 2025

- Chairperson Moe will be gone on the 16th.

No land use items are scheduled yet.

The possibility of switching to the 2nd and 4th Thursdays was discussed.

New Commissioner appointment for the next meeting.

Upcoming term expiration was discussed.

Adjournment: There being no further business of the Planning Commission,
Chairperson Moe adjourned the meeting at 7:43 pm.

Approved by the Planning Commission :

ATTEST:

Tracy Moe, Chairperson

Emily Nitcher, Planning Commission
Secretary



Town of Frederick Planning Commission Meeting Minutes October 16, 2025

Call to Order – Roll Call: At 6:30 pm, Commissioner Scott called the meeting to order and requested roll call.
There is not a quorum.

Pledge of Allegiance:

Approval of Agenda: There being no quorum this evening, the consent agenda items will be moved to the next regular meeting on November 6, 2025.

Public Comment:

Consent Agenda: There being no quorum this evening, the consent agenda items will be moved to the next regular meeting on November 6, 2025.

Approval of Minutes:

Action Agenda:

Discussion Items:

Land Use Code Update: Development Direction Feedback Request: Planning Manager Ali vanDeutekom and Britt Palmberg presented to the Planning Commission.

Other Business:

Upcoming Meeting: November 6, 2025:

Adjournment: There being no further business of the Planning Commission, Commissioner Scott adjourned the meeting at 7:28 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

**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.

Agenda Date: Planning Commission November 06, 2025

- Attachments:**
1. PC Resolution No. 25-PCR-10
 2. PC Resolution No. 25-PCR-11
 3. Application and Letter of Intent
 4. Vicinity Map
 5. Future Land Use Plan
 6. Zoning Map
 7. Preliminary/Final Plat
 8. PUD Zoning Document
 9. Neighborhood Meeting Minutes
 10. Published Notice

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:



DYNAMIC, INCLUSIVE & CONNECTED COMMUNITY– Frederick is represented by diverse nonprofit, cultural, business, and geographic participation. Residents actively engage in activities and initiatives; they are encouraged and supported to address important community needs and issues.

3.1 Implement new ways to increase accessibility for public engagement including both traditional and non-traditional means.

3.2 Foster and improve the quality of our relationships with all regional partners seeking ways to collaborate and leverage resources.

Summary Statement:

The applicant is requesting approval for a series of land use applications associated with the Penrose Place master planned community. The project includes rezoning to PUD - Planned Unit Development and final platting 110 residential lots for duplex and single-family detached development. The Penrose Place project area is ~12.82 acres in size and also includes ~3.34 acres of common open space. The plat includes 34 lots for single-family detached units and 76 lots for duplex units.

Detail of Issue/Request:

Owner: WEJ, LLC, 1555 Rockmont Circle, Boulder, CO, 80305

Applicant: Joey Reale, Landsea Homes

Location: The property is generally located northeast of the HWY 52 and Ridgeway Boulevard intersection.

Zoning: R2 (medium density residential)

Project Size: 12.82 acres

Surrounding Land Uses and Zoning:

North: Land use: Single-family homes
Zoning: R1 - Low density residential

South: Land use: Vacant land
Zoning: Weld County AG-Agricultural

West: Land use: Vacant land
Zoning: CH52 - Mixed Use Highway 52

East: Land use: Vacant land

Zoning: R3 - High density residential

Request:

The applicant is requesting approval for two land use application types; Preliminary/Final Plat and PUD - Planned Unit Development zoning. The Penrose Place project consists of platting 110 lots for duplex and single-family detached development. 13 outlots are also proposed for private drives, landscaping, utilities, etc. The project area is approximately 13 acres in size. A more detailed description of each application type is below:

1. PUD - Planned Unit Development zoning: The applicant is requesting to rezone the project area in preparation for the subdivision. The property is currently zoned R2 - medium density residential. The proposed zoning is Planned Unit Development. The PUD Zoning Document includes the zoning map, list of regulations and provisions within the PUD boundary and conceptual development layouts.

2. Preliminary/Final Plat – The applicant is proposing to plat 110 lots and 13 outlots. The lots are geared towards single-family detached and duplex homes, with each dwelling unit proposed on its own fee simple lot. The lots are all oriented to front onto public streets or landscaped areas and will have alley loaded garages. The mix of units would be 34 single-family detached homes and 76 duplex units.

Property History:

- The project area was annexed into the Town of Frederick in 1976 under the annexation name of Josephine Roche.
- The property was platted as outlot A and B of the Savannah subdivision in 2001.
- The property was platted with the intent for future development or subdivision.

Comprehensive Plan:

The Comprehensive Plan shows adaptable neighborhood for this area and also contains the adaptable commercial overlay. The adaptable neighborhood designation allows for a wide range of residential uses (single-family, duplex, townhome and multi-family). The PUD zoning document and preliminary/final plat both align with the future land use designation. The applicant is proposing to plat lots for both single-family detached and duplex development. The zoning and proposed PUD Zoning Document do not allow for commercial.

Zoning:

The project area is currently zoned R2 (medium density residential). This zone district permits a density up to 10 units per acre. The applicant is proposing to zone the property to PUD - Planned Unit Development. The proposed max density for this project is 9 units per acre, which is less than the current zoning. Zoning to the north is R1 (low density residential). The proposed layout of Penrose Place locates the single-family detached homes along the north property boundary, which is consistent with the development across the street.

PUD Zoning Document:

The PUD zoning document is a function of the PUD zoning process. The zoning document contains the measured property boundary for rezoning purposes and all the development standards required for future development. Highlights from the PUD zoning document are below:

- Uses - duplex and single-family detached homes are both permitted.
- 1 planning area is proposed for the entire site (larger developments designate multiple planning areas for different product types, setbacks, and other regulations).
- 3.34 acres of common open space (26% of the development area).
- No pocket park or neighborhood park are required due to the proximity of an existing neighborhood park in the Savannah neighborhood to the north.
- Multiple trails and connections (along HWY52, Ridgeway Blvd. and internal).
- Internal alleys are shown in on conceptual layout of the subdivision.
- Dimensional standards for lots are included in the PUD zoning document (includes density, setbacks, lot size, etc.).
- Fencing requirements are also included in the PUD zoning document

Utilities:

The Penrose Place development is proposing to utilize Town of Frederick water as the source for potable water and Saint Vrain Sanitation for sanitary sewer. Both entities have reviewed the plans and provided comments and confirmation that the project may move forward. Final infrastructure design associated with this plat is shown on the construction plan sets. Several easements are needed for these utility mains and are proposed to be dedicated by the plat.

Streets and Access:

The project area includes utilizing existing public streets for access. All three entrance points are located along Penrose Boulevard to the north. No access into the site is proposed off Ridgeway Boulevard due to intersection distance requirements. Penrose Place features internal alleyways that are proposed to provide rear access to each lot and dwelling unit. Garages are proposed in the rear of each unit and will be accessed via these alleyways.

Ditches:

Penrose Place borders a FRICO - Farmers Reservoir & Irrigation Company ditch on the east of the development (Stanley Ditch). The project area does not encroach or discharge into the ditch. FRICO has requested the applicant submit plans directly to their agency for review. At this time, the applicant has not submitted directly to FRICO. Staff is working with the applicant and FRICO to determine a reasonable time for this submittal and review outside of the plat approval process. A condition of approval may be placed on the application package at time of Board of Trustees public hearing.

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 1,000 ft. buffer

2. Initial application submittal - posted and mailed notice with a 1,000 ft. buffer
3. Public hearing - posted and mailed notice with a 1,000 ft. buffer

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

Neighborhood Meeting: Attached to this staff report is a summary of the neighborhood meeting held on April 25, 2024. Per the meeting minutes, there were three attendees in person and one virtual attendee. The main questions and concerns raised by the residents were centered around the following:

1. Product type

Size, price and garage orientation

2. Open Space

Landscape requirements, water rights for landscaping and maintenance by a metro district

3. Traffic

HWY 52 traffic increases from new homes and existing homes

4. Parking

Alley loaded garages, no parking in alleys, and what spaces are provide on the site

Review Criteria:

There are two separate land-use items associated with the Penrose Place master planned community. Each item has a specific set of approval criteria and conditions of approval. See below:

Section 16.5.1.d Planned Unit Development Zoning Document:

1. Will be in general conformity with the Comprehensive Plan; provided, that:

(a) If a Comprehensive Plan update has not occurred in the five (5) years preceding the application date, the Board of Trustees must specifically also find that the public health, safety, and welfare will be advanced by adopting the PUD zoning document to conform to the Comprehensive Plan; or

(b) If a Comprehensive Plan update is underway on the date of the application, the Board of Trustees must specifically also find that the PUD zoning document, on balance, will not undermine the implementation of the updated Comprehensive Plan.

Staff response: The PUD Zoning Document is aligned with the Comprehensive Plan. The current future land use designation is adaptable neighborhood with an adaptable neighborhood commercial overlay. The proposed PUD Zoning Document permits single-family detached homes and duplexes which are both envisioned to be located within the adaptable neighborhood.

(2) Will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:

(a) For all planning areas:

i) The stewardship of natural resources and the mitigation of flood risks;

Staff response: N/A

ii) The development quality and design aesthetics; and

Staff response: The project includes alley loaded development with homes facing outwards towards public streets and common open space. This design configuration does provide for higher quality development.

iii) The efficiency in layout and provision of roads, utilities and other infrastructure; and

Staff response: The project does not include any public streets, but does include internal private alleys with some guest parking. The alleyways are accessed from Penrose Boulevard in three different areas. There is ample circulation within the development boundaries. Utilities and other underground infrastructure are located within the alley outlots and common open space outlots. This makes for a more efficient subdivision layout.

(b) For planning areas that include residential uses:

i) The quantity or quality of common open space or recreational amenities;

Staff response: Pocket parks and neighborhood parks are not required in Penrose Place due to the close proximity of the subject area to other parks to the north. Internal common open space areas include pedestrian walkways and other amenities.

ii) The affordability of housing; and

(c) For planning areas that include nonresidential uses, the creation of new or expanded economic opportunities that will have a positive impact on the fiscal health of the Town or the lifestyle of its residents.

Staff response: N/A

(3) Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Staff response: N/A. Existing residential to the north is located over 60-feet away. There are no other existing or approved residential uses within 60-feet of this project area.

Section 4.7.4.b. Preliminary Plat criteria:

1. The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.

Staff Response: The preliminary plat/final plat proposes duplex and single-family detached development which is consistent with the proposed zoning and Comprehensive future land use map.

2. The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:

Staff Response: The current zoning and proposed zoning are very similar. The proposed plat will align with the rezoning request.

a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;

Staff Response: The proposed plat aligns with the Comprehensive Plan and generally with the current zoning map. Duplex and single-family development are aligned with single-family detached homes, which are located to the north of this project. The proposed maximum density is actually lower than what the current zoning permits. Proposed: 9 DU/AC. Existing: 10 DU/AC.

b. Proposed residential development adds diversity to the Town's housing supply;

Staff Response: Duplex dwellings add diversity to not only this area in Frederick, but also to the entire Town as a whole. The Frederick community is predominantly single-family detached housing. An all alley-loaded community is also unique to Frederick. This configuration, especially for single-family detached homes, offers a more unique option for diversifying the housing stock in Frederick.

c. Proposed commercial development will benefit the Town's economic base;

Staff Response: N/A

d. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;

Staff Response: The applicant is proposing 26% common open space within this project. Internal sidewalks and trails link these spaces together.

e. The proposed project protects the Town's environmental quality; and

Staff Response: There are no sensitive natural environmental features within the

project area to protect.

f. The development enhances cultural, historical, educational and/or human service opportunities.

Staff Response: Staff has not identified cultural, historical or educational components to be protected within this subdivision. The project includes focusing on common open space and enhancing pedestrian connectivity.

3. The utility and transportation design is adequate, given existing and planned capacities of those systems.

Staff Response: Water and sewer providers have not identified any issues with capacity or levels of service. Transportation infrastructure is still being reviewed as part of the construction plans associated with the plat. These plans will be finalized before the Board of Trustees public hearing.

4. Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.

Staff Response: Staff does not find the proposed residential use to have any negative impacts on surrounding properties.

5. There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.

Staff Response: The plat provides for future duplex development which has been identified as housing product type needed within Frederick.

Section 4.9.1.c Final Plat criteria:

1. The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.

Staff response: The two plats have been combined into one document. All requested modifications during the review process have been reflected on the plat.

2. The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.

Staff response: The plat document meets the standards of the Land Use Code as well as the proposed standards within the PUD zoning document.

3. All applicable technical standards have been met.

Staff response: Staff finds all technical standards have been met.

4. An updated title commitment dated current to within fourteen (14) days of the Board of Trustees meeting

Staff response: N/A, staff requires this before final plat recordation.

Legal Comments:

The Town Attorney's Office reviewed the application materials and has provided comments throughout the review period. All requested changes have been incorporated into the application package.

Alternatives/Options

1. PUD - Planned Unit Development Zoning Document

Approval:

I move to approve 25-PCR-10, which recommends approval of the Penrose Place Planned Unit Development rezone request.

Approval with Conditions:

I move to approve 25-PCR-10, which recommends approval of the Penrose Place Planned Unit Development rezone request to the Board of Trustees and direct staff to draft a resolution recommending approval with the following conditions: (list conditions of approval).

Denial:

I move to approve 25-PCR-10, which recommends denial of the Penrose Place Planned Unit Development rezone request to the Board of Trustees and direct staff to draft a resolution recommending denial (list criteria not met).

2. Preliminary/Final Plat

Approval:

I move to approve 25-PCR-11, which recommends approval of the Penrose Place Planned Preliminary/Final Plat.

Approval with Conditions:

I move to approve 25-PCR-11, which recommends approval of the Penrose Place Planned Preliminary/Final Plat to the Board of Trustees and direct staff to draft a resolution recommending approval with the following conditions: (list conditions of approval).

Denial:

I move to approve 25-PCR-11, which recommends denial of the Penrose Place Planned Preliminary/Final Plat to the Board of Trustees and direct staff to draft a resolution recommending denial (list criteria not met).

Financial Considerations

“Not Applicable”

Staff Recommendation

Staff recommends the Planning Commission recommend approval of the Penrose Place Planned Unit Development Zoning document and Preliminary/Final Plat.

Community Impact

25-PCR-10

A Resolution of the Planning Commission Recommending Approval of the Penrose Place Planned Unit Development Zoning Document

WHEREAS, Landsea Homes submitted an application for approval of a Planned Unit Development Zoning Document for the property described in Exhibit A, for the purpose of constructing a residential development; and

WHEREAS, the Planning Commission heard Landsea Homes' application for Planned Unit Development Zoning Document at public hearing on November 6, 2025.

NOW THEREFORE, be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Penrose Place Planned Unit Development Zoning Document has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered by the Planning Commission during a public hearing held November 6, 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 Penrose Place Planned Unit Development application conforms with the applicable requirements of Section 16.4.5. of the Frederick Land Use Code, namely:
 - 1.5.1 It will be in general conformity with the Comprehensive Plan.
 - 1.5.2 It will provide a net public benefit when compared to the development that is possible under non-PUD zoning districts, considering:
 - (a) For all planning areas:
 - i) The development quality and design aesthetics; and
 - ii) The efficiency in layout and provision of roads, utilities and other infrastructure; and

(b) For planning areas that include residential uses:

i) The quantity or quality of common open space or recreational amenities;

ii) The affordability of housing; and

1.5.3 Where the boundaries of the PUD are shared with existing or approved residential development, or when existing or approved residential development is across a street that is sixty (60) feet or less in right-of-way width, the PUD zoning document provides for buffers and/or transitions in land use, density, intensity, and building patterns along the boundaries of the PUD Zoning District to appropriately address the impacts of noise, dust, light, and shadows created by development within the PUD on the existing or approved residential development.

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Penrose Place Planned Unit Development Zoning Document with no conditions.

This resolution approved this 6th day of November, 2025 by a vote of ___ to ___.

Tracy Moe, Chairperson, Planning Commission

EXHIBIT A

LEGAL DESCRIPTION

OUTLOTS A AND B, SAVANNAH SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD,
STATE OF COLORADO

25-PCR-11

A Resolution of the Planning Commission Recommending Approval for the Penrose Place Preliminary/Final Plat

WHEREAS, Landsea Homes submitted an application for approval of a Preliminary and Final Plat for the property described in Exhibit A; and

WHEREAS, the Planning Commission heard Landsea Homes' application for Preliminary and Final Plat at public hearing on November 6, 2025.

NOW THEREFORE, be it resolved by the Planning Commission of the Town of Frederick, Colorado:

Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for the Penrose Place Preliminary/Final Plat has been submitted.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered by the Planning Commission during a public hearing held November 6, 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 Penrose Place Preliminary/Final Plat application conforms with the applicable requirements of Section 4.7.4.b. and Section 4.9.1.c. of the Frederick Land Use Code, namely:
 - 1.5.1 The preliminary plat provides for a functional system of land use and is consistent with the criteria set forth in this Code.
 - 1.5.2 The land use mix within the project conforms to the Town's zoning district map and furthers the following planning objectives:
 - a. The proposed development promotes the Town's small-town, rural character, or implements a Board-approved sub-area, corridor, or urban renewal plan, however titled;
 - b. Proposed residential development adds diversity to the Town's housing supply;

- c. Parks and open space are incorporated into the site design, as appropriate to the proposed principal use or uses of the land;
- d. The proposed project protects the Town's environmental quality; and
- e. The development enhances cultural, historical, educational and/or human service opportunities.

- 1.5.3 The utility and transportation design is adequate, given existing and planned capacities of those systems.
- 1.5.4 Negative impacts on adjacent land uses have been identified and satisfactorily mitigated.
- 1.5.5 There is a need or desirability within the community for the applicant's development, and the development will help achieve a balance of land use and/or housing types within the Town, according to the Town's goals.
- 1.5.6 The final plat conforms with the approved preliminary plat and incorporates recommended changes, modifications, and conditions attached to the approval of the preliminary plat unless otherwise approved by the Board of Trustees.
- 1.5.7 The development will substantially comply with the community design principles and development standards as set forth in Article 2 of this Code.
- 1.5.8 All applicable technical standards have been met.

Section 2. The Planning Commission recommendation is based on competent, substantial evidence in the written record and the testimony provided at the public hearing.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends that the Board of Trustees approve the Penrose Place Preliminary/Final Plat with no conditions.

This resolution approved this 6th day of November, 2025 by a vote of ___ to ___.

Tracy Moe, Chairperson, Planning Commission

EXHIBIT A

LEGAL DESCRIPTION

OUTLOTS A AND B, SAVANNAH SUBDIVISION, TOWN OF FREDERICK, COUNTY OF WELD,
STATE OF COLORADO



Built On What Matters

TOWN OF FREDERICK

PLANNING DEPARTMENT

401 LOCUST STREET • P.O. BOX 435 • FREDERICK, CO 80530-0435

PHONE: (720) 382-5500 • FAX: (720) 382-5520

www.frederickco.gov

LAND USE APPLICATION FORM

PROJECT NAME: Penrose Place

DATE SUBMITTED: 4/26/2024 UPDATE

APPLICATION FEE: \$12,740 (112 Lots Assumed) - Includes Metro District Service Plan

TYPE OF APPLICATION:

- | | | |
|--|--|--|
| ☐ Annexation, Zoning and Concept Plan (\$1,000 fee plus \$10 per acre) | ☒ Metropolitan District (\$5,500 fee) | ☐ Special Use Oil and Gas Drilling and Production (\$5,000 fee per well) |
| ☐ Annexation Agreement Amendment (\$500 fee for the first section; \$100 for every additional section) | ☐ Minor Modification (\$350 fee) | ☐ Street Name Change (\$750 fee) |
| ☐ Appeal of Administrative Decision (\$500 fee) | ☐ Minor Subdivision (\$1,500 fee) | ☐ Subdivision Amendment (\$1,000 fee) |
| ☐ Code Text Amendment (\$1,500 fee) | ☐ MOAPI (\$500 fee for the first section; \$100 for each additional section) | ☐ Vacation of ROW or Easement (\$500 fee for one easement or right-of-way; \$100 for every additional) |
| ☐ Comprehensive Plan/Planning Area Amendment (\$3,000 fee) | ☒ Preliminary Plat (\$2,500 fee plus \$10 per lot) | ☐ Variance (\$750 fee for residential; \$1,000 for non-residential) |
| ☐ Conditional Use (\$1,000 fee) | ☒ Preliminary Development Plan (\$2,500 fee plus \$10 per lot) | ☐ Vesting of Property Rights (\$1,000 fee) |
| ☐ Construction Plan Review (\$1,000 fee) | ☐ Sign Design Program (\$500 fee) | ☐ Water Dedication Analysis (\$250 fee) |
| ☐ Final Development Plan (\$2,500 fee plus \$5 per lot) | ☐ Site Plan (\$2,000 fee for up to 25,000 sf; otherwise, \$2,500 fee) | ☐ Waiver (\$1,000 fee for residential; \$1,500 fee for non-residential) |
| ☐ Final Plat (\$2,500 fee plus \$5 per lot) | ☐ Site Plan Amendment (\$500 fee for up to 1,000 sf; otherwise, \$750 fee) | ☐ Zoning (\$2,500 fee for one district; \$500 for each additional district) |
| ☐ Maps (Small - \$2.50; Large - \$7.00; Street Map - \$10.00) | ☐ Sketch Plan (\$2,000 fee) | ☐ Zoning Compliance Letter (\$75 fee) |

PROJECT INFORMATION:

Legal Description of Property (location within township, section, and range or Subdivision, Block and Lot):

Outlots A and B, Savannah Subdivision, situation in the SW4 of Section 32, Township 2 North, Range 67 West, 6th PM, Town of Frederick, County of Weld.

Applicant's Name (This will be the primary contact):

Joey Reale

Phone/Fax:

970-821-7286

Address:

428 Kimbark Street, Longmont, CO 80501

Relation to Property Owner:

Developer - Under Contract

E-mail Address: greale@landseahomes.com

ADDITIONAL CONTACTS:

Property Owner: WEJ, LLC.

Consultant Business Name: Summit Commercial Brokers

Consultant Personal Contact: Rachel Austefjord

Address: 1555 Rockmont Circle
Boulder, CO 80305

Address: 6800 N 79th St #103
Niwot, CO 80503

Phone/Fax: 303-443-5810

Phone/Fax: 408-427-4757

E-mail Address: keithjenkins1@earthlink.net

E-mail Address: rachel.austefjord@gmail.com

LAND USE APPLICATION FORM (CONTINUED)

Property Owner:	Consultant Business Name: Summit Commercial Brokers Consultant Personal Contact: Rachel Austefjord	
Address:	Address:	
Phone/Fax:	Phone/Fax:	
E-mail Address:	E-mail Address:	
TOTAL ACREAGE OF PROPERTY UNDER CONSIDERATION: 12.824 Acres		
Is site within Frederick Planning Area?	☒ Yes	☐ No
Project Address (if applicable): 7965 Penrose Blvd. Frederick, CO 80530		
Existing Use: Vacant Land	Existing Zoning: R-2	
Proposed Use: Residential Medium Density	Proposed Zoning: PUD (R-2)	
Number of Existing Residential Lots: 2	Number of Proposed Residential Lots: 112	
Number of Existing Commercial Lots: 0	Number of Proposed Commercial Lots: 0	
Number of Existing Industrial Lots: 0	Number of Proposed Industrial Lots: 0	
Is there an existing MOAPI in place? ☒ Yes ☐ No If yes, please provide reception date and number. From prior Savannah Subdivision approvals. Reception #3015468 Recorded December 17, 2002		
COMPREHENSIVE PLAN MAP DESIGNATIONS:		
LAND USE & PUBLIC FACILITIES Land Use Designation(s): Single Family Attached, SW/4 General Commercial. Public Facilities: Water/Sewer adjacent to prop	UTILITY AND SPECIAL DISTRICTS Water: Town of Frederick Sewer: St Vrain Sanitation District Fire Protection: Frederick-Firestone Fire Protection Other: Black Hills Energy / United Power	
TRANSPORTATION Street Connections: Ridgeway Blvd (west side) Penrose Blvd (north side)	ENVIRONMENTAL ISSUES Property in Floodplain: ☐ Yes ☒ No Sensitive Wildlife habitat area: ☐ Yes ☒ No	
PARKS, OPEN SPACE AND RECREATION Proposed Park and/or trail: 8' Trail Connection and open space on site. Onsite detention to be provided.	SUBSIDENCE AND OIL AND GAS Subsidence area: ☐ Yes ☒ No Oil and/or gas wells: ☐ Yes ☒ No	
CERTIFICATION: I certify that I am the lawful owner, or represent and warrant that I am authorized to bind the entity that is the lawful owner, of the parcel(s) of land that this application concerns, and consent to this action. Signature: <u>Keith Jenkins</u> Print Name: Keith Jenkins Date: 05 / 01 / 2024 I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. In filing this application, I represent and warrant that I am authorized to bind the applicant and property owner(s). I understand that all materials and fees required by the Town of Frederick must be submitted prior to having this application processed. Signature: <u>Guiseppe Reale</u> Digitally signed by Guiseppe Reale DN: C=US, E=greale@landseahomes.com, O=Landsea Homes of Colorado, OU=Director of Entitlements, CN=Guiseppe Reale Date: 2024.04.29 09:23:38-06'00' Print Name: Guiseppe Reale - Director of Entitlements Date: 4/29/24		



May 8, 2024

Town of Frederick Planning Department
Ms. Maureen Welsh
401 Locust Street, P.O. Box 435
Frederick, CO 80530

Re: Penrose Place Preliminary Plat and Preliminary Development Plan – Letter of Intent

Dear Maureen,

On behalf of applicant team and Landsea Homes of Colorado, we are pleased to provide to the Town of Frederick this Preliminary Plat and PUD Overlay application for the project known as Penrose Place, located at the northeast corner of Ridgeway Boulevard and Highway 52 in the Town. The property underwent a zoning change to R-2 Residential Medium Density in 2022 to allow for a future development of single-family and attached housing consistent with the R-2 zoning.

The proposed Preliminary Plat application is intended to subdivide the property into single-family attached and single-family detached lots for a future residential community. Also included with this application is a Preliminary Development Plan for a proposed PUD Overlay. The PUD Overlay proposes minor alternatives to the Frederick Land Use Code's Density and Dimensional Standards, as well as the Development Standards for the underlying R-2, Medium Density Residential zoning district. More detail can be found in the PUD Overlay documents submitted with this application.

