

ORDINANCE 18-10

AN ORDINANCE ZONING PROPERTY NEWLY ANNEXED TO THE TOWN OF ELIZABETH TO PLANNED UNIT DEVELOPMENT (PUD)

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Findings of Fact.

- A. The Town desires to zone certain property that is being newly annexed to the Town of Elizabeth, Colorado, which property is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), to Planned Unit Development (PUD).
- B. Public notice has been given of such rezoning pursuant to Section 16-4-10 of the Town of Elizabeth Municipal Code more than fifteen (15) days in advance of the public hearing.
- C. A need exists for zoning the Property to Planned Unit Development (PUD).

Section 2. The Property identified in **Exhibit A** is hereby rezoned to Planned Unit Development (PUD), according to the Development Guide attached as **Exhibit B** and Development Plan attached as **Exhibit C**, and incorporated herein by this reference.

Section 3. The Zoning Ordinance and Zoning Map are hereby amended to conform with the zoning change for the Property.

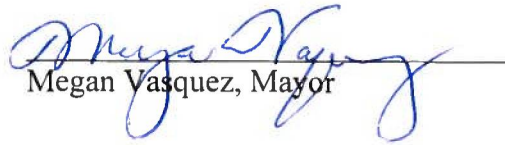
Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

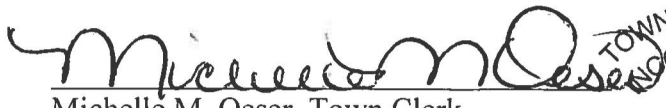
Section 6. This Ordinance shall become effective thirty (30) days after publication.

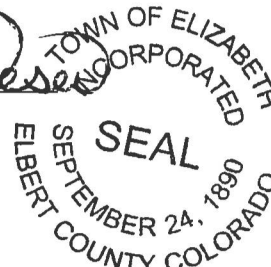
Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this 28 day of August, 2018.


Passed by a vote of 7 for and 0 against and ordered published.


Megan Vasquez, Mayor

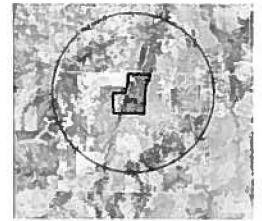
ATTEST


Michelle M. Oeser, Town Clerk



580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 2 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co


ELIZABETH 86 PLANNED UNIT DEVELOPMENT TOWN OF ELIZABETH, COLORADO REZONING MAP



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 82 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT THE CENTER QUARTER CORNER OF SAID SECTION 13 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 BEING REPRESENTED AS SHOWN HEREON TO BEAR SOUTH 89°15'00" EAST 2661.92 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THEREIN.

THENCE NORTH 89°15'00" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 A DISTANCE OF 3201.31 FEET TO THE SOUTHWEST CORNER OF TRACT A-15 DESCRIBED IN WILD POINTE FINAL PLAT RECORDED AT RECEPTION NUMBER 158833 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER.

THENCE ALONG THE EASTERLY BOUNDARY OF SAID WILD POINTE FINAL PLAT THE FOLLOWING SIX (6) COURSES:

1. THENCE NORTH 02°30'50" WEST, A DISTANCE OF 1233.25 FEET;
2. THENCE NORTH 89°18'42" EAST, A DISTANCE OF 529.93 FEET;
3. THENCE NORTH 02°44'30" WEST, A DISTANCE OF 533.33 FEET;
4. THENCE NORTH 17°18'43" EAST, A DISTANCE OF 412.83 FEET;
5. THENCE NORTH 02°30'50" EAST, A DISTANCE OF 333.8 FEET;
6. THENCE NORTH 05°50'00" EAST, A DISTANCE OF 487.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 88.

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FOLLOWING SEVEN (7) COURSES:

1. THENCE SOUTH 87°32'57" EAST, A DISTANCE OF 349.19 FEET;
2. THENCE NORTH 02°30'50" EAST, A DISTANCE OF 12.88 FEET;
3. THENCE NORTH 89°15'23" EAST, A DISTANCE OF 108.21 FEET;
4. THENCE SOUTH 86°46'00" EAST, A DISTANCE OF 260.33 FEET;
5. THENCE SOUTH 89°15'17" EAST, A DISTANCE OF 99.84 FEET;
6. THENCE NORTH 02°30'50" EAST, A DISTANCE OF 58.84 FEET;
7. THENCE SOUTH 89°15'14" EAST, A DISTANCE OF 283.79 FEET TO A POINT ON THE WESTERLY LINE OF TRACT A-15 DESCRIBED IN WILD POINTE FINAL PLAT RECORDED AT RECEPTION NUMBER 158833 IN THE RECORDS OF THE ELBERT COUNTY CLERK AND RECORDER.

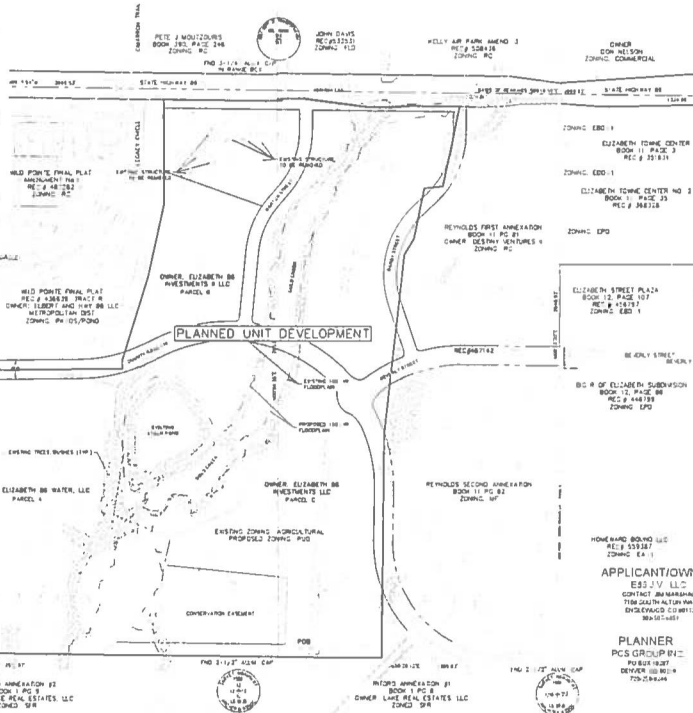
THENCE ALONG THE WESTERLY BOUNDARY OF SAID PARCEL OF LAND THE FOLLOWING SIX (6) COURSES:

1. THENCE SOUTH 87°32'57" WEST, A DISTANCE OF 382.24 FEET;
2. THENCE SOUTH 81°18'57" WEST, A DISTANCE OF 87.20 FEET;
3. THENCE SOUTH 11°31'43" WEST, A DISTANCE OF 341.83 FEET;
4. THENCE SOUTH 02°30'50" WEST, A DISTANCE OF 87.00 FEET;
5. THENCE SOUTH 02°30'50" WEST, A DISTANCE OF 87.00 FEET;
6. THENCE SOUTH 04°42'57" WEST, A DISTANCE OF 124.83 FEET TO A POINT ON THE SOUTH LINE OF THE WEST HALF OF THE NORTHEAST QUARTER (N1/2, NE 1/4) OF SAID SECTION 13.

THENCE NORTH 89°18'23" WEST ALONG SAID SOUTH LINE A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING A CALCULATED AREA OF 88.587 ACRES, MORE OR LESS.

1. FLOODPLAIN DELINEATION HAS BEEN DETERMINED BY DRAINAGE ANALYSIS PROVIDED BY C.A. CONSULTANTS OF COLORADO INC.
2. BASED LARDED IN 2016.
3. WATER SEPARATORS SHALL BE PROVIDED BY ELBERT & HIGHWAY 88 COMMERCIAL DEVELOPMENT INC. (WATER)
4. SANITARY SEWER SEPARATORS SHALL BE PROVIDED BY E&H



CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO
 COUNTY OF ELBERT
 I HEREBY CERTIFY THAT THE REZONING EMBLEM HAS BEEN FILED IN MY OFFICE ON THIS _____ DAY OF _____ IN THE YEAR _____ A.D. 19____ AND HAS BEEN RECORDED WITH RECEPTION NUMBER _____
 COUNTY CLERK AND RECORDER

No.	Revised	Date	By	Appr.	Date
1					

Elizabeth 86 Development Town of Elizabeth, Colorado

PUD GUIDE

August 17, 2018

Owner:

Elizabeth 86 Investments, LLC
8321 S. Sangre de Cristo Road, #300
Littleton, Colorado 80127
720.279.0004
Contact: Tery Larrew

Applicant Representative:

E86 J.V., LLC
7108 South Alton Way
Englewood, Colorado 80112
303.507.6651
Contact: Jim Marshall

Planning Consultants:

PCS Group, Inc.
PO Box 18287
Denver, Colorado 80218
720.259.8246
Contact: John Prestwich

Engineering Consultants:

CVL Consultants of Colorado, Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, Colorado 80112
720.482.9526
Contact: Sarah Kolz/Jim Jannicke

Traffic Consulting:

LSC Transportation Consultants, Inc.
1889 York Street
Denver, Colorado 80206
303.333.1105
Contact: Christopher McGranahan

