



2020 COMPREHENSIVE PLAN





Dear Town of Severance Residents, and Surrounding Community Members

The Town of Severance has experienced rapid growth and extensive changes since the previous Comprehensive Plan was adopted in 2012. The Town of Severance Board of Trustees recognized this and elected to have a Citizen Advisory Committee become involved to help reassess and refine the vision for the Town of Severance.

Over the past 12 months we have come to recognize that citizen involvement in this process is a vital component to an effective and lasting Comprehensive Plan. Our participation in this endeavor has been a great honor and it has shown us how planning for the future of Severance will sustain our unique community. This updated Comprehensive Plan highlights the opportunities for improvement that come with growth, but also provides a framework for dealing with the challenges that occur with development.

There are many attributes that bring people to Severance, including its rural heritage, natural features, open spaces, affordability and potential opportunities for business. The updated Comprehensive Plan aims to maintain these attributes for both the existing residents as well as for those who may join the community in the future. However, we also recognize the need for diligent growth management that encourages exceptional residential and economic development, along with improved services for residents.

The future of Severance will hold many challenges, but also many exciting opportunities. The Citizen Advisory Committee hopes that this updated Comprehensive Plan will be a resource for both current and future residents and we encourage all citizens to support and guard the vision it puts forth. The [Future Land Use Map](#) combined with the objectives described in the narrative, support managed development that maintains the culture, environment and community that makes us who we are. We look forward to, and encourage, further dialogue with the residents of Severance and our surrounding neighbors on changes to the [Land Use Code](#) and other policies of the Town that will help fulfill the implementation of the Comprehensive Plan.

Sincerely,

Rod Simpson

Stan Everitt

Karlee Hill

Steve Pierce

Tim Rohrbacher

Michael Hall

Gary Martin

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INTRODUCTION

The Town of Severance ("Town" or "Severance") is a small but vibrant community that sits in an ideal location from many standpoints. The Town is in Weld County approximately 50 miles north of the Denver Metro area and centrally located between the major Northern Colorado cities of Fort Collins, Loveland, and Greeley which allows easy access for both work and play. The town limits cover an area of nearly 4,300 acres.

Severance was established as a statutory town in 1920 and has since grown from 40 residents to an estimated 7,300 friendly people. The Town began as an agricultural hub in Northern Colorado and in the last decade it has grown and evolved into a wonderful bedroom community for people to raise their families while maintaining the unique character of a rural town surrounded by agricultural producers and open lands. Today, Severance's residents have access to a burgeoning commercial core, parks and trail systems, schools, and other important public services. All of these characteristics make Severance a great place to live, do business, and visit.

In 2020, Severance's 100th-year as an incorporated Town, we developed Severance: Hometown Vision, hereafter referred to as "The Plan." This is a combination of the Town of Severance 2020 Comprehensive Plan update, the Town's Land Use Code, and other governing documents that form the basis of future land use planning and development in Severance. While it is obvious that land planning and development have profound impact on the physical terrain within and surrounding Severance, we also recognize that there are other important elements of the community such as open space, water resources, transportation, culture, and heritage that are influenced by growth, and these must also be addressed.

The Plan recognizes and respects private property rights while acknowledging the appropriate balance between these rights, the impact on health, safety, and welfare, for both existing and future residents of the Town, and the infrastructure requirements to adequately serve future development.

The aim is to create a pragmatic, user-friendly comprehensive plan and development code combined with processes that foster creativity and economic prosperity. Due to the unique characteristics of the plan, we highly recommend that those interested in planning and development in Severance thoroughly read the documents in order to fully understand the processes and procedures involved, and the roles of the property owner, Town government and citizens.

The Comprehensive Plan is an attempt to depict a version of our community at some point in the future. The Town recognizes that growth and development are constantly influenced by innumerable factors occurring in real time, which creates an inherent tension between the static plans described in this plan and the dynamic aspects of future growth and development. The success of The Plan is dependent on a thorough understanding and adherence to the following ideals:



- The Guiding Principles (pg. 5)
- The Community Vision (pg. 6)
- Existing Planning Influences (pg. 9)
- Community Design Values (pg. 12)

The ultimate objective of the community vision will be implemented by following the GUIDING PRINCIPLES and the COMMUNITY DESIGN VALUES resulting in the creation of a unique small town that is affordable, sustainable, attractive and a great place to live.

The Plan is a tool that to be used by both the [Planning Commission](#) and [Board of Trustees](#) as the basis for any land use decisions within the Town. The GUIDING PRINCIPLES AND VISIONS in this document will be the foundation for future land use code updates. It should be understood that The Plan will be updated every 5-7 years and that changes to the Land Use Code and other governing documents may occur before the next update.

GUIDING PRINCIPLES

The Plan was founded upon a group of Guiding Principles that established the framework for its implementation. All policies, procedures, planning and development shall be structured to conform to these Guiding Principles. All property owners, developers, town officials, and other interested parties, including existing and future residents, shall recognize the importance of these Guiding Principles and refer to them to effectively plan, review, develop and manage growth in Severance. These Guiding Principles are intended to establish collaborative relationships, roles, and responsibilities among property owners/developers, town officials, and the public.

1. PROPERTY OWNER/DEVELOPER

- Land Use changes should be initiated by the property owner, recognizing the statutory rights that are possessed by the Town.
- Proposed land use changes shall align with The Plan, policies and procedures.
- Proposed land use changes should include creative and unique plans that support the vision of The Plan.
- Proposed land use changes must address community values, services, water resources and infrastructure.
- In the event a proposed project does not align with the [Future Land Use Map](#) adopted with The Plan, changes may be initiated by the property owner if proposed amendments are consistent with the Guiding Principles and Community Design Values. The process of a Comprehensive Plan Amendment is defined in more detail in the Town's Land Use Code and is a requirement for any deviation from The Plan.
- It is the property owner's responsibility to become an integral part of the process and to establish long-term relationships with the town officials.



2. TOWN OFFICIALS

- A. The Plan, policies and procedures shall be clearly stated, easily understood, accessible, and administered in the spirit of collaboration.
- B. Policies and procedures shall promote and foster creativity and quality.
- C. Policies and procedures shall support the Town's fiscal responsibility.
- D. The Plan and subsequent policies and procedures shall foster and promote responsible economic activity through various methods including a detailed incentive policy and a reasonable planning process.
- E. The Plan and subsequent policies and procedures shall balance community values, services, and infrastructure with private property rights.

3. PUBLIC PARTICIPATION

- A. Public participation is welcomed, encouraged, and valued.
- B. Public participation is intended to be constructive and to aid proposed land use changes to better align with the principles, policies, and procedures of The Plan.
- C. Public participation can vary in engagement depending on the differing steps of the land use process.

The Comprehensive Plan process is intended to be the point at which an engaged citizenry can have major input on the principles, policies, and procedures of The Plan and its vision for Severance's future. Once adopted, the [Planning Commission](#) and [Board](#) are obligated to govern based on The Plan and the [Land Use Code](#), which may be updated based on changes to The Plan. When possible, the Town encourages direct collaboration between existing property owners and proposed development.

COMMUNITY VISION

The Plan describes the future physical, cultural and economic elements of our community based on certain influences of the present as well as expectations over the next several years. As this Comprehensive Plan is implemented and matures, we anticipate that circumstances will arise that may influence the fulfillment of our community vision. However, The Plan has been intentionally crafted to address present conditions and to offer the flexibility needed to achieve the dynamic hometown vision of the future.



VISION STATEMENT: PHYSICAL

Severance will remain a small town with a strong vibrant commercial and town core surrounded by sub-urban residential neighborhoods. Beyond the sub-urban perimeter, the pattern of development will be predominately large-lot rural residential subdivisions and a mix of agricultural land uses. A few development nodes as shown on the future land use map in orange may arise along surrounding major highways. These four zoning categories will interface with future industrial uses and the future open space and civic development that may occur. This area will need more detail based on our discussion about [Land Use Plans and Policies](#).

With each development, there is a priority for adequate open space and a regional system of trails and natural areas. This is represented in the series of maps associated with The Plan. These maps illustrate both existing zoning and land use ([pg. 29](#)) and the proposed future land use map ([pg. 14](#)). The interaction of varying land uses will be handled through criteria in both The Plan and the subsequent policies and procedures adopted by the Town. Severance also recognizes the historically agricultural background of the area and intends to maintain this through the allowance of large-scale commercial agricultural operations, the continued implementation of small-scale agricultural operations, and Town-supported heritage programs.

Weld County's [Right To Farm Statement](#) defines the priority for agricultural production within much of the Town's [Growth Management Area](#) (GMA). While the Town does not have oversight of county land, it will maintain an active and open dialogue with county officials and landowners to collaboratively encourage compatible land uses. This interaction will mainly be accomplished through the existing Coordinated Planning Agreement between the two entities (on file at Town Hall).



VISION STATEMENT: CULTURAL

Severance will remain a family-oriented town that encourages interaction between neighbors, businesses and civic services. Frequent community events that are collaboratively sponsored and organized will promote Severance as a great place to live, do business or visit. The Town will continue to promote arts, culture and heritage through these community events and through future partnerships or programs that may become available. The Town will also promote the value of using and protecting Severance's vital outdoor resources and amenities, including open spaces, and trails. Following the completion of the Community Park, a Parks, Recreation and, Culture Department may be created to continue fostering these goals.



VISION STATEMENT: ECONOMIC

Severance will be an economically sustainable community by guiding growth and development according to our physical and cultural visions. Collaboration between the [Chamber of Commerce](#), other local businesses, and the Town will be critical in achieving this goal. The Plan fosters business growth by encouraging policies and practices that support diverse uses and flexibility. Informed infrastructure requirements and fees, combined with straightforward, streamlined processes are essential for strong economic development. This includes policies and fees designed to cover new users' fair share of water and stormwater services and infrastructure. Severance acknowledges the necessity of residential development in the creation of a sustainable economic environment. Beginning with Home-Based Businesses as defined in the Land Use Code and continuing up to the potential for future large-scale economic development, The Plan and subsequent policies and procedures will create a standard for commercial and industrial development that not only supports the Town financially, but adheres to the Community Design Values and land use code requirements.



EXISTING PLANNING INFLUENCES

The Plan is based on several physical conditions that have influenced our Community Vision, such as the Severance Greenway, a series of irrigation ditches, the lack of a major highway through the town center, and a diverse topography. These conditions may change and potentially modify the vision. If this occurs, the physical changes will impact the cultural and economic elements of the community vision; this should also be considered with any change to physical conditions.

1. GROWTH MANAGEMENT AREA ([map on pg. 10](#))

The Growth Management Area is the Town's projected area of growth. It is defined in order for the Town to better plan with neighboring agencies and to help guide annexation among different communities. Areas within the Town's Growth Management Area are not under Town jurisdiction but are considered when making land use decisions.