We have enjoyed working with the Town thus far and have greatly appreciated the time and assistance you have provided to prepare us for this submittal. Please see the associated documentation for more project information.

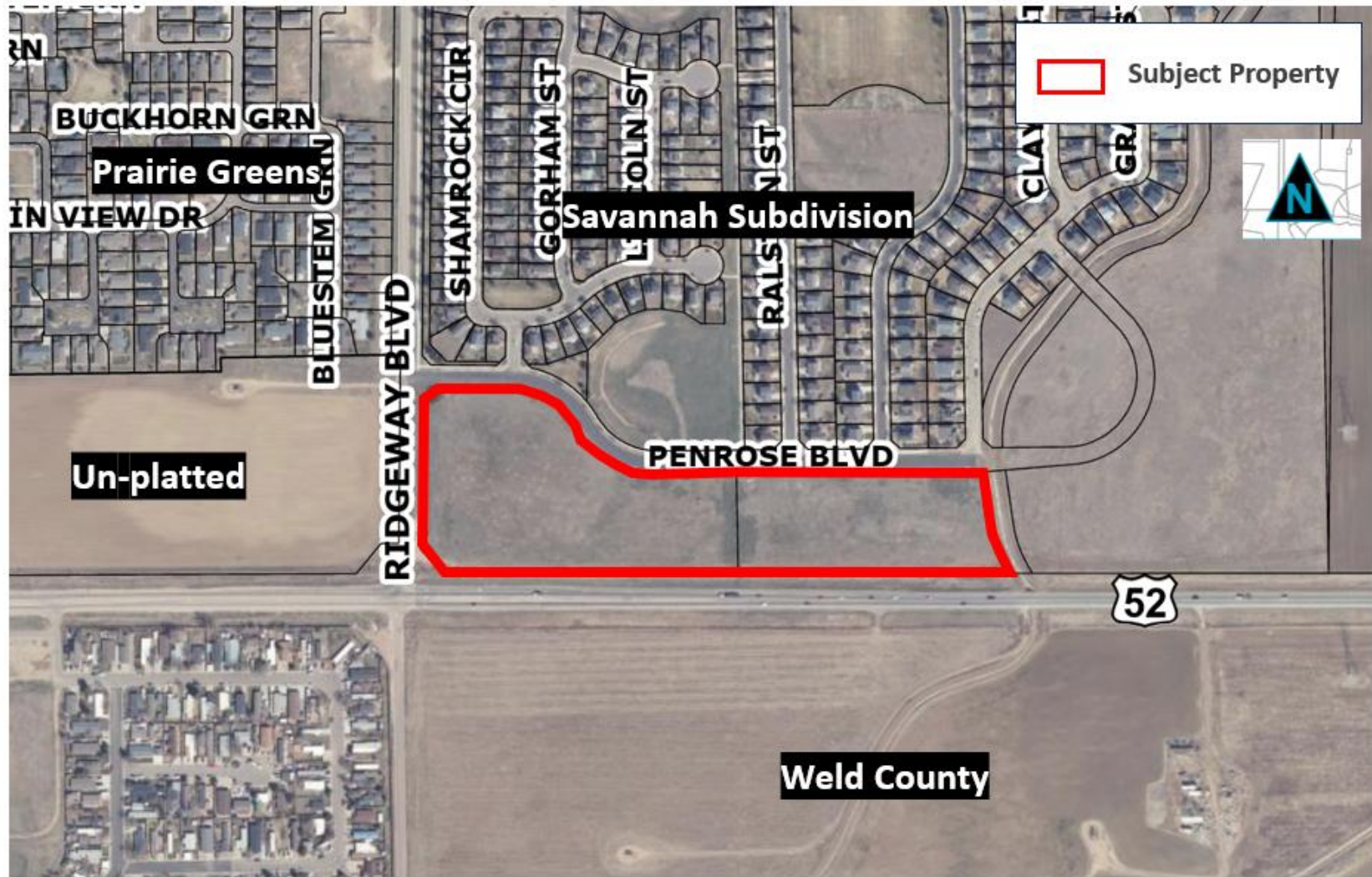
We look forward to working with you on this exciting development.

Sincerely,

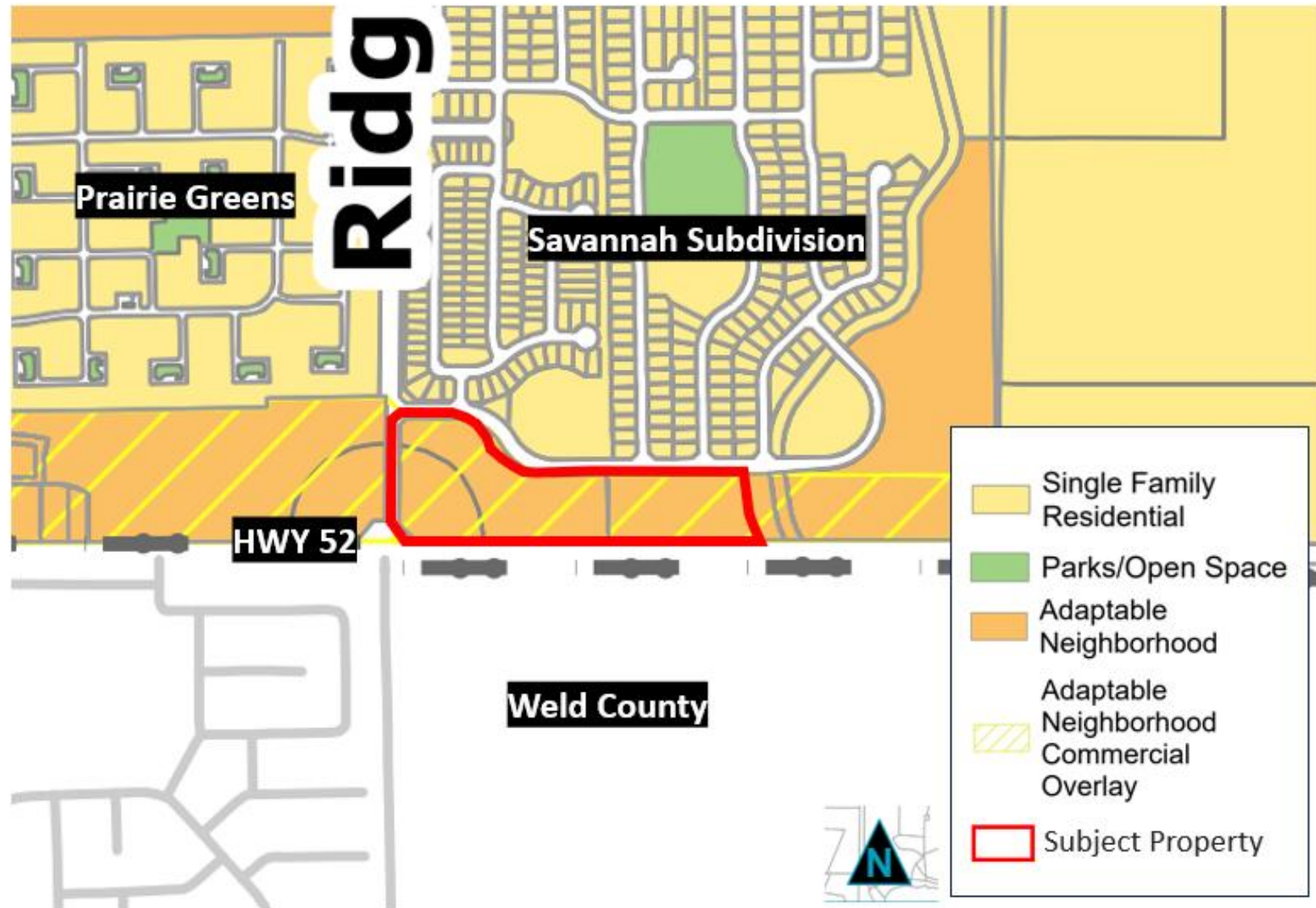
Savanah Benedick-Welch

Savanah Benedick-Welch, AICP

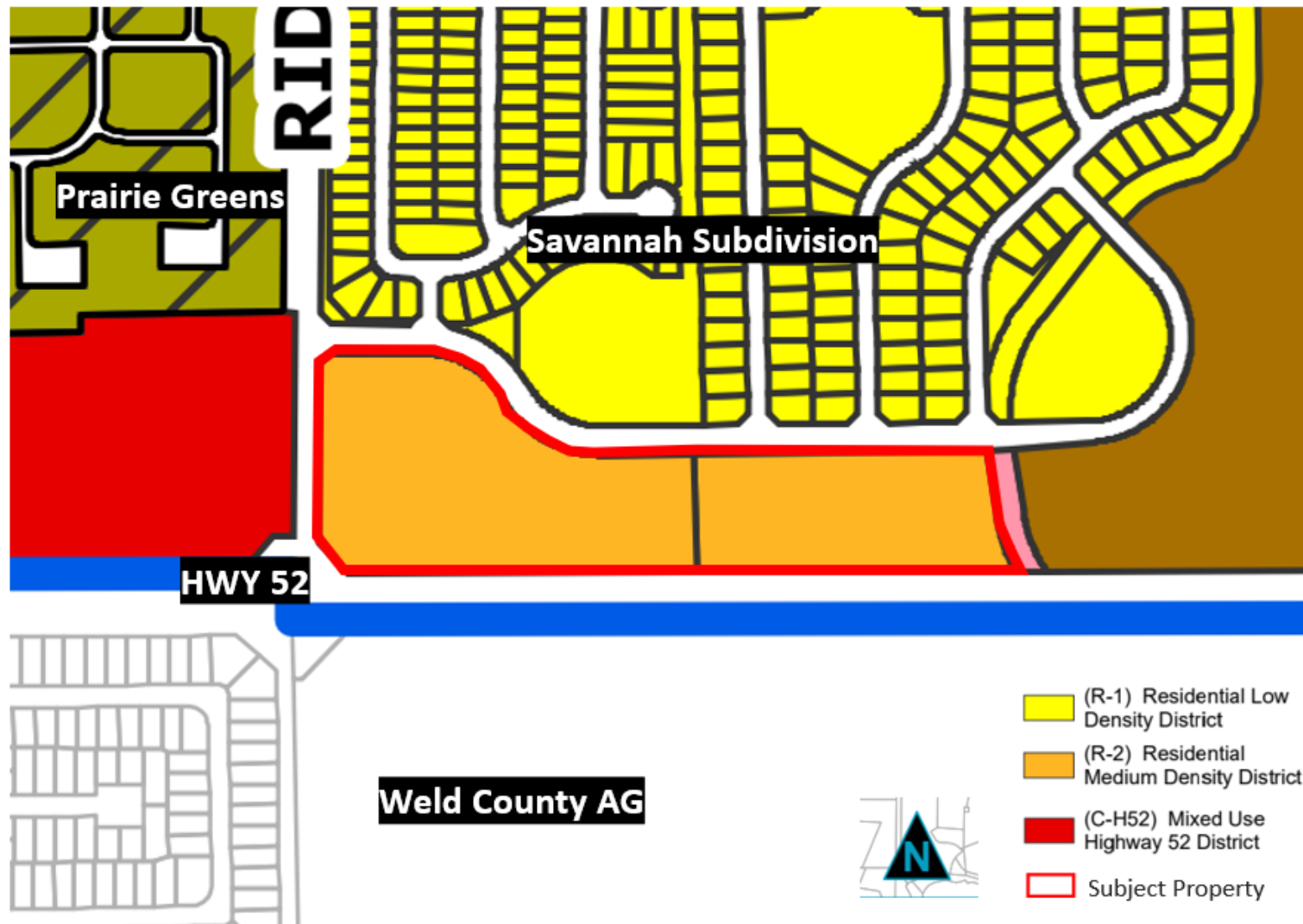
Vicinity Map



Future Land Use Plan



Zoning Map



PRELIMINARY AND FINAL PLAT

PENROSE PLACE FILING NO. 1

A RESUBDIVISION OF OUTLOTS A AND B, SAVANNAH SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 1 OF 5

TOTAL AREA = 558,641 SQ. FT., OR 12.82 ACRES, MORE OR LESS / 110 LOTS



Vicinity Map
SCALE: 1"=2,000'

SHEET INDEX:

- SHEET 1 – COVER SHEET
SHEET 2 – BOUNDARY INFORMATION
SHEET 3 – LOT DETAIL
SHEET 4 – LOT DETAIL
SHEET 5 – PARCEL DATA TABLES

PLANNING COMMISSION CERTIFICATE OF APPROVAL:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING COMMISSION RESOLUTION 20____-____ THIS ____ DAY OF _____, 20____.

CHAIRMAN

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THE FINAL PLAT MAP OF THE PENROSE PLACE FILING NO. 1 IS APPROVED AT THE REGULAR MEETING OF THE BOARD OF TRUSTEES OF FREDERICK, COLORADO, HELD ON _____, 20____. THE DEDICATIONS OF PUBLIC STREETS, PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS AND OTHER PLACES DESIGNATED OR DESCRIBED FOR PUBLIC USES AS SHOWN HEREON, SUCH OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES SHOWN ARE HEREBY ACCEPTED. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING OF STREETS, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, AND WALKWAYS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND OTHER IMPROVEMENTS THAT MAY BE REQUIRED TO SERVICE THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE OWNER(S) AND NOT THE TOWN. THE CONSTRUCTION OF IMPROVEMENTS BENEFITING THE SUBDIVISION AND THE ASSUMPTION OF MAINTENANCE RESPONSIBILITY FOR SAID IMPROVEMENTS BY THE TOWN OR OTHER ENTITIES SHALL BE SUBJECT TO A SEPARATE MEMORANDUM OF AGREEMENT FOR PUBLIC IMPROVEMENTS.

THIS ACCEPTANCE OF THE FINAL PLAT DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED FOR THAT LOT.

MAYOR

ATTEST:

TOWN CLERK

PLAT NOTES

- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER ABC2528252-4, DATED SEPTEMBER 16, 2024 AT 5:00 P.M., WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTY SHOWN AND DESCRIBED HEREON IS ALL OF THE PROPERTY DESCRIBED IN SAID TITLE COMMITMENT.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS FINAL PLAT IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 89°51'00" EAST, A DISTANCE OF 2624.09 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 32, T2N, R67W OF THE 6TH P.M., BETWEEN A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX MARKED "MCRAE + SHORT INC., T2N, R67W, S31, S32, S6, S5, T1N, R67W, 1995, LS 7242" AT THE SOUTHWEST CORNER OF SECTION 32 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP MARKED "ALBERS DREXEL POHLY, T2N, R67W, S32, S5, T1N, 1998, PLS 24305" AT THE SOUTH QUARTER CORNER OF SAID SECTION 32 AS SHOWN HEREON. COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508. WHOEVER WILLFULLY DESTROYS, DEFACES, CHANGES, OR REMOVES TO ANOTHER PLACE ANY SECTION CORNER, QUARTER-SECTION CORNER, OR MEANDER POST, ON ANY GOVERNMENT LINE OF SURVEY, OR WILLFULLY CUTS DOWN ANY WITNESS TREE OR ANY TREE BLAZED TO MARK THE LINE OF A GOVERNMENT SURVEY, OR WILLFULLY DEFACES, CHANGES, OR REMOVES ANY MONUMENT OR BENCH MARK OF ANY GOVERNMENT SURVEY, SHALL BE FINED UNDER THIS TITLE OR IMPRISONED NOT MORE THAN SIX MONTHS, OR BOTH. 18 U.S.C. § 1858.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS 558,641 SQ. FT. OR 12.82 ACRES, MORE OR LESS. AREA AS SHOWN HEREON IS A RESULTANT FACTOR, NOT A DETERMINATIVE FACTOR, AND MAY CHANGE SIGNIFICANTLY WITH MINOR VARIATIONS IN FIELD MEASUREMENTS OR THE SOFTWARE USED TO PERFORM THE CALCULATIONS. FOR THIS REASON, THE AREA IS SHOWN AS A "MORE OR LESS" FIGURE, AND IS NOT TO BE RELIED UPON AS AN ACCURATE FACTOR FOR REAL ESTATE SALES PURPOSES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF TRUSTEES OF THE TOWN OF FREDERICK, COLORADO, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS- OF-WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT. IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY WELD COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS THAT WEJ LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF CERTAIN LANDS IN THE TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

OUTLOT A AND OUTLOT B, SAVANNAH SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON SEPTEMBER 20, 2001 AT RECEPTION NO. 2885062, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°51'00" EAST, A DISTANCE OF 2624.09 FEET BETWEEN A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX MARKED "MCRAE + SHORT INC., T2N, R67W, S31, S32, S6, S5, T1N, R67W, 1995, LS 7242" AT THE SOUTHWEST CORNER OF SECTION 32 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP MARKED "ALBERS DREXEL POHLY, T2N, R67W, S32, S5, T1N, 1998, PLS 24305" AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE ALONG THE WEST LINE OF SAID SECTION 32 NORTH 00°28'47" EAST, A DISTANCE OF 111.59 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°51'00" EAST, A DISTANCE OF 131.40 FEET TO A SOUTHWESTERLY CORNER OF OUTLOT A, SAVANNAH SUBDIVISION; AND THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF OUTLOT A AND OUTLOT B OF SAID SAVANNAH SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES:

- NORTH 44°50'00" WEST, A DISTANCE OF 100.41 FEET;
- THENCE NORTH 00°28'47" EAST, A DISTANCE OF 426.49 FEET;
- THENCE NORTH 45°28'47" EAST, A DISTANCE OF 35.36 FEET;
- THENCE SOUTH 89°31'13" EAST, A DISTANCE OF 225.65 FEET TO A POINT OF CURVATURE;
- THENCE 222.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, AN INCLUDED ANGLE OF 59°17'23" AND SUBTENDED BY A CHORD BEARING SOUTH 59°52'31" EAST, A DISTANCE OF 212.69 FEET TO A POINT OF REVERSE CURVATURE;
- THENCE 284.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, AN INCLUDED ANGLE OF 60°20'02" AND SUBTENDED BY A CHORD BEARING SOUTH 60°23'51" EAST, A DISTANCE OF 271.36 FEET;
- THENCE NORTH 89°26'08" EAST, A DISTANCE OF 894.56 FEET;
- THENCE NORTH 85°12'12" EAST, A DISTANCE OF 21.80 FEET;
- THENCE SOUTH 08°15'37" EAST, A DISTANCE OF 154.95 FEET TO A POINT OF CURVATURE;
- THENCE 140.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.53 FEET, AN INCLUDED ANGLE OF 19°52'14" AND SUBTENDED BY A CHORD BEARING SOUTH 18°11'46" EAST, A DISTANCE OF 139.94 FEET;
- THENCE SOUTH 89°51'00" WEST, A DISTANCE OF 1585.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 558,641 SQ. FT. OR 12.82 ACRES, MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, OUTLOTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF PENROSE PLACE FILING NO. 1, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK, ITS SUCCESSORS AND ASSIGNS FOREVER SUCH PUBLIC STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, IN FEE-SIMPLE ABSOLUTE, AND DO HEREBY DEDICATE TO THE TOWN OF FREDERICK AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS SHOWN HEREON FOR THE PURPOSES STATED.

THE ENTITIES NAMED ON THE EASEMENT, OR RESPONSIBLE FOR THE SERVICES AND/OR UTILITIES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR THE PURPOSES NAMED ON THE EASEMENT OR FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES.

THE SIGNATURE OF ANY REPRESENTATIVE OF ANY PARTNERSHIP OR CORPORATE ENTITY INDICATES THAT ALL REQUIRED PARTNERSHIP OR CORPORATE APPROVALS HAVE BEEN OBTAINED.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____ A.D., 20_____.

OWNER: WEJ LIMITED LIABILITY COMPANY

STATE OF COLORADO)
) SS
COUNTY OF)

THE FOREGOING CERTIFICATE OF OWNERSHIP AND DEDICATION WAS ACKNOWLEDGED BEFORE ME BY KEITH A JENKINS, ACTING IN HIS CAPACITY AS REGISTERED AGENT OF WEJ LIMITED LIABILITY COMPANY, THIS____ DAY OF _____, 20____.

WITNESS MY HAND AND SEAL _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

LAND USE TABLE			
PARCEL	SQ. FT.	ACRES	USE
OUTLOT A	9,784	0.225	OPEN SPACE, PEDESTRIAN ACCESS AND DRAINAGE EASEMENT
OUTLOT B	1,596	0.037	LANDSCAPED AREA
OUTLOT C	149,168	3.424	OPEN SPACE AND PEDESTRIAN ACCESS & 30' GATEWAY LANDSCAPE BUFFER
OUTLOT D	1,540	0.035	PEDESTRIAN ACCESS & LANDSCAPING
OUTLOT E	89,833	2.062	PRIVATE RIGHT OF WAY, UTILITY, DRAINAGE, ACCESS AND EMERGENCY ACCESS EASEMENT, SAINT VRAIN SANITARY SEWER EASEMENT (TO BE DEDICATED BY SEPARATE INSTRUMENT)
OUTLOT F	3,242	0.074	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT & LANDSCAPED AREA
OUTLOT G	46,032	1.057	PEDESTRIAN ACCESS AND DRAINAGE EASEMENT & LANDSCAPED AREA
OUTLOT H	4,011	0.092	PEDESTRIAN ACCESS, DESIGNATED PARKING & LANDSCAPING, UTILITY AND EMERGENCY ACCESS EASEMENT
OUTLOT I	2,040	0.047	PEDESTRIAN ACCESS, DESIGNATED PARKING & LANDSCAPING
OUTLOT J	1,541	0.035	PEDESTRIAN ACCESS, DESIGNATED PARKING & LANDSCAPING, UTILITY EASEMENT
OUTLOT K	2,527	0.058	PEDESTRIAN ACCESS, DESIGNATED PARKING & LANDSCAPING, UTILITY EASEMENT
OUTLOT L	5,035	0.116	PEDESTRIAN ACCESS, DESIGNATED PARKING & LANDSCAPING
OUTLOT M	1,838	0.042	PEDESTRIAN ACCESS, DESIGNATED PARKING, UTILITY EASEMENT & LANDSCAPING
OUTLOTS TOTAL	318,187	7.304	
LOTS (110)	240,436	5.520	
R.O.W.	18	0.000	RIGHT-OF-WAY DEDICATED BY PLAT
TOTAL	558,641	12.82	

OPEN SPACE LABELED ON THIS PLAT IS LANDSCAPED AREA TO MEET TOWN SUBDIVISION REQUIREMENTS AND IS NOT OPEN SPACE DEDICATED TO THE TOWN.