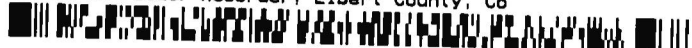


TABLE OF CONTENTS

I.	GENERAL PROVISIONS	3
A.	Application.....	3
B.	Density Standards.....	3
C.	Density Variation	3
D.	Administrative Amendments.....	3
E.	Planning Area Boundaries	3
F.	General Road Setbacks & Buffers	3
G.	Architectural Standards	4
H.	Homeowner Associations	7
II.	DEFINITIONS	7
A.	<u>Definitions:</u>	7
III.	LAND USE REGULATIONS	9
A.	Residential (SF)	9
B.	Commercial Mixed Use (CMU)	11
C.	Parks & Open Space (OS).....	13
D.	Open Space, Trails & Amenities	15
E.	Land Use Chart.....	16
V.	ENFORCEMENT AND ADMINISTRATION	17
A.	Incorporation of Planned Development Master Plan	17
B.	Effect of Recorded Plan	17

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 5 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co



I. GENERAL PROVISIONS

A. Application

The standards outlined in the Development Guide shall apply to all property contained within the "ELIZABETH 86 PLAN AND GUIDE" (the "Development Plan") except as provided herein. The standards outlined in the Development Plan may be divergent from the zoning regulations contained in the Town of Elizabeth Municipal Code Chapter 16 – Article 1 - Zoning, but not any other Chapter of the Town of Elizabeth Municipal Code. In the event there is a conflict between the standards contained in the Development Plan and the Elizabeth Municipal Code (excluding Chapter 16 – Article 1 - Zoning), then the Elizabeth Municipal Code shall control. The terms "DEVELOPMENT PLAN" and "MASTER PLAN" may be used interchangeably.

This Development Guide is only one of several documents that will help guide the Elizabeth 86 Planned Development. The Development Guide and the Development Plan are the planning documents for this development.

B. Density Standards

The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area. Please refer to Land Use Chart in Section III - Land Use Regulations for individual Planning Area densities.

C. Density Variation

In no event shall the total number of 383 residential Dwelling Units within all Planning Areas as set forth on the "ELIZABETH 86 DEVELOPMENT PLAN AND GUIDE" be exceeded.

In general, residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed for each Planning Area.

D. Administrative Amendments

Any increase of dwelling units within a Planning Area by **more** than 10% must be processed as a PUD Amendment under Section 16-1-240 of the Elizabeth Municipal Code.

E. Planning Area Boundaries

Wherever a Planning Area abuts a street as shown on the "ELIZABETH 86 DEVELOPMENT PLAN", the Planning Area boundary is the edge of the abutting right-of-way of such. Wherever a Planning Area does not so abut a street, the Planning Area boundary shall be as shown on the "ELIZABETH 86 DEVELOPMENT PLAN". Modifications in Planning Area boundaries and streets may be accomplished by final road alignments or engineering refinements shown on a Site Plan or Plat, without any amendment to the "ELIZABETH 86 DEVELOPMENT PLAN" provided the Planning Area does not increase or decrease by more than ten percent (10%) in size.

F. General Road Setbacks & Buffers

- a. Highway 86 Buffer: 25-foot landscape buffer required between highway ROW and any development adjacent to Highway 86.
- b. Major Collectors: Building setback of 15 feet adjacent to major collector; includes patios, porches, decks; 2-foot exception for bump outs and cantilevers

G. Architectural Standards

Single-Family Detached and Attached Standards

Building Materials:

- a. Materials that either resemble or are the natural materials of brick, stone, stucco, slate, wood, or textured block are permitted. Alternative materials may be used with the approval of the Community Development Director where the use of such materials promotes design innovation.
- b. The exterior materials of a proposed new single-family dwelling unit(s) shall have a minimum of 15 percent gross masonry.
- c. Exposed foundations cannot exceed eight inches in height.

Building Front:

At a minimum, each single-family dwelling shall have on the front side of the structure one door entrance into the living area of the structure and two windows, with a total of at least 20-square feet facing the public right-of-way. When located on a corner lot, the single-family dwelling shall face the street frontage most dominated by residentially used structures, or as designated by the Community Development Director.

Exterior Changes:

- a. Exterior material changes should occur at changes in the plane of the building, not exclusively at the outside corners.

Additions to Existing Buildings:

Any addition to an existing residential building shall utilize the same color, style, and materials as the original structure.

Applicability:

All single-family detached and attached dwellings shall conform to all applicable requirements of these development standards, as well as applicable requirements of the zone district and adopted building code requirements in effect at the time of issuance of each building permit for such dwelling.

Garages:

- a. All development shall include a garage, either attached or detached, as part of the new construction or placement.
- b. The garage shall not exceed a floor area of 864 square feet, and 600 square feet for detached garages per residence and shall be no less than 400 square feet in floor area per residence. In no case may the garage square foot area exceed the first-floor square foot area of the principal residence.

Offset:

All single-family attached dwelling structures shall have a minimum of a three-foot offset between dwelling units.

Floor Area:

The minimum floor area of new single-family attached and detached dwellings shall be 1,080 square feet (not including a basement).

Siding:

Exterior siding of all dwelling shall be made of non-reflective materials and may include block, cementitious siding, stone, or other masonry materials (excluding concrete block); wood; stucco; or



other exterior material allowed by the Town's adopted building code or approved by the Community Development Director.

Roofing:

All single-family dwellings shall have a pitched roof with a minimum 4:12 pitch and have a minimum 12-inch eave and rake on each side. The roof shall be covered with a non-reflective material and must conform to local snow load requirements.

Utility Connections:

All utility meters not sited underground shall be enclosed in a meter housing affixed to the exterior or side of the structure. Above ground utility connections are not permitted on the front façade of the house.

Housing Models:

A Mix of different housing models are required:

- a. Applicability: The following housing model variety standards shall apply to all new residential subdivisions and developments. These standards are intended to prevent monotonous streetscapes and offer consumers a wide choice of housing styles.
- b. General Requirement:
 - i. All subject developments shall offer at least eight (8) distinctively different home models with distinctively different floor plans. Mirror images of the same home model elevations shall not count as two (2) distinctively different models.
- c. Each housing model shall provide and exhibit at least three features that clearly and obviously distinguish them from other housing models. These features can include any of the following:
 - i. Building Mass. Building mass is considered to be the outline of the structure. This is determined by the height, width, and depth of the structure.
 - ii. Building form. Building form is considered to be the style of the home, including ranch, tri-level or two-story structures.
 - iii. Roof type. Roof types consist of mansard, hip, gambrel, gable, and front-to-back (shed style). Differentiation may also be achieved through the use of roof dormers, gables, and hips. Flat or A-frames roofs should be avoided unless appropriate to the architectural style.
 - iv. Windows and doors. The vertical or horizontal variation in the placement of at least two windows and/or doors on the front facade elevation or window shapes that are substantially different. This standard also applies to any elevation facing a street, open space or public / private park.
 - v. The use of different materials on the front facade elevation (brick vs. stone).
 - vi. Garages. Substantial variation in the location and/or proportion of garages and garage doors, such as alley-loaded garages, side-loaded garages, etc. (2-car garage vs. 3-car garage of the same elevation do not meet the intent).
 - vii. Variations in the location, width, and proportion of front porches.
 - viii. To provide more architectural interest, each façade shall have a minimum one-foot offset along the building plan. This could be a bay window, cantilever, covered porch / patio or offset in the foundation.
 - ix. Other distinct and substantial architectural design variations approved by the Community Development Director. The sole use of minor cosmetic changes such as different paint color, reversing or creating mirrored images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of this section.

Housing Model Locations:

The same housing model with the identical street elevation design (or nearly identical) shall not be placed directly adjacent to one another or directly across the street from one another. "Across the street" is defined as lots that overlap each other when the side lot lines are extended across the street to the opposite lot. The same housing model used at the end of one block shall not be repeated on the first lot of the neighboring block.

Identical or nearly identical floor plans mean that the layout, size, and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the façade, height or width of the façade, placement of the primary entrances, porches, number and placement of windows, and other major architectural features.

Housing Facades Facing Public Areas:

Each side or rear façade of a single-family dwelling which faces a street, park, or open space shall include at least three of the following:

- a. A change in the vertical or horizontal wall plane within 20 feet above grade;
- b. A change in the color or material of the wall;
- c. An increased masonry return of at least 6 feet;
- d. A bay window, porch or balcony;
- e. Structured transition from public to private areas using built elements such as arbors, low walls, trellis work, and/or similar elements integrated with plantings;
- f. Detailing the wall with reveals, belt courses, cornices, projections or other devices; or
- g. Shuttered windows or glazed doors to overlook the street, park, or open space.

Garages:

Preferred Design. At least 50 percent of the dwellings within a subdivision must be flush or recessed behind the front facade of the dwelling, be attached and be accessed from the side, or be detached and recessed from the dwelling and placed in the side yard. The front facade includes the enclosed living portion of the house. They shall be located according to one or more of the following:

- a. Attached and recessed from the front facade of the building by a minimum of three feet, with access from the front;
- b. Attached and in the side yard, with access by a driveway from the side. The garage shall be a minimum of three feet behind the front facade;
- c. Detached with front or side access. The garage shall be a minimum of three feet behind the front facade;
- d. Attached and flush with the front facade, provided that a covered porch extends at least six feet forward from the front facade of the house and is a minimum of 10 feet in width; or
- e. Flush with the front facade and side-loaded with a driveway to the front.