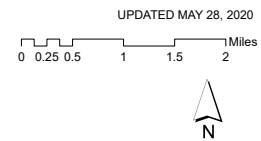
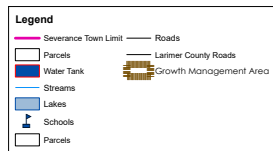
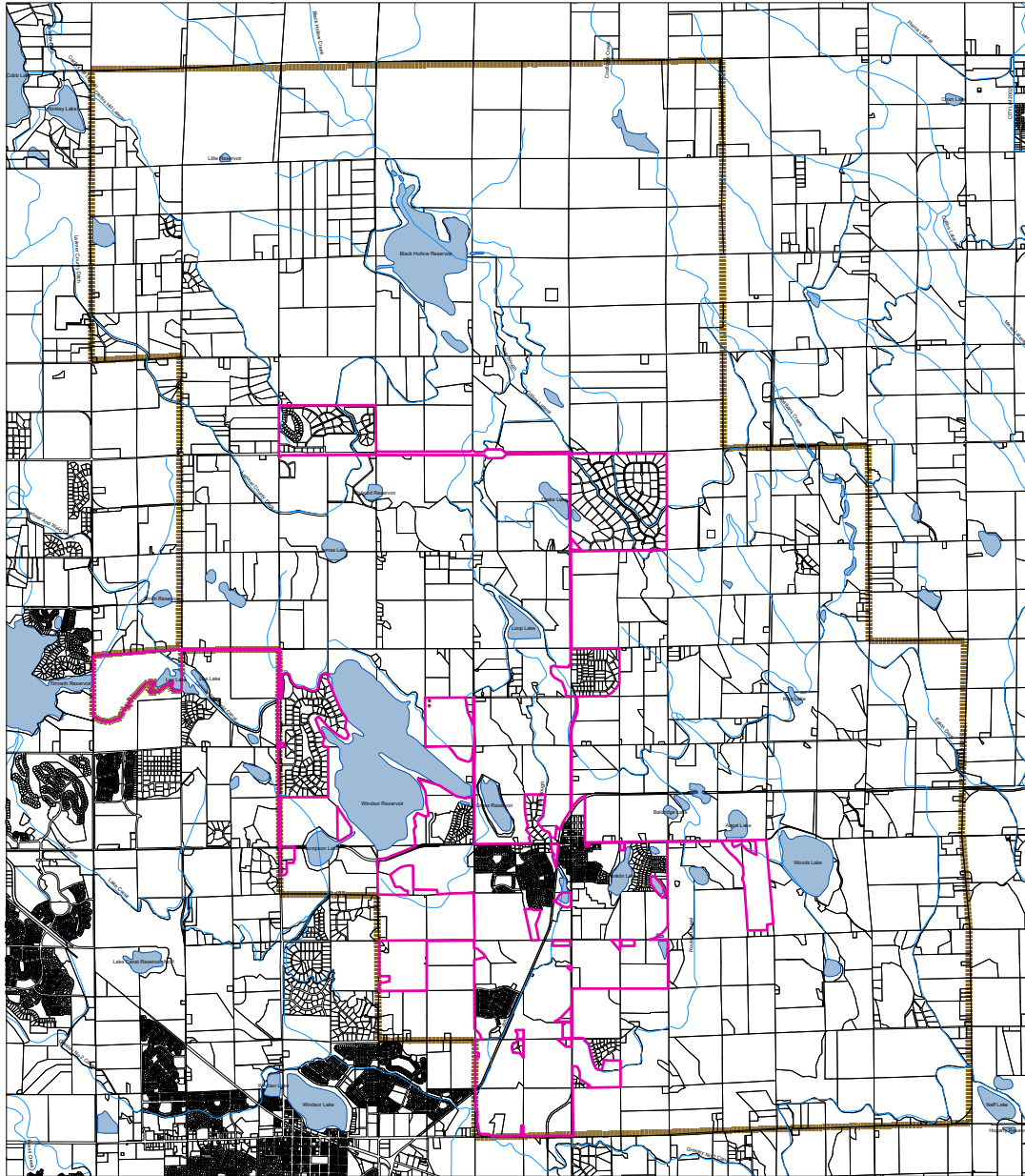
2. GEOGRAPHIC

Severance is nestled in a large drainage basin which creates a relatively narrow valley that is associated with a significant flood plain ([Geographic Features map pg. 30](#)). The floodplain creates the Severance Greenway; this valley offers a regionally unique sense of place, while the flood plain influences development opportunities. Beyond the ridges forming the valley are gently rolling hills spotted with natural lakes and man-made reservoirs. Significant lakes and reservoirs include Franklin Lake, Loup Reservoir, and Windsor Reservoir which all provide a variety of opportunities such as irrigation sources, and areas of existing or potential recreation. A series of irrigation ditches run through Severance, including the Eaton Ditch, John Law Ditch, and Larimer County Canal all of which interact with proposed development.

3. TRANSPORTATION

The Town is bounded on the north, south and west by three major state highways: HWY 14 to the north, HWY 392 to the south, and HWY 257 to the west. The only north-south through roadway connecting the state highways is WCR23, and the only east-west through roadway is East Harmony Road. WCR 21 is a major north-south arterial that conveys much of the residential traffic between HWY 392 at the south end of the Severance GMA and WCR 74. Through this network of intersecting arterials (Road Network map on pg. 31) and a number of residential connector/collector streets, traffic from neighborhoods is conveyed in and out of Town. The Great Western Trail is a major pedestrian linkage that runs through the Severance Greenway and will eventually connect Severance to Fort Collins to the west and Eaton to the east. Adjacent residential development currently connects to this trail where possible. Concurrent with this update of The Plan the Town will be completing a [Transportation Master Plan](#) that will assist in clarifying existing traffic conditions and future improvements. ([section continued on pg. 11](#)).

GMA MAP





4. PARKS AND RECREATION/OPEN SPACE

Running from HWY 392 northward to approximately two miles north of HWY 14 is a major drainage way and flood plain identified as the Severance Greenway. This is envisioned to become an extensive park, recreation, and open space area that offers pedestrian trails, wildlife corridors, active and passive parklands, and other open space opportunities. Developments should consider multi-modal connectivity between their transportation networks and the Severance Greenway. The Town currently has the majority of its parks in and around residential neighborhoods. The primary parks include Lakeview, Blue Spruce, Karen Suman, Brownell, Summit View, and The Overlook. The Town is currently developing 35 acres of a future 90-acre community park located northwest of the intersection of WCR 23 and WCR 72 and adjacent to the Great Western Trail. This community park will serve as an anchor to the Severance parks and trails network and will be a pivotal community gathering space for town events.

Through the series of smaller neighborhood parks, the large central community park and the connecting trails, the Town provides reasonable access to recreational facilities and open space. As the Town continues to build out, the existing network must be considered, improved as needed and designed to connect to the overall park network ([Park Network Map on pg. 32](#)).

5. UTILITIES

Severance's potable water service area covers approximately 3,000 acres of the town's 4,300-acre area, and, as of 2016, provided potable water to approximately 2,954 people ([see Water District Map, pg. 33](#)). In 2016, Severance delivered 456.2 Acre Feet (AF) of treated water to its water customers; average residential gallons per capita per day (GPCD) was 120.8. Severance has experienced a nearly 20% annual growth rate over the past 20 years, and population of the service area is estimated to grow to over 4,900 by the year 2026. It is estimated that approximately 20-25% of Severance's residents who reside within the town boundary and/or Growth Management Area are not serviced by the Town's potable water services. Typically, these residents have their own wells or are served directly by [North Weld County Water District](#) (NWCWD).

Severance's water facilities include two 500,000-gallon treated-water storage tanks and a pump station that provide water for fire protection, daily operating levels, and emergency water storage. System improvements, such as a secondary point of connection to the NWCWD system and an additional storage tank for drought resiliency, are anticipated in the future. Severance's water-related priorities are described in later portions of The Plan (Pgs. 19 – 21). Additional information can be found in the Town's 2017 Municipal Water Efficiency Plan.



Sanitary sewage is treated in an existing town-operated treatment plant and also transported in a main trunk line to a regional treatment plant in Windsor. These combined facilities have the capacity to treat effluent equivalent to a residential population of approximately 10,000 people or 4,300 households. These facilities are easily accessible to serve the town core and sub-urban perimeter. Severance South Subdivision, which lies at the southern border of the Town, along with other projected development may prompt the installation of a secondary trunk line that will be treated by the Windsor Treatment Plant. This will have considerable impact on the capacity within the Sub-urban Perimeter and Town Core land use areas. Beyond these areas of urban and sub-urban land uses are several subdivisions using individual sewage disposal systems (septic) for wastewater treatment. Within the boundaries of the Future Land Use Map, potable water, electricity, gas and other utilities are available through other providers or the town. Additionally, the Saddler Ridge subdivision located north of Highway 14 currently operates its own sanitary treatment facility, and there is the potential for future expansion to serve the adjacent Development Node Land Uses. A sewer extension that would primarily serve development at the intersection of WCR 74 and HWY 257 is in the early planning stages. The completion of this sewer project would enable the development node zoning of this area to be fulfilled.

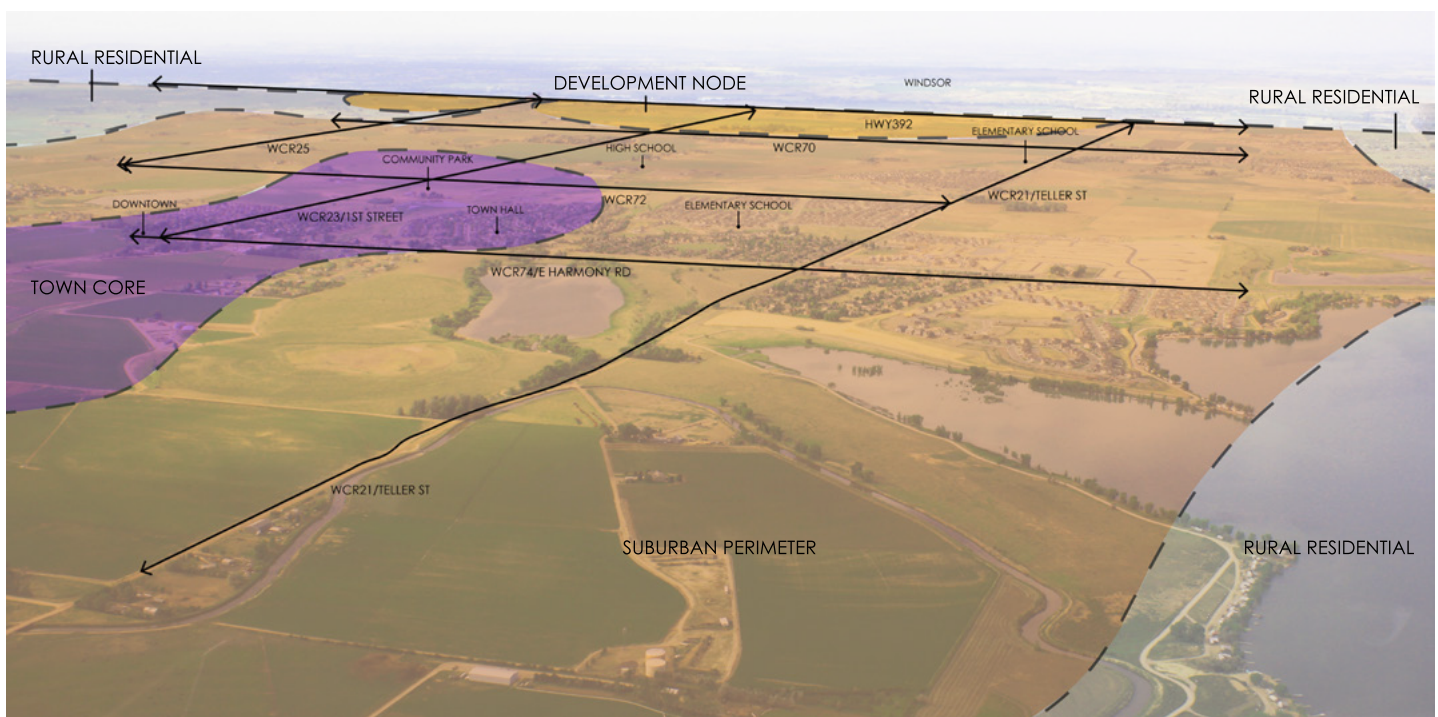
COMMUNITY DESIGN VALUES

Design elements define a community and the fulfillment of The Plan is achievable by emphasizing certain community design values while leaving other design decisions up to the property owners. Supporting and maintaining good design also requires sound management. Therefore, developments must include interim and final property management plans with all development proposals. Community Design Values will apply to design elements such as community entryways, major roadways, subdivision perimeters, subdivision entryways, internal fencing, connectivity throughways, park improvements, open space, internal roadway design, residential lot layout, landscaping, setbacks, and commercial architecture. Each zoning has different design values and will be discussed in later portions of The Plan ([pgs 15-19](#)). These limited Community Design Values are also described in the accompanying Land Use Codes. In addition to the Design Values located in the Land Use Code, the Corridor Planning or Design Overlays provide additional control to certain areas of Town. Intergovernmental agreements with neighboring communities help to coordinate design at the intersection of jurisdictions or along major shared corridors.

