

**TOWN OF PLATTEVILLE
COMPREHENSIVE PLAN**

2010*

Community Matters Inc.

KBN Engineers

Amended 2013



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KBN Engineers

October, 2010*

***Amended May 2013**



Vision for the Future

The Platteville community seeks orderly and sustainable growth, while preserving Town traditions and the small town lifestyle. The community is committed to fostering a strong local economy and wishes to develop into a full-service community given its easy access to DIA and I-25.

Platteville is known and wishes to continue the tradition as a Town where citizens can live, work, and run a business in a safe environment. The old town area serves and should continue to serve as a center for the community, providing churches, parks, ball fields, library, museums, and Town Hall. For a town of its size, there are ample recreational opportunities for all ages, which the community wishes to enhance as it develops.

We are committed to growing with a full appreciation of our location and heritage which include agriculture and oil and gas exploration and support services.

Acknowledgements

We would like to thank the following for their support and assistance in the creation of this plan:

Town of Platteville Board of Trustees

Steve Shafer

Doug Schleif

Bonnie Dunston

Joe Rudd

Steve Nelson

Richard Johannes

Michael Miranda

Town of Platteville Planning Commission

Paul Renck

Bonnie Dunston

Michael Miranda

Carole Schleif

Glenda Donoho

Steve Shafer

Danny Garza

Citizen Steering Committee

Steve Shafer

Paul Renck

Bonnie Dunston

Michael Miranda

Carole Schleif

Glenda Donoho

Susan Klein

Susan Taylor

Nathan Medenwaldt

Rick Ferge

Bill Foy

Karen Simpson

Judy Reed

Beth Monday

Kelly Will

Dave Kabela

Trevor Renken

Jim Plumb

Marlene Harding

Frank Cress

Nick Christo

Town Staff

Troy Renken - Town Manager/Police Chief

Leah Heneger - Town/Court Clerk

David Brand - Public Works Director

Marilyn Young - Finance Director

Gail Odenbaugh - Finance Clerk

Nikki Hader - Administrative Assistant



This Plan was prepared by:

COMMUNITY MATTERS, Inc.

5601 South Nevada Street

Littleton, Colorado 80120

cmi@commat.com

with

KBN Engineers

820 8th Street

Greeley, Colorado 80631

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Chapter 1: Plan Summary





Chapter 1: Plan Summary

Development of the Plan

In 2009, Platteville's Board of Trustees determined the Comprehensive Plan, adopted over ten years ago, should be updated as a means to spur new growth and development. Aided by a grant from the Colorado Department of Local Affairs, the Town recognized that citizen involvement was critical to the success of the Plan. On March 11, 2010, a well-advertised Community-wide Kick-off Meeting was held in order to get a sense of which issues were most important to the citizens of Platteville, area business owners and County residents. The meeting was attended by over eighty (80) members of the community. Subsequently, a Citizen's Steering Committee comprised of the Planning Commission members and fifteen area residents and business owners was formed to guide the plan-making effort. The

Committee reviewed and commented on all aspects of the Comprehensive Plan. In addition, a series of meetings and open forums were held to obtain input on the Plan as it developed. Steering Committee members continued their involvement through the Plan adoption process and public hearings.

Using the Plan

The idea behind planning is a simple one. People in a community can guide decisions, development, and growth in the place where they live. The Comprehensive Plan is an important tool to

'A comprehensive plan may contain master plans, zoning plans, subdivision regulations, and building code, permit, and other land use standards, which, if set out in specific detail, may be in lieu of such regulations or ordinances of the local governments.'

C.R.S. 29-20-105.

be used by a community to guide decision-making. It serves as a road map to help the community stay on course to ensure that new development occurs in a manner supported by the community.

Plan Distribution & Use

- The Plan should be used by the Platteville Town Board, Planning Commission, and Town Staff to determine annual work programs and budgets.
- The Plan should be used to guide decision-making with regard to community character, infrastructure improvements, land use, and in the review of new development proposals.
- The Plan should be reviewed on an annual basis by the Town Board, Planning Commission, and Town Staff. The intent of the review is to determine if the critical action items have been met, completed on schedule, are no longer valid or if new actions need to be added. The Planning Commission may amend the Comprehensive Plan as needed due to changing conditions, a change in policy, a request by a property owner, specific interest group, or general public.
- The Town should alert community service groups, local agencies, and businesses that the Plan is available to aid in their short and long-term goal setting and investment decisions.
- The Plan should prove useful to Platteville residents, the real estate community, private property owners, and developers' representatives. The Plan provides information, policies, and guidance on several community topics, including land use, community

character, and the availability of public services and facilities.

- Given the extent of oil and gas wells and facilities in the area, this Plan also shows the location of oil and gas wells and facilities in the defined Urban Growth Area, an important consideration in developing land in the Platteville area.
- The Plan should be made available to all prospective businesses, employers, and those wishing to relocate to the Platteville area. It will help them understand where they may wish to locate and what uses are potentially allowed in different parts of the community.

Reviewing Development

- Any land use application should be reviewed for substantial compliance with the Future Land Use Plan map and with the overall goals, principles, and policies outlined in the Plan. Property owners wishing to rezone their property should review the Future Land Use Plan map to determine the likelihood of a favorable response to a rezoning request. Generally, rezoning requests will be granted if the request mirrors the Future Land Use Plan map.
- If the development proposal or request does not substantially conform to the Comprehensive Plan, the request may be denied or modified to be generally consistent with the Comprehensive Plan.

Legal Status

The Comprehensive Plan is a framework and guide for accomplishing community aspirations and intentions. It states goals and recommends a course of action for future growth and development of land, public amenities, services, and needed infrastructure. This Comprehensive Plan is intended to be used by the Platteville Board of Trustees and Planning Commission as a guide to determine if land use changes are in keeping with the overall pattern of development desired by the Town and citizens. As specified by Colorado law, the Plan sets forth the Planning Commission's recommendation as to the most desirable use of land from the community's perspective.

Colorado case law further provides that adopted land use plans are advisory only. Zoning provides the detailed means for giving legal effect to the plan's goals and policies. **C.R.S. § 31-23-303** states that zoning regulations "shall be made in accordance with a Comprehensive Plan."

CRS 31-23-206. MASTER PLAN.

THE MASTER PLAN OF A MUNICIPALITY SHALL CONSTITUTE AN ADVISORY DOCUMENT TO GUIDE LAND DEVELOPMENT DECISIONS UNLESS THE PLAN, OR ANY PART OF THE PLAN, IS MADE ENFORCEABLE THROUGH THE MUNICIPALITY'S ZONING, SUBDIVISION, OR OTHER LAND DEVELOPMENT REGULATIONS IN ACCORDANCE WITH APPLICABLE PROCEDURES GOVERNING SUCH REGULATIONS.

However, the Town of Platteville has determined that the Plan shall be advisory only; and as provided for in State Statute, shall be further implemented by amending the Town's zoning ordinance. **[C.R.S. 31-23-206].**

Those submitting a development application to the Town of Platteville shall be advised that the entire Comprehensive Plan is used by the Planning Commission to assess the merits of an application. All development applications shall be reviewed to determine their overall conformance with this Comprehensive Plan.

Adopted by Reference

As provided for in C.R.S. 29-20-105, the following plans are hereby incorporated as a part of the Platteville Comprehensive Plan, 2010:

- Town of Platteville Three Mile Street Plan, September, 2010 and included in this document.
- Wastewater Utility Service Area Master Plan, Winter 2010.
- US 85 Access Control Plan I-76-WCR 80, December 1999, as amended.
- Town of Platteville, Emergency Response Plan, adopted by Resolution 2009-22 in November of 2009.

In addition to the adopted Comprehensive Plan, the Town of Platteville Planning Commission and Board of Trustees may refer to any of the above adopted plans to guide decision-making.

What do the Citizens of Platteville want for their town?

Reconnaissance Interviews and a Community Wide Meeting

Community Matters, Inc. conducted interviews with a select group of area residents consisting of both town and county residents in February of 2010. The purpose of the interviews was to determine the issues and interests most important to the community for the update of the existing Comprehensive Plan, adopted in 2000. Interviewees included:

- Large land owners
- County and Town residents that own businesses in Town
- Long time residents that have previously worked for or served on Town Boards
- Residents of area subdivisions
- Those that have developed or plan to develop within the Town
- Those that live in Town but commute to other locations outside of Town
- Those that work in Town
- County and Town residents raised in Platteville area
- Those relatively new to Platteville

- Members of the Chamber of Commerce
- Area residents active in local clubs and civic organizations
- Area residents with children or grandchildren in the local schools

On March 11, 2010, over 80 area residents attended a Community Wide Kick-off Meeting. The results of the surveys and interviews were reviewed and turned into goal statements. These were finalized by the Steering Committee in April of 2010, thus establishing an overall direction for the planning effort. The “Overall Community Goals” are the central key concepts that summarize the overall vision and desires of the community residents, business, and property owners.



Overall Community Goals

The “Overall Community Goals” represent a vision for the future of Platteville. These goals are general and provide citizens, newcomers, area residents, business and property owners, and visitors with a ‘snapshot’ of how citizens in the area wish to see the community manage community change. These overall community goals are furthered through the establishment of the principles and policies found in Chapter 3. Examples of policies have been provided below each goal statement.

Goal # 1: Work to enhance the Town’s tax base, allowing the Town to invest in public facilities and amenities desired by residents.

Examples of policies include:

- Seek a balance of commercial, industrial, and residential growth.
- Recruit quality employers to provide jobs for area residents and to diversify the local economy.
- Attract quality businesses that meet the everyday convenience needs of Platteville residents and positively add to the community.
- Encourage new downtown uses that will have both day and evening activities.
- Work with businesses and residents as well as with the Upstate Colorado, specifically the Southwest Weld Initiative, and the North Metro Small Business Development Center in Brighton to identify and pursue opportunities to bring a wider range of basic goods and services into the community (e.g., hardware stores, drugstores, family restaurants, and a grocery store of any size.)
- Work with Upstate Colorado and the South West Weld Initiative to attract primary sector employers.
- Create land use standards and zoning districts that aid in attracting quality businesses to the community.
- Develop a package of business incentives geared in particular to helping small businesses stay and grow in Platteville.

Goal # 2: Manage growth through equitable and appropriate land use standards and through the efficient and orderly development of needed infrastructure in advance, or as a part, of new growth.

Examples of policies include:

- Provide for the logical extension of needed infrastructure.

- Develop and revise the Town's zoning ordinance and land use standards to better reflect the type and intensity of uses outlined in this Comprehensive Plan.

Goal # 3: Ensure adequate infrastructure to support the type and location of development desired by the citizens of Platteville.

Examples of policies include:

- Continue to make improvements to the Town's water and sewer systems.
- Continue to monitor the quantity and quality of the Town's water supply.

Goal # 4: Provide an efficient, safe, continuous, and connected transportation system.

Examples of policies include:

- Carefully consider the impacts of new development on the integrity and carrying capacity of the roadway system.
- Develop a detailed Master Transportation Plan that can be an overall guide for prioritizing transportation deficiencies and to ensure that the Three Mile Street Plan is followed and that necessary right-of way is acquired to ensure connectivity between existing developed areas and areas to be annexed.
- Develop a safe truck route through town that minimizes disturbance to existing and planned residential areas. The designated truck route should not create congestion in town and should be planned as a useable route that can handle wide and heavy truck loads.
- Continue to work with the US 85 Coalition to seek enhancements to the US 85 corridor and complement the adopted CDOT US 85 Access Control Plan.

Goal # 5: Retain the rural, small town atmosphere of Platteville.

Examples of policies include:

- Preserve open lands between Platteville's Ultimate 208 Wastewater Utility Service Area, and adjacent Towns.
- Ensure that new housing subdivisions set aside lands for parks and open space that is accessible to all area residents.
- Respect the historic lot pattern within the Town to ensure that the size and scale of development is in keeping with the small town character.

Goal # 6: Foster community pride, and establish a strong sense of place by enhancing the appearance and image of Platteville.

Examples of policies include:

- Encourage better property maintenance to enhance the overall appearance of the community and enforce nuisance codes.
- Create and enforce sign regulations that reinforce a distinctive identity for the Town.
- Ensure that signs are designed and placed so they are legible for the intended audience - vehicular traffic and pedestrians.
- Develop standards and design guidelines to ensure that new buildings are appropriately sited, complimentary in size and scale with the character of the Town, and that such development is unique to the Town of Platteville.

Goal # 7: Preserve and enhance lands suitable for active and passive recreational uses and preserve a sense of openness in the area.

Examples of policies include:

- Preserve and enhance the South Platte River corridor as the major spine of an inter-community trail system.
- Utilize environmentally constrained lands for both active and passive recreational park areas and open space.

Goal # 8: Continue to protect the health, safety, and welfare of area residents.

Examples of policies include:

- Ensure that when regulations are necessary to protect the health, safety, and welfare of Platteville residents that the regulations are fair and balanced and that property owners are left with reasonable economic use of their land.
- Continue to provide and promote a 'safe' community through citizen surveillance, a basic technique of neighborhood and commercial security.



Making this Vision a Reality in Platteville

How does the Comprehensive Plan address the stated overall Community Goals and Vision? There are three primary components of a Comprehensive Plan that serve to implement the community vision.

- Facts and Figures - Appendix A provides basic demographic statistics and trends;
- The Future Land Use Map and accompanying land use classifications found in Chapter 4 illustrates how the community should grow, and;
- The policy component of the Plan, which outlines the Town's adopted Principles and Policies that will guide land use decisions, is discussed in Chapter 3.

Critical Actions to Implement the Plan

Seven critical actions have been identified that require action in order to implement the Plan.

Action # 1: Update Land Use Regulations.

In order to implement the goals, principles and policies contained within this Comprehensive Plan, the Town's land use regulations should be revised. Critical to the success of this plan is revising the current zoning ordinance and subdivision regulations. As this Comprehensive Plan is advisory only, the Town's zoning ordinance ensures the implementation of this Comprehensive Plan. Colorado State law suggests that zoning regulations should

conform to the Comprehensive Plan. The Comprehensive Plan contains new land use classifications that will require amending the existing zone classifications to better reflect the type and intensity of use as well as site planning criteria. The amended zoning regulations for each zone classification should include the following:

- Characteristics and Objectives
- Use Regulations
- Permitted Principal Uses
- Permitted Accessory Uses
- Conditional Uses
- Dimensional Requirements
- Minimum Lot Area
- Minimum Lot Width
- Maximum Impervious Coverage
- Minimum Landscaped Area
- Maximum Building Height
- Front Setbacks
- Side Yard Setback
- Rear Yard Setback
- Development Standards

Nuisance related regulations also need to be monitored and some sections still need to be updated. According to results from the reconnaissance interviews and Community-wide Kick-off Meeting, "Code enforcement is lacking."

As of the date of publication, the Town has already implemented a number of actions related to nuisance complaints and code enforcement. Weed control and removal, the storage and parking of recreational vehicles and fence regulations have been

updated and adopted as part of the Platteville Municipal Code. The Town has hired a new Code Enforcement Officer to address citizen complaints regarding noise, weeds, pets, property upkeep, junk, RV's and boats inappropriately parked or stored and building code violations. Once the new Code Enforcement Officer has been on duty for at least six months, the Town should conduct a review of Chapter 7: Health, Sanitation, and Animals to identify areas of the existing code that may need to be strengthened and consider the adoption of Property Maintenance Code to ensure the code addresses all citizen concerns.

Action # 2: Develop a Capital Improvements Program.

Develop and adopt a Capital Improvements Program that can be annually updated to ensure that major public capital improvements are adequately planned and funded. Adjust priorities to reflect citizen desires. The adoption of a Capital Improvements Program will aid in the procurement of grants as well as the development of sound financing mechanisms to pay for needed infrastructure improvements.

The Capital Improvements Program should also address the rate, amount, and location of growth. It should more clearly define how and when new development can expect to be served. Chapter 6: Managing Change provides detailed build-out projections by subarea and will prove helpful in addressing longer-term servicing needs in the community.

Action # 3: Update the Intergovernmental Agreement with Weld County and Develop Intergovernmental Agreements with interested River Towns.

Despite a less than robust economy, there has been an increase in planning referrals within the Platteville area from Weld County. This suggests that increased coordination between the Town and the County through an updated Intergovernmental Agreement (IGA) with the County can ensure that development which is best served by centralized services and is fiscally beneficial to the Town be annexed to Platteville. The goals of an updated IGA with the County and adjacent municipalities are as follows:

- Maintain the identity of the Platteville community;
- Promote the efficient provision of public services (sanitary sewer, water, streets, police protection, and other services.)
- Encourage planned growth and development by integrating land use planning with infrastructure development.
- Direct development that requires urban levels of service to locate within the Town of Platteville.

Critical components of a revised IGA with the County and adjacent communities include:

- Development applications within the designated Urban Growth Area Boundary shall be directed to the Town of Platteville. These areas represent land that the Town is willing to annex

and the applicant has proven that the property can be served with wastewater and water.

- The Town suggests that the Urban Growth Area Boundaries with the adjacent municipalities be based on the ability to serve with water and wastewater. The IGA should clearly state that Urban Growth Area Boundaries must demonstrate capacity to serve with centralized services otherwise they will not be recognized by the County.
- For all property within the designated Urban Growth Area, the IGA should mandate that all land use development applications be submitted to the Town. Annexation and development of the subject property will be considered pursuant to an annexation agreement with terms that conform to the adopted Comprehensive Plan. If the land use application within the designated Urban Growth Area cannot be served now, the Town will enter into a pre-annexation agreement with the applicant as contemplated in Section 19-1-60 of the Weld County Code related to the Coordinated Planning Agreement with Platteville. The Town may wish to annex the property and allow centralized services to come on line within a specified period of time or when specific pre-determined criteria triggers the installment of the necessary centralized infrastructure.
- The Town will responsibly consider all petitions for annexation of lands within the Urban Growth Area and will not decline annexation of a property except for good cause. The IGA should specify what constitutes 'good cause'. Examples of good cause include: (1)

extension of one or more municipal services to the area would place an unreasonable economic burden on the existing users of such service or upon the future residents or owners of property in the area itself; (2) the proposed uses in the development agreement are generally inconsistent with the Town's Comprehensive Plan; (3) the application does not qualify for annexation based on Colorado Revised Statutes.

- Both the County and Town realize that proliferation of Metropolitan Districts, [often referred to as Title 32 Districts] within the defined Urban Growth Area will result in costly and inefficient service delivery. To that end, the County, Town, and adjacent municipalities shall further develop parameters for the establishment of any metropolitan district. Parameters include: allowing metro districts only as a financing tool, furthering the Town's requirement that all infrastructure be designed to connect to the Town's water and wastewater system within a defined time period and defined distance from existing lines, and a cap on mill levies using the Weld County model. Weld County currently caps the mill levy authorization to fifty mills (the "Debt Service Mill Levy Cap"). Weld County regulations further restrict the District's total aggregate mill levy (debt service mill levy plus operations, and maintenance mill levy) to sixty-five mills (the "Aggregate Mill Levy Cap"), and requires service plans prior to approval of any development plan. Weld County also strives to limit the formation of Metro Districts for districts whose primary revenue source is property taxes. Weld County states in its adopted regulations that "District

formation will not be favorably received where the future assessed value of all property within the District at full build-out is projected to be less than two million dollars.” Weld County has also adopted a policy that states that no rezoning that involves urban level of services shall occur without an approved metropolitan district. The Town wishes to refine this policy if such land is within the area designated for potential annexation by the Town’s Three-Mile Area Plan.

Action # 4: Develop a Downtown Strategic Action Plan.



Area residents envision a downtown area that functions as the heart of the community. They desire a community-gathering place, which provides distinctive shopping opportunities, professional offices, quality restaurants, governmental offices, and services. Residents have suggested that Riverview Park as well as land adjacent to Town Hall be used for community events and functions. Key components of a Downtown Strategic Action Plan should include:

- Review the Main Street Plan prepared by Colorado State University students in 2007 by convening a joint meeting with the Planning Commission and Board of Trustees to determine what elements are still relevant and can be implemented given the following factors which were not fully considered by the students:
- Main Street remains a CDOT roadway;
- Existing zoning and land use regulations must be considered in the design; and
- The newly adopted Comprehensive Plan provides a revised vision for the downtown area and entire west side of US 85 between Highway 66 and WCR 34 additional opportunities.
- Downtown revitalization and enhancement programs must be action oriented. That means something real and visible must happen during the plan making process. In order to develop an effective downtown plan, citizens, property owners, and merchants need to be involved. Improvement concepts should be concrete.
- Downtown Platteville cannot be viewed in isolation. The defined marketing niche for what has historically been considered downtown Platteville can only be realized by defining the marketing niche of other existing and to-be-developed commercial areas, especially the twenty-five (25) acre mixed use site at West Farm, the expanded community commercial area just north and adjacent to the historic heart of Platteville and the newly defined regional commercial center at the intersection of US 85 and Highway 60.
- Downtown enhancements cannot be realized unless the plan includes

strategies to increase the Town's overall sales tax revenues. This will require further definition of other commercial areas and concepts to ensure each of these areas create complimentary market niches.

- Connectivity is key. How do you get from the newly defined Regional Commercial Center to the Village Commercial Center in the historic area of town? From the new community commercial shopping center to the historic heart of town? From the to-be developed mixed use village center at WCR 21 and WCR 32.5 to the historic heart of Town? The Three Mile Street Plan found in Chapter 5 proposes how these key linkages can be made. These should be augmented with an adequate system of sidewalks and trails.
- Convenient parking is also an essential component. The existing platted lots in the downtown area are difficult to develop or redevelop because the lots are of a size that the required parking does not fit on the site. Consider adopting an 'in-lieu of parking fee' whereby a property owner can pay a fee for each needed parking space. These fees can then be used to fund public parking lots within the historic village commercial center.
- Lastly, the Downtown Action Plan should utilize legal powers provided in Colorado Statutes as a means to implement the plan. This includes organizational mechanisms such as a Downtown Development Authority or Urban Renewal Authority to manage the financing and improvements in the downtown area. A Business Improvement District, special or general improvement districts, and tax increment

financing can be utilized to finance desired improvements and, once established, some of these mechanisms can provide funding to provide and maintain streetscape improvements.

Action # 5: Develop a Parks, Open Space, and Trails Plan.



Area residents are very interested in parks, recreational amenities, open space, and trails. While the Town of Platteville has constructed and improved park facilities, acquired additional lands for active parks, residents want to ensure that there are facilities and programs for citizens of all ages and that there are additional recreational facilities built. Many, particularly the youth that participated in the Plan's development created a long list of recreational facilities that they thought would be 'cool' to have in town. Those participating in the Comprehensive Plan process also expressed interest in the development of a trail and recreational network. This Comprehensive Plan identifies all existing and planned park areas. The Plan also includes specified sidewalk and bicycle lane standards for new roads. Citizens want a specific plan that shows how pedestrians and bicyclists can

move through the Town and from one recreational area to another.

The next step to ensure that the citizens are afforded a wide range of recreational opportunities is to prepare a specific plan that further refines parks and recreation facility needs and provides a non-motorized system of trails and linkages to these facilities. Typically, without a specific plan, Parks and Recreation Departments plan their operations primarily through an annual budgeting process. While this does result in park improvements, this approach often does not consider the long-term needs of the Town, nor does it provide the detail necessary for specific annual budget forecasting and implementation. A Parks and Recreation and Trails Master Plan refines and implements the general directions established in the Comprehensive Plan. In addition such a Plan often includes a prioritization of needed recreational improvements and a 5-year Capital Improvements Program (CIP). Such a plan can be developed in collaboration with the Parks and Recreation Department with possible funding from GOCO and/or DOLA. Since the Town is also an active participant in the Weld Trails Coordinating Committee, there may be partnering opportunities as this effort progresses.

