



PLANNING & ZONING COMMISSION REGULAR MEETING AGENDA

December 9, 2025

7:00 PM

Rifle City Hall - Council Chambers

Meeting Type / Acting Body

6:15 PM - Workshop Meeting

- a. Turf Grass - Rifle Municipal Code Proposed Text Amendment

Discussion and Review

7:00 PM - Regular Meeting

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Consent Agenda
 - 4.a. Discussion and possible action regarding Minutes of October, 2025 regular meeting
5. Action, if any, on Workshop Items
6. Public Hearing
 - 6.a. Discussion and possible action regarding the project known as Two Creeks for Sketch Plan and Rezone
7. Administrative Reports
8. Adjournment

The order and times of agenda items listed above are approximate and intended as a guideline for the Planning Commissioners

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Agenda Item #a.

Agenda Item Name:

Turf Grass - Rifle Municipal Code Proposed Text Amendment

Presenter:

Geir Sverdrup

Item Description:

see attached memo

Recommended Action:

Provide General Direction

Fiscal Impact:

N/A

Operational Impact:

see attached memo

Prior Board Motions:

N/A

Background Information:

see attached memo

Executive Summary:

see attached memo

Notification Requirements:

N/A

Prepared By:

Zach Higgins, Planning Director

Attachments:

1. Turf Grass - Proposed Municipal Code Amendment for Discussion - Workshop 12_09_2025

ARTICLE I – General Provisions

Division 2 - Definitions and Usage

Sec. 16-1-220. Definitions.

For purposes of this Chapter, certain terms are defined as follows:

Commercial laundry means a building or part of a building used for the cleaning of clothing, fabrics or other household goods for profit.

Common Interest Community means real estate described in a declaration with respect to which a person, by virtue of such person's ownership of a unit, is obligated to pay for real estate taxes, insurance premiums, maintenance, or improvement of other real estate described in a declaration. Ownership of a unit does not include holding a leasehold interest in a unit of less than forty years, including renewal options. The period of the leasehold interest, including renewal options, is measured from the date the initial term commences.

Company provided on-site recreation means ...

ARTICLE XIII Landscape Guidelines

Sec. 16-13-10. General provisions.

Landscaping shall refer to any combination of living plants such as trees, shrubs, plants, vegetative ground cover, and turf, native and climate adapted grasses, and may include natural nonliving elements such as rock, stone and bark, as well as structural features, including but not limited to walks, fences, benches, works of art, reflective pools and fountains.

Sec. 16-13-20. Purpose and intent.

The purpose and intent of this Article is to protect the health and welfare of the citizens of Rifle through the regulation of landscaping of new multi-family (greater than 12 units), common interest community property, commercial, public/civic, institutional, light industrial and industrial developments, as well as street rights-of-way, parking lots, medians, and transportation corridors. Installed landscapes should enhance property values, promote quality development, contribute to the visual character of new developments, and promote water conservation through water-wise landscaping. Water-wise landscaping Xeriscape principles are as follows:

- (1) Design. Identify zones of different water requirements and group plants together that have similar water needs;
- (2) Appropriate Use of Functional Turf. Limit high-irrigation turf and plantings to appropriate high use areas with high visibility and functional needs recreational use areas or other space that is regularly used for civic, community, or recreational purposes;
- (3) Low-Water-Using Plants. Choose low-water-demanding plants and turf from Appendix C, including recommended water-wise Xeriscape plant materials where practicable;
- (4) Irrigation. Design, operate and maintain an efficient irrigation system;
- (5) Soil Preparation. Incorporate soil amendments before planting;
- (6) Mulch. Add mulch to planting beds to a minimum depth of three (3) inches;
- (7) Maintenance. Provide regular and attentive maintenance to landscaping and irrigation system.

Commented [LB1]: Geir/Zach: This looks great. Great to learn about Rifle and where your community is at regarding water-wise landscaping. Throughout we've noted where suggestions are "Beyond SB5". This means they are not part of that bill but rather in response to your interest in going beyond SB5.

Commented [LB2]: Just clarifying that this paragraph covers single family, condo, and townhouse developments that have a homeowner association with common areas?

Commented [LB3]: Because this covers parks and schools, keep turf in this list.

Commented [LB4]: For flexibility, consider expanding to cover other low water use grasses or adding those to the definition of native grasses.

Commented [LB5]: Need to address artificial turf, limiting non-functional artificial turf.

Commented [LB6]: Beyond SB5: Consider removing, and even prohibiting, pools and fountains.

Commented [LB7]: Beyond SB5: There has been a shift away from this term in the industry due to misconceptions and the frequent erroneous use of "zeroscape" instead does not bring attractive/functional landscapes to mind. Consider changing throughout to something like "water-wise landscaping".

Commented [LB8]: Define turf

Commented [LB9]: Appendix C headings include EVERGREEN TREES, DECIDUOUS TREES, ORNAMENTAL TREES, and SHRUBS. Looks like SHRUBS also includes non-shrub plants. Maybe change that heading in Appendix C to read SHRUBS AND PLANTS.

Commented [LB10R9]: Also consider adding grasses at some point (see <https://coloradonativegrass.org/> and <https://westernresourceadvocates.org/wp-content/uploads/2025/06/SB5-Grasses-and-Plants-Guide.pdf> as a place to start for grasses that can be used in nonfunctional turf areas (so these resources don't necessarily cover ornamental grasses).

Commented [LB11]: Are all the plants in Appendix C low/moderate water use (e.g., native or climate adapted)? Currently there is no information on water needs in that appendix.

Commented [LB12]: Consider rewording (3) to something like: Low-Water-Using Plants. For areas that are not used regularly for civic, community, or recreational purposes, choose low-water-demanding trees, shrubs and plants from Appendix C, as well as native and climate adapted grasses.

Commented [LB13]: Beyond SB5

Sec. 16-13-30. Scope and applicability.

- (a) The provisions of this Article shall apply to all new construction of multi-family housing **with more than twelve units, common interest community property**, commercial development, public/civic, **institutional**, light industrial and industrial development, **as well as street rights-of-way, parking lots, medians, and transportation corridors.**
- (b) Existing or nonconforming landscapes. Landscapes installed prior to the effective date of the ordinance codified in this Article, and not in compliance herewith, shall be regarded as nonconforming landscapes that may continue as long as the landscapes are properly maintained in conformance with the other ordinances of the City. If uses or buildings regulated by this Article are reconstructed, remodeled or added to where the alteration will affect more than fifty percent ~~(50%) of the building's gross floor area, or where more than fifty percent (50%) of the aggregate landscape area~~ **building's lot** will be impacted, **the impacted** landscaping shall be updated to meet all applicable code requirements in effect at that time.

Sec. 16-13-40. Definitions.

Whenever the following words or phrases are used in this Article, they shall have the following meanings:

Annual means a plant that lives only one (1) year or growing season.

Bunch grass means those types of grasses that grow in clumps and do not spread to form a continuous sod mat and do not require regular mowing, as do turf grasses. Included are most of the native or prairie grasses such as bluestems, fescues, grammas, wheat grasses, etc.

Climate adapted grass means a grass that may not be native to the state of Colorado but that has water use requirements similar to native grasses.

Climate adapted plant means a plant that may not be native to the state of Colorado but that has water use requirements similar to native plants.

Coniferous means those evergreen plants whose foliage is needle-like, scale-like or awl-like and are cone-bearing.

Common Interest Community Property means property within a common interest community that is owned and maintained by a unit owners association, such as entryways, parks and other common elements.

Deciduous means a plant with foliage that is shed annually.

Drip Irrigation means a system that delivers water directly to a plant's root zone, minimizing the amount of water applied and maximizing the effectiveness of the water used

Evergreen means a plant with foliage that persists and is green year-round and may or may not be coniferous.

Functional Artificial Turf means artificial turf that is 1) Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough; or 2) A component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.

Functional Turf means turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes which may include: a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, fairway and rough.

Groundcover means low-growing perennial and/or evergreen plants, other than turf grass, which grow and spread in such a manner as to provide continuous plant coverage. Such plants are typically shorter than eighteen

Commented [LB14]: SB5 is invoked when more than 50% of the aggregate landscape area. SB5 does not mention building footprint. Also, while not directly stated in the statute, the intent of SB5 was for only the disturbed portion of the landscape to come into compliance with SB5. So if you were to keep the building's gross floor area requirement what part of the landscaping would need to be brought up to code?

Commented [LB15]: HB1113 definition

Commented [LB16]: SB5 definition (modified slightly in HB1113)

(18) inches and may include herbs, ivies, ornamental grasses, perennials, spreading evergreens, succulents, vines and wildflowers. Annuals, mulches and stone are not considered groundcovers.