Severance will be an economically sustainable community by growing and developing according to our physical and cultural visions. The Plan fosters business growth by encouraging policies and practices that support diverse uses and flexibility. Reasonable infrastructure requirements and fees, combined with straightforward, streamlined processes are essential for strong economic development, which will be strengthened and complemented by supporting and encouraging residential developments that portray Severance as a unique community in the region.

Rural character is a strong element of Severance's identity. The Plan would support continued agricultural uses of land within the Town's Growth Management Area, should landowners desire to do so. Changing land use from agricultural to other more intensive uses is expected under the new plan. The Future Land Use map depicts a pattern of development that supports the continuation of rural character developments outside the areas that are practically served by centralized sewer treatment infrastructure. More intensive sub-urban development will become the transition between this rural development pattern and the town core.

LAND USE PLANS AND POLICIES

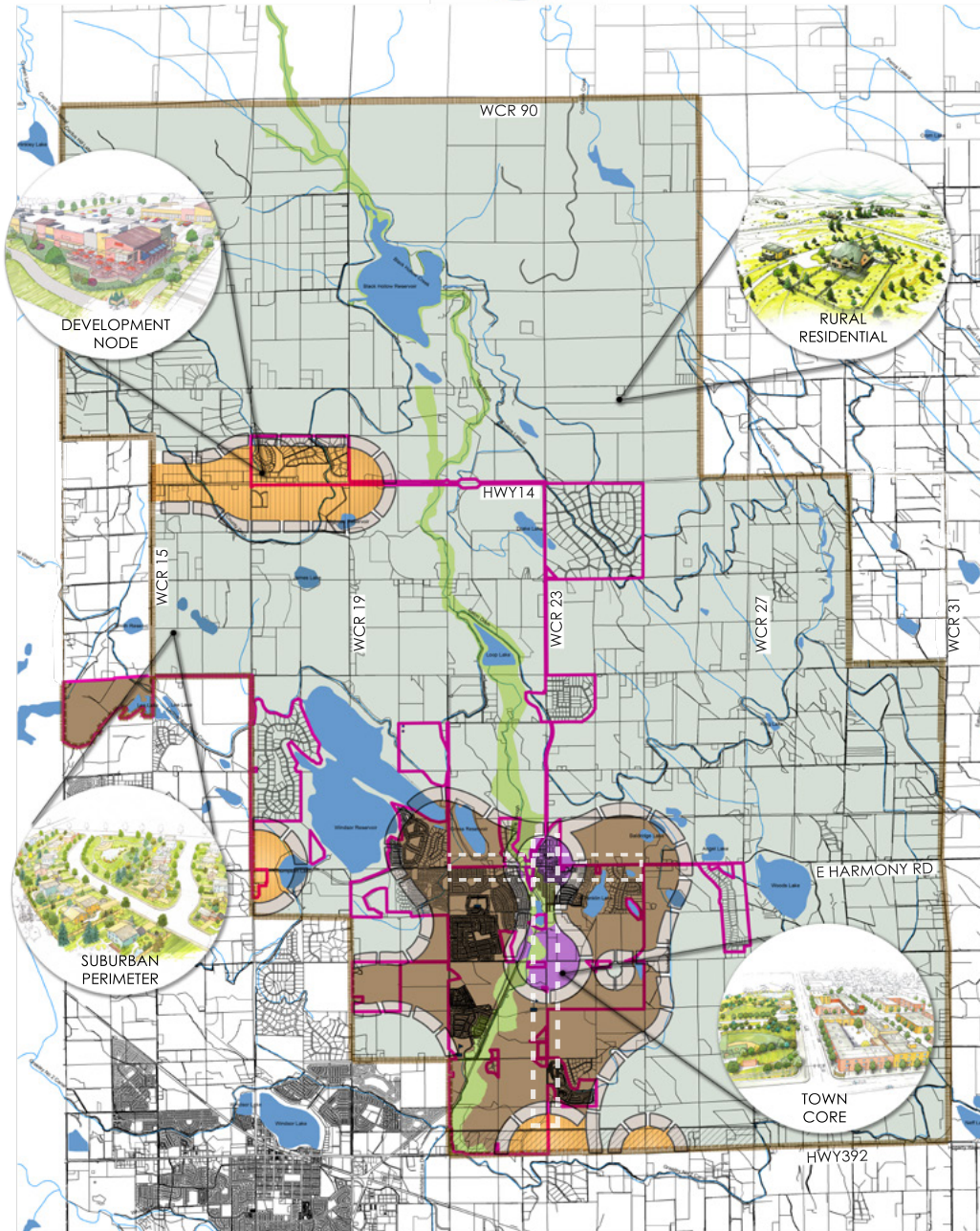


FUTURE LAND USE PLAN

The Plan includes a process to review proposed land use changes within the Growth Management Area ([Future Land Use Map on pg. 14](#)). Any proposal for changing land uses in or around Severance will be evaluated based on the following:

- The desires of the property owner;
- Conformance with the Future Land Use Plan
- Infrastructure that is available or obtainable to serve the property
- Water resource availability and commitment to water efficient development practices;
- Adherence to Vision Guiding Principles
- Conformance with Community Design Values
- Overall alignment between the proposed land use change and the physical, cultural, and economic vision statements of The Plan
- Consideration for the impacts on existing residents

FUTURE LAND USE MAP



LEGEND

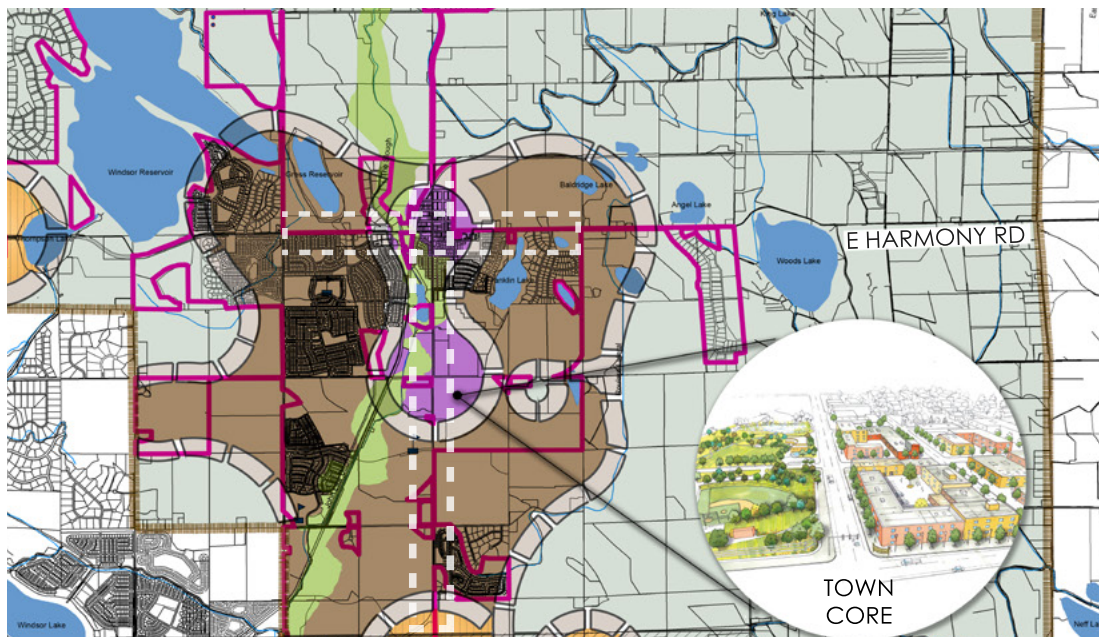
- Growth Management Area
- Streams
- Lakes
- Schools
- Parcels
- Roads
- Town Boundary
- Rural Residential Conservation/Agriculture
- Suburban Perimeter
- Development Node and Restricted Industrial
- Town Core
- Severance Greenway Corridor
- E Harmony Road and 1st Street Corridor Planning Areas
- Transition Area Between Zoning Districts
- N

FUTURE LAND USE MAP
5.4.20

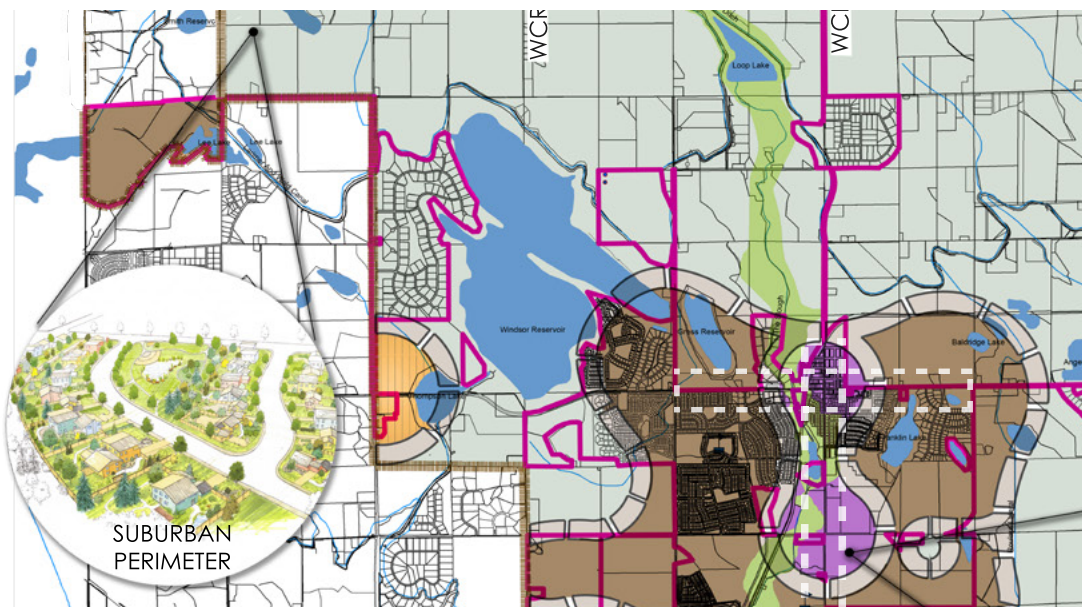
FUTURE LAND USE CATEGORIES

The Future Land Use Plan is intended to show the areas that appear to be appropriate for various patterns of development. This Plan and accompanying map identify four categories of development and loosely identify the distribution of each. In addition, other areas are shown within Corridor Planning Areas that may accommodate industrial, light industrial, commercial, retail or other uses. Given the flexible nature of the future land use plan, lines adjacent to undeveloped land delineate other land uses and are intentionally not specific to properties, features, infrastructure, or other planning influences; rather they are placed to identify the general area where transitions between land uses are anticipated. Each proposal in these transitional areas will be evaluated to determine the most suitable future land use for that property at the time the proposal is made. Proposed land use changes clearly inside designated categories may request alterations to the plan but said alteration must be justified; if accepted, the future land use plan shall be updated to reflect these changes.