SURVEYOR'S CERTIFICATE:

I, JESS J. KUNTZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

BY: _____
(JESS J. KUNTZ, PLS #38409)
DATE: _____

DATE	REVISION
1/22/2025	1 - REUSE PER TOWN COMMENTS
3/11/2025	2 - REUSE PER TOWN COMMENTS
6/10/2025	3 - REVISED PER CLIENT COMMENTS
8/14/2025	4 - REVISED PER TOWN COMMENT
9/24/2025	5 - REVISED PER TOWN COMMENT
	6 -
	7 -
	8 -
	9 -

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE., SUITE 395
BOULDER, CO 80301
(303) 443-7001

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997



DRAFT
WORKING COPY ONLY
ONLY FINAL VERSION
WILL HAVE STAMP
AND SIGNATURE
(SEAL)

JOB NUMBER:

24-81,783

DATE:

10-28-2024

DRAWN BY:

B. OELKE

CHECKED BY:

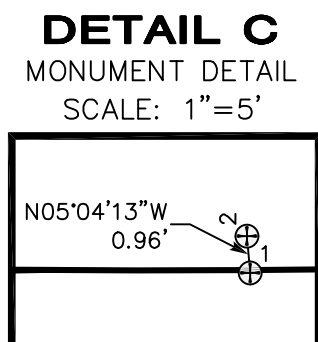
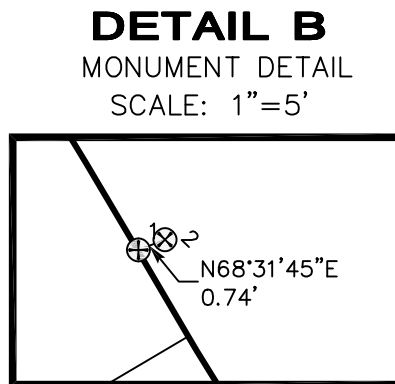
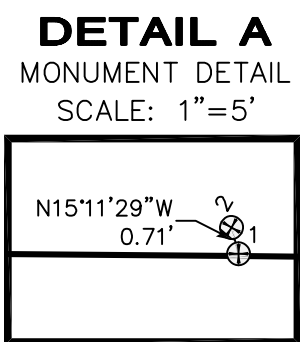
EP/JJK

SHEET 1 OF 5

PENROSE PLACE FILING NO. 1

A RESUBDIVISION OF OUTLOTS A AND B, SAVANNAH SUBDIVISION, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 5

SHEET 2 OF 5



Legend

-  FOUND ALIQUOT MONUMENT AS DESCRIBED
 FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS-DREXEL, PLS 24305"
 ¹ FOUND 1" BRASS TAG MARKED "CIVL ARTS, LS 24305"
 ² FOUND 3/4" BRASS TAG MARKED "PLS 15606"
 SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
 CALCULATED POSITION (NOT FOUND OR SET)

 EXTERIOR PROPERTY LINE

 LOT AND OUTLOT LINE

 ADJACENT PROPERTY LINE

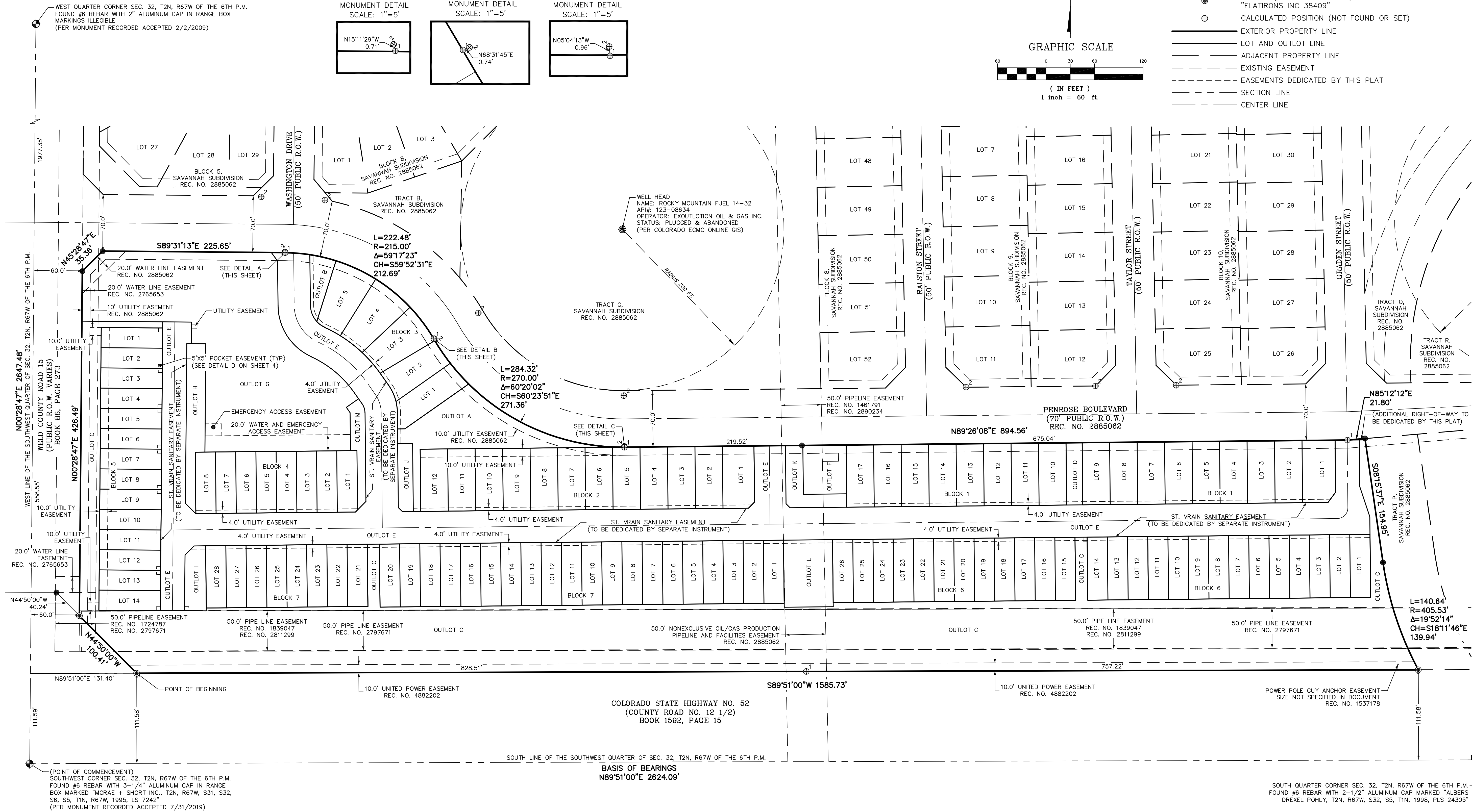
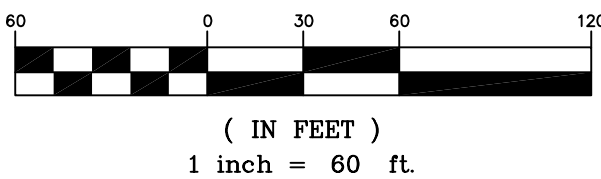
 EXISTING EASEMENT

 EASEMENTS DEDICATED BY THIS PLAT

 SECTION LINE

 CENTER LINE

GRAPHIC SCALE

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE.
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655 FOURTH AVE
LONGMONT, CO 80501
(303) 776-1733

7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997



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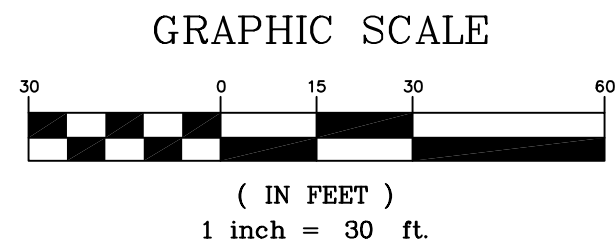
JOB NUMBER: 24-81,783
DATE: 10-28-2024
DRAWN BY: B. OELKE
CHECKED BY: EP/JJK

SHEET 2 OF 5

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

A RESUBDIVISION OF OUTLOTS A AND B, SAVANNAH SUBDIVISION, LOCATED IN THE SOUTHWEST
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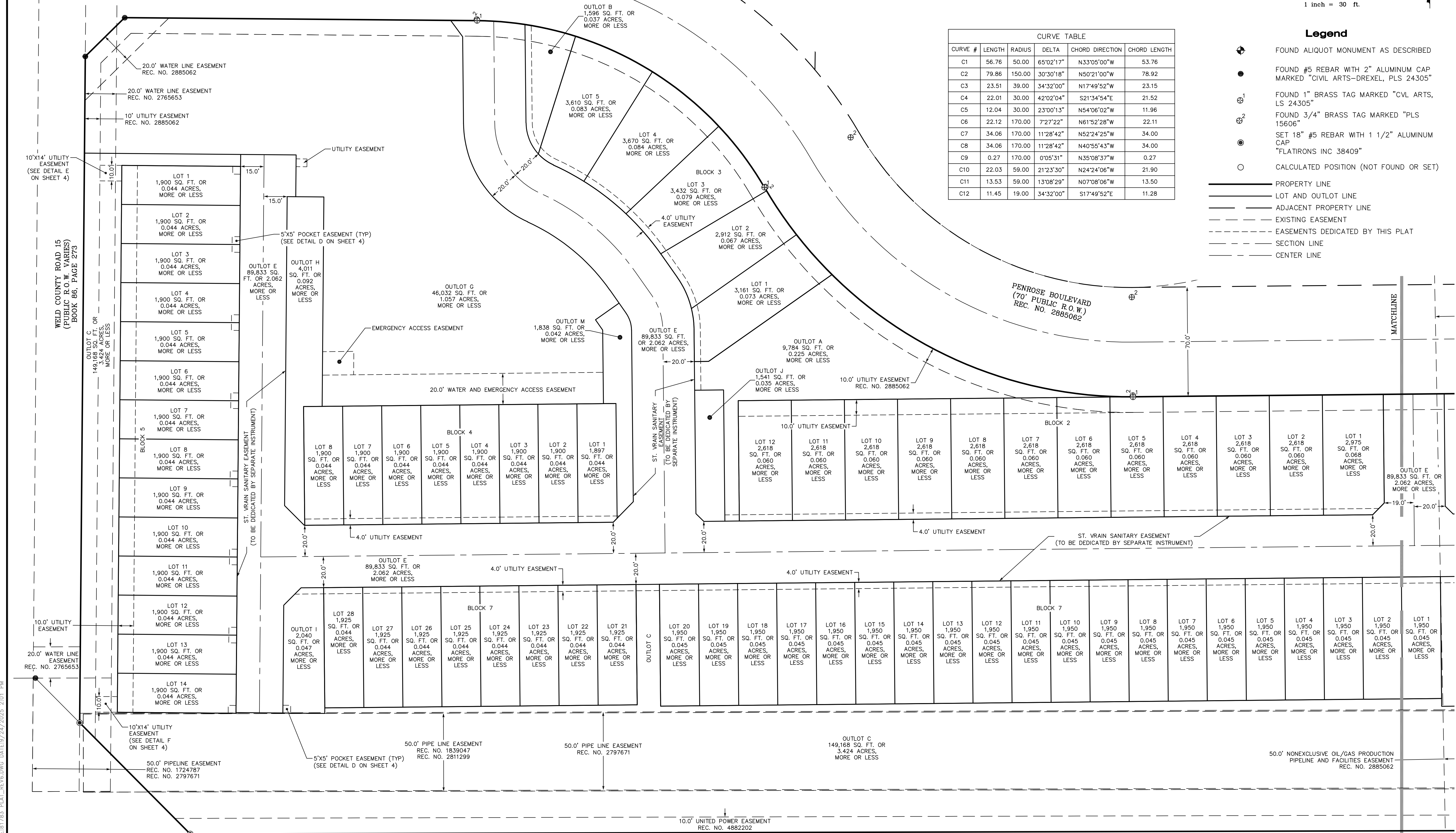
SHEET 3 OF 5



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS-DREXEL, PLS 24305"
- FOUND 1" BRASS TAG MARKED "CIVIL ARTS, LS 24305"
- FOUND 3/4" BRASS TAG MARKED "PLS 15606"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON INC 38409"
- CALCULATED POSITION (NOT FOUND OR SET)
- PROPERTY LINE
- LOT AND OUTLOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EASEMENTS DEDICATED BY THIS PLAT
- SECTION LINE
- CENTER LINE

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	
C1	56.76	50.00	65°02'17"	N33°05'00"W	53.76	
C2	79.86	150.00	30°30'18"	N50°21'00"W	78.92	
C3	23.51	39.00	34°32'00"	N17°49'52"W	23.15	
C4	22.01	30.00	42°02'04"	S21°34'54"E	21.52	
C5	12.04	30.00	23°00'13"	N54°06'02"W	11.96	
C6	22.12	170.00	7°27'22"	N61°52'28"W	22.11	
C7	34.06	170.00	11°28'42"	N52°24'25"W	34.00	
C8	34.06	170.00	11°28'42"	N40°55'43"W	34.00	
C9	0.27	170.00	0°05'31"	N35°08'37"W	0.27	
C10	22.03	59.00	21°23'30"	N24°24'06"W	21.90	
C11	13.53	59.00	13°08'29"	N07°08'06"W	13.50	
C12	11.45	19.00	34°32'00"	S17°49'52"E	11.28	



REVISION	DATE
1 - REUSE PER TOWN COMMENTS	1/22/2025 B. OELKE
2 - REUSE PER TOWN COMMENTS	3/11/2025 B. OELKE
3 - REVISED PER TOWN COMMENTS	6/2/2025 B. OELKE
4 - REVISED PER TOWN COMMENT	6/10/2025 B. OELKE
5 - REVISED PER TOWN COMMENT	8/14/2025 B. OELKE
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7 -	
8 -	
9 -	

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

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BOULDER, CO 80301
(303) 443-7001
7000 N. BROADWAY,
SUITE 209
DENVER, CO 80221
(303) 936-6997



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AND SIGNATURE

JOB NUMBER:
24-81,783
DATE:
10-28-2024
DRAWN BY:
B. OELKE
CHECKED BY:
EP/JJK

SHEET 3 OF 5

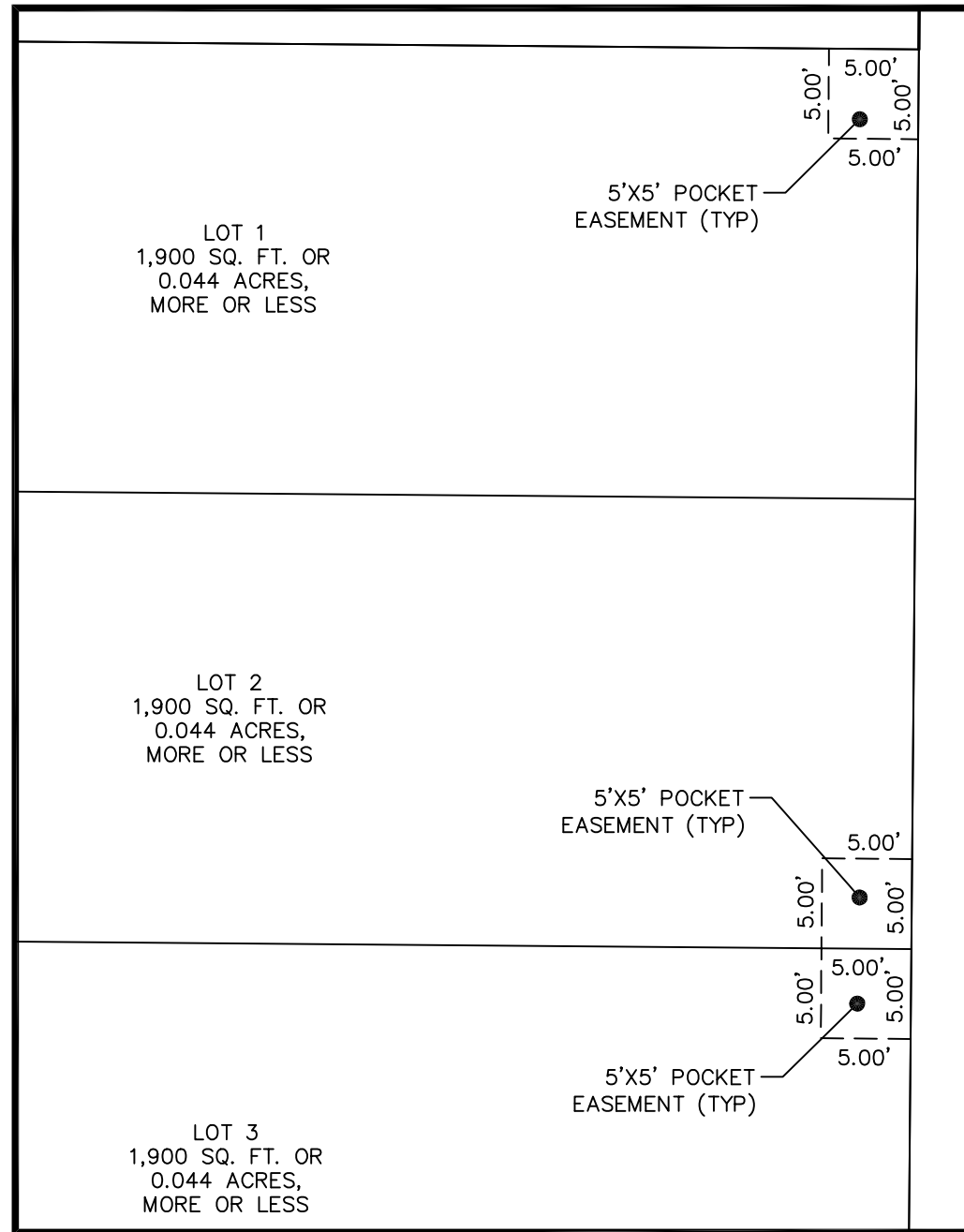
PRELIMINARY AND FINAL PLAT

PENROSE PLACE FILING NO. 1

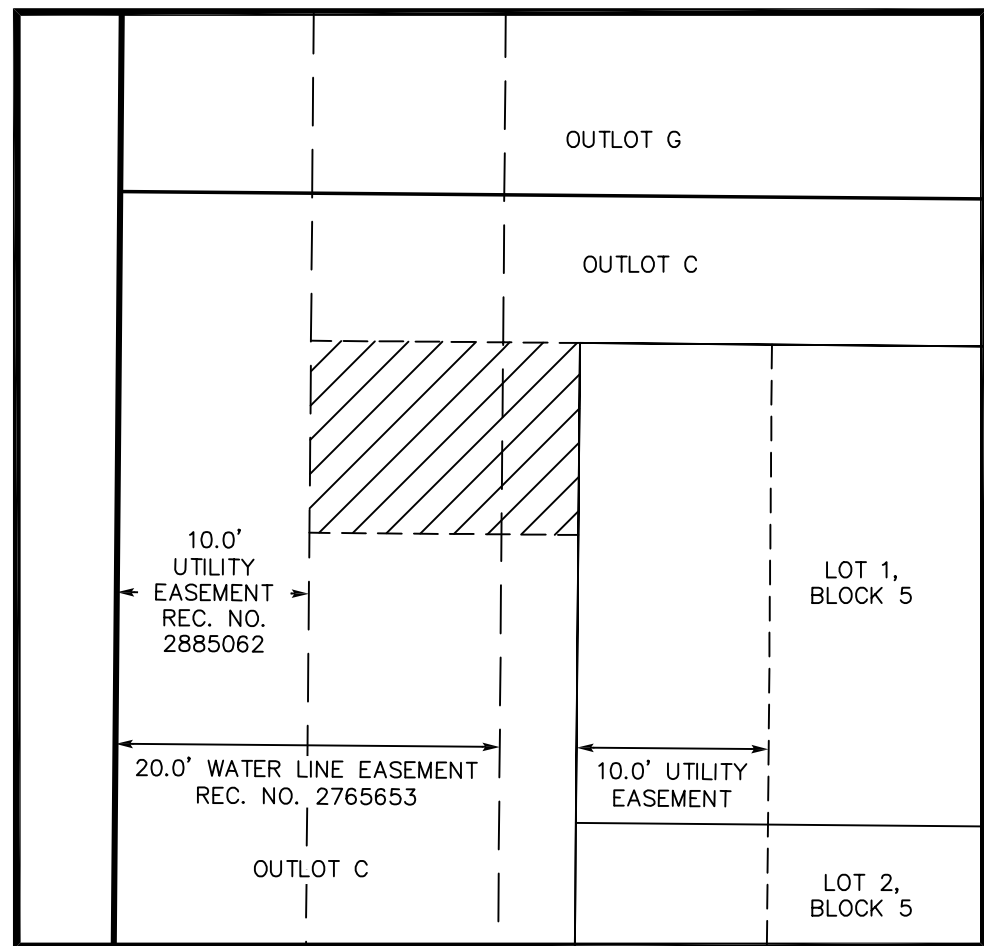
A RESUBDIVISION OF OUTLOTS A AND B, SAVANNAH SUBDIVISION, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 4 OF 5

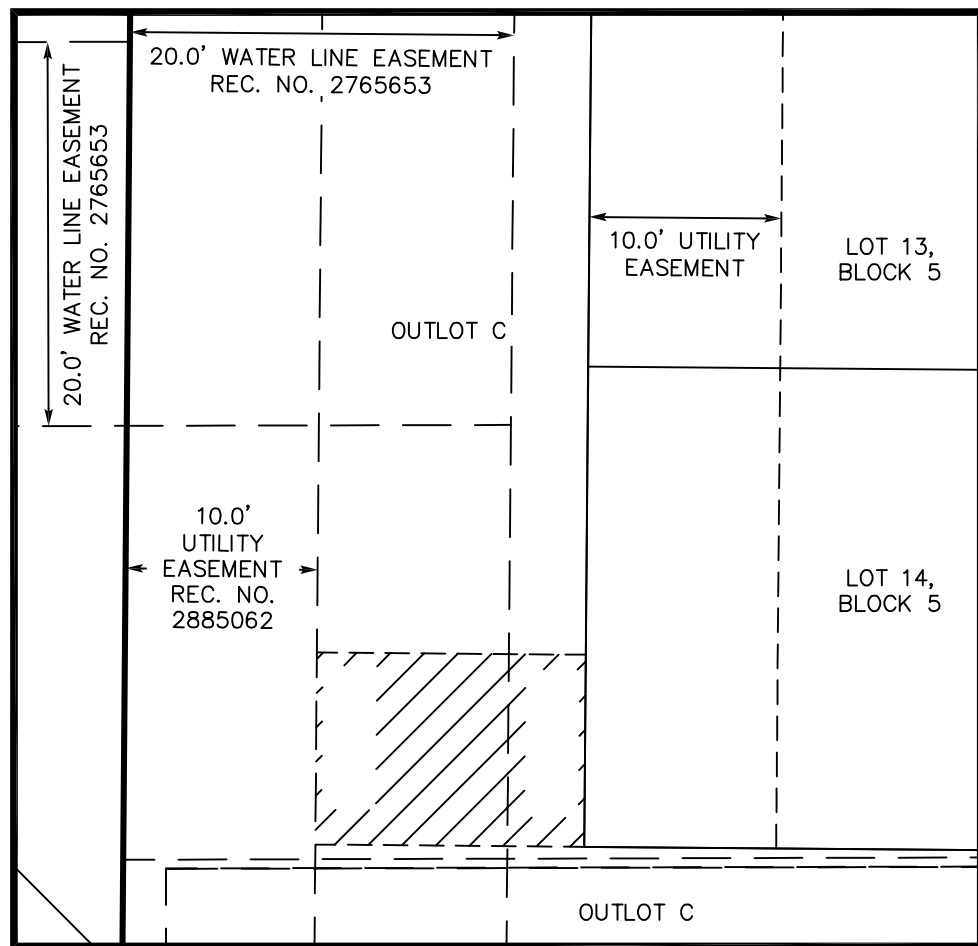
DETAIL D
TYPICAL POCKET EASEMENT DETAIL
SCALE: 1"=10'



DETAIL E
UTILITY EASEMENT DETAIL
SCALE: 1"=10'

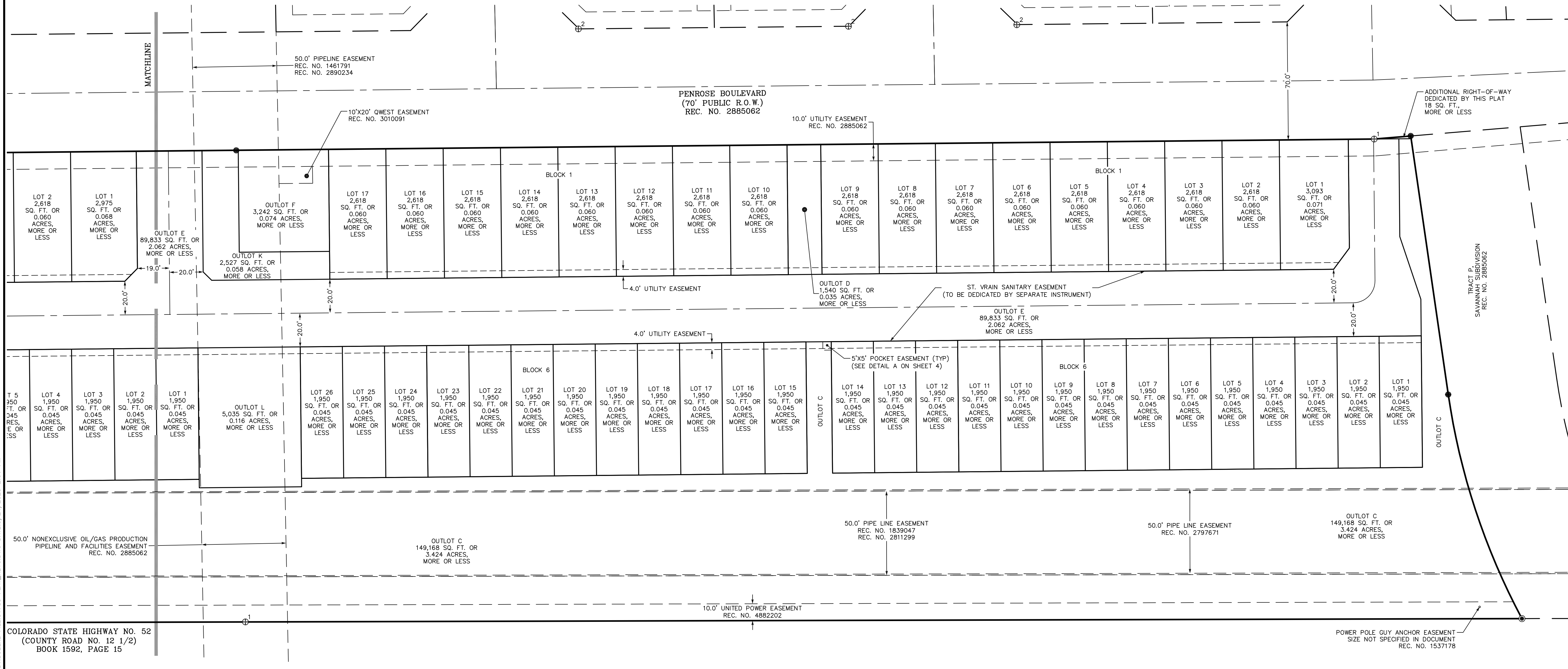
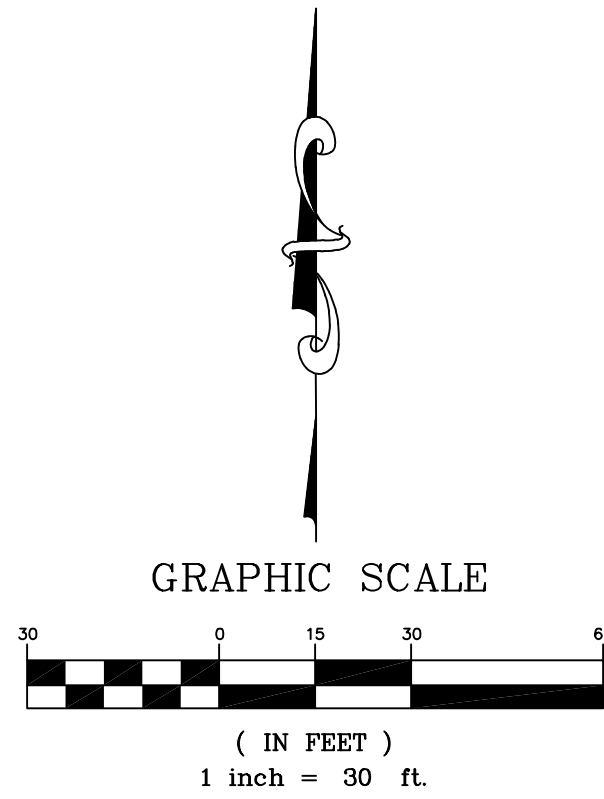


DETAIL F
UTILITY EASEMENT DETAIL
SCALE: 1"=10'



Legend

- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND #5 REBAR WITH 2" ALUMINUM CAP MARKED "CIVIL ARTS-DREXEL, PLS 24305"
- FOUND 1" BRASS TAG MARKED "CIVL ARTS, LS 24305"
- FOUND 3/4" BRASS TAG MARKED "PLS 15606"
- SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRONS INC 38409"
- CALCULATED POSITION (NOT FOUND OR SET)
- PROPERTY LINE
- LOT AND OUTLOT LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EASEMENTS DEDICATED BY THIS PLAT
- SECTION LINE
- CENTER LINE



REVISION	DATE
1 - REUSE PER TOWN COMMENTS	1/22/2025 B. OELKE
2 - REUSE PER TOWN COMMENTS	3/11/2025 B. OELKE
3 - REVISED PER TOWN COMMENTS	6/2/2025 B. OELKE
4 - REVISED PER CLIENT COMMENTS	6/10/2025 B. OELKE
5 - REVISED PER TOWN COMMENT	8/14/2025 B. OELKE
6 - REVISED PER TOWN COMMENT	9/24/2025 B. OELKE
7 -	
8 -	
9 -	