Limited Design. No more than 50 percent of the dwelling units within a subdivision, shall have garage door openings provided in any of the following ways:

- a. Extending from the front facade of the living unit not more than 10 feet, but with an architectural design element such as a bay/box window; covered porch at least six feet in depth across the front facade of the living unit; or a defined outdoor space (such as a patio or courtyard surrounded by a masonry wall or fence no more than 42 inches in height) that is designed to include the entire front yard space between the front facade of the living unit and the front facade of the garage, developed to extend outward to be at least flush with the garage door opening;

- b. Extending from the front facade not more than 10 feet, but with living space directly above the garage. Such living space shall cover a minimum 50 percent of that portion of the garage in front of the front facade of the living unit;
- c. Extending from the front facade not more than 10 feet, but with a complimentary adjoining living space or porch covering five feet of the 10-foot extension, limited to one-car garage door openings; or
- d. Extending from the front facade the width of the garage with the garage door on the side of the garage with side yard or front yard access. All models containing split car garage designs will be Categorized in this option

H. Homeowner Associations

Homeowner Associations composed of property owners in residential areas may be created for the following purposes: a) to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and b) to protect the investment, enhance the value, and control the use of property owned by its members.

Homeowner's Associations or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or special district.

II. DEFINITIONS

- A. **Purposes:** It is the purpose of this Article to define words, terms and phrases contained within this PUD Development Guide. See the Town of Elizabeth Land Development Code for other definitions not defined herein.
- B. **Word Usage:** In the interpretation of this Guide, the provisions and rules of this section shall be observed and applied, except when the context requires otherwise.
 - 1. The particular controls the general.
 - 2. In the case of any difference of meaning or implication between the text of this Guide and any caption or table, the text shall control.
 - 3. Words used or defined in one tense or form shall include other tenses and derivative forms.
 - 4. Words in the singular number shall include the plural number and words in the plural number shall include the singular number.
 - 5. The masculine gender shall include the feminine and the feminine gender shall include the masculine.
 - 6. The word "shall" is mandatory.
 - 7. The word "may" is permissive.
- A. **Definitions:**
 - 1. **Accessory Buildings.** Detached subordinate building(s) or Structure(s), the use of which is customarily incidental to that of the Principal Building or to the main use of the land and which is located on the same lot with the Main Building or use.
 - 2. **Board of Trustees.** The Board of Trustees of the Town of Elizabeth.
 - 3. **Building, Principal or Main.** A building or buildings which may contain one or more Dwelling Unit(s) or in which is conducted one or more of the permitted Principal Uses of the Lot or project in which it is situated and including areas

- such as garages, carports, storage sheds which are attached to or architecturally integrated with the principal building.
4. **Building Front.** That exterior wall of a Building which faces a Front Lot Line of a Lot.
 5. **Building Side.** That exterior wall of a Building which faces a Side Lot Line of a Lot.
 6. **Building Rear.** That exterior wall of a Building which faces a Rear Lot Line of a Lot.
 7. **Density, Gross or Average.** A ratio of number of Dwelling Units per acre calculated by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.
 8. **Dwelling Unit, Single-Family Detached.** A type of Dwelling Unit having no roof, wall or floor in common with any other Dwelling Unit.
 9. **Dwelling Unit, Single-Family Attached.** A type of Single-Family Attached Dwelling Unit in which each single Dwelling Unit goes from ground to roof and is separated from other Single-Family Attached Dwelling Units by a common wall. Each Single-Family Attached Dwelling Unit has Individual outside access. Single-Family Attached Dwelling Units may include duplex. Note: For Single-Family Attached product, each unit shall be on its own lot.
 10. **Garage, Parallel.** A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially parallel to the adjacent street from which the Lot derives access.
 11. **Garage, Side-Load.** A garage, attached or detached, which is oriented so that the axis which corresponds with the garage opening is substantially perpendicular to the adjacent street from which the Lot derives access.
 12. **Group Care Facilities.** A facility where three or more persons are provided supervision and a planned treatment of counselling, therapy or other rehabilitative social services in a family environment. Such residence must be licensed by or operated by a federal, state, county or local judicial health/welfare agency or serve only referrals from such agencies. Examples of group care facilities are: group foster care, children's homes, halfway houses, rehabilitative centers, assisted living, maternity or senior citizen homes.
 13. **Land Use Category.** A set of permitted land use types which are aggregated to form a land use classification similar in nature to zoning districts. Each Land Use Category is identified on the Land Use Chart in this PUD Development Guide.
 14. **Planning Areas.** Areas of land delineated on the PUD Zoning Document identified with a phrase or symbol which designates a specific set of permitted land use types according to the Land Use Categories provided in this PUD Development Guide. Planning Area boundaries are as depicted on the PUD Zoning Document.
 15. **Setback.** The distance between the building to property line.
 16. **Structure.** Anything constructed or erected, which requires permanent location on the ground or is attached to something having a permanent location on the ground, but not including fences or walls less than six (6) feet, poles, lines, cables, or other transmission or distribution facilities or public utilities.

III. LAND USE REGULATIONS

A. Residential (SF)

1. Intent

Provide for residential Development allowing for a variety of Single-Family Detached Dwelling Units, Single-Family Attached and Accessory Uses.

2. Uses Permitted by Right

- a. Single-Family Detached Dwelling Units.
- b. Duplex Units
- c. A temporary sales and marketing center function developed to showcase a variety of builders and housing types within a limited area.
- d. Attached or detached private garages (3 cars maximum).
- e. Commonly associated Accessory Uses, incidental to the Principal Use or Building, including but not limited to: carriage house units not for sale, storage sheds, private greenhouses, home occupations, radio or TV antenna, TV satellite dishes, private tennis courts, private swimming pools, and private facilities for the keeping of household pets according to the regulations and standards within the Elizabeth Municipal Code.
- f. Public Open Space.
- g. Private recreational and park uses, recreational facilities, including but not limited to: tennis courts, swimming pools and jogging, riding, hiking and biking trails.
- h. Public parks, playgrounds and other recreational areas.
- i. Any other uses consistent with the purposes of this Section and compatible with the uses set forth herein, as permitted by the Town of Elizabeth's code.

3. Uses Permitted by Special Review

- a. Buildings, garages and utility stations related to emergency services, such as ambulance, fire, police and rescue.
- b. Neighborhood public service, health and education facilities, such as community centers, libraries and museums.

4. Development Standards

- a. **Average Density.** The Average Density shall be up to eight (8) Dwelling Units per acre for each SF Planning Area, as set forth in the Development Plan, and reflect the number of units over the entire acreage for the Planning Area. Densities within portions of the Planning Area will vary depending on product type.
- b. **Maximum Number of Dwelling Units.** The maximum number of Dwelling Units permitted within each SF residential Planning Area shall not 10% the units shown on the Land Use Chart in Section III - Land Use Regulations for each individual Planning Area.
- c. **Building Setback:** The minimum Building Setbacks in SF residential Planning Area will vary depending upon the product type in any given portion of the Planning Area. The following setbacks will be associated with the different product types defined as a Use Permitted by Right. For uses permitted by special review, CMU setback standards shall apply.



- d. **Driveway Access:**
Driveways, unless shared, should not be closer than five (5) feet to an adjoining lot
- e. **Accessory Buildings & Uses**
Accessory uses and building – Refer to Town of Elizabeth Land Use Code (Single-Family Residential)

Single-Family Detached Unit

Building Front	15 feet (Principal Building)
	20 feet (Side-load garage)
	18 feet (Garage parallel)
Building Sides	10 feet from local street
Building Sides	5 feet from other property lines
Building Sides	20 feet (Side-load garage)
Building Rear	15 feet

Duplex Dwelling Unit

Building Front	15 feet (Principal Building)
	20 feet (Side-load garage)
	18 feet (Garage parallel)
Building Sides	10 feet from local street
Building Sides	0 feet from other property lines shared with adjoining duplex unit
Building Sides	5 feet from other property lines
Building Sides	20 feet (Side-load garage)
Building Rear	15 feet

- d. **Building Separation.** The minimum building separation shall be the greater of:
 - i) Ten (10) feet for Single-Family Detached Dwelling Units, ten (10) feet for Buildings containing Single-Family Attached Dwelling Units, and twenty (20) feet for other Principal Buildings located within each SF Lands Use Planning Area, or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** No residential Buildings within SF Planning Areas shall exceed thirty-five (35) feet in height.
- f. **Minimum Lot Sizes.** The minimum lot sizes in SF residential Planning Areas shall be:
 - i. Single-Family Detached: Forty-five hundred (4,500) square feet
 - ii. Duplex: Twenty-two hundred (2,200) square feet.
- g. **Maximum lot coverage**
 - i. Under-roof lot coverage shall not exceed 60% including accessory buildings
- h. **Encroachments**
 - 1. Front, side, and rear setbacks shall allow for encroachments up to 2 feet beyond the building foundations. For above-grade features including eaves, fireplace box-out, stoops, bay windows, cantilevers, and

- overhangs provided that the living space of the projection does not exceed 20 square feet in each instance and extend more than 2 feet.
2. Side and rear setbacks shall allow for encroachments up to 3 feet beyond the building foundation for below grade window wells.