Action # 6: Secure Water for Future Growth

The municipal water system of the Town is owned and operated by the Platteville Water Enterprise pursuant to Ordinance 414, which was adopted by the Town in December of 1993. Water service is generally subject to the Water Service Agreement between the Town and the Central Weld County Water District. This

agreement was executed in April of 1994 and will expire in 2014. Water resource planning and management is critical if the community wishes to grow.

Since 2001, the largest yearly amount of water purchased from Central Weld County Water District (CWCWD) was 151,504,000 gallons from November 2006 through October 2007. This equates to 465 acre-feet of water. As of the end of 2009 the Town of Platteville owned 803 shares of Colorado-Big Thompson project water. Of this water 123 units were dedicated by Rodger's Farm Subdivision and only 117 lots are built out. Therefore the Town owns 6 units of C-BT water that is dedicated for future construction at Rodger's Farm. In order to compare the water purchased from Central Weld versus raw water owned by Platteville, these 6 units should be subtracted from the total 803 units.

Since 2001 the largest yearly amount of water purchased from CWCWD 151,504,000 gallons from November 2006 through October 2007. This equates to 465 acre-feet of water. Platteville has 797 units (803 units – 6 units) of C-BT. On the average 1 unit of C-BT delivers 0.70 acre-feet of water each year. The Town then has $797 \text{ units} \times 0.70 \text{ acre-feet/unit} = 558 \text{ acre-feet}$. This is greater than the 465 acre-feet used in 2006-2007, so the Town appears to have sufficient water.

However, since water is a limited resource, the Town will be competing with other municipalities for CWCWD water.

Given the adopted Future Land Use Plan, the ultimate residential build out of the Urban Growth Area could result in a population of approximately 22,000

residents. Water resources planning and management coupled with infrastructure planning and design should be initiated before 2012. This should entail a detailed analysis of current water rights and options for the acquisition of future water rights. Water planning, acquisition, and conservation are key to Platteville's ability to grow and prosper since water is a scarce and fiercely-competitive resource in Colorado. Proactive planning to secure sufficient water supplies should be the first step in this process.

Action # 7: Enact measures to ensure the protection of life and property from special flood hazard areas.

There are three components to flood plain management:

- Flood Hazard Mapping;
- Floodplain Management; and
- Flood Insurance.

Step 1: Revise & Update Floodplain Map

Enact measures to ensure the protection of life and property from natural or man-made drainage-related hazards. The 100-year floodplain identified and mapped by FEMA (Federal Emergency Management Authority) is outdated and in many instances, as experienced by the developer of Roger's Farm, incorrectly delineates the location of the floodway and floodplain.

Work with FEMA and Weld County to update the current Town of Platteville map that designates areas of "Special Flood

Hazard." Such lands should include all lands identified by FEMA on the Flood Insurance Rate Map (FIRM) as well as lands that are below a base flood elevation. To establish this base flood elevation, the Town of Platteville should request assistance from FEMA and the County to proceed with the development of a map that expands the Flood Insurance Rate Map and includes all lands that experienced flooding through 2010. The highest elevation along each drainage basin should constitute the base flood elevation until such time as the area is re-examined by either FEMA or the Colorado Water Conservation Board. Alternatively, you could consider a Floodplain Hazard Overlay Zone.

The following agencies can be contacted for initial assistance: CWCB (303.866.3441); and Urban Drainage and Flood Control (303.455.6277). The City of Fort Collins has also initiated their own special floodplain district and can provide the Town of Platteville with a better understanding of what is involved in establishing a one jurisdiction flood management system.



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Chapter 2: The Platteville Community



Chapter 2:

The Platteville Community History and Heritage

Platteville, one of the oldest communities in Weld County, occupies land that was once the hunting grounds of nomad tribes and Cheyenne Indians. It is located along the banks of the South Platte River and enjoys a rich history vital to the development of the region. Platteville Colorado was founded in



1871, after the Denver Pacific Railroad reached the area. Platteville's origins are traced back to

Fort Vasquez, an important 1830's fur trading post. The Platte River's fertile valley has long been known for its livestock and poultry, with over 200 farms now located in the surrounding area. Much of the information in this first section was provided by the local museum.

Regional Trading Forts

The early history of settlers to the area goes back to the establishment of four fur trading forts along the South Platte River. The first of the forts was Fort Vasquez built in 1835 by Louis Vasquez and Andrew Sublette.

It was located about one mile south of current day Platteville. By 1837 Fort Lupton, Fort Jackson, and Fort St. Vrain had all been established and enjoyed a period of brisk trade with the Native Indians. They brought hides and pelts to the fort in exchange for necessities such as blankets and pots and pans, but also for whiskey, silk handkerchiefs, and ivory combs. With the decline in the demand for beaver pelts, the days of the region's fur trade soon came to an end and by 1845 the four forts had been abandoned. Thanks to efforts by the WPA in the late 1930's, local citizens, and the State Historical Society, Fort Vasquez has undergone extensive renovation and today is a historic landmark providing glimpses back to those early days.

Arrival of First Settlers

The Colorado Gold Rush of 1857 brought hordes of people through the area and some soon saw the possibilities of farming the rich land along the river or raising cattle on the plains. The first settlers began arriving in 1859 and eventually set up a seat of government at St. Vrain, about four miles north of the present site of Platteville. St. Vrain was designated the county seat in 1861 when Weld County was first established with the creation of the Colorado Territory. That center of government lasted until 1868.

Coming of the Railroad

The real development of the land along the South Platte River began with the completion of the Denver and Pacific Railroad line from Evans to Denver in 1870. Johnson Station was established two miles south of the present Town of Platteville.

Founding of Platteville

The Platte River Land Company formed a town site and filed a map of the Town of Platteville with the Colorado Territorial government on July 17, 1871. (The original map of the Town has been restored and is now found in the boardroom at the Platteville Town Hall). Officers of the company were Benjamin F. Johnson, president, General John Pierce, vice-president, and Mr. William Byers, secretary. Mr. Johnson was an insurance man from Chicago, General Pierce was an officer of the Denver Pacific Railroad, and Mr. Byers was founder of the Rocky Mountain News. Colonel C. N. Pratt was in charge of obtaining transportation for colonists, James Cherry of Chicago was geologist, and consulting engineer, Albert Johnson of Georgetown was surveyor and Avery and Goodrich of Chicago were agents for the sale of lots. The auction of lots was held in Chicago and New York City. Many of the buyers held on to their land for several years and only a small number of them actually settled in the Town.

Early Development

After the town was started, the railroad station was moved from Johnson Station to Platteville and the Town again began to flourish. During those early years, Platteville was described as a “hustling little

frontier town” and boasted of having the most and the best race horses and races anywhere in the state. Platteville’s first general store was established in the late 1870’s and contained the store, post office, and a small hotel. Some of the other early businesses included an ice house, a cheese factory, and a brick factory. By 1910 Platteville boasted four general stores, two banks, two bakeries, two barber shops, two butcher shops, two blacksmith shops, two weekly newspapers, two hotels, one drug store, one cobbler shop, and one clothing and dry goods store. The town served people from all the surrounding valleys—St. Vrain, Big and Little Thompson, and ranchers on the eastern Great Plains. The Methodist Church was the first to be built in 1871, soon followed by St. Nicholas Catholic Church.

Later Years



During its first sixty years, Platteville served the needs of the area to shop,

socialize, attend worship services, and exchange news and mail. Mid-twentieth century saw many changes in transportation, schools, and business. One major milestone for the area occurred in March of 1965 when Public Service Company announced the selection of a site just northwest of Platteville as the location for its nuclear power plant—the first commercial scale high temperature gas cooled reactor plant in the United States. The plant was named Fort St Vrain after a

nearby frontier fort of the same name, once located about a mile north of the power plant site. The plant received its permit to operate in December of 1973 and the Town now had a new logo—"From Arrows to Atoms." The plant's nuclear operation came to a close in 1989. By 1996, a new era for the plant opened up when it was converted to natural gas. The Fort St Vrain Plant is now a major producer of electrical power for the area.

Although the Town of Platteville is not the hub of activity it once was, it remains an important center for South Central Weld County with its "bread-basket"--its prosperous and essential agricultural and petroleum industries. Major employers in Platteville include the Weld County RE-1 School District, Noble Energy, Rocky Mountain Milling, Doubletree Restaurant, Colorado Wire Cloth, Oldcastle/AMCOR Precast, Platteville Redi-Mix, and the Platteville Potato Association. The Town is also the center of the Wattenberg Basin and therefore provides support services for the oil and gas industry. Noble Energy's field office is located in Platteville with over 200 employees, along with Lightning Wireline, Millers Oil Field Service, Garza Concrete, Dcp Midstream, Aka Energy, Barron Oil Field Services, and Calfrac. Investment interests believe that the Town's unique



location on the US Highway 85 corridor and located only 7 miles east of the I-25 corridor and the tremendous growth in the region will soon bring a new era of development to Platteville.



Regional Setting

Platteville is known as a small town that is convenient to area amenities and local as well as regional employment centers. Its location along the US 85 corridor and being less than seven (7) miles from I-25, with a direct link to Interstate 25 via Highway 66, has resulted in increased interest from those wishing to invest in the area.

Located just fifteen (15) miles southwest of Greeley and thirty-seven (37) miles northeast of downtown Denver, Platteville has easy access to major business, shopping, and cultural centers and is only thirty-six (36) miles from Denver International Airport (DIA). In addition to these transportation corridors, the Town's readily accessible rail service on the eastern edge of Town provides unique opportunities for industries needing access to both rail and a limited access US Highway. Rail service is provided by the Union Pacific Corporation. There are additional rail companies that serve the region including the BNSF Railway Corporation, and Great Western Railway of Colorado LLC, a Windsor-based division of OmniTRAX Inc.

Recent growth projections for this part of the Northern Colorado region, and a 2009 economic analysis completed for a new 2,000 home Master Planned Community within the Town of Platteville along the western banks of the South Platte River note that the epicenter for new growth and development will be at the intersection of I-25 and Highway 7.

Platteville is located within the Economic Development Corporation boundaries known as Upstate Colorado. This is a 4,000 square mile area synonymous with the Greeley/Weld MSA, the second-fastest growing in the United States between 2000 and 2005.

This entire area is involved with renewable energy, agriculture and food processing, oil and gas extraction, business services and a variety of manufacturing. With the University of Northern Colorado and Aims Community College located in Greeley and Fort Lupton, and Colorado State University and the University of Colorado within easy drives, our area has access to leading edge research, and provides the skilled workforce successful employers must have.

The People of Platteville

The population of Platteville is comprised of primarily full time residents. Many of the newer residents have relocated from the Loveland or Longmont area. The majority of Platteville residents commute. The average commute time is just about thirty-five (35) minutes compared to 23.7 minutes for Weld County as a whole.

Preparing for Change

The Town of Platteville is situated along the east bank of the South Platte River at the intersection of US Highway 85 and Colorado Highway 66 in Weld County. Located just fifteen (15) miles southwest of Greeley and thirty-seven (37) miles northeast of downtown Denver, Platteville has easy access to major business, shopping, and cultural centers and is only thirty-six (36) miles from Denver International Airport (DIA). Growth in this area is inevitable. Projections for the North Front Range of Colorado and Weld County indicate that the population will double in the next 20 years. Growth will require the private sector with assistance from local, county, and State government to finance needed infrastructure and public facilities such as streets, water and sewer systems, schools, parks and recreational facilities to support a growing housing market and the commerce, and industry that will provide goods, services and local jobs. Resources are limited. The public and private sectors have an interest in assuring that the Town grows in an orderly and efficient manner. The Comprehensive Plan is a conduit for achieving efficiency. It identifies existing and projected community issues, focuses public resources through its principles and policies, and outlines a course of action that provides the Town with a 'road map' to accommodate growth and community change.

Change is inevitable. Area residents are seeing social changes derived from changes in family structure. The changing roles of state and federal governments affect the Town and Weld County through changes in their programs, funding, and mandates. Changes in the local, regional,

and world economies, the emergence of new technologies have changed the face of education and industry. Change is also the result of increased interest in Platteville and Weld County by those from urban areas seeking a better environment to raise their families or retire.

One of the important elements of preparing for and managing community change is to understand population shifts, employment and income characteristics, commuting patterns, building activity, and Town revenue streams that support public services and facilities. These facts and figures can be found in Appendix A.

Community Character

The Town of Platteville is best described as a community that cherishes its small town atmosphere. Community character is all



about the people who live in the Platteville area as well as the physical attributes of place. The Town has many attributes that make for a great small town: diversity, strong values, quality of life, and opportunity. There is a strong sense of community in Platteville. This is characterized by friendly people, knowing neighbors as well as the ability to easily interact with Town Government.

The physical attributes of place that contributes to the small town atmosphere, as defined by area residents, include a variety of distinct neighborhoods, the South Platte River Corridor, abundant open space, opportunities for additional parks and trails particularly next to the existing ball field and along the South Platte River. Almost all residents and property owners within the Urban Growth Area believe that growth, if managed appropriately, will afford greater economic prosperity to area residents and provide increased financial resources for necessary public services such as better streets and sidewalks, a relocated sewer treatment center, more local stores and more activities for families.

Community character is defined by its citizens, area residents, and those that visit the Town, be it lunch at the Doubletree or an evening ball game at the park. The citizens of Platteville as well as area residents expressed that they cherish the Town's agricultural heritage, the local library, the museum, the parks, the schools, and many mentioned the new Dollar General Store. In addition, residents and

visitors stated their appreciation for Town Hall staff- "more issues are getting addressed"; the friendliness of people in the community; and lack of crime. Area residents also value the following:

- The people that live here;
- Small town feel;
- Fact that the Town is not like the towns to the north and northeast of Platteville;
- Convenience to Greeley, Brighton, and I-25;
- Open landscapes and in particular mountain views on the western edge of Town.

Area residents care about their community and strive to make the Town a special place through celebrations such as Harvest Daze; and an active recreation/activities program for youth as well as seniors. Confidential Reconnaissance interviews and participants at the Town-wide kick-off meeting stated that many area residents choose to live in the Platteville area despite long commute times to their place of employment.



What Area does this Comprehensive Plan Cover?

In order to accommodate growth, manage the cost-effective delivery of public services, and ensure an appropriate balance of land uses to serve the citizens of Platteville, several planning mechanisms establish distinct planning areas:

- The Platteville Three Mile Area Plan
- The Platteville Planning Area
- The Platteville Three-Mile Street Plan
- The Platteville Urban Growth Area
- The Platteville Near-Term Urban Services Area
- The Ultimate 208 Wastewater Service Area

These defined areas will help the Town of Platteville manage growth and development without overburdening existing facilities and services or creating an unnecessary increase in taxation for existing residents of Platteville.

The Platteville Three–Mile Area Plan

According to Colorado Revised Statute (C.R.S.) **§31-12-105**, Colorado law requires plans to be in place for all land that a municipality is seeking to annex. Annexation plans can be drawn up for all areas within three miles of Platteville’s existing corporate boundaries. The Town of Platteville has on file a Three-Mile Area Plan, annually updated by resolution. Map 1: Planning Boundaries illustrates the Town’s adopted Three-Mile Area Plan boundary.

The Platteville Planning Area

The Three-Mile Area Plan boundary is intended to promote a regional approach to planning, and is also synonymous with the definition of the Platteville Planning Area as defined in the Weld County Coordinated Planning Agreement with the Town of Platteville as defined in Section 19-1-40 of the Weld County Land Use Regulations—“The area located outside of but within three (3) miles of the Town’s municipal boundaries”. Further, this boundary meets the statutory requirement of having a "plan in place" for the area outside the municipality -- a required precondition to any annexation [C.R.S. § 31-12-105] and further is consistent with Section 19-1-70 of the adopted Coordinated Planning Agreement between Weld County and the Town of Platteville. The Platteville Three-Mile Area represents land the Town is willing to annex if it can be shown that is of overall fiscal benefit to the Town.

The intent of the defined Platteville Planning Area is to ensure that the Town is aware of any proposed development in unincorporated Weld County that is within the Town’s recognized annexation planning area. Colorado law requires counties to inform municipalities of any development planned within two miles of a municipality’s corporate boundary. This Town/County established Platteville Planning Area allows the Town or its citizens to comment

on new development on its periphery and fosters an intergovernmental approach to addressing growth where services might be shared and regional and local plans respected.

The Platteville Three–Mile Street Plan

In conformance with C.R.S. § 31-23-212, cities and towns in Colorado may govern the relation of lots to streets shown on the Town's street plan for up to three miles outside the Town boundaries (or halfway to the next Town, if the land is within five miles of both cities. Although the Town prefers growth within the next ten years to occur within Platteville's designated Urban Growth Area, the Town of Platteville is requesting that development proposals in neighboring jurisdictions and within the unincorporated area of the County respect the Three-Mile Street Plan provided for in Chapter 5.

The Platteville Urban Growth Area

The Platteville Urban Growth Area is land that is likely to be subject to increased development pressures and is deemed appropriate for development and urban services. It is the area that the Town of Platteville has defined as appropriate for the location and development of land consistent with the Town's regulations and infrastructure requirements. The Urban Growth Area Boundary is illustrated on Map 1: Planning Boundaries. Several Colorado municipalities have found that the establishment of an Urban Growth Area boundary serves to contain leapfrog development, preserve outlying areas for agricultural and other less intensive uses, and provide greater market predictability for developments that have already been approved. Many recent growth management initiatives to curb sprawl have required localities to establish urban growth boundaries to direct growth to those areas where centralized services can be delivered in a cost effective manner. It should be noted that the delineation of the Town's Urban Growth Area does not guarantee that Platteville will be able to service this entire area with its current facilities and capabilities.

The Platteville Near–Term Urban Services Area

The concept of an “urban services area” involves the use of urban service extension policies to define the areas where new development will or will not have access to municipal urban services thus steering new development toward designated growth areas. Platteville's Near-Term Urban Services Area respects the existing drainage patterns, floodplain, and changes in topography. It is the area that can be serviced now with both water and sewer. This Near-Term Urban Services Area does not require the development of new plant sites on the other side of the river nor at an elevation lower than the existing plant. Maps showing existing sewer and water service can be found in Chapter 5.

The Ultimate 208 Wastewater Service Area

The Town of Platteville is a member of the North Front Range Water Quality Planning Association (NFRWQPA). NFRWQPA aspires to be a highly respected regional leader in resolving water quality planning issues, and a source of reliable information and data, regulatory

interpretation, and thoughtful comment on proposals. It is a unifying force in regional long term wastewater and water quality planning, ensuring that wastewater service is provided with coordination of effort, and technical expertise.

NFRWQPA has the responsibility of developing the 208 plan (also referred to as the Area wide Water Quality Management Plan) and all amendments to this plan. Once approved, the 208 plan serves as the overriding planning document used to coordinate water quality planning in the region. No overlaps in service area boundaries are allowed by the plan unless there is, in existence, an agreement between the involved service entities as to how service will be provided to the overlap areas.

The Ultimate 208 Wastewater Utility Service Boundary outlines the areas for which Platteville will be responsible to provide wastewater service in the foreseeable future. This defined area has been recognized and accepted by the Towns of Gilcrest and Milliken as well as the St. Vrain Sanitation District. A copy of the letters in support of the 208 Wastewater Utility Service Area Boundary which also serves as the Town's Urban Growth Area Boundary can be found in Appendix D. Platteville's adopted 208 Wastewater Utility Service Area Boundary serves as the basis of the Intergovernmental Agreements with Weld County, and the Town of Milliken, Gilcrest and Mead.

INSERT MAP 1: PLANNING BOUNDARIES-11 X 17

CHAPTER 3

Principles and Policies

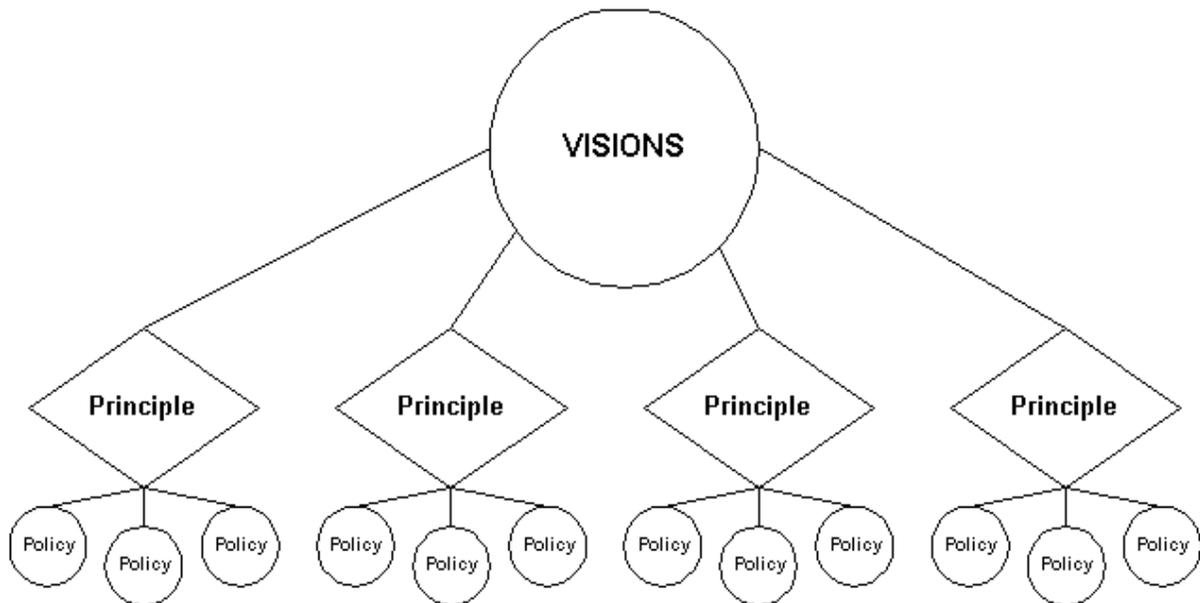


Chapter 3: Principles and Policies

Principles are the essential concepts that direct all decision-making. They address and summarize the concerns and desires of Platteville residents, businesses, and property owners.

Policies provide general direction for the Town Board, Planning Commission, and Town Staff regarding public investments, community form, function, and land use. Policies serve to shape, guide, and form the future. The policies should be reviewed annually to ensure the policies adequately and clearly articulate the desires of the Town and area citizens.

The following chart provides a graphic representation of how visions or overall community goals, principles, and policies are related within the Comprehensive Plan framework:



Components of the Plan

Economic Development

The Economic Development component deals with strategies to achieve a 'Supportive Environment for Businesses of all Sizes' and desire for the Town to become the Oil and Gas support center for the entire Wattenberg Basin so long as these uses enhance the image, appearance and economy, by taking environmentally conscious advantage of the natural resources and scenic beauty of the town and surrounding area.

Managed Growth & Land Use

This component provides strategies to ensure development occurs in accordance with community wants and needs and provides the general framework for all future development in the community. The key elements to the Managed Growth & Land Use component are:

- Land Use
- Annexation
- Transportation system

Community Character

The Community Character component deals with strategies to continue to develop a strong positive identity for Platteville, strengthen the historic downtown area and improve the visual quality of the Town. There are five elements to the Community Character Component:

- Overall Image and Identity
- Appearance and Vitality of the Downtown Core

- Preserve Historic and Cultural Resources
- Visual Amenities
- Quality Neighborhoods

Parks and Recreation

This component provides strategies to enhance existing park and recreational facilities, protect, and enhance Platteville's natural environment with particular emphasis on the South Platte River Corridor and to develop more family-oriented activities:

- Park System
- Trails
- Open Space
- Programs and Opportunities for all ages

Community Services and Facilities

The Community Services and Facilities component presents a collaborative approach to providing desired community services and facilities, ensuring that water and sewer are provided in a fiscally responsible and logical manner, and implementing the community's desire to improve the local streets and sidewalks. This component establishes principles and policies related to the following:

- Infrastructure Planning
- Water
- Wastewater
- Public Health and Safety, and
- Streets and Sidewalks.