The following describes the general characteristics of each category:



1. TOWN CORE: This is the area of town where commercial, residential and mixed-use development has already occurred or is a reasonable extension of these land uses. Typically, this core area is served by centralized sewer, water and other utilities, has a roadway network in place, and has businesses along with civic uses that are servicing the surrounding residents. The Town Core is intended to be the vibrant and diverse center of Town, and the following images begin illustrate the characteristics of this zoning category with more specific codes and criteria located in both the overlaid corridor plans and the Severance Land Use Code.



2. SUB- URBAN (OR SUBURBAN) PERIMETER: Surrounding the town core are areas of predominately residential subdivisions. These areas are also served by centralized sewer, water and roadway networks. The Future Land Use map identifies the existing sub-urban development as well as areas that could be served by extending infrastructure to them. The sub-urban perimeter is limited by the existing sewer and water service capacities.

These areas are expected to be primarily residential developments with possible limited commercial uses. The predominant land use within the suburban perimeter is single family residential; perimeter treatment and adequate open space are prioritized. The following images illustrate these values, and additional criteria are located in the Land Use Code. Projects along a Severance corridor plan will conform to the associated standards.

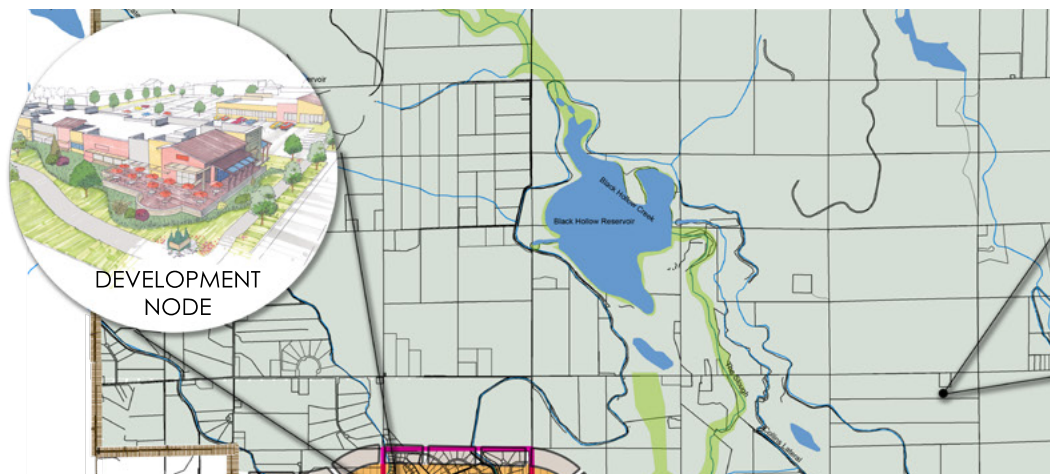


3. RURAL RESIDENTIAL: Beyond the Sub-Urban perimeter are lands intended for rural residential use. These areas may have centralized water but are not served by central sewer. Within the Rural Residential zoning there are three zoning sub-categories:

RURAL RESIDENTIAL ESTATE - Development in this planning area is intended to be large lot residential subdivisions with a pre-determined number of acres per lot combined with the limitations of infrastructure that may be accessible or obtainable.

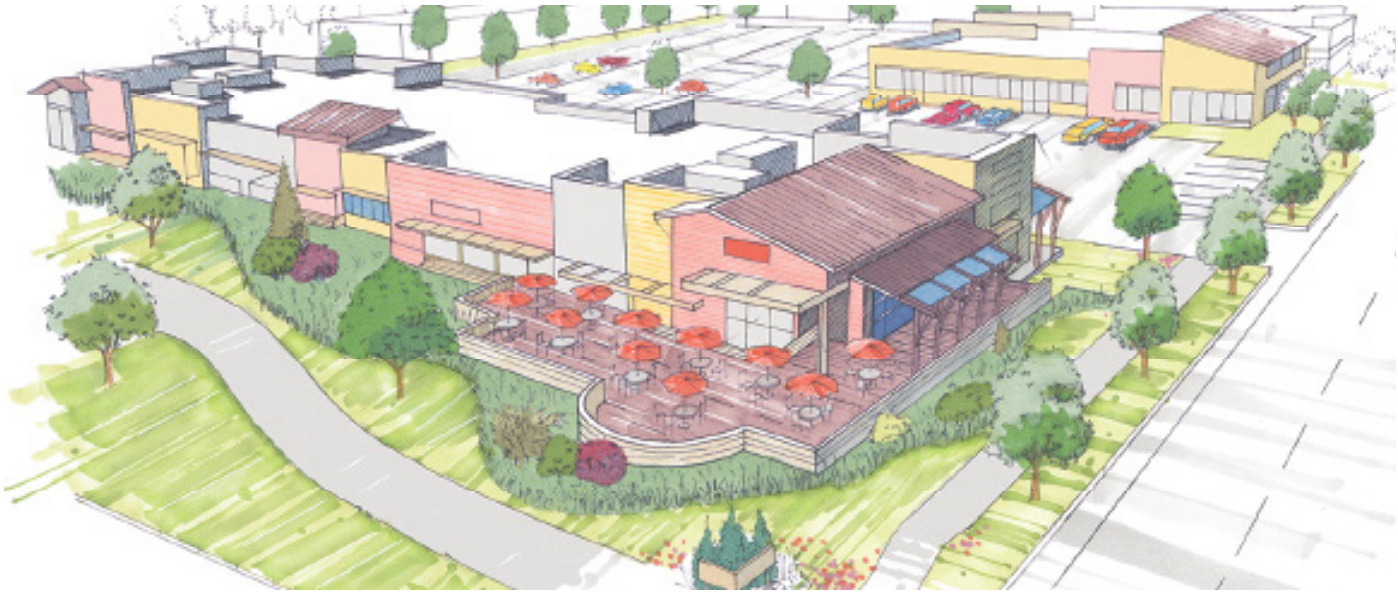
RURAL RESIDENTIAL AGRICULTURE - This within or outside the rural residential area. Agricultural residential development is intended to be large lot residential subdivisions with an agricultural component that is associated with each lot, or a select number of lots, or is a stand alone agricultural parcel. The designation of Rural Residential Agriculture has certain requirements that are more clearly explained in the Severance [Land Use Code](#).

RURAL RESIDENTIAL CONSERVATION – The Conservation designation allows for altered standards of development in exchange for a larger percentage of open space within a rural development. The intention of the Town is to continue to preserve the rural character of the area through designated agricultural open space. Further standards and criteria are set forth in the [Land Use Code](#).



4. DEVELOPMENTAL NODES: The Land Use Map identifies where commercial, mixed-use, or urban style development may be appropriate outside and away from the Town Core. The intensity of development will be relative to available or obtainable infrastructure. The planning and design of a development node will consider the transition of this intensive land use adjacent to the rural residential or agricultural residential areas. Within the Development Node zoning, there is a sub-category of Industrial, which is outlined as follows:

DEVELOPMENTAL NODES INDUSTRIAL – The Town recognizes the necessity to locate certain land uses along major highway corridors and away from the lower intensity residential and commercial uses within the Sub-urban Perimeter and Town Core zoning areas. The sub zoning of Industrial allows for these uses to proceed under a different process and set of standards that are outlined in the Land Use Code. Images of both the standard Development Node zoning and Industrial sub zoning are shown here.



IMPLEMENTATION

WATER SYSTEM

The Town of Severance owns, operates, and maintains a separate and independent potable water storage and distribution system within the [North Weld County Water District \(NWCWD\)](#). NWCWD currently delivers water from its treatment facilities through a mainline that feeds two 500,000 gallon Town-owned and operated storage tanks. From these tanks, water is distributed through Town-owned and operated facilities within the water service area (see map). Severance is responsible for acquiring its own raw water supplies, which it transfers to NWCWD on an annual basis for treatment and delivery. The majority of Severance's water supply includes potable shares of the Colorado-Big Thompson Project (C-BT), as well as the North Poudre Irrigation Company (NPIC). The Town also has non-potable shares available from NPIC and Loup Valley Reservoir Company that can be used for irrigation of four city parks. The Town's rates and supply are coordinated through staff from each entity and interaction between the Town Board of Trustees and the NWCWD Board.

Increasing pressure on water resources from population growth along the Front Range has driven the price of water up significantly in the last 20 years. Accordingly, the Town will employ the following strategies for securing additional supplies, reducing the use of existing limited supplies, and ensuring water is not a limiting factor for the anticipated population growth:



- Secure an adequate and reliable water supply for existing and future residents of the community.
 - The primary water sources that Severance is considering for future supply are additional C-BT shares, native Poudre River water, and Northern Water's Northern Integrated Supply Project (NISP), which would bring additional water storage and supply to Severance and other Northern Colorado communities.
 - The Town is exploring requirements for non-potable water services to future subdivisions, reducing the amount of potable water required for new development.
- Ensure that local land use planning and water planning are in line with regional and state land use and water conservation plans and programs, including [Colorado's Water Plan](#).
 - The Town will identify potential strategies that help meet Colorado's Water Plan's measurable objectives as they relate to water conservation and integrating water and land use planning.
 - The Town will explore adoption of water efficient landscape regulations, including landscape and irrigation design criteria.
- Ensure that local land use planning and regulation are coordinated with local water planning and regulation.
 - The Town and NWCWD will work together to expand the two systems to supply the region's growth. System improvements such as a secondary point of connection to the NWCWD system are anticipated in the future. As development continues, the two entities continue to coordinate specific water dedication and system improvements.
 - The Town will coordinate with NWCWD to identify ways that system development connection charges and water rates can incentivize water efficiency in new development.
 - The availability of water will have an impact on the development of land uses identified on the [Future Land Use Map](#). Water dedication varies depending on the proposed Land Use and will continue to be a factor for both the Town and NWCWD.
- Continue to utilize identified goals and activities from its [2017 Water Efficiency Plan](#) as it relates to existing residents and water conservation.

1. TOWN CORE

The Town Core is expected to have higher densities of development and more intense commercial land uses such as offices, restaurants, mixed-use, banks, and retail. Increased density in the Town Core will improve the water efficiency by reducing the total water demand per square foot of developed area. Further, the Town Core will be the site of demonstration gardens, providing residents examples of more water-efficient landscaping in a high-traffic area. This area is currently within the Severance Water Service Area.



