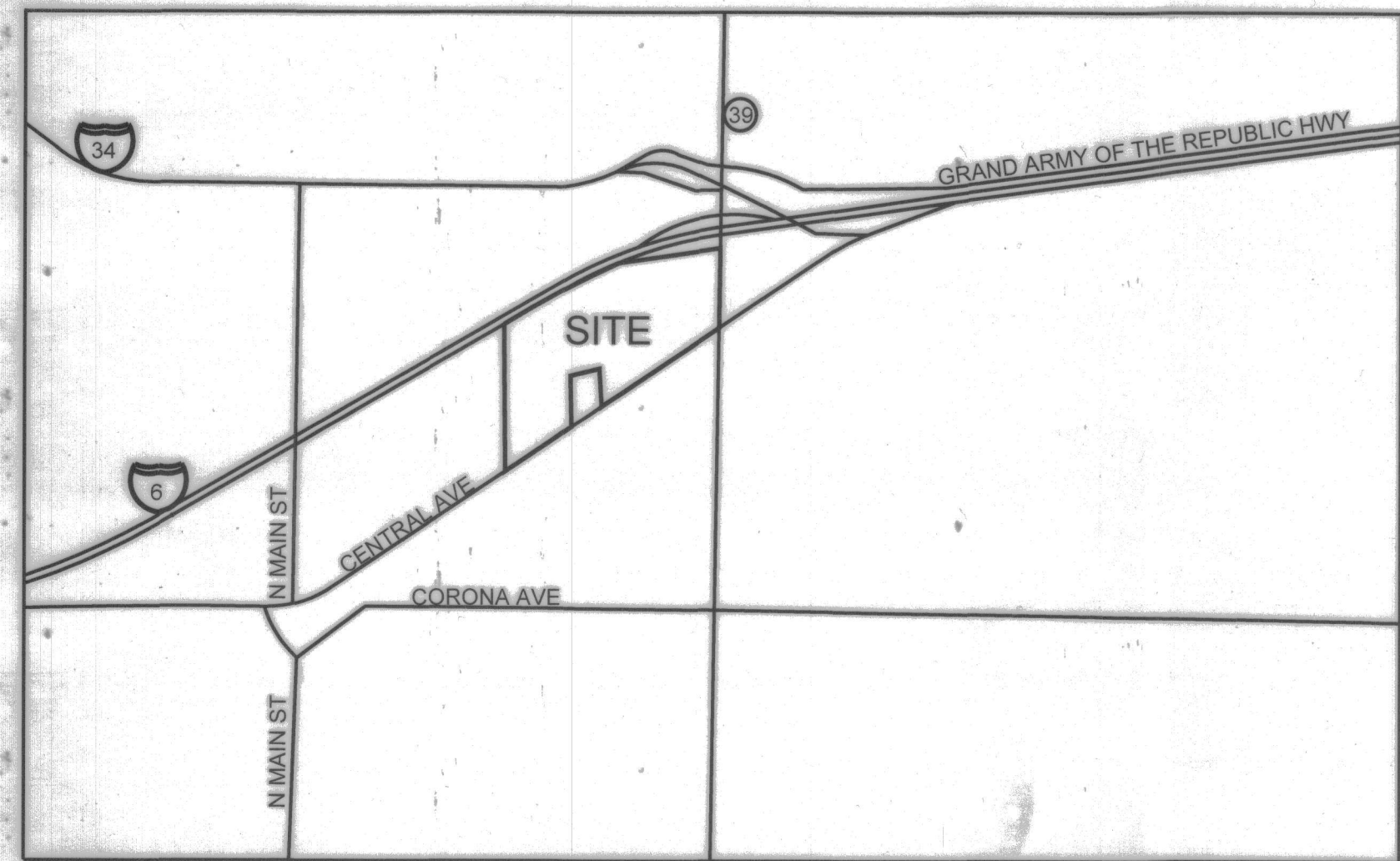


PRELIMINARY PD PLAN
ROBERTS 81 PLANNED DEVELOPMENT
TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

Legal Description

A parcel of land being a portion of the East Half (E 1/2) of Section Eleven (11), Township Three North (T.3N.), Range Sixty West (R.60W) of the Sixth Principal Meridian (6th P.M.), County of Morgan, State of Colorado and being more particularly described as follows:

COMMENCING at the South Quarter corner of said Section 11 and assuming the West line of the E 1/2 of said Section 11 as bearing North 01°01'47" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 5265.93 feet with all other bearings contained herein relative thereto;

THENCE North 01°01'47" West along the West line of the E 1/2 of said Section 11 a distance of 1783.89 feet to the intersection of the West line of the E 1/2 of said Section 11 and the North Right of Way line of State Highway No. 6 and to the POINT OF BEGINNING;

THENCE North 01°01'47" West along the West line of the E 1/2 of said Section 11 a distance of 1660.36 feet to the Southerly Right of Way line of Interstate No. 76 as conveyed to the Department of Highways, State of Colorado in a Special Warranty Deed (SWD) recorded November 24, 1958, in Book 608 at Page 484 of the Records of Morgan County;

The following Six (6) courses are along the Southerly and Westerly lines of said Interstate No. 76:

THENCE North 58°27'12" East a distance of 948.15 feet (SWD=947.0 feet) to a Point of Curvature;

THENCE along the arc of a curve concave to the Southeast a distance of 1205.36 feet (SWD=1204.9 feet), said curve has a Radius of 5580.00 feet, a Delta of 12°22'36" and is subtended by a Chord bearing North 64°38'30" East a distance of 1203.02 feet to the end point of said curve;

THENCE North 86°00'30" East along a line non-tangent to the aforesaid curve a distance of 590.90 feet (SWD=590.9 feet);