Hedge means a continuous, living, landscape barrier consisting of closely planted shrubs maintained at a height of greater than two (2) feet. Trees of any kind, other than upright junipers, shall not be pruned, sheared, trimmed or otherwise treated as hedges, but may be planted, as approved, to form wind-rows, visual screens or sound barriers.

Invasive Plant Species means weeds which are plants that are not native to the state and that:

- a. Are introduced into the state accidentally or intentionally;
- b. Have no natural competitors or predators in the state because the state is outside their competitors' range or predators' range; and
- c. Have harmful effects on the state's environment or economy or both.

Landscaping means aesthetic improvements using natural and manmade materials as defined below (landscaping materials). Landscaping areas may also include, by way of example but not by way of limitation, parts of the following: playgrounds, sports fields, picnic grounds, amphitheaters, portions of park, and playing areas of golf courses, courtyards, entranceways, basketball courts, pools, tennis courts, playgrounds or similar recreational areas or uses.

Landscaping materials means, but is not limited to, trees, shrubs, vines, and plants of all descriptions (excluding weeds and other unkempt vegetation) and other materials and treatments such as stone, mulches and other nonliving landscape materials.

Living plant material coverage means the covering of raw ground or bare soil with living landscape materials at a growth size of two-thirds (2/3) maturity, such as shrubs, groundcovers, perennials, vines and all plants of all descriptions (excluding weeds or other unkempt vegetation). Living plant material shall be distributed throughout the entire landscape treatment area so as to avoid over-massing of plant materials or creating disproportionately large areas containing no living plant material.

Mulch means nonliving matter, such as bark chips, chipped wood products, pole shavings, stone and any approved like materials customarily used in landscapes for the purpose of retaining soil moisture, retarding weed growth and stabilizing soils.

Native grass means a grass species that is indigenous to the State of Colorado.

Native plant means a plant species that is indigenous to the State of Colorado

Nonfunctional artificial turf means artificial turf that is not functional artificial turf.

Nonfunctional turf means turf that is not functional turf. Nonfunctional turf includes turf located in a street right-of-way, parking lot, median, or transportation corridor. Nonfunctional turf does not include turf that is designated to be part of a water quality treatment solution required for compliance with federal, state, or local agency water quality permitting requirements that is not irrigated and does not have herbicides applied.

Nonliving landscaping materials means, but shall not be specifically limited to, manmade or artificial materials used for decorative or ornamental purposes such as fountains, monuments, statues, planting containers and trestles and frames; but excluding artificial plants, shrubs, bushes, trees and flowers.

Ornamental grass means native and climate adapted grasses that those types of grasses that grow in clumps, and do not spread to form a continuous mat, as do turf grasses. Bunch grasses and other taller, more decorative types of grasses may be considered ornamental when grown as accents in conjunction with other plants in larger bed-plantings.

Ornamental tree means a tree, typically fifteen (15) to twenty (20) feet tall at maturity, that is planted for its decorative value, perhaps in screening applications rather than for shading purposes. They are usually deciduous but may include short growing conifers such as upright junipers, pinion pine and bristlecone pine.

Commented [LB17]: Invasive Plant Species are noxious weeds which you refer to under your "weeds" definition below. It may or may not be helpful but I've added "weeds" here to refer to your definition below. You won't find a list of "invasive plant species" anywhere but you can find noxious weeds lists via the county to might be good to make this link.

Commented [LB18]: Not quite sure I understand by basketball courts, pools and tennis courts are included here. Does this mean they aren't landscaping areas - which seems more correct to me. You might want to consider rewriting this definition to be more consistent with SB5.

Commented [LB19]: I think this "recreational" needs to be removed since areas that aren't recreational can also have landscaping. Note that when you update your code for HB1113 residential, this definition will likely need to be changed to also cover residential so you may want to shift away from identifying specific types of area then to a more general definition.

Commented [LB20]: Perhaps another term or just focus on weeds, invasive species, noxious plants? Some native/low water use grasses can appear unkempt.

Commented [LB21]: HB1113 definition

Commented [LB22]: SB5 definition (modified slightly in HB1113)

Perennial means those types of herbaceous flowering plants which live for several years and "die back" annually to grow again the next season without having to be replaced or replanted.

Planting bed means any landscape area covered with a non-turf surface such as rocks, gravel, mulch, or like material, into which trees, shrubs, and ornamental grasses are planted.

Redevelopment Project means

Shade tree means a tree, over fifteen (15) to twenty (20) feet tall at maturity, that is deciduous and planted for its wider canopy, higher bottom branch scaffold and shading value and does not include conifers or evergreens of any kind.

Shrub means a long-lived deciduous, evergreen or coniferous woody plant, typically multi-stemmed and having a mature height of between three (3) and fifteen (15) feet, and does not include perennials.

Stone means any rock material that may fall under further sub-classification, such as river rock, cobble, flagstone, boulders and others. Any stone material used in landscape applications must be at least three-fourths (¾) inch in diameter or cross-section. Squeegee and road-base are not acceptable materials within the definition of "stone."

Street tree means trees strategically planted, usually in parkway strips, medians or along streets, to enhance the visual quality of a street.

Tree means a long-lived deciduous, evergreen or coniferous woody plant, typically single-stemmed and having a mature height of fifteen (15) feet or more.

Turf grass means those types of non-native grasses that have not been hybridized for arid conditions that do not grow in clumps but, rather, spread naturally to form a continuous sod mat. Such are the grasses customarily used in lawn applications, typically available in sod form, being tolerant of foot traffic, and presenting a finished, maintained appearance with proper care.

Weeds means plants included in the Garfield County Vegetation Management Program Noxious Weed List.

Water-wise landscaping ~~Xeriscaping~~ means ~~water conservation through creative landscape design that reduces water consumption, landscape maintenance and the use of fertilizers and pesticides. Principles associated with xeriscaping include appropriate~~ **the combined application of the seven principals of planning and design including; hydrozoning of plants, use of functional turf areas, appropriate plant selection, irrigation efficiency, soil improvements analysis and improvement, efficient irrigation hydro-zoning of plants, use of practical turf areas, appropriate plant selection, uses of mulches, irrigation efficiency, and appropriate maintenance.**

Water-wise plant means a plant that is a native plant or a climate adapted plant that uses less water.

Commented [LB23]: Per language used above to identify when SB5 kicks in with redevelopment projects, not sure this definition is needed.

Commented [LB24]: Discuss this term. Change to "water-wise landscaping"?

Commented [LB25]: Note that I just rearranged the list below (with a few edits) so order corresponds to order in list in Sec. 16-13-20).

Sec. 16-13-50. Submittal requirements.

Landscape plans developed by a commercial nursery, licensed landscape contractor or landscape architect shall be submitted with the application for a building permit for any project subject to the provisions of this Article. The following information shall be included on required plans:

- (1) Calculation of net site area showing all existing and proposed structures, parking and access areas, and any other paved areas.
- (2) Calculation of required landscape treatment area.
- (3) Location and dimensions of areas to be landscaped and areas of existing landscaping (landscape treatment area).
- (4) Location, general type and quality of existing vegetation.
- (5) Existing vegetation to be saved.
- (6) Locations and labels for all proposed plants.

- (7) Plant lists or schedules with the botanical and common names, quantity, spacing and size of all proposed landscape materials at the time of planting.
- (8) Location and description of other landscape improvements such as earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights and courts or paved areas.
- (9) Location and coverage of required irrigation systems.
- (10) Planting and installation details as necessary to ensure conformance with all required standards.
- (11) Confirmation that all turf and artificial turf areas are functional and that no nonfunctional turf or nonfunctional artificial turf is used in the design.
- (12) Confirmation that no invasive plant species (per the county's noxious weed list) are used in the design.
- (13) Confirmation that plants used include a mix of native plants and/or climate adapted plants suited to the region.
- (13) Guarantee from the developer that all plant materials will be warranted for a period of twenty-four (24) months from the time of installation. If any of the material should fail to survive during that period, it will be replaced during the next appropriate planting season with materials similar in type and size to those outlined on the approved landscape plans. If a material fails because it is an inappropriate selection for the site where installed, such material shall be replaced with a more appropriate plant for that site and shall be of approximately the same size as the material specified on landscape plans for that location.

Commented [LB26]: Beyond SB5: could include labeling of hydrozones

Commented [LB27]: Per your definitions above, could just say "weeds" here but this more clearly conforms with SB5.

Commented [LB28]: Not sure that this goes in the plan exactly versus another document. It did seem that it could be included based on the last item in this list "Guarantee from the developer that...."

Sec. 16-13-60. Certificate of occupancy.