PRINCIPLES AND POLICIES

Economic Development (ED)

PRINCIPLE ED-1: Platteville is a growing community in need of services, not only for the local residents but also due to its central location to the sub-region know as the river towns. Promote and identify Platteville as the commercial center for the Weld County sub-region known as the river towns.

PRINCIPLE ED-2: Promote the successful development of convenience retail and service establishments that will meet the needs of Platteville residents.

PRINCIPLE ED-3: Inform existing businesses of opportunities for expansion or collaborative partnerships when new businesses are looking to relocate in the region.

PRINCIPLE ED-4: Encourage desirable commercial and industrial development—non-polluting and supportive of the community—in accordance with the Future Land Use Plan.

PRINCIPLE ED-5: Continue to work with the existing and new companies that are servicing energy development in the Wattenberg Basin.

PRINCIPLE ED-6: Work to enhance the Town’s tax base allowing the Town to invest in public facilities and amenities desired by residents.

POLICIES

- Seek a balance of commercial, industrial, and residential growth.
- Attract quality businesses that meet the everyday convenience needs of Platteville residents and positively add to the community by working with businesses and residents as well as with Upstate Colorado, the Southwest Weld Initiative group, and the North Metro Small Business Development Center in Brighton to identify and pursue opportunities to bring a wider range of basic goods and services into the community (e.g., hardware stores, drugstores, family restaurants, and a grocery store of any size).
- Encourage business owners and residents to become involved in all economic and business issues concerning Platteville.

- Keep lines of communication open with the business community, so that the Town can formally and informally keep businesses aware of the opportunities to patronize other local businesses. Creating these 'linkages' are essential to building Platteville's economy.
- Industrial development should be encouraged within the Town limits and industries should develop in a manner consistent with the overall image and appearance policies of the Town.
- Work with Upstate Colorado to attract primary sector employers.
- Promote Platteville as a growing community near DIA on a coast-to-coast rail line.
- Recruit quality employers to provide jobs for area residents and to diversify the local economy. If needed, develop a package of business incentives geared in particular to helping small businesses stay and grow in Platteville.
- Encourage new downtown uses that will have both day and evening activities.
- Create land use standards and zoning districts that aid in attracting quality businesses to the community.
- Implement land use regulations to ensure that new industry is located, designed, and operated to minimize negative impacts on surrounding land uses and the overall image of the community.
- Deny requests for any industrial use, which based on thorough analysis and evidence, will negatively impact the quality of Platteville's water, air, and soils if said impacts cannot be mitigated.
- Given that US 85 is an access-controlled highway, locate commercial retail and service uses requiring high visibility in nodes specifically designed to accommodate auto-oriented commercial development. As shown on the Future Land Use Plan, this includes all four corners of the following intersections: the intersection of US 85 and Highway 66, the intersection north and south of WCR 28 along US 85, the intersection of US 85 and WCR 34, the intersection of Highway 60 and US 85 and the intersection of WCR 21 and WCR 32.5.
- Utilize the following locational criteria to assist in the location of large-scale commercial and industrial land uses:
 - Good access to highways and railroads. The uses shall not create traffic impacts on less intensive land uses; particularly residential uses.
 - Close proximity to other industries. When industries are grouped together, there are fewer negative impacts on other land uses.
 - Close proximity to existing or planned infrastructure particularly sewer, water, and electricity. No commercial or industrial uses shall be allowed on septic unless they meet the guidelines established by the Colorado Department of Health as specified in C.R.S. § 25-10-101 through 112 as well as Weld County and Town of Platteville health standards.

- Encourage commercial and office park development that incorporates unified site design and traffic circulation planning in areas that have easy access to US 85.
- Encourage higher intensity land uses, such as new employment centers, to locate within municipal boundaries where adequate services are available and in close proximity to housing for potential future employees.
- Stimulate the development of sites within the Town that are currently undeveloped or under developed through incentives, such as the ability to phase required public improvements and density bonuses.

Managed Growth & Land Use (LU)

Land Use

PRINCIPLE LU-1: Manage how and where growth occurs.

PRINCIPLE LU-2: Manage growth through equitable and appropriate land use standards and through the efficient and orderly development of needed infrastructure and improvements in advance, or as a part of new growth.

PRINCIPLE LU-3: Ensure compatible land uses, particularly in areas not yet within the Town limits by adhering to the Future Land Use Plan map.

PRINCIPLE LU-4: Encourage new development to locate where it can be easily served through the extension of existing water and sewer lines, thereby reducing a developer’s upfront costs.

PRINCIPLE LU-5: Revise the Town’s Zoning Ordinance to reflect the land use districts described in the Future Land Use Plan.

POLICIES

- Work with the County to ensure the principles and policies contained within this Plan are adhered to by updating the existing Intergovernmental Agreement with Weld County.
- Provide a wider array of land use types to meet changing needs and help ensure the fiscal sustainability of the community.
- Promote growth from the inside out by encouraging infill development on vacant land within the Town and Urban Services Area, with particular attention to the area between the current town limits and West Farm to the west and between the current town limits and the recently annexed industrial land at WCR 38 and Highway 60.

- Use landscape buffers, native plantings, and berms along major streets, specifically those streets that serve as a main thoroughfare into Town: Highway 60; US 85; Highway 66 and WCR 32.5. Determine maintenance responsibilities prior to the installation of any improvements.
- Provide for the logical extension of needed infrastructure.
- Upon adoption of the Comprehensive Plan, revise the Town's zoning ordinance and land use standards to better reflect the type and intensity of uses outlined in this Comprehensive Plan.
- Specific sections of the Town's Zoning Ordinance that require attention include:
 - New zone districts that are mindful of newer development practices, provide greater predictability for the development community and ensure the desired balance of residential, commercial, industrial, and public uses.
 - Create a performance-based list of permitted uses within each district that are consistent with the new Plan thereby allowing greater flexibility.
 - Allow a greater range of uses within each zone district so long as impacts are mitigated.
 - Add new zoning definitions and clarify definitions that have created confusion in the past, particularly between the zoning ordinance and subdivision ordinance.
 - Strive to remove any inconsistencies between the International Building, Plumbing, Mechanical, and Fire Codes and the Town's land use regulations.
 - Carefully consider land uses in or near transitional zones to ensure the orderly progression between uses of differing types and densities.
 - Support implementation of landscaped buffers and/or mutually agreed upon transitional uses between zones of differing land uses and densities. This serves to address differing uses such as a proposed industrial, office or commercial use located adjacent to an established residential subdivision, and/or differing residential densities.
 - Identify areas where sufficient capacity exists to serve new development with water, sewer, and street access.
 - To reduce infrastructure costs, encourage new development (residential, industrial, and commercial) to locate adjacent to existing development and existing services (e.g. water, sewer, and streets).

Annexation

PRINCIPLE LU-6: Ensure the logical extension of the Town boundaries so that Platteville will expand in a directed and fiscally sound manner and that the extension of Town boundaries allows for separation between area communities.

POLICIES

- Promote new development and redevelopment on already annexed and underdeveloped land within the existing Town limits.
- Undertake complete, or at least phase the annexation of enclaves and other areas that are largely surrounded by the Town in order to avoid the problems associated with different law enforcement agencies responding to calls, different zoning requirements, and provision of water and sewer service.
- Strategic annexations are encouraged, if such annexations provide greater land use control to the Town of Platteville and protect the Town’s growth options.
- Evaluate annexations based upon their impact on the local tax base and value to the residents of the community.
- Plan for and guide the timing and suitability of development outside the Town boundaries through annexation guidelines and intergovernmental agreements with Weld County and all communities within the area so that development will be compatible with Platteville’s standards and policies.
- Base approval of annexation proposals on a cost-benefit analysis. An increased tax base shall not be the sole determinant, but shall be a major objective in ensuring services and facilities desired by Platteville citizens that are financially supported and achieve stated land use policies.
- Require that concept plans accompany all annexation petitions greater than five acres in size or any project that involves more than one use.
- All annexations shall continue to be accompanied by an annexation agreement ensuring that the annexation ‘pays its own way’ and does not burden current taxpayers.

Transportation System

PRINCIPLE LU-7: Provide for an efficient, safe, continuous and connected transportation system.

PRINCIPLE LU-8: Ensure that the transportation system is both aesthetically appealing and provides needed north/south and east/west connections.

PRINCIPLE LU-9: Reduce the adverse impacts of existing and future transportation systems through a combination of careful planning and mitigation techniques.

PRINCIPLE LU-10: Develop a long term Master Transportation Plan.

POLICIES

- Ensure that new development provides adequate transportation improvements.
- Develop a Master Transportation Plan that can be used as an overall guide for prioritizing transportation deficiencies and to ensure necessary right-of way is acquired to ensure connectivity between existing developed areas and areas to be annexed.
- Develop a safe truck route through town that minimizes disturbance to existing and planned residential areas.
- Continue to work with the US 85 Coalition to seek enhancements to the US 85 corridor that complement the adopted CDOT US 85 Access Control Plan.
- Cooperatively plan logical and economical road extensions and linkages using the Three Mile Street Plan as a guide.
- Continue to cooperatively plan and finance needed transportation with the State, Weld County, and CDOT.
- Locate major traffic-generating land uses along designated arterials, with access from collectors. Access points should be limited to every ¼ mile.
- Substantially reduce risks to public safety. Prioritize traffic improvements that will increase safety such as turn and acceleration lanes, stop signs, lane realignment, and safe crossing zones.
- Require the dedication of additional roadway rights-of-way with any annexation proposal Planned Development or subdivision application.
- Improve the connectivity of east-west arterial and collector roads.
- Develop Main Street as a parallel north-south route to US 85

- Mitigate the secondary impacts of traffic congestion, including the protection of air and water quality and stormwater system enhancements.

Community Character (CC)

Overall Image and Identity

PRINCIPLE CC-1: Foster community pride, and establish a strong sense of place by enhancing the appearance and image of Platteville.

PRINCIPLE CC-2: Improve the overall image of the community as viewed from the US 85 Corridor and Highway 66.

POLICIES

- Create and enforce sign regulations that reinforce a distinctive identity for the Town.
- Develop standards to ensure that new development is appropriately sited, is complimentary in size and scale with the character of the Town, and is unique to the Town of Platteville.
- Create “gateways” at all entrances to Town to create a strong, favorable visual impression and community identity for people entering the Town through the installation of landscaping and well designed Platteville signs with the Town logo as part of the gateway feature.
- The US 85 corridor is one of the gateways to the community. Ensure that the corridor is well maintained and free of weeds and debris.
- Work with CDOT to improve the image of the CDOT controlled weigh station or if such attempts are unsuccessful, seek to relocate the weigh station to a location that is not at the entrance to Town.
- As properties along US 85 expand, or there is a change in use, require proper signs and a landscaped edge along the Highway Corridor as recently installed by the Rocky Mountain Milling Company. Also, consider the installation of visually appealing sound walls as another means to improve the image of the corridor.
- Highway 66 is the main corridor that connects the Town of Platteville to Interstate 25. Install a gateway feature as you enter town from the west and ensure that any development along the corridor includes consolidated points of access.
- Create a specific zoning category for lands along both highway corridors to ensure that these important routes function properly and do not look like anywhere USA.

PRINCIPLE CC-3: Control weeds, debris and dust with particular attention to areas that are visible from major roads.

- Encourage better property maintenance to enhance the overall appearance of the community and enforce nuisance codes.
- Work with CDOT to enhance Highway 66, US 85, and the US 85 Business segment.
- Reasonable landscape and paving standards should be applied to commercial development to keep the weeds and dust under control.

PRINCIPLE CC-4: As the Town grows and develops, look at ways to retain the rural, small town atmosphere of Platteville. Desirable attributes to build upon the small town atmosphere include being able to walk or drive to most community amenities without sitting in traffic, an abundance of open space around the edges of the community, knowing your neighbors, and an approachable Town government.

- Preserve open lands between Platteville's Ultimate 208 Wastewater Service Area and adjacent Towns as a means of preserving Platteville's identity. People need to know when they are leaving Firestone, Mead or Milliken and entering Platteville.
- New development should respect the Town's physical setting, history, and role in the region by incorporating unique features into any development, be it the South Platte River Corridor, open lands that remind one of the Town's agricultural heritage or oil and gas wells successfully and safely incorporated into new subdivision design.
- Create standards that ensure new development and redevelopment are harmonious with the Town's desired image.
- Review sign codes used by other towns with similar physical settings and markets and incorporate the best aspects of those into a strong, enforceable sign code for Platteville that will help provide visual continuity, minimize visual hazards, and attract business.
- Preserve agricultural lands located outside Platteville's Urban Growth Boundary by working with the County to ensure they remain zoned for agricultural use until such time as centralized services can be provided.

Appearance and Vitality of Downtown Core

PRINCIPLE CC-5: Improve the appearance and vitality of Platteville's Downtown Core by creating a new downtown zone district that allows mixed-use development and encourages all buildings to front directly on an established sidewalk with no side yard setbacks.

PRINCIPLE CC-6: Downtown should serve as the symbolic and cultural center of Platteville.

PRINCIPLE CC-7: Cultural venues, civic activities, eating and entertainment, specialty and retail shopping should be the emphasis in the downtown area.

PRINCIPLE CC-8: Downtown beautification and unified appearance will strengthen Platteville's sense of "place" and character.

PRINCIPLE CC-9: Streetscape amenities and improved access will benefit downtown (economically, aesthetically, culturally, socially, etc.)

POLICIES

- Encourage new commercial development and/or redevelopment and work to encourage infill development between existing businesses.
- Encourage facade improvements.
- Ensure parking areas are subordinate to the primary use.
- Enhance the character and pedestrian-friendly environment of Platteville's Downtown Core through the planting of street trees, the installation of pedestrian scale lighting, a better sign and information system and installation of benches where possible. Provide access from surrounding development.
- Extend Main Street north to WCR 34 to provide an area that can accommodate large, convenience oriented shopping with easy access off US 85.
- Ensure adequate parking in the downtown area to prevent parking in nearby residential areas.
- Consider adopting an 'in lieu' of providing parking on-site fee, thus allowing new businesses to maximize their commercial land. The 'in lieu' of fee is paid to the Town to fund the purchase of land for a public parking area to serve the downtown businesses that have decided not to use valuable land to meet their parking needs on-site.

- Establish clear boundaries for the downtown area and reinforce “the you have arrived” in downtown Platteville with planned streetscape improvements. Methods to finance such improvements include a development impact fee such as imposed by the nearby Town of Mead and obtaining grant funds from various State and Federal agencies.
- Attract more restaurants and entertainment venues to the downtown.
- Continue to implement public directional signs and wayfinding signs to announce events and direct people to the downtown.
- Create a pedestrian-friendly street by requiring sidewalks within the CDOT right-of-way from the back of the curb to the front of the building and establish a network of pedestrian paths that connect the downtown to schools and neighborhoods.

Preserve Historic and Cultural Resources

PRINCIPLE CC-10: Identify and preserve Platteville’s historic and cultural resources.

POLICIES

- Significant features within the Town such as creeks, floodplains, irrigation ditches, wetlands, historic and architectural features should be preserved and enhanced. They are the historic framework that makes the Platteville area unique.
- Work with local volunteers including those active with the Museum, seniors, as well as the Office of Archaeology and Historic Preservation, to inventory local resources that explain and teach us about Platteville’s history. The Lutheran Church, historic homes throughout town and a number of storefronts along Main Street, potentially qualify for inclusion on the State or National Register of Historic Places. This also provides the Town with the ability to secure grant funds from the Colorado Historical Society, as well as, tax incentives for preservation.
- Work with local volunteers and the Chamber of Commerce to install historic site markers for those structures that qualify for the National or State Register of Historic Structures.
- Foster the community's interest and support for historic preservation.

Visual Amenities

PRINCIPLE CC-11: Preserve and protect the South Platte River Corridor.

PRINCIPLE CC-12: Protect the rural character and unencumbered views toward the mountains.

POLICIES

- Encourage site design and development standards that protect and preserve the character of the natural landscape.
- Preserve and reinforce panoramic views of the mountains.
- Protect the environmental and visual quality of surface waters, parks, and historic properties.
- Continue the practice first established with the West Farm master planned community, of preserving and ensuring that the South Platte River Corridor is accessible to the entire community through the dedication of open space and commitment of developers adjacent to the river to continue the construction of the 10-foot wide public trail along the west side of the South Platte River.

Quality Neighborhoods

PRINCIPLE CC-13: Improve the quality of residential neighborhoods in the Town.

POLICIES

- Enforce existing nuisance and junk ordinances.
- Prohibit the intrusion of incompatible uses in residential neighborhoods.
- Utilize screening and buffering techniques between incompatible uses such as between a residential neighborhood and industrially zoned property.
- Ensure that oversized vehicles are not parked where they may become a hazard.
- Ensure that all homes maintain front, side and rear yard space. Yard space should remain open and useable.
- Work with homeowners to ensure that RVs, campers, boats, trailers, and related recreational equipment are properly stored off the street, and screened from view.

Parks and Recreation (PR)

Park System

PRINCIPLE PR-1: Platteville shall strive to improve or expand park facilities and services in relation to population growth, population composition, and user demand. Coordinated planning, when feasible, and joint use agreements with the school district are encouraged as further funding is available.

PRINCIPLE PR-2: Provide a coordinated and continuous system of parks, trails, and recreation facilities that serves the present and future needs of Platteville residents.

PRINCIPLE PR-3: Preserve and enhance lands suitable for active and passive recreational uses and preserve a sense of openness in the area.

POLICIES

- Appoint a citizen committee to establish a plan and funding mechanism for the establishment of a recreational center with a swimming pool adjacent to the existing ballfields, or other suitable central location.
- Preserve and enhance the South Platte River corridor as the major spine of an inter-community trail system. Ensure that the planned bicycle/pedestrian path that runs along the South Platte River is continued with each subsequent development that is adjacent to the River.
- Utilize environmentally constrained lands for both active and passive recreational park areas and open space.
- As part of any new subdivision, require neighborhood parks that are maintained by the Homeowners.
- The Town, in cooperation with the RE-1 School District, and the Town’s Recreational Department, should pursue the development of a regional recreation program to provide year round active recreation facilities that can be used by school-aged children (K-12) as well as the growing senior population in the region.
- Establish and adopt standards for community and neighborhood parks in the Town.
- Protect the area’s unique natural features, open space, and natural areas when planning new parks and recreation facilities.
- Establish various funding methods for acquiring, developing, and maintaining parks and recreational facilities in the Town.

- Investigate the formation of a recreational district for the area to fund park facilities and programs. Look to the South Suburban Parks and Recreation District which is Quasi-municipal Corporation and a political subdivision of the State of Colorado, formed in 1959 pursuant to state law, for the purpose of providing recreational facilities and services for District residents. This is a large recreation district that provides recreational programs for residents in portions of both Arapahoe and Douglas County and includes the following Colorado municipalities: Englewood, Littleton, Sheridan, Lone Tree, and Centennial. Given that this Recreation District has operated successfully for more than 50 years, it's a model that may work for the River Town region.
- Develop a parks, open space, and trails plan that establishes criteria and mechanisms for acquiring land, including provisions for land dedication, fees in lieu of land dedication, and land purchases. Integrate the recommendations of this plan into the development review process.
- Locate, develop, and maintain community and neighborhood parks and recreation facilities in association with the RE-1 school district.

Trails

PRINCIPLE PR-4: Provide safe, efficient, and interconnected bicycle, and pedestrian trail options for non-motorized access to neighborhoods, schools, activity centers, and regional trails.

PRINCIPLE PR-5: Plan trail links with regional trail systems.

POLICIES

- Support efforts to develop a county-wide, multi-modal, non-motorized plan for bicycle, and pedestrian trails. Where possible, provide separate corridors for different uses.
- Support the dedication of logical pedestrian and bicycle trail connections as part of the subdivision process.
- Provide incentives for private land dedications and/or easements for non-motorized use.
- New residential development should strive to provide linkages to existing or planned pedestrian corridors and community facilities.

Open Space

PRINCIPLE PR-6: Acquire and maintain diverse open space areas to meet the present and future needs of Platteville residents and visitors.

POLICIES

- Develop a unified open space system for the entire Town.
- Allow new developments to provide either passive open space or active parks and recreational areas to meet the parks and open space requirement required of all subdivisions and Planned Developments.
- Encourage public access onto open space lands by working with the landowner and consider access on a case-by-case basis.
- Permanently preserve open lands in its natural state or as continuing agricultural operations through landowner incentives such as conservation easements.

Programs & Opportunities for All Ages

PRINCIPLE PR-7: Work with the school district to maintain the quality of the schools and prevent schools from becoming overcrowded or underfunded.

PRINCIPLE PR-8: Encourage more employment and other after school opportunities for Platteville’s youth.

PRINCIPLE PR-9: Continue to develop recreational and educational programs for persons of all ages.

POLICIES

- Continue to notify the school district of population and safety impacts associated with Town decisions.
- The Town, upon approval of this Comprehensive Plan should initiate discussions with the RE-1 School District to develop locational criteria and possible sites for a new high school and middle school to serve the district.
- Work with existing and new businesses to encourage the hiring of Platteville youth for part time or summer jobs.
- Continue to support the efforts of the Town’s Recreational Department, which provides a valuable community service.

- Continue to encourage support from local businesses and corporations to sponsor youth activities and senior programs.



Community Services and Facilities (SF)

Infrastructure Planning

PRINCIPLE SF-1: Develop a strategic plan to ensure infrastructure can be put in place to meet the needs of developing markets.

PRINCIPLE SF-2: Upon completion of this Comprehensive Plan, and the Wastewater Utility Plan, initiate the development of a five-year Capital Improvements Program as a first step in addressing needed improvement and expansion of the current water, sewer, and stormwater systems.

PRINCIPLE SF-3: Provide and coordinate public services that promote or enhance the quality of life in Platteville and are commensurate with local vision and needs.

PRINCIPLE SF-4: Continue to implement the Town’s user pay philosophy for the provision of public facilities and services, including roads, water, sewer, and drainage.

PRINCIPLE SF-5: Continue to secure the necessary water to service planned growth.

PRINCIPLE SF-6: Assure that new development can pay all costs associated with annexing and developing in Town and that new development is a fiscal benefit to the Town.

PRINCIPLE SF-7: Utilize public improvements as incentives to achieve the level, location, intensity, and type of development the Town desires.

PRINCIPLE SF-8: Encourage contiguous development to allow for an economical provision of services.

POLICIES

- Continue to make improvements to the Town’s water and sewer systems.

- Continue to monitor the quantity and quality of the Town's water supply.
- The Town will strive to achieve an inflow and infiltration rate of 10% in its wastewater collection system. To this end, the Town shall strive to systematically replace the wastewater collection system every 50 years.
- The Town will pursue a systematic replacement of the water distribution system every 50 years. This will reduce water loss and costly overtime repairs attributable to leaks.
- Plan and implement a system-wide approach to drainage and flood control.
- Establish a drainage and flood control overlay protection zone, or utilize "prudent line" approaches that adequately set structures back from 100-year flood-plain boundaries.
- Support development and use of regional flood warning systems.

Water

PRINCIPLE SF-9: Plan for the enhancement of Platteville's long-term water supply while respecting the environmental constraints of the resource.

PRINCIPLE SF-10: Pursue continued cooperation among the service providers and support common programs that help ensure feasible long-term supply and delivery of water.

PRINCIPLE SF-11: Increase the utilization of non-potable water for irrigation to conserve the potable water supply.