THENCE South 52°49'30" East a distance of 69.50 feet (SWD=69.5 feet); THENCE South 07°18'00" East a distance of 452.87 feet (SWD=452.8 feet);

THENCE North 89°03'54" East a distance of 30.00 feet to the East line of the Northeast Quarter of said Section 11;

THENCE South 00°56'06" East along said East line a distance of 376.83 feet to the Northerly line of that parcel of land described in a Warranty Deed recorded March 14, 1938, in Book 365 at Page 150 of the Records of Morgan County, said line being the Northerly Right of Way line of State Highway No. 6;

The following Two (2) courses are along the Northerly Right of Way lines of said State Highway No. 6:

THENCE South 54°39'10" West a distance of 1634.92 feet to the South line of the Northeast Quarter of Section 11 and to a point being 217.00 feet Northwesterly of, as measured at a right angle to the centerline of the existing main line of the Burlington Northern and Santa Fe Railroad;

THENCE South 54°42'26" West a distance of 210.62 feet along the Northerly line of that parcel of land described in a Warranty Deed recorded March 14, 1938, in Book 365 at Page 148 of the Records of Morgan County and to the Southeast corner of that parcel of land described in a Quit Claim Deed (QCD) recorded October 25, 2007, as Reception No. 845936 of the Morgan County Records;

The following Three (3) courses are along the East, North and West lines of said QCD:

THENCE North 01°06'01" West a distance of 344.45 feet (QCD=344.19 feet);

THENCE South 88°54'45" West a distance of 356.00 feet (QCD=356.00 feet);

THENCE South 01°06'01" East a distance of 586.40 feet (QCD=586.06 feet) to the Northerly Right of Way line of State Highway No. 6 and to the Northerly line of that parcel of land described in that Warranty Deed at Book 365, Page 148;

THENCE South 54°42'26" West along the Northerly Right of Way line of said State Highway No. 6 a distance of 915.31 feet to the West line of the E 1/2 of said Section 11 and to the POINT OF BEGINNING.

County of Morgan,
State of Colorado

TOTAL ACREAGE: 81.643



LEGEND

PA-5 - Planning Area

--- 8' sidewalk

NOTES

1. 2.0 ACRE WATER TANK SITE TO BE DETERMINED.

DRAFT - NOT APPROVED
IN PROGRESS

ROBERTS 81 PD ZONING SUMMARY TABLE

Planning Area	Land Use	Area - Acres
PA - 1	Commercial, Retail, Light Industrial Zone District	+/- 12.8 AC
PA - 2	Retail Commercial Zone District	+/- 11.0 AC
PA - 3	Retail Commercial Zone District	+/- 10.0 AC
PA - 4	Retail Commercial Zone District	+/- 12.3 AC
PA - 5	Commercial, Retail, Light Industrial, Residential Zone District	+/- 28.4 AC
Road -- Minor Collector -- 60' ROW		+/- 7.1 AC
Gross Area		+/- 81.6 AC

Certificate of Ownership

We the undersigned, being the Owner(s) and /or Developer(s) of the land herein described located in the Town of Wiggins, County of Morgan, State of Colorado, hereby submit this plan and agree to perform under the terms noted hereon.

Judith Roberts, Pres, Stub's Gas & Oil, Inc
Owner

The foregoing instrument was acknowledged before me this 21st day of July, 2017 by Judith Roberts.

Dwain E. Lopez
Notary

6/1/2020
Commission Exp.

SUSAN E. LOPEZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 19874153036
MY COMMISSION EXPIRES 6-1-2020

STATE OF COLORADO

COUNTY OF MORGAN

Planning Commission

This Planning Commission of the Town of Wiggins recommends approval of this Planned Development this 9th day of November, 2017.

Chairperson

Town Board

Approved by the Town Boards of Trustees of the Town of Wiggins, Colorado this 9th day of November, 2017 by Ordinance No. 21-2016

[Signature]
Mayor



[Signature]
ATTEST: Town Clerk

ROBERTS 81
PLANNED DEVELOPMENT
PRELIMINARY PD PLAN

PLANNER
MELISSA KENDRICK
KENDRICK CONSULTING, INC.
1115 COOK STREET
DENVER, CO 80206
TEL: (303) 725-1255

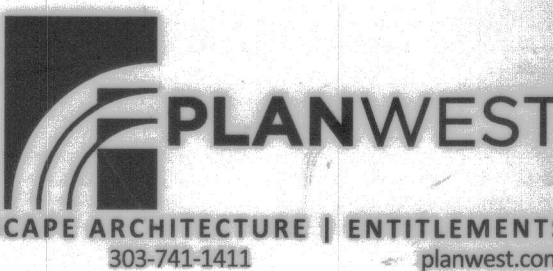
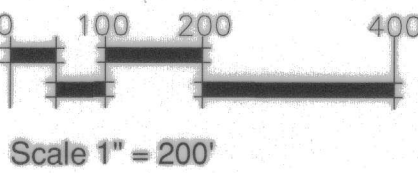
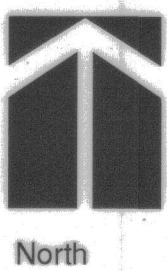
PLANNING/LANDSCAPE ARCHITECTURE
PLAN WEST INC.
767 SANTA FE DRIVE
DENVER, COLORADO 80204
TEL: (303) 741-1411

OWNER
STUB'S GAS AND OIL
16740 HIGHWAY 39
WIGGINS, CO 80684

ENGINEER
TERRAMAX, INC.
4220 GOLF VISTA DRIVE
LOVELAND, CO 80537

job no. 2015-26
date 3-8-2016
revisions 6-30-2017

sheet 1 of 5



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PRELIMINARY PD PLAN
ROBERTS 81 PLANNED DEVELOPMENT
TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO



LAND USE TABULATION:

Lot Number	Total Area (AC)	Detention Easement Area (AC)
1	11.0	
2	5.0	1.0
3	7.8	2.5
4	14.8	3.0
5	7.9	
6	5.7	
7	4.0	
8	2.6	
9	10.0	
10	1.5	
11	1.0	
12	1.0	
13	1.5	
14	0.7	
TOTAL	74.5	6.5
Road -- 60' ROW	+/- 7.1 AC	
TOTAL AREA		81.6 AC

NOTES

1. WATER TANK AND ACCESS TO BE DETERMINED WITH FUTURE PLATTING FOR DEVELOPMENT
2. ACCESS TO THE WEST TO BE REVIEWED WITH A FUTURE PLAT FOR DEVELOPMENT
3. SIZE AND NUMBER OF LOTS ARE GENERAL REPRESENTATION ONLY, AND ARE SUBJECT TO FINAL PLATTING AS REQUIRED BY TOWN ORDINANCES, RESOLUTIONS AND REGULATIONS.

ROBERTS
PLANNED DEVELOPMENT
PRELIMINARY PD PLAN

PLANNER
MELISSA KENDRICK
KENDRICK CONSULTING, INC.
1115 COOK STREET
DENVER, CO 80208
TEL: (303) 725-1255

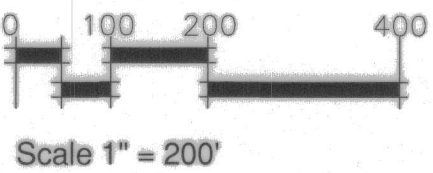
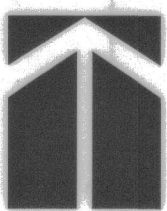
OWNER
STUB'S GAS AND OIL
16740 HIGHWAY 39
WIGGINS, CO 80654

PLANNING/LANDSCAPE ARCHITECTURE
PLANWEST INC.
767 SANTA FE DRIVE
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TEL: (303) 741-1411

ENGINEER
TERRAMAX, INC.
4220 GOLF VISTA DRIVE
LOVELAND, CO 80537

job no. 2
date 3/23/2023
revisions 63

sheet 2 of 2



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PRELIMINARY PD PLAN
ROBERTS 81 PLANNED DEVELOPMENT
TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

INTRODUCTION AND GENERAL CONDITIONS

Intent

The Roberts 81 (PD) is intended to provide the framework from which a new, mixed use development can be established and supported in the Town of Wiggins. The Roberts 81 PD is planned to include a mix of residential, retail, office, commercial, and light industrial uses along with open space. The mixed use program will combine employment opportunities, services and housing while striving to preserve the small town lifestyle and setting. The Roberts 81 PD provides development standards that will assure maximum flexibility and promote innovative development to help enhance the character and quality of the Town of Wiggins, while respecting the provisions of the Town's zoning ordinance.

The intent of this Preliminary PD Plan is to establish specific criteria for the comprehensive development and improvement of the property. The standards will help guide the development in an orderly manner to provide the residents of Wiggins with a comfortable place to live, work, play, and shop.

The Roberts 81 PD is intended to be compatible with the Town of Wiggins Comprehensive Plan. As a result, this Preliminary PD Plan has incorporated the guiding Comprehensive Plan vision which is stated as follows:

Wiggins' vision for the future is tied to its past and its agricultural base. This Plan envisions that the Town should strive to grow and begin to diversify its economy while maintaining a small town atmosphere. The Town needs to improve the quality of public services provided and develop the capital improvements necessary to improve the quality of life in the community for present and future residents.

The Roberts 81 PD plan proposes extensive diversification to the Wiggins economy by expanding the commercial and light industrial base of the local economy. The Preliminary PD Plan intent is to preserve the small town atmosphere of Wiggins by ensuring the improvements are appropriate for the Town and not generic to the region. Through a public private partnership with the Town of Wiggins, the planned development will assist in improving the public services and facilities through agreements to build the capital infrastructure necessary for development.

Relationship to Town Regulations

The provisions of this Preliminary PD Plan shall prevail and govern the development within the Roberts 81 PD. Where the provisions of the Preliminary PD Guide do not address a specific subject, the provisions of the Town of Wiggins Land Development Code, as amended, or other applicable ordinances, resolutions or regulations of the Town of Wiggins shall prevail.

Land Dedication Requirements

In order to meet the land dedication requirements for public facilities, Roberts 81 will dedicate to the Town of Wiggins a 2-acre water tank site at the Town's request. The site is identified on Planning Area 5 but will be dedicated at the time of subdivision or when the Town requests the site for development. The open space land dedication requirements are being met through an expanded 8-foot wide sidewalk along the center roadway depicted on Sheet one of this document. The sidewalk is intended to provide pedestrian connection from the east to the west of the property and ultimately connecting into the Town sidewalk or trail system. Additionally, an approximately one (1) acre park site is identified in Planning Area 5 with any residential development. Furthermore, school dedication requirements will be met with any residential development that occurs on the property. Final land dedication and open space requirements will be determined at the time of platting.

Modifications

The Zoning Administrator may approve modifications to specific development guidelines within the PDP document if the proposed modification meets the intent of the standards.

Conflicts

Where there is more than one provision within the Preliminary PD Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

Enforcement

The provisions of the Preliminary PD Plan relating to the use of land shall run with the land in favor of the Town of Wiggins and shall be enforceable, at law or in equity, by the Town of Wiggins.