B. Commercial Mixed Use (CMU)

1. Intent

To provide for the integration, horizontally and vertically, of a broad range of retail goods and services, business and professional services.

There is one area of the Zoning Exhibit that is designated as CMU. This planning area is anticipated to develop as commercial/retail centers.

2. Uses Permitted by Right

- a. Accessory Buildings
- b. Home Occupations
- c. Accessory Uses
- d. Amusement & Recreation Establishments (indoors)
- e. Bakeries
- f. Bed & Breakfast Inns
- g. Boarding & Rooming Houses
- h. Business Service Establishments
- i. Clubs & Lodges
- j. Commercial Food Preparation Kitchens
- k. Computer-Generated CAD-CAM operations not involving heavy industry
- l. Convenience Stores or Centers
- m. Eating & Drinking Establishments
- n. Exhibition & Art Galleries
- o. Farmers Markets or other open markets
- p. Fences, Hedges, Walls & Trees
- q. Financial Institutions
- r. Garden / Flower Shops
- s. Hotels / Motels
- t. Hospitals for Animals
- u. Movie Theaters
- v. Museums, exhibitions or similar facilities
- w. Parking Lot & Parking Garages (not as a stand-alone use)
- x. Parks
- y. Performance Theaters
- z. Personal Service Establishments
- aa. Professional, Commercial or Business Offices
- ab. Public Buildings & Lands
- ac. Public Safety-Related Facilities
- ad. Public Transportation Terminals other than truck terminals
- ae. Public Utilities
- af. Recreation Facilities – Private
- ag. Recreation Facilities – Public
- ah. Religious Assembly, place of

Exhibit B

- ai. Restaurants & Lounges
- aj. Retail Stores, Sales, Display Rooms & Shops
- ak. Schools – Private
- al. Schools – Public
- am. Signs
- an. Universities, Colleges, Technical Institutions – Satellite Locations

3. Uses Permitted by Special Review

- a. Single-Family Detached Dwellings
- b. Single-Family Attached Dwellings
- c. Amusements & Recreation Establishments (outdoors)
- d. Accessory Dwellings Units (ADU's)
- f. Assisted Living Services / Group Care Facilities
- g. Beer, Wine & Liquor Stores
- h. Commercial Animal Establishments
- i. Dormitories
- j. Fraternity & Sorority House
- k. Kennels & other canine related Facilities (commercial or private)
- l. Mortuaries / Funeral Homes
- m. Nursery Schools and Day Care Centers
- n. Recreation Centers – Nonprofit Neighborhood
- o. Retirement / Group Housing Services
- p. Miniature Golf Establishments

4. Accessory uses and building - Refer to Town of Elizabeth Land Use Code (Regional Commercial)

5. Development Standards

- a. **Floor/Area Ratio.** The maximum floor-area ratio for each development tract within the Commercial Mixed Use Planning Area shall not exceed 0.75.
- b. **Building Setback: Non-Residential.** The minimum building setback from any public street right-of-way shall be:
 - Building front 15 feet
 - Building side 5 feet
 - Building side 10 feet from local street
 - Building rear 10 feet
 - Any commercial development along Highway 86 shall have a minimum setback of 50 feet
 - Any commercial development must incorporate the Town of Elizabeth's Design Guidelines
- c. **Residential Components:**
For residential components within Mixed Use (CMU) zoning, the average density, maximum number of dwelling units & building setback standards outlined in the Single-Family (SF) Land Use Category shall apply.
 - Any residential component shall have a Minimum setback of 50 feet

- d. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet or
 - ii) shall be governed by the applicable building code.
- e. **Building Height.** Buildings or structures in Mixed Use Planning Areas are permitted up to 35'.

C. Parks & Open Space (OS)

1. Intent

To provide passive open space uses which will separate, define and protect the development planning areas contained within this Planned Development. Open Space does not include golf courses.

Elizabeth 86 will include a system of trails, including a multi-use trail and secondary pathway along Gold Creek and street sidewalks that will promote pedestrian and bicycle travel in and through the development. Open Space is to be located along the Gold Creek corridor providing convenient access as well as serving as a community focal point that will accommodate a variety of recreational activities including community and regional non-motorized (i.e. pedestrian & bicycle) access. Smaller pocket parks and open spaces will be designed and distributed in the community to be within walking distance for most residents.

Parks, trail corridors and streets will be located and configured to ensure connectivity and promote an overall sense of community in the Elizabeth 86 development. The primary park is identified as PA-13 and has been strategically located to serve as a neighborhood focal point and gathering area. Parks shall provide uses which compliment residential neighborhoods. Parks to include pocket parks and neighborhood parks.

2. Uses Permitted by right

- a. Passive recreation uses and open space.
- b. Jogging, hiking and/or bicycle trails.
- c. Dog Parks
- d. Community Gardens
- e. Drainage Facilities
- f. Picnic shelters.
- g. Park recreation uses, including but not limited to the following facilities: baseball diamonds, softball diamonds, soccer fields, tennis courts, volleyball courts, basketball courts, swimming pools, play apparatus, picnic areas, recreation center, and jogging, hiking and/or bicycling trails. Lighting shall be prohibited on sports fields.

3. Development Standards

- a. **Building Setback: Street.** The minimum building setback from any public street right-of-way line shall be:
 - Building front 25 feet
 - Building side 15 feet
 - Building rear 25 feet
- b. **Building Separation.** The minimum building or structure separation shall be the greater of:
 - i) twenty (20) feet or
 - ii) shall be governed by the applicable building code.

- c. **Building Height.** No buildings or structures shall exceed twenty-five (25) feet in height

4. Development Criteria for Parks

a. **Pocket Park**

- (1) Refer to the Town of Elizabeth Land Development Code for parks, trails and open space.
- (2) Size: Generally $\frac{1}{4}$ to $\frac{1}{2}$ acre
- (3) Location/Orientation: Centrally located within the residential development and/or easily accessible by residents without the use of vehicles. A 5-10 minute walking distance
- (4) Frontage: Required on one, preferred two or more local streets.
- (5) Minimum development features and/or amenities: Turf and landscape plantings to provide shade over at least 15% of the area, benches in shade and sun, bike racks and trash receptacles. Optional features: a small shade structure, small playground and/or small scale tot-lot, picnic tables, minimal signage, security lighting.

b. **Neighborhood Park**

- (1) Refer to Town of Elizabeth Land Development Code for parks, trails and open space.
- (2) Size: A minimum of 3 acres in size.
- (3) Location/Orientation: Within an immediate neighborhood with a $\frac{1}{4}$ to $\frac{1}{2}$ mile service radius. Neighborhood parks shall serve as an extension of the neighborhood around them. They shall be a social and recreation focal point. Interconnected to trails/sidewalks low-volume streets within walking/biking distance of most users.
- (4) Frontage: High visibility to surrounding local streets. On street parking
- (5) Minimum development features and/or amenities: 50%/50% split between active and passive recreational uses. Active recreational features may include: a children's playground, unobstructed open play areas for practice or pick-up games and low impact recreation options such as bocce ball and/or horseshoes. Other amenities should include picnic shelters, internal trails, benches, trash receptacles, bike racks, public art, signage and security lighting.

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 17 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co



D. Open Space, Trails & Amenities

At minimum, 20% of the site shall be open space. The Development Plan depicts trail including a multi-use trail and secondary pathway along Gold Creek that will promote pedestrian and bicycle travel in and through the development. Trail corridors will be located and configured to ensure connectivity and promote an overall sense of community in the Elizabeth 86 Development.

The PUD Plan indicates trail connections, but the exact locations will be determined in latter phases of the entitlement process. These trail connections include:

1. One regional trail connection bisecting the site through PA-3 & PA-12, connecting Highway 86 to the Ritoro Property – 10' Concrete
2. One open space trail within PA-13 – 6' Crusher Fines
3. One pedestrian crossing over Gold Creek between PA-5 & PA-1 to allow walkability to the CMU planning area.

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 18 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co

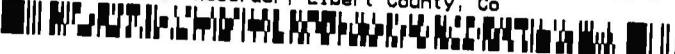


Exhibit B

E. Land Use Chart

Elizabeth 86 - Land Use Chart by Planning Area

Last Revision: 08-17-18

A. Land Use Item	B. Planning Area Map Number	C. Map Area Code	D. Gross Land Area in Acres	Percentage of Total Land Area	E. Land Use Formula	F. Proposed Maximum Density (In DUs or SF)
1. Flood Plain Areas, Detention Areas & Pond Areas	PA-3	OS/FLD	5.0	5.1%	Regional Trail Corridor - 2.05 acres outside of 100 year flood plain	N/A
	PA-12	OS/FLD	9.1	9.2%	Regional Trail Corridor - 2.50 acres outside of 100 year flood plain	N/A
	PA-2	OS/POND	1.0	1.0%	N/A	N/A
	PA-4	OS/POND	1.0	1.0%	N/A	N/A
	PA-8	OS/POND	1.5	1.5%	N/A	N/A
2. Dedication Areas for Parks, Open Space	PA-10	Conservation Easement	5.0	5.1%	N/A	N/A
	PA-11	OS	0.8	0.8%	N/A	N/A
	PA-13	PK/OS/POND	7.3	7.4%	N/A	N/A
3. Development Areas	PA-1	CMU	5.2	5.3%	max 75%	169,884
	PA-5	SF	9.4	9.5%	8 DU/AC	75
	PA-7	SF	6.9	7.0%	8 DU/AC	55
	PA-9	SF	16.1	16.3%	8 DU/AC	129
	PA-14	SF	21.4	21.7%	8 DU/AC	171
		ROW (Total)	8.9	9.0%		
4. Total Map Acreage (Total figures above)			98.5			
5. Applicant's Acreage Listed in Application (Line 4 minus line 5)			98.5			

Note: Any unused residential units could be transferred to the Commercial Mixed Use Area. Residential units in the CMU planning area require a Special Use.