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com
3825 IRIS AVE., SUITE 395
BOULDER, CO 80301
(303) 443-7001

7000 N. BROADWAY,
SUITE 209
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SHEET 4 OF 5

BY:BOELKE FILE:81783 PLAT_REV:6.DWG DATE:9/24/2025 2:01 PM

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BY:BOELKE FILE:81783_PLAT_REV6.DWG DATE:9/24/2025 2:01 PM

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1

A RESUBDIVISION OF OUTLOTS A AND B, SAVANNAH SUBDIVISION, LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO

SHEET 5 OF 5

Parcel Table			
Parcel NO.	BLOCK	LOT	Area
1	BLOCK 1	LOT 1	3093 SQ. FT. 0.07 ACRE, MORE OR LESS
2	BLOCK 1	LOT 2	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
3	BLOCK 1	LOT 3	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
4	BLOCK 1	LOT 4	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
5	BLOCK 1	LOT 5	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
6	BLOCK 1	LOT 6	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
7	BLOCK 1	LOT 7	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
8	BLOCK 1	LOT 8	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
9	BLOCK 1	LOT 9	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
10	BLOCK 1	LOT 10	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
11	BLOCK 1	LOT 11	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
12	BLOCK 1	LOT 12	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
13	BLOCK 1	LOT 13	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
14	BLOCK 1	LOT 14	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
15	BLOCK 1	LOT 15	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
16	BLOCK 1	LOT 16	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
17	BLOCK 1	LOT 17	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
18	BLOCK 2	LOT 1	2975 SQ. FT. 0.07 ACRE, MORE OR LESS
19	BLOCK 2	LOT 2	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
20	BLOCK 2	LOT 3	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
21	BLOCK 2	LOT 4	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
22	BLOCK 2	LOT 5	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
23	BLOCK 2	LOT 6	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
24	BLOCK 2	LOT 7	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
25	BLOCK 2	LOT 8	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
26	BLOCK 2	LOT 9	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
27	BLOCK 2	LOT 10	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
28	BLOCK 2	LOT 11	2618 SQ. FT. 0.06 ACRE, MORE OR LESS

Parcel Table			
Parcel NO.	BLOCK	LOT	Area
29	BLOCK 2	LOT 12	2618 SQ. FT. 0.06 ACRE, MORE OR LESS
30	BLOCK 3	LOT 1	3161 SQ. FT. 0.07 ACRE, MORE OR LESS
31	BLOCK 3	LOT 2	2912 SQ. FT. 0.07 ACRE, MORE OR LESS
32	BLOCK 3	LOT 3	3432 SQ. FT. 0.08 ACRE, MORE OR LESS
33	BLOCK 3	LOT 4	3670 SQ. FT. 0.08 ACRE, MORE OR LESS
34	BLOCK 3	LOT 5	3610 SQ. FT. 0.08 ACRE, MORE OR LESS
35	BLOCK 4	LOT 1	1897 SQ. FT. 0.04 ACRE, MORE OR LESS
36	BLOCK 4	LOT 2	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
37	BLOCK 4	LOT 3	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
38	BLOCK 4	LOT 4	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
39	BLOCK 4	LOT 5	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
40	BLOCK 4	LOT 6	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
41	BLOCK 4	LOT 7	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
42	BLOCK 4	LOT 8	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
43	BLOCK 5	LOT 1	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
44	BLOCK 5	LOT 2	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
45	BLOCK 5	LOT 3	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
46	BLOCK 5	LOT 4	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
47	BLOCK 5	LOT 5	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
48	BLOCK 5	LOT 6	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
49	BLOCK 5	LOT 7	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
50	BLOCK 5	LOT 8	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
51	BLOCK 5	LOT 9	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
52	BLOCK 5	LOT 10	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
53	BLOCK 5	LOT 11	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
54	BLOCK 5	LOT 12	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
55	BLOCK 5	LOT 13	1900 SQ. FT. 0.04 ACRE, MORE OR LESS
56	BLOCK 5	LOT 14	1900 SQ. FT. 0.04 ACRE, MORE OR LESS

Parcel Table			
Parcel NO.	BLOCK	LOT	Area
57	BLOCK 6	LOT 1	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
58	BLOCK 6	LOT 2	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
59	BLOCK 6	LOT 3	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
60	BLOCK 6	LOT 4	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
61	BLOCK 6	LOT 5	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
62	BLOCK 6	LOT 6	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
63	BLOCK 6	LOT 7	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
64	BLOCK 6	LOT 8	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
65	BLOCK 6	LOT 9	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
66	BLOCK 6	LOT 10	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
67	BLOCK 6	LOT 11	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
68	BLOCK 6	LOT 12	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
69	BLOCK 6	LOT 13	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
70	BLOCK 6	LOT 14	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
71	BLOCK 6	LOT 15	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
72	BLOCK 6	LOT 16	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
73	BLOCK 6	LOT 17	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
74	BLOCK 6	LOT 18	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
75	BLOCK 6	LOT 19	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
76	BLOCK 6	LOT 20	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
77	BLOCK 6	LOT 21	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
78	BLOCK 6	LOT 22	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
79	BLOCK 6	LOT 23	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
80	BLOCK 6	LOT 24	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
81	BLOCK 6	LOT 25	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
82	BLOCK 6	LOT 26	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
83	BLOCK 7	LOT 1	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
84	BLOCK 7	LOT 2	1950 SQ. FT. 0.04 ACRE, MORE OR LESS

Parcel Table			
Parcel NO.	BLOCK	LOT	Area
85	BLOCK 7	LOT 3	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
86	BLOCK 7	LOT 4	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
87	BLOCK 7	LOT 5	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
88	BLOCK 7	LOT 6	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
89	BLOCK 7	LOT 7	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
90	BLOCK 7	LOT 8	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
91	BLOCK 7	LOT 9	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
92	BLOCK 7	LOT 10	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
93	BLOCK 7	LOT 11	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
94	BLOCK 7	LOT 12	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
95	BLOCK 7	LOT 13	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
96	BLOCK 7	LOT 14	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
97	BLOCK 7	LOT 15	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
98	BLOCK 7	LOT 16	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
99	BLOCK 7	LOT 17	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
100	BLOCK 7	LOT 18	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
101	BLOCK 7	LOT 19	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
102	BLOCK 7	LOT 20	1950 SQ. FT. 0.04 ACRE, MORE OR LESS
103	BLOCK 7	LOT 21	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
104	BLOCK 7	LOT 22	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
105	BLOCK 7	LOT 23	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
106	BLOCK 7	LOT 24	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
107	BLOCK 7	LOT 25	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
108	BLOCK 7	LOT 26	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
109	BLOCK 7	LOT 27	1925 SQ. FT. 0.04 ACRE, MORE OR LESS
110	BLOCK 7	LOT 28	1925 SQ. FT. 0.04 ACRE, MORE OR LESS

REVISION	DATE
1 - REVISED PER TOWN COMMENTS	1/22/2025 B. OELKE
2 - REVISED PER TOWN COMMENTS	3/11/2025 B. OELKE
3 - REVISED PER TOWN COMMENTS	6/2/2025 B. OELKE
4 - REVISED PER TOWN COMMENTS	6/10/2025 B. OELKE
5 - REVISED PER TOWN COMMENT	8/14/2025 B. OELKE
6 - REVISED PER TOWN COMMENT	9/24/2025 B. OELKE
7 -	
8 -	
9 -	

PRELIMINARY AND FINAL PLAT
PENROSE PLACE FILING NO. 1



Flatirons, Inc.
Land Surveying Services
www.FlatironsInc.com

3825 IRIS AVE.,
SUITE 395
BOULDER, CO 80301
(303) 443-7001

7000 N. BROADWAY,
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10-28-2024
DRAWN BY:
B. OELKE
CHECKED BY:
EP/JJK

SHEET 5 OF 5

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PENROSE PLACE PLANNED UNIT DEVELOPMENT
ZONING DOCUMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES

OVERALL BOUNDARY DESCRIPTION

OUTLOTS A AND B, SAVANNAH SUBDIVISION, TOWN OF FREDERICK,
COUNTY OF WELD, STATE OF COLORADO

OWNER CERTIFICATION BLOCK

SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS DAY OF , A.D. .

STATE OF)
CITY OF)
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
, 20 .

MY COMMISSION EXPIRES: .
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

VICINITY MAP



SCALE: 1" = 1000'

SHEET INDEX

- 1. COVER SHEET
2. LEGAL DESCRIPTION
3. PUD OVERLAY MAP
4. REGULATORY STANDARDS
5. REGULATORY STANDARDS
6. REGULATORY STANDARDS
7. REGULATORY STANDARDS
8. REGULATORY STANDARDS
9. REGULATORY STANDARDS
10. OPEN SPACE EXHIBIT
11. FENCING PLAN

SURVEYOR'S CERTIFICATE:

I, JESS J. KUNTZ, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE
STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THAT THE PUD ZONING DOCUMENT SHOWN HEREON IS
A CORRECT DELINEATION OF THE BELOW-DESCRIBED PARCEL OF LAND.

REFER TO LEGAL DESCRIPTION ON SHEET 2 OF THIS PUD ZONING DOCUMENT.

I FURTHER CERTIFY THAT SAID LEGAL DESCRIPTION WAS PREPARED UNDER MY
PERSONAL SUPERVISION ON THIS DAY OF , 20 , IN
ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THIS IS NOT A
GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY (SEAL)
(REGISTERED LAND SURVEYOR)

PLANNING COMMISSION CERTIFICATE:

APPROVED BY THE FREDERICK PLANNING COMMISSION WITH PLANNING
COMMISSION RESOLUTION 20 - THIS DAY OF
20 .

CHAIRPERSON

PLANNING COMMISSION SECRETARY

CERTIFICATE OF APPROVAL BY THE BOARD OF TRUSTEES:

THIS PUD ZONING DOCUMENT IS APPROVED AND ACCEPTED BY ORDINANCE NO.
, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE BOARD
OF TRUSTEES OF FREDERICK, COLORADO, HELD ON , 20 .
ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED
HEREIN SHALL BE BINDING ON THE OWNER, ITS HEIRS, SUCCESSORS, AND
ASSIGNS.

MAYOR

ATTEST:

TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE:

THIS PUD ZONING DOCUMENT WAS FILED FOR RECORD IN THE OFFICE OF THE
WELD COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT
O'CLOCK M ON THE DAY OF , 20 .

BY: DEPUTY CLERK AND RECORDER

PENROSE PLACE PUD
FREDERICK, CO

DEVELOPER:
LANDSEA HOMES
11080 Circle Point Rd, Suite 340
Westminster, CO 80020

NOT FOR
CONSTRUCTION

DATE:
05/09/24 SUBMITTAL
07/17/24 SUBMITTAL
10/30/24 SUBMITTAL
01/22/25 SUBMITTAL
03/19/25 SUBMITTAL
06/11/25 SUBMITTAL

DRAFT

SHEET TITLE:
COVER SHEET



PENROSE PLACE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES

LEGAL DESCRIPTION

OUTLOT A AND OUTLOT B, SAVANNAH SUBDIVISION, RECORDED IN THE RECORDS OF WELD COUNTY ON SEPTEMBER 20, 2001 AT RECEPTION NO. 2885062, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 32 TO BEAR NORTH 89°51'00" EAST, A DISTANCE OF 2624.09 FEET BETWEEN A FOUND #6 REBAR WITH 3-1/4" ALUMINUM CAP IN RANGE BOX MARKED "MCRAE + SHORT INC., T2N, R67W, S31, S32, S6, S5, T1N, R67W, 1995, LS 7242" AT THE SOUTHWEST CORNER OF SECTION 32 AND A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP MARKED "ALBERS DREXEL POHLY, T2N, R67W, S32, S5, T1N, 1998, PLS 24305" AT THE SOUTH QUARTER CORNER OF SAID SECTION 32, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE ALONG THE WEST LINE OF SAID SECTION 32 NORTH 00°28'47" EAST, A DISTANCE OF 111.59 FEET; THENCE DEPARTING SAID WEST LINE NORTH 89°51'00" EAST, A DISTANCE OF 131.40 FEET TO A SOUTHWESTERLY CORNER OF OUTLOT A, SAVANNAH SUBDIVISION AND THE POINT OF BEGINNING; THENCE ALONG THE EXTERIOR BOUNDARY OF OUTLOT A AND OUTLOT B OF SAID SAVANNAH SUBDIVISION THE FOLLOWING ELEVEN (11) COURSES:

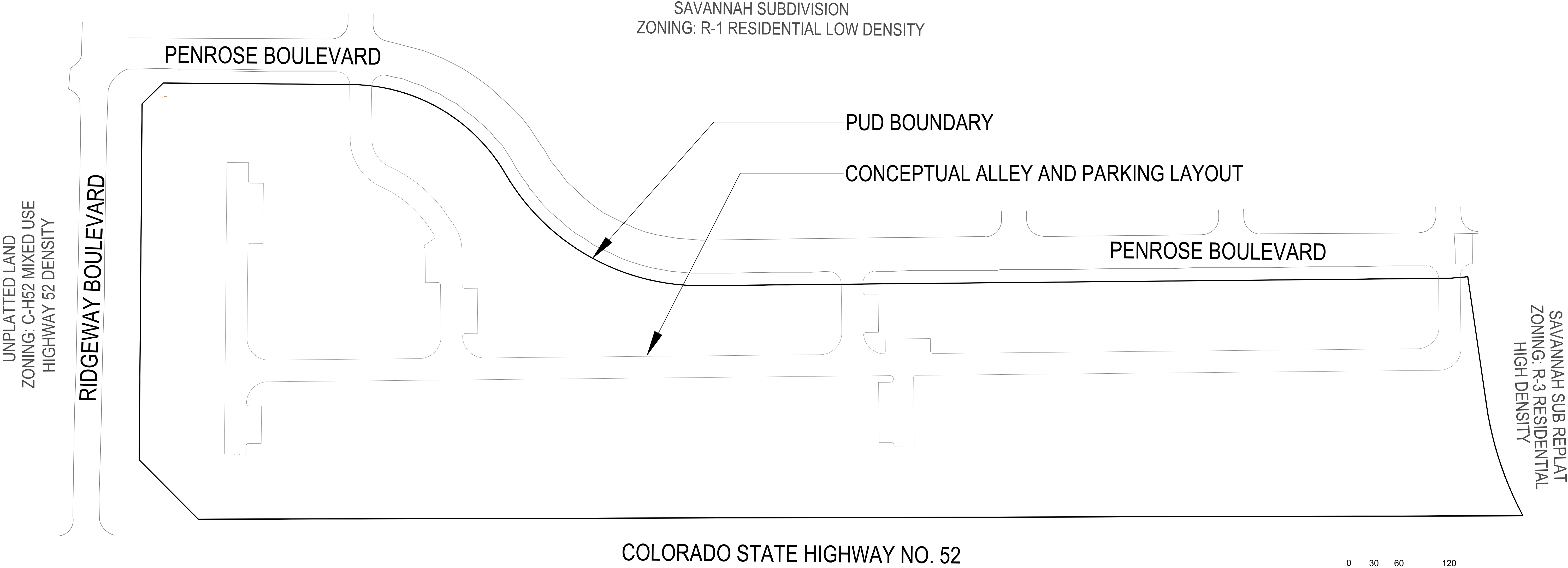
- 1) NORTH 44°50'00" WEST, A DISTANCE OF 100.41 FEET;
- 2) THENCE NORTH 00°28'47" EAST, A DISTANCE OF 426.49 FEET;
- 3) THENCE NORTH 45°28'47" EAST, A DISTANCE OF 35.36 FEET;
- 4) THENCE SOUTH 89°31'13" EAST, A DISTANCE OF 225.65 FEET TO A POINT OF CURVATURE;
- 5) THENCE 222.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 215.00 FEET, AN INCLUDED ANGLE OF 59°17'23" AND SUBTENDED BY A CHORD BEARING SOUTH 59°52'31" EAST, A DISTANCE OF 212.69 FEET TO A POINT OF REVERSE CURVATURE;
- 6) THENCE 284.32 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, AN INCLUDED ANGLE OF 60°20'02" AND SUBTENDED BY A CHORD BEARING SOUTH 60°23'51" EAST, A DISTANCE OF 271.36 FEET;
- 7) THENCE NORTH 89°26'08" EAST, A DISTANCE OF 894.56 FEET;
- 8) THENCE NORTH 85°12'12" EAST, A DISTANCE OF 21.80 FEET;
- P) THENCE SOUTH 08°15'37" EAST, A DISTANCE OF 154.95 FEET TO A POINT OF CURVATURE;
- 10) THENCE 140.64 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 405.53 FEET, AN INCLUDED ANGLE OF 19°52'14" AND SUBTENDED BY A CHORD BEARING SOUTH 18°11'46" EAST, A DISTANCE OF 139.94 FEET;
- 11) THENCE SOUTH 89°51'00" WEST, A DISTANCE OF 1585.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 558,639 SQ. FT. OR 12.82 ACRES, MORE OR LESS.



PENROSE PLACE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

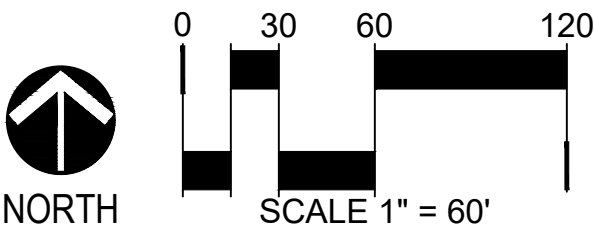
LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK, CO
12.82 ACRES



LEGEND

— PUD BOUNDARY

UNPLATTED LAND
ZONING: WELD COUNTY
AGRICULTURAL (AG)



PENROSE PLACE PUD
FREDERICK, CO

DEVELOPER:
LANDSEA HOMES
11080 Circle Point Rd, Suite 340
Westminster, CO 80020

NOT FOR
CONSTRUCTION

DATE:
05/09/24 SUBMITTAL
07/17/24 SUBMITTAL
10/30/24 SUBMITTAL
01/22/25 SUBMITTAL
03/19/25 SUBMITTAL
06/11/25 SUBMITTAL

DRAFT

SHEET TITLE:
PUD OVERLAY
MAP



PENROSE PLACE PLANNED UNIT DEVELOPMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES

I. INTRODUCTION

A. General Intent

Penrose Place is intended to be a reasonably priced medium density neighborhood with a mix of single family detached and paired homes. The community is to align with the Vision and Intent of the Town of Federick's Land Use Code section 2.2 by offering;

- Multiple housing types that are in short supply in the Town and surrounding municipalities .
- A walkable community design with pedestrian trails or public sidewalks around the perimeter of the community.
- Alley loaded homes with limited community access points that will eliminate perimeter facing garages and reduce traffic stacking on Penrose Boulevard.
- Homes limited to a maximum of two stories above grade.
- An overall landscape plan intended to minimize water usage and to align with the general feel of the Colorado front range.

The Penrose Place community is intended to maintain quality via a metro district for regular maintenance of all common areas, landscaping, the on-site detention pond, and various open spaces. The portions of the community that face Penrose Boulevard, Ridgeway Boulevard and Highway 52 will feature landscaping enhancements as allowable to create an attractive streetscape for the surrounding community and future residents. The community is being designed to accommodate the underlying R-2 Medium Density Residential zoning designation and to be compatible with the land use on the adjacent properties which are R-1 Single Family Residential to the north and west, R-3 High Density Residential to the east and agricultural zoning on the opposite side of Highway 52 in Dacono.

B. Relationship to the Town of Frederick Regulations

The provisions of this Planned Unit Development Plan ("PUD") shall prevail and govern the development of Penrose Place, provided, however, that where the provisions of this PUD do not address a particular subject, the Town of Frederick Land Use Code, as amended ("LUC") shall govern. Definitions for all included terms shall match LUC unless otherwise stated in this document.

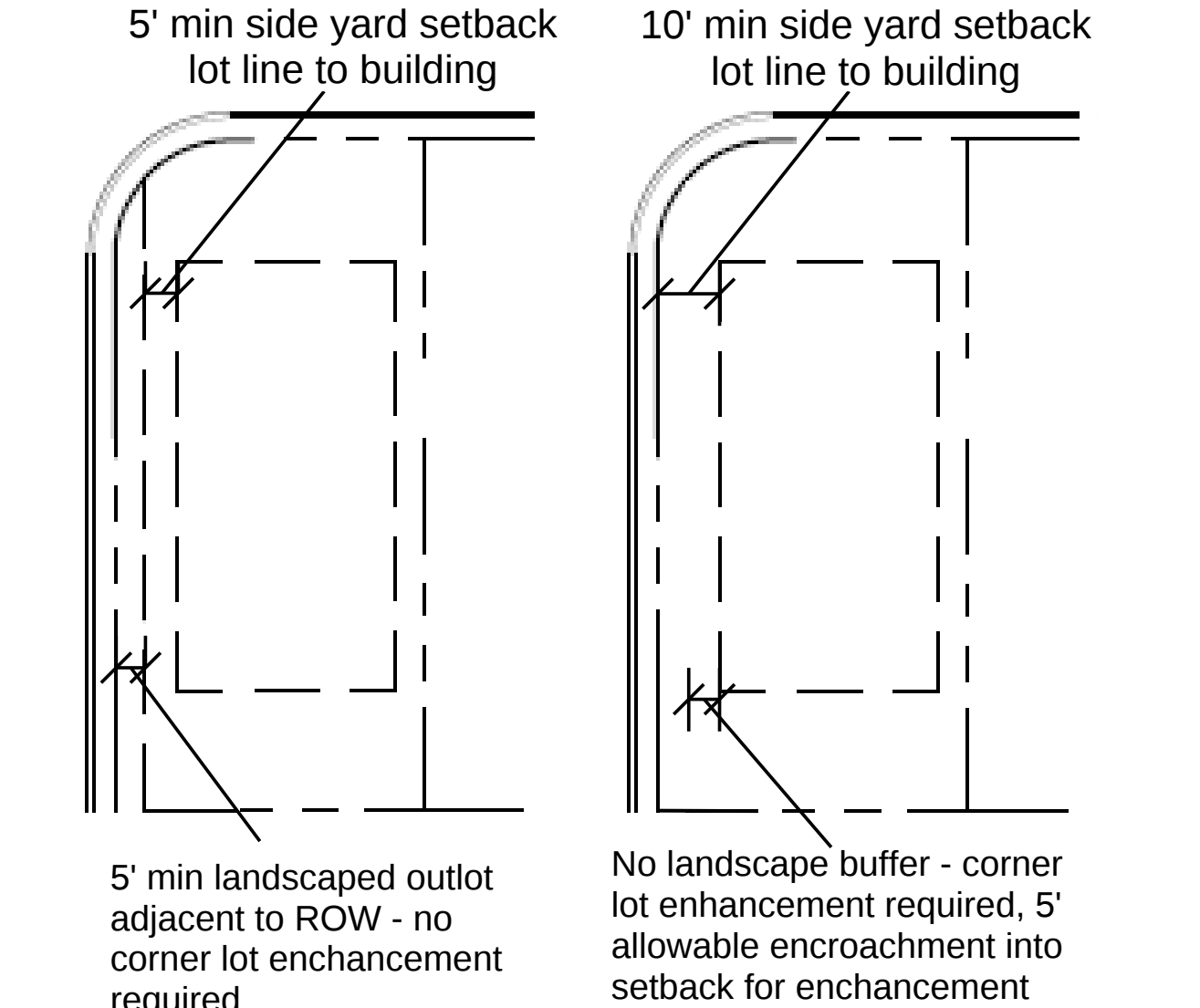
II. DENSITY AND DIMENSIONAL STANDARDS

A. Lots and Blocks

- Blocks.** Streets shall be designed to create blocks that consider interconnectedness, topography, solar orientation, views and other design features. The length of blocks in "Old Town" Frederick are typically four hundred (400) feet. Thus, to the greatest extend possible, blocks shall be designed to have a length of between two hundred (200) feet and seven hundred (700) feet. In the event that a block exceeds five hundred (500) feet in length, a mid-block, landscaped pedestrian access outlot a minimum of fifteen (15) feet in width will be required to provide pedestrian connectivity. These pedestrian tracts should be aligned as to provide access corridors through multiple blocks if this condition exists.

2. Lot dimension and configuration.

- Lot frontage.** All single family detached lots shall have frontage that is adjacent to or directly accessible to a public street. All duplex lots shall have frontage that is adjacent to or directly accessible to open space or an outlot. Required minimum frontage is found in the residential density and dimensional standards table in this document.
- Corner lots.** Corner lots for residential use shall have a minimum side yard setback of ten (10) feet to accommodate side elevation enhancements, such as porches and bay windows, the required building setback and utility easements on both street frontages. These elevation enhancements shall be allowed to encroach up to five (5) feet into any required setback as long as the minimum setback is no less than ten (10) feet. For a corner lot, the front of the lot is defined as the side having the shortest street frontage. In the event a corner lot abuts a landscaped outlot with a minimum width of at least five (5) feet, the ten (10) feet in this provision shall not apply as that lot will not be deemed to be a corner lot per this provision. Setback requirements are found in the residential density and dimensional standards table in this document.

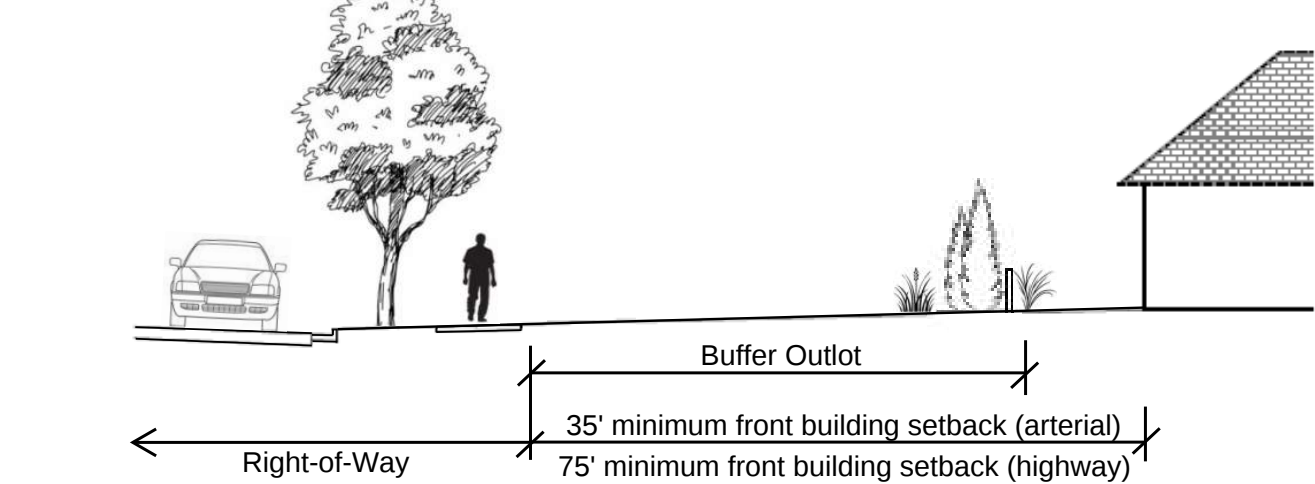


(c) Double frontage.