Planning Area Boundaries

The proposed design for the Roberts 81 PD is organized into five (5) planning areas with a general network of internal roadways that access the property off of SH39 on the eastern boundary, with three access location off of Central Avenue/SH6 on the southern boundary. These planning areas differentiate the use areas based upon proximity to conflicting uses, I-76, State Highways 39 and 6 and the residential home located in the center of the property.

The road network is conceptual, subject to changes based upon the actual development of the property. The road design is based upon current Town of Wiggins road standards that rely upon the City of Greeley road design standards. The document includes road cross that are intended to be relied upon with any future subdivision and public improvement design documents. This internal road network is intended to become public streets with smaller, internal circulation roadways that may be public or private as determined during the subdivision and development process.

Planning Area Boundary Modifications

The size of any Planning Area may increase or decrease by no more than 10% administratively and greater than 10% through approval by the Board of Trustees. A modification is determined based upon: internal street alignments, arterial street alignments, 100-year floodplain boundary, park and open space and buffer zone areas. The final boundary of any Planning Area will be established when the final plat is prepared for that area.

Amendments to planning areas shall be subject to the Town of Wiggins Land Development Code, as amended.

SITE ANALYSIS

Existing Conditions

The 81 Acres that make up the Roberts 81 PD is described on the Preliminary PD Plan Map. The property is currently zoned Commercial within unincorporated Morgan County. The property is currently being leased for crop production on the majority of the property. The leasees conducts a fall harvest business on the east end of the property with access off of Central Avenue/SH 6. There are no structures, roads or improved access locations on the property.

Proposed Conditions

The proposed design for the Roberts 81 PD organizes a general network of proposed internal roadways that access the property off of SH39 on the eastern boundary, with three access locations off of Central Avenue/SH6 on the southern boundary. This internal road network divides the property into a group of large planning areas. These planning areas are then used to represent the proposed zoning that is described in this Preliminary PD Plan, including the permitted uses and lot and building standards. The document includes road cross sections that are based upon the Town of Wiggins road standards. All development will be subject to a Final PD Plan process as detailed in the Zoning section of the Town of Wiggins Land Development Code and other applicable ordinances resolutions or regulations of the Town of Wiggins, as amended from time over time.

Schedule of Development, Proposed Phasing

Commercial and residential development as represented in the Roberts 81 PD Plan are anticipated to be phased over a multiple years based on market demands.

Special Financing Districts

It is anticipated that the development of the Roberts 81 PD will require the formation of a Metropolitan District to finance the costs of new public infrastructure and certain ongoing maintenance costs where appropriate. Creation of the Metro Districts will be in accordance with the Colorado State Statutes and Town of Wiggins regulations.

Parking Standards

The Roberts 81 PD shall comply with the parking space requirements and standards set forth in the Wiggins Land Development Code and other applicable ordinances, resolutions or regulations of the Town of Wiggins, as amended from time to time.

Landscape Standards

The Roberts 81 PD shall comply with the landscape requirements and standards set forth in the Wiggins Land Development Code and other applicable ordinances, resolutions or regulations of the Town of Wiggins, as amended from time to time.

Lighting Standards

The Roberts 81 PD shall comply with the lighting requirements and standards set forth in the Wiggins Land Development Code and other applicable ordinances, resolutions or regulations of the Town of Wiggins, as amended from time to time.

DEFINITIONS

All terms not specifically defined in the Roberts 81 PD Development Plan, shall have the meanings ascribed to them as detailed in the Town of Wiggins Land Development Code and other applicable ordinances or regulations, as amended from time to time.

Flex Office

Flex Office allows a flexible land use for office, product research and development, the assembly and fabrication of goods and products, wholesale and retail sales, and warehousing for distribution of products in a storefront/office styled building. Flex Office assembly and fabrication is limited to goods produced with little if any noise, vibration, glare, and/or air and water pollution produced on the exterior of the buildings.

Offices; administrative

Include but are not limited to: newspaper publications, radio and tv stations and other communication businesses, realty/land offices, medical and dental clinics, optometrists, veterinary clinics and hospitals.

Recreation or Entertainment

The uses include but are not limited to: bowling alleys, movie theaters, health club/gyms, miniature golf.

Personal Services

The uses include but are not limited to: bookkeeping services, insurance agencies, attorney-at-law/legal services, barber and beauty shops, mortuaries and funeral homes, repair, furniture and major household appliances.

Retail Business

Antique shops, artist supply stores, auto and truck parts stores, book and stationery stores, building materials, ranching supply, copy centers, farmers and flea markets, firewood sales and storage, florist, gift shops, jewelry stores, laundromats, music and video stores, newsstands, clothing stores, craft stores Department stores, drug stores and grocery stores.

Zoning Chart	
Existing Zoning	Proposed Zoning
Commercial	Planned Development

COMMERCIAL,RETAIL,LIGHT INDUSTRIAL ZONE DISTRICT

Planning Area 1

Intent

The Planning Area 1 allows industrial uses in addition to the uses allowed in the Retail Commercial Zone District defined in this Preliminary PD Plan. Industrial land uses are primarily for research and development, warehousing, product assembly and manufacturing, and distribution. The Commercial, Retail, Light Industrial Zone District is intended to attract uses that can take advantage of the strategic location on I-76 between Brighton, Greeley and Fort Morgan, excellent visibility from the interstate, and direct access from I-76. Planning Area 1 provides an opportunity for an expanded employment base for the Town and region.

Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Zoning Administrator:

- All uses allowed By Right in the Retail Commercial Zone District
- Agricultural activities including crop production
- Boat sales
- Distribution centers including oil and gas drilling service operations, storage yards and offices.
- Manufacturing, assembly, finishing and distribution of secondary and basic goods located substantially in enclosed structures.
- Commercial steam cleaning/laundry operations
- Concrete or asphalt products production
- Contractors office with outside storage of construction materials or equipment
- Custom crafts (such as ceramics, furniture making and stained glass production)
- Frozen food lockers
- General machine shops
- General research and development
- Laboratory; medical, dental, optical, scientific
- Light trade and technical uses
- Meat processing plant
- Outdoor storage as a primary use
- Publishing plant
- Recreational vehicle storage yards and buildings
- Self-storage, mini-storage.
- Warehousing and distribution
- Wholesale establishments, including accessory offices

Use By Special Review

All uses allowed by Special Review in the Retail Commercial Zone District are allowed in this Zone District. In addition, the following are allowed by Special Review:

- Batch plant for concrete, asphalt, or other similar construction operations
- Manufacturing, assembly, finishing or fabrication; primary materials
- Recycling facilities
- Soil amendments packaging and processing such as peat moss, top soil and composted manure; but excluding raw manure or chemical fertilizers

Interpretation

Any use not permitted either specifically or by interpretation is hereby specifically prohibited from the Roberts 81 Planned Development.

ROBERTS 81
PLANNED DEVELOPMENT
PRELIMINARY PD PLAN

PLANNER	PLANNING/LANDSCAPE ARCHITECTURE	Town of Parker, Colorado
MELISSA KENDRICK KENDRICK CONSULTING, INC. 1115 COOK STREET DENVER, CO 80206 TEL: (303) 725-1255	PLAN WEST INC. 767 SANTA FE DRIVE DENVER, COLORADO 80204 TEL: (303) 741-1411	job no. 2015-26 date 3-8-2016 revisions 6-30-2017
OWNER	ENGINEER	
STUB'S GAS AND OIL 16740 HIGHWAY 39 WIGGINS, CO 80654	TERRAMAX, INC. 4220 GOLF VISTA DRIVE LOVELAND, CO 80537	

sheet 3 of 5

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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
767 Santa Fe Drive Denver, CO 80204 303-743-1411 planwest.com



PRELIMINARY PD PLAN
ROBERTS 81 PLANNED DEVELOPMENT
TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

Lot and Building Standards

The lot and building requirements are shown in the following table:

Lot Coverage - maximum -	Subject to setbacks and parking requirements
Floor Area Ratio (FAR) -	Subject to setbacks, building height, and parking requirements
Setbacks - minimum, measured from the property line to the building foundation or edge of useable storage yard	
From I-76 and Central Avenue/SH 6 - public Internal street	
Front Principal	15'
Front Accessory	10'
Side Principal	10'
Side Accessory	10'
Rear Principal	10'
Rear Accessory	10'
Parking and storage	5'
Height - maximum	
Principal	50'
Accessory	30'

DEVELOPMENT GUIDELINES

Connectivity

- a. Sidewalk connections shall be made to the primary roadways within the development wherever possible.

Building Orientation and Site Design

- a. Building Front doors/facades should be oriented toward the adjacent public streets or primary parking lot.
- b. Front facades should include variation along the front walls and side elevations using at least three (3) different material types and three (3) different colors for the roof, walls, and window trim and/or casing/mullions. Changes in texture may be an acceptable change in material. The front elevation should include windows and a door that identifies the primary entry as a focal point of the building.
- c. Gabled or hipped roofs should have a minimum pitch of 4:12 with eaves or soffits.
- d. Loading docks, outdoor storage, and service areas shall include screening from I-76 and planning area boundaries with a combination of fencing and landscaping in accordance with the landscaping plan.
- e. A perimeter fence, where desired by the property owner, may be located along local road A, B, and C. The fence shall be setback 5 feet from the property line with a (5) five foot attached sidewalk or an 8 (eight) foot attached sidewalks as illustrated on Sheet 1.
- f. Landscaping improvements adjacent to the perimeter fence line are to include a combination of trees at the vehicular entrances and ornamental grasses or shrubs between the setback line or fence and adjacent walk, along the roadway right-of-way in accordance with Exhibit A on Sheet 5.
- g. All areas within the setbacks along public street rights-of-way required landscaping to include 15 shrubs per 100 linear feet of landscaping area. Shrubs are a minimum size of five (5) gallons each. All landscaping has to be irrigated.

Interpretation

Any use not permitted either specifically or by interpretation is hereby specifically prohibited from the Roberts 81 Planned Development.

RETAIL COMMERCIAL ZONE DISTRICT

Planning Areas 2, 3 and 4

Intent

The intent of the Retail Commercial Zone District is to promote a combination of business and commercial land uses with a smaller allowance for light industrial while maintaining the Town's rural town, small town character. The District's land uses include wholesale businesses, services and sales that can respond to the strategic location on I-76 between Brighton, Greeley and Fort Morgan, excellent visibility from the interstate, direct access from I-76 as well as the needs of the Town and the surrounding agricultural community.

Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Zoning Administrator:

- a. Agricultural activities including crop production
- b. Auction houses
- c. Auto and truck gas and fuel stations
- d. Auto, truck and heavy equipment repair, sales and rental stores - new and used
- e. Car washes
- f. Electrical, heating, painting, plumbing, roofing or ventilating shops
- g. Farm equipment sales and repair shops
- h. Flex Office
- i. Health club/gym
- j. Financial services (such as banks, savings and loan and brokerages) with and without drive-in facilities
- k. Hotels and motels
- l. Limited equipment rental
- m. Lounges or clubs
- n. Mini storage
- o. Mobile home sales
- p. Nursing homes/ Congregate care
- q. Offices; administrative business and professional
- r. Offices; medical, dental or other health-related, including urgent care facilities
- s. Personal services
- t. Post offices
- u. Recreation or entertainment, including bowling alleys, movie theaters
- v. Restaurants and other eating and drinking establishments with and without drive -thru facilities
- w. Retail business
- x. Wholesale businesses, storage and sales
- y. Warehouse and distribution 10,000 or less.
- z. Utility service facilities