* Total number of residential units shall not exceed this quantity. RE: Density Variations under General Provisions

	acres	building coverage sq.ft. or number of units	percent of the project land area
6. Total Retail/Commercial/Office Planning Areas/Mixed Use	5.2	169,884	5%
7. Total SF Areas	53.8	383 *	55%
8. Total Park Areas	7.3		7%
9. Total other open space including trail corridors, greenbelts, and floodplain areas.	23.4		24%
10. Total open space	30.7		31%
11. Total active open space	11.9		12%

GENERAL NOTE:

The overall property has approx. 31% of the property in either Park, Trail Corridors, Ponds, Conservation Easement, or Floodplain areas. A PUD should have a minimum of 20% Open Space, with 10% of that Open Space being active open space (must be usable, excluding floodplains, and utility easements). This proposal includes approximately 12% active open space, those areas are PA-13 - including the existing fishing pond, and also includes the regional trail corridor area in PA-3 & PA-12, outside of the 100-year floodplain.



V. ENFORCEMENT AND ADMINISTRATION

A. Incorporation of Planned Development Master Plan

The plan of development for Elizabeth 86 Development, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the ELIZABETH 86 DEVELOPMENT PLAN AND GUIDE together with everything shown thereon and all amendments thereto.

B. Effect of Recorded Plan

The approval by Ordinance of the ELIZABETH 86 DEVELOPMENT PLAN AND GUIDE by the Board of Trustees and the recording of such Development Plan and Guide with the Elbert County Clerk and Recorder shall be deemed to be rezoned to a PUD-Planned Unit Development District under Chapter 16 – Article 1 - Zoning of the Elizabeth Municipal Code for the real property described in the Development Plan.

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 20 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co



A PARCEL OF LAND LOCATED IN THE NORTH HALF OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ELBERT COUNTY, COLORADO.

Cover Sheet / Legal Description / Introduction
Existing Conditions / Surrounding Area
Zoning Exhibit
Trail and Open Space
Relationship to Town Code / Master Plan
Engineering Drawings

A parcel of land located in the north half of section 13, township 8 south, range 65 west of the 10th principal meridian, Elbert County, Colorado, being more particularly described as follows:

Beginning at the corner quarter corner of said section 13,
thence north 89° 21' 12" west, along the south line of the half west quarter of
said section 13, a distance of 1504.30 Feet to the southeast corner of that
P.M. described in Wild Fowl Trap claim recorded under section number
434659, Floet County public records.

Beginning at the center square corner of said section 13
thence to point 87, 21° 12' west, along the south line of the north west quarter of
said section 13, a distance of 1104.30 Feet to the southeast corner of the
Prairie State Road, 1/4 Sec. 10 and 1/4 Sec. 24, thence under reservation from the
2556.37' Elbert County road to a corner of

thence along the road easement of said road westerly find that the following are
(6) corners:

1. Point 82, 30° 50' west, a distance of 1319.75 Feet to a point
2. Point 83, 18° 43' east, a distance of 823.75 Feet to a point
3. Point 84, 41° 17' west, a distance of 35.33 Feet to a point
4. Point 17, 16° 47' east, a distance of 119.93 Feet to a point
5. Point 12, 36° 08' east, a distance of 352.18 Feet to a point
6. Point 13, 60° 00' east, a distance of 267.29 Feet to a point on the right
hand survey line of said road westerly

1. North 82° 15' 08" east, a distance of 175.78 Feet to a point
2. North 84° 44' 28" east, a distance of 112.52 Feet to a point
3. North 89° 56' 21" east, a distance of 108.17 Feet to a point
4. South 82° 45' 59" east, a distance of 311.51 Feet to a point
5. North 82° 11' 17" east, a distance of 197.70 Feet to a point
6. North 84° 24' 43" east, a distance of 158.78 Feet to a point.
7. South 89° 18' 59" east, a distance of 253.52 Feet to the northwest corner
of the lot. The lot is bounded on the east by a line in number 467142, Elbert County
records.

Those along the west boundary of each parcel of land fit the following six (6) conditions:



1. South E 51° 37' west a distance of 281.62 Feet to a point
2. South 61° 48' west a distance of 87.35 Feet to a point
3. South E 52° 24' west a distance of 241.92 Feet to a point
4. South 30° 22' west a distance of 47.50 Feet to a point
5. South E 51° 51' west a distance of 645.48 Feet to a point
6. South 66° 49' west a distance of 1647.92 Feet to a point
On the south line of the west half of the northern quarter (w/2) of the NE 1/4 of section 13

Hence both 47 and 11 are adding an additive distance of 48.43 feet to the point of suspension.

CONCEPTUAL NARRATIVE
 The research presented in the accompanying pages will demonstrate that the English-as-a-Second-Language will

- [illegible]

The 11-month, \$6.5-million project will involve removal of 100,000 sq ft of existing structure through a series of deep excavations, construction of retaining walls, and installation of new walls. It is anticipated that this government building will have to meet needed high-speed rail stationing and high bays for both the Town of Ilwaco and surrounding high bays.

Father the Bishop - 86 Community will provide a uniquely themed, major, planned community and, as proposed, will provide a logical transition to the surrounding land uses. We believe that this site will provide a mix of housing types and community amenities in the Town of Houston.

Underpins is the form of positive and/or negative bond and floodplain regional trail corridors, and a conservation easement and corridor over 10 percent of the property, or 31% of the project.

THE HISTORY OF THE BACKCOUNTRY The Backcountry of the Hudson River region has long been a source of controversy. The Backcountry is a term that has been used to describe the area of the Hudson River valley that is located between the city of New York and the town of Poughkeepsie. The Backcountry is a term that has been used to describe the area of the Hudson River valley that is located between the city of New York and the town of Poughkeepsie. The Backcountry is a term that has been used to describe the area of the Hudson River valley that is located between the city of New York and the town of Poughkeepsie.

ZONING
A portion of the property adjacent to Hwy-86 is currently designated for general industrial use. The property is currently in Blount County, and as part of this rezoning effort the property will be changed to the Town of Blount.

The time period for the project was coordinated with the faculty of Elizabeth Mosher, Dean and co-chair of the regional commercial school, as well as state and department officials. At the Mosher level, the CDC team will be allowed to define parcels and the proposed designs. Allowable designs are defined for each parcel within the land use plan in the F-10 Guide. This is not the situation within any given parcel, only the boundaries for other land uses, which in support of mixed use designs. There are no minimum lot requirements on a given parcel. In no event shall the maximum lot count of 383 units be exceeded at Elizabeth-36 with out an amendment of the City of Elizabeth's zoning document.

A Conformance

Development of this planned community shall conform to all existing regulations and procedures adopted by the Commission on the floor of the House at the time of planning and building permit application or intent to explicitly provide otherwise in the Planned and Development Plan (PDP) to gather written proposals and respond within any Association Contract up to the final priority development within any development.

The provisions of this P.D. shall extend to and govern the social conduct of this closed community, except where the provisions of the P.D. do not clearly address a specific subject. For clarity's sake, address herein the appropriate situation, drug laws and codes shall have precedence, and the most restrictive standards shall apply.

5. Effect of the Town of Elizabeth Zoning Ordinance

The presence of the PSC will prevail and govern the development of the R&D provided that where the provisions of the PSC do not address a specific matter, the provisions of the laws of the host country shall prevail in any circumstances.

C. Land Use Parcel Boundaries

The circumstances to be shown are the public and general use of the land by the relevant persons for the relevant use and enjoyment of the land. Most of the similar old land parcels are roads and streets, not planned or developed with planning and engineering reforms. The public use and road of the old parcels can be determined and shown as a Final Use Plan or Plan without any commitment to the Planning Appeal. The old land parcels are not changed by the Land Use Panel as they are not used for 10 percent of the defined period.

D. Construction Standards

Construction shall comply with applicable portions of the International Building and Mechanical Codes, the National Electrical Code, the Florida Plumbing Code, and other applicable codes and all subsequent amendments for the construction of buildings as provided for by the International Conference of Building Officials or other standards establishing codes as adopted by the town of Ocala.

All of the world's leading steel and pipe towns of Elizabeth County, Virginia, Resolutions Design Cities etc. It is also hereby directed that all future build out support to a Additional future towns of Elizabeth towns and counties prior to final approval and/or acceptance.