- (a) No final inspection shall be completed or certificate of occupancy (C.O.) issued, except as stated in Subsection (b) below, for any multi-family (greater than 12 units), commercial, public/civic, light industrial or industrial property that is required to provide landscaping in conformance with these regulations unless all landscaping on the property has been installed and has been accepted in writing as correct by the commercial nursery, licensed landscape contractor or landscape architect that developed the approved landscape plans for such property.
- (b) Final inspections may be completed and C.O.s issued by the Director of Planning and Development prior to the installation or completion of the landscaping when weather conditions or other circumstances, such as the winter season, place an unreasonable burden or hardship on the developer or builder. Such burden or hardship must be documented in writing by a commercial nursery or licensed landscape contractor stating that it would be impractical or unwise to install landscape materials due to conditions such as those outlined above. All landscape improvements allowed under a delayed installment must be completed within one (1) year of the date of issuance of the C.O. Additional time may granted by the Director of Planning and Development when conditions or circumstances such as those previously described herein prevent completion.
- (c) In those instances where a C.O. is granted prior to the installation of landscaping, the developer or builder shall be required to provide a surety, such as a cash escrow or letter of credit, for one hundred twenty percent (120%) of the estimated cost of materials and labor for the installation of the landscaping. The surety shall be in a form and amount approved by the Director of Planning and Development to guarantee that, by an agreed-upon date, the required landscaping is installed according to the approved landscape plan, or the surety will be subject to forfeiture to the City. The City then may apply the surety funds towards installation of landscaping on the subject property, or seek other enforcement remedies.
- (d) In those instances where a C.O. is granted prior to the installation of landscaping, the developer or builder must meet all of the City's sediment and erosion control requirements by an agreed-upon date as established by the Department of Public Works.
- (e) All landscaping material and labor estimates presented by developers in connection with the issuance of a C.O. prior to landscape installation shall be prepared by a commercial nursery, licensed landscape contractor

Commented [LB29]: Update to match list of properties used above.

or landscape architect, and such estimate shall be signed and dated by the person who prepared it. The Director of Planning and Development must approve the estimate before submittal of any surety.

Sec. 16-13-70. Plant sizes.

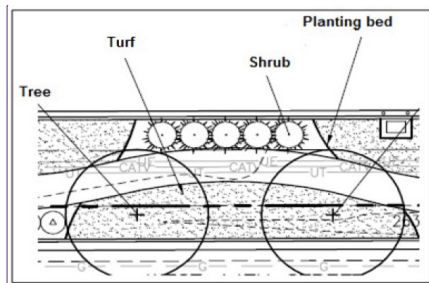
The caliper of deciduous and ornamental trees shall be measured six (6) inches above the base. Plant materials shall meet the requirements outlined in Table 16-13-1.

Table 16-13-1

Plant Type	Minimum Size
Deciduous Tree	2" Caliper
Evergreen Tree	6' Tall
Ornamental Tree	1½" Caliper
Shrubs	#5 Container
Ornamental Grasses	#1 Container
Perennial and Groundcovers	2¼" pots
Annual Plants/Flowers	As purchased

Sec. 16-13-80. General landscape requirements.

- (a) Landscape treatment area. Commercial, industrial, civic, and multi-family uses (greater than 12 units) shall have landscape treatment areas that include all areas of the site not covered by structures, bodies of water, driveways, sidewalks, plazas, hardscape recreation areas, parking lots, or ditches.
- (b) Specific landscape treatment areas are further addressed in:
 - (1) Right-of-way landscaping (Sec. 16-13-90);
 - (2) Parking lot landscaping (Sec. 16-13-100).



Typical components of a landscape treatment area.

- (c) All landscape treatment areas shall meet the following standards:
 - (1) Turf. A maximum of fifty percent (50%) of the total landscape treatment area may be covered with. The use of nonfunctional turf is prohibited. Native and climate adapted grasses may be used in traditional turf areas as a non-turf alternative. If kept in a healthy and weed-free state, native grasses may grow to a mature height of above eight (8) inches without being considered a weed. Functional turf is allowed only in a recreational use area or other space that is regularly used for civic, community, or recreational purposes which may include: a playground, a sports field, a picnic ground, an amphitheater, a portion

Commented [LB30]: Update to match list of properties above

Commented [LB31]: Consider a new graphic as this looks like a thin strip of nonfunctional turf. Alternatively change "Turf" to read "Native or climate adapted grass".

Commented [LB32]: Beyond SB5: Just flagging that weed-free is tough but assume this really means that weed control must occur regularly to minimize weeds.

Commented [LB33]: It great that you already had this in your code.

[of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, fairway and rough.](#)

- (2) **Planting beds.** Any area of the site covered by rock, gravel, or mulch is defined as a planting bed. The following standards are intended to provide a diversity of landscape materials within planting beds.
 - a. Planting beds shall have a minimum of one (1) planting (tree, shrub, or ornamental grass) per twenty-five (25) square feet of planting bed area.
 - b. The maximum usage of any one (1) plant species is fifty percent (50%) of total plantings.
 - c. Ornamental grasses shall be no more than forty percent (40%) of the total number of plantings.
 - d. At least fifty percent (50%) of plantings shall meet [water-wise plant low-water-use \(xeric\)](#) criteria. See Appendix C [Recommended Plant Materials List](#).
 - e. River cobble as a planting bed ground cover shall not cover more than fifty percent (50%) of the total landscape treatment area, and is not permitted in street buffers for commercial zones, to preserve public safety. Pea gravel, organic mulch, or other similar materials are preferred alternatives.
 - f. At least ten percent (10%) of plants shall be of a flowering variety. Flowering plants should be used along [rights-of-ways](#) or in foundation landscaping areas. See Appendix C [Recommended Plant Materials List](#).
- (3) **Trees.** See tree requirements for [rights-of-ways](#) (Sec. 16-13-90) and parking lots (Sec. 16-13-100).
 - a. Trees in unspecified landscape areas. Landscape treatment areas not within defined right-of-way, parking lot, or foundation areas shall provide trees at a ratio of [a minimum of one \(1\) tree per four hundred \(400\) square feet](#). Exception: In areas away from public use and view, and where it is appropriate for the site to retain a natural character, the Planning Director may approve use of unirrigated native grasses in place of tree requirements.
 - b. Quaking aspen trees shall be permitted but shall not count towards required trees.
- (4) **Airport Road landscape buffer.** The minimum landscape buffer along Airport Road shall be fifteen (15) feet in Commercial zones and twenty (20) feet in Light Industrial zones. The intent of this requirement is to provide a continual landscape buffer regardless of the location of parking lots within developments on Airport Road. The buffer shall meet general landscape requirements and right-of-way landscaping requirements. Additionally, evergreen trees shall not be permitted in Light Industrial zones on Airport Road due to elk and deer feeding habits.
- (5) **Artificial Turf.** [The use of nonfunctional artificial turf is prohibited. Functional artificial turf may be used in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough. Functional artificial turf may also be used when it is a component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.](#)

Commented [LB34]: Beyond SB5: Is this a minimum? If not ignore this proposed edit.

Sec. 16-13-90. Right-of-way landscape standards.

Each development shall provide trees and landscaping within public rights-of-way and transportation easements as described in Table 16-13-2.

Table 16-13-2

Type of Sidewalk	Tree Type	Number of Trees	Landscape Treatment Area	Planting requirements
Detached Sidewalk	Deciduous	1 per 40 linear feet, placed between street and sidewalk	Entire area between sidewalk and curb and remaining right-of-way on opposite side of sidewalk	Per General Landscape Requirements Exception: turf may be 100%
Attached Sidewalk	Deciduous	1 per 40 linear feet. In the CBD, trees shall be placed within tree grates on inner edge of sidewalks at least 8' in width. Otherwise, trees placed within 10 feet of the sidewalk	Per requirements of this chapter for the specific location	Per General Landscape Requirements and, if applicable, Parking Lot Landscaping
Road Right-of-Way Islands/Medians	Deciduous, Ornamental, or Evergreen	1 per every 40 linear feet	Entire interior of island	Per General Landscape Requirements Exception: no landscaping on islands less than 5 feet wide

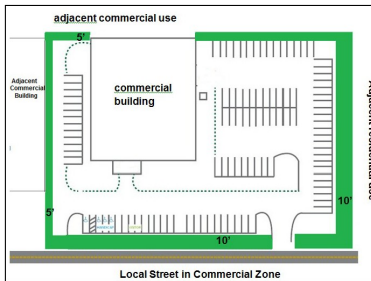
Commented [LB35]: Looks like this was deleted to comply with SB5 (though isn't in red text). If that's the case, you could add back in "Exception: low-growing (max height of x inches) native or climate adapted grasses may be 100%." I hesitate to add "or mowed" as many native and climate adapted grasses don't do well if mowed short, though some can be.

Commented [LB36]: What is CBD?

Sec. 16-13-100. Parking lot landscaping.

The definition of parking lots shall include storage areas, gas station fueling areas, parking lot access drives, or other paved or graveled areas.

- (1) Parking Lot Perimeter Landscaping. The entire perimeter of a parking lot shall be landscaped according to Table 16-13-3.