Accessory Uses

The accessory uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Zoning Administrator:

- a. Single-family dwelling within a business establishment for care taking purposes
- b. Off-street automobile parking lots
- c. Parking lots for customers and employee parking (off-premises lots)
- d. Outdoor retail display and sales

Special Review Uses

- a. Campgrounds and recreational vehicles parks
- b. Car dealerships
- c. Communication facilities where height limits are exceeded
- d. Congregate Care and memory care facility
- e. Feed mills and grain elevators
- f. Government buildings, police station or fire station
- g. Hospital
- h. Major facilities of public utility as defined in the Wiggins Land Development Code
- i. Multiple family dwellings
- j. Outdoor theatres
- k. Pawnshops
- l. Public transportation terminals
- m. Recycling centers
- n. Trucking terminals with loading docks
- o. Utility service facilities where height limits are exceeded such as: radio, TV, telephone.

Interpretation

Any use not permitted either specifically or by interpretation is hereby specifically prohibited from the Roberts 81 Planned Development.

Lot and Building Standards

The lot and building requirements are shown in the following table:

Lot Coverage - maximum -	Subject to setbacks and parking requirements
Setbacks - minimum measured from the property line to the building foundation	
Front Principal	20'
Front Accessory	20'
Side Principal	10'
Side Accessory	10'
Rear Principal	20'
Rear Accessory	20'
Parking Lots all streets	8' north of street A and 5 feet from streets B and C
Height - maximum	
Principal	50'
Accessory	30'

DEVELOPMENT GUIDELINES

Connectivity

- a. Individual sites should provide pedestrian connections from the business to the primary street and sidewalks along all primary street frontages unless otherwise determined by the Town Administrator.

Building Orientation and Site Design

- a. All buildings adjacent to SH 39 and SH 6/Central Avenue will be articulated on the front and sides including variations using at least three (3) different material types and three (3) different colors for the roof, walls and window trim and/or casing/mullions. A change in texture may be an acceptable change in material.
- b. Gables or hipped roofs should have a minimum pitch of 4:12 with eaves or soffits.
- c. Landscaping improvements adjacent to the perimeter fence line are to include a combination of trees at the entrances and ornamental grasses or shrubs between the setback line or fence and adjacent walk, along the roadway right-of-way.
- d. Loading docks, outdoor storage, and service areas shall include screening from view from primary access road and planning area boundaries with a combination of fencing and landscaping in accordance with the landscaping program.
- e. The edge along SH 6/Central Avenue will include a unified landscape design as an entrance way to the Town. Development will include deciduous trees with a mature canopy of not less than 35' in height planted at 50 feet on center. Trees will be planted in the setback along the road. All trees shall be a minimum of 2" caliper. The ground plain shall be a minimum of mowed turf.
- f. All areas within the setbacks along public street rights-of-way required landscaping to include 15 shrubs per 1000 square feet of landscaping area. Shrubs are a minimum size of five (5) gallons each. All landscaping has to be irrigated.

COMMERCIAL, RETAIL, LIGHT INDUSTRIAL, RESIDENTIAL
ZONE DISTRICT

Planning Area 5

Intent

The intent of Planning Area 5 (PA 5) is to provide flexibility in the types of uses allowed from residential to non-residential in character. The residential uses include mid to high density residential homes, senior housing and mobile home parks. PA 5 includes non-residential uses ranging from commercial to industrial. The intent in this flexibility is to provide buffers between incompatible uses to mitigate the impacts to any residential homeowners. Furthermore, with any residential development, park area is required up to one (1) acre in size.

Permitted By Right

The permitted uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Zoning Administrator:

- a. Uses permitted by right in the Retail Commercial Zone District.
- b. Uses permitted by right in the Commercial, Retail, Light Industrial District
- c. Agricultural activities including crop production
- d. Churches <10,000 s.f.
- e. Convalescent homes and other extended care facilities
- f. Daycare facility
- g. Financial services with and without drive-in facilities
- h. Hotels and motels
- i. Memory Care facility
- j. Independent living center, age qualified
- k. Nursing homes
- l. Offices administrative and medical
- m. Personal services
- n. Recreation or entertainment
- o. Residential - multiple family dwellings, including townhomes, up to 180 dwelling units for the planning area
- p. Restaurants and other eating and drinking establishments with and without drive-thru facilities
- q. Retail business
- r. Rooming and boarding houses
- s. Mobile homes
- t. Mobile home parks
- u. RV Park
- v. Schools, vocational
- w. Warehouse and distribution centers.

Accessory Uses

The accessory uses include the following and other uses that are similar and compatible with the intent of this section as determined by the Zoning Administrator:

- a. Home occupations
- b. Water tanks, water treatment facilities, utility substations and regulator stations, water reservoirs
- c. Parking areas
- d. Public parks and playgrounds
- e. Satellite dish antennas without towers

Special Review Uses

- a. Churches >10,000 s.f.
- b. Multiple family dwellings over 180 dwelling units

Interpretation

Any use not permitted either specifically or by interpretation is hereby specifically prohibited from the Roberts 81 Planned Development.