Downloaded from <http://ajphaphysoc.org/> at University of California, San Diego on June 11, 2015

Development and Representation - Eds. A. J. H. G.
7-12-13 South Allen Way
Englewood, Colorado 80112
c/o Dr. Marshall - 303-750-5651
www.2nd24.com/development/

FOR GROUPS: 100+
 PO Box 15287
 Denver, CO 80216-5287
 attn: John Pughwitt • (720) 259-8200
 www.rockymountain.com

Callington, Oregon -
CGL Commercial & Industrial, Inc.
10333 F Dry Creek Road • Suite 240
Englewood, Colorado 80112
c/o: Karl Kopp • (720) 249-1527
Marianne • Aden • Susan
c/o: Sandra • B • (720) 249-1557
Call: 800-445-5500

151 International Consultants, Inc.
1899 Voss Street
Denver, Colorado 80206
Attn: Christopher McCannister
(303) 333-1105
cmccannister@icm.com

Containing 98 S.E. Acres, more or less.

Boatwings are based on the north end of the northeast quadrant of section 13, township 6 south, range 65 west of the 6th PM. Boatwing south of 16 1/2" and between a forest of 3-14" diameter is in a large part of "Coke Forest" of "Forest 1" of the north-west corner of section 13 and is in a forest of 3-14" diameter is in a large part of "Coke Forest" of "Forest 1" of the north end corner of northeast quarter.

E. Underground Utility Requirements

All new electrical and communications cabling (i.e. shall be placed underground. All existing overhead lines shall be underground unless some other to be demonstrated by design.

F. Soil Tests

Test tools for building steel will be provided at the time of existing permit application for the construction of building engineering controls for building foundation design.

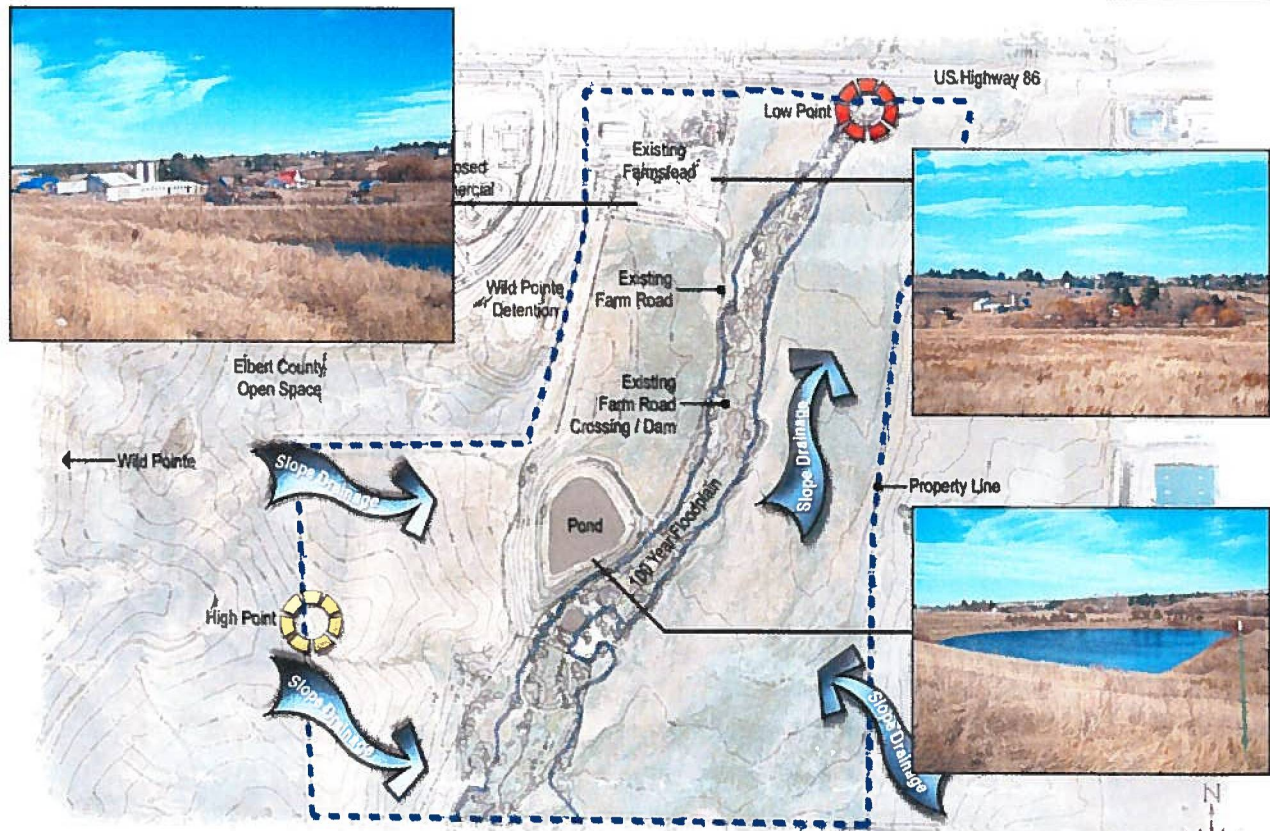
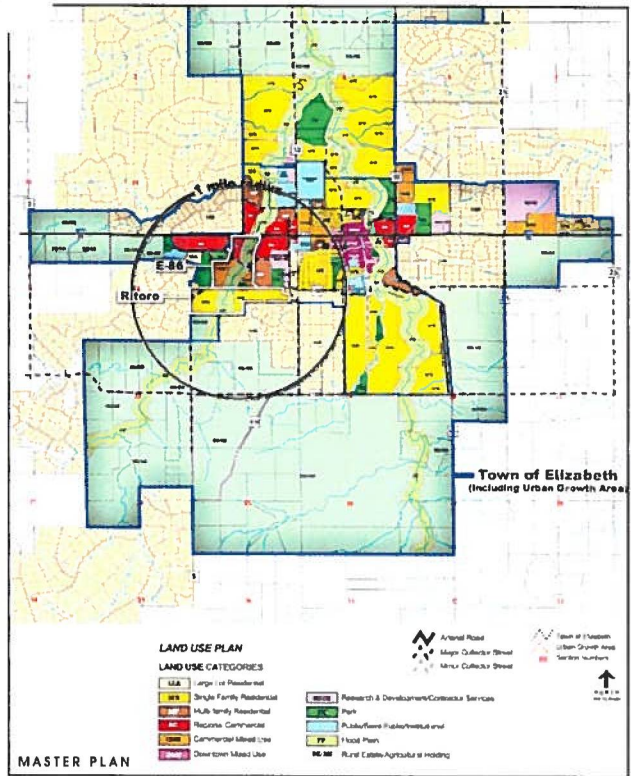
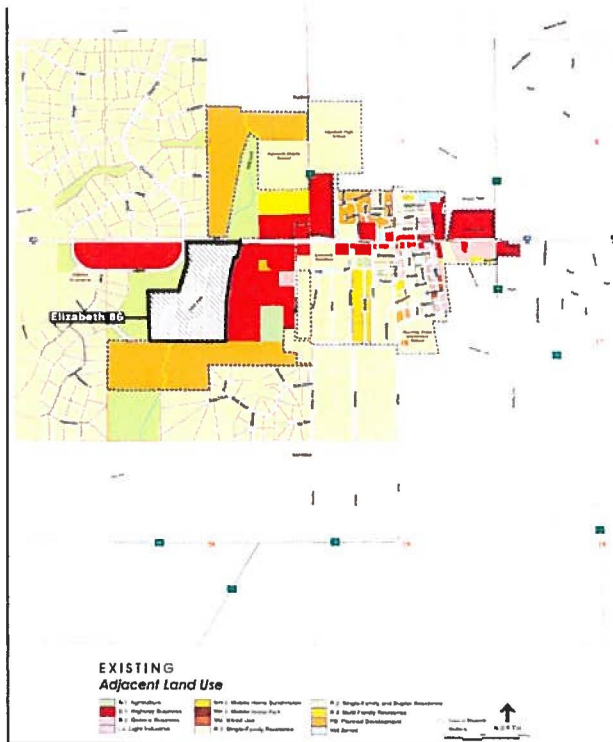
G Homeowner Associations

It is important to acknowledge that IACA, composed of primarily civilian residential members, may be started for the following purposes: (a) to provide for the continued development, improvement, and maintenance of properties and facilities which it owns or administers; and (b) to protect the investment, either on the whole and generally or use of any one property is superior.

