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CARRIAGE CLUB

PLANNED DEVELOPMENT GUIDE

Douglas County, Colorado
Approved July 22, 1985

This P.D. Development Guide has been reviewed and found to be complete and in accordance with the Governing Douglas County Regulations.

George B. Blackford
Board of County Commissioners, Chairman

Date: *November 21, 1986*

John W. Johnson *Ast. Dir*
Planning Department, Director

Date: *Nov. 17, 1986*

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PLANNED DEVELOPMENT GUIDE

Introduction

This development guide sets forth land uses and development standards for Carriage Club, a planned residential community in the County of Douglas, State of Colorado. This Development Guide is authorized under the power and authority of Part II, Section 13, Planned Development, Douglas County Zoning Resolution, adopted November 15, 1982 and responds to the submittal requirements.

It is also the intent of this Development Guide to be consistent with, and to assist in the implementation of the legislative declaration contained in the Planned Development Act of 1972 of the State of Colorado to:

- a. Encourage innovations in residential and recreational development so that the growing demands of the population may be met by greater variety in type, design and layout of buildings and by the conservation and more efficient use of open space ancillary to said buildings.
- b. Encourage a more efficient use of land and public services, or private services in lieu thereof.
- c. Preserve natural land forms.
- d. Encourage the building of a residential community incorporating the best features of design.
- e. Conserve and enhance the value of the land.
- f. Encourage integrated planning in order to achieve the above purposes.

This residential community will contain single family detached houses and townhomes/condominiums with such beneficial features as a balance of residential and recreational uses; creation of an aesthetically pleasing environment; and promotion of high standards of development quality by site planning, landscaping controls and architectural design guidelines all for the benefit of the existing and future citizens of Douglas County.

This proposal is based on an overall density of 6.9 dwelling units/acre with a maximum number of 280 units. Approximately half of the site to the east would be townhomes/condominiums (9.7 DU's/acre ave.) which is adjacent to West Lincoln Avenue and golf fairway to the east. The west portion would be single family homes (4.6 DU's/acre). A use by right is being requested to allow single family in the multi-family areas at a density of 6.5 DU's/gross acre.

A minimum of 2.03 acres of greenspace will be provided in terms of a public park and zoning use buffer space. The 2.03 acre park will be located adjacent to that parcel allocated in Centennial Ridge. A greenbelt system, through interconnections, will link from Highland Ranch to Lone Tree.

The developer will dedicate a 75' Right of Way along West Lincoln Avenue and 2.03 acres for public park. 12' wide easements will be provided for regional pedestrian/bike trails. The property owner or owners at the time of the hereafter mentioned improvements, will proportionately participate with other affected developments, which regularly use these improvement, through a special assessment district or mutually agreeable mechanism for the improvements of the I-25 and West Lincoln Avenue interchange when viable need is shown.

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Authority

A. Authority. The authority For this Development Guide is Part II, Section 13, of the Zoning Resolution which is From Article 67, Title 24 (Planned Unit Development Act of 1972), of the Colorado Revised Statutes, 1973, as amended.

B. Adoption. The adoption of this Development guide shall evidence the finding and decision of the Douglas County Board of County Commissioners.

C. Enforcement. The provisions of this Development Guide relating to the use of land and the location of open space shall run in favor of Douglas County without nay limitation of power or authority otherwise granted by law: All provisions of this Development Guide shall run in favor of the residents, occupants and owners of the land within Carriage Club to the extent expressly provided in this Development Guide and in accordance with its terms and conditions.

D. Modifications: Modifications, removals and releases of the provisions of this Development Guide may be made in accordance with the Zoning Resolution, when it is determined by the appropriate governmental entity that the modification, removal or release is not inconsistent with the purpose, objectives and intent of this Development Plan.

Control Provisions

A. The plan of development for Carriage Club, including the location of each Planning Area, is shown upon the "Carriage Club Development Plan" which Development Plan is hereby incorporated by reference into this Development Guide.

B. No building permit for any construction, improvements or alterations at Carriage Club shall be applied for or issued until the plans, specifications and details have been reviewed by the appropriate governmental entities.

C. No Certificate of Occupancy for any building at Carriage Club shall be issued until the necessary review process has been carried out by the appropriate governmental entity.

Definitions

A. Open Space. Public or private land and aquatic areas which are acquired, regulated or managed to protect the natural environment and significant cultural resources; provide recreational opportunities; shape the pattern of development, or any continuation thereof, including open space easements, common elements, and any buildings authorized for construction on open space.