POLICIES

- Plan and develop Town water resources in direct proportion to projected future demand levels. The Town should continue its policy of providing water on a first-come, first-serve basis rather than committing water for specific future developments.
- Employ various strategies to acquire and enhance senior water rights including annexation, purchase, adjudication of non-tributary water, and acquisition of wells.
- Establish a Water Supply Committee to study water supply and water resource strategies before the current agreement with the Central Weld County Water District (CWCWD) expires in 2014.
- Augment the Town's water resources through the procurement of supplemental water, and conservation measures.
- Discourage the severance of water rights from properties unless an alternate water supply can be guaranteed.
- Correlate water demand to proposed land use when evaluating potential annexations.

- All new development shall demonstrate sustainable water services at the time of platting. Discourage development that cannot provide proof of a dependable and adequate water supply as defined by both quality and quantity.
- Required water shall be transferred at the time of building permit.
- Resolve the conflict in the Platteville Municipal Code that requires both dedication of CBT water and also requires a subdivider of property *‘to convey to the Town any water rights historically associated with the property being subdivided, in order to augment the Town's physical and legal supply of water’*.
- Promote water conservation.
- Lease or purchase reservoir storage space so that water will be available in the late summer months and evaluate the benefits of constructing a reservoir or transmission lines.
- Maximize efficient spacing of wells where possible.
- Consider water line extensions to developing areas currently within the corporate limits as the first priority. The second priority should be contiguous annexations. The lowest priority for extensions should be non-contiguous development within the Urban Growth Area.
- Evaluate the fiscal impact and benefits of establishing a real estate transfer fee or assessment at the time of annexation (e.g., \$50 per transfer) that would be placed in a planning and engineering fund for developing additional water sources with area water suppliers.

Wastewater

PRINCIPLE SF-12: Ensure efficient and cost-effective wastewater treatment in the Platteville community.

PRINCIPLE SF-13: The Town shall strive to eliminate all on-site sewage disposal systems as infrastructure improvements allow the more cost-effective delivery of wastewater treatment.

POLICIES

- As part of the Wastewater Utility Plan, evaluate the costs and benefits of a regional wastewater system.
- Upon completion of the Wastewater Utility Study, the Town shall work with the Department of Local Affairs and Weld County Department of Public Health and Environment to secure funding and loans to relocate and expand the wastewater system to provide needed services within the designated Urban Growth Area Boundary.
- As a result of the Wastewater Utility Study, the Town shall work with the Colorado Department of Health, St Vrain Sanitation District, and the North Front Range Water Quality

Planning Association to adopt a revised 208 Wastewater Service Area boundary that is closely aligned with the adopted Urban Growth Area Boundary.

- Encourage the consolidation or coordination of facilities and services in an effort to reduce costs and improve efficiencies.
- Implement the findings of the Wastewater Utility Plan.
- Require all new development to connect to the sewer system when a sewer line is within 1,000 ft.
- If existing septic systems fail or require major upgrades, work with the property owner to secure connection to the Town system.
- Promote the implementation of viable stream quality standards to maintain the water quality of area creeks and streams.
- Base capital improvement designs on community objectives and planning policies.
- Identify site locations and specific standards for future services and utilities necessary to serve the designated Urban Growth Area.
- Plan and design drainage facilities that maximize on-site amenities while minimizing downstream erosion and other problematic activity.

Public Health and Safety

PRINCIPLE SF-14: Provide law enforcement and emergency services at a level commensurate with local needs and circumstances.

PRINCIPLE SF-15: Provide quality, timely health care services for the Platteville Area residents.

POLICIES

- Continue to provide and promote a 'safe' community through citizen surveillance, a basic technique of neighborhood and commercial security.
- Combine community initiatives such as neighborhood watch groups with professional policing services to deter crimes, such as burglary and vandalism.
- Continue to educate the residents on methods that have been proven to deter crime.
- Encourage Platteville residents to use appropriate windows and locks on homes.
- Develop a capital improvements plan in conjunction with the Platteville/Gilcrest Fire District for the Town's law enforcement and emergency services.
- Continue the established mutual-aid agreements and other cooperative efforts among fire protection and emergency service districts, municipalities, and other entities to provide more affordable and efficient services.

- Support development of a regional health care facility, with emphasis on emergency treatment.

Streets and Sidewalks

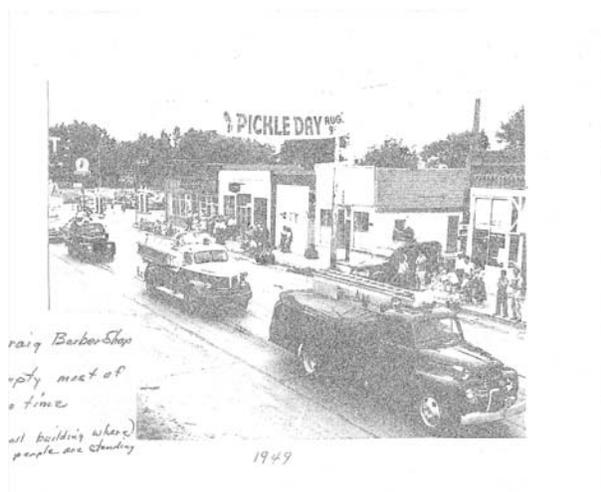
PRINCIPLE SF-16: Develop a system for on-going maintenance and repair of existing streets as part of any capital improvements program.

PRINCIPLE SF-17: Develop sidewalk standards that are reflected in the Town's Subdivision Regulations to ensure an adequate system of sidewalks throughout town.

PRINCIPLE SF-18: Require sidewalks within the designated CDOT ROW between the back of curb and front of all buildings in the downtown area.

POLICIES

- Given the historic absence of an adopted policy or system to repair the Town's existing street system, investigate a cost-effective means to chip seal and/or repair existing streets in order to prolong the life cycle of the Town's street system.
- As part of the established multi-year Capital Improvements Program, develop a system to repair and replace deteriorating sidewalks.
- Seek grants and low interest loans from all sources to upgrade the Town's existing streets and sidewalks.
- Utilize Highway User Tax Funds to improve, repair, and maintain priority streets identified within the Capital Improvements Plan.
- Encourage and incentivize residents and business with funding alternatives to facilitate repairs.



Chapter 4:

The Future Land Use Plan

Overview

This chapter outlines existing zoning, land use, land use trends, and presents a preferred Future Land Use Plan. Chapter 5 outlines practical considerations that will affect how this Future Land Use Plan can be achieved.

In the plan-making process, the Platteville area citizens identified a number of specific land uses that required attention. The corresponding geographic areas to accommodate these uses were also identified. These include:

- New geographic areas and land use classifications that support small business development;
- Expanded areas for larger scale business and industrial uses and can accommodate oil and gas offices and support facilities with easy access to US 85 as well as industries requiring rail service;
- A regional trail system along the South Platte River Corridor that capitalizes on the already dedicated 10-foot trail system through the West Farm Development;
- New areas for business, retail, and office uses;
- An expanded downtown business area that respects the historic heart of Platteville but also allows new larger retail establishments on the north end of Main Street;
- A more attractive US 85 Corridor with better landscaping and well maintained building along Vasquez Boulevard and Front Street including gateways indicating you are now in Platteville and,
- More housing choices.



Existing Land Use

The table and figure that follow, quantify the distribution and type of land uses within the Platteville community as of 2010.

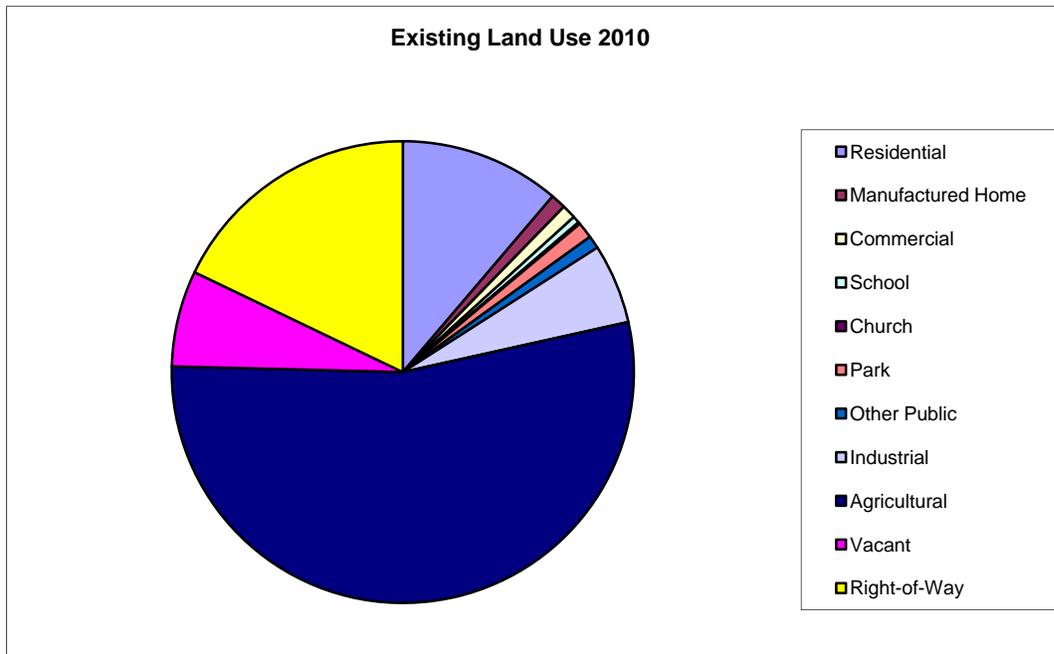


Figure 4.0 Platteville Land Use Distribution

The Town of Platteville has grown since 2000, the date of the last adopted Comprehensive Plan. The land area that comprised the Town in 2000 was just over 1,000 acres. The change in land area that now encompasses the Town of Platteville is shown in yellow on the following map (*Map 3: Town Limits Year 2000 versus Year 2010*) and represents the annexation of just over 822 acres. While the Town’s land area has almost doubled in size, there has not been a corresponding increase in new development. This is best illustrated by the number of platted lots within Town that have not been built upon.

Location/Subdivision	Vacant Lots- No	Vacant Lots- Streets, Water
Original Town	0 lots	11 lots
Rogers Farm	55 residential lots	3 lots
Trappers Trail	118 lots + multi-family zone	0 lots
Platte River Farms	97 residential lots	0 lots
Fort Vasquez	Not platted	
West Farm	Not platted	
Sodbuster Subdivision	5 lots subdivided in July, 2010, Improvements expected within	

INSERT MAP 2: EXISTING LAND USE-11 X 17

Residential Development

Residential development in Platteville encompasses primarily single-family homes although there are a few multi-family developments, and one manufactured home community. The original platted area of Platteville, which surrounds all sides of the

downtown area, was developed over a number of decades and therefore avoids the cookie-cutter housing development many Platteville citizens dislike. The newer subdivisions on the west side of town provide larger homes with sizable yards.

Table 4.1 EXISTING LAND USE IN THE TOWN OF PLATTEVILLE

Comparison of Year 2000 and Year 2010

LAND USE CATEGORY	YEAR 2000		YEAR 2010		YEAR 2000 - 2010	
	Acres	Percent of Total	Acres	Percent of Total	Change	Percent Increase
Residential	173.1	17.3%	204.8	11.2%	31.8	18.4%
Mobile Home	18.9	1.9%	19.3	1.1%	0.4	2.0%
Commercial	15.2	1.5%	18.0	1.0%	2.7	17.9%
School	8.9	0.9%	8.9	0.5%	0.0	0.0%
Church	2.6	0.3%	2.6	0.1%	0.0	0.0%
Park	20.7	2.1%	20.7	1.1%	0.0	0.0%
Other Public	15.3	1.5%	16.4	0.9%	1.0	6.8%
Industrial	81.5	8.1%	101.9	5.6%	20.4	25.1%
Agricultural	409.5	40.9%	982.9	53.9%	573.4	140.0%
Vacant	118.0	11.8%	122.6	6.7%	4.6	3.9%
Right-of-Way	138.0	13.8%	326.2	17.9%	188.2	136.4%
TOTAL TOWN	1,001.7		1,824.2		822.6	82.1%

INSERT MAP 3: TOWN LIMITS-11X17

We have estimated that there are 712 existing single-family detached homes in town; 17 duplexes in the Old Homestead Farm Development and between 6 to 10 manufactured homes scattered throughout the community. There are 153 mobile home sites in the Valley Village Mobile Home Park. Of that number, 33 mobile home

pads are vacant (no unit on them), and 12 sites have units that are vacant.

There are four apartment projects in town: the two buildings that comprise the Aspen Leaf Apartment Condominiums at 111 and 113 Division Street, the Cedar Apartments (1108 Vasquez) and the Platteville Apartments (303 Byers).

Non-Residential Development

Existing commercial development is of two types: highway-oriented business and industrial. Land zoned for local service-oriented business (B-1) is extremely limited (14 acres). Commercial development, particularly sales tax revenue generating development is, for the most part, located with direct access off Highway 66, or US 85. 90 acres of land currently accounts for all land that produces sales tax revenue.

Shopping Centers with a grocery store anchor typically occupy anywhere from 25 to 40 acres. Setting aside the land zoned Planned Development of which over 600 acres is within a master planned community with 25 acres of non-residential mixed-use development, lands within town are zoned predominantly single family residential (25%) or industrial (33%). Smaller communities are typically at least one quarter to one-third non-residential. The percentage of non-residential land use typically increases if the community is

located along a major interstate or transportation corridor or has had history of resource development (e.g. coal mining, mineral extraction, oil, and gas operations etc.) Thus, the high percentage of land zoned industrial is appropriate for Platteville and is further enhanced by the existence of major rail and truck arteries allowing businesses that require heavy truck movement to locate in the Platteville area.

As mentioned throughout the planning process by area residents, the Town is lacking in local convenience-oriented businesses. There are two interrelated reasons for this:

There are no available large commercial lots that can accommodate any type of commercial center; and

Additional residential development or employment centers are needed to support sales tax producing commercial development within the trade area.

Existing Conditions and Public Facilities

Map 4 shows all existing above ground conditions and the location of public facilities. Parks, schools, other public uses such as Platteville Town Hall, the library, and cemetery are shown as they influence the Future Land Use Plan. Community Matters, Inc. has also mapped all existing oil and gas facilities based on information obtained by the Colorado Oil and Gas Conversation Commission (COGCC). Other key features shown on this map include all land owned by Xcel including the Fort St. Vrain Power Station as well as the Xcel Power lines.

INSERT MAP 4: EXISTING CONDITIONS - 11 X 17

Jurisdictions and Special Districts

Anyone wishing to annex land into Platteville or subdivide a parcel of land is required to provide a map showing all special districts and municipal limits. Map 5 will make the application process for annexation or subdivision simpler for the applicant, and will prove useful to new Trustees and Planning Commission members.

Existing Zoning

The following map depicts existing zoning within the Town of Platteville. As of March 2010, a substantial portion of the zoned land in Platteville remains in agricultural use despite the zoning of the property. The following table characterizes how land within the Town is zoned.

Table 4.2 ZONING IN THE TOWN OF PLATTEVILLE- Comparison of Year 2000 to Year 2010

ZONING CATEGORY	YEAR 2000 - ZONING		YEAR 2010 - ZONING	
	Acres	Percent of Total	Acres	Percent of Total
R-1 Single Family Residential District	377.6	37.7%	309.1	16.9%
R-2 Multi-family Residential District	77.0	7.7%	98.8	5.4%
R-2A Multi-family Residential and Manufactured Home Communities	22.9	2.3%	22.9	1.3%
B-1 Central Business District	14.1	1.4%	14.1	0.8%
B-2 Tourist Commercial District	48.7	4.9%	90.9	5.0%
PD Planned Development District- Residential (includes 25 acres of non-residential/mixed use)	0.0	0.0%	636.7	34.9%
I-1 Light Industrial District	292.6	29.2%	405.4	22.2%
P/R Public/Recreation District	24.0	2.4%	89.0	4.9%
A-1 Agricultural District	144.8	14.5%	157.3	8.6%
	1,001.7		1,824.2*	

* 1,221.20 acres not including West Farm

INSERT MAP 5: JURISDICTIONS AND DISTRICTS - 11 x 17

INSERT MAP 6: EXISTING ZONING -11 x 17

Future Land Use Plan

The Future Land Use Map represents a synthesis of the current trends and conditions in the community, and the adopted principles and policies for growth and development. The Future Land Use Plan Map does **not replace the Town's Official Zoning Map nor change any existing zoning within the Town.** Unlike a zoning ordinance, this plan describes how the community envisions certain areas developing by first describing the desired location and characteristics of a land use. It then describes how land uses within the land use category should perform and provides examples of the types of uses that may be appropriate for each category.

The area covered by the Future Land Use Plan is the designated Urban Growth Area for the community. This map is conceptual in nature and exact boundaries of desired land uses may be adjusted based on platting requirements.

The Future Land Use Plan addresses issues identified by the citizens:

- Many citizens want the Town to grow from the inside out: promote infill development within Town or at minimum fill in the areas between recently annexed land and the current Town limits.
- Area residents want to promote development on vacant land within the existing municipal limits with particular attention to lands that are zoned industrial, B-1 or B-2.

The Future Land Use Plan was created based on direction provided by the Town of Platteville Steering Committee, and Town Staff. Many of the Steering Committee members are County Residents that live within the defined UGA Boundary. Key principles include:

- *Promote and identify Platteville as a progressive growth and commercial center for the Weld County sub-region known as the river town.*
- *Promote the successful development of convenience retail and service establishments that will meet the needs of Platteville residents.*
- *Retain Platteville's small town community character and identity.*
- *Provide a linked system of open space by using existing drainage ways, the South Platte River corridor and required setbacks from creeks, irrigation ditches and through the provision of adequate sidewalks in areas with higher volumes of traffic.*

- Citizens desire additional active recreational facilities including a new recreation center and the possibility of a regional middle school and high school within the designated Urban Growth Area.
- Area residents would like to see a wider range of local convenience stores.
- While many envision the downtown core as becoming a vibrant pedestrian oriented shopping district, most would be satisfied given the economic recession, with existing buildings being occupied.

Land Use Designations & Definitions

The Future Land Use Plan for the Town of Platteville and its designated Urban Growth Area contains the following land use designation. For each land use category, there is an abbreviation on the land use map.

- Agriculture/Holding (A/H)
- Environmentally Constrained Residential & Recreation (EC-RR)
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Neighborhood Residential- Mixed Use (NR-MU)
- Village Center Mixed Use (VC-MU)
- Community Commercial (CC)
- Regional Commercial (RC)
- Small Office/Warehouse (SO)
- Business Parks and Planned Industrial Development (BP/PI)
- Schools/Public Facilities (S-PF)
- Open Space (OS)
- Parks (P)

INSERT MAP 12: FUTURE LAND USE PLAN - 11 X 17

Descriptions of Land Use Categories

Agriculture/Holding (A/H)

Desired Location and Character

The Agricultural/Holding land use classification is for property that at this point in time, is too expensive to develop with centralized services. This land use classification is intended to discourage leapfrog development and should ensure that land develops in a systematic and cost conscious manner. The Town of Platteville strongly discourages Weld County from allowing this land to be developed or subdivided until it is annexed to the Town of Platteville. When urban levels of service can serve the land designated as “Agriculture/Holding,” the Town will re-examine the appropriate locations and recommended uses and densities for this land. Prior to annexation, the concept is to allow one dwelling unit per existing parcel.

- Subdivision of land is strongly discouraged.
- Desired Attributes and Uses
- Lots comprised primarily of open lands.
- Husbandry of domesticated farm or ranch animals permitted by zoning ordinances, county regulations, or State Law.
- Accessory structures and uses that assist in the production of value-added agricultural products.
- Private and unpaved roads permitted.
- Family farms and ranching businesses.
- Riding school; trout farm; petting corral; small dude ranch; on lots that are at least 10 acres.
- Veterinarian; Ferrier; saddle repair on lots that are at least 2 acres.
- Bed & Breakfast Inns on at least 5 acres.
- Cottage industries and home-based endeavors as part of any agricultural land holding.
- Well-maintained single-family dwellings with or without guest or worker’s quarters.
- Irrigation ditches traversing lots should be protected and center flow should be maintained.
- Impervious cover should be minimized to reduce surface run-off.
- One dwelling unit on each existing parcel under 35 acres. Further subdivision of land is discouraged until it can be served by the Town of Platteville with centralized water and sewer.
- Pedestrian, bike and equestrian trails are strongly encouraged.
- Bicycle and equestrian-friendly roads with low traffic and travel restrictions on heavy commercial vehicles wherever possible are appropriate in this area.

Environmentally Constrained Residential/Recreation (EC-RR)

Desired Location and Character

The EC-RR category represents land that is currently within the designated floodplain but does not include lands with significant riparian habitat. This land use classification generally includes all lands east of the riparian corridor along the South Platte River and noted as Open Space (OS) on the Future Land Use Plan. This land use classification runs east to the Farmer's Independent Ditch. Intensive development is unlikely due to the extent of the floodplain, but with careful planning, there may be portions of this designated flood plain that can be developed at a very low density and can provide a valuable open space while protecting the floodplain and wetlands. Residential units may be on very large lots or clustered with abundant open space surrounding each development. The area is also well suited for recreational facilities and amenities that do not require a multitude of structures. This includes golf courses, equestrian facilities, and multi-purpose fields for activities such as soccer, baseball, and football.

Desired Attributes and Uses

- A mix of compatibly designed estate and rural residential home sites or clustered single-family detached houses with or without guest quarters [An example of guest quarter is a subordinate 600 sq. ft. dwelling with limited kitchen facilities within the main dwelling unit or garage].
- Active or passive recreational areas or facilities, both public and private, open or covered, (and which may include related recreational amenities such as, snack bars and restroom facilities, instruction, equipment storage and maintenance facilities provided that such facilities can be elevated out of the flood plain). Other recreational amenities include fishing facilities, shooting ranges, ATV facilities, ball fields, multi-purpose play fields and playgrounds, trails, and passive recreational areas.
- Agricultural activities and husbandry of domesticated farm or ranch animals permitted by zoning ordinances, county regulations, or State Law.
- Accessory structures and uses that assist in the production of value-added agricultural products.
- Private and unpaved roads permitted.
- Family farms and ranching businesses.

Low Density Residential (LDR)

Desired Location and Character

The LDR category is established to provide areas in the community where lower density single-family detached residential development is desired. This land use designation is designed to promote, stable, well-established neighborhoods with a mix of densities, located off community collector streets and in close proximity to the regional and local trail system. The lots should be of sufficient size to allow for off-street parking. This residential category allows for a range of housing choices. From rural large lot home sites to smaller lots that could accommodate patio homes. Residential densities up to six (6) dwelling units per acre are permitted if sufficient open space is provided. Residences in the LDR category are generally characterized by a mix of compatibly designed detached single-family houses, sufficient landscaping, and usable open space. Sidewalks or paths are provided to connect neighborhoods to regional trails and key destinations like the local schools

Desired Attributes and Uses

- A mix of compatibly designed single-family detached houses with or without guest quarters [An example of guest quarter is a subordinate 600 sq. ft. dwelling with limited kitchen facilities within the main dwelling unit or garage].
- A variety of housing styles and sizes and a range of lot sizes are strongly encouraged.
- Setbacks between lots should be large enough to allow for landscaping and usable open space and to allow access to a second story window. 10-foot side yard setbacks are considered minimum. Side yard setbacks should be further increased if a dwelling unit is over 25 feet high.
- New subdivisions of 10 or more lots should strive to plat the land so as to achieve a variety in lot size or at minimum variety in house design.
- A transition in subdivision lot sizes should be required for any perimeter lots where the existing adjacent lots are a disparate size. Another option would be an increase in minimum perimeter setbacks.
- Open space, parks, and trails should be integral to any new subdivision and should be so designed to provide easy access to schools, recreational amenities, and community destinations.
- Parks or open space should be useable and accessible by sidewalks or off-road trails.

Medium Density Residential Units (MDR)

Desired Location and Character

The MDR category is established on the Land Use Plan to provide areas in the community where slightly higher density residential development is desired. This residential category, with a range of seven to ten units per acre includes single family detached and attached units such as townhomes, patio homes, carriage houses, and two-and four-unit attached dwelling units.