2. SUB-URBAN PERIMETER

This land use category contains the majority of residential housing for the community and is in the Severance Water Service Area. Housing densities will be a minimum of two dwelling units per acre. Some small-scale commercial development could occur within the sub-urban perimeter but is limited in size and density. Large industries, structures and apartment buildings will be discouraged. Developers and residents will be encouraged and incentivized to examine the possibility of utilizing non-potable water sources for outdoor irrigation.

3. RURAL RESIDENTIAL

This land use category contains low density residential development within the Town's outer fringe. Depending on the location, existing and new development may or may not be within the Severance Water Service Area. In some cases, other water districts will provide centralized water. Similar to the sub-urban perimeter, developers and residents will be encouraged and incentivized to examine the possibility of utilizing non-potable water sources for outdoor irrigation.

4. DEVELOPMENT NODES

The development nodes are currently located outside of the Severance Water Service Area, and new development will be serviced by the North Weld County Water District.

SANITARY SEWER SYSTEM AND MANAGED INDIVIDUAL WASTEWATER TREATMENT SYSTEMS

The Town of Severance sits within a confined basin that defines the sewer service area. Sanitary sewer is treated in an existing town-operated treatment plant and is transported in a main trunk line to a regional treatment plant in Windsor. These combined facilities have the capacity to treat effluent equivalent to a residential population of approximately 27,000 people or 9,300 households. These facilities are easily accessible to serve the town core and sub-urban perimeter. Beyond these areas of urban and sub-urban land uses are several subdivisions using individual wastewater treatment systems for wastewater treatment. All development within the Severance Growth Management Area will be served by centralized sewer or town-managed individual wastewater treatment systems.

1. TOWN CORE

The Town Core is expected to have higher densities of development and more intense commercial land uses such as offices, restaurants, mixed-use, banks, and retail. The Town Core is currently within the Severance Sanitation Service Area and will be served with centralized sewer.

2. SUB-URBAN PERIMETER

This land use category contains the majority of residential housing for the community. Housing densities will be a minimum of two dwelling units per acre. Some small-scale commercial development could occur within the sub-urban perimeter. The area is served by public sewer and is within the Severance Sanitation Service Area.



3. RURAL RESIDENTIAL

The intent of rural residential land use is to provide low-density development in the outlying areas of the Growth Management Area. These areas are not served by centralized sewer. Individual wastewater treatment systems are allowed per Weld County Department of Public Health and Environment regulations. Individual wastewater treatment systems shall be designed and approved by the Town prior to obtaining approval from Weld County. Approved individual wastewater treatment systems are monitored and managed by the Town of Severance.

4. DEVELOPMENT NODES

Depending on the location, some development nodes can be served by the Severance Sanitation Service Area. Other locations will be serviced by other sanitation districts.

STORM DRAINAGE SYSTEMS

Drainage in the Severance Growth Management Area is generally from north to south, and the area is divided by a network of canals, ditches, reservoirs, and creek beds.

Storm drainage in Severance is handled on a site-by-site or project-by-project basis. Current drainage requirements for new development in Severance follow Best Management Practices (BMP) and established storm management practices. These BMP's Practices are located in the [Greeley Design and Construction Standards](#), which have been adopted by the Town of Severance. All new development is required to adhere to these standards and the Town works to address any deficiencies in the drainage system with capital projects funded through impact fees.

OTHER UTILITIES

Within the boundaries of the Future Land Use Map, electricity, gas, internet and other utilities are available through providers on [pg. 27](#). Fiber and wireless high-speed internet providers have been incentivized to expand within the Growth Management area and provide better service to Town residents. Improved internet will continue to be a priority for the Town.

ROADWAY AND PEDESTRIAN NETWORK

Severance is settled at the crossroads of WCR 74 and WCR 23. The Town is bounded by HWY 14 to the north, HWY 392 to the south, and HWY 257 to the west. The Future Land Use Plan Map shows the primary gateway to the Town of Severance at the intersection of HWY 392 and WCR 23, and another gateway at HWY 257 and WCR 74. Typically, the existing roadway network is limited to rural county roads spaced in one-mile intervals that correspond to section lines. The Future Land Use Map also indicates that the county roads remain the roadways serving the land uses within the boundaries of the planning area. Each new development will create a system for internal circulation. These systems should provide connections to adjacent land uses, where appropriate, and include off-street multi-use walkways.



Based on the Future Land Use Map, each of the four land use categories have differing densities and/or intensities so each category will address transportation in relation to the anticipated land uses. The Town will be completing a Transportation Master Plan that will contemplate the relationship between the [Future Land Use Map](#) and the [roadway and pedestrian network](#).

1. TOWN CORE

The center of the Town Core district is located at the intersection of WCR 23 (1st Street) and E Harmony Road (WCR 74/4th Street). Although the roadway network is in place, future improvements to these roads will occur as redevelopment occurs in the downtown area. Street improvements such as on-street parking, curb and gutter, sidewalks, landscaping, and other enhancements will provide a cohesive downtown look and feel.

In addition to on-street sidewalks, pedestrian connectivity is achieved via connections to and from the Severance Greenway and the Great Western Trail. The Town will complete a Corridor Plan for both E Harmony Road and WCR 23 that will add additional criteria to access and frontage along these major corridors. There will also be an [E Harmony Road Access Control Plan](#) completed with Weld County and Eaton for the corridor between HWY 257 (Severance) and WCR 39 (Eaton). Portions of this Access Control Plan will overlap the Town Core and the proposed land uses will be required to adhere to spacing and access standards in this document.

2. SUB-URBAN PERIMETER

New development in the sub-urban perimeter shall provide an internal local street system. Connector streets will link neighborhoods to perimeter arterial/collector streets and adjacent properties. At a minimum, local streets will have paved travel ways, with curbs, gutters, and sidewalks. Each lot, common areas, and greenbelts will be landscaped. Connector streets and adjacent perimeter streets shall be landscaped and contain other enhancements. Where appropriate, water conscious landscaping should be utilized.

Internal and perimeter pedestrian connections will be oriented to the Severance Greenway as a part of the roadway system. Pedestrian connectivity to adjoining developments will be limited but will be encouraged in more than one location, depending on the size of the development and characteristics of the land. The Corridor Plan for E Harmony Road will have an impact on portions of the Sub-urban Perimeter zoning, it will primarily focus on aesthetic treatments on the arterial roadways and may also address access and other transportation standards.



3. RURAL RESIDENTIAL

Typically, the existing roadway network serving the rural residential areas within the GMA is limited to county roads spaced in one-mile intervals. New residential development in this district shall be served by internal, rural local roads, either all-weather or paved, with valley pan gutters or grassy barrow ditches. The perimeter county roads will be resurfaced and/or widened according to the intensity of each development and need for improvements. Access from perimeter roadways will be limited, depending on the amount of frontage and the density of development. Generally, driveways will not be allowed to load onto perimeter roads. Entryway and perimeter roadway enhancements will be required, including landscaping, fencing, and signage. This is further contemplated in the land use code.

Internal pedestrian transportation may be accomplished with wider roads or an internal pedestrian network. Pedestrian connection to adjoining properties that can be developed is also expected but limited. Perimeter pedestrian connectivity will be accomplished by the installation of community pathways that are off the roads but within the Right of Way.

In Rural Residential Conservation and Agricultural Projects reduced standards may be accepted due to a decrease in density and the addition of conservation land.

4. DEVELOPMENT NODES

Given the uncertainty of land uses, densities, intensities and other development issues that may be associated with these areas, specific criteria for roadways and pedestrian networks will be tailored to the development proposals for each property.

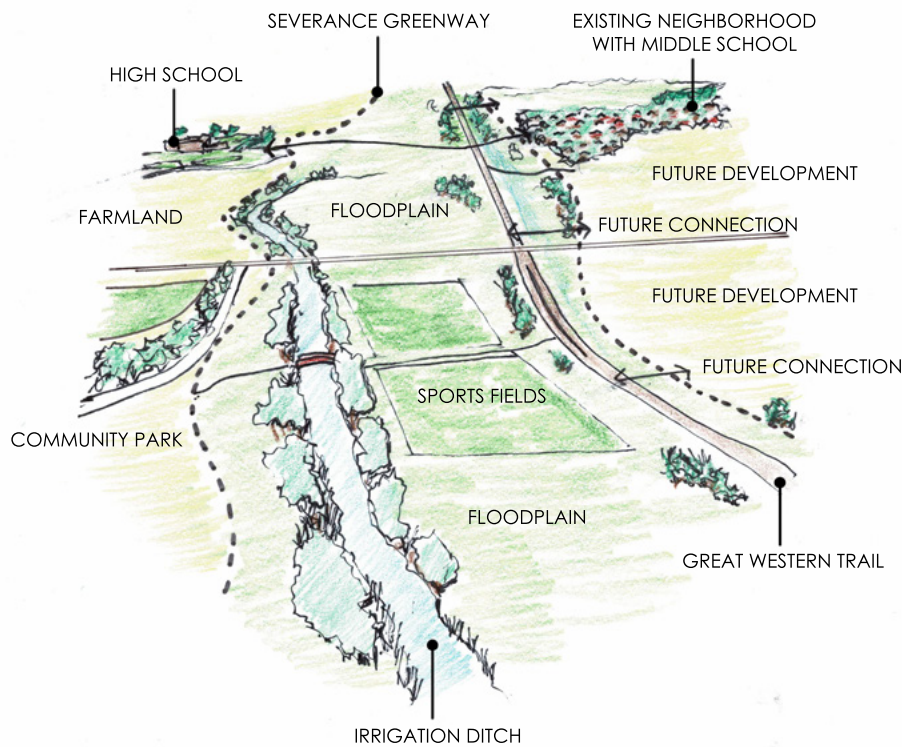
The locations of Development Nodes on the Future Land Use Map are typically at or near the intersection of a state highway. The Colorado Department of Transportation (CDOT) will be involved in the development review of properties that are within the Development Node zoning and located adjacent to HWY 257, HWY 392, and HWY 14.

PARKS AND OPEN SPACE

The Severance Future Land Use Map depicts a significant "Greenway" running as a central spine from north to south. This Severance Greenway corresponds to the valley discussed in the Vision section of this document and is considered the major community-wide component of Severance's [Parks, Recreation, and Open Space Plan](#). Other features within the Growth Management Area also offer park, recreation, or open space opportunities, either public or private.

Based on the Future Land Use Map, three of the four land use categories include portions of the Severance Greenway. Each of these land use categories have differing densities and/or intensities, so each category will address parks, recreation and open space in relation to the land uses anticipated.

The Town intends to preserve open space and agricultural heritage in the Rural Residential areas of the Future Land Use Map through conservation and agricultural development, as further defined on [pg. 25](#). The Severance Greenway will provide an important wildlife corridor and a Town amenity. In many cases the corridor will be restored to a more natural treatment such as native grass and wetlands, which has ancillary benefits such as habitat restoration and improved water quality. Projects proposed outside of the Greenway corridor will consider connections that accomplish a network of wildlife migration and enhancements that promote the existing natural features of the area such as birds, waterfowl, and other wildlife. Colorado Parks and Wildlife will be included in development review and will provide feedback on proposed development.



SEVERANCE GREENWAY CONCEPT

1. TOWN CORE

Since the Severance Greenway runs through the Town Core area, which is expected to have denser development and intense land uses, new development should be oriented to facilitate connection to the Greenway. New development adjacent to and/or overlooking the Greenway should also recognize the present and future aesthetic and public values of this space and incorporate site and architectural design elements to complement these values.