B. Planning Area. An area of land indicated on the Development Plan, the boundaries of which are arterial streets, nonurban areas and other lines set forth on the Development Plan. The specific uses in, and the corresponding development standards and requirements applicable to any area of land are determined by the Planning Area, within which such area is placed and the provisions on this Development Guide.

C. Special Community Events. Concerts, plays, cookouts and other community events customary for the area and which do not unreasonably interfere with home occupation by others.

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General Provisions

- A. Development Phasing: Any Planning Area within this project may be constructed in phases, provided that there is compliance with the development standards and requirements applicable to each phase.
- B. Utility Requirements: All electrical and communications distribution lines shall be placed underground, unless specifically determined otherwise by the Planning Commission.
- C. Uses by Special Review: These Uses and their related Site Plans shall be reviewed and approved by the Design Review Committee prior to building permit issuance.
- D. Conflict: The provisions of this Development Guide shall prevail and govern the development of Carriage Club Planned Development. Where the provisions of this Development Guide do not clearly address a specific subject, the provisions of the Douglas County Zoning Resolution dated November 15th, 1982, or any other applicable ordinances, resolutions or regulations of Douglas County which are in effect at the time of rezoning shall prevail.

Townhome/Condominium Residential Planning Areas B and C

A. Uses Permitted By Right

1. Multiple Family dwelling units
2. Accessory uses and buildings
3. Single family dwellings, detached (See Development Standards for Planning Area A).
4. Hiking, riding and biking trails
5. Temporary contractor storage areas
6. Temporary residential sales and construction offices
7. Detached garages
8. Parking areas
9. Open space
10. Home occupations

B. Uses Permitted By Special Review

1. Churches and church schools
2. Hospitals and nursing homes
3. Private schools, colleges and universities
4. Recreation Facilities
5. Group homes
6. Nursery schools and day care centers

C. Development Standards

1. Maximum number of dwelling units: 180
2. Maximum dwelling units per gross acre: 9.94 @Planning Area B & 9.37 @Planning Area C
3. Minimum lot size of single family units: 4500 square feet
4. Minimum Setback:
 - a. 17' From all dedicated street R.O.W.
 - b. 15' From an adjacent building
 - c. 7' from all other property lines
5. Maximum Height is 35' - 2 story with loft & walkout basement.
6. Minimum Open Space is 30%

7. Required Off-street Parking
 - a. 2 parking spaces for each dwelling unit of which 1 stall for every 4 units will not be enclosed for use as guest parking.
 - b. 1 off-street space for each 500 square feet of gross floor area for all other uses.
8. Provide 20' wide buffer between Planning Area B and Planning Area C.
9. Within each of the multi-family areas, a minimum of 30% of the gross site area shall be set aside and improved by the developer as landscaped open space. The character of these areas in terms of the buyer profile will dictate to some extent the type of recreational amenity most appropriate to each project area. It is anticipated that projects catering to families with children will include play areas in the green space, while those occupied by couples, single owners, or empty nesters will provide amenities such as pedestrian paths, sunning and gathering areas and facilities more suited to mature users. The thirty percent open space requirement is considered to be a minimum and is anticipated to be in excess of that amount.

Single Family Residential Planning Area A

A. Uses Permitted By Right

1. Single Family dwellings, detached
2. Accessory uses and buildings
3. Hiking, riding and biking trails
4. Temporary contractor storage areas
5. Temporary residential sales and construction offices
6. Open space
7. Home occupations

B. Uses Permitted By Special Review

1. Churches and church schools
2. Hospitals and nursing homes
3. Private schools
4. Recreation Facilities
5. Group Homes
6. Nursery schools and day care centers

C. Development Standards

1. Maximum number of homes: 100
2. Maximum dwelling units per gross acre: 4.64
3. Minimum lot size: 5,500 square feet
4. Minimum Setbacks
 - a. 17' from all front lot lines.
 - b. 20' from lot lines at collectors
 - c. 5' from all side lot lines; or at developer's option, a zero side yard on one side of the unit in the case of patio homes, or the utilization of a Use Easement.
 - d. As per FHA and VA Standard Minimums for rear yards.
5. Use Easement: There may be a zero to 3' side yard setback for zero side yard or cluster type housing or when a use easement is provided to the adjacent lot owner, used at developer's option. Minimum distance between structures would be based on the Uniform Building Code guidelines. Should a zero side yard, cluster housing, or patio home not be used, revert back to 5' setback.

6. Maximum Height is 35'.
7. Minimum Open Space is 30%
8. Required Off-Street Parking
 - a. 1 parking space for each 4 seats in the main sanctuary of a church.
 - b. 1 parking space for each 500 square feet of gross floor area for a day care, community or recreation center.
 - c. 10 parking spaces plus 1 off-street parking space for each classroom for an elementary or secondary school.
 - d. Each unit shall have 2 parking spaces.