- Double frontage lots for residential shall not be permitted. Any lots serviced by a private alley are not to be considered double frontage for residential purposes and are allowable.
- All residential lots that front an arterial or collector street will have no vehicular right of access to the lots from the arterial or collector street.

(d) Right-Of-Way setbacks.

- Residential lots that front Ridgeway Blvd shall be separated from the arterial street ROW by an outlot no less than twenty (20) feet in width.
- All buildings on residential lots that front Ridgeway Blvd shall be set back a minimum of thirty-five (35) feet from the Ridgeway Blvd ROW.
- Residential lots that front Highway 52 shall be separated from the highway ROW by an outlot no less than sixty (60) feet in width.
- All buildings on residential lots that front Highway 52 shall be set back a minimum of seventy-five (75) feet from the Highway 52 ROW.



B. Density and dimensional standards

PUD ZONE DISTRICT	
Permitted land use	Duplex and Single Family Detached (SFD) residential
Minimum lot area per dwelling (square feet)	1,800 (Duplex) 2,600 (SFD)
Maximum net density	9 units per acre
Minimum lot width (feet)	25 (Duplex) 34 (SFD)
Minimum lot frontage (feet)	25
Minimum front yard setback (feet)	15 (to dwelling) 10 (to porch, patio or deck) ¹
Minimum side yard setback (feet)	10 (corner lot) ² 5 (interior lot) ²
Minimum rear setback (feet)	5
Accessory buildings	Not permitted
Minimum floor area (square feet)	400 (1st floor of building) 600 (2nd floor of building)
Maximum Building Height (feet)	35 (measured from finished grade of building lot)

(1) Porches, patios or decks may encroach up to 5' into required front yard setbacks.
(2) Zero lot line setbacks shall be permitted along shared lot line for attached buildings.

III. DEVELOPMENT STANDARDS

A. Residential Architecture

- Intent.** The intent of the architectural requirements in Penrose Place is to provide single family detached and duplex homes of various designs, color, elevations and articulation which are complimentary to one another but not monotonous. The homesites are intended to all be rear loaded from private alleys and will face the perimeter streets, creating an enhanced and diverse streetscape. Homes are required to have outdoor living spaces in the form of porches or attached patios, and a minimum of a two-car attached garage to help mitigate onsite parking concerns. Elevations shall reflect traditional Colorado styles and will be subject to Town staff review and approval at the time of permit.
- Single Family and Duplex Dwellings.**
 - Streetscape diversity.** Single family detached and duplex building requirements are intended to ensure that an adequate mix of models and styles are offered within a neighborhood and each block face. Prior to issuance of a building permit, plans are subject to review and approval by Town staff via the included guidelines.

b. Model diversity.

- Single family detached residential blocks shall contain at least three (3) different buildings that have significant variations in floor plans and exterior elevations. Single family attached or duplex blocks shall contain at least four (4) different models and two (2) different building combinations that have significant variations in floor plans and exterior elevations. Differentiation in models requires all of the following variations:
 - Massing
 - Size
 - Color Scheme
 - Use of exterior materials
- Each block face shall contain no more than two (2) of the same model single family detached building or three (3) of the same model single family detached or duplex building with the same architectural style.
- Significant Variation in the range of wall colors on a block face is required. Use different colors on adjacent building facades and buildings directly across the street.
- Each single family detached block face shall contain at least (3) roof colors. Single family attached or duplex homes may have the same roof color for each building, but must maintain (3) roof colors per block face.
- The same model with the same architectural style shall not be placed adjacent to or directly across the street from one another.
- All buildings shall have a front porch or attached patio.

- Sylistic diversity.** Each single family detached and duplex building shall have no less than three (3) distinct architectural styles and color combinations including:

- Distinctly different roof forms/lines/profiles
- Distinctly different façade compositions consisting of different window and door style and placement.
- Distinctly different entry treatments and locations including porches, columns, ect.

Changing roof or siding materials and colors, adding garages, providing "mirror images" of models or different elevations of the same model do not constitute distinctly different models.

- Enhancements at corners.** At corners, buildings shall address the side street or open space. Corner lots shall be wide enough to allow for side elevation enhancements. Corner lot enhancements shall be allowed to encroach into any required side yard setback per the standards in this PUD. At least (2) of the following enhancements are required:

- A bay or boxed window.
- Windows or glazed doors that face the side street or open space.
- A change in the vertical or horizontal wall plane.
- Brackets, projections, belt courses or other such details.

e. Covered Entries, Porches and Patios.

- A covered entryway on the front door is required on all buildings.
- Porch and patio designs shall compliment the architecture of the building. All models are required to have an exterior porch or patio with minimum dimensions of five (5) feet deep and eight (8) feet wide or a minimum total area of 40 square feet. Porches and patios should be clearly defined by one or more of the following elements; railing, columns, raised elevation or other means.
- Porches and patios attached to a residential dwelling may encroach up to five (5) feet into front setback provided they do not encroach on any easement or interfere with any necessary sight line restrictions.

- Garages.** Homes, not garages, shall have the emphasis on residential streets. The intent is to increase curb appeal of community and ensure that garages do not dominate streetscapes. To conform with this standard, no street facing garages of any kind will be allowable and all buildings must include rear loaded garages with no less than two (2) provided spaces.

B. Parking

- Residential parking requirements.** Every dwelling unit in the Penrose Place community will be required to include a 2-car garage to satisfy the off-street parking requirements of the Town of Frederick.
- Additional parking requirements.** Additional parking requirements for the community will be calculated based off of the total number of single family attached and detached dwelling using the below requirements. Since all dwelling units are to be accessed off of private alleys, these additional parking spaces are to be provided in designated parking stalls located in the interior of the community. Community parking stalls that face residential lots shall be properly screened to limit light pollution from vehicles onto adjacent lots with additional landscaping or privacy fencing.

MINIMUM OFF-STREET PARKING REQUIREMENTS		
PRINCIPAL USE	REQUIRED PARKING SPACES	ADDITIONAL REQUIREMENTS
RESIDENTIAL USES		
Single Family Dwelling	2 per dwelling unit	Plus 0.5 guest spaces of separate designated off-street parking per dwelling unit.
Duplex Dwelling	2 per dwelling unit	Plus 0.25 guest spaces of separate designated off-street parking per dwelling unit.

C. Lighting.

- General provisions.**
 - Height standards for lighting.**
 - Street lighting.
 - All street lighting adjacent to the interior private alleyways and at the intersections of any alley shall be mounted on poles no higher than sixteen (16) feet from the ground unless otherwise specified by electric service provider. Solar lighting alternatives are allowable outside of ROW requirements at intersections.
 - Street lighting within ROW for Penrose Boulevard and Ridgeway Boulevard shall adhere to LUC and Design Standards and Construction Specifications requirements.
 - Outdoor light fixtures.
 - Parking lot fixtures. Any street lighting adjacent to interior parking areas shall be mounted on poles no higher than sixteen (16) feet form the ground unless otherwise specified by electric service provider. Solar lighting alternatives are allowable.
 - Any fixtures mounted on the exterior of buildings or structures shall be mounted such that the top of the fixture does not exceed the total height of the building or structure. Solar lighting alternatives are allowable on any structure that does not have independent power.
 - Bollard-type lighting fixtures shall be between three (3) and four (4) feet high and shall be spaced along unlit pedestrian paths that are independent of streets according to AASHTO guidelines. Solar lighting alternatives are allowable.

PENROSE PLACE PUD
FREDERICK, CO

DEVELOPER:
LANDSEA HOMES

11080 Circle Point Rd, Suite 340
Westminster, CO 80020

NOT FOR
CONSTRUCTION

DATE:
05/09/24 SUBMITTAL
07/17/24 SUBMITTAL
10/30/24 SUBMITTAL
01/22/25 SUBMITTAL
03/19/25 SUBMITTAL
06/11/25 SUBMITTAL

DRAFT

SHEET TITLE:
REGULATORY
STANDARDS



PENROSE PLACE PLANNED UNIT DEVELOPMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES

b. Lighting Levels

- (1) All outdoor lighting for alleys, parking and trails shall be downward facing and full cut-off to reduce light pollution onto adjacent lots or tracts.
- (2) All planned lighting for the community is included in this document and shown on relevant construction and landscaping plans. No additional lighting will be added without written approval from Town of Frederick.

E. Sidewalks, walkways, multi-use pathways, and trails.

1. General provisions.

a. Walkways.

- (1) Walkways through a subdivision block shall be not less than four (4) feet in width, shall be within a dedicated easement not less than fifteen (15) feet in width, and shall be flanked with appropriate landscaping and lighting.
- (2) Walkways adjacent to residential lots shall be a minimum of four (4) feet in width and shall be flanked with appropriate landscaping and lighting.
- (3) Walkways located within any public ROW shall meet the minimum requirements of the adjacent street cross-section.

b. Trails. Trails shall be provided within open space areas and serve to connect sidewalks, walkways and open space areas.

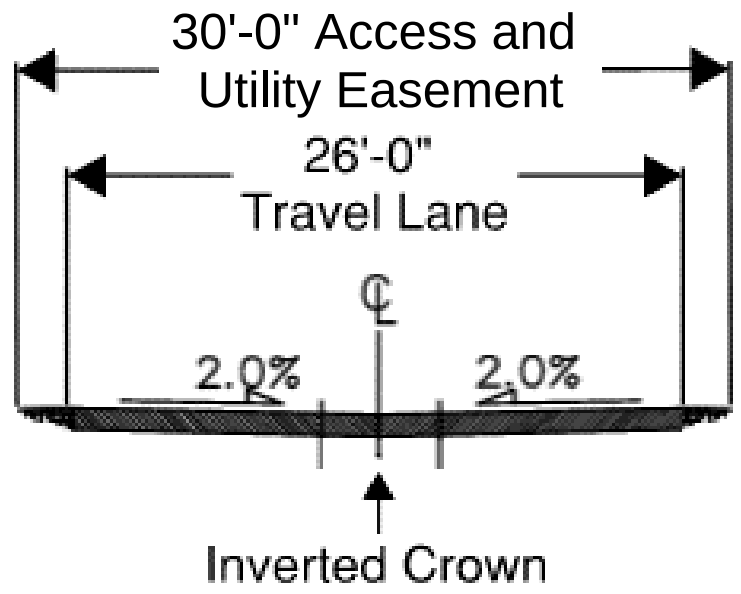
- (1) Trails shall be a minimum of ten (10) feet in width and shall be of concrete construction.

F. Streets.

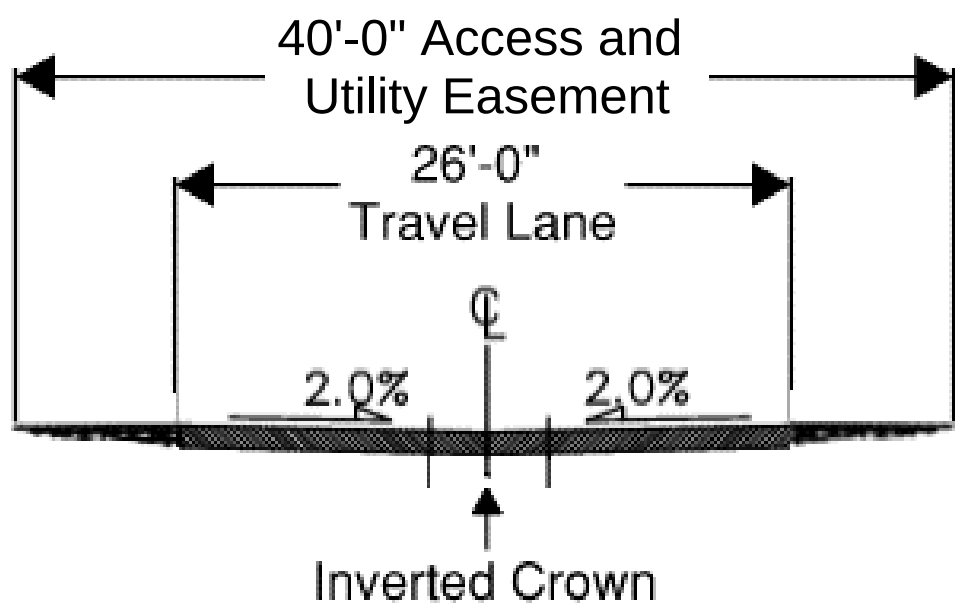
1. General provisions.

a. Street standards. The width and design of private alleyways shall conform to the minimum standards outlined in the approved version of the Town of Frederick Design Standards and Construction Specifications, as it may be amended from time to time.

- (1) General design standards.
- (a) All private alleys shall be concrete with an inverted crown.
- (b) No outlet (Dead End) private alley configurations will be permitted to serve as extended private driveway access to residential buildings as long as the distance to the buildings does not exceed 750 feet from the nearest intersection, and the dead end access contains a 2021 IFC approved turnaround if dead end access is longer than 150 feet.
- (c) Private alleys shall not require any sort of adjacent landscaping and do not need to be tree lined.
- (2) Private alley cross-sections.
- (a) If alley contains two or less public utilities.



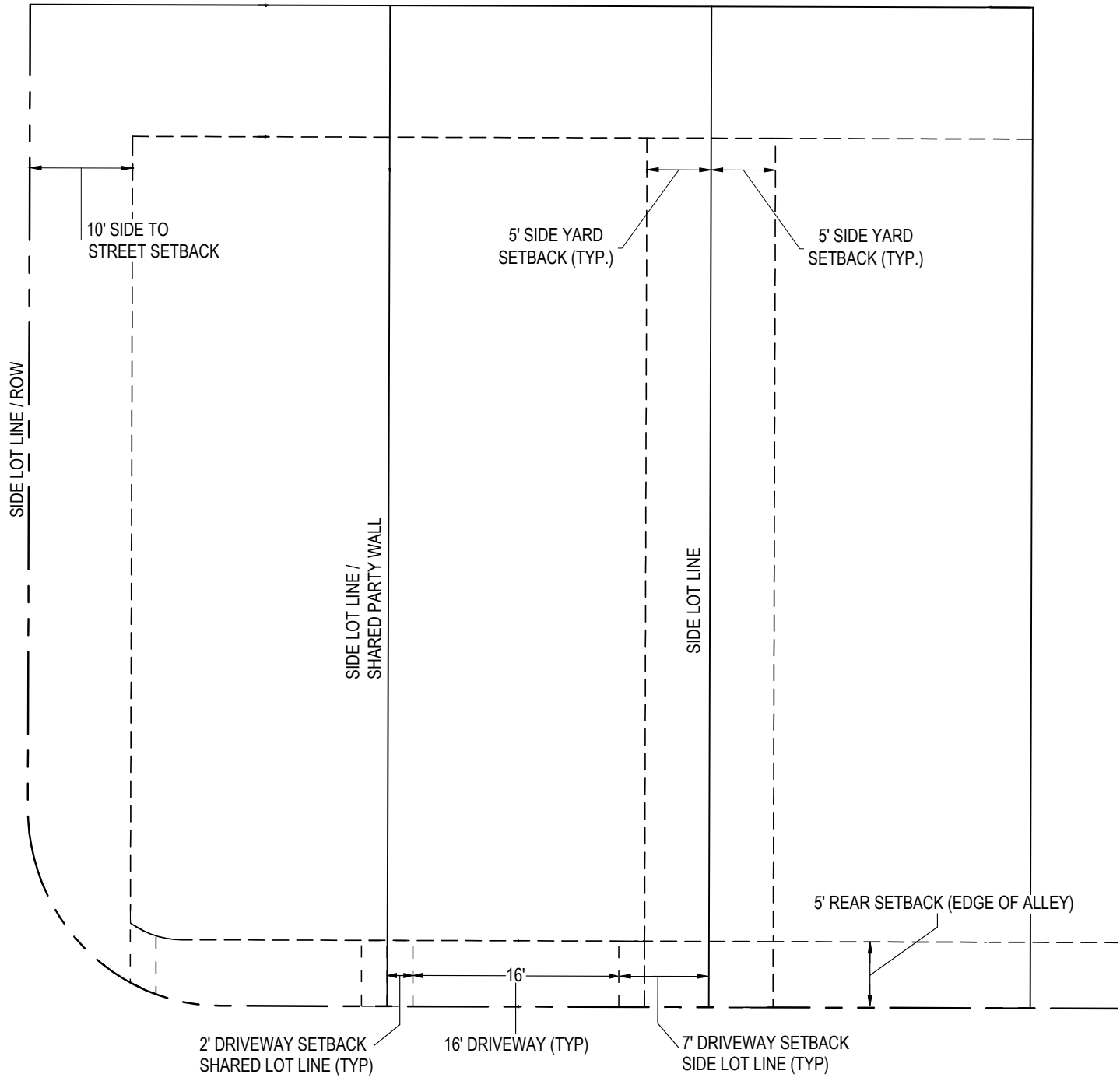
(b) If alley contains three public utilities.



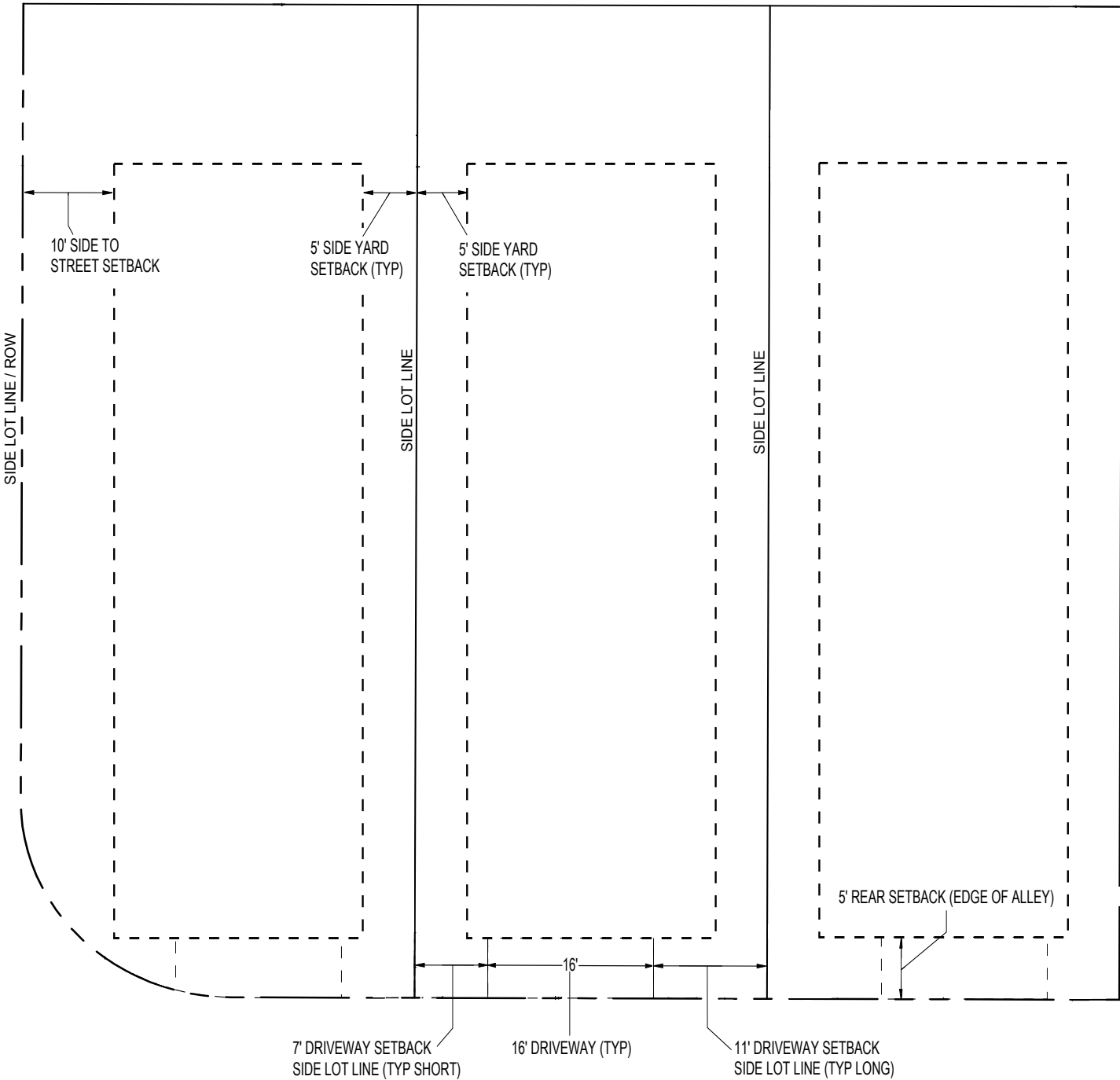
G. Driveway widths and spacing.

1. General provisions.

- a. **Maximum Width.** The maximum width for all driveways in the community is sixteen (16) feet.
- b. **Minimum Length.** Driveways are to be a minimum of 5' in length from edge of alley concrete to envelope of building.
- c. **Single family attached location.** For single family attached or duplex buildings, the typical driveway width will be sixteen (16) feet, with a typical setback between the edge of driveway and the shared or party wall lot line of two (2) feet, and the typical setback between the edge of driveway and the side lot line of seven (7) feet.



d. **Single family detached location.** For single family detached lots, the maximum driveway width is sixteen (16) feet with a typical setback of either seven (7) feet or eleven (11) feet from the side lot line.



IV. LANDSCAPE DESIGN STANDARDS

A. Right-of-way landscaping.

1. **General Intent.** Landscaping within the right-of-way shall be installed by developer and shall provide the following:
- a. **Street trees.** Deciduous or ornamental 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. Private alleys shall not be required to have a tree lawn or any street trees.
- (1) Spacing requirements. For calculating the minimum required number of street trees, there shall be one (1) tree for every forty (40) linear feet of road frontage. Where street trees are restricted by easements in tree lawn, they shall be substituted elsewhere on site with a replacement tree (preferred alternative) or by shrub substitution detailed in exceptions below.

b. Landscaping within tree lawn.

- (1) Collector and local streets: The developer shall install tree lawns incorporating live ground cover which shall include a combination of, flowers, shrubs, street trees, mulch and rock. Landscaping shall be designed to eliminate sod to conserve water usage and to favor tree and shrub placement. Native turf shall be allowed in small portions of the tree lawn along Penrose Blvd. Species and placement to be approved by the Town.
- (2) Arterial streets: The developer shall install tree lawns incorporating live ground cover which shall include a combination of flowers, shrubs, street trees, mulch, rock, low water demand native grasses, and planter beds. Shrubs shall meet a minimum requirement of one (1) shrub for every one hundred fifty (150) square feet of landscape area clustered into planting beds within the tree lawn where possible. Landscaping shall be designed to minimize sod or turf grasses to conserve water usage and to favor tree and shrub placement.
- (3) Exceptions: Where it is necessary, due to utility easement planting restrictions that will prevent street tree planting, the option to install shrubs in place of the required street trees shall be granted at a ratio of ten (10) shrubs for every one (1) required tree. If shrub substitution cannot be placed in the tree lawn due to easement conflicts, additional shrubs shall be planted in nearby common area landscaping.

B. **Open Space Requirement.** No less than twenty-five percent (25%) of the site shall be dedicated as open space. Right-of-way landscaping is required for adjacent streets, but it is not to be included in the twenty-five percent (25%) landscape area calculation. Landscaped trails, gateway landscaping, tracts, common areas, the community gathering space and native open spaces shall all count towards the open space requirement.

C. Common area landscaping.

1. **General Intent.** Landscaping for required common open space shall be installed by the developer. Landscaping shall be appropriate to the use and function of the area and shall be designed to minimize water consumption. Common area landscaping shall include trees, shrubs, sod, flowers, native, mulch, rock and hardscape. The Community Gathering Space and Highway 52 Gateway area are to be considered separately from other common area landscaping when calculating the below planting requirements as those areas have their own distinct planting requirements per this document. All hardscape shall conform to the requirements in the approved version of the Town of Frederick Design Standards and Construction Specifications, as they may be amended from time to time.
2. **Planting Requirements.** Ground covers, shrubs, grasses and trees shall be provided to buffer sites, soften views, and promote energy efficiency. Non-functional turf grasses should be minimized or eliminated to limit water consumption on the site.
- a. **Groundcover.** Landscaping shall be designed to minimize sod or turf grasses to conserve water usage and to favor predominately native grass mixed with low water adapted plantings in bed areas.
- b. **Trees and shrubs.** One (1) tree and ten (10) shrubs shall be provided per every one thousand (1,000) square feet of landscaped area. Shrubs shall be concentrated in planted beds, but planted beds and trees shall be distributed throughout the site to create visual interest as easement and planting restrictions allow.

c. **Rock and rock mulch.** Non-planted decorative rock or gravel mulch will be permitted in landscape areas three (3) feet or less in width, and in private alley easement between edge of paving and private driveways. Where rock mulch is utilized, live plantings must be provided at fifty percent (50%) ground cover when fully established, excepting rock mulch located in private alley easement. Planting locations and type shall be compatible with rock mulch, application of small diameter gravel (1/2" or less) or wood mulch base should be considered for improved plant health and survivability. Rock mulch used in private alley easement shall be a minimum of 1.5" diameter and be the same color and type as rock mulch used in rear of residential lots between private driveways.

3. **Plant Sizes.** Trees and plants shall meet the following minimum sizing requirements: Street trees (2" caliper), shade or canopy trees (2" caliper), ornamental trees (1.5" caliper), evergreen trees (6" minimum height, B&B), deciduous shrubs (5 gallon containers), evergreen shrubs (5 gallon containers, or alternatively, 3 gallon if larger size is not available for certain species), ornamental grasses (1 gallon containers), flowering perennials (1 gallon containers).