Also running through the Town Core within the Greenway is the [Great Western Regional Trail](#). These combined assets will become the heart of the parks, recreation, and open space network for Severance. Enhancements to these elements will help strengthen the unique characteristics of the Town as well as development in the Town Core.



2. SUB-URBAN PERIMETER

This category of land use contains the majority of residential housing for the community. These land areas are also split by the Severance Greenway and Great Western Trail. Connection from new sub-urban perimeter developments to the Greenway and Trail corridor is the highest priority of The Plan; the intent is to link new and existing neighborhoods to this expansive open space area. To this end, major east-west roadways, select internal roadways or off-road trails will be used as connectivity corridors, accommodating vehicular and/or pedestrian access. These connectivity corridors will be planned to connect to adjoining lands designed to reduce conflicts between pedestrians and vehicles and will include aesthetic enhancements. If properly executed, connectivity corridors could satisfy the minimum parks, recreation and open space requirements of new developments. The open space minimums set forth in Chapter 16 of the [Land Use Code](#) further define open space requirements for Sub-urban Perimeter Development.

3. RURAL RESIDENTIAL

Rural Residential developments are comprised of large acreage lots with ample space on each lot to accommodate the recreational and open space needs of the owners. Therefore, common areas designed to serve these purposes are not required within the neighborhood.

Connection from rural residential lands to the town core is desirable and may require on-road or off-road enhancements for vehicle and/or pedestrian uses. The intent is to provide a network of roadways, sidewalks and trails ultimately linking the outlying neighborhoods to other areas of the community. Each subdivision proposal should include methods to address these connectivity and transportation community values that will potentially satisfy the parks, recreation, and open space requirements of this comprehensive plan.

RURAL RESIDENTIAL CONSERVATION

In Rural Residential Conservation Development open space percentages requirements may be met with the conservation parcel. The intent of the Rural Residential Conservation Development is to maintain rural characteristics and existing wildlife. This can be accomplished in a number of ways and will be determined on a case by case basis. The requirements of conservation development are further discussed in Chapter 16 of the [Land Use Code](#).

RURAL RESIDENTIAL AGRICULTURAL

Development in the Rural Residential Agricultural zoning will be primarily focused on functioning agriculture, and parks and open space may be waived on a case by case basis. The intent is for larger-scale agriculture to be the priority, and many of the existing county standards would be mimicked regarding open space.



4. DEVELOPMENT NODES

Given the uncertainty of land uses, densities, intensities and other development issues that may be associated with these areas, specific criteria for parks, recreation, and open space can be tailored to the development proposals for each property.

DEVELOPMENT NODE INDUSTRIAL

Development Node Industrial Zoning may require additional open space improvements and/or dedication to meet buffering requirements for high impact uses. The requirements of Development Node Industrial Zoning are further discussed in Chapter 16 of the [Land Use Code](#).



MAP AND APPENDICES

EMERGENCY SERVICES

- [Windsor-Severance Fire Rescue](#), Station #2 in Severance (staffed 24/7)
- [Town of Severance Police Department](#) (formed in 2018)

PUBLIC/PRIVATE UTILITIES

- [Poudre Valley Rural Electric Association](#) and [Xcel Energy](#) each provide electricity
- [Xcel Energy](#) and [Atmos Energy](#) provide gas service
- There are currently 5 providers of internet within Town
 - [LightGig Communications](#)
 - [Ascent Broadband](#) (wireless)
 - [CenturyLink](#)
 - [TDS Telecom](#)
 - [Rise Broadband](#)
- Cable Providers
 - [TDS Telecom](#)

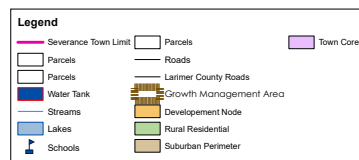
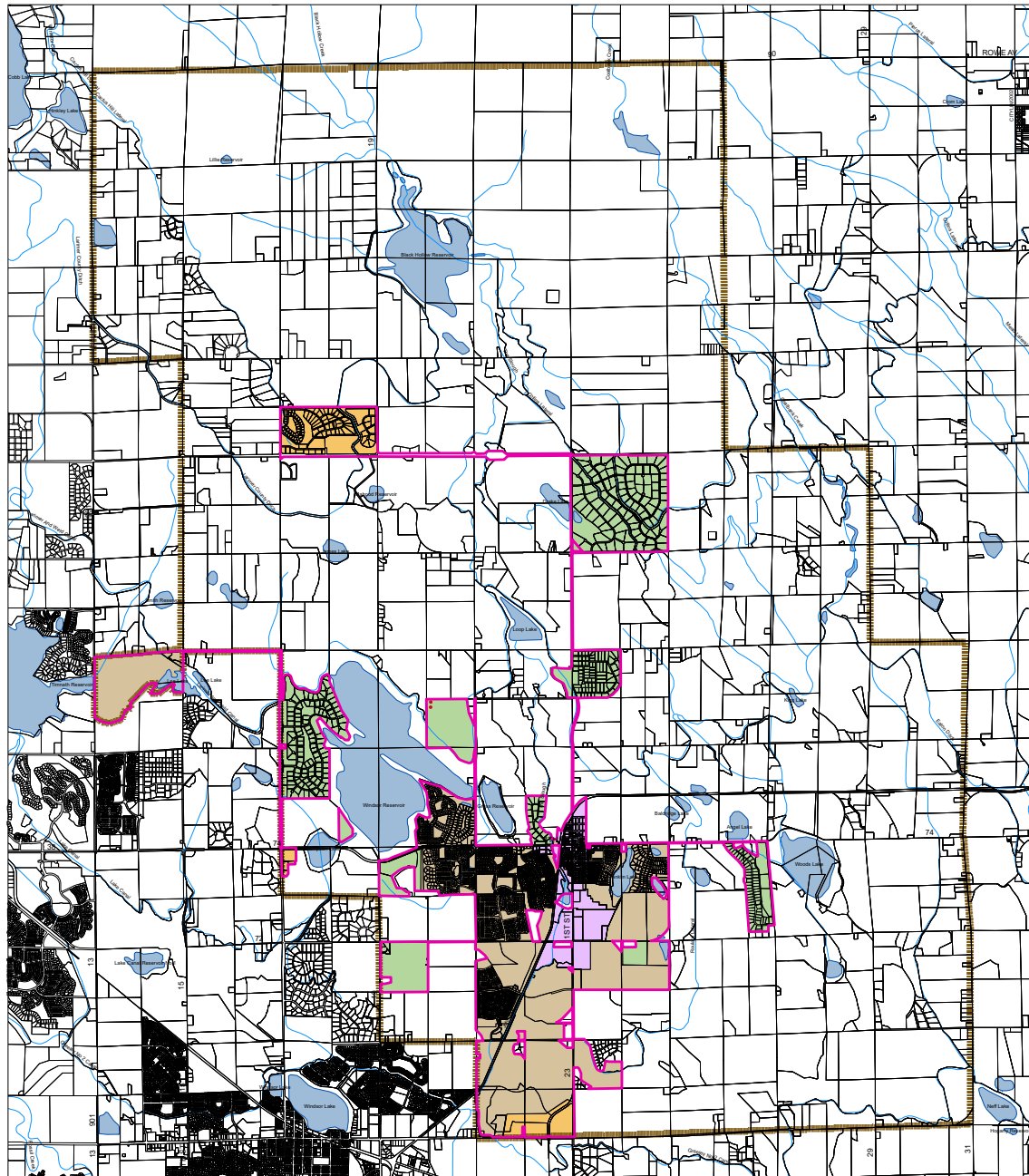
SCHOOLS AND EDUCATION

- Severance is served by three different school districts:
 - [Eaton RE-2](#)
 - [Ault-Highland RE-9](#)
 - [Weld County RE-4](#)
- Weld County RE-4 operates three schools in Severance:
 - [Severance Middle School](#) (2009)
 - [Rangeview Elementary School](#) (2010)
 - Severance High School (2019)

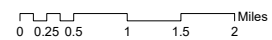
OTHER STAKEHOLDERS

- Loup Reservoir Company
 - Julie Roth, 180 N 8th St. Windsor, CO 80550 loupreservoircompany@gmail.com
- [Northern Water Conservancy District](#)
220 Water Ave. Berthoud, CO 80513, 800-369-7246
- [Colorado Department of Transportation](#) (CDOT)
10601 W. 10th St. Greeley, CO 80634, 970-350-2100
- [Weld County](#)
1555 N 17th Ave. Greeley, CO 80631
- [North Weld County Water District](#)
32825 CR 39 Lucerne, CO 80546, 970-356-3020
- [Box Elder Sanitation District](#)
3201 E Mulberry St. Unit Q. Fort Collins, CO 80524 970-498-0604
- [Weld RE-4 School District](#)
1020 Main St. Windsor, CO 80550 970-686-8000
- [Clearview Library District](#)
720 3rd St. Windsor, CO 80550 970-686-5603