The depth of the parking lot landscaping buffer is determined by the adjacent right-of-way or land use.

Table 16-13-3
Parking Lot Perimeter Standards

Adjacent right-of-way or land use	Minimum depth of landscape buffer (feet)	Planting and screening requirements
Interstate 70	50	<ul style="list-style-type: none"> • General landscape requirements per Sec. 16-13-80. • At least 50% of the linear footage of a buffer adjacent to a street must be composed of planting beds to provide vertical screening of the lot. • River cobble is not permitted in street buffers in multi-family or commercial zones. • 1 tree per 40 linear feet (following <i>right-of-way</i>ROW street tree standards in Sec. 16-13-90).
State highway	20	
Local street in Central Business District	5	
Local street in commercial or multifamily zone	10	
Airport Road in commercial zone	15	
Local street in light industrial or industrial zone	20	
Residential use (or any higher-impact use adjacent to lower-impact use)	10	<ul style="list-style-type: none"> • Screening: minimum 6-foot fence. • General landscape requirements per Sec. 16-13-80. • 1 evergreen tree per 25 linear feet.
Commercial use adjacent to other commercial use	5	<ul style="list-style-type: none"> • No screening. • General landscape requirements per Sec. 16-13-80.
Not adjacent to a street or a lot line	5	<ul style="list-style-type: none"> • 1 tree per 40 linear feet.
Alley in Central Business District	0	none

- (2) Parking Lot Interior Landscaping. There shall be one (1) landscaped island for every fifteen (15) parking spaces. Parking lots with less than fifteen (15) spaces are exempt from this requirement.
- a. Landscape islands. Landscape islands shall be evenly distributed to the maximum extent possible. Landscape islands shall be a minimum of eighteen (18) feet by six (6) feet for single rows and thirty-six (36) feet by six (6) feet for double rows of parking spaces. Islands shall have raised concrete curbing and shall contain a minimum of one (1) deciduous shade tree and six (6) shrubs for single rows and two (2) deciduous shade trees and twelve (12) shrubs in each landscape island for double rows. The remaining landscaping shall consist of a mulched planting bed. Turf is prohibited in parking lot islands.
 - b. All required landscape areas adjacent to vehicle use areas shall be protected by wheel stops, curbs or other physical barriers. When a parking space abuts a landscape island or planter, the front two (2) feet of the required parking space may overhang the planter, provided that wheel stops or curbing are present.

Commented [LB37]: Beyond SB5: and/or plants?

Commented [LB38]: Beyond SB5: and/or plants?

Commented [LB39]: Great!

Sec. 16-13-110. Planting for safety at intersections and near driveways.

- (a) Sight Distance Triangle. On corner lots, in order to preserve sight distances, an unobstructed view shall be maintained within the triangular area at the intersection of two (2) streets, which is formed by three (3) points as established by:
 - (1) The intersection of the flowline at the corner;
 - (2) By measuring thirty (30) feet back from this intersection on each flowline; and
 - (3) Connecting the two (2) ends of the legs to form a triangle.
- (b) No landscaping within a required front yard setback, or within the side yard setback on corner lots, shall exceed a height of forty-eight (48) inches, with the exception of trees. Such trees, at sufficient maturity, shall be trimmed to a height of at least eight (8) feet above the gutter flow line.
- (c) Street trees shall be placed a minimum of eight (8) feet from the corners of alleys and driveways, ten (10) feet from intersections, and fifteen (15) feet from overhead utility and light poles.

Sec. 16-13-120. Screening elements of low visual interest.

Landscape or other materials shall be used to screen areas of low visual interest from the public right-of-way. These elements include, but are not limited to, trash receptacles, service areas, loading docks, and utility boxes and pedestals. Screening shall be provided on all sides, except where an opening is required for access. The access side shall permit access, yet the areas should be screened when access is not required. Screening shall be in the form of landscaping, walls, fences, berms, buildings or a combination of these techniques. The screening around trash receptacles shall be a minimum of six (6) feet in height.

Sec. 16-13-130. Irrigation.

- (a) A permanently installed, automatic underground irrigation system shall be established to provide total water coverage to all plant materials installed pursuant to this Article. An exception is made for drip irrigation systems, which may be aboveground.
- (b) If native dryland grass species are planted chosen for turf areas, irrigation shall occur for at least the first six (6) weeks after installation, although no permanently installed irrigation system is required.
- (c) Once functional turf has been established, supplemental irrigation shall be implemented as required to maintain turf areas in a green and growing condition.
- (c) A reduced pressure backflow preventer shall be used on all systems. Where the irrigation point of connection is from the domestic water service, the irrigation tap and backflow preventer shall be installed after the water meter but before any backflow or pressure-reducing valve for the building.

Sec. 16-13-140. Replacement and maintenance.

- (a) After the initial twenty-four-month guarantee period when failing landscape materials will be replaced by the developer/contractor in conformance with this Article, the property owner shall be responsible for the replacement of any landscape materials that die. All replacement plant material shall be of the same type and size as the original material installed according to the approved landscape plan, or an equivalent replacement to be approved by the Director of Planning and Development Director.
- (b) All materials included in the landscape treatment area shall be maintained in a manner resulting in a landscape consistent with the original intent and vision of accepted landscape plans. As an example, typical maintenance activities should include mowing, pruning, weeding, replacing mulch and any other practices required to maintain the aesthetic integrity of landscape areas.

Sec. 16-13-150. Plant materials lists.

- (a) All installed trees and shrubs must be selected from the Recommended Plant Materials Lists contained in Appendix C to this Code. Any annual or perennial flower or grass available through local nurseries may be incorporated into landscapes required by this Article.
- (b) Trees and shrubs not included in these lists may also be installed at the discretion and approval of the Director of Planning and Development.
- (c) Replacement plant material shall be of the same type and size as the original material installed according to the approved landscape plan, or an equivalent replacement to be approved by the Director of Planning and Development Director.

Commented [LB40]: Beyond SB5: consider removing this text as a lot of folks over-irrigate turf and there is also movement towards not needing it to be 100% lush and green. Can be slightly underwatered and still look fine and be healthy, just perhaps not 100% a vibrant green.

Commented [LB41]: Beyond SB5: Just wondering if this is already captured under (a) above and can maybe be deleted.



Agenda Item #4.a.

Agenda Item Name:

Discussion and possible action regarding Minutes of October, 2025 regular meeting

Presenter:

Genesis Amaya, Administrative Assistant

Item Description:

Recommended Action:

Move to approve minutes of October 2025 regular Planning and Zoning Commission meeting as presented

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

N/A

Notification Requirements:

N/A

Prepared By:

Genesis Amaya, Administrative Assistant

Attachments:

1. OCTOBER 28TH, 2025 MINUTES



REGULAR PLANNING COMMISSION MEETING & BOARD OF ADJUSTMENT

October 28TH, 2025

Chair Marantino led the Planning Commission and audience in the Pledge of Allegiance.

The meeting starts at 7:00 p.m.

MEMBERS PRESENT AT ROLL CALL

Present: Marantino, Carter, Rodas, Dow, Steffen

Absent: Rogers, Karzhova, Caldwell

OTHERS PRESENT: Community Development Director Zach Higgins, Senior Planner Geir Sverdrup, Permit Technician Genesis Amaya

Commissioner absences excused with an “Aye” vote.

APPROVAL OF MINUTES

FIRST: *Commissioner Steffen*

SECOND: *Commissioner Dow*

September 30th, 2025 minutes approved through “Aye” vote.

Discussion 1:

PROPOSAL TO COMBINE THE NOVEMBER AND DECEMBER REGULAR PLANNING COMMISSION MEETINGS ON DECEMBER 9TH, 2025.

Commissioner Carter moved to **APPROVE** to combine November and December’s regular Planning Commission Meetings for December 9th, 2025.

Commissioner Steffen seconded the motion. The motions **CARRIED** with an “aye” vote.

COMMENTS AND ADJOURNMENT -7:15 PM

A discussion was held between the commissioners and Community Development Director Zach Higgins on upcoming events and future P&Z discussions.

_____	_____
Dustin Marantino, Chairman	Date

_____	_____
Genesis Amaya, Building/Planning Tech	Date

** A complete recording of the Meeting is available through the City of Rifle's website**



Agenda Item #6.a.

Agenda Item Name:

Discussion and possible action regarding the project known as Two Creeks for Sketch Plan and Rezone

Presenter:

Geir Sverdrup
Zach Higgins, Planning Director

Item Description:

The applicant has proposed a rezone from MDR PUD and LDR PUD to MDR-X as well as a Sketch Plan which includes 27 townhomes, 150 multifamily apartment units, and 25 triplex and duplex units. Proposed total of 202 units, 18.9% lot coverage, and 12.3 units per acre.