C. Residential lot landscaping.

1. **Turf and sod.** To minimize unnecessary water consumption, there shall be no minimum percentage of turf grass or sod required between the front of any dwelling unit and outlot or right-of-way. A combination of decorative rock, mulch, shrubs and trees shall substitute for minimum turf requirements.
2. **Trees and shrubs.** There shall be a minimum of one (1) tree and six (6) shrubs per single family detached lot, and a minimum of one (1) tree and four (4) shrubs per duplex lot, these plantings should be concentrated in the front of each lot. One (1) tree may be substituted for six (6) shrubs on either lot type, but only if tree planting is restricted by easements or building setback conflicts. Grasses can be substituted for shrubs in any instance at a rate of three (3) grasses per one (1) shrub, but a minimum of two (2) shrubs must be planted on each residential lot.

3. **Corner lot landscaping.** Corner lots that do not abut a landscaped outlot shall require additional landscaping. For each single family detached corner lot an additional six (6) shrubs will be planted along the portion of lot adjacent to the outlot or right of way, and for each single family attached lot an additional four (4) shrubs will be required.

4. **Rock and rock mulch.** Decorative rock or gravel mulch is permitted anywhere on a residential lot, but when used in the front of lots the minimum planting requirements for trees and shrubs must be maintained. For the sides of residential lots where setbacks are five (5) feet or less and in the rear of residential lots no minimum planting requirement will apply. All area between driveways in the rear of residential lots must be covered with rock mulch with a minimum diameter of 1.5" to limit intrusion into private alleys.

D. **Gateway Landscaping Standards.** Landscaping fronting Highway 52 shall require one (1) tree for every forty (40) feet of frontage and six (6) shrubs for every one thousand (1,000) square feet of frontage area. Berms shall be incorporated into landscaping adjacent to gateway landscaping along Highway 52 to create visual interest and break up long stretches of flat elevation as allowable per easement restrictions. No sod or turf grasses shall be required as part of gateway landscaping. Gateway shrub requirements can be distributed into adjacent open space landscaping to maximize visual interest in front of residential homes and along trail, but minimum frontage requirement must be met or exceeded.

E. **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 parking site. One (1) tree shall be planted at each endcap of stalls to provide shade as allowable by easement and planting restrictions. If tree cannot be placed at endcap due to planting restrictions, it shall be placed in landscaped area directly adjacent to parking stalls, or substituted with shrubs at the same ratio as section IV.A.1.b.(3). Endcaps shall require a ratio of three (3) shrubs per 200 square feet of landscaped area.

PENROSE PLACE PLANNED UNIT DEVELOPMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
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F. **Irrigation.** An underground automatic irrigation system shall be installed to meet the requirements of the planted material in all common areas, tracts and landscaped right of way. Such systems shall be zoned appropriately for the planted material and serviced by a controller capable of accommodating water restrictions for weather conditions, shall be installed by the developer during development of each landscaping phase and shall conform to the requirements in the approved version of the Town of Frederick Design Standards and Construction Specifications, as they may be amended from time to time. The exceptions to this requirement are:

1. Certified Xeriscape landscaping and native landscaping which does not require long-term seasonal watering once properly established. In these instances an above ground irrigation connection may be utilized under the condition that it be removed when watering is no longer required, or a below ground system shall be installed and subsequently abandoned after establishment. Either option should be zoned appropriately and installed with the landscape phase.

2. Residential lot irrigation which will be served by individual systems installed by builder at time of construction.

G. **Maintenance.** A Maintenance Agreement for this development will be required at Final Plat to ensure long-term maintenance of common areas, open spaces, private alleys and parking spaces, landscaping including parking islands and arterial or collector street right-of-way landscaping adjacent to development, any outlot hardscapes such as sidewalks or emergency vehicle access, and signage and lighting in outlots or right-of-way.

I. **Water Conservation.** All landscaping plans shall be designed to incorporate water conservation materials and techniques through the application of Xeriscape landscaping principles. Xeriscape landscaping principles do not include or allow artificial turf or plants. Mulched or gravel bed areas must incorporate live plant material that will provide a minimum percentage of cover at plant maturity of 50%. Prohibited practices to achieve water conservation include:

1. Paving of areas not required for walkways, plazas or parking.
2. Bare or un-reclaimed disturbed ground.
3. Weed covered or infested surfaces.
4. Any other landscaping practices that do not comply with this Development Plan.

V. PARK AND OPEN SPACE STANDARDS

A. Parks and open space.

1. **General Intent.** Due to constraints in the size, orientation, onsite detention requirements and existing easement configuration, a traditional pocket park will not be required in the Penrose Place development. However, the intent of the PUD is to keep a comprehensive and integrated network of open space, interconnecting walkways, a trail along Highway 52 and a community gathering space with traditional park amenities to create a community that feels open and inviting to residents, and is visibly appealing from neighboring properties and communities.

2. **Community gathering space.** In lieu of a pocket park, a community gathering space will be provided in an available open space outlot that will provide an amenitized area for residents to enjoy. This community gathering space shall be landscaped to be cohesive with other open space tracts in the community and in compliance with the common area landscape requirements in this document, but shall also contain irrigated turf grasses, shade trees, and traditional park amenities as found in the included table.

a. Landscape Requirements.

- (1) Groundcover. Groundcover should generally conform to the standards set by common area landscaping requirements found in this document but shall also include turf grass as part of the amenity area. No minimum amount of turf grass shall be required, however the inclusion of turf should be cohesive with the overall form and function of the community gathering space and provide a usable amenity space once established.

(2) Trees and Shrubs. Trees shall be provided at fifty (50) foot intervals around the edge of the community gathering space and placed to avoid conflicts with lighting, parking and access while buffering or framing views or uses and defining recreational space(s). Site and shade trees shall be provided at a rate of one (1) tree per three thousand (3,000) square feet, and ornamental trees shall be provided at a rate of one (1) tree per ten thousand (10,000) square feed of landscaped area. Shrubs shall be provided at a minimum ratio of five (5) shrubs for every perimeter tree and also at a ratio of 150 shrubs for every acre of landscaped area. Shrubs shall be strategically clustered within planter beds to define spaces inside of the community gathering space.

b. **Amenity Requirements.** Amenities for the community gathering space shall be provided according to the minimums set in the included table.

COMMUNITY GATHERING SPACE AMENITIES		
AMENITY	QUANTITY	STANDARDS
Shade Structure	1	Wood construction pergola shade structure with a concrete pad. Minimum dimensions of 16' x 12'.
Shade Structure Seating	2	Picnic tables, minimum dimentions of 6' x 6' with at least one ADA accessible option. Powder coated steel required for frame construction.
Gathering Space Seating	3	A minimum of 3 additional benches must be provided. Powder coated steel required for frame construction.
Trash Receptacles	2	A minimum of 2 trash receptacles must be provided, 1 near the shade structure and 1 near additional seating. Powder coated steel required.
Bicycle Racks	4 Bicycle Minimum	Bicycle racks must be provided for a minimum accomodation of 4 bicycles. Can be a single continuous loop or multiple, but must be powder coated steel.
Grill	1	Charcoal grill to be provided near shade structure.
Game Station	1	1 additional game amenity should be provided in community gathering space.
Dog Waste Stations	1	A minimum of 1 pet waste station must be located in the community gathering space.

3. **Native open space.** Native open space shall consist of lands maintained in native vegetation and shall consist of undisturbed or reclaimed portions of the development site used for buffering or habitat preservation. Irrigation is only to be used as necessary to re-establish native vegetation in reclaimed portions of the development and is not to be a permanent fixture in these areas. Native open spaces may contain trails or sidewalks for public access. Native open spaces will not be required to be enclosed with fencing, and do not require direct street frontage or signage that defines allowable uses of the space.

4. **Ownership and maintenance of open space.** Ownership and maintenance responsibilities for all open space areas in the Penrose Place community shall be assigned as per maintenance agreement with the Town of Frederick which will be executed at the time of Final Plat acceptance.

VI. MONUMENT SIGN STANDARDS

A. General intent.

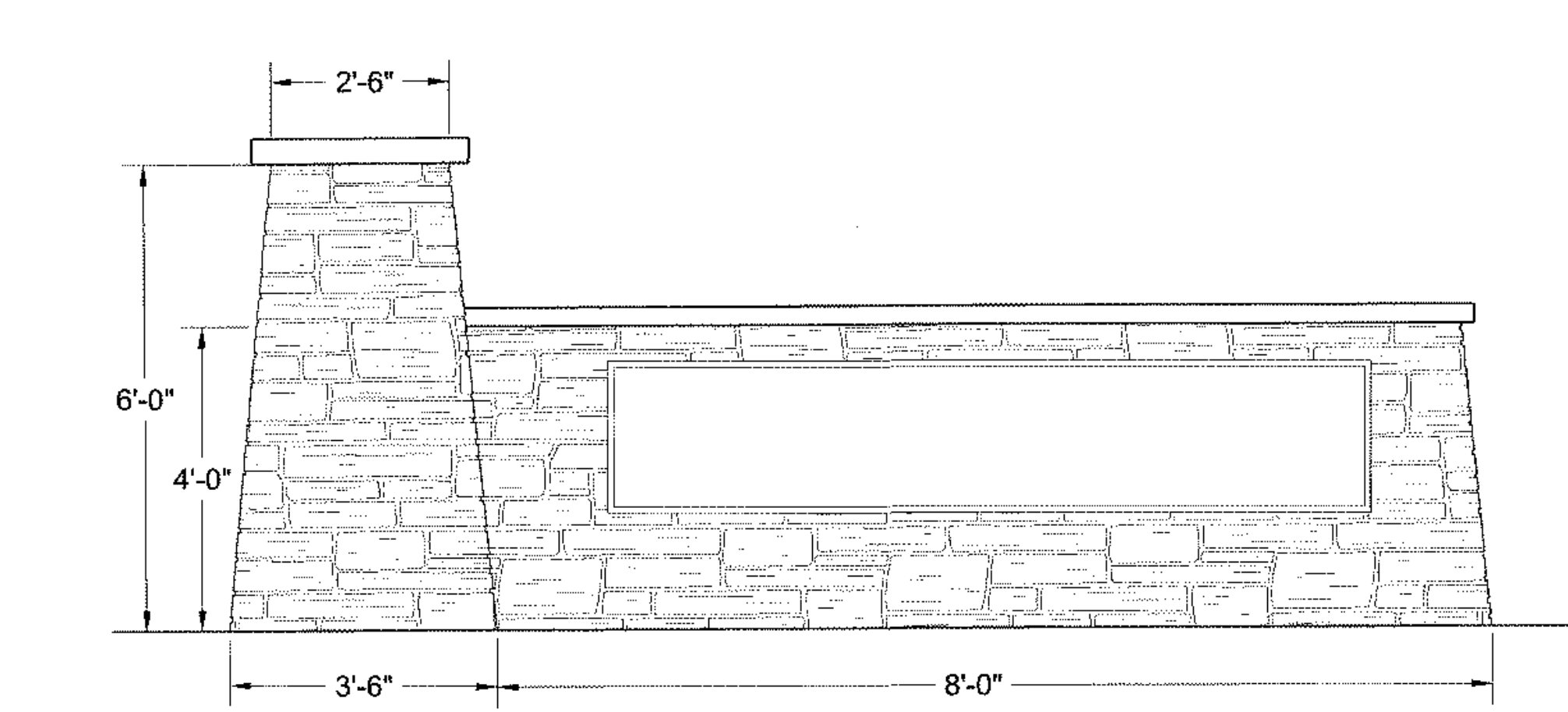
Monument signage for the Penrose Place community is required, and shall be installed by the Developer with the appropriate landscaping phase. Monument signage maintenance and installation will be subject to Landscape Maintenance Agreement to be executed at Final Plat. Monument signage will be governed by the below standards:

1. Design guidelines.

- a. **Number, size and location.** Penrose Place shall be allowed to have one (1) entry monument sign located in the general area of the Penrose Boulevard and Washington Drive intersection in Outlot B. Monument sign shall not infringe on any necessary easements or setbacks. Monument sign size is limited to a footprint of no more than twelve (12) feet by four (4) feet (excluding any necessary structural foundation) and shall not exceed six (6) feet tall.

- b. **Materials.** Allowable materials include stone, stucco and metals for the visible exterior portions of the sign.

- c. **Lighting.** Monument sign may be lighted from a ground source as long as lighting is property shielded to not cause light pollution on any adjacent lots and directed on the face of the monument sign.



MONUMENT SIGN

Notes: Monument signage shown is for illustrative purposes only, final design tbd by developer and subject to sign permit requirements and approval with the Town of Frederick.

VII. FENCING STANDARDS

A. Fencing.

All community fencing, whether located in common areas or on private property, is to be 3-rail wood fence or 5-foot privacy fence as detailed in this document. The 5-foot privacy fence is limited to residential lots directly adjacent to community parking as detailed on fencing plan pages and is to be installed by homebuilder once construction on that lot is completed. Developer or Builder installed 3-rail fencing will be installed with landscaping for tracts or lot as detailed on fencing plan and all fencing installed by the Builder or Developer is to be maintained by the Metro District. Any optional fencing on individual lots is limited to 3-rail and to be installed and maintained by homeowners and may include optional wire mesh backing as required by homeowners.

PENROSE PLACE PUD
FREDERICK, CO

DEVELOPER:
LANDSEA HOMES
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DRAFT

SHEET TITLE:
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PENROSE PLACE PLANNED UNIT DEVELOPMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES

PENROSE PLACE PUD
FREDERICK, CO

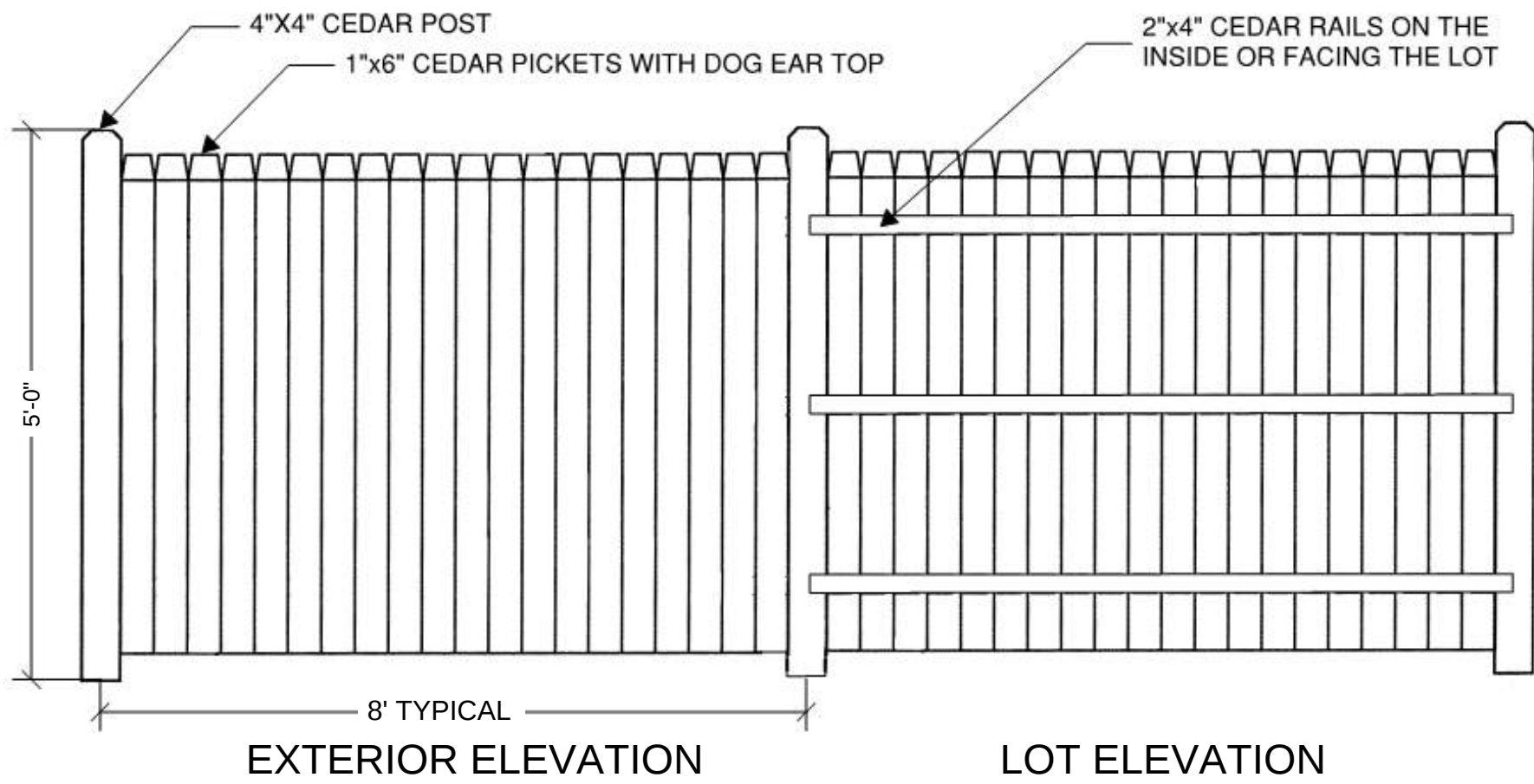
DEVELOPER:
LANDSEA HOMES
11080 Circle Point Rd, Suite 340
Westminster, CO 80020

NOT FOR
CONSTRUCTION

DATE:
05/09/24 SUBMITTAL
07/17/24 SUBMITTAL
10/30/24 SUBMITTAL
01/22/25 SUBMITTAL
03/19/25 SUBMITTAL
06/11/25 SUBMITTAL

DRAFT

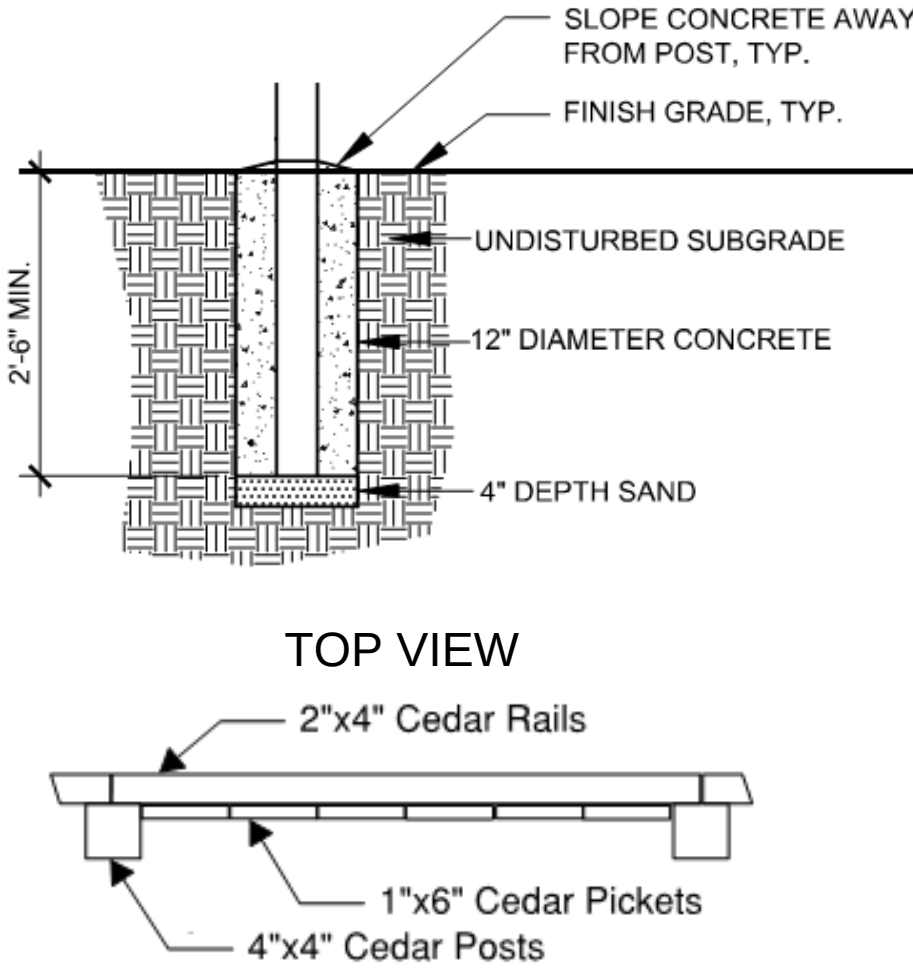
SHEET TITLE:
REGULATORY
STANDARDS



PRIVACY FENCE
CEDAR

Wood Stain: Sherwin Williams Russet (SW 3045)
RGB Value: R-131 | G-79 | B-65

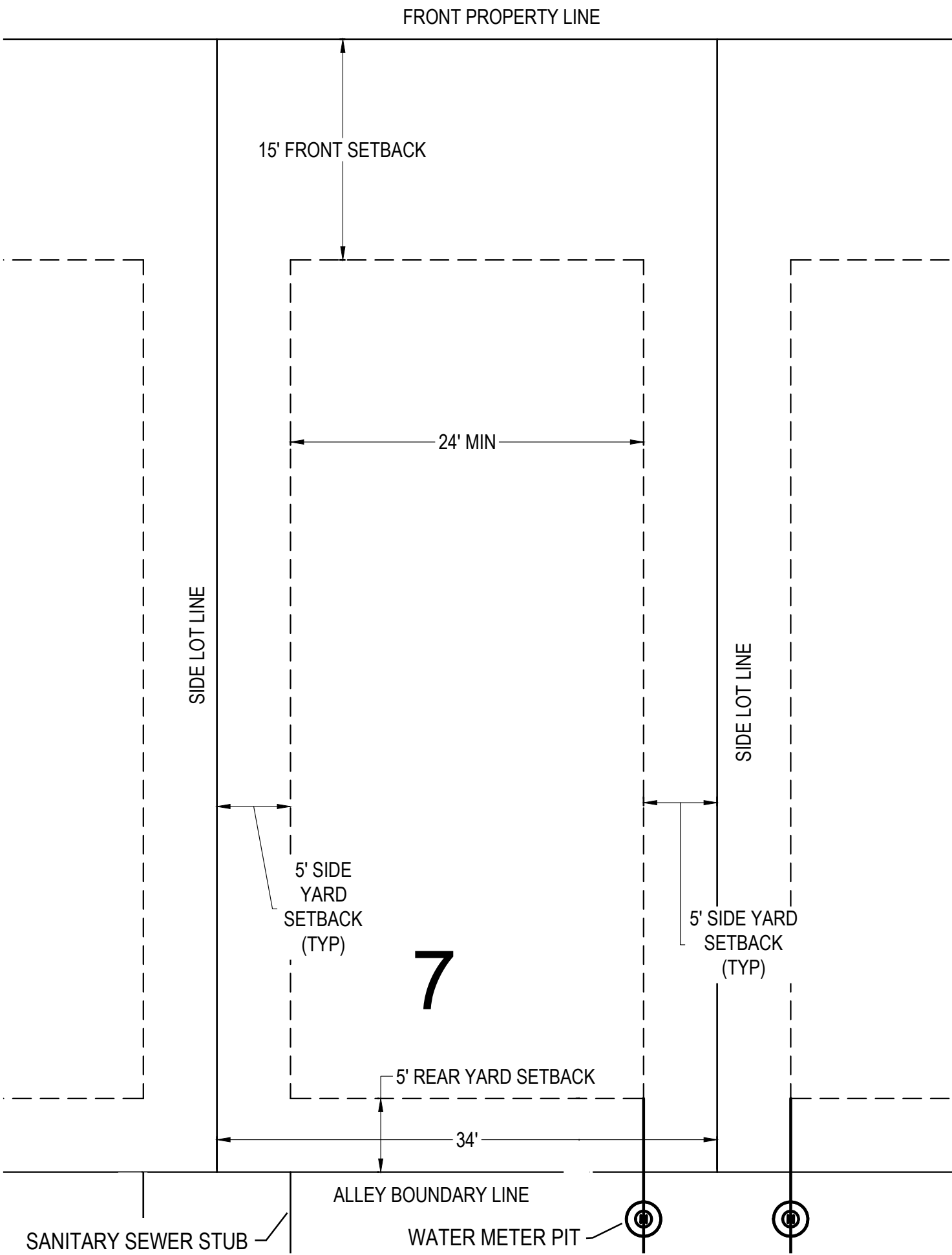
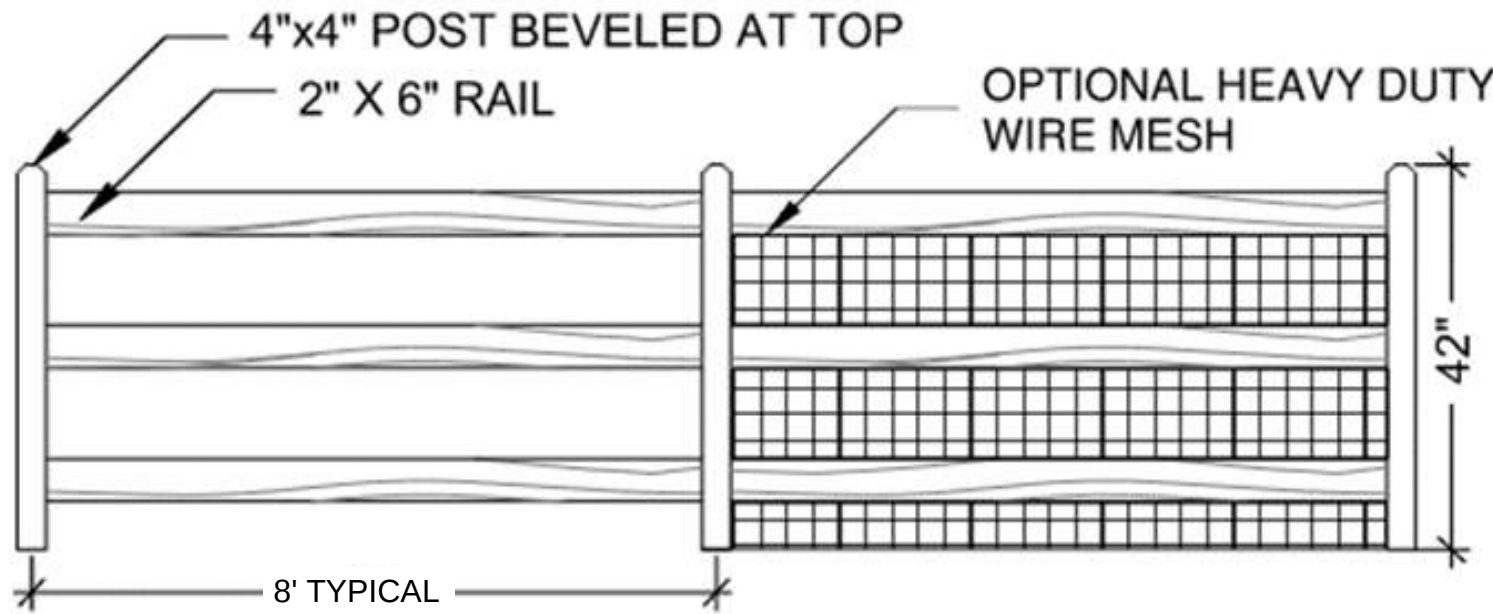
Notes: Fence posts are to be installed below frost depth and secured with concrete.