Medium-density development will usually act as a buffer between lower and high-density residential development. Appropriate locations for MDR land uses include area where existing or planned public facilities have the capacity to serve residences and where similar types of housing currently exist.

In Platteville, there are older developments such as areas surrounding the downtown core or near the Library that are appropriate for medium density housing. Residents indicated a preference for this type of residential development as a way to maintain the small-town character of Platteville. People generally like that era of development's feel: "bungalow"-style houses with large front porches, detached garages in back, sidewalks, and tree-lined streets.

There may also be a desire in the future to provide duplex, tri-plex, and four-plex housing. This provides additional housing choices for lower income and senior residents. This density of development should occur near parks, trails and/or other public amenities that will allow easy pedestrian access for these higher populated areas. Manufactured home communities also fit in this category, since the density of manufactured home communities is typically about eight units per acre.

The Plan also encourages infill of vacant lots within the Town limits and redevelopment of incompatible uses at low and medium densities, depending on the type of neighboring residential uses. Areas specifically targeted for infill include the land parcels along Reynolds.

Desired Attributes and Uses

- Well-maintained dwellings with a density of 7 to 10 dwelling units per acre.
- Subdivisions that provide choice in size and cost of housing.
- Well-landscaped properties with landscaping appropriate to the principal use of the property, along all perimeter lot lines.
- Parking that is subordinate to the principal use and located to the side or rear of the structure.
- Single-family, duplex and townhome dwelling units with a zero interior lot line and off-street parking.
- Playgrounds, recreational amenities, and common areas that have connecting sidewalks or trails to Town parks, ball fields, and schools nearby.
- Spacing between units and screening with fencing, plant materials, or a combination of fencing and plant materials.

- Architecture should reflect the small town character of Platteville through the use of porches, varied building form such as bay windows, additions, and offset garages.

High Density Residential (HDR)

Desired Location and Character

The HDR category designates those areas of the community where the highest residential density is appropriate. Residential densities that exceed ten (10) dwelling units per acre are appropriate in this land use classification. High-density housing typically means attached units that are two to four stories in height. This type of housing includes retirement complexes, housing for young persons just starting out and condominium complexes. This density is similar to the three-story apartment complexes next to Riverview Park.

Appropriate locations for HDR land uses generally include those areas of the community where existing or planned public facilities such as water, sewer, parks, and streets are appropriately sized to accommodate increased populations and where planned and existing adjacent land uses are compatible with high-density residential land uses.

Additional high-density development is recommended in close proximity to major retail and employment centers and with easy access to major collector streets and the State Highway system.

Desired Attributes:

- Multi-family units that address the demands and needs of larger families.
- Well-landscaped properties with landscaping appropriate to the principal use of the property, along all perimeter lot lines.
- Parking that is subordinate to the principal use and located to the side or rear of the structure.
- Multi-family complexes with off-street parking in garages or in landscaped parking lots.
- Trash enclosures, maintenance equipment, and storage sheds that are screened and located out of public view.
- Playgrounds, recreational amenities, and common areas.
- Spacing between units and screening with plant materials or plant materials and fencing along the perimeter of the development; fencing alone is strongly discouraged.
- High quality design with on-site amenities such as a club house, pool, recreational facilities, and play areas within the complex.
- Apartments and condominiums should include sidewalks and/or connecting trails to nearby shopping and area parks.
- Encourage owner occupancy of individual units.
- More than ten units per acre, clustered with no more than 30 units per building to provide additional useable open space.

Village Center Mixed Use (VC-MU)

Desired Location and Character

The purpose of this land use designation is to provide a mixture of non-residential and residential development that provides convenience goods, services, and employment opportunities for area residents. This land use category includes the area traditionally viewed as “Downtown Platteville” as well as areas that are located at the junction of two major roads that are designated as a major collector road, a major or minor arterial or highway on the adopted Three- Mile Street Plan for the Town of Platteville. The land use plan envisions three (3) Village Centers:

- ***The Historic Heart of Platteville***
- ***The Planned Village Center serving the West Farm Community and***
- ***A Future Village Center at the junction of Highway 66 and WCR 21 to serve new residential development in the southwest quadrant of the Urban Growth Area.***

Redevelopment and new development is more likely to occur along Platteville’s Main Street by allowing a range of complementary uses including residential uses. This mixed-use land use category preserves the historic heart of Platteville and includes specialized government functions, specialty retail, eating, and drinking establishments. The purpose of this mixed-use area is to ensure that the majority of the small individual owned business and service establishments remain and continue to prosper in what has historically been viewed as Platteville’s central business district. This area is easily accessible from both Highway 66 and US 85. Office use above retail establishments is encouraged in this area. This area also serves as a community gathering point. It is both a drive-to as well as walk-to destination.

For the newly developing areas, the character of the Village Center Mixed Use Center is similar to newly designed downtown areas. Desired attributes include a pedestrian orientation that establishes and encourages connectivity to adjacent uses and supports all modes of travel. Mixed Use development may include residential development in the mix and should address the physical and functional integration of uses through careful site layout and the thoughtful design of buildings, pedestrian environments, and streets.

Desired Attributes and Uses

- Development that strives to integrate two or more land uses, such as residential, commercial, and office on one lot or within a subdivision, with a defined pedestrian orientation.
- Provides goods and services for the surrounding neighborhoods as well as a central destination for entertainment, civic and cultural events.
- Accommodates easy access to goods and services by foot or by car. Emphasis is placed on the ability to walk or drive and park to access a number of complementary service and retail uses.
- Development contains pedestrian connections and amenities to surrounding neighborhoods, parks and recreational facilities.
- Development or redevelopment projects that enhance the character of the community, and foster uses that are complimentary thereby promoting one-stop shopping in a pedestrian environment.
- Well-planned attractive clusters or nodes of commercial development that complement each other.
- On-site parking is subordinate to the principal use; but parking is allowed on street and in strategically located public parking lots.
- Controlled access onto arterial or collector streets evidenced by minimal curb cuts.
- Compact, clustered development that is well-landscaped.
- Clustered on-site parking to meet the collective needs of businesses within the development.
- Trash enclosures, maintenance equipment, and storage sheds that are screened and located out of public view.
- Developments that provide on-site connections to open space, and provide connections to trails, parks and schools.
- The residential density of development in this land use classification should not exceed 16 units per acre and should include useable plazas and open space areas.
- Desirable uses include:
 - Small scale retail
 - Professional offices
 - Live/work developments
 - Professional services
 - Personal services such as barber shops, beauty shops and health spas
 - Medical offices
 - Groups of shops and services that share a single access point
 - Higher density residential and office complexes with off-street parking in garages or in landscaped parking areas
 - Commercial Accommodations

Neighborhood Residential– Mixed Use (NR–MU)

Desired Location and Character

Currently located within the downtown area, this land use category respects the historic character of the core area and allows residential and small business uses to co-exist. Mixed residential land uses are also encouraged in newly developed areas.

Desired Attributes and Uses

- Live/work developments.
- Developments that combine housing with small business and neighborhood- oriented retail uses that are attractive to pedestrians and do not generate a high volume of vehicle trips are strongly encouraged. Attributes of such uses include:
 - Small businesses that provide services or limited and specialty retail establishments and are predominantly on the ground floor
 - Mixed-use areas that provide pathways and walkways between core commercial areas and residential neighborhoods
 - The size and shape of structures should be consistent with the historic character of the area, with the building mass broken up, and in some instances, upper stories stepped back.
 - Accessory structures such as garages and workshops should be located off the alley.
 - Developments should maintain and enhance the historic pattern of trees, lawns, and sidewalks.
 - Moderate density housing, including single-family detached and attached residential units, infill residential and accessory dwelling units, which may be secondary to offices and community-serving retail and service establishments that serve the overall needs of the community – including areas for employees, elderly residents and young single people.
 - Developments should be well designed and should respect the historic parcel size.
 - Developments should minimize the view of on-site parking [for example, the parking should be in the rear or back side of the lot and access should be from the alley]
- Uses that are appropriate in this category include:
 - Single family residential dwellings
 - Professional offices that are not high traffic generators, including, but not limited to: medical, architecture, real estate, financial services, legal and engineering services.
 - Workshops for the assembly of materials that do not create noise, traffic, fumes, or dust, in excess of that of the existing neighborhood.
 - Small inns and lodges (5 to 20 rooms) including bed and breakfast establishments
 - Personal services and servicing facilities that support and serve the downtown core area
 - Child care facilities
 - Public, cultural and quasi-public buildings, including government offices

- Small eating and drinking establishments of less than 2,500 sq. ft. with no drive-thru service.

Community Commercial (CC)

Desired Location and Character

This land use classification is typically located at the intersection of at least one community arterial street and community Collector Street. This area currently includes those portions of the downtown area of Platteville that have permitted access to Highway 66 or US 85 and land along Highway 60 and WCR 38 at the north end of Town. Unlike the Village Center Mixed Use land use category, the community commercial category is designed to accommodate larger convenience retail establishments such as a grocery store, pharmacy, franchise restaurants, and professional services. These areas should accommodate small to mid-size shopping centers that provide a mixture of goods, services, and employment opportunities for residents of the area. This type of land use needs less land area than the Regional Commercial land use category. Land uses in this later category require at minimum a 40 acre parcel of land.

Desired Attributes and Uses

- A mixture of non-residential development that provides goods, services, and employment opportunities for the citizens of Platteville and the unincorporated areas surrounding the Town.
- Critical care facilities and satellite hospital facilities, professional offices and financial institutions are appropriate in this land use category.
- A range of compatible non-residential retail uses that provide a dense, walkable development throughout the site.
- A design that eliminates parking as the dominant or most visible use.
- A mixture of complementary retail and service facilities which encourage one-stop shopping.
- A site designed to provide transition from heavily traveled main thoroughfares to residential neighborhoods through the use of landscaped buffers, trees, and berms.
- Projects that contain a mixture of complementary retail and service facilities, and shared access points to encourage one-stop shopping.

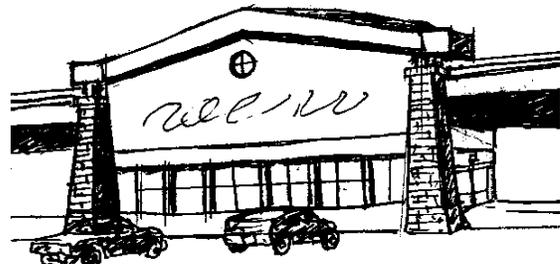
Regional Commercial (RC)

Desired Location and Character

Sales tax generating retail centers should be located within the Town limits and in close proximity to US 85 and Highway 60. This type of retail development generates a high number of vehicle trips and can serve the residents of the area as well as the traveling public.

Desired Attributes

- Access to US 85 or Highway 60.
- Uses that provide goods and services for the region and traveling public.
- Controlled access onto collector streets by limiting curb cuts and clustering development.
- Rather than blank walls along building fronts and areas adjacent to public ways, buildings that provide interest and variation in their overall form are strongly encouraged.
- Buildings that provide interest at the street level through the display of goods, internal operations, or information displays.
- A mixture of complementary uses such as retail, service, and office.
- Developments that minimize the visual impact of parking lots; parking areas are subordinate to the primary use.
- Well landscaped developments that clearly differentiate between pedestrian areas and traffic areas.
- Developments that minimize the visual impact of service areas, refuse storage, and mechanical/electrical equipment.
- Buildings with clearly defined, highly visible primary entrances through the use of fabric or metal awnings that correspond to the length of a single storefront, physical recesses or projections, or arcades.
- If any type of residential development locates within ¼ mile of these uses, there should be pedestrian connections to these neighborhoods.
- Desirable Uses include:
 - Lodging and meeting facilities
 - Shopping centers and life-style malls
 - Office complexes with convenience retail located within each building
 - Financial institutions with or without drive-thru facilities
 - Gas stations as well as businesses that service, repair or install automotive parts
 - Eating and drinking establishments
 - Showrooms that cater to the sale of large goods and vehicles



- Large specialty retail establishments that people will drive distances to shop
- Transit facilities and amenities
- Entertainment complexes

Business Parks and Planned Industrial Development (BP/PI)

Desired Location and Character

Land with easy access to the US 85 and rail service. This land use district is intended to promote the development of local employment centers. Larger employers and industrial uses are encouraged to cluster in a campus-like setting adjacent to activity centers, or may be stand alone facilities that are screened from view. Uses appropriate for this land use classification include: mixed-use support centers for the oil and gas industry, light manufacturing, fabrication, and assembly, research, and development facilities; warehousing centers, offices and supporting uses and professional services.

Single-family detached residential development should not occur within ¼ mile of the US 85 corridor as traffic volumes are projected to increase significantly over the next decade. Non-residential uses will aid in minimizing noise and if well-designed minimize the visual impacts associated with the State Highway system.

The type of business or industrial use is less important than what is seen from the major collectors and State Highway system, particularly the US 85 corridor and Highway 60. In order to implement the intent of the CDOT Access Management Plan for US 85 through Platteville, most of the US 85 Corridor on the east side of US 85 now falls within this land use classification.

Desired Attributes and Uses

- Well planned, landscaped business or industrial parks with a defined point of entry.
- Professional, financial, insurance, personal services, marketing and development, and other office uses.
- Retail and commercial support facilities including convenience retail, eating and drinking establishments, day care facilities and health clubs.
- Support services for the trucking industry including fuel and food stops.
- Development that is well buffered to minimize negative impacts to adjacent neighborhoods and residential uses.
- Pedestrian connections within site and from the site to adjacent uses.
- Connections to local and regional bike paths and trail systems.
- Facilitates businesses that require shipping or deliveries by semi trucks.
- All manufacturing, fabrication, and assembly should be contained within a structure and should be screened from view from the street.
- Circulation is handled internally on the site.

Small Office/Warehouse Centers (SO)

Desired Location and Character

Areas for small office/warehousing uses can be found on the Future Land Use Plan. Areas include an area just west of US 85, and an area north of Town with easy access to Highway 60 and WCR 38. Note that larger warehouse and manufacturing facilities that require rail access are also appropriate in the Business Park/Planned Industrial Land Use category.

Desired Attributes and Uses

- Smaller business, office, research, and development space that may require the distribution of goods by cargo vans and smaller trucks (UPS, FEDEX) but not semi trucks.
- Small office or incubator space that does not require high visibility from well-traveled streets but may have a retail component as an accessory use.
- Development that is clustered and smaller scale (no more than 25 feet in height).
- No visible outdoor storage.
- Circulation is handled internally on the site.
- Encouraged Land Uses would include:
 - Workshops;
 - Contractor/trades;
 - Smaller Oil and Gas support services
 - Repair and equipment shops;
 - Small warehouse facilities that house all materials within the primary structure;
 - Auto service and repair;
 - Home building support services; and
 - Fabrication and repair of equipment.

Open Space (OS)

Desired Location and Character

Open Space includes all land areas that due to their environmental constraints are very unlikely to develop. This category includes all lands that are within the defined floodplain where this is evidence of significant riparian habitat and is limited to areas within what is considered the South Platte River corridor.

Desired Attributes and Uses

This land use classification includes the following:

- Public or semi public open space that can be utilized for hiking, picnicking, and other non-intensive outdoor recreation falls within this category.
- The area is also appropriate for an extensive regional trail system with active parks adjacent to the designated open space areas,
- Continued agricultural use of this land is also appropriate.

Schools/Public Facilities (S/PF)

Desired Location and Character

This land use classification includes the following:

- All known K-12 schools – schools being all educational facilities that are private institutions or financed by public funds and operated as part of the government function.
- All known government facilities – government facilities being all establishments and operations financed by public funds and operated as part of the government function. Recreation centers and community centers are included in this category if the structure covers more than 30% of the site. Other examples include: Town Hall, public works facilities, fire stations, and libraries.
- All known institutional uses – institutional uses being all facilities operated by private individuals or institutions for a public purpose; includes hospitals, nursing homes, and cemeteries. This category also includes lands appropriate for the location of civic organizations and facilities.

Parks (P)

Desired Location and Character

Park and recreational facilities should be located in close proximity to one of the following: established residential neighborhoods, schools and cultural facilities and/or pedestrian ways and trails.

Desired Attributes and Uses

- Park and recreation facilities are defined as areas used for outdoor recreational activities and include publicly owned and managed developed parkland, recreation facilities and undeveloped land utilized for active and recreational purposes.
- Public or semi public open space can be utilized for hiking, picnicking, and other non-intensive outdoor recreation.
- Lands dedicated as parks or open space as part of any subdivision that are owned and maintained by a Homeowners Association or Property Owners Association.

CHAPTER 5

The Planning Framework



Chapter 5:

The Planning Framework Infrastructure and Land Characteristics

Overview

The Planning Framework for the Town of Platteville provides an overview of infrastructure and land use characteristics that influence the rate, intensity, and location of growth within the defined Urban Growth Area Boundary. This chapter presents the following maps and provides a realistic foundation for future growth and development.

- The Environmental Conditions Map which shows limitations to development due to the extent of flood prone areas within the designated Urban Growth Area Boundary.
- The map showing Topographic conditions which affect the ease and cost of serving new areas with wastewater and water service.
- The Three Mile Street Plan which outlines long term improvements to the road system to provide an efficient transportation and circulation network.
- The Sewer Distribution Plan which shows the existing sanitary sewer system.
- The Water Distribution Plan which shows the existing water distribution system.

The recommended pattern for future development is a departure from past patterns and practices. In addition to the adopted overall goals, principles and policies developed with the assistance of

over fifteen active citizen advisors and the Planning Commission, the planning framework is based on the following considerations:

- Strengthen Platteville's existing road networks to ensure safe, convenient mobility.
- Capitalize on and connect natural amenities and key public facilities-- particularly trails, open space, recreational facilities, and public buildings (school, government and the South Platte River) through a system of trails sidewalks and designated bike lanes.
- New development must dedicate completed infrastructure, most notably water and sewer, and roads to the Town. Ensure that new infrastructure is properly designed to increase the overall efficiency of existing investments in infrastructure and reduce capital costs for both the Town and land developer.
- Recognize the physical attributes of the land within the Platteville Area-- particularly drainage patterns, irrigation ditches, floodplains, and oil and gas facilities.
- Logically extend the Town's boundaries so that Platteville may expand in a directed and fiscally sound manner, providing greater predictability in the

rate, location, type, and character of new growth.

- Maintain an economically feasible balance between residential growth and commercial growth in Platteville. An “economically feasible balance” entails increasing both local job opportunities as well as tax revenues in order to provide increased services to a growing population.
- Provide more retail opportunities in the community to increase convenience, to

minimize the “leakage” of consumer dollars to surrounding communities, and provide in-town employment opportunities for Platteville’s youth and other residents seeking jobs.

- Enhance the Town’s image throughout the region and improving the community’s appearance;
- Ensure that the Town maintains a diversity of housing opportunities; and
- Prevent costly urban sprawl.

Environmental and Topographic Considerations

Two impediments to growth within the defined Urban Growth Area Boundary are the flood prone lands along the South Platte River just west of the historic town limits and the topographic change on the east side of US 85. These environmental and topographic constraints are shown on the following maps:

- Map 7: Selected Environmental Conditions
- Map 8: Topographic Conditions

In developing the Future Land Use Plan, found in Chapter 4, Community Matters, Inc. assumed that all lands containing riparian habitat that were within the designated floodplain could not be developed and therefore were designated as Open Space. Much of the land close to the existing Town limits and within the designated floodplain that contained no riparian habitat has been designated “Environmental Constrained Residential and Recreation.” Community

Matters has assumed that this land area can be elevated out of the flood plain and developed at a very low density or used for recreational facilities and amenities. The remainder of the land within the floodplain is designated as Agricultural/ Holding. The Agricultural/Holding land use classification is for property that at this point in time, is too expensive to extend centralized services to by the Town of Platteville or land developer.

The Topographic Map illustrates that there is very little change topographically within the Platteville Urban Growth Area. This map will prove useful for infrastructure master planning; allowing engineers to determine where lift stations may be needed and what areas can be served by gravity. Extending infrastructure east of the Platteville Ditch did not seem cost effective, which is why all of these lands are designated as Agricultural/Holding as more fully described in Chapter 4.

INSERT MAP 7: ENVIRONMENTAL CONSTRAINTS - 11 X 17

INSERT MAP 8: TOPOGRAPHY - 11 x 17

INSERT MAP 9: THREE MILE STREET PLAN - 11x17

Platteville's Three Mile Street Plan

C.R.S. § 31-23-212 allows Colorado municipalities to develop a street plan for up to three miles outside the Town boundaries. The exception to this rule is that in the case of any such land lying within five miles of more than one municipality, the plan shall terminate at a boundary line equidistant from the respective municipal limits of such municipalities. The jurisdiction over the subdivision of lands outside the boundary of a municipality shall apply equally to any municipality. The statute reads as follows:

Map 9: *The Three Mile Street Plan* recommends the extension and improvement of Platteville's existing system of roads and highways to provide a hierarchical grid of north/south and east/west connectors. This hierarchical series of roadways will allow for the efficient movement of automobiles from neighborhood to neighborhood, from neighborhood to commercial areas, from neighborhood to major highways and arterials, and from major arterial to major arterial to and through the Town of Platteville. The efficiency of Platteville's transportation network is dependent upon the size, safety, and quality of these roads in relation to their function to the community and the region.

Purpose of the Three Mile Street Plan

The Three Mile Street Plan represents a long-term plan to provide better connectivity to all land uses within the area. It provides a transportation framework, which will serve as the basis for a more detailed Major Transportation Plan and capital improvements plan for the area. The intent of this Three Mile Street Plan is to define major transportation corridors that will be needed in future years to support development within the defined Urban Growth Area Boundary. This Three Mile Street Plan will be implemented over time, as growth in the area requires additional transportation infrastructure. Construction of needed transportation corridors will require a combination of public and private funding. The location of these streets is conceptual only. Prior to implementing any street connection, exact street alignments must be determined through detailed engineering studies, plans, and approval by appropriate governments and agencies.

Many of these improvements can be realized as property develops, redevelops, or changes use. As required of recent subdivisions or Planned Developments, the Town requires the developer to provide transportation improvements to accommodate the additional traffic demand

Major Street Plan

[CRS 31-23-213: Scope of Control]

When a commission has adopted a major street plan for the territory within its subdivision control, or any part thereof, as provided in section 31-23-208, and has filed a certified copy of such plan in the office of the county clerk and recorder of the county in which such territory or such part is located, no plat of a subdivision of land within such territory or such part shall be filed or recorded until it has been approved by such commission and such approval entered in writing on the plat by the chairman or secretary of the commission.

generated by the development. CDOT also requires similar transportation improvements for any use that abuts the State Highway system and creates a 20% increase in trips from the site.

Other avenues to pursue to ensure that the needed transportation improvements are constructed include:

- The Town in cooperation with Weld County should obtain/designate funding to complete a key connection or route.
- Work with the County to ensure that all three CDOT controlled highways (US 85, Highway 60, and Highway 66) are identified for improvements as part of the State Transportation Improvement Program (STIP).
- Continue working with the US 85 Coalition to seek enhancement funding and to address improvements to the CDOT Weigh Station.