Recommended Action:

Move to approve the Sketch Plan for project known as Two Creeks and recommend approval of Rezone for Two Creeks from MDR PUD and LDR PUD to MDR-X to Rifle City Council.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

Project was annexed into the City in 2000 and received Sketch Plan approval in 2006.

Background Information:

See attached memo.

Executive Summary:

See attached memo.

Notification Requirements:

Notice has been met.

Prepared By:

Zach Higgins, Planning Director

Attachments:

1. Two Creeks - Annex Amen-Sketch-Rezone - PZ - MEMO 12-9-25
2. 2025-10-21 Two Creeks Draft Sketch Plan
3. 2006 Two Creeks Site Plan

COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



MEMORANDUM

TO: City of Rifle Planning Commission
FROM: Geir H. Sverdrup, Senior Planner
DATE: December 9, 2025
SUBJECT: Annexation Agreement Amendment (City Council review), and Rezone (2025-033) and Sketch Plan (2025-034)
ADDRESS: E of Whiteriver Avenue and S of the Acacia Avenue alignment
CASE #: 2025-033 & 2025-034
APPLICANT: Adam Roy for Headwaters Housing Partners

REQUEST AND SUMMARY

The applicant is requesting approval of an amendment to the Arnold Annexation Agreement that would rezone the property from LDR PUD - Low Density Residential Planned Unit Development and MDR PUD - Medium Density Residential Planned Unit Development zone districts to MDR-X - Redeveloping Medium Density Residential zone districts. The applicant is also requesting approval of a Sketch Plan to develop the property with 202 units that include multi-family apartments, townhomes and duple/triplexes. The property has historically been known as Two Creeks.

VICINITY MAP



COMMUNITY DEVELOPMENT DEPARTMENT

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The property is located east of Whiteriver Avenue and south of the Acacia Avenue alignment. Rifle Creek runs through the middle of the project and turns to the west along the southern boundary joining Government Creek at the western edge of the property. The property has several generally level areas within the property bisected by Rifle Creek running through the site. To the north are the Creek Meadows subdivisions and further north is the Deerfield PUD subdivision. To the east overlooking the project is the North Pasture F3 subdivision. To the south are parcels remaining in Garfield County. The proposed project encompasses 21 acres of land that has been planned for low and medium density residential since August of 2000.

ANNEXATION

- HISTORY
 - Under Ordinance No. 25 Series of 2000, City Council approved commencement of proceedings to annex this property into the City on March 17, 2000. Initial zoning was established under Ordinances 26 Series of 2000 and 35 series of 2000 to Public Zone and MDR Zone Districts. Ordinance No. 6, Series of 2001 established LDR/PUD and MDR/PUD zoning. The Arnold Annexation Agreement made and entered into September 13, 2002, approved specific types of residential for each filing. Ordinance No. 5 Series of 2001 as well as a site plan.
- PROPOSED AMENDMENT
 - The proposed amendment to the annexation agreement would allow flexibility in the development of the Two Creeks area to better align with the current proposal, freeing the property from a site design and Planned Unit Development that is 23 years old and no longer in alignment with the adopted 2019 Comprehensive Plan.

COMPREHENSIVE PLAN, ZONING, AND LAND USE,

Comprehensive Plan

The 2019 Comprehensive Plan, Chapter 4.2 Railroad Avenue Area (Railroad Neighborhood) which designates the project as follows:

- E. Two Creeks. This is a large development of 177 units very close to parks, trails, businesses, and services. It would require the continuation of Acacia Avenue to Whiteriver Avenue. This is an important street connection for traffic circulation.

Connection of Acacia Avenue

The completion of Acacia Avenue will provide a connection to Rifle city street system that is much needed. Currently all the residential development, Creak Meadows and Deerfield must cross Highway 13 to come into the city street system. As of this time, there is no traffic control to access the highway. Additionally, completion of Acacia Avenue will provide the students and teachers of Wamsley Elementary and the residents utilizing Deerfield Park a safe route to school and to play.

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The completion of Acacia Avenue may utilize the existing box culvert, if approved by an independent engineer. The current walking path will be rerouted using a new crossing for Rifle Creek.

Comprehensive Plan Land Use Map

The future Land Use Map designates this area for High Density Residential.

Density: 12-30 du/acre

Housing Types: Apartment and condo buildings; townhomes; duplexes; and in some cases small homes/patio homes with less than 3,000 square foot lots.

Location Criteria: Areas that are walkable to services and core areas of the community such as Downtown Rifle; the Colorado River Development Area; areas in South Rifle that are south of Airport Road and west of Grand River Health; areas east and west of Railroad Avenue.

Zoning: High Density Residential is desirable in some, but not all, areas zoned the following: Central Business District (CBD); Medium Density Residential Redeveloping (MDR-X); Medium Density Residential (MDR)



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The Comprehensive Plan indicates that this property is planned for High Density Residential uses. The applicant is proposing 202 units within the approximately 21 acres development for a density of 9.6 units per acre. This is lower than the suggested density in the Comprehensive Plan at 12-30 du/ac. From a utility and access perspective High density uses are able to connect to existing utility infrastructure.

TIERED GROWTH SYSTEM



The subject parcel is located in the City of Rifle's Comprehensive Plan Tier 1 Development Area, meaning it is suited for immediate development based on location of the property, access to utilities, and existing road infrastructure.

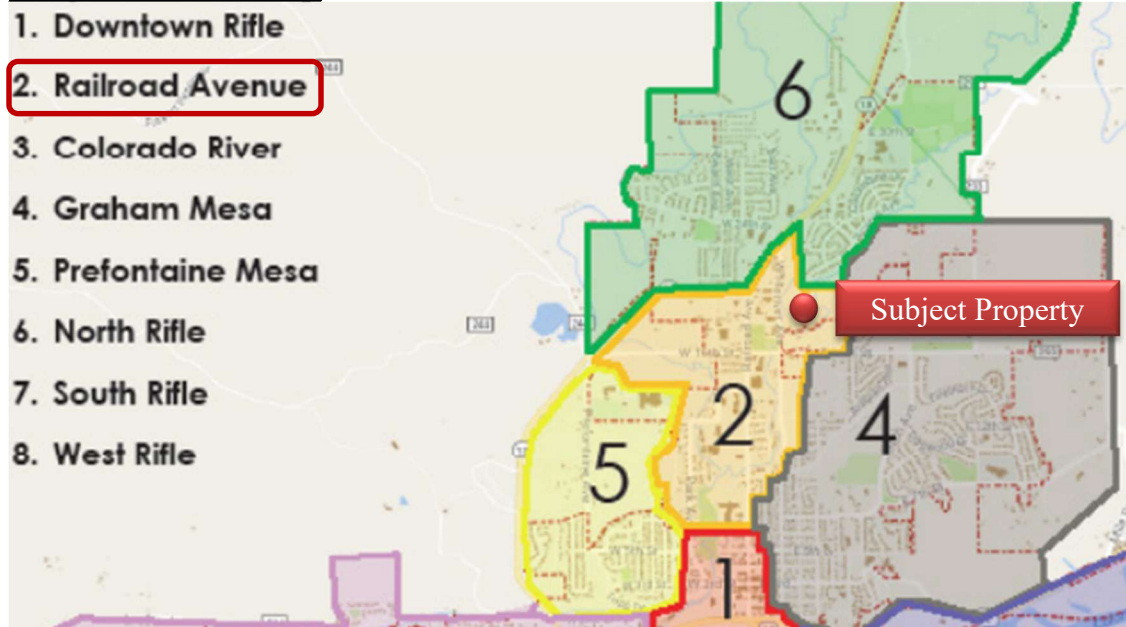
COMMUNITY DEVELOPMENT DEPARTMENT

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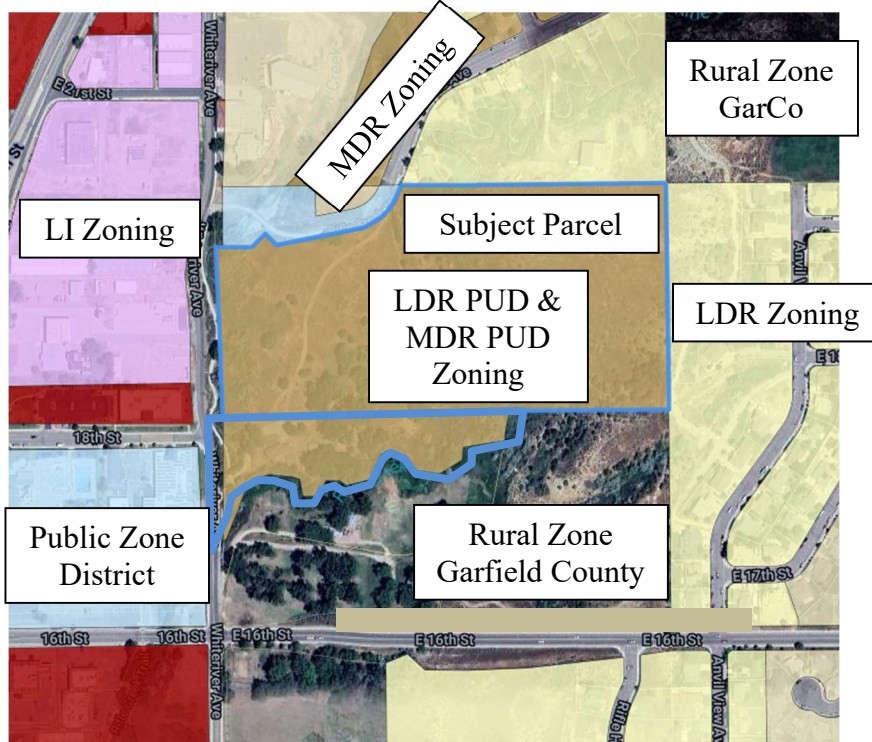