ROBERTS 81
PLANNED DEVELOPMENT
PRELIMINARY PD PLAN

PLANNER MELISSA KENDRICK KENDRICK CONSULTING, INC. 1115 COOK STREET DENVER, CO 80206 TEL: (303) 725-1255	PLANNING/LANDSCAPE ARCHITECTURE PLAN WEST INC. 767 SANTA FE DRIVE DENVER, COLORADO 80204 TEL: (303) 741-1411	Town of Parker, Colorado
OWNER STUBS GAS AND OIL 18740 HIGHWAY 59 WIGGINS, CO 80654	ENGINEER TERRAMAX, INC. 4220 GOLF VISTA DRIVE LOVELAND, CO 80537	job no. 2015-26 date 3-8-2016 revisions 6-30-2017

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PRELIMINARY PD PLAN
ROBERTS 81 PLANNED DEVELOPMENT
TOWN OF WIGGINS, COUNTY OF MORGAN, STATE OF COLORADO

The lot and building requirements are shown in the following table:

Lot Coverage - maximum - Subject to setbacks and parking requirements

Setbacks - minimum measured from the property line to the building foundation or back of curb

From I-76, SH 39, and Central Avenue / From internal streets

Front Principal	15'
Front Accessory	10'
Side Principal	5'
Side Accessory	5'
Rear Principal	10'
Rear Accessory	10'
Parking Lots all streets	8'

Height - maximum

Principal	40'
Accessory	30'

DEVELOPMENT GUIDELINES

Connectivity

a. Residential neighborhoods should provide sidewalks through the neighborhoods that connect to the adjacent streets.

Building Orientation and Site Design

a. One acre of park area is reserved and required with any residential development up to 180 residential units. If no residential develops within the project, then the one acre area can be developed as allowed in the zone district.

b. Transitions are required between residential and non-residential uses that include but are not limited to: a minimum distance of 50 feet between residential and commercial structures; a minimum distance of 100 feet between residential and industrial structures; fencing; landscaping, limiting hours of operation; noise mitigation; building orientation and site design such as service areas being a maximum distance from residential homes.

c. Surface parking lots for multi-family residential should be dispersed throughout the development and connected to the residential units with walks. Avoid large, uninterrupted parking lots.

d. All commercial and industrial buildings along SH 6/Central Avenue will be articulated on the front facade and two sides with at least three (3) different material types and three (3) different colors for the roof, walls and window trim an/or casing/mullions.

e. Gables or hipped roofs for residential, commercial and industrial structures should have a minimum pitch of 4:12 with eaves soffits.

f. All residential structures should include two (2) materials, two (2) colors and windows on all sides of the buildings.

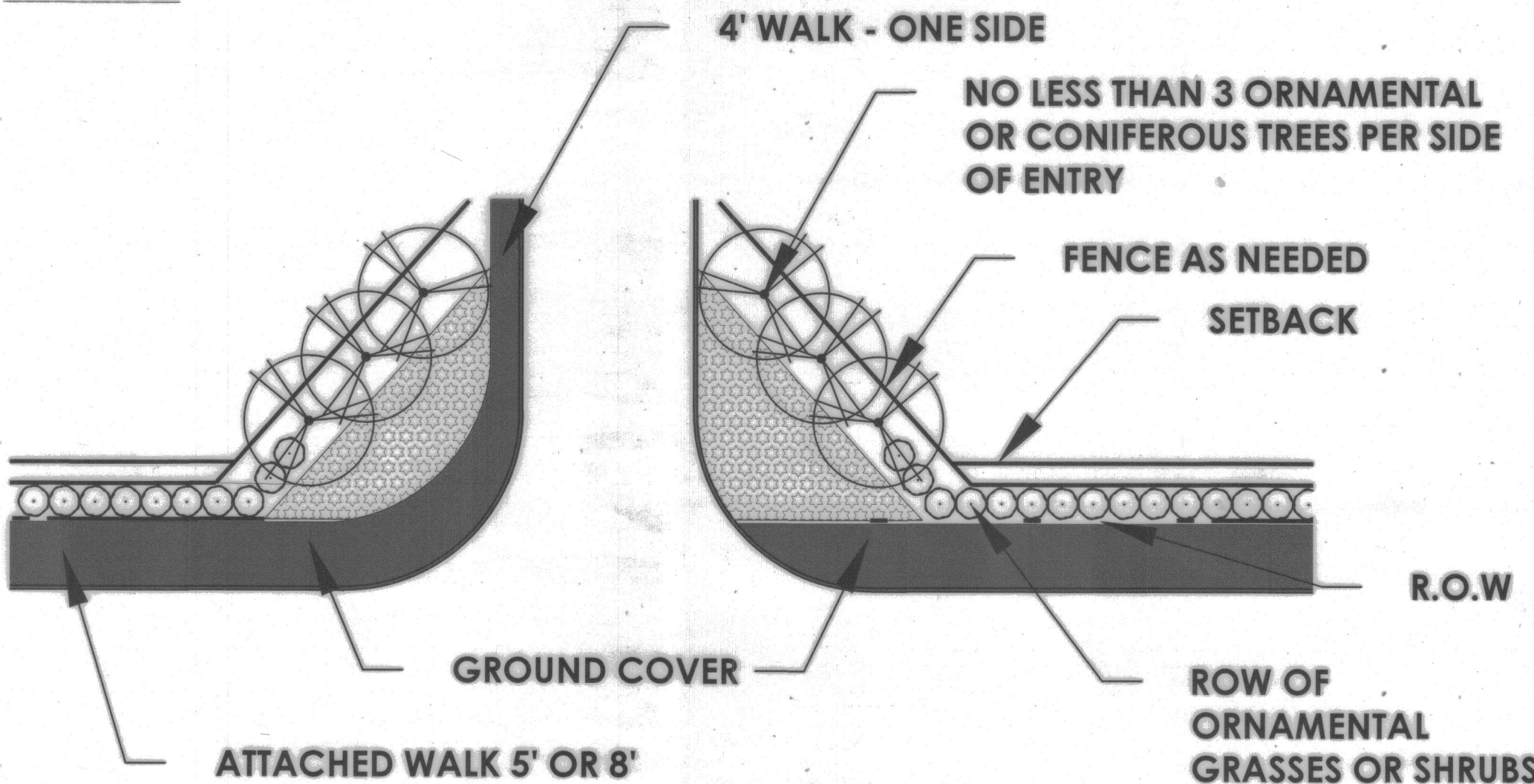
g. Carports and garages should be visually compatible materials, colors and character of the principal structures.