Three Mile Street Plan Assumptions

1. This Three Mile Street Plan recognizes and incorporates almost all aspects of the US 85 Access Control Plan.
2. The Town recognizes that any change to the Access Control Plan would require nine other jurisdictions to agree to any change.
3. The adopted Access Control Plan included a realignment of the US 85 Business Access. There was an amendment to the Control Plan that allows the US 85 Business Access to remain open as is, but will be limited to a right-in/right-out access off US 85 when development occurs. Options for realignment have been addressed in this Three Mile Street Plan.
4. The Town believes the options outlined are in keeping with the adopted Access Control Plan as amended since the Town's right in/right out access is simply being relocated to WCR 32.5.
5. This Plan minimizes access on to any CDOT controlled road. Land uses that are able to consolidate access points (Highway 60 and Highway 66; US 85 is set because of the Access Control Plan) are preferred.
6. North/south access on the east side of US 85 is needed to allow existing businesses to expand and to provide an area for new industrial uses that require both rail and highway access. The Steering Committee agreed that all industrial property east of US 85 needs better access; existing businesses also agree.
7. The Platteville Board of Trustees is also seeking an alternative to the Union Pacific land lease, which includes most of Front Street north of WCR 32.
8. The Three Mile Street Plan includes two north/south connectors- a realigned Front Street that does not cross the ditch and while not shown on the plan, a longer term 'bypass' that connects Highway 66 to Highway 60. The longer term connector is a conceptual transportation corridor envisioned by CDOT but since it is east of the canal, it is an expensive alternative to pursue due to slope issues and

the cost of crossing the Platteville Ditch and railroad tracks.

9. Develop a street system that keeps trucks off residential streets. The Three Mile Street Plan designates a Truck Route that requires trucks to simply use US 85 and Highway 66.

10. The one exception is WCR 32 east of US 85. This road is used extensively to service farms and the oil and gas industry east of Town and has also been designated as part of the Truck Route.

The Street Classification System

The Platteville Street Classification consists of the following types of streets.

Limited Access State Highway (Regional Arterial-US 85). US 85 is a limited access State Highway which serves as a regional arterial. Regional Arterials have limited access, typically via at-grade intersections at one mile spacing. They are typically unsignalized but can be signalized or made into interchanges where high volumes on the crossroad require such improvements. Regional arterials provide high speed, unimpeded regional connections.

Regional Highway State System (Hwy 60 and Hwy 66). Highway 60 and Highway 66 are part of the CDOT Regional Highway System. These two State Highways function as major arterials characterized by limited access, typically via signalized or unsignalized, at-grade intersections at one-half to one mile spacing. Major arterials provide relatively high speed, unimpeded, town-wide connections. There may be direct access where they pass by existing homes, but future development should provide an internal street system. Direct access to the arterial should remain limited. The two major arterials shown on the accompanying map are State Highways and therefore access is controlled by CDOT.

Major Collector. Major collectors are designed to serve through traffic and are also used in commercial areas and employment centers where high traffic volumes are generated. Major collectors have two through lanes and a median/ left turn lane and may include bike lanes. There is no parking allowed along Major Collector streets.

The ROW for a major collector is 80 ft and has the following characteristics: The street surface is 44 ft. flow line to flow line. The paved ROW consists of two (2) twelve (12) foot travel lanes, a sixteen (16) foot median that can be used as a center turn lane, two (2) foot gutter pan on each side; and then 8 feet from the back of curb on each side to be dedicated for both a tree lawn, and 8 feet for sidewalk. The remainder of the ROW is for cut/fill slopes. There is the option of creating a raised median if no turn lanes are needed

Minor Collector. Minor collectors provide connections from local streets and residential areas to arterials. The Town allows two types of minor collectors- one with wide sidewalks and no bike lanes and one with narrower sidewalks and a designated bike lane. Since minor collectors generally serve residential areas, these streets are typically identified through the subdivision or Planned Development

process. Existing Minor Collectors have been identified on the Three Mile Street Plan. The determination as to which minor collector is appropriate shall be based on the overall density of the subdivision and shall be determined by the Town at the time of application for subdivision.

Minor Collector with parking on both sides of street. The ROW for this minor collector is 60 feet. The street is 38 feet flow line to flow line and consists of two (2) ten (10) foot travel lanes, two (2) foot gutter pan on each side, seven (7) foot parking lanes on each side; six (6) feet on each side for a landscape easement (includes curb) and additional five (5) feet for a detached sidewalk.

Minor Collector with parking on one side of street and two bike lanes. The ROW for this minor collector is 60 feet. The paved surface is 38 feet flow line to flow line and

consists of two (2) ten (10) foot travel lanes, two (2) foot gutter pans on each side, one six (6) foot parking lane; one five (5) foot bike lane and one three (3) foot bike lane. Within the ROW, there is six (6) feet on each side for a landscape easement (includes curb) and additional five (5) feet for a detached sidewalk.

Local Street. Local streets serve areas with low traffic volumes and include all streets not designated as arterials or collectors. Local streets serve the highest level of access, providing direct driveway access to adjacent properties and carrying traffic to the collectors. Local streets can be of limited continuity and may be designed to discourage through traffic. The ROW width for a local street varies based upon whether on-street parking is allowed and if bike lanes and sidewalks are provided. Generally, the roadway width is thirty (30) feet and the travel lane is sixteen feet.

Street Standards

The Town has developed detailed Street standards that depict the right-of-way requirements, lane widths, median width, bicycle lanes, and sidewalk dimensions. For ease of reference during the planning stage of any development project,

illustrations of street cross sections can be found in Appendix C. Engineering details for all streets within Platteville can be found in the Town of Platteville Public Works Manual.

Wastewater Collection System

The Town of Platteville's collection system delivers wastewater to the Town's treatment facility located at Weld County Road 32-1/2 and Sterkel Boulevard. The system consists of gravity sewer lines and three lift stations.

The main sewer trunk line is located in Division Street and runs from just south of Highway 66 to the alley between Grand Avenue and Elizabeth Avenue, then west down the alley to River Street, then north to Reynolds Avenue, then west to Weld County Road 23-1/2 and then north to the treatment plant. The rest of the sewer lines in Town feed into this sewer trunk line. The sewer trunk line is an 8-inch diameter pipe in Division Street that runs to the alley between Goodrich and Marion, at which point it increases to a 10-inch diameter line. It then changes to a 12-inch line at Reynolds Avenue and remains that size to the treatment plant.

An analysis of the sewer trunk lines was completed by KBN Engineers in order to estimate the capacity remaining in each section of pipe. The following assumptions were made for the analysis:

- All existing sewer lines are laid at 0.20% slope (same slope as streets).
- Sewer line capacity is limited to the pipe flowing 75% full.
- Sewer lines have an "n" value of 0.013 (this is a friction factor).
- Peaking factors vary based on tributary population.
- Average daily flow is based on 53 gpcd (141,000 gpd plant influent/2,650 people).

- Analysis assumes 2,650 people/456 tributary acres = 5.81 people/acre.
- Average daily flow per acre – 141,000 gpd/456 acres = 309 gpd/acre.
- Use 3.41 people per house (The Town of Platteville Final 201 Facility Plan, May 2004, Arber and Associates).
- Use average flow per tap = (3.4 pph) (53 gpcd) = 180 gpd/tap.

The results of this analysis are shown on the spreadsheet that follows. Also included is the sewer map showing each corresponding design point identified on the spreadsheet. There are three sections of the existing trunk sewer that exceed the allowable 75% capacity established based on the above assumptions. The three sections are as follows:

- 8-inch pipe beginning at the alley between Cherry and Goodrich.
- 10-inch pipe beginning at River and Grand.
- 12-inch pipe beginning at the point the Weld County Road 32-1/2 lift station empties into it just south of the influent metering manhole at the treatment plant.

This spreadsheet also indicates that the sections of the 10-inch sewer trunk line not currently over capacity could provide 17 to 122 additional sewer taps. The 8-inch trunk has between 34 and 134 taps remaining and the 12-inch trunk has between 164 and 256 taps remaining.

In summary, the wastewater collection system in Platteville is at or near capacity in several locations. The main concern will be

any development to the south or east that will add flow to the sewer mains in Division. The lift station at Bella Vista still has capacity to serve an additional 100 homes. However, the station is over 30 years old and does not have a dedicated generator in

case of a power outage. If development occurs tributary to this lift station and requires additional capacity, a new force main and/or gravity sewer will need to be run all the way to the treatment plant.

TABLE 5.1 TOWN OF PLATTEVILLE EXISTING SEWER COLLECTION SYSTEM

CAPACITY ANALYSIS

9-Oct-09

Assumptions:

1. All existing sewer lines are laid at 0.20% slope
2. Sewer lines are allowed to flow 75% full
3. Sewer lines have a "n" value of 0.013
4. Peaking factor varies
5. Average daily flow shall be based on 53 gpcd (141,000 gpd/2,650 people)
6. Use 2,650 people/456 tributary acres = 5.81 people per acre
7. Average daily flow per acre = 141,000 gpd/456 acres = 309 gpd/ac
8. Assume 3.4 people per house (201 Facility Plan)
9. Average Flow per tap = (3.4 pph)(53 gpcd) = 180 gpd/tap
10. Do not allow pipes to flow more than 75% of full

Pipe Capacities:

Pipe Diameter (inches)	Full Capacity Capacity (CFS)	Full Capacity (MGD)
8"	0.5420	0.3503
10"	0.9823	0.6348
12"	1.5967	1.0319

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TABLE 5.2 ESTIMATED AVERAGE FLOW, PEAK FLOW AND REMAINING CAPACITY

Design Point	Tributary Area (acres)	Tributary Population	Average Flow (MGD)	Peaking Factor	Peak Flow (MGD)	Pipe Diameter (inches)	Pipe Capacity (MGD)	Percent of Capacity Used	Taps Remain
A	47	273	0.0145	Lift Station #1	0.1580	8	0.3503	45	134
B	7	41	0.0022	4.33	0.1673	8	0.3503	48	122
C	37	215	0.0114	4.14	0.2051	8	0.3503	59	74
D	50	291	0.0154	4.08	0.2209	8	0.3503	63	54
E	63	366	0.0194	4.04	0.2364	8	0.3503	67	34
F	79	459	0.0243	3.99	0.2645	8	0.3503	75	-2
G	7	41	0.0022	Lift Station #2	0.0950	8	0.3503	27	215
H	106	616	0.0326	3.93	0.3811	10	0.6348	60	122
I	133	773	0.0410	3.87	0.4115	10	0.6348	65	83
J	166	964	0.0511	3.81	0.4478	10	0.6348	71	36
K	173	1,005	0.0533	3.80	0.4554	10	0.6348	72	27
L	180	1,046	0.0554	3.79	0.4629	10	0.6348	73	17
M	203	1,179	0.0625	3.75	0.4876	10	0.6348	77	0
N	19	110	0.0059	4.23	0.0248	10	0.6348	4	579
O	285	1,656	0.0878	3.65	0.5732	12	1.0302	56	256
P	38	221	0.0117	4.13	0.0484	8	0.3503	14	275
Q	357	2,074	0.1099	3.57	0.6458	12	1.0319	63	164
R	45	261	0.0139	4.10	0.0569	10	0.6348	9	538
S	45	261	0.0139	Lift Station #3	0.5690	6" Force Main			
T	357	2,100	0.1113	3.57	1.2192	12	1.0319	118	0

Lift Station #1 - Bella Vista (110 gpm = .158 MGD)
 Lift Station #2 - Goodrich Court (66 gpm = .095 MGD)
 Lift Station # 3 - WCR 32-1/2 (395 gpm = .569 MGD)

INSERT MAP 10: SEWER DISTRIBUTION PLAN - 11X17

Water System

Distribution System

Platteville receives its potable water from Central Weld County Water District (CWCWD) through a master meter located on Weld County Road 32-1/2 just east of Weld County Road 25. Platteville has received treated water from CWCWD since 1994. Prior to 1994, Town water was provided by three shallow wells. The Town switched to the CWCWD system due to rising nitrate levels in the wells.

The Town's distribution system consists of 4-inch, 6-inch, 8-inch, 10-inch, and 12-inch waterlines. Storage is provided in a 0.50 million gallon and a 1.0-million gallon steel tanks located at the cemetery. Water entering Platteville's system through the master meter goes directly into the distribution system. There is not a separate fill line to the water tanks. Platteville's water agreement stipulates that CWCWD must deliver water to the Town between 65-75 psi at the master meter. With the tanks completely full and no water being delivered from CWCWD, the static pressure on the Platteville side of the master meter is 58 psi. As shown in the following model, when water is being delivered from CWCWD, the pressure at the master meter is anywhere from 7 psi to 17 psi higher at the master meter than it is when the system is just

being fed from the tanks. Therefore, system pressure is higher during those times when the master meter is open.

As part of developing the Comprehensive Plan, KBN Engineers modeled the distribution system to see how it operates under different conditions. The computer models were based on either average daily usage or maximum daily usage. We further assumed no water was flowing through the master meter and each run has the water tanks either full, ½ full or ¼ full. The conditions for each computer model are as follows:

Model 1 – Ave. Day Use, Master Meter Off, Water Tank ¼ full

Model 2 – Ave. Day Use, Master Meter Off, Water Tank ½ full

Model 3 – Ave. Day Use, Master Meter Off, Water Tank full

Model 4 – Max. Day Use, Master Meter Off, Water Tank ¼ full

Model 5 – Max. Day Use, Master Meter Off, Water Tank ½ full

Model 6 – Max. Day Use, Master Meter Off, Water Tank full

The system pressures during each computer run are shown below:

Computer Run System Pressure

Model 1	36 – 41 psi
Model 2	41 – 46 psi
Model 3	52 – 57 psi
Model 4	29 – 33 psi
Model 5	33 – 39 psi
Model 6	43 – 49 psi

The Colorado Department of Public Health and Environment’s “Design Criteria for Potable Water Systems” states that normal water systems should have a normal pressure of approximately 60 psi and not less than 35 psi. Based on the information above, the Town should be able to drop the water tanks down to the ¼ full level during periods when there is not a lot of outdoor water use and still stay above 35 psi in the system. During periods when there is high irrigation demand, it may be harder to draw the tanks down much before residents begin complaining about low system pressures. The Town should experiment with different tank operating levels to see how much the water level can be lowered.

KBN also looked at computer models that simulated a fire in Rodger’s Farm and one in Bella Vista. Assuming no flows through the master meter, the system can only deliver fire flows of between 250 gpm when tank is ¼ full and 650 gpm when tank is full. These both assume maximum day use at the same time as the fire. If the master meter is turned on and delivering 1,000 gpm to the system, then flows of 1,000 gpm will be available to fight a fire in either Rodger’s Farm or Bella Vista.

In conclusion, the Town should try to bring the water level in the tanks down as low as possible to try and turn the water over in the tanks as often as they can. Once the control system is in place so that the tanks can be operated independently, staff can alternate lowering them so one tank is always full in case of a fire or some other type of emergency. Staff should also open the master meter immediately when there is a fire in Town. This will add pressure and flows to the system to aid in fighting the fire and also continuing to provide the rest of the Town with sufficient water.

Raw Water

As of the end of 2009 the Town of Platteville owned 803 shares of Colorado-Big Thompson project water. Of this water 143 units were dedicated by Rodger’s Farm Subdivision and only 117 lots are built out. Therefore the Town owns 26 units of C-BT water that is dedicated for future construction at Rodger’s Farm (Rodger’s Farm has not secured CB-T water for the final phase of development. In order to compare the water purchased from Central Weld versus raw water owned by Platteville, these 26 units should be subtracted from the total 803 units.

Since 2001 the largest yearly amount of water purchased from CWCWD 151,504,000 gallons from November 2006 through October 2007. This equates to 465 acre-feet of water. Platteville has 777 units (803 units – 26 units) of C-BT. On the average 1 unit of C-BT delivers 0.70 acre-feet of water each year. The Town then has 777 units x 0.70 acre-feet/unit = 544 acre-feet. This is greater than the 465 acre-feet used in 2006-2007, so the Town appears to have sufficient water.

INSERT MAP 11: WATER DISTRIBUTION PLAN - 11 X 17

Stormwater System

Platteville's major stormwater system consists of a connected series of pipes that are located in Grand Avenue from Main Street to a point just west of the Farmers Independent Ditch. The stormwater system daylight just west of the Farmers Independent Ditch. Storm water flows in an open channel to the South Platte River. The stormwater system in Grand Avenue ranges from 24-inch to 48-inch diameter reinforced concrete pipe.

The stormwater system in Grand Avenue consists of 24-inch diameter pipe from Main to Division, a 36-inch diameter pipe to River Street and a 48-inch diameter pipe until it daylight. The development of the Comprehensive Plan included an evaluation of the capacity of the stormwater system by KBN Engineers. Normally the smallest storm analyzed is a 2-year storm, which

means there is a 50% chance of the storm occurring in any year.

The Grand Avenue stormwater system is at the upper reaches of its capacity, i.e. the 24-inch and 36-inch stormwater pipes do not have the capacity to carry even a 2-year storm. The 48-inch from River Street to the outlet does have the capacity to carry a 2-year storm and appears to have some extra capacity. The main problem with the 36-inch storm drainage pipe is that it was installed at a grade of 0.10%. This flat slope cuts way back on the available capacity of this pipe.

An adequate stormwater system is lacking within the area. The Town of Gilcrest has expressed interest in tackling this problem on a regional basis and is willing to jointly seek grant funds to explore a regional solution to this issue.

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Chapter 6: Managing Change

This chapter has three purposes:

1. To describe the purpose of the established Planning Area Boundaries and how the Town wishes to continue to coordinate planning with Weld County through a minor amendment to the IGA with Weld County known as the Coordinated Planning Agreement.
2. To provide the Town Board with the parameters and guidelines for any annexation request; and
3. To provide the Town with an estimate of how much the Town could grow within the adopted Urban Growth Area Boundary given the recommended land use classifications illustrated on the Future Land Use Plan. These estimates include ultimate population, number of possible residential dwelling units and potential square footage of new non-residential development. These estimates do not assume a rate of growth. The build-out analysis is provided to assist in future infrastructure planning. As Infrastructure Master Plans are prepared, a set of growth assumptions regarding the rate of growth and when growth will occur will need to be established for each subsequent utility plan based on the Ultimate Build Out analysis provided within this chapter. The growth assumptions will be based upon current trends, economic conditions, and fiscal realities.

Planning Area Boundaries

As noted in Chapter 2, this Plan establishes several planning boundaries, including:

- The Three-Mile Area Plan Boundary which also serves as the Platteville Planning Area pursuant to the Intergovernmental Agreement between the Town of Platteville and Weld County. (See Map 1);
- The Coordinated 208 Wastewater Utility Service Areas (See Map 1);
- The Urban Growth Area Boundary (See Map 1);
- The Near-Term Urban Services Area Boundary which illustrates the area that the Town can currently serve (See Map 5 and Maps 10 and 11); and
- The Three Mile Street Plan (See Map 9)

These boundaries provide greater predictability. They allow area residents and those interested in developing in Platteville to understand what areas are eligible for annexation and what areas should remain, for the time being, as agricultural lands or low intensity large lot residential parcels. The establishment of these boundaries also informs the County about the desired intensity of development within the defined Planning Area Boundary.

The Three-Mile Area Plan Boundary

This area defines an area outside of the Town that the County must refer development proposals to the Town of Platteville and allows the Town the **right to comment** on land use development applications. This boundary represents the largest geographic area. While this boundary could be three miles from the existing municipal boundary, the Town has established this boundary as less than the three miles allowed for the following reasons:

- **Eastern Boundary:** This boundary is approximately one and one-half miles from the eastern edge of Town. It is assumed that the cost of providing centralized services to anything east of the Platteville Ditch within the next ten years is prohibitive given that there is change in topography of approximately two hundred feet, it is costly to serve because it is expensive to extend wastewater lines under US 85; and transportation improvements including improved railroad crossings are not expected within the next five to seven years.
- **Northern Boundary:** While the Planning Area boundary extends north to WCR 42, it is unlikely that the Town will annex any land north of the recently annexed 135 acre parcel located just west of Highway 60, between WCR 38 and WCR 38.5 as any wastewater plant will be located southwest of the this newly annexed parcel. The Town simply wishes to monitor development within this area.
- **Western Boundary:** The Planning Area boundary extends to WCR 19.5. Growing west of WCR 19.5 may be constrained by the Xcel Power Transmission line and a change in topography; the area is also within the St. Vrain Sanitation Service District. While development may be constrained west of WCR 19.5, the Urban Growth Area boundary extends to the St. Vrain River to be in compliance with the Platteville/Mead intergovernmental agreement for a coordinated planning area.
- **Southern Boundary:** It is unlikely that the Town will annex any land south of WCR 24, but the Town, in accordance with its proposed intergovernmental agreement with Fort Lupton, wishes to monitor development activity south to WCR 22.

The following boundaries are also delineated for the following purposes.



Coordinated 208 Wastewater Utility Service Areas

As noted in Chapter 2, and illustrated on Map 1, there are two wastewater coordination areas delineated for the purposes of ensuring the cost effective delivery of wastewater services in accordance with policies adopted by the North Front Range Water Quality Planning Association (NFRWQPA).

Platteville-Gilcrest-Milliken Coordination Area. The area north of WCR 38.5, west of Highway 60 and north to WCR 42 is noted as the coordination area on Map 1. This area acknowledges that both the Town of Milliken and Town of Platteville note that this area is either “Agricultural/Conservation” (Milliken 2010 Comprehensive Plan) or Agricultural/Holding (Platteville 2010 Comprehensive Plan) and centralized services are not envisioned within the next ten (10) years. Both Platteville and Milliken have noted the expense and difficulty in servicing this area during the development of both Comprehensive Plans.

St. Vrain Sanitation District Coordination Area. The area south of Highway 66, west of the South Platte River, north of WCR 26 and east of WCR 21 and WCR 21.5 is the Coordination Area agreed by these two entities. The Town of Platteville will continue to work cooperatively with SVSD to pursue the best wastewater treatment solution for the coordinated area. Any official action would be a formal agreement (IGA) with the Town of Platteville Board of Trustees.

Intent of the Coordination

Purpose of the Platteville-Gilcrest-Milliken Coordination Area. The Towns of Platteville, Milliken, and Gilcrest agree that the provision of wastewater service in this area shall be coordinated between the three jurisdictions. As of September 2010, the Town received letters of support from both the Town of Gilcrest and Town of Milliken that they are in support of Platteville’s new 20-year Wastewater Service Area Boundaries. Land within the coordination area does not fall within any service boundary recognized by the North Front Range Water Quality Planning Association (NFRWQPA). All three municipalities recognize that a regional approach may be necessary to service the area shown as the “Coordination Area.”

Purpose of the St. Vrain Sanitation District Coordination Area. The St. Vrain Sanitation District and Town of Platteville have indicated that the provision of wastewater treatment in this area will be coordinated between the two entities based on ability to serve as well as cost to serve.

The letters of support can be found in Appendix D.

Urban Growth Area

Essentially, “Come on in – we’re game.” As described in Chapter 2, The Platteville Urban Growth Area is land that is likely to be subject to increased development pressures and is deemed appropriate for urban growth as well as urban services. This is the area that the Town of Platteville has defined as appropriate for the location and development of land consistent with the

Town's regulations and infrastructure requirements. Further, the defined Urban Growth Area meets the statutory requirement of having a "plan in place" for the area outside the municipality -- a required precondition to any annexation [C.R.S. § 31-12-105]. The Platteville Urban Growth Area represents lands the Town is willing to annex within the next ten years.

Urban Service Area

The concept of an 'Urban Services Area' involves the use of urban service extension policies to define the areas where new development will or will not have access to municipal centralized services, thus steering new development toward designated growth areas. The Urban Services Area boundary is one tool that addresses the issue of what the Town can realistically serve in the near term future. Maps 10 and 11 in Chapter 5 show the extent of existing water and sewer lines and Map 5 shows the area that the Town can easily serve today with water and sewer.

Priority Area # 1: The Platteville Urban Services Area

The Platteville Urban Services Area represents land that can most easily be served by existing infrastructure. Since infrastructure is in place and can be easily expanded, it is Town policy that no Title 32 Districts, most often referred to as 'Metropolitan Districts', will be approved within this area for the operation of necessary public facilities, specifically water and/or sewer services. Metropolitan districts may be allowed for financing necessary capital improvements but any public improvement and facility constructed by any property owner, subdivider, or developer shall be dedicated to the Town once such public improvement or facility becomes operational as set forth in Chapter 13: Municipal Utilities of the Platteville Municipal Code.