EXISTING ZONING MAP

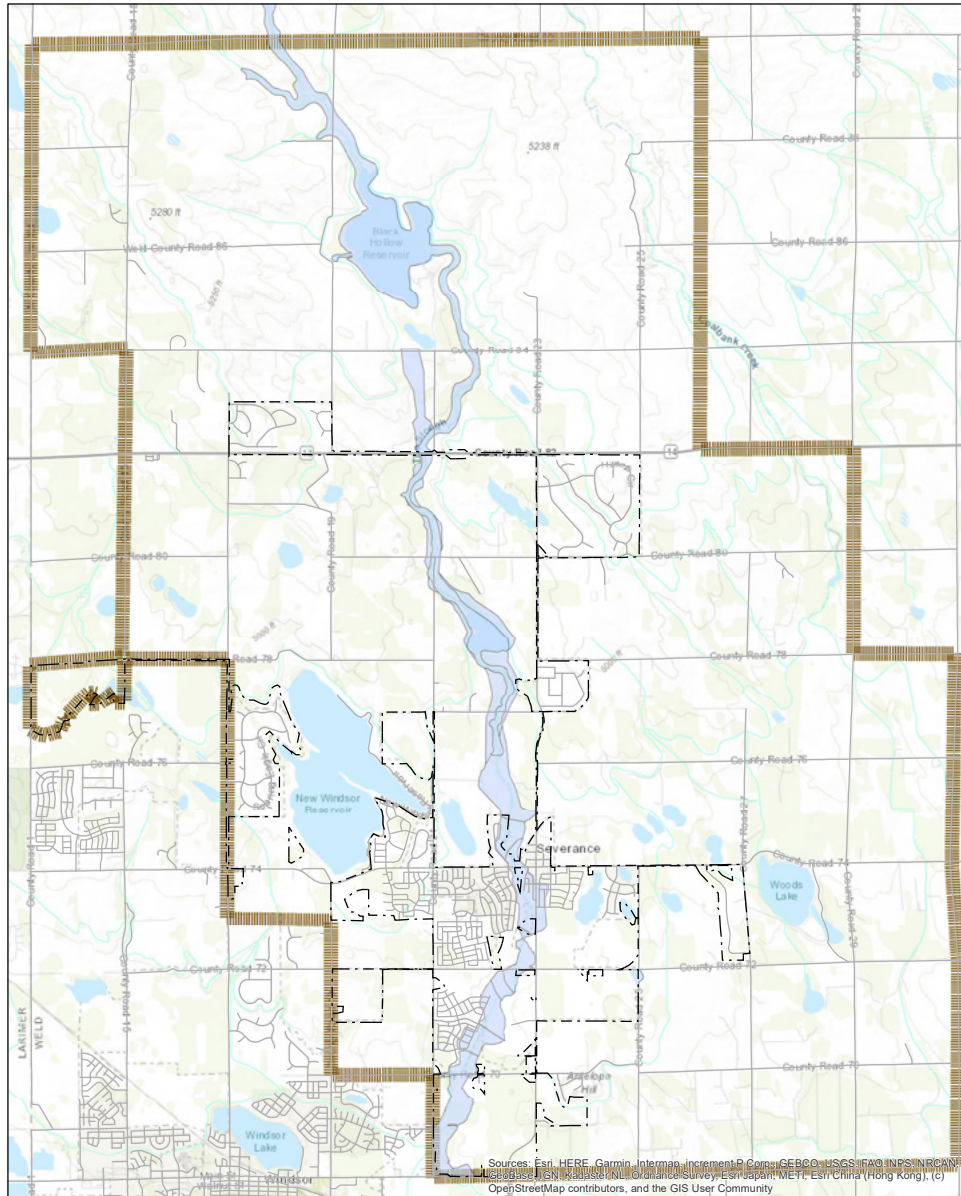


UPDATED MAY 28, 2020








FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL

OVERALL DRAINAGE MAP



Legend

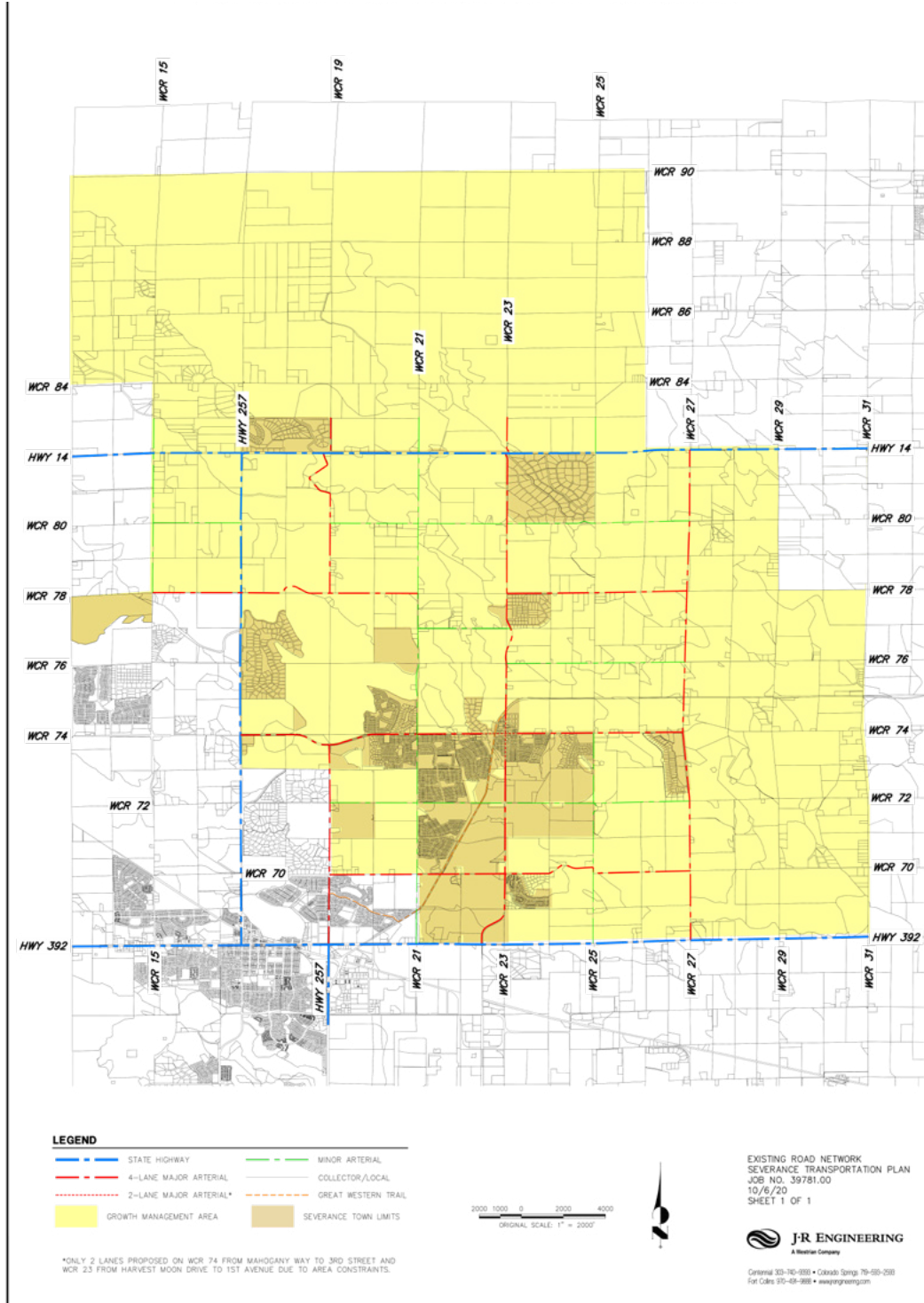
-  Floodplain2020
-  GMA_12-12-16
-  Road
-  Streams
-  Severance Town Limit



FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL

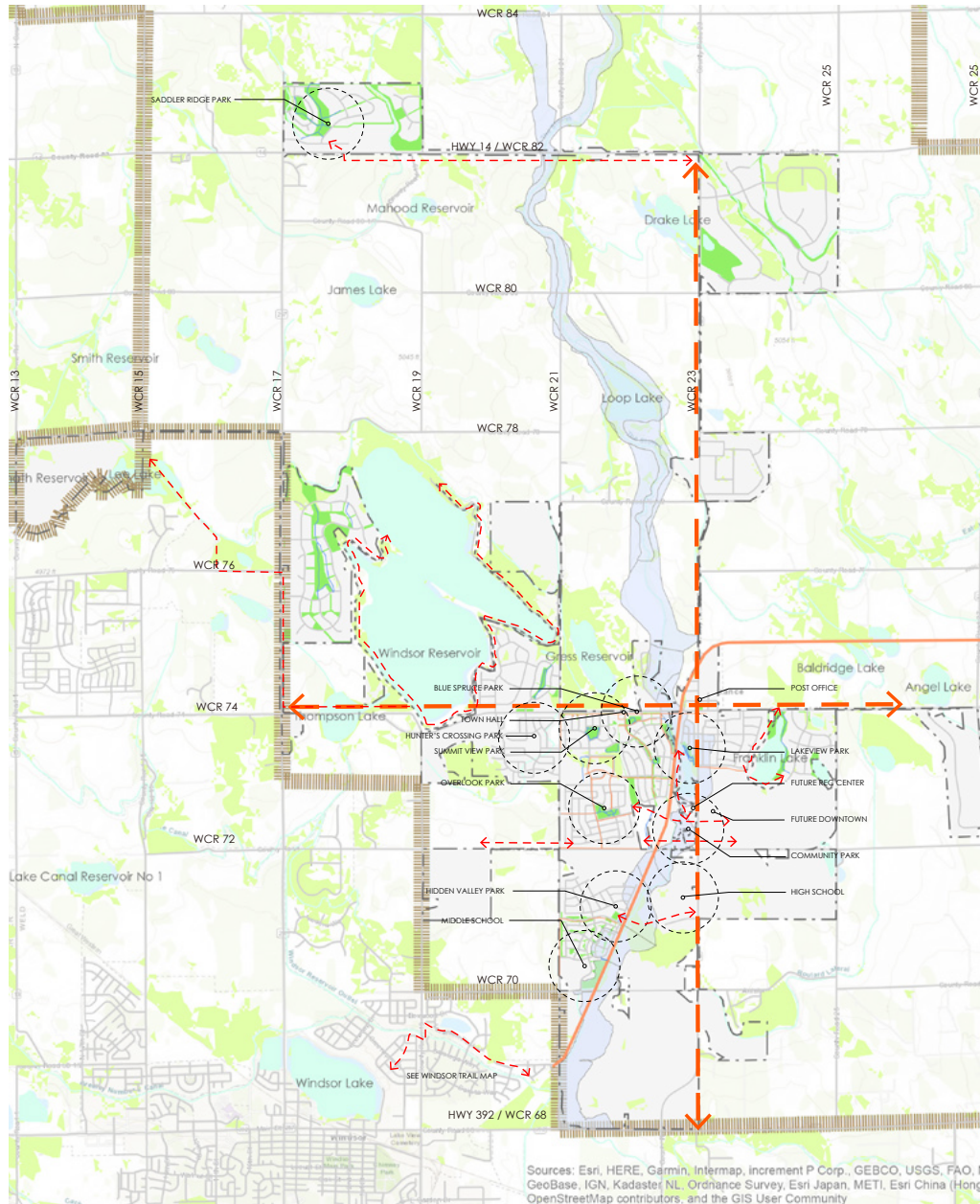


TRANSPORTATION NETWORK MAP



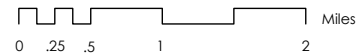
FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL

PARKS AND TRAILS MAP



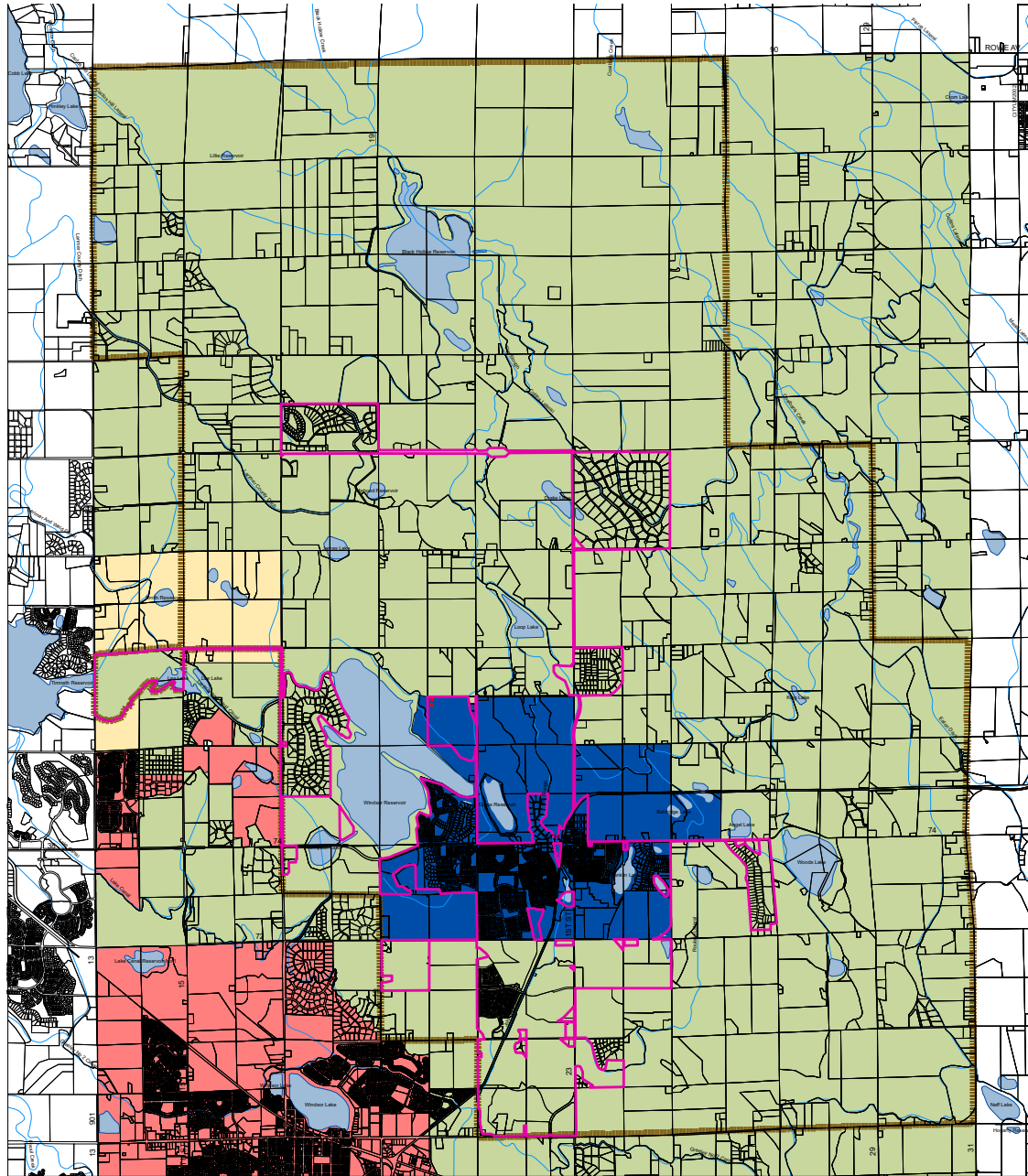
Legend

- | | | | | | |
|--|-----------------|--|----------------------------|--|-------------------------|
| | Parkland | | Off Street Trails | | Road |
| | Open Space | | On Street Trails | | Streams |
| | Natural Lands | | Floodplain2020 | | Severance Town Limit |
| | Lakes | | GMA_12-12-16 | | Future Transit Corridor |
| | Proposed Trails | | Great Western Trail | | Future Trail Connection |
| | Proposed Trails | | Five Minute Walking Radius | | |



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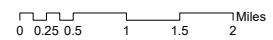
WATER DISTRICTS MAP



Legend

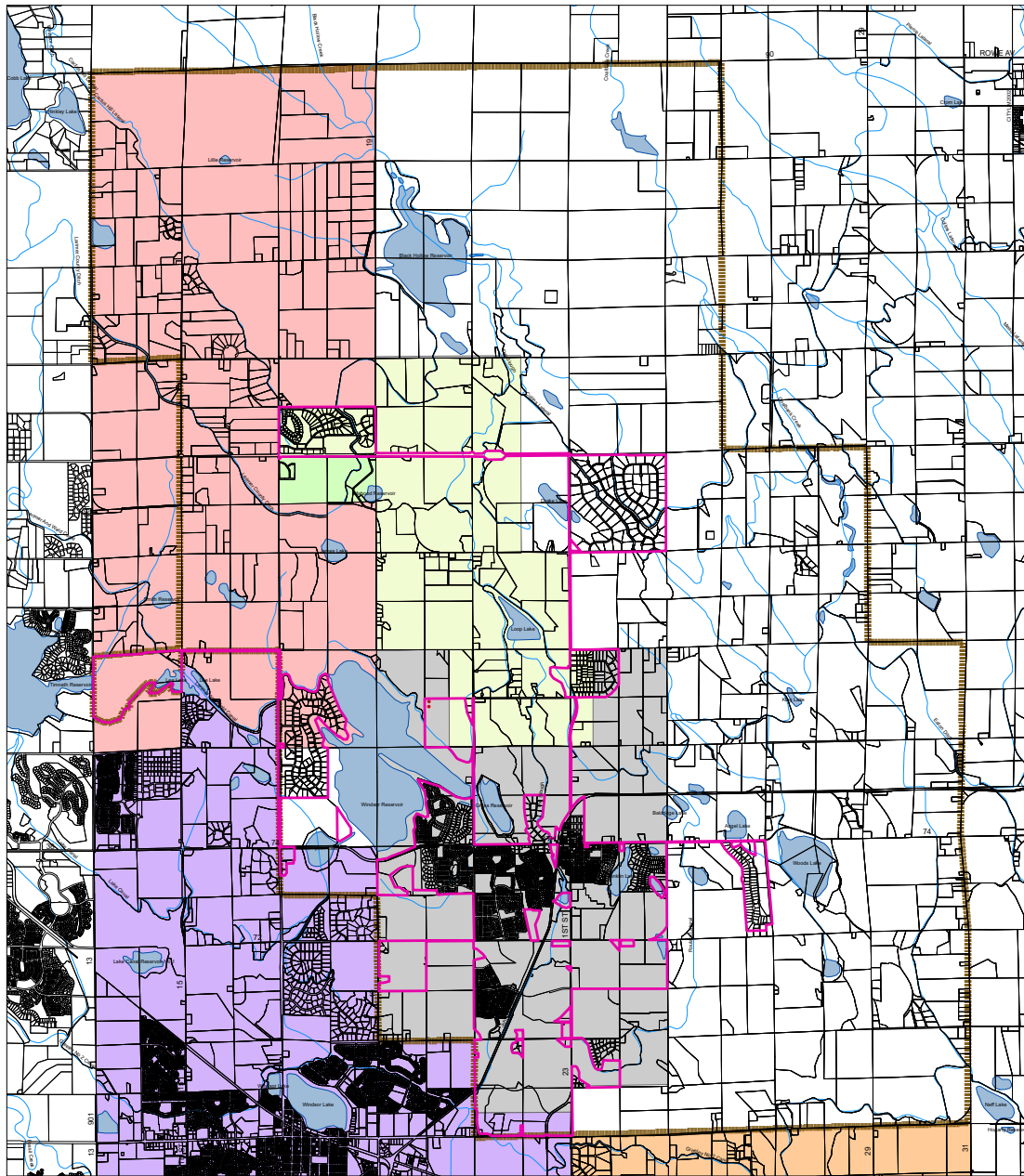
Severance Town Limit	Parcels	Windsor Water Service Area
Parcels	Roads	
Parcels	Larimer County Roads	
Water Tank	Growth Management Area	
Streams	East Larimer Co. Water District	
Lakes	North Weld County Water Dist.	
Schools	Severance Water Service Area	

UPDATED MAY 28, 2020



FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL

SEWER DISTRICTS MAP



Legend

Severance Town Limit	Parcels	Box Elder Sanitation District
Roads	Greeley Sanitation Service Area	Saddler Ridge Metro District Service Area
Larimer County Roads	Severance Sanitation Service Area	Windsor Sanitation Area
Water Tank	Growth Management Area	Box Elder Cooperative Area
Streams	Sanitation Districts	
Lakes	Name	
Schools		

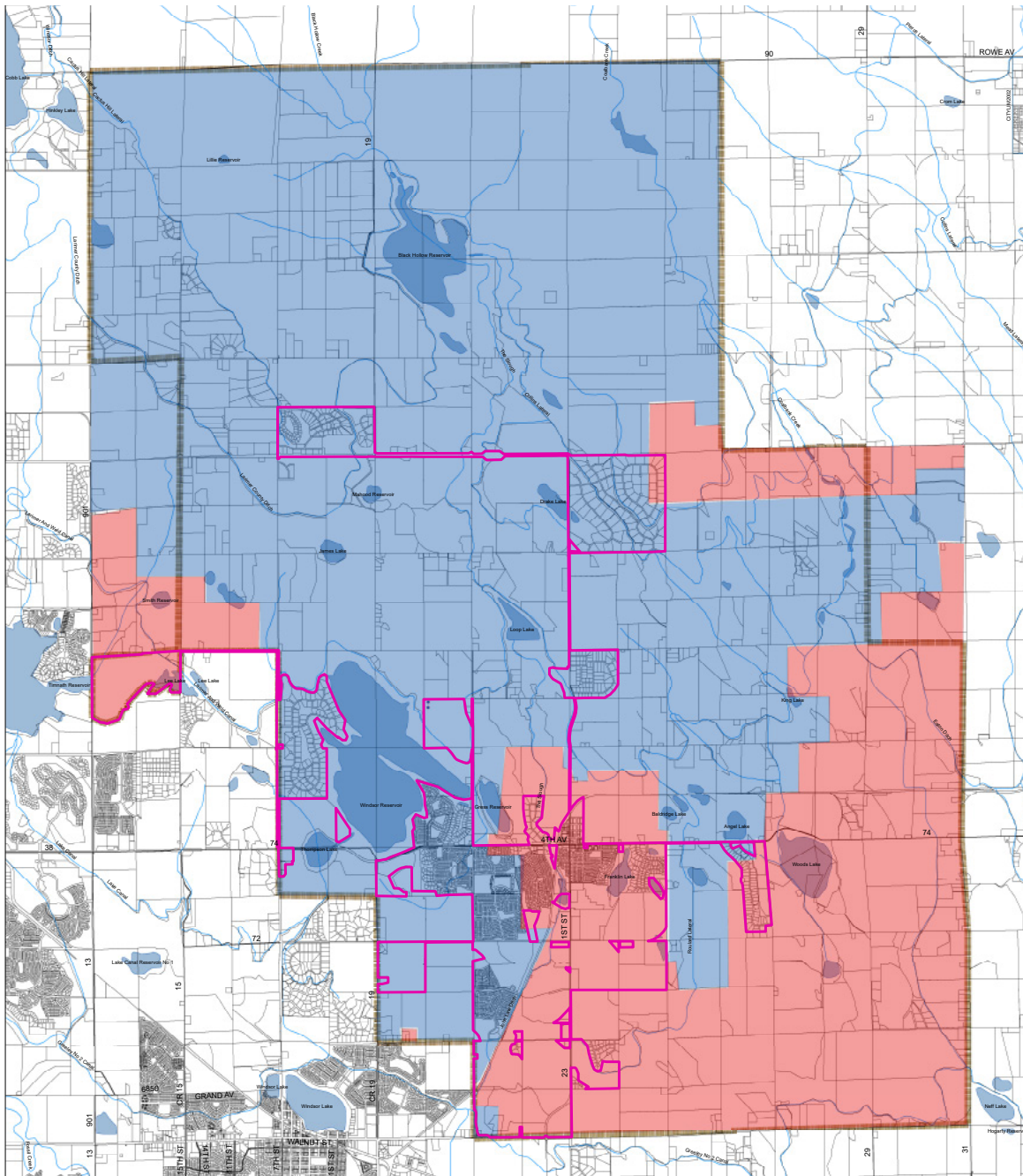
UPDATED MAY 28, 2020

0 0.25 0.5 1 1.5 2 Miles



FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL

GAS/ELECTRIC MAP



Legend

- Severance Town Limit
- Lakes
- Xcel
- PVREA
- Parcels
- Roads
- Larimer County Roads
- Water Tank
- Growth Management Area
- Schools
- Streams

UPDATED MAY 28, 2020

0 0.25 0.5 1 1.5 2 Miles

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FOR MORE INFORMATION AND UP-TO-DATE MAPS, PLEASE CONTACT TOWN HALL