h. Front doors/facades of houses and buildings should be oriented toward public streets, public courtyards, or open space.

i. Multifamily buildings should have at least one façade facing the public street or open space with a pedestrian entry/front door.g. Parks/playgrounds/tot-lots should be strategically located within each neighborhood.

j. The edge along SH 6/Central Avenue will include a unified landscape design as an entrance way to the Town. Development will include deciduous trees with a mature canopy of not less than 35' in height planted at 50 feet on center. Trees will be planted in the setback along the road. All trees are a minimum of 2" caliper. The ground plain shall be a minimum of mowed turf

EXHIBIT A

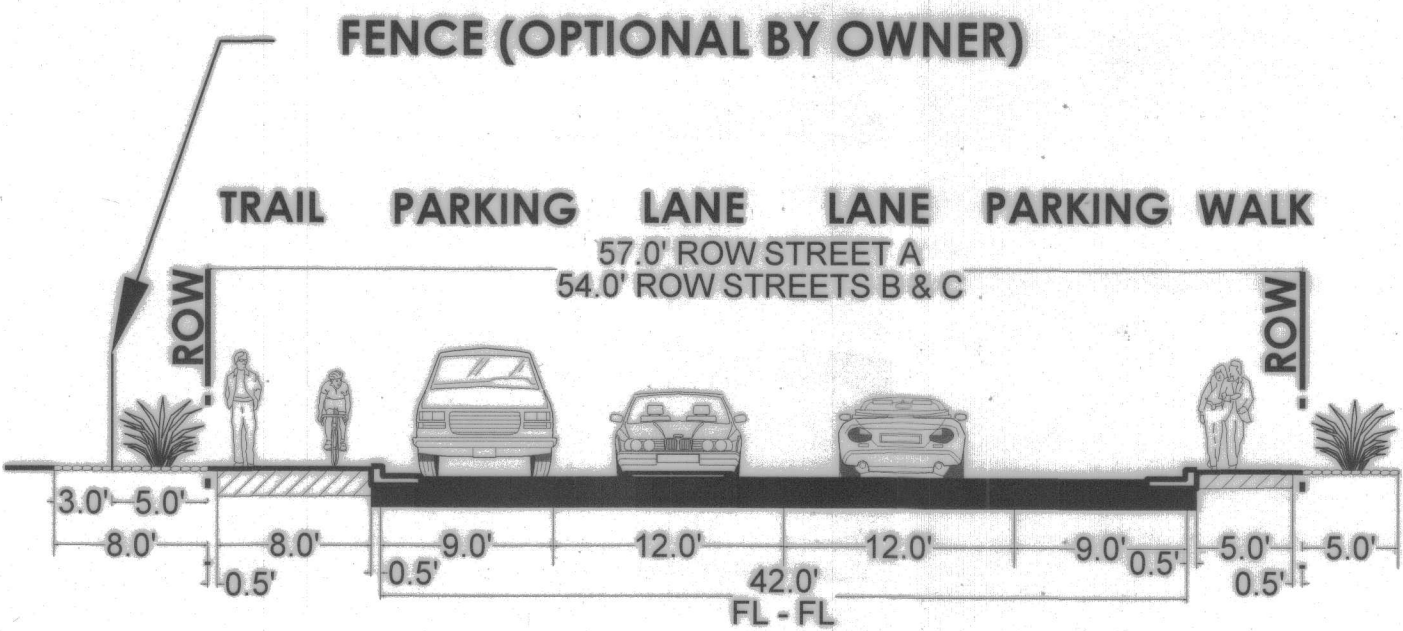


LOCAL STREET ENTRY DRIVE LANDSCAPE

STREETS A, B, & C

SCALE: 1"=20'-0"

EXHIBIT B



PUBLIC STREETS

* 8' TRAIL ON THE NORTH SIDE OF STREET A ONLY
ALL OTHER STREETS REQUIRE A 5' ATTACHED WALK

SCALE: 1"=10'-0"

LANDSCAPE

- ORNAMENTAL GRASSES AND/OR SHRUBS WITH A MATURE HEIGHT OF BETWEEN 30"-60"
- PLANTED AT NO LESS THAN 42" ON CENTER
- TREES PLANTED AT ALL ENTRY DRIVES - SEE ENTRY PLANTING OPTIONS

PARKING LOT LANDSCAPE

- AT LEAST 50% OF THE STREET FRONTAGE PLANTED WITH ORNAMENTAL GRASSES OR SHRUBS
- TREES PLANTED IN GROUPS OF 3 OR MORE AT NO LESS THAN ONE TREE PER 60' OF FRONTAGE
- MINIMUM TREE CALIPER IS 2"

PRIVATE STREETS

PRIVATE INTERNAL STREETS SHALL HAVE NO LESS THAN TWO 12 FOOT WIDE TRAVEL LANES THAT MAY OR MAY NOT INCLUDE PARKING ON ONE OF BOTH SIDES. CURB AND GUTTER, GRAVEL SHOULDERS, AND OR DRAINAGE SWALES SHALL BE DETERMINED WITH THE FINAL SITE DESIGN SUBJECT TO THE ACTUAL USES.

ROBERTS 81
PLANNED DEVELOPMENT
PRELIMINARY PD PLAN

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PLANNING | SITE DESIGN | LANDSCAPE ARCHITECTURE | ENTITLEMENTS
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