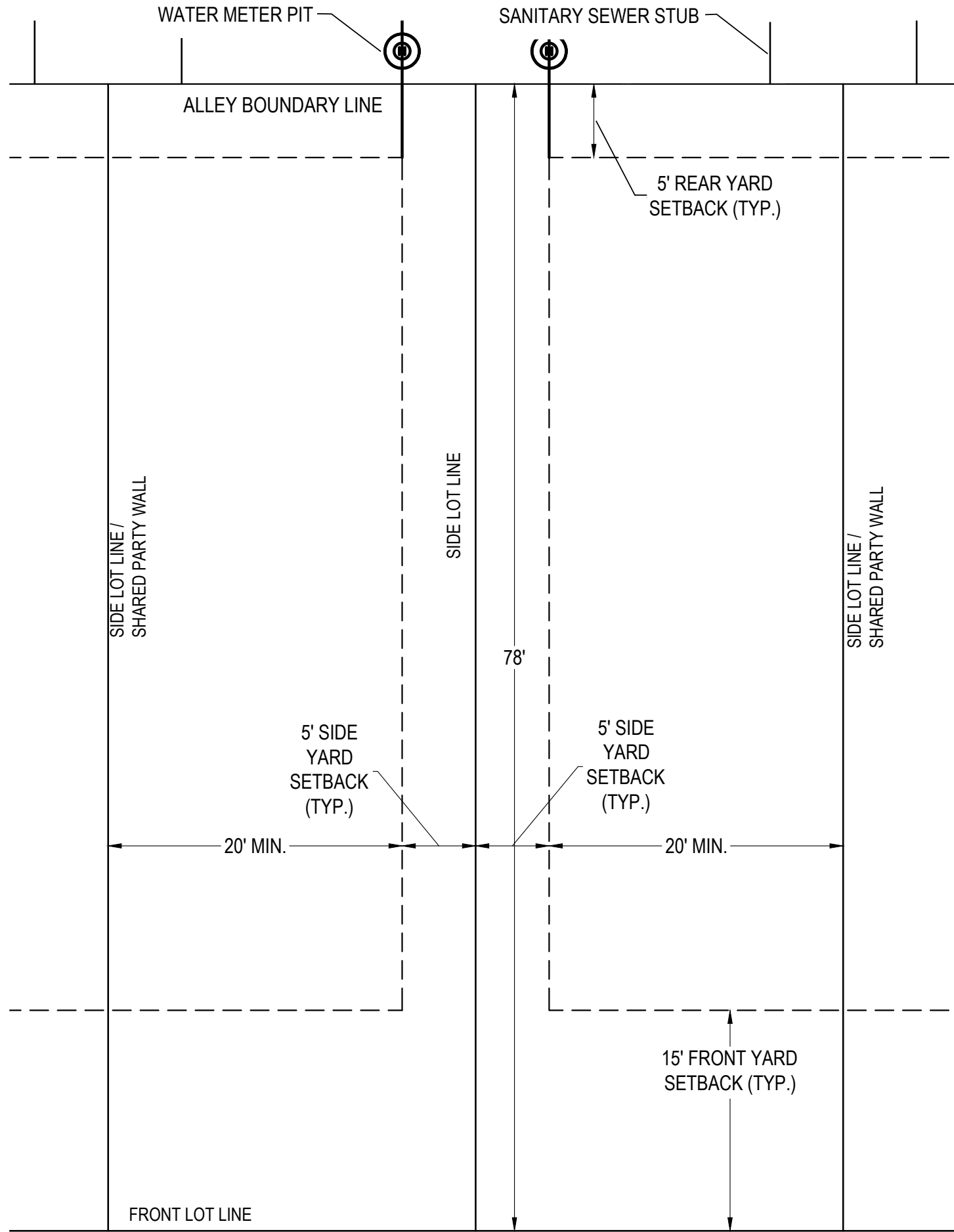
OPEN RAIL FENCE
CEDAR

Wood Stain: Sherwin Williams Russet (SW 3045)
RGB Value: R-131 | G-79 | B-65

Notes: Fence posts are to be installed below frost depth and secured with concrete. Optional heavy duty wire mesh must be installed interior to the residential lot.



LOT TYPICAL
SINGLE FAMILY DETACHED



LOT TYPICAL
SINGLE FAMILY ATTACHED

PENROSE PLACE PLANNED UNIT DEVELOPMENT

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12.82 ACRES

PENROSE PLACE PUD
FREDERICK, CO

DEVELOPER:
LANDESEA HOMES

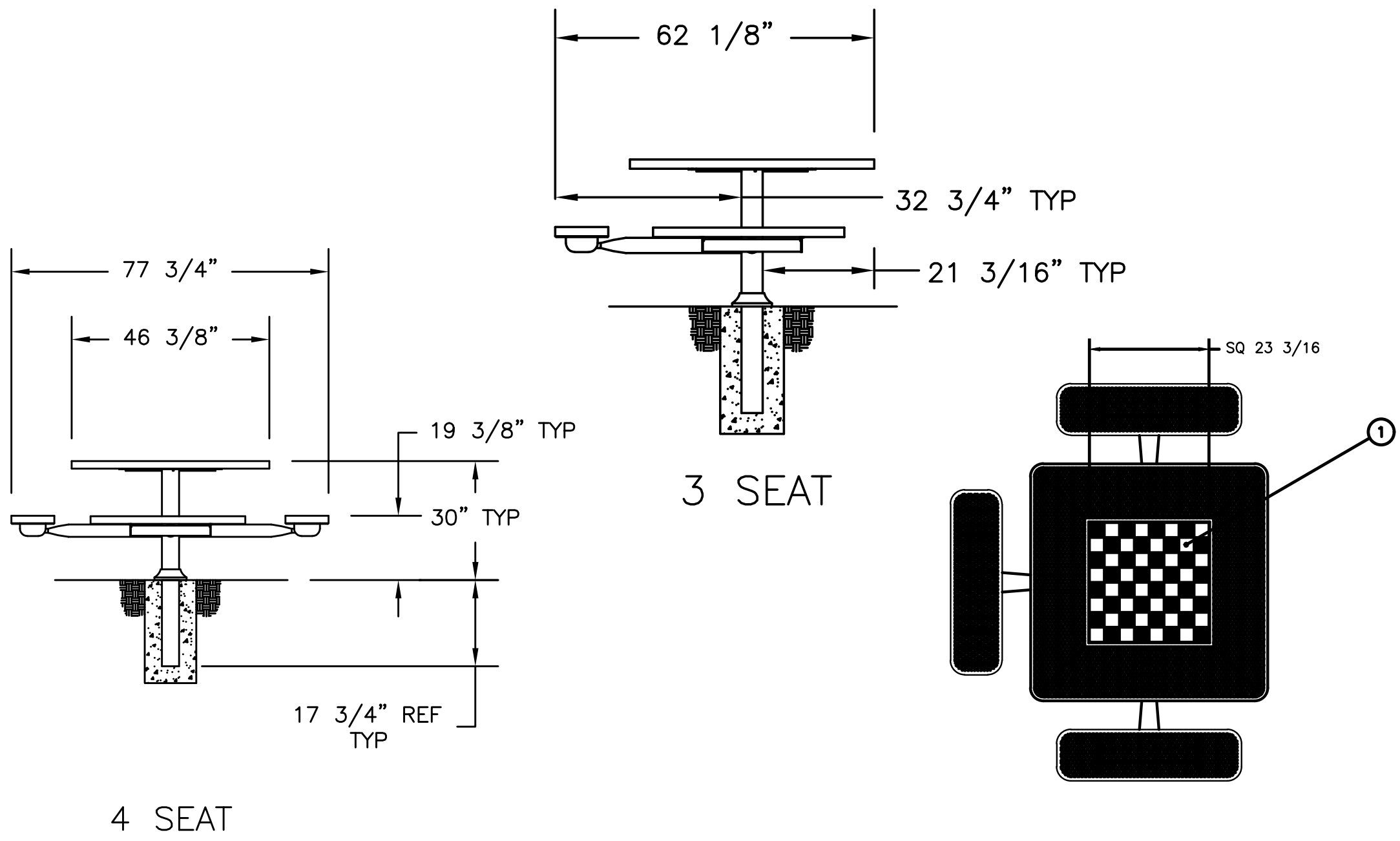
11080 Circle Point Rd, Suite 340
Westminster, CO 80020

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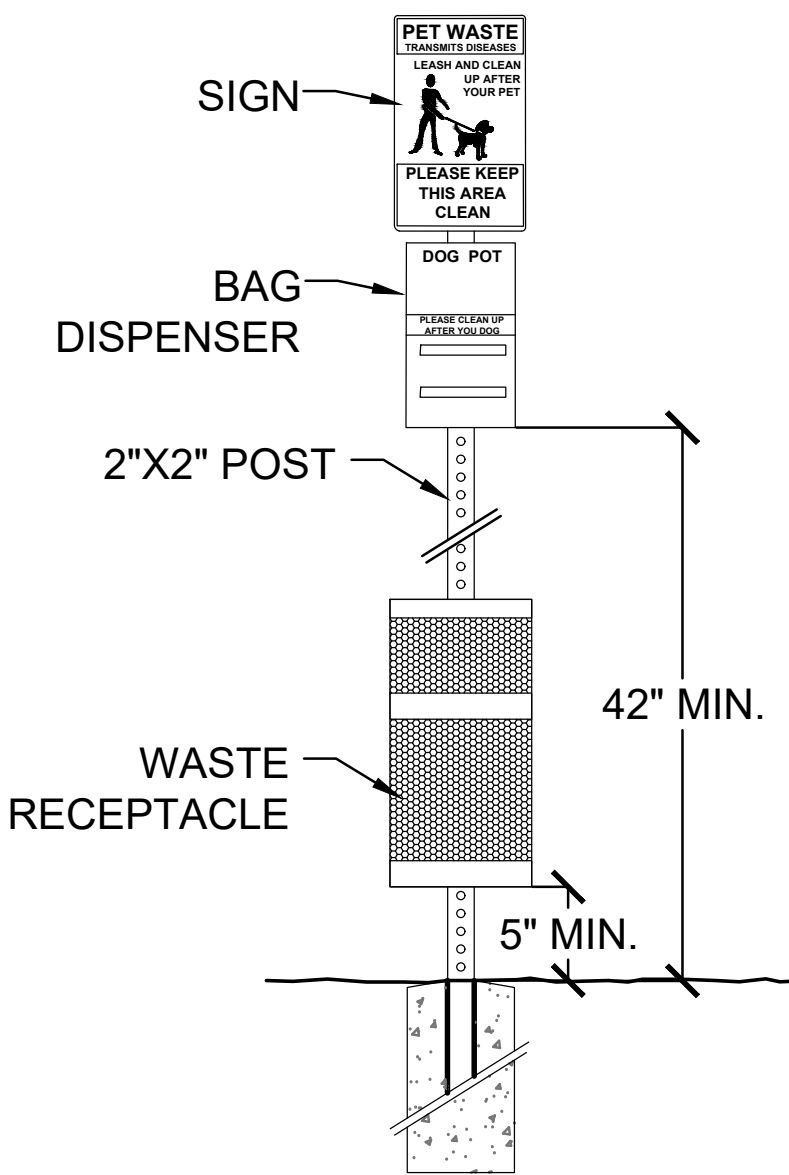
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SHEET TITLE:
REGULATORY
STANDARDS



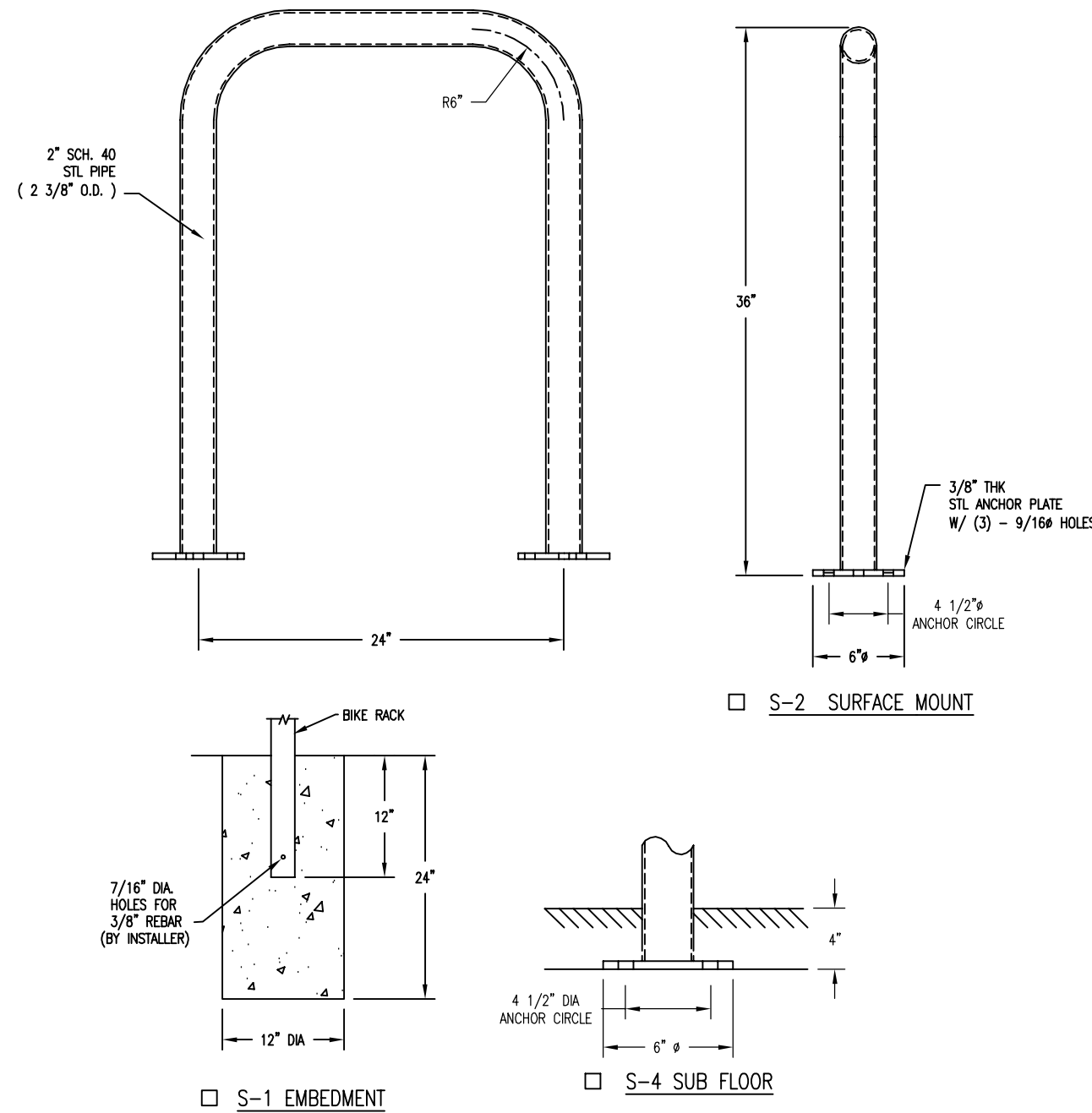
PICNIC TABLE

Wabash Valley 1-800-253-8619 wabashvalley.com Model: SP230D & SP230P Color: Green
(or Town approved alternate)



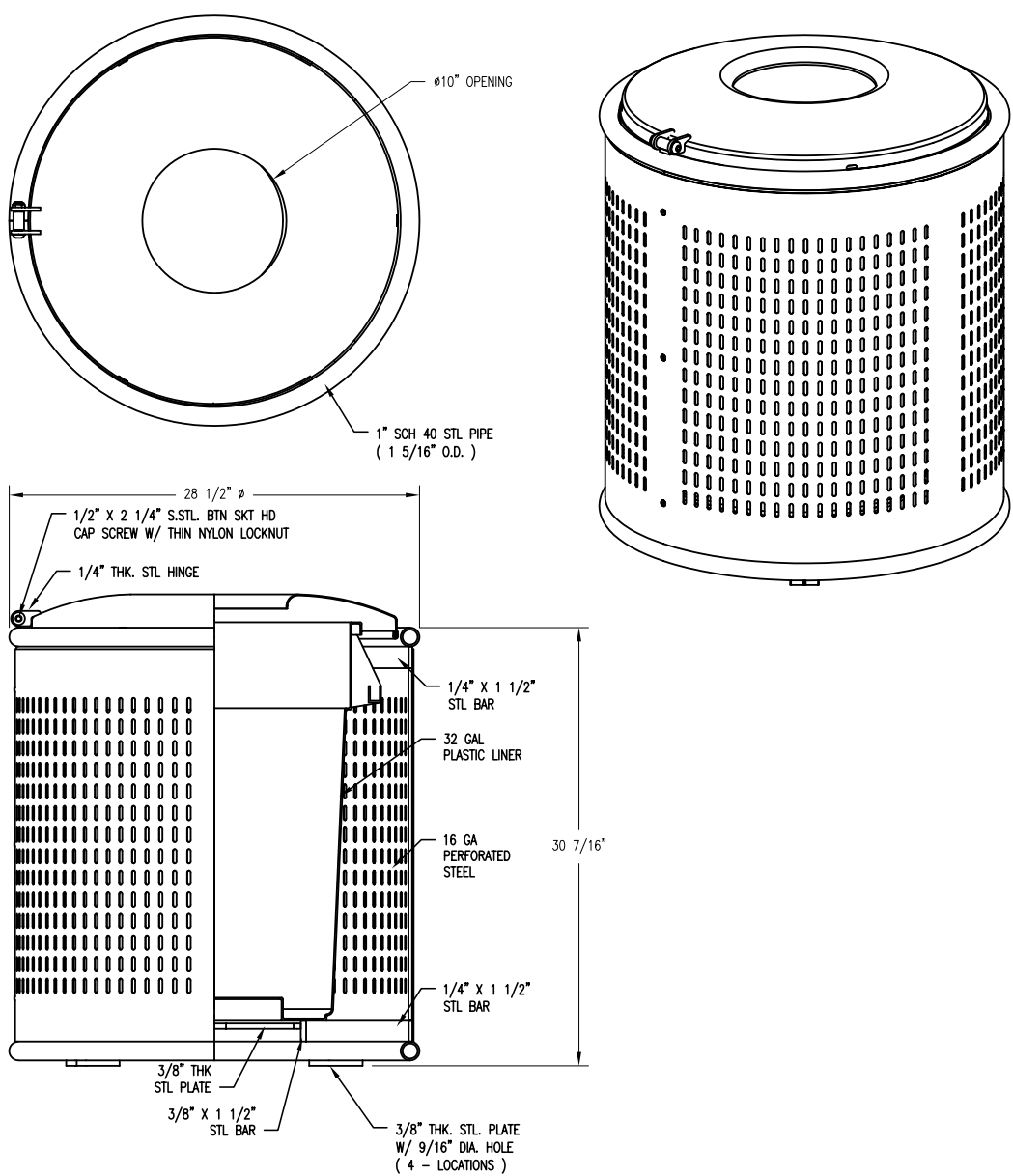
PET WASTE STATION

Terra Bound Solutions 1-877-857-2915 Model: The Sentry
Color: Green (or Town approved alternate)



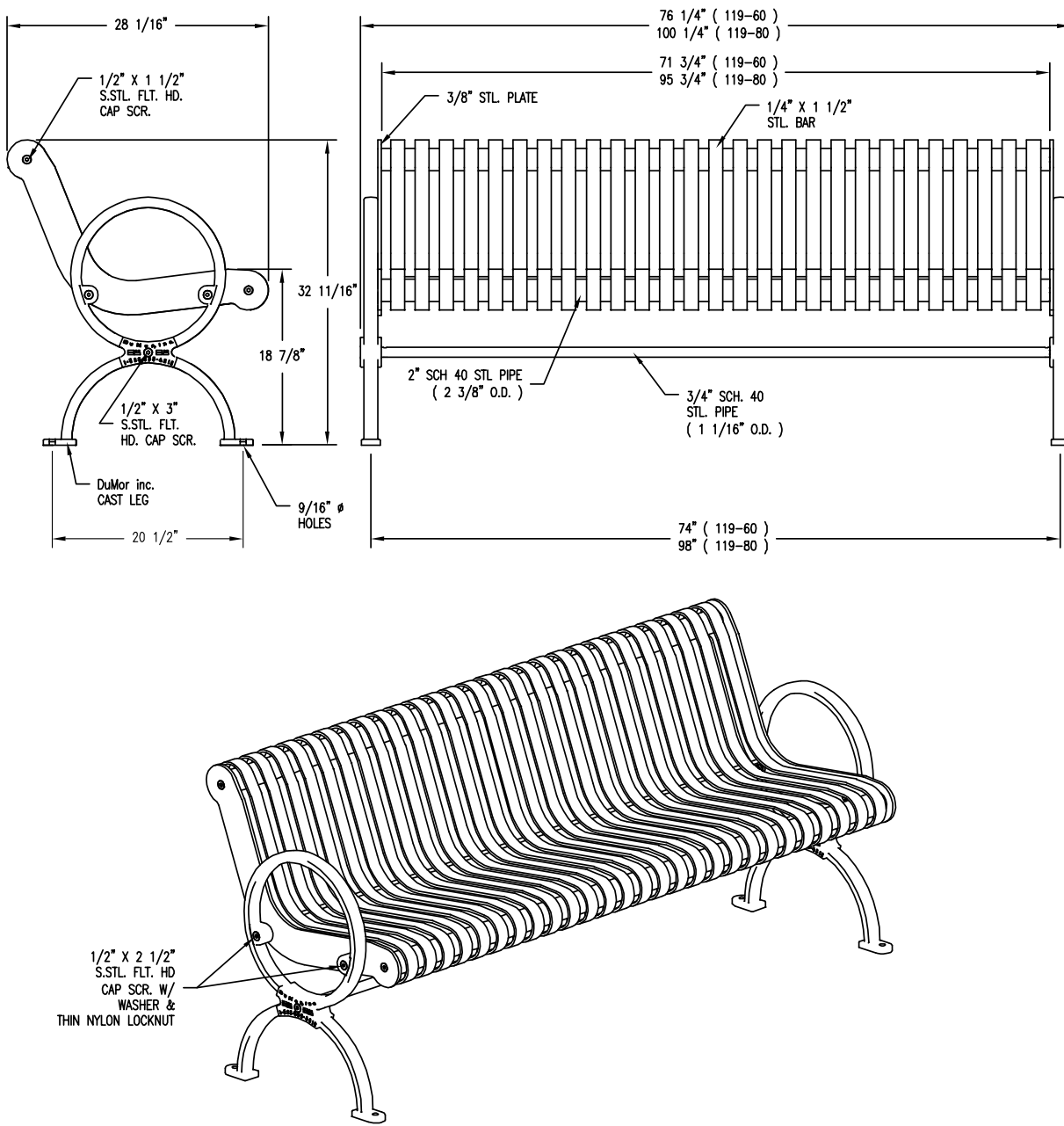
BIKE RACK

Dumor, Inc. 1-800-598-4018 dumor.com Model: 290 Color: Green
(or Town approved alternate)



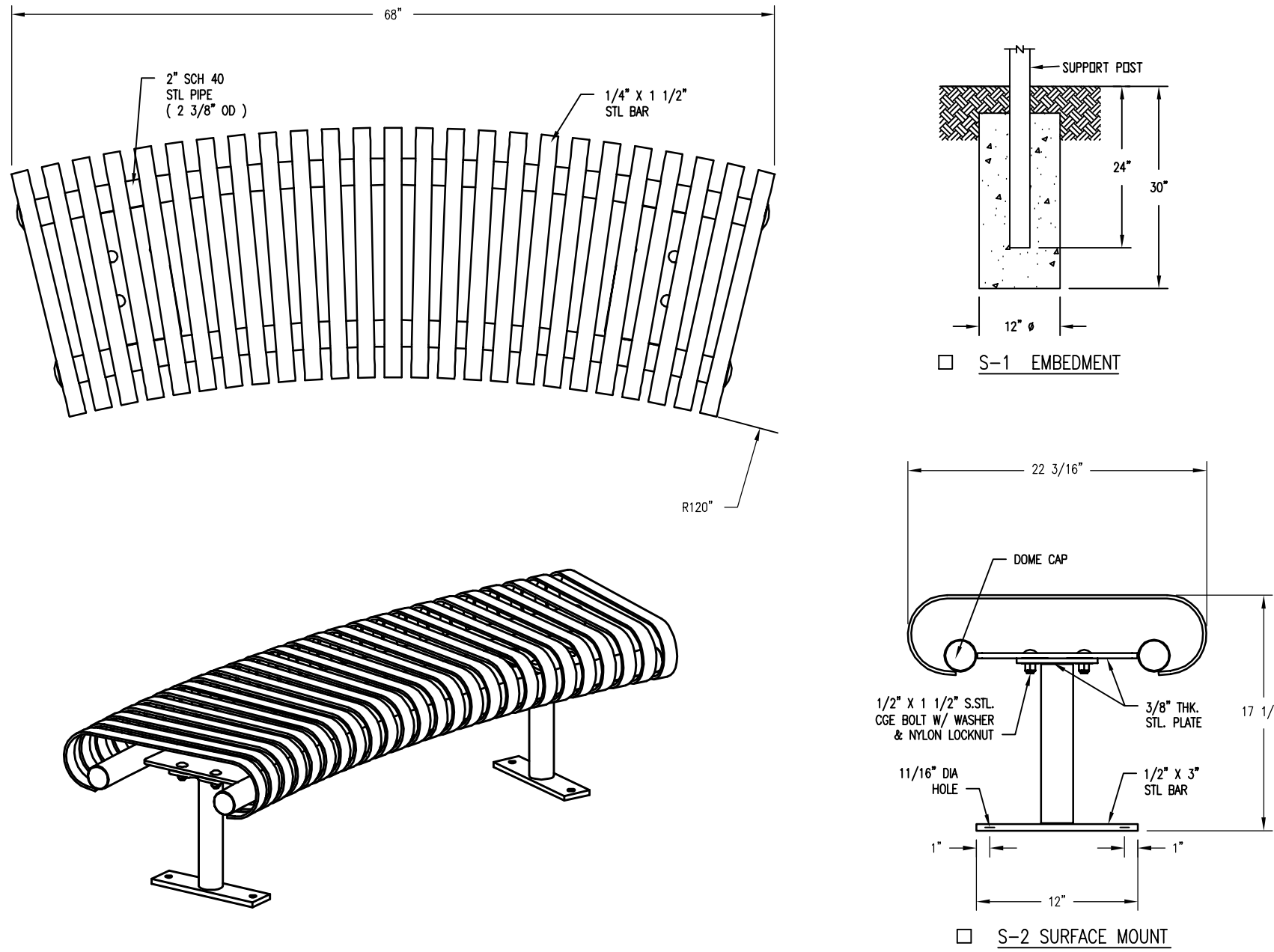
TRASH RECEPTACLE

Dumor, Inc. 1-800-598-4018 dumor.com Model: 170 Color: Green
(or Town approved alternate)