Priority Area # 2: The Platteville Urban Growth Area

The Platteville Urban Growth Area identifies land that may be subject to future development and will impact transportation, circulation, parks, trails and recreation connections as well as school facility needs. Any proposed development within this area should be annexed into the Town of Platteville if urban levels of service are required. Due to the need to increase the percentage of non-residential land uses, particularly those that provide local jobs or sales tax revenue, first

Annexation Parameters

The Platteville Urban Growth Area includes land that is likely to be subject to increased development pressure in the future. These lands are, or may be, considered for development and the Town of Platteville may soon face the decision whether or not to provide an urban level of service. Any annexation of these lands, and the provision of an urban service level, will need to comply with the annexation policies and guidelines listed below as well as the provisions of the Weld County Code specifically 19-1-70. Annexation is generally a **voluntary act** by the property owner.

The Town of Platteville will consider annexation of land parcels within the defined Urban Growth Area, depending on its priority and adherence to Town policies. It is the Town of Platteville's policy to encourage growth within those areas that can currently be served.

priority shall be considered for annexation requests that provide greater fiscal stability to the Town of Platteville. Second priority shall be considered for mixed-use projects that provide (a) non-residential component(s) and (b) diversify the type of housing found in Platteville. To ensure that development is in keeping with the Town's adopted Comprehensive Plan, and Chapters 19 and 22 of the Weld County Code, the Town shall adhere to the following policies.

Policies to Ensure Regional Land Use & Utility Coordination

- 1) The Town of Platteville Urban Growth Area Plan boundary illustrates lands that the Town of Platteville is willing to annex if approached by property owner.
- 2) The Town of Platteville will work with Weld County to update the existing Intergovernmental Agreement (IGA) specifically stating Platteville's intentions and preferences for the development of those areas within the Platteville Urban Growth Area. The IGA currently in place (Section 19-1-60- C) states that all development requiring urban levels of service shall enter into a "binding annexation agreement" with the Town of Platteville.
- 3) The Town of Platteville requires that any new subdivision or single lot development meet the adopted Three Mile Street Plan as a condition of annexation.
- 4) Metropolitan and special districts within the Urban Growth Area boundary are allowed only as a financing tool as further described in Chapter 13 of the Platteville Municipal Code as well as specific sections of the Weld County Code. Both the County and Town wish to minimize the proliferation of these districts, so that when annexation does occur, there are no independent districts within the Town limits. To this end, the Town and County have adopted regulations that ensure independent infrastructure systems connect to the Town's infrastructure system.
- 5) All land within the officially recognized Platteville Urban Growth Area will be considered for annexation into the Town of Platteville, if the applicant can demonstrate a net economic benefit to the Town and current Platteville taxpayers.
- 6) Land that is eligible for annexation into the Town of Platteville, and is of an intensity or density that requires centralized services will be discouraged from developing within the unincorporated portion of the County. If the Town cannot serve the development at the time a land development application is submitted to the County, the applicant shall be required to enter into a pre-annexation agreement with the Town of Platteville as set forth in Sections 19-1-60 and 19-1-70 of the Weld County Code.
- 7) The Town of Platteville in cooperation with Weld County will formally amend the Urban Growth Area and Platteville Planning Area described in the IGA to reflect land already annexed into the Town as well as the Town's revised boundaries described in this Comprehensive Plan.

Annexation Guidelines

The Town of Platteville has on file a Guide to Voluntary Annexation to assist applicants considering annexation. The guide provides information on eligibility for annexation, submittal requirements, annexation agreements, a summary timeline, and approval criteria.

Note: The following section (Ultimate Build Out Analysis & Projections) was not updated in the 2013 Amendment

Ultimate Build Out Analysis & Projections

Residential Build-out Estimates

Residential Build-out Estimates assist in planning for adequate infrastructure is build-out estimates. Reliable build-out estimates have been derived from the following sources and assumptions:

- The Future Land Use Map;
- The range of densities recommended within each land use classification;
- The Planning Area Statistics Table and Map 13: Build-Out Analysis Areas;
- Approved Planned Developments and subdivisions are assumed to move forward as zoned and further reflected on the Future Land Use Plan map; and
- An assumed average household size from the Colorado State Demographer's Office, April 2008 which is 3.02 persons per household used only for single family residential units which were further adjusted to account for variations in household size due to unit type. This variation in household size is based on data from Weld County.
- As of July, 2010, there are no approved subdivisions that have installed needed infrastructure; therefore nothing is expected to build out within the Town Limits until there is an overall improvement in the economy and building industry in general.

The build-out estimates for residential development were further refined based on the following factors:

- Table 1: Estimated Buildout of Residential Units shows buildout estimates listed as follows for the following land use categories:
Environmentally
Constrained/Residential/Recreation (EC-RR); High Density (HDR); Low Density Residential (LDR); Medium Density Residential (MDR); Mixed Residential (MR) and Village Center Mixed Use (VC-MU).
- For the Agricultural/Holding land use category we have only accounted for the existing units, since it is assumed that this land will remain in agricultural use and any structure on these lands including existing farm houses are not on any centralized service. There are 63 existing units in this land use category.
- The "Existing Units" column in Table 1 represents an estimate, based on subdivided tracts, a windshield survey of vacant lots, local knowledge, an existing land use inventory, and review of aerial photos of the area. This represents a more refined approach to existing dwelling units and population than the US Census or estimates from other sources.
- The projection of "New Units" is based on the following assumptions:
 - Density of development for each land use category is based on the Land Use Descriptions found in Chapter 4;
 - In determining the land available for development the gross land area was reduced to take into account factors for streets (access/ rights-of-way) and other required land dedication. This reduction in

buildable area to account for streets and ROW is 25% for the LDR category and 10% for all other categories which permit residential use. An additional 10% was subtracted for other land dedications such as required on site detention ponds, parks and open space, and public facilities except for the High Density Residential area that assumes a 5% land dedication, and 0% for the environmentally constrained lands;

- No public land dedications were assumed for the development in the Agricultural/Holding category;
 - These factors resulted in a “net/net” acreage figure to which a density calculation was applied. These net/net density figures can be found under notes at the end of Table 1.
- Table 6.5: Estimate Buildout of Residential Units and Population Estimates are based on assumptions regarding household size. The EC-RR and LDR categories assume 3.02 persons per household. This is the latest figure from the Colorado State Demographers Office. Household size was reduced to 2.70 persons per household for the MDR and MR land use categories and to 2.0 persons per household for the HDR and VC-MU land use category. These estimates are based on data available from Weld County.

Non-residential Build-out Estimates

The build-out estimates for the following land use categories have been calculated and are shown on Table 6.6:

- Business Parks/ Planned Industrial Development (BP/PI)
- Community Commercial (CC)
- Mixed Residential (MR)
- Village Center Mixed use (VC-MU)
- Regional Commercial (RC)
- Small Office/Warehouse (SO)

The buildout projections for non-residential development are based on the following assumptions:

- ‘Percent New Acres’ is an estimate of the land available for development in each of the defined Sub planning Areas.
- ‘New Square Feet’ is based on a 0.2 Floor Area Ratio for any commercial use; be it retail, office, business park and planned industrial. This means that every 100 square feet of land results in 20 square feet of building.
- Non-residential build-out has been calculated for each of the non-residential land use classifications. To better understand the different types of non-residential development, the following related descriptions have been provided and assigned to each non-residential land use category. Note that many of the non-residential uses fall into more than one category.

Commercial Sales Tax

Producing Build-out Estimates

There are three land use categories that have the potential to generate sales tax revenue and it is assumed that non-residential uses will be the predominant use in these areas.

- Village Center Mixed Use

- Community Commercial
- Regional Commercial

Regional Commercial (RC)

The following types of commercial establishments are likely to locate in this land use category.

Big Box or Value retailers are very large chain businesses that buy volume, sell value, and occupy a lot of space. The goal of Big Box stores is to sell more products by selling a heightened sense of value to their customers with no frills. High volumes and low profit margins mean lower product markups. The categories representing Big Box retailers include the following types of stores:

Warehouse Clubs sell a wide range of goods – groceries, electronics, tires, office supplies, clothing, beer and wine, hardware and jewelry at wholesale or near wholesale prices. Clubs offer little depth of selection and carry a limited number of items. They operate at very low margins and depend on developing a strong membership base. Examples of warehouse clubs include Sam's Club, Price Club, and Costco.

Discount Department Stores sell regular quantities of general merchandise at a lower price including household goods, clothing, shoes, toys, sports equipment, pharmaceuticals, lawn and garden, automotive items, and frequently have an auto service department. Kmart, Wal-Mart, and Target represent discount stores. These Big Boxes are frequently referred to as super centers. Wal-Mart or Target stores can be as large as 220,000 sq. ft. and in rural markets can range from 60,000 to 120,000 sq. ft.

Super Stores are large format stores that offer a tremendous depth of selection in special retail categories at low prices.

These stores include Toys-R-Us, Office Depot, Best Buy, Lowes, and Home Depot.

Off-Price Retail Stores sell brand name merchandise at sell-out prices. Stock is usually last season's line, possibly with minor imperfections. TJ Maxx, Stein Mart, Big Lots, and Marshalls are examples of off-price stores.

Outlet Stores are brand name stores that frequently appear in clusters or power centers. They generally sell a limited selection of their brand exclusively, at reduced prices.

Regional Shopping Centers provide for an extensive variety of general merchandise, apparel, home furnishings, as well as a variety of services and recreational facilities. They are typically built around three or more full-line department stores of generally not less than 100,000 square feet each. The size of such centers range from 1.0 to 2.0 million square feet and appear as one continuous shopping area with shared parking. The sites for super regional centers range from 60 to 120 acres.

Lifestyle Centers are touted as a new shopping "experience geared towards today's busy lifestyle." They feature easy access, convenient parking, a safe environment, superior architecture in a pedestrian friendly outdoor atmosphere. Typical tenants include Banana Republic, Ann Taylor, Restoration Hardware, Borders, and a variety of restaurants. Centers range between 150,000 and 500,000 square feet and sites vary between 15 and 20 acres.

Community Commercial (CC)

The Community Commercial Land Use category is located with easy access to the State Highway system and Major Collector Street. The types of establishments found in this land use category include:

Community Centers incorporate many of the services found in a neighborhood center but also contain a wider range of business for the sale of soft lines (wearing apparel for children, women and men) and hard lines (hardware and appliances). Many community centers are built around a variety store or discount department store as the major tenant, in addition to a supermarket. The typical size of a community center is 150,000 square feet, but sizes range between 100,000 and 500,000 square feet of space. Sites range from 10 to 40 acres. Medical facilities and satellite emergency care centers are increasingly found in these centers.

Pads or Stand Alone Facilities typically locate in retail, and/or commercial districts and as the name suggests the unique or specially designed facility is freestanding.

Neighborhood Centers provide for the sale of convenience goods (foods, drugs, and sundries) and personal services (laundry, dry cleaning, hair care, etc.) for the day-to-day living needs of the immediate neighborhood. Frequently the center is built around a supermarket as the principal tenant and sizes of the center range from 50,000 to 100,000 square feet of leasable space and sites range from 10 to 20 acres.

Employment Projections for Non-Residential Development

In order to develop employment projections, Community Matters, Inc. employed industry standards that assign employment distribution by land use category. Floor Area per Employee is from: ITE Trip Generation, 5th Edition in Development Trends and Demand Analysis, for Colorado.

This distribution can be found in the notes for Table 6.6. We also assigned the following floor area per employee:

- Retail = 600 sq. ft .per employee
- Office =300 sq. ft .per employee
- Industrial = 1,050 per employee.

How Much Can the Area Grow?

The Town of Platteville has adequate room for growth within the existing town limits. The following table and corresponding map shows the amount of land within the Town and, Urban Growth Area. To assist in future infrastructure planning, sub areas have been defined and each sub area has been assigned a land use classification according to the preferred Future Land Use Plan. The Planning Areas map and accompanying table is useful for future infrastructure planning.

The purpose of this Map is to establish the maximum gross density possible, without accounting for unique land characteristics, allowing the Town to prepare necessary infrastructure studies within the defined Urban Growth Area.

INSERT MAP 12: FUTURE LAND USE MAP - 11 X 17

INSERT MAP 13: BUILD OUT ANALYSIS AREAS - 11 X17

Table 6.1 ESTIMATED BUILDOUT OF RESIDENTIAL UNITS

Town of Platteville - Urban Growth Area

ANALYSIS	GROSS	EXISTING	NEW	TOTAL
ZONE	ACRES	UNITS	UNITS	UNITS

Environmentally Constrained Residential & Recreation (EC-RR)

EC-RR-01	125.37	2	9	11
EC-RR-02	311.65	4	22	26
EC-RR-03	23.57	1	2	3
EC-RR-04*	18.06	0	52	52
EC-RR-05	192.21	3	14	17
EC-RR-06*	6.35	0	19	19
EC-RR-07	143.86	2	10	12
EC-RR-08	47.75	0	3	3
EC-RR-09	118.13	2	9	11
EC-RR-10	27.71	2	2	4
EC-RR-11	57.33	0	4	4
EC-RR-12	137.24	1	10	11
Sub-Totals		17	156	173

High Density Residential (HDR)

HDR-01	11.99	0	123	123
HDR-02	13.79	1	141	142
HDR-03	13.61	0	140	140
HDR-04	1.70	32	32	64
HDR-05*	8.59	0	120	120
HDR-06*	7.36	0	125	125
HDR-07*	18.01	0	239	239
HDR-08*	24.29	0	342	342
Sub-Totals		51	1,262	1,295

Low Density Residential (LDR)

LDR-01	37.63	2	127	129
LDR-02	72.70	2	245	247
LDR-03	92.39	1	312	313
LDR-04	62.04	0	209	209
LDR-05	51.10	1	172	173
LDR-06	45.40	0	153	153
LDR-07	57.79	2	195	197
LDR-08	17.63	1	60	61
LDR-09	56.44	17	135	152
LDR-10	46.75	64	17	81
LDR-11	35.60	124	0	124
LDR-12	21.10	12	16	28
LDR-13	9.03	24	0	24

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LDR-14	3.16	11	0	11
LDR-15	14.96	17	0	17
LDR-16	96.13	138	173	311
LDR-17	1.34	1	0	1
LDR-18*	60.47	0	284	284
LDR-19*	42.49	0	254	254
LDR-20*	1.82	0	13	13
LDR-21*	20.80	0	117	117
LDR-22*	18.36	0	125	125
LDR-23*	33.13	0	180	180
LDR-24*	74.30	0	400	400
LDR-25	46.61	1	157	158
LDR-26	51.61	1	174	175
Sub-Totals		158	3,519	3,938

Medium Density Residential (MDR)

MDR-01	19.83	0	128	128
MDR-02	21.98	0	142	142
MDR-03	8.61	1	56	57
MDR-04	34.61	0	224	224
MDR-05	19.95	145	0	145
MDR-06	26.35	76	0	76
MDR-07	7.38	26	0	26
MDR-08	34.78	0	0	225
MDR-09	3.98	0	26	26

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MDR-10	37.48	0	243	243
MDR-11	0.39	0	3	3
Sub-Totals		248	1,048	1,296

Neighborhood Residential- Mixed Use

NR-MU-01	5.09	0	33	33
NR-MU-02	10.19	1	66	67
NR-MU-03	7.87	23	0	23
NR-MU-04	9.59	22	0	22
NR-MU-05	17.89	49	0	49
Sub-Totals		369	99	194

Village Center Mixed Use (VC-MU)

VC-MU-01	22.33	38	0	38
VC-MU-02*	9.16	0	160	160
VC-MU-03*	12.65	0	240	240
VC-MU-04	16.17	0	210	210
VC-MU-05	43.82	0	568	568
VC-MU-06	18.91	1	245	246
VC-MU-07	9.46	0	123	123
VC-MU-08	25.80	0	334	334
Sub-Totals		479	1,880	1,919

TOTALS 1,322 7,964 8,815

Notes: 1. Highlighted Areas Represent the Land Use Plan for the West Farm Community

Note 2. Unit Yield for Each Analysis Zone is Based on the Following Factors:

	Percent Streets	Percent Land Dedication	Net-Net Density
Environmentally Constrained	10%	0%	1/10 acres
High Density Residential	10%	5%	12
Low Density Residential	25%	10%	5
Medium Density Residential	10%	10%	8
Neighborhood Residential-Mixed Use	10%	10%	8
Village Center Mixed Use	10%	10%	8

Table 6.1 A- Agricultural Existing Units (No centralized Service Assumed)

Within the areas designated as A/H which includes subareas 29-51, there are potentially 63 more units that could be built.

We have not accounted for the 63 residential units within the Agricultural/Holding land use category as it is assumed that these residential units will not require nor want centralized services.

Table 6.2: ESTIMATED BUILDOUT OF NON-RESIDENTIAL SQUARE FOOTAGE

Town of Platteville - Urban Growth Area

ANALYSIS ZONE	ACRES	PERCENT NEW ACRES	GROSS NEW ACRES	NEW SQUARE FEET
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Business Parks and Planned Industrial Development (BP/PI)

BP/PI-01	118.50	80%	94.8	825,898
BP/PI-02	54.20	100%	54.2	472,190
BP/PI-03	20.55	100%	20.6	179,032
BP/PI-04	113.15	100%	113.2	985,763
BP/PI-05	9.23	100%	9.2	80,412
BP/PI-06	20.69	60%	12.4	108,151
BP/PI-07	56.37	50%	28.2	245,548
BP/PI-08	109.69	25%	27.4	238,905
BP/PI-09	5.70	100%	5.7	49,658
BP/PI-10	74.69	80%	59.8	520,559
Sub-Totals				3,706,115

Community Commercial (CC)

CC-01	24.94	100%	24.9	217,277
CC-02	19.01	100%	19.0	165,615
CC-03	16.07	100%	16.1	140,002
CC-04	40.80	100%	40.8	355,450
CC-05	14.41	100%	14.4	125,540

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CC-06	2.36	100%	2.4	20,560
CC-07	0.91	0%	0.0	0
CC-08	3.05	100%	3.1	26,572
CC-09	0.89	100%	0.9	7,754
CC-10	4.04	40%	1.6	14,079
CC-11	2.31	100%	2.3	20,125
Sub-Totals				1,092,973

Neighborhood Residential Mixed Use (NR-MU)

NR-MU-01	5.09	40%	2.0	17,738
NR-MU-02	10.19	40%	4.1	35,510
NR-MU-03	7.87	10%	0.8	6,856
NR-MU-04	9.59	10%	1.0	8,355
NR-MU-05	17.89	10%	1.8	15,586
Sub-Totals				84,045

Village Center Mixed Use (VC-MU)

VC-MU-01	22.33	10%	2.2	19,454
VC-MU-02	9.16	100%	9.2	79,802
VC-MU-03	12.65	100%	12.7	110,207
VC-MU-04	16.17	100%	16.2	140,873
VC-MU-05	43.82	100%	43.8	381,760
VC-MU-06	18.91	100%	18.9	164,744
MU-07	9.46	100%	9.5	82,416
VC-MU-08	25.80	100%	25.8	224,770
Sub-Totals				1,204,025

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Regional Commercial (RC)

RC-01	47.50	100%	47.5	413,820
RC-02	38.70	100%	38.7	337,154
RC-03	4.29	100%	4.3	37,374
RC-04	43.71	100%	43.7	380,802
RC-05	11.22	100%	11.2	97,749
Sub-Totals				1,266,899

Small Office/Warehouse (SO)

SO-01	64.79	100%	64.8	564,450
SO-02	39.98	100%	40.0	348,306
SO-03	39.85	100%	39.9	347,173
SO-04	1.20	60%	0.7	6,273
SO-05	32.78	50%	16.4	142,790
SO-06	17.11	90%	15.4	134,156
SO-07	10.54	100%	10.5	91,824
SO-08	15.73	100%	15.7	137,040
Sub-Totals				1,772,012

TOTALS **9,126,068**

Notes:

Square Footage Estimates are based on a Floor Area Ratio of 0.2 Where Every 100 Square Feet of Land Area Results in 20 Square Feet of Building.

Table 6.3: LAND USE ALLOCATION IN THE PLATTEVILLE URBAN GROWTH AREA

LAND USE CATEGORY	ACRES	PERCENT OF TOTAL
Agriculture/Holding (A/H)	4,121.7	38.8%
Environmentally Constrained Residential/Recreation (EC-RR)	1,209.2	11.4%
Low Density Residential (LDR)	1,070.8	10.1%
Medium Residential MDR)	215.3	2.0%
High Density Residential (HDR)	99.3	0.9%
Village Center Mixed Use (VC-MU)	158.3	1.5%
Neighborhood Residential –Mixed Use (NR-MU)	50.6	0.5%
Community Commercial (CC)	128.8	1.2%
Regional Commercial (RC)	145.4	1.4%
Business Parks and Planned Industrial Development (BP/PI)	582.8	5.5%
Small Office/Warehouse Centers (SO)	222.0	2.1%
Open Space (OS)	918.3	8.6%
Schools/Public Facilities (S/PF))	111.0	1.0%
Parks (P)	95.2	0.9%
Rights of Way	1,494.7	14.1%
GRAND TOTAL	10,623.5	

Table 6.4: SUMMARY LAND USE ALLOCATION IN THE PLATTEVILLE URBAN GROWTH AREA

LAND USE CATEGORY	ACRES	PERCENT OF TOTAL
All Residential	1,436.1	13.5%
All Commercial and Industrial	1,237.3	11.6%
All Open (Agriculture/Holding, Open Space, Parks, Public-Semi Public)	7,950.1	74.8%
GRAND TOTAL	10,623.5	



Table 6.5 ESTIMATED BUILDOUT OF RESIDENTIAL UNITS and POPULATION ESTIMATES

Town of Platteville - Urban Growth Area

ANALYSIS ZONE	GROSS ACRES	EXISTING UNITS	NEW UNITS	TOTAL UNITS	EXISTING POP.	NEW POP.	TOTAL POP.
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Environmentally Constrained Residential & Recreation (EC-RR)

EC-RR-01	125.37	2	9	11	0	0	0
EC-RR-02	311.65	4	22	26	0	0	0
EC-RR-03	23.57	1	2	3	0	0	0
EC-RR-04*	18.06	0	52	52	0	0	0
EC-RR-05	192.21	3	14	17	0	0	0
EC-RR-06*	6.35	0	19	19	0	0	0
EC-RR-07	143.86	2	10	12	0	0	0
EC-RR-08	47.75	0	3	3	0	0	0
EC-RR-09	118.13	2	9	11	0	0	0
EC-RR-10	27.71	2	2	4	0	0	0
EC-RR-11	57.33	0	4	4	0	0	0
EC-RR-12	137.24	1	10	11	0	0	0
Sub-Totals		17	156	173	0	0	0

High Density Residential (HDR)

HDR-01	11.99	0	123	123	0	0	0
HDR-02	13.79	1	141	142	0	0	0
HDR-03	13.61	0	140	140	0	0	0

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HDR-04	1.70	32	32	64	0	0	0
HDR-05*	8.59	0	120	120	0	0	0
HDR-06*	7.36	0	125	125	0	0	0
HDR-07*	18.01	0	239	239	0	0	0
HDR-08*	24.29	0	342	342	0	0	0
Sub-Totals		51	1,262	1,295	0	0	0

Low Density Residential (LDR)

LDR-01	37.63	2	127	129	0	0	0
LDR-02	72.70	2	245	247	0	0	0
LDR-03	92.39	1	312	313	0	0	0
LDR-04	62.04	0	209	209	0	0	0
LDR-05	51.10	1	172	173	0	0	0
LDR-06	45.40	0	153	153	0	0	0
LDR-07	57.79	2	195	197	0	0	0
LDR-08	17.63	1	60	61	0	0	0
LDR-09	56.44	17	135	152	0	0	0
LDR-10	46.75	64	17	81	0	0	0
LDR-11	35.60	124	0	124	0	0	0
LDR-12	21.10	12	16	28	0	0	0
LDR-13	9.03	24	0	24	0	0	0
LDR-14	3.16	11	0	11	0	0	0
LDR-15	14.96	17	0	17	0	0	0
LDR-16	96.13	138	173	311	0	0	0
LDR-17	1.34	1	0	1	0	0	0
LDR-18*	60.47	0	284	284	0	0	0

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LDR-19*	42.49	0	254	254	0	0	0
LDR-20*	1.82	0	13	13	0	0	0
LDR-21*	20.80	0	117	117	0	0	0
LDR-22*	18.36	0	125	125	0	0	0
LDR-23*	33.13	0	180	180	0	0	0
LDR-24*	74.30	0	400	400	0	0	0
LDR-25	46.61	1	157	158	0	0	0
LDR-26	51.61	1	174	175	0	0	0
Sub-Totals		158	3,519	3,938	0	0	0

Medium Density Residential (MDR)

MDR-01	19.83	0	128	128	0	0	0
MDR-02	21.98	0	142	142	0	0	0
MDR-03	8.61	1	56	57	0	0	0
MDR-04	34.61	0	224	224	0	0	0
MDR-05	19.95	145	0	145	0	0	0
MDR-06	26.35	76	0	76	0	0	0
MDR-07	7.38	26	0	26	0	0	0
MDR-08	34.78	0	0	225	0	0	0
MDR-09	3.98	0	26	26	0	0	0
MDR-10	37.48	0	243	243	0	0	0
MDR-11	0.39	0	3	3	0	0	0
Sub-Totals		248	1,048	1,296	0	0	0

Note

s: 1. Highlighted Areas Represent the Land Use Plan for the West Farm Community

2. Unit Yield for Each Analysis Zone is Based on the Following Factors:

	Percent in Streets	Percent Land Dedicated	Net-Net Density
Environmentally Constrained	10%	0%	1/10 acres
High Density Residential	10%	5%	12
Low Density Residential	25%	10%	5
Medium Density Residential	10%	10%	8
Neighborhood Mixed Residential- Use	10%	10%	8
Village Center Mixed Use	10%	10%	8

3. Household Size per Unit Types area assumed as follows:

EC-RR, LDR = 3.02 persons per unit

MDR, MR = 2.70 persons per unit

HDR, VC-MU = 2.0 person per unit

Notes: Square Footage Estimates are Based on a Floor Area Ratio of 0.2 Where Every 100 Square Feet of Land Area Results in 20 Square Feet of Building.