Neighborhood Map



The property is currently zoned LDRPUD and MDRPUD . Creek Meadows to the north is also zoned MDRPUD. Properties to the west, across Whiteriver Ave, are zoned Light Industrial. North Pasture F3 overlooking the site to the east is zoned LDR. Property to the south is zoned Rural in Garfield County.

The property is currently vacant with Acacia Avenue dead ending at the north boundary.

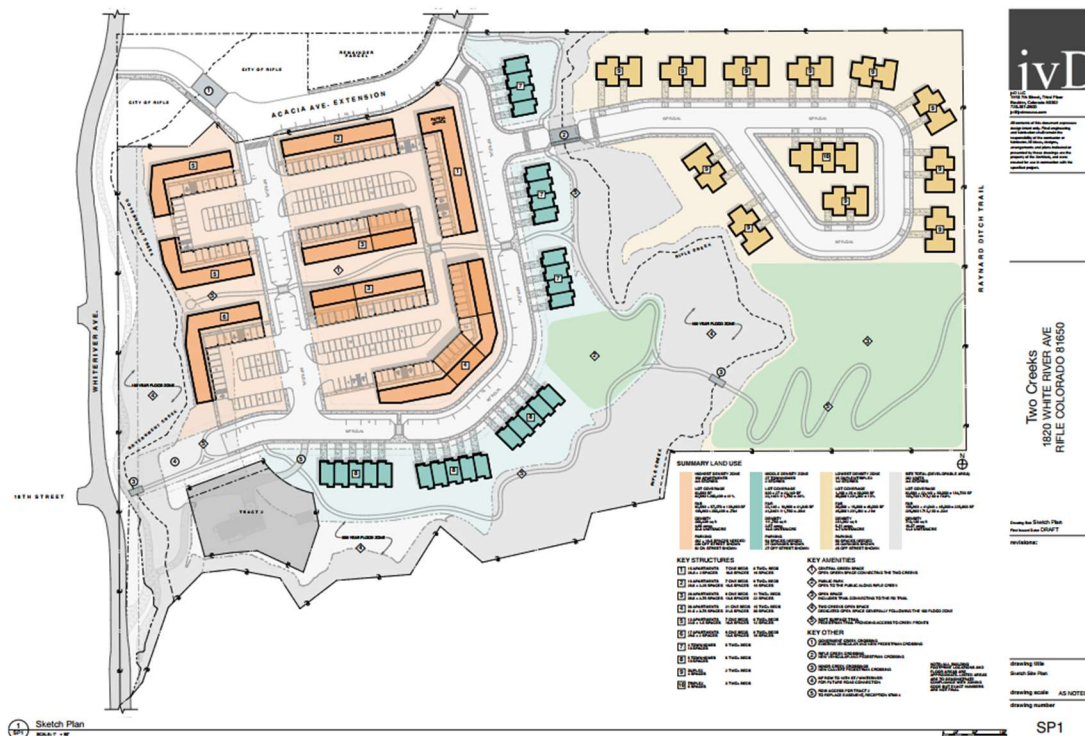




PROPOSED SKETCH PLAN

The proposed sketch plan will connect Acacia Avenue from the current dead end in Creek Meadows to Whiteriver Avenue. The proposed plan will utilize apartments along Whiteriver Avenue (orange), with townhouses (teal) along the east and south side of the apartments and triplex's and duplex's (gold) in the northeast quarter of the site. Open space and trails are located in the southeast quarter. Rifle Creek and Government Creek will remain undisturbed within the 100 year floodplain designation.

Proposed Sketch Plan (2025)



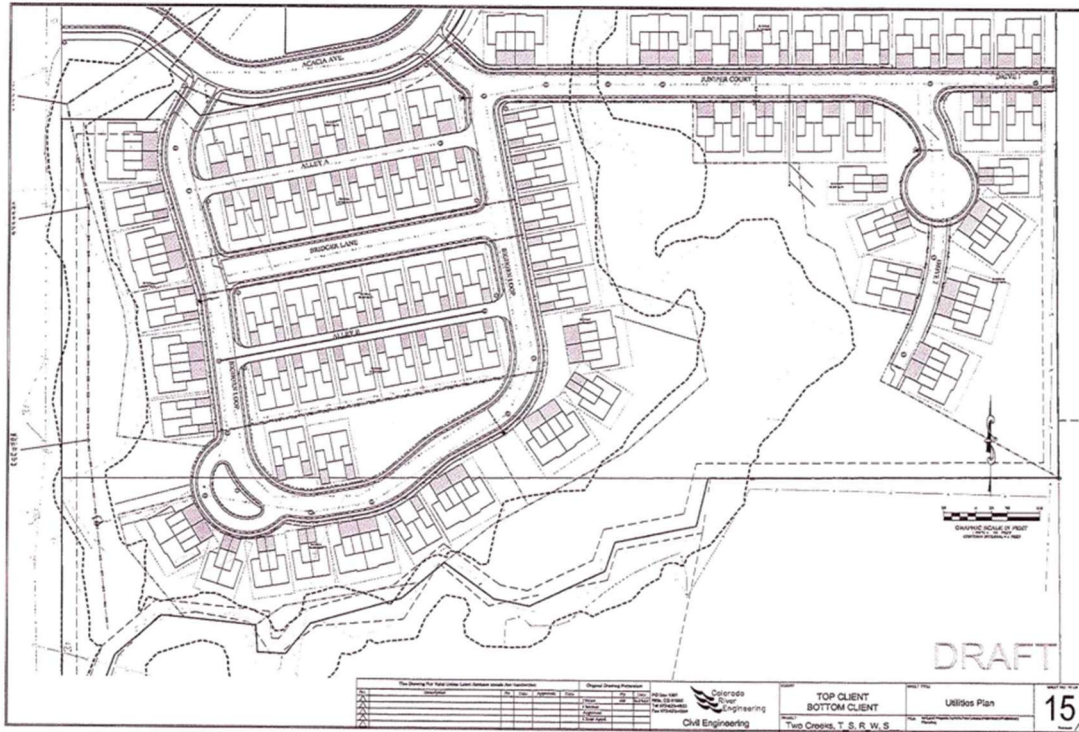
COMMUNITY DEVELOPMENT DEPARTMENT

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6490 Fax: 970-625-6268



Approved Sketch Plan (2006)



(Full-scale plans attached)

REFERRAL AND STAFF COMMENTS

The annexed, proposed, and at certain times, approved Two Creeks project has existed for the last 23 years. The project proposes 202 units where the previously approved plan proposed 177 units. The proposed project is significantly lower in density than the Comprehensive Plan would permit, 9.6 du/ac v 12-30 du/ac. The proposed project is in close proximity to Metro Park, Railroad Ave, a transit stop, and grocery store.

Referral Comments

Staff received comments from the following referral agencies:

Xcel Energy

No Comment

City of Rifle Parks and Recreation

P&R will have recommendations for the soft surface material for the trail but would ultimately like to see the trails concrete and at least 8ft wide.

P&R will need clarification before Final Plat approval regarding responsibility for the park and trail system within the project.

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City of Rifle GIS

- Standard GIS submission requirements for parcels and utilities apply to this project. GIS will assign addresses at final plat approval. Requested GIS information shall be submitted as part of Final Plat.

City of Rifle Engineering

Streets:

1. Both the existing and new Government Creek bridges need stamped structural plans.
2. Pavement design will be needed for the Acacia Avenue extension
3. An engineer’s confirmation that the previous traffic study works with the proposed modifications
 - a. The previous study shall then be submitted
4. It is recommended that the internal roadways remain private

Storm:

1. Not reviewed at this point
 - a. A drainage report will be needed, sizing onsite detention

Sewer/Water

2. Not reviewed at this point

City of Rifle Utilities

Will provide comments with preliminary plan submittal

Colorado River Fire Rescue

CRFR doesn't see any issues with roads, parking , and the buildings.
 A couple of requirements, the subdivision will need to meet 2015 IFC requirements for roads and water supply-hydrants.
 This subdivision may fall into the new State Wildfire Code and buildings may need to be built to both building and defensible space requirements of the new code.
 Additional comments may be generated with final site plans.