BENCH

Dumor, Inc. 1-800-598-4018 dumor.com Model: 119 Color: Green
(or Town approved alternate)

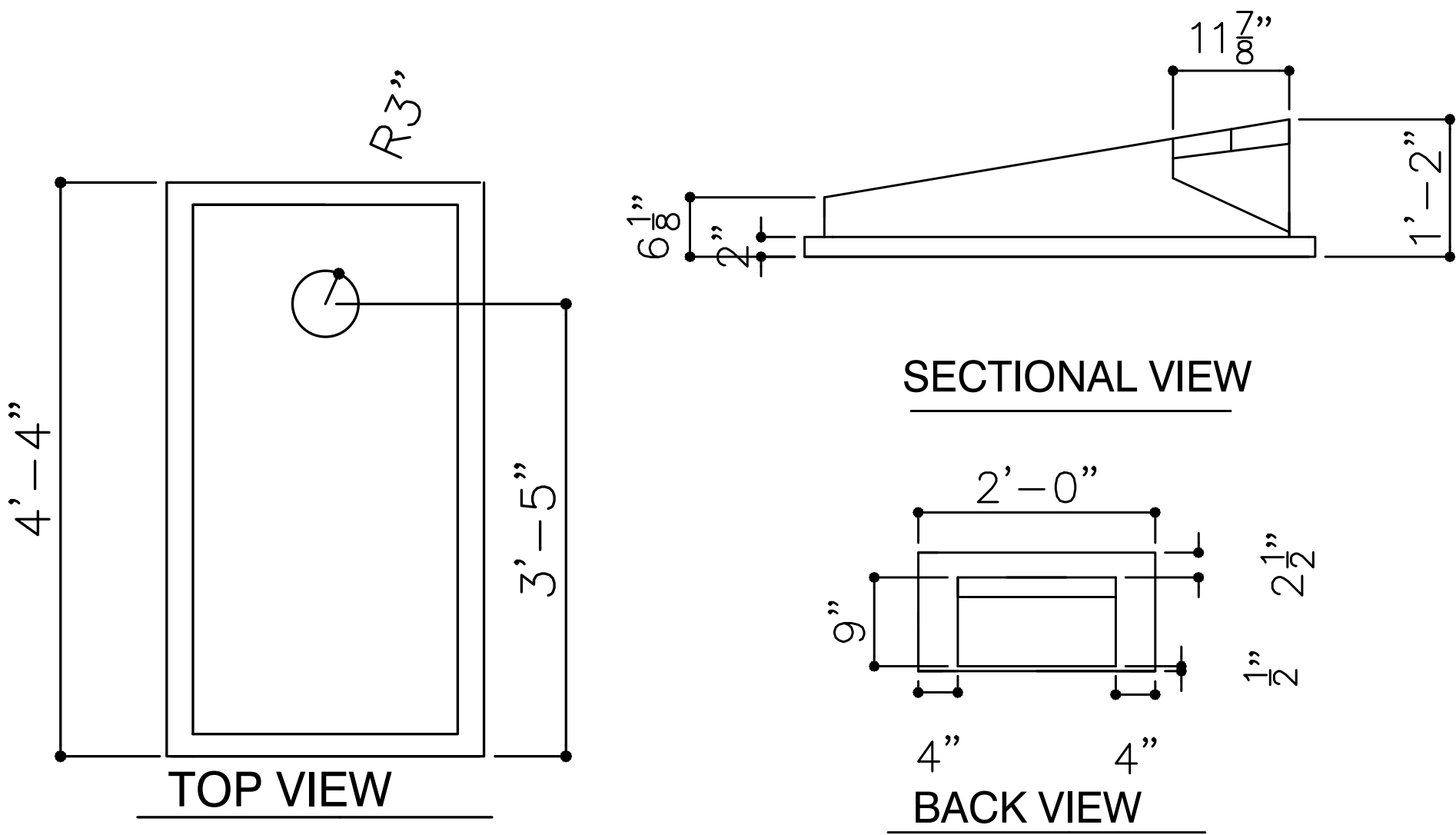


CURVED BENCH

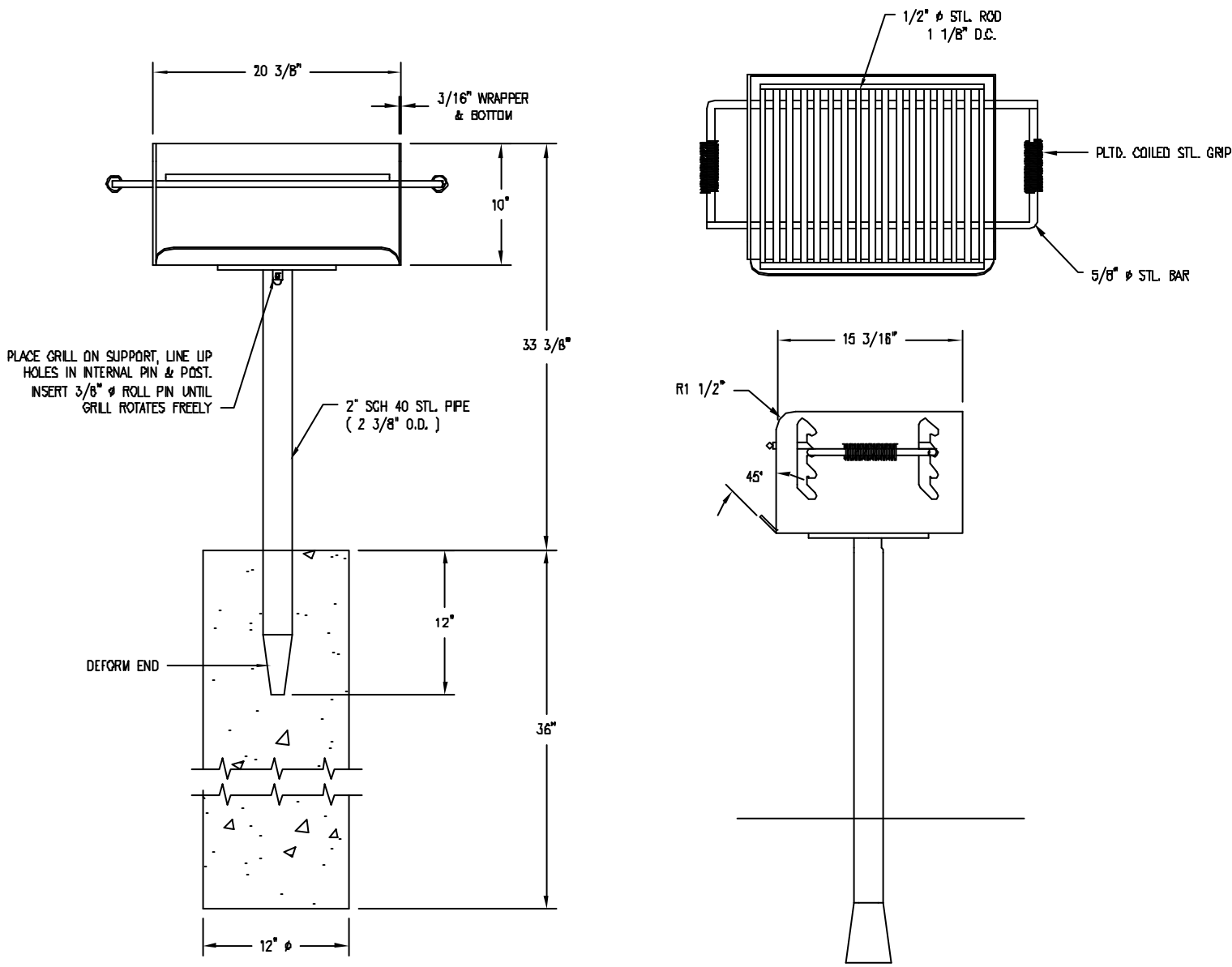
Dumor, Inc. 1-800-598-4018 dumor.com Model: R95P-120-6 Color: Green
(or Town approved alternate)

PENROSE PLACE PLANNED UNIT DEVELOPMENT

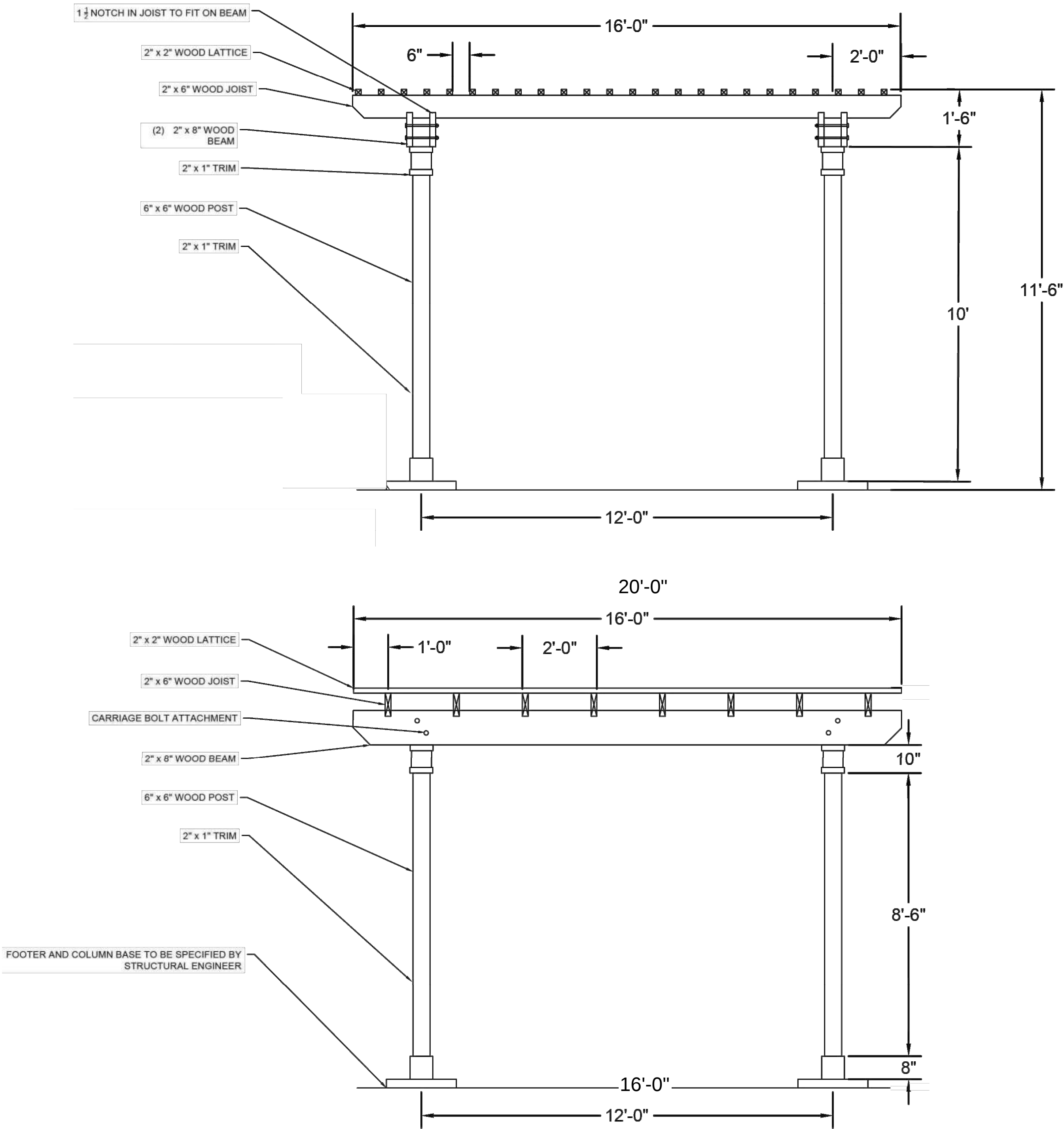
LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK,CO
12.82 ACRES



CONCRETE CORNHOLE
ARCO Concrete, Inc. 1-303-659-2800 arcoconcrete.com
(or Town approved alternate)



OUTDOOR GRILL
Dumor, Inc. 1-800-598-4018 dumor.com Model: 21-00 Color: Black
(or Town approved alternate)



PERGOLA
Note: All connections and footers to be specified by manufacturer or approved by structural engineer.
Final dimensions and finish details may vary by manufacturer.

PENROSE PLACE PUD
FREDERICK, CO

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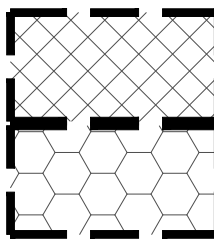
SHEET TITLE:
REGULATORY
STANDARDS

PENROSE PLACE PLANNED UNIT DEVELOPMENT ZONING DOCUMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK, CO
12.82 ACRES

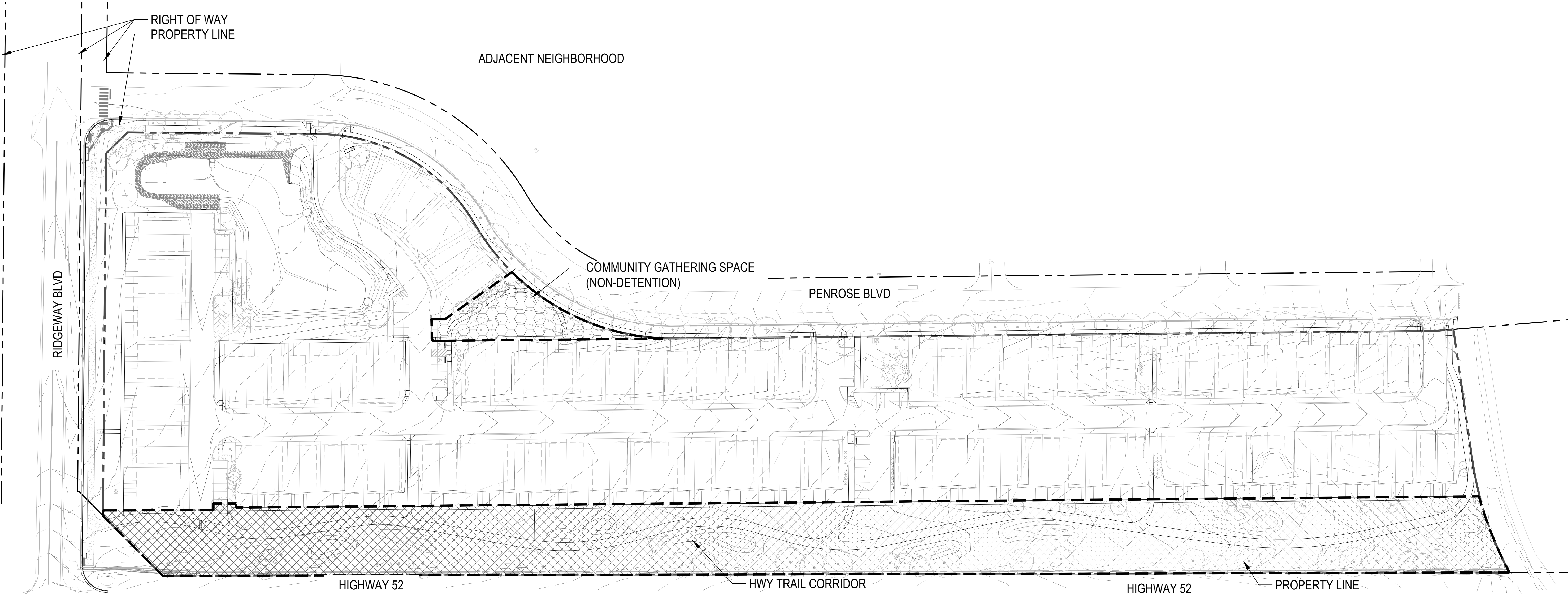
OPEN SPACE TABLE

OVERALL SITE ACREAGE	12.82 ACRES
REQUIRED OPEN SPACE:	25% - 3.21 ACRES
PROPOSED OPEN SPACE	
HWY TRAIL CORRIDOR ACREAGE:	3.14
CENTRAL AMENITY (NON-DETENTION):	0.20
OVERALL OPEN SPACE PROPOSED:	26% - 3.34 ACRES



LEGEND

----- PROPERTY LINE



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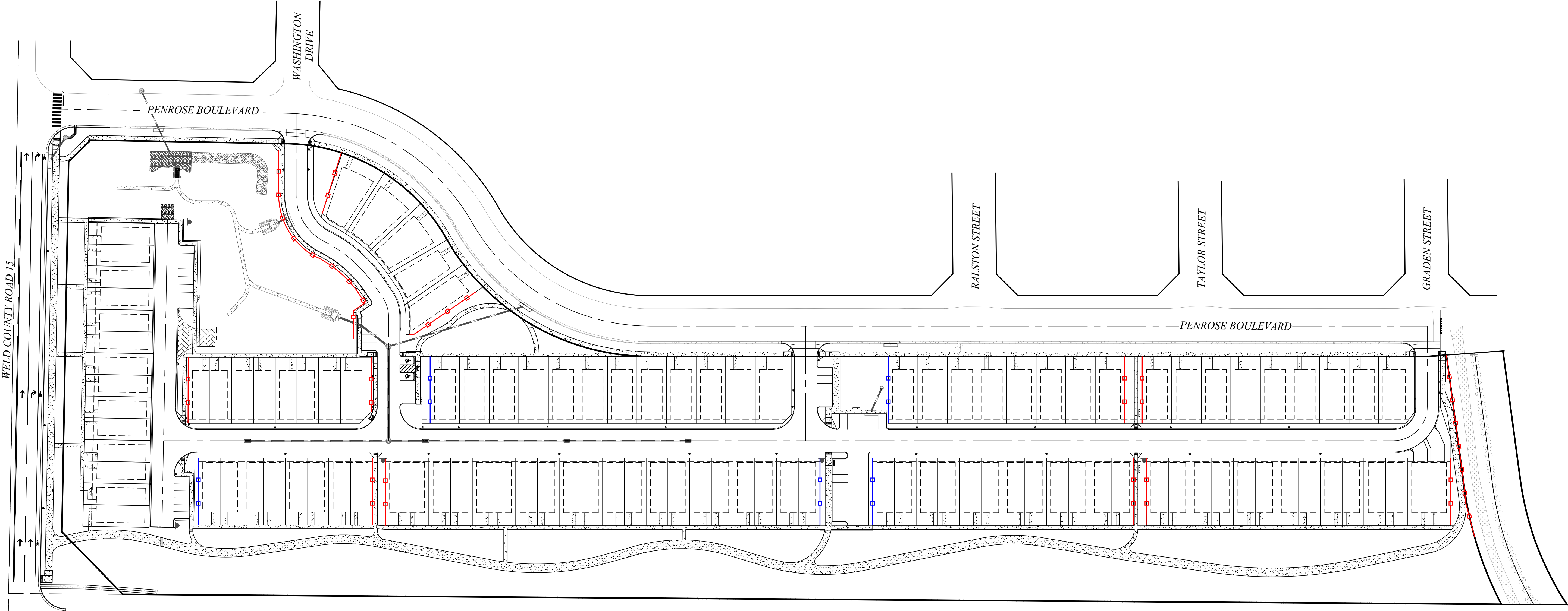
DRAFT

SHEET TITLE:
OPEN SPACE

CHECKED BY: GR
DRAWN BY: SBW

PENROSE PLACE PLANNED UNIT DEVELOPMENT

LOCATED IN SAVANNAH SUBDIVISION,
OUTLOT A AND OUTLOT B IN FREDERICK, CO
12.82 ACRES



Developer or Builder Installed 3-Rail Fence

Builder Installed Privacy Fence

PENROSE PLACE PUD
FREDERICK, CO

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LANDSEA HOMES
11080 Circle Point Rd, Suite 340
Westminster, CO 80020

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06/11/25 SUBMITTAL

DRAFT

SHEET TITLE:
REGULATORY
STANDARDS



May 2, 2024

MEETING NOTES

Project:	Penrose Place – PUD, PP, Service Plan	Date:	04/25/2024
Subject:	Neighborhood Meeting	Time:	5:00 pm
Notes by:	Guiseppe Reale	Location:	401 Locust, Frederick

Meeting Minutes:

1. 5:00 pm - Maureen Welsh, project planner with town of Frederick, opened the meeting with a brief introduction of how the meeting would be conducted.
2. 5:01 pm - Samantha Pollmiller with Norris design presented a brief powerpoint from the applicant team for the Penrose Place project including information on the property, the proposed concept plan, conceptual landscaping, and the next steps in the submittal and review processes.
3. 5:09 pm - Samantha Pollmiller completed the applicant presentation and the floor was opened to questions from Neighbors in attendance. There were three attendees in person and one virtual attendee for the neighborhood meeting:
 - Richard (virtual)
 - Ben Flaim
 - Theresa Burt
 - Maria Burt
4. 5:09 pm - The first question was asked regarding price points for the homes in the neighborhood. The applicant team responded that it was too early in the process to confirm an accurate price point range, but that the homes were expected to be on the lower end of the spectrum for the Frederick area.
5. 5:10 pm - A follow up to the first question was asked regarding the size of the proposed homes for the development, applicant provided size ranges for both the paired and detached homes proposed for the community.
6. 5:11 pm - Question was asked if applicant team is pursuing a metropolitan district on the property, which applicant team confirmed.
7. 5:12 pm - Applicant team offered additional clarification that all homes in the proposed community will be alley loaded, so the fronts of all units will face perimeter streets or open space with garages located in the rear.
8. 5:12 pm - Town staff was asked if the town has specific requirements for green spaces and landscaping for new communities, town staff clarified that yes the town does have specific requirements, however the

applicant team is proposing a PUD for the community so there may be some variation proposed from typical town standards.

9. 5:14 pm - Applicant team was asked about the availability of a traffic study for the community, applicant team explained that there is a prior study that is currently being updated, town staff clarified that this study will be available for public review once the full project application is received. Neighbor stated that the concern was not the local roads, but increased traffic on Highway 52 from all the new homes in the surrounding area. Town staff also clarified that CDOT is consulted with all projects that are anticipated to generate additional traffic flow on the highway.
10. 5:17 pm - Question was asked regarding water rights for landscaping and the community more generally, applicant team explained that water would have to be purchased and dedicated to support the additional new homes and that applicant intends to pursue low water usage landscaping for this project in an attempt to conserve resources. A follow-up question was asked regarding how much water would be needed for the project, applicant team clarified that indoor water requirements were set by town code, outdoor use would be determined based on landscaping, but it was still too early to have an exact figure.
11. 5:19 pm - Question regarding what documents were going to be included in applicant's 1st submittal, applicant team clarified that a PUD, Preliminary Plat, and a Service Plan for a metro district would be included in submittal. Town staff added that all submittals would be accessible to the public and that residents would be noticed again when applicant makes the formal submittal.
12. 5:20 pm - Neighbor commented in favor of proposed alley loaded homes and increased curb appeal for community with that type of home.
13. 5:22 pm - Question asked about other Landsea home communities and if they are also located in metro districts, applicant answered that yes the homes are in metro districts but they were not the developers on those projects.
14. 5:23 pm - Question from the virtual attendee about parking on site and if Penrose Boulevard would be modified to accommodate on street parking. Applicant team clarified that there would be no alley parking allowed, but there would be two car garages required for each unit type, a limited number of interior parking spaces would be provided and Penrose Boulevard is already appropriately sized to accommodate street parking.
15. 5:24 pm - Meeting was concluded.

Date: April 25, 2024

Page 46 of 47

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, November 6th 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 Joey Reale, Landsea Homes, 428 Kimbark Street, Longmont, CO, 80501; for the purpose of considering the Penrose Place Preliminary Plat/Final Plat and PUD - Planned Unit Development land use applications pursuant to the Codes of the Town of Frederick and applicable State statutes.

The affected property is generally located northeast of the Highway 52 and Ridgeway Blvd. intersection.

The legal description of the property is: "Resubdivision of Outlots A and B, Savannah Subdivision, Located in the Southwest Quarter of Section 32, Township 2 North, Range 67 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 agonzaes@frederickco.gov to receive instructions on how to access the materials.

Dated this 16th day of October, 2025

TOWN OF FREDERICK, COLORADO

By: Tricia David, Town Clerk

Published: Longmont Times Call October 18, 2025-2139249

Prairie Mountain Media, LLC

PUBLISHER'S AFFIDAVIT

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):

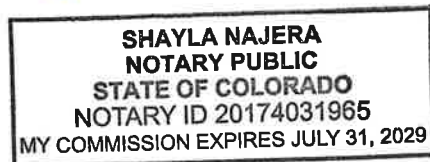
Oct 18, 2025

Melissa Najera
Signature

Subscribed and sworn to me before me this
20th day of October, 2025.

Shayla Najera
Notary Public

(SEAL)



Account: 1051151
Ad Number: 2139249
Fee: \$44.37