Percent Employment Distribution per Land Use Category

	Retail	Office	Industrial
Business Parks/Planned Industrial	0%	15%	85%
Community Commercial	70%	30%	0%
Neighborhood Residential-Mixed Use	40%	60%	0%
Village Commercial/Mixed Use	60%	35%	5%
Regional Commercial	90%	10%	0%
Small Office/Warehouse	0%	25%	75%

Floor Area per Employee

	Square Feet
Retail	600
Office	300
Industrial	1050

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Appendices

Appendix A: Economic and Demographic Conditions

Overview of Town of Platteville Demographic Characteristics

As of the census of 2000, there were 2,370 people, 786 households, and 594 families residing in the Town. The population density was 1,606.5 people per square mile (618.3/km²).

According to the 2000 US Census, there were 819 housing units at an average density of 555.1/sq mi (213.7/km²). The racial makeup of Platteville was 73.84% White, 0.55% Native American, 0.30% Asian, 0.17% Pacific Islander, 22.24% from other races, and 2.91% from two or more races. Hispanic or Latino of any race was 35.19% of the population. [Reference Table 3.0 on the following page.]

Of the 786 households, there were 594 households or 45.4% with children under the age of 18 living with them, 61.6% were married couples living together, 10.1% had a female householder with no husband present. A total of 24.4 of the 786 total households were non-families. 18.1% of all households were made up of individuals and 5.3% had someone living alone who was 65 years of age or older

The Platteville population is relatively young with 32.8% under the age of 18, 9.7% from 18 to 24, 32.3% from 25 to 44, 18.7% from 45 to 64, and 6.5% who were 65 years of age or older. The median age was just over 30 years and almost equal to median age for all of Weld County (Reference Table 3.3). For every 100 females, there were 103.6 males. For every 100 females age 18 and over, there were 99.5 males.

The median income for a household in Platteville in 2000 was \$43,472, and the median income for a family was \$47,574. Males had a median income of \$34,048 versus \$25,430 for females. The per capita income in 2000 was \$15,802. About 6.9% of families and 8.7% of the population were below the poverty line, including 9.6% of those under age 18 and 5.5% of those age 65 or over.

These statistics are generally comparable to other small Colorado communities where a large percentage of the workforce commutes over thirty minutes to work –median income levels are lower than the State average; household size is generally larger and the largest age group is in between 25 and 44.

TABLE 3.0 General Characteristics Town of Platteville 2000 US Census			
General Characteristics Town of Platteville	Number	Percent	U.S.
Total population	2370		
Male	1206	50.9	49.1%
Female	1164	49.1	50.9%
Median age (years)	30.4	(X)	35.3%
Under 5 years	212	8.9	6.8%
18 years and over	1592	67.2	74.3%
65 years and over	153	6.5	12.4%
Race			
One race	2301	97.1	97.6%
White	1,750	73.8	75.1%
Black or African American	--	--	12.3%
American Indian and Alaska Native	13	0.5	0.9%
Asian	7	0.3	3.6%
Native Hawaiian and Other Pacific Islander	4	0.2	0.1%
Some other race	527	22.2	5.5%
Two or more races	69	2.9	2.4%
Hispanic or Latino (of any race)	834	35.2	12.5%
Household population	2,370	100.0	97.2%
Group quarters population	0	0.0	2.8%
Average household size	3.02	(X)	2.59%
Average family size	3.50	(X)	3.14%
Total housing units	819		
Occupied housing units	786	96.0	91.0%
Owner-occupied housing units	613	78.0	66.2%

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Renter-occupied housing units	173	22.0	33.8%
Vacant housing units	33	4.0	9.0%
Social Characteristics	Number	Percent	U.S.
Population 25 years and over	1,339		
High school graduate or higher	969	72.4	80.4%
Bachelor's degree or higher	139	10.4	24.4%
Civilian veterans (civilian population 18 years and over)	206	13.2	12.7%
Disability status (population 21 years to 64 years)	258	19.8	19.3%
Foreign born	215	9.2	11.1%
Latin America	198	92.1	
Speak English Only (of total population of 2,143)	1,597	74.5	
Speak Language other than English	546	25.5	
Grandparents Responsible for grandchildren	32		
Economic Characteristics	Number	Percent	U.S.
Population 16 years and over)	1641	100.0	
In labor force	1,128	68.7	63.9%
Mean travel time to work in minutes (workers 16 years and over)	34.5	(X)	25.5%
Median household income in 1999 (dollars)	43,472	(X)	41,994
Median family income in 1999 (dollars)	47,574	(X)	50,046
Per capita income in 1999 (dollars)	15,802	(X)	21,587
Families below poverty level	40	6.9	9.2%
Individuals below poverty level	203	8.7	12.4%

Housing Characteristics	Number	Percent	U.S.
Single-family owner-occupied homes	543		
Median value (dollars)	\$131,800	(X)	119,600
Median of selected monthly owner costs	(X)	(X)	
With a mortgage (dollars)	1,049	(X)	1,088
Gross rent 25% or more	91	(X)	

Source: U.S. Census Bureau, Table DP-1-4, and DOLA Profile of General Demographic Characteristics, 2000

Population Characteristics within the Region

The majority of the population in Weld County resides within municipal limits. Weld County had a population of 180,926 in the year 2000, and only 41,926 people (23.2%) lived in the unincorporated areas of the County. The census estimates for 2008, suggest that the entire County had grown to 251,220, with only 46,524 living in the unincorporated areas of the County (18.5 %). The simple fact is that municipalities within Weld County have annexed a lot of land and most of the above noted population growth has occurred in municipalities.

- Milliken has basically **doubled**
- Firestone is **four times** bigger
- Frederick has more than **tripled** in size
- Mead grew by 6.7% between 2000 and 2008
- Severance went from a town of almost **600** to a town of over **3,000**
- Evans just about doubled in size
- Gilcrest lost population between 2005 and 2006 and ended with a total increase of only **0.3%**

WELD COUNTY	2000 (Census)	2008 (State Estimate)
Total population:	180,926	251,220,
Unincorporated Area	41,926	46,524
Platteville-	2,370	2,750
Milliken	2,888	6,257
Firestone	1,908	8,265
Mead	2,017	3,564
Severance	597	3,172
Evans	9,514	18,764
Fort Lupton	6,787	7,385
La Salle	1,849	2,013
Gilcrest	1,162	1,190

- La Salle and Fort Lupton both grew 1.0%.

Municipalities with easy access to I-25 have grown more than those locations along the US 85 corridor. However, it is important to note that growth appears to be moving both east of the I-25 corridor and north along US 85. Brighton’s population (Adams County) has grown from 20,751 to 32,204; a rate of 5.2%. Brighton has also annexed into Weld County and the small portion of land within Weld County has grown from 154 people to 247 people in 2008.

TABLE 3.3 MEDIAN AGE		TABLE 3.4 Population by Race % WHITE	
CENSUS Apr-00		CENSUS Apr-00	
Platteville	30.40	Platteville	62.9%
Weld County	30.90	Weld County	70%
Firestone	32.00	Firestone	69.3%
Fort Lupton	28.90	Fort Lupton	49.9%
Mead	33.90	Mead	91.4%
Severance	29.60	Severance	86.6%
State of Colorado	34.30	State of Colorado	74.5%
		Source: Colorado State Demographer’s Office from 2000 Census	

With respect to diversity, the entire region has a greater percentage of Hispanic or Latinos than the State average. Weld County is 70% white compared to the State of Colorado which is 74.5%.

Housing Characteristics within the Region

Like many smaller towns, the Town of Platteville is characterized, as a community comprised of primarily single-family homes with children at home. The average household size was 3.02 and the average family size was 3.50. This is a significantly higher family size and household size than the State average (2.53 household size and 3.09 family size) and also higher than Weld County household size and family size. The average household size in Weld County in 2000 was 2.78 and the average family size was 3.25.

Table 3.5 2008 Household Units and Vacancy Rates					
	Total Household Population	Persons per Household	Total Housing Units	Vacant Housing Units	Vacancy Rate
Town of Platteville	2,750	3.02	955	43	4.51
Weld County	251,220	2.78	94,069	6,144	6.53
State of Colorado	4,898,258	2.55	2,181,287	1,922,212	11.88
Firestone	8,211	2.89	2,994	156	5.21
Mead	3,564	3.15	1,177	44	3.78
Milliken	6,257	3.33	1,965	87	4.42

Source: Colorado State Demographer's Office April 2008 adjusted from US 2000 Census

The Town of Platteville's vacancy rate is close to what is known as the equilibrium rate. Generally, a 5% vacancy rate is considered an equilibrium rate –below 5%, indicates choice of units is restricted and rents may increase, while much over 5% generally indicates there may be excessive vacancies and that there is no current need for additional units

Housing Costs

The following summarizes housing costs in Weld County as presented in May of 2005 by the Statewide Blue Ribbon Panel on Affordable Housing:

- Average Household Wage: \$31,564 (family of 4 @ 50% AMI, per February 2004 HUD estimate)
- Average Rental Cost: \$655.34 (Colorado Division of Housing Rental Survey Q3, 2004)
- Average Cost of Single Family Home: \$205,419 (regional snapshot, Feb 2005 www.coloradoan.com)Owner Housing Values

The 2000 US Census provides information on owner housing values for Weld County and its neighboring regions. This data is based on the value as estimated and reported by the owner, not the value from the actual sale of the property. Given the recent downturn in the economy and decrease in the value of existing homes, this data has not been included in this

demographic profile. The statistics that are available include an analysis prepared in 2007 for the Colorado Division of Housing called WHAT IS "AFFORDABLE HOUSING" IN YOUR AREA?

Table 3.6 Affordable Housing Weld County				
3- person AMI*	Affordable Payment	Affordable Sales Prince	Median Rent	Median Sales Price
Median = \$52,020	\$1,301	\$181,458	\$609 Greeley	\$195,109 for a 1,300 s.f. single family
< 80% = \$42,000	\$ 1,050	\$146,506		
< 60% = \$31,440	\$786	\$109,670		
< 50% = \$26,200	\$655	\$91,392		
< 30% = 15,750	\$394	\$54,940		

Definitions:

* AMI - 2007 Area Median Income for 3 person families, by county, as calculated by HUD.

* Affordable Payment - equals 30% of monthly income, including rent or PITI and utilities.

* Affordable Sales Price - assumes 25% of monthly income pays for principle & interest only on an FHA mortgage with 3% down, 6.25% interest, and 30 year term. Assumes 4% of monthly income pays for taxes & insurance.

* Median rents are for two bedroom/one bath units, not including utilities, from third quarter 2006 Multi-Family Housing Vacancy & Rental Survey from the Colorado Division of Housing and the Metro Apartment Association.

* Interest Rate - 6.25% is the average effective rate for 30 year, fixed rate mortgages, as quoted by the Freddie Mac Primary Mortgage Market Survey for February 2007.

Assessed Valuation & Town Revenue

Assessed Value

Assessed value's percent of actual value of all residential property is determined by the State Legislature. The rate at which residential land is assessed has changed dramatically since 1983. In 1983, residential properties were assessed at 21%, and commercial, industrial, and personal property were and remain valued at 29% of the actual value of the property. Agricultural land is valued at 29% of the lands' productivity value. After 1983, the rate of assessment for residential property has continued to decrease. In 2002, it was set at 9.15%.

For 2003, 2004 and 2005, the percent was set at 7.96%. The residential valuation has remained at 7.96% since 2007.

It is impossible to compare valuations before 2003 because there has been a change in the residential valuation, but no change in the commercial valuation. What is known is the decrease in the rate of assessment on residential property continues to present real fiscal challenges for all units of government in Colorado. From a land use perspective, many communities recognize the high value of commercial development. The municipality benefits from a high assessment rate (29%) and the additional bonus of sales tax revenue. Counties also recognize that sales tax revenue producing development within a municipality means the County still gets its percentage of sales tax revenue as well as property tax revenues if the development were located in the County, but it does not need to provide urban levels of service to the commercial development.

Table 3.7 Property Tax and Sales Tax Collected 2010 and 2009

	2009 Collected 2010			2008 Collected 2009		
	Assessed	Property		Assessed	Property	
	Value	Tax	%	Value	Tax	%
Vacant Land	463,150	8,520	2.40%	401,840	7,394	1.98%
Residential	7,406,960	136,256	38.33%	10,355,950	190,549	50.94%
Commercial	5,013,010	92,219	25.94%	4,720,010	86,848	23.22%
Industrial	2,357,140	43,362	12.20%	1,958,100	36,029	9.63%
Agriculture	200,210	3,683	1.04%	195,950	3,605	0.96%
Minerals	10	0	0.00%	10	0	0.00%
Oil & Gas	2,759,400	50,762	14.28%	1,578,530	29,045	7.76%
State Assessed	1,122,430	20,648	5.81%	1,119,190	20,593	5.51%
Exempt	1,237,420			1,319,260		
Total	20,559,730	355,451	100.00%	21,648,840	374,064	100.00%
Town Mill Levy	18.385			18.385		
Refunds/Abatements	0.011			0.015		
Total Mill Levy	18.396			18.400		

Town of Platteville Comprehensive Plan 2010/2013 Amendment

Property Tax Levied	355,451	374,064
Sales Tax Revenue		
2009	2008	
Sales Tax	206,618	229,194

Table 3.8 Property Tax and Sales Tax Collected 2008 and 2007

	2007 (Collected 2008)			2006 (Collected 2007)		
	Assessed Value	Property Tax	%	Assessed Value	Property Tax	%
Vacant Land	525,600	9,682	2.51%	514,980	9,470	2.50%
Residential	10,223,320	188,316	48.91%	10,048,750	184,781	48.78%
Commercial	4,482,750	82,577	21.45%	4,275,090	78,615	20.75%
Industrial	1,572,470	28,966	7.52%	1,024,490	18,839	4.97%
Agriculture	181,560	3,345	0.87%	184,210	3,387	0.89%
Minerals	8,410	155	0.04%	10	0	0.00%
Oil & Gas	2,775,690	51,131	13.28%	3,518,300	64,698	17.08%
State Assessed	1,132,330	20,859	5.42%	1,035,990	19,051	5.03%
Exempt	1,365,610			1,231,160		
Total	22,267,740	385,030	100.00%	21,832,980	378,842	100.00%
Town Mill Levy	18.385			18.385		
Refunds/Abatements	0.036			0.004		
Total Mill Levy	18.421			18.389		
Property Tax Levied	385,030			378,842		

	2007	2006
Sales Tax	219,037	220,937

Building Permit Activity

Affecting the value of real property is building construction. Since 2001, there have been 123 new residences built, 129 additions or improvements to existing houses, 25 new commercial establishments and 41 improvements to existing commercial establishments.

A careful review of all building permits since 2001 indicates the following characteristics regarding investment and improvements to land parcels within the Town of Platteville.

- New housing starts exceeded home improvements from 2001 to 2005 and then starting in 2006, improvements to existing homes increased as the economy slowed.
- Improvements to existing homes include such repairs as re-roofing, plumbing, and mechanical upgrades continue to occur at a relatively consistent pace.
- Improvements to existing commercial establishments far surpassed new commercial construction, most were for tenant finish.
- New commercial establishments account for spikes in valuation in the years 2002, 2005 and 2008.

Year	# of new homes	# of permits to improve existing residences	# of new commercial establishments	# of permits to improve existing commercial establishments	Valuation
2001	32	11	1	0	3,424,100
2002	21	13	2	6	3,934,464
2003	13	6	2	4	2,273,829
2004	13	13	1	1	2,125,721
2005	19	14	0	4	3,837,622
2006	11	20	5	4	3,256,791
2007	6	14	6	5	3,475,558

2008	3	22	6	3	3,953,990
2009	5	13	2	13	2,320,859
March 2010	0	3	0	1	58,853
Total	123	129	25	41	28,661,787

Source: Town of Platteville Building Permit Logs; SafeBuilt

Employment and Income Characteristics

Employment characteristics in Colorado are reported on a county basis and therefore it is often difficult to determine trends within a particular municipalities or even sub-region of a County. Upstate Colorado Economic Development is perhaps the best source of such data until the 2010 census is complete. Upstate Colorado reported employment growth for the first quarter of 2006 of 4%, compared to the nation's average of 2.2%. Weld County wages grew by 10.7%, compared to 8.1% for the rest of the country during the same period. (U.S. Bureau of Labor Statistics, 11/06) Greeley was identified as the #18 Hot Spot small city for five-year job growth. (INC. Magazine, May, 2005)

In October of 2007, the Northern Colorado Economic Development Corporation carried out an in-depth analysis of the regions labor force. A full version of this study is available at www.NCEDC.com. This study considered the workforce within a 30-mile radius of the intersection of US Highway 34 and Interstate 25 in Loveland and therefore includes the Town of Platteville and the entire Platteville Urban Growth Area. This area has a household population of approximately 685,800 and a civilian labor force of approximately 383,900. Of these workers, 6.5% (24,800) would consider changing jobs to better utilize their education, skills and experience. As of the date of this study, 4.1 persons or 15,800 people were unemployed and an additional 5,300 were considering re-entering the workforce. Overall, this study concluded that there were approximately 45,900 workers available for employers in late 2007.

The Northern Colorado workforce is educated with a higher work productivity indicator that the median of 75 other labor force markets- 94% compared to 75%. The region also scored higher on the other work force indicator: worker reliability 84% versus 67%; worker attitudes 89% versus 75% in other labor markets and reading and writing competence were above the other labor markets.

Table 3.10 PERCENT OF EMPLOYERS RATING

TOTAL WORKFORCE Category	Excellent	Good	Fair	Poor
Worker Productivity	44%	50%	6%	0%
Worker Reliability	28%	56%	11%	5%
Worker Attitudes	22%	67%	11%	0%

Source: The Northern/Upstate Colorado Area Labor Availability Report October, 2007, The Pathfinders.

Data on local employers was obtained from a variety of sources. The following list includes significant employers either because of the number of people employed or because of annual revenue generated.

Table 3.11 Significant employers within the 3-mile Planning Area

Employer	# of employees
RE-1 School District	301*
ConAgra Foods	450*
Noble Energy Offices	200*
Rocky Mountain Milling (Organic Flour)	18*
United Ready Mix	10*
Oldcastle Precast Concrete Inc.	10*
Calfrac	54*
Organix Supply Inc	100-249
Double Tree Restaurant and Lounge	49*
Trucking Services	35-40*
Eckstine Electrical	36*
Morning Fresh Farms	88*
Millers Oil Field Svc	50-99
Garza Concrete-Denver	30*
Dcp Midstream	5-9
Aka Energy	5-9
Atmos Energy	39*
Bravo Services	17-28
Tjt Inc.	6*

*Employment numbers verified by Employer, April, 2010

Estimate from Noble Energy Facilities Manager prior to relocation of Suncor Employees in April of 2010.

Estimates on # of employees for which a range is shown is from MANTA, and internet small business search engine

Appendix B: Glossary of Terms

Agricultural Land – Land that is being used for agricultural activities.

Character – Those attributes, qualities, and features that make up and distinguish an area and give such an area a sense of purpose, function, definition, and uniqueness.

Floodplain or Flood hazard Area – An area which has been designated by the Board of Trustees, the Colorado Water Conservation Board, or the Federal Emergency Management Agency (FEMA) as susceptible to flooding.

The Historic Heart of Platteville – The original Town center located south of Grand Avenue; east of Division Street, west of Vasquez Boulevard, north of Salisbury Street, & east of Main St.

Land Use Regulations– The Platteville Zoning and Subdivision Ordinances.

Three Mile Street Plan: Long Term, conceptual plan that is used to identify and preserve future transportation routes as development occurs, particularly during the annexation and subdivision process. The intent is to get something in place to guide future development.

Municipality – An incorporated city or town.

Neighborhood – A geographical area, the focus of which is residential uses, but also may include a mixture of activities that people need to live. A *neighborhood* may include a diversity of housing types, schools, parks, shopping and jobs, and a civic component.

Open Space – Any land or water area with its surface open to the sky, which serves specific uses of: providing park and recreation opportunities, conserving natural areas, wildlife habitat, agricultural areas, and environmental resources, structuring urban development form, and protection areas of agricultural, archeological, or historical significance.

Planning Area Boundary – The area located outside of but within three (3) miles of the Town's municipal boundaries, in accordance with the Weld County Coordinated Planning Agreement with the Town of Platteville." **Quasi-Public** – Having the nature or characteristics of being public, but owned by a private or not-for-profit entity.

Roadway Plan or Major Transportation Plan: This is also a long term plan. The difference is that this type of plan specifies street alignments, plans for future lane improvements throughout the planning area, often provides numerous options to achieve the intentions of the Three Mile Street Plan and prioritizes street improvements, details street classification system and street standards. (See Town of Milliken Transportation Master Plan or Town of Elizabeth Street Plan).

Rural Residential – A very low-density residential district intended to encourage the preservation of open space, natural features, and agricultural land in conjunction with the clustering of single-family detached dwellings.

Urban Growth Area Boundary- Land that is likely to be subject to increased development pressures and may be considered for annexation by the Town

Appendix C: Street Sections

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**Appendix D: Letters in
Support of the Town's
adopted 208 Wastewater
Utility Service Area Plan
Boundary**

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Appendix E: Adoption Resolution

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