RE-2 School District

No Comment

Staff Comments

The proposed plan would add “missing middle” housing to Rifle’s market which is seen as a demanded product per the recently adopted housing study and action plan, Rooted In Rifle. Two Creeks has been designated for multi-family development since 2006. The proposed plan increases the density from 177 units in the 2006 Sketch Plan approval to 202 units in the current proposal. The density proposed is 9.6 du/ac compared to the 12-30 du/ac recommended by the 2019 Comprehensive Plan. The annexation agreement from 2001 is restrictive due to the PUD aspect and the approved site plan. Completion of Acacia Avenue will complete an important street connection for traffic circulation. Additionally, the project is proposing a pedestrian connection from the site to the Raynard Ditch Trail above the project, ultimately connecting that trail to the Rifle Creek Trail.



FINDINGS

Pursuant to Section 16-5-280, the City shall consider the following criteria before approving a project (***staff comments shown in bold italics***):

1. Conformance of the proposal with the City of Rifle Municipal Code;

The proposal is following the process as described in the code.

2. The compatibility of the proposal with the character of the surrounding area, including but not limited to the architectural character of the neighborhood, the average lot and building sizes in the neighborhood, and the relative value of the proposed structure to the value of other structures in the neighborhood;

The adjacent neighborhood to the north is medium density residential and the low density to the west is buffered by steep slopes and open space. Property to the west is light industrial with county lands to the south. Multi-family housing is a positive buffer to the surrounding area.

3. The desirability for the proposed use in the specific area of the City;

A diverse mix of multi-family housing types within this site is in alignment with the adopted 2019 Comprehensive Plan. This parcel falls within the City’s Infill Fee Reduction Area which is in place to encourage infill development. The City’s recently adopted housing study and action plan calls for additional “missing middle” housing within the City’s undeveloped Tier 1 parcels.

4. The potential for adverse environmental effects that might result from the proposed use;

There are no anticipated adverse environmental effects. The proposed project does not substantially differ from the previously proposed and approved plans.

5. Compatibility of the proposed use and the site (or subdivision) plan with the City of Rifle Comprehensive Plan;

The proposed density is lower than recommended in the Comprehensive Plan, which envisions high density residential in this area, however, the proposed density is compatible with the proposed site zoning, adjacent zoning, and surrounding land uses.

6. The potential impact of the proposed use upon the value of property and buildings within the surrounding area;

It is anticipated that the proposed use will have no significant impact to the value of property and buildings within the surrounding area. The proposed project would complete the connection of Acacia Avenue to Whiteriver Ave as well as connect the Raynard Ditch Trail to the Rifle Creek Trail which increases connectivity for the adjacent properties and neighborhoods.

COMMUNITY DEVELOPMENT DEPARTMENT

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7. Conformance of the proposal with the approval requirements concerning water and sewer tap availability for high-volume use requests pursuant to Section 13-4-120 of this Code, if applicable.

Not applicable.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission APPROVE Annexation Agreement Amendment (City Council review), Rezone (2025-033) and Sketch Plan (2025-034), with the following conditions:

1. All representations made by the Applicant in the application and during the public hearing shall be conditions of approval unless specifically altered by the Planning Commission.
2. The applicant shall resolve all referral comments as part of the preliminary plan submittal to the satisfaction of the City of Rifle and outside reviewing agencies.
3. The applicant shall provide GIS information before the Final Plat is recorded.



ivD LLC
1910 7th Street, Third Floor
Boulder, Colorado 80302
720.301.0500
iv@ivdesousa.com

All contents of this document expresses design intent only. Final engineering and fabrication shall remain the responsibility of the contractor or fabricator. All ideas, designs, arrangements and plans indicated or presented by these drawings are the property of the Architect, and were created for use in connection with the specified project.

Two Creeks
1820 WHITE RIVER AVE
RIFLE COLORADO 81650

Drawing Set: Sketch Plan
First Issued Date: DRAFT

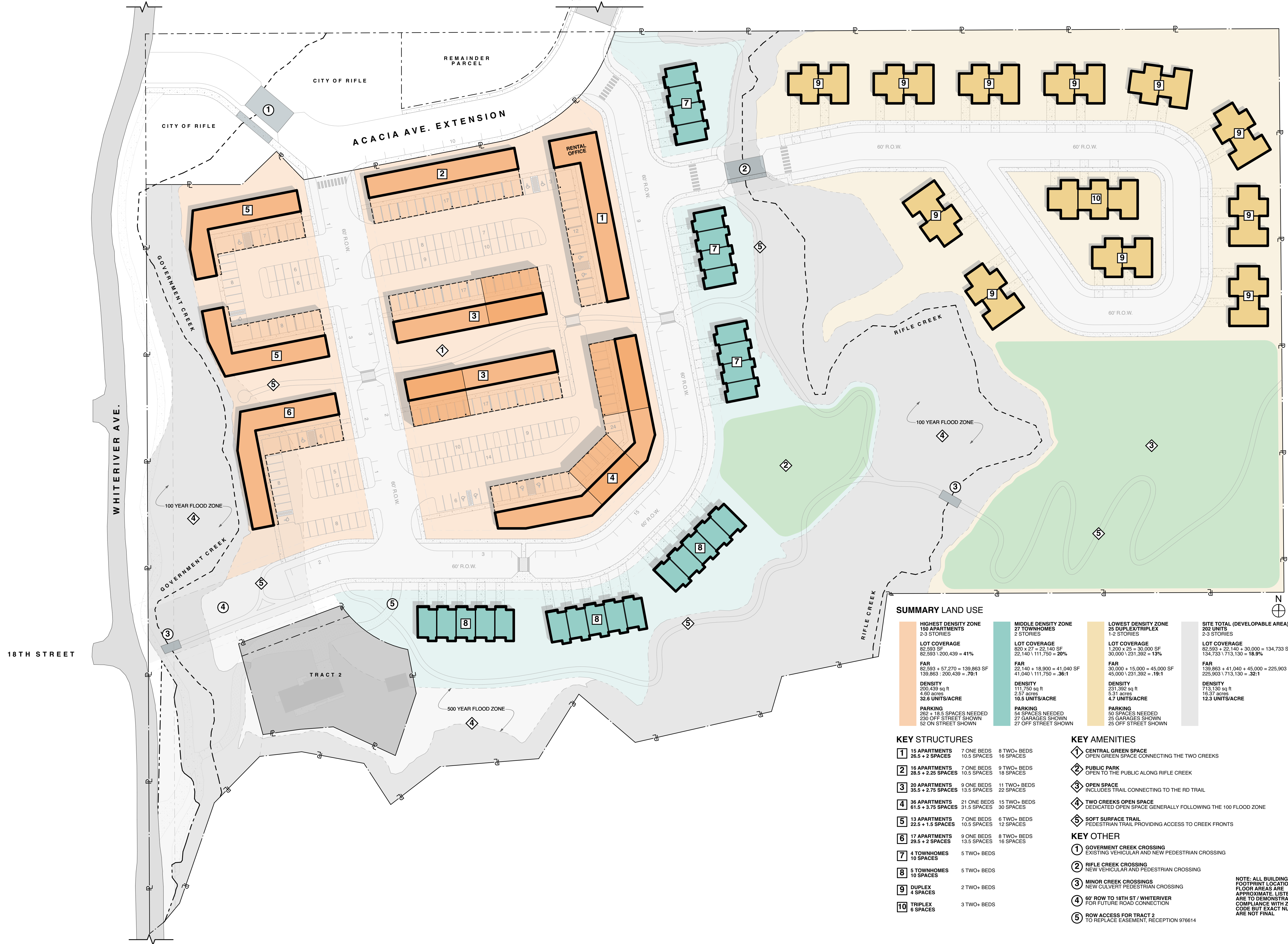
revisions:

drawing title
Sketch Site Plan

drawing scale AS NOTED

drawing number

SP1



SUMMARY LAND USE

HIGHEST DENSITY ZONE	MIDDLE DENSITY ZONE	LOWEST DENSITY ZONE	SITE TOTAL (DEVELOPABLE AREA)
150 APARTMENTS	27 TOWNHOMES	25 DUPLEX/TRIPLEX	202 UNITS
2.3 STORIES	2 STORIES	1-2 STORIES	2.3 STORIES
LOT COVERAGE 82,593 SF 82,593 \ 200,439 = 41%	LOT COVERAGE 820 x 27 = 22,140 SF 41,040 \ 111,750 = 36%	LOT COVERAGE 1,200 x 25 = 30,000 SF 30,000 \ 231,392 = 13%	LOT COVERAGE 82,593 + 22,140 + 30,000 = 134,733 SF 134,733 \ 713,130 = 18.9%
FAR 82,593 + 57,270 = 139,863 SF 139,863 \ 200,439 = 70.1	FAR 22,140 + 18,900 = 41,040 SF 41,040 \ 111,750 = 36.1	FAR 30,000 + 15,000 = 45,000 SF 45,000 \ 231,392 = 19.1	FAR 139,863 + 41,040 + 45,000 = 225,903 SF 225,903 \ 713,130 = 32.1
DENSITY 200,439 sq ft 4.60 acres 32.6 UNITS/ACRE	DENSITY 111,750 sq ft 2.57 acres 10.5 UNITS/ACRE	DENSITY 231,392 sq ft 5.31 acres 4.7 UNITS/ACRE	DENSITY 713,130 sq ft 16.37 acres 12.3 UNITS/ACRE
PARKING 282 + 18.5 SPACES NEEDED 230 OFF STREET SHOWN 52 ON STREET SHOWN	PARKING 54 SPACES NEEDED 27 GARAGES SHOWN 27 OFF STREET SHOWN	PARKING 50 SPACES NEEDED 25 GARAGES SHOWN 25 OFF STREET SHOWN	

KEY STRUCTURES

- 1 15 APARTMENTS 26.5 + 2 SPACES 7 ONE BEDS 10.5 SPACES 8 TWO+ BEDS 16 SPACES
- 2 16 APARTMENTS 28.5 + 2.25 SPACES 7 ONE BEDS 10.5 SPACES 9 TWO+ BEDS 18 SPACES
- 3 20 APARTMENTS 35.5 + 2.75 SPACES 9 ONE BEDS 13.5 SPACES 11 TWO+ BEDS 22 SPACES
- 4 36 APARTMENTS 61.5 + 3.75 SPACES 21 ONE BEDS 31.5 SPACES 15 TWO+ BEDS 30 SPACES
- 5 13 APARTMENTS 22.5 + 1.5 SPACES 7 ONE BEDS 10.5 SPACES 6 TWO+ BEDS 12 SPACES
- 6 17 APARTMENTS 29.5 + 2 SPACES 9 ONE BEDS 13.5 SPACES 8 TWO+ BEDS 16 SPACES
- 7 4 TOWNHOMES 10 SPACES 5 TWO+ BEDS
- 8 5 TOWNHOMES 10 SPACES 5 TWO+ BEDS
- 9 DUPLEX 4 SPACES 2 TWO+ BEDS
- 10 TRIPLEX 6 SPACES 3 TWO+ BEDS

KEY AMENITIES

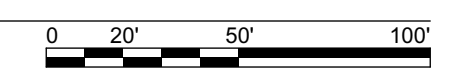
- 1 CENTRAL GREEN SPACE OPEN GREEN SPACE CONNECTING THE TWO CREEKS
- 2 PUBLIC PARK OPEN TO THE PUBLIC ALONG RIFLE CREEK
- 3 OPEN SPACE INCLUDES TRAIL CONNECTING TO THE RD TRAIL
- 4 TWO CREEKS OPEN SPACE DEDICATED OPEN SPACE GENERALLY FOLLOWING THE 100 FLOOD ZONE
- 5 SOFT SURFACE TRAIL PEDESTRIAN TRAIL PROVIDING ACCESS TO CREEK FRONTS

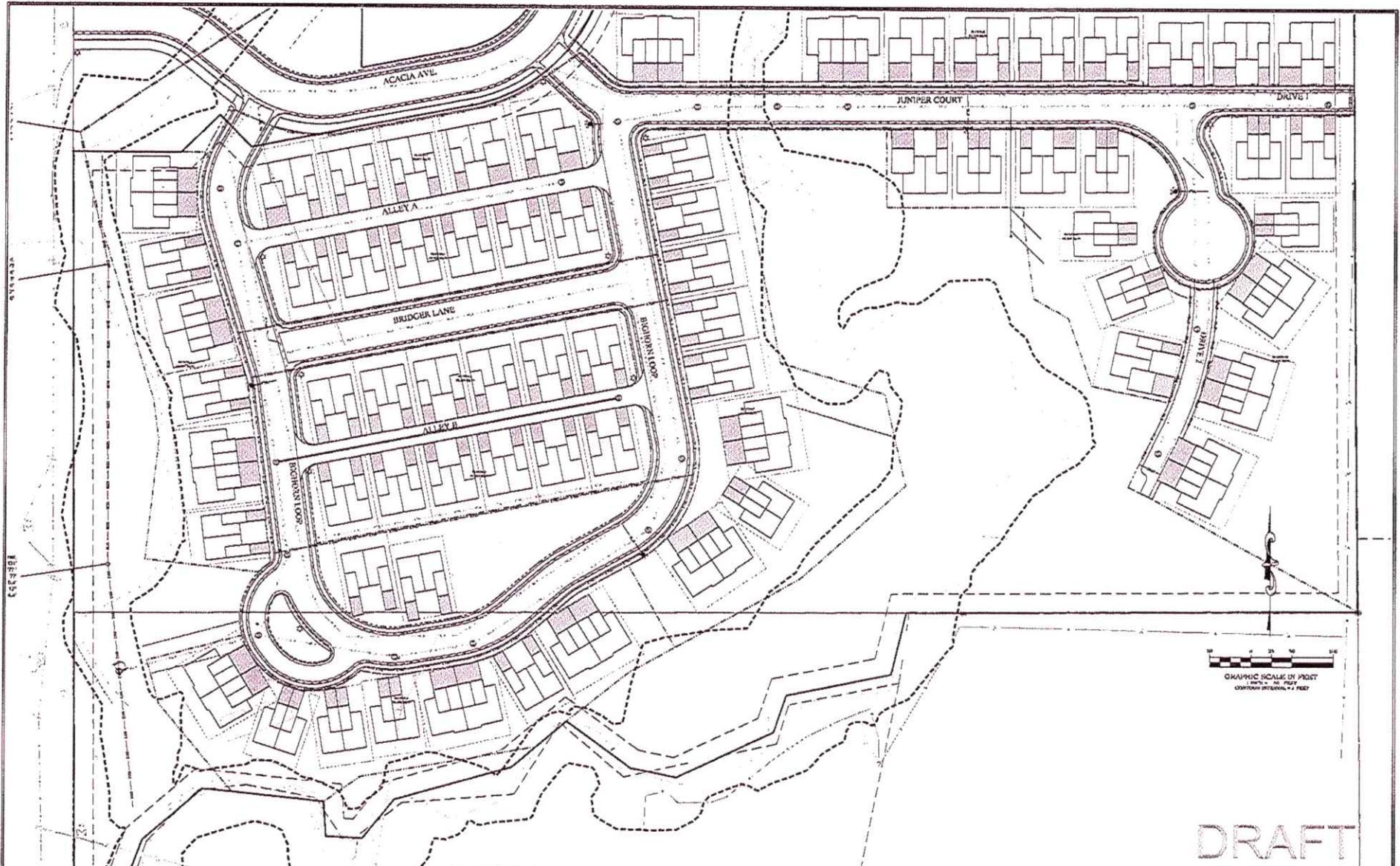
KEY OTHER

- 1 GOVERNMENT CREEK CROSSING EXISTING VEHICULAR AND NEW PEDESTRIAN CROSSING
- 2 RIFLE CREEK CROSSING NEW CULVERT PEDESTRIAN CROSSING
- 3 MINOR CREEK CROSSINGS NEW VEHICULAR AND PEDESTRIAN CROSSING
- 4 60' ROW TO 18TH ST / WHITERIVER FOR FUTURE ROAD CONNECTION
- 5 ROW ACCESS FOR TRACT 2 TO REPLACE EASEMENT, RECEPTION 976614

NOTE: ALL BUILDING FOOTPRINT LOCATIONS AND FLOOR AREAS ARE APPROXIMATE. LISTED AREAS ARE TO DEMONSTRATE COMPLIANCE WITH ZONING CODE BUT EXACT NUMBERS ARE NOT FINAL.

1 Sketch Plan
SP1 SCALE: 1" = 50'





DRAFT

This Drawing Not Valid Unless Latest Revision Inside Area Is Used					Original Drawing Portion		PO Box 1301 Rifle, CO 81660 Tel 970-423-8833 Fax 970-423-1204	 Colorado River Engineering Civil Engineering	CLIENT	TOP CLIENT BOTTOM CLIENT	SCALE TITLE	UTILITIES PLAN	PLAT NO. 15 OF 17
No.	Revised	By	Date	Appr.	Drawn	Scale			REVISION	PROJECT	Two Creeks, T. S. R. W. S.	PLA.	15
1													
2													
3													