H. Metropolitan Districts

[illegible]

The District is also being asked to let its ongoing operations and maintenance services to the facility set forth in its Service Plan and attached to its bid in any such bid. Bidders are encouraged to discuss all



SITE ANALYSIS / EXISTING CONDITIONS

Owner: _____

Land Designer: _____

CVL CONSULTANTS

CVL CONSULTANTS

CVL CONSULTANTS

Elizabeth 86

Planned Unit Development Plan - Elizabeth Colorado

Issue Date: 08-14-2018

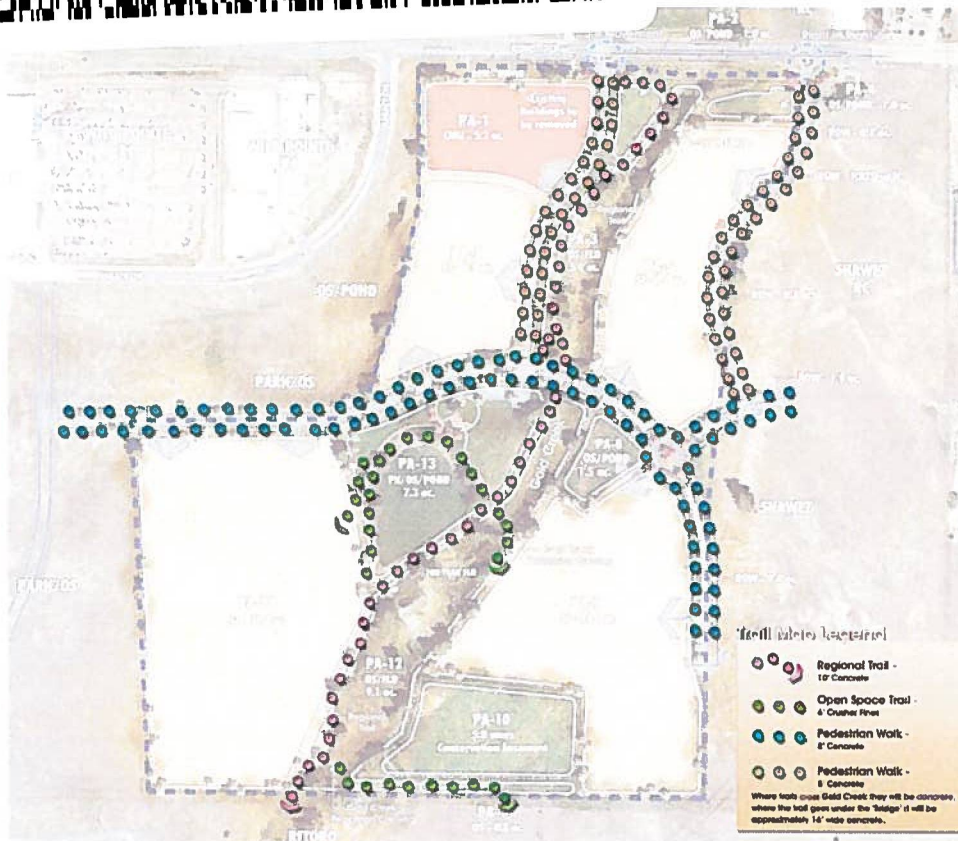
Revision: _____

Sheet Name: Existing Conditions

Sheet Number: 2







CONNECTED TRAIL NETWORK

The Elizabeth 86 Community will contain an integrated trail network for the benefit of its residents and the town of Elizabeth. The trails proposed in the adjacent graphic represent the primary and secondary network of trails within the Elizabeth 86 Community.

In addition to the trail network, trails will be installed in the public use areas for each planned unit and on the trails within the planning area will be the graded and paved trails connecting the trails within the regional community.

Where the trails are installed with the regional trail network, the trails will be installed with the regional trail network.

The proposed trail network is coordinated with the Town of Elizabeth's Comprehensive Master Plan.



PEDESTRIAN and BICYCLE TRAILS

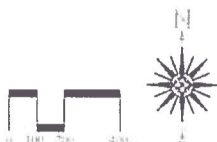
- Proposed Regional Trail (10' Concrete)
- Proposed Open Space Trail (4' Crusher Pave)
- Proposed Connecting Trail (8' Concrete)
- Proposed Connecting Trail (6' Concrete)

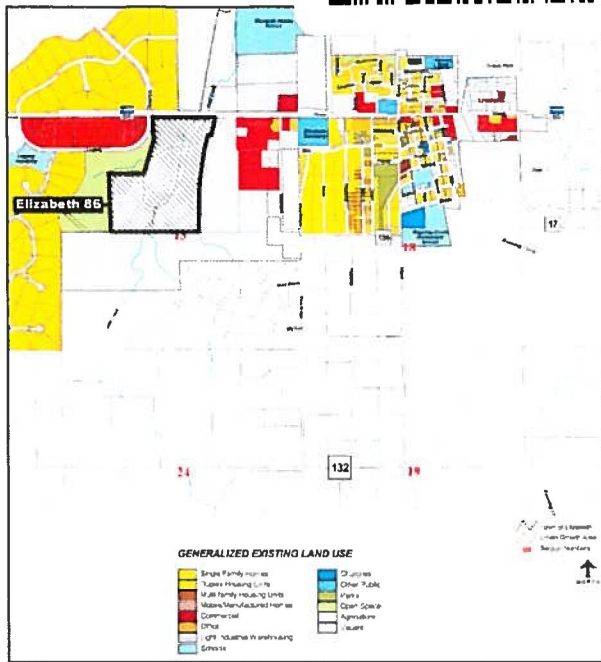


PROJECT OPEN SPACE

The Elizabeth 86 Community as proposed includes a high-quality open space and an integrated open space network. The open space is an integral part of the overall project and provides a logical foundation for the development area.

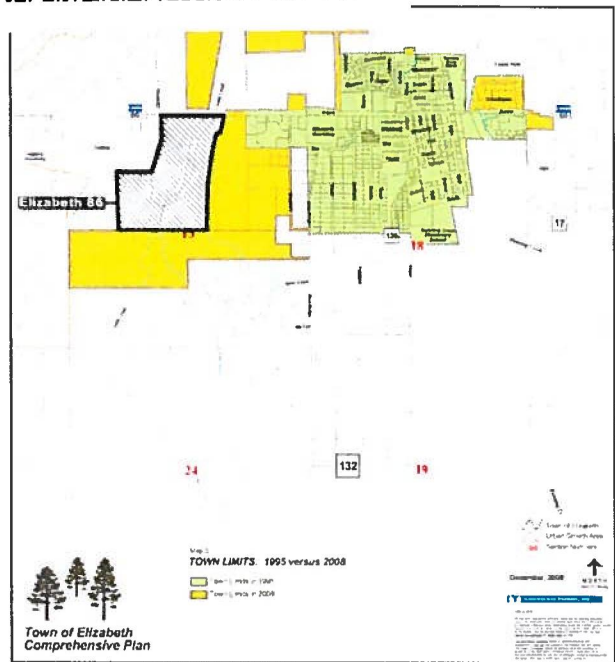
As presented, the project will include trail corridors running through the open space areas. The trail corridors will act as a connecting network for the Elizabeth 86 Community as well as the Town of Elizabeth residents.





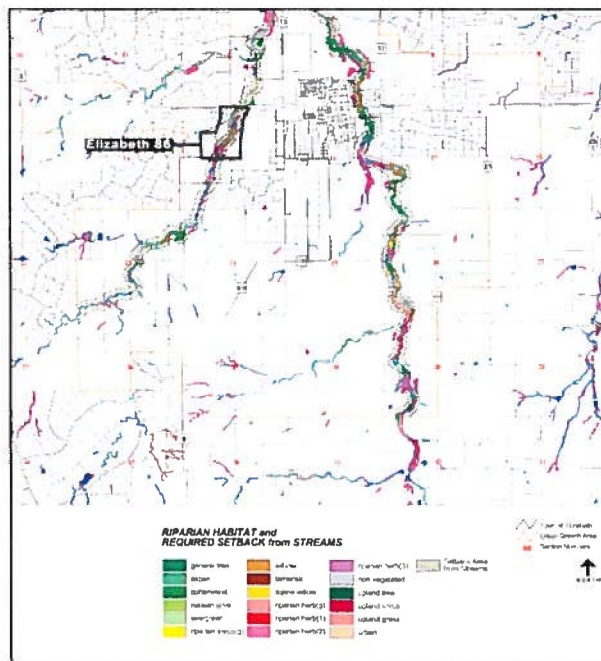
TOWN OF ELIZABETH EXISTING LAND USE

As depicted on the map, the Town of Elizabeth is a small town located within the Town of Elizabeth. The map shows the town limits and the surrounding land use.



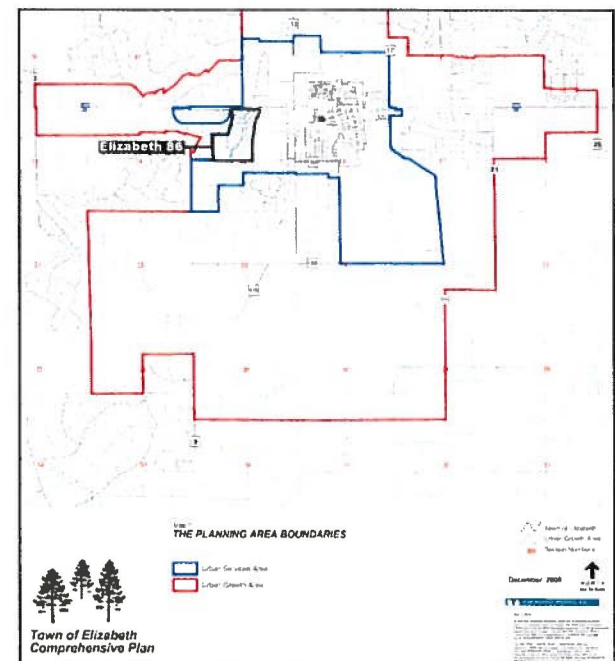
TOWN OF ELIZABETH TOWN LIMITS

As depicted on the map, the Town of Elizabeth is a small town located within the Town of Elizabeth. The map shows the town limits and the surrounding land use.