General Requirements

Fences

- A. Fences, hedges and walls shall not exceed 6 feet in height and shall not exceed four (4') feet in height when located in front yards. Safety site lines as defined in county standards will be integrated.
- B. Tennis courts backstops and other recreational uses for fences are exempted from the height restrictions in A.

Signs

Signs shall be in accordance with the requirements outlined in Part II, Section 19, of "The Zoning Resolution".

Energy Conservation

Energy conserving design, construction and siting is encouraged. No construction shall be of a height and location so as to substantially obstruct sunlight on neighboring buildings.

Water and Sanitation Requirement

Use must be served by a central water and sanitation facility approved by Tri-County Health District.

Recreation Vehicle Storage

There will be a covenant stating that a recreational vehicle will not be permitted in the street or driveway. Storage will be permitted in enclosed garages or side or rear yards if screened from the view from the street.

Utilities

All proposed power and communication lines will be installed underground. Necessary above-ground appurtenances such as meters, pedestals, transformers, etc. will be located for maximum aesthetic consideration, or per Public Service of Colorado requirements.

Roads

All roads shall be designed and constructed to County Specifications. All ordinary roads in residential areas (SF) which are in a normal 50' wide right of way shall have a 32' flow line to flow line street which shall allow parallel parking both sides.

Drainage and Ground Water

Drainage and ground water will be collected via surface runoff and underground storm sewers into detention storage areas and released at historic flow rates.

Lighting

A. Street Lighting. Street lighting will be installed according to County specifications.

B. Private Lighting

1. Lighting on private property shall not be installed in such a manner as to conflict with or distract from any traffic signal or device or to cause confusion to any drivers on publicly dedicated roads or highways.
2. Lighting fixtures shall be installed so that glare or light is not directed onto adjacent properties.
3. Parking areas and other general public places on private sites shall be lighted for the general safety and convenience of potential users. The maximum height of lighting for these public areas shall be 20'.

Landscaping, Parks and Open Space

The developer shall, at his own expense, dedicate 2.03 acres for public park and provide 12' wide easements for regional pedestrian/bicycle trails. The developer shall improve the park to the extent of his maximum local park fees in lieu of, subject to credit being given to the developer for said improvements from any cash in lieu of requirements for local parks. All said improvements shall be subject to county standards and applicable agency approvals. If said credit is not granted, improvements for said dedicated land would be at county expense.

The combination of dedicated park land, trail easements and fees in lieu of shall be based on the following criteria;

1. Total estimated population
 - Each Single Family detached unit @ 3.41 people/unit
 - Each Single Family attached unit @ 3.20 people/unit
2. Park dedication requirements
 - 9.75 acres/1,000 people (deficiency may be fees in lieu of)
3. Local park needs shall be 40% of total park needs
Regional park needs shall be 60% of total park needs.
4. The 12' wide, including the additional 6' wide easement at trails along streets, shall count toward regional park dedication.
5. Even though property is zoned for 280 units, should fewer units be platted the amount of park land fees in lieu of shall be adjusted accordingly.

The paved regional trail and landscaping within the easement shall be improved by the developer to the extent of his maximum regional park fees in lieu of mutually agreed upon by the county and developer.

We will use our best efforts to join a park and recreation district which will maintain the local park. We will use our best efforts to join a park and recreation district which will maintain the paved trail within the 12 foot wide regional trail easement. Should those efforts fail, the county will maintain the paved trail. The adjacent landscaping will be maintained by the Carriage Club Homeowners Association.

Should efforts to join a park and recreation district fail, the homeowners will make effort to jointly, proportionately and cooperatively maintain the park facility for common usage of the two subdivisions, Carriage Club and

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Centennial Ridge through each respective Homeowners Association. Should those efforts fail, the Homeowners Association of Carriage Club will maintain the 2.03 acre park after it has been dedicated and improved.

Single family lot owners will landscape their individual lots. Developer reserves option of landscaping front yards.

Landscape improvement at the townhome/condominium areas will be provided by the developer at the time of development.

Certain open space as shown on the PD Final Plat will be maintained by the Homeowners Association in the multi-family areas.

The uses that will be considered in open space areas will include:

- a. Bike trails, hiking trails and riding trails
- b. Artificial waterways and ponds
- c. Community events
- d. Outdoor athletic fields
- e. Recreation areas and facilities

Development Schedule

Land development activities are expected to commence in late 1985 , Followed shortly by model and home construction. Total residential development is projected to be completed by 1989.

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