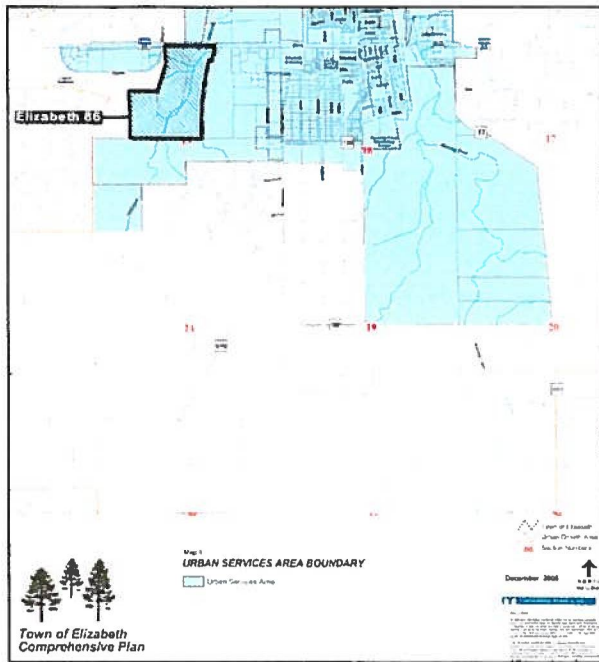
RIPARIAN HABITAT

The planning for Elizabeth is to protect the riparian habitat of the property to the greatest extent practical. Gold Creek is the primary riparian feature running through the property. Our plan proposes to leave that area in primarily a natural state with the exception of a road crossing, and the inclusion of a regional trail as well as a monument to a regional trail.



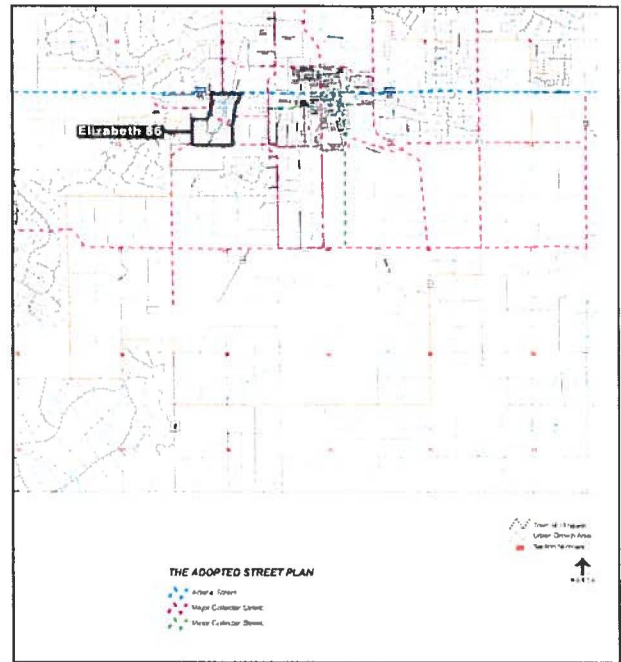
SERVICE AREA

As depicted on the map, the service area is located within the Town of Elizabeth. The map shows the service area and the surrounding land use.



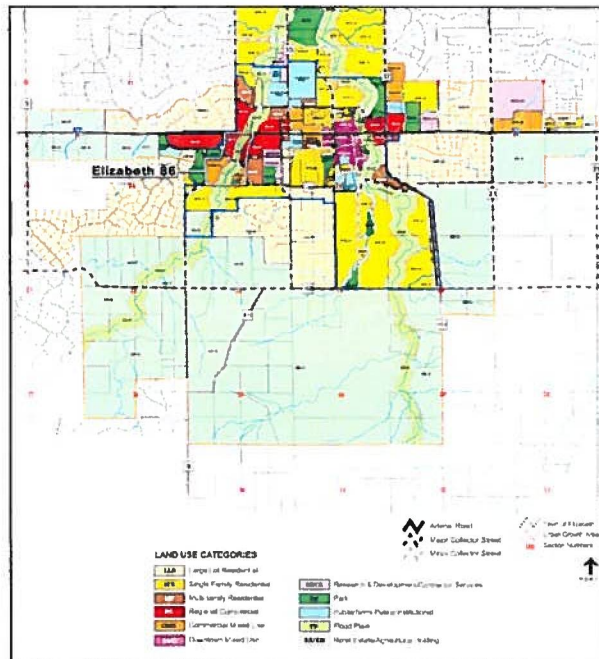
URBAN SERVICE BOUNDARY

As depicted above, Elizabeth 86 property is included in the Town of Elizabeth Urban Services Area Boundary.



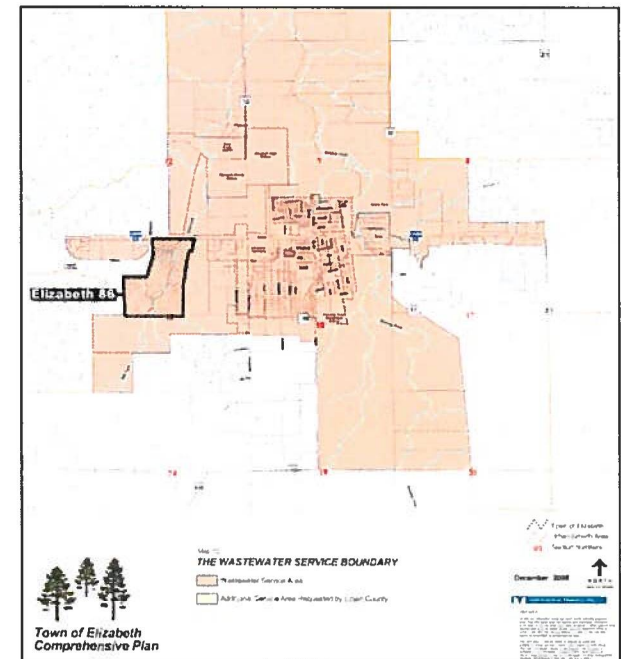
TOWN OF ELIZABETH STREET PLAN

As depicted above, the Elizabeth 86 Master Plan is consistent with the Town of Elizabeth Street Plan and will not require any changes to the Street Plan in its vicinity.



TOWN OF ELIZABETH LAND USE

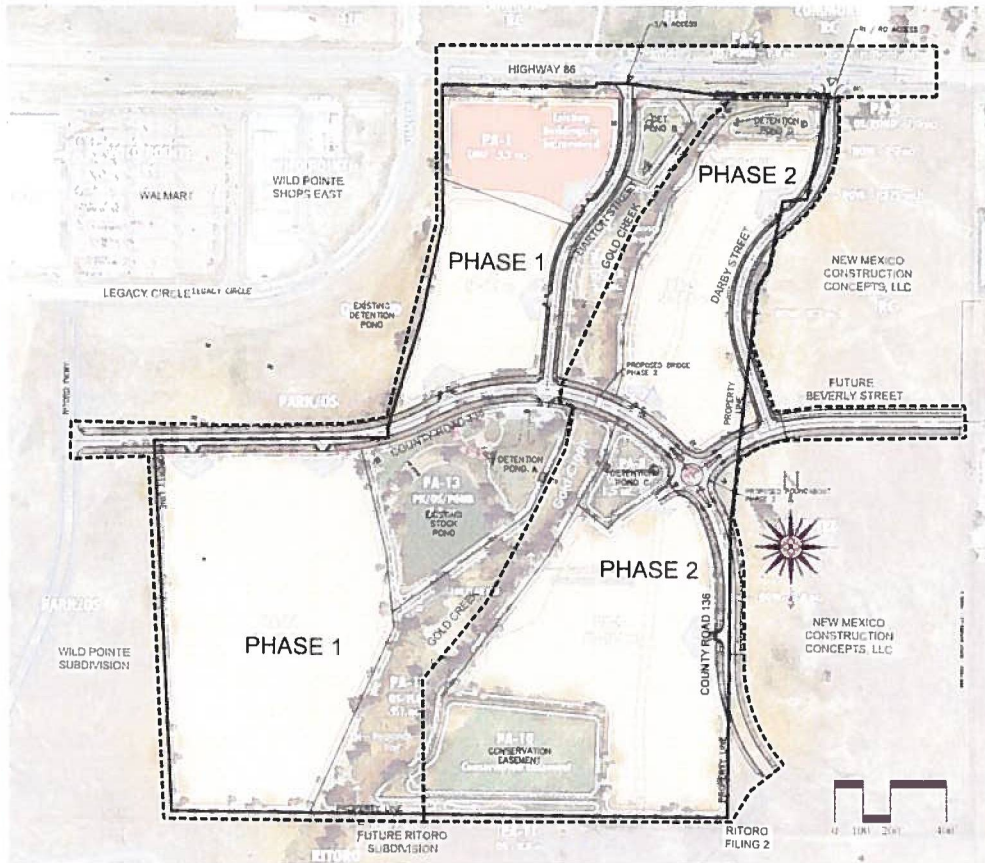
The planning for Elizabeth 86 is consistent with the zoning and land use in the Town of Elizabeth planning maps, including the future land use map.



WASTEWATER SERVICE AREA

As depicted above, Elizabeth 86 is included in the Town of Elizabeth Wastewater Service Boundary.

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 27 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co



Elizabeth 86
Planned Unit Development Plan

Issue Date	08.14.2018
Revision Date	

Sheet Name
Engineering Drawings
Sheet Number
8

580222 B: 789 P: 48 ORDIN
08/30/2018 01:28:50 PM Page: 28 of 28 R 148.00 D
Dallas Schroeder Recorder, Elbert County, Co

