

Elizabeth 86 - PUD Zoning Document

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

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LEGAL PROPERTY DESCRIPTION

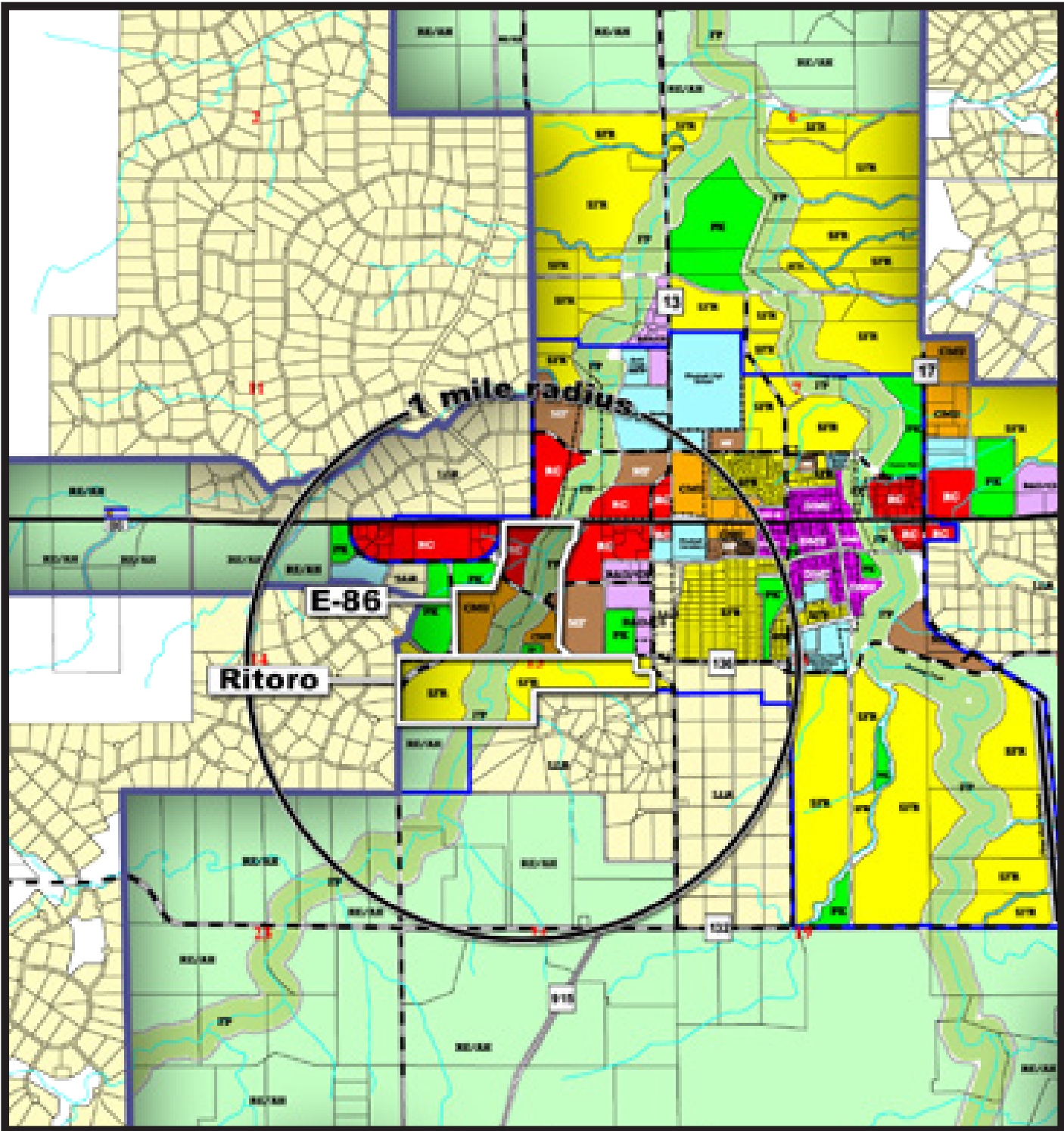
A parcel of land located in the north half of section 13, township 8 south, range 65 west of the sixth principal meridian, Elbert County, Colorado, being more particularly described as follows:

Beginning at the center quarter corner of said section 13;
Thence north 89° 21' 12" west, along the south line of the northwest quarter of said section 13, a distance of 1504.30 Feet to the southeast corner of Tract P as described in Wild Pointe final plat recorded under reception number 436639, Elbert County public records;

Thence along the east boundary of said wild pointe final plat the following six (6) courses:
1. North 02° 30' 50" west, a distance of 1323.25 Feet to a point;
2. North 89° 16' 42" east, a distance of 839.07 Feet to a point;
3. North 05° 41' 30" west, a distance of 35.33 Feet to a point;
4. North 17° 19' 43" east, a distance of 412.93 Feet to a point;
5. North 12° 35' 08" east, a distance of 352.18 Feet to a point;
6. North 00° 00' 00" east, a distance of 487.29 Feet to a point on the south right-of-way line of state highway 86;

Thence along the said south right-of-way line the following seven (7) courses:
1. South 89° 13' 08" east, a distance of 549.76 Feet to a point;
2. North 20° 54' 28" east, a distance of 12.62 Feet to a point;
3. North 89° 55' 23" east, a distance of 108.37 Feet to a point;
4. South 82° 46' 59" east, a distance of 301.53 Feet to a point;
5. South 89° 21' 17" east, a distance of 99.70 Feet to a point;
6. North 84° 24' 43" east, a distance of 58.58 Feet to a point;
7. South 89° 16' 50" east, a distance of 263.62 Feet to the northwest corner of that parcel of land recorded under reception number 467142, Elbert County records;

Thence along the west boundary of said parcel of land the following six (6) courses:



VICINITY MAP

1. South 11° 51' 39" west, a distance of 381.82 Feet to a point;
2. South 84° 18' 48" west, a distance of 87.35 Feet to a point;
3. South 11° 52' 24" west, a distance of 241.82 Feet to a point;
4. South 30° 27' 22" west, a distance of 87.50 Feet to a point;
5. South 06° 31' 51" west, a distance of 845.46 Feet to a point;
6. South 00° 49' 48" west, a distance of 1047.94 Feet to a point
On the south line of the west half of the northeast quarter (w1/2, ne 1/4) of said section 13;

Thence north 89° 28' 13" west along said south line, a distance of 485.48 Feet to the point of beginning.

PROJECT TEAM

Development Representative -	E86 J.V., LLC 7108-M South Alton Way, Englewood, Colorado 80112 attn: Jim Marshall - (303) 507-6651 jimmarshall@bcxdevelopment.com
Land Planning -	PCS Group, Inc. PO Box 18287 Denver, Colorado 80218 attn: John Prestwich - (720) 259-8246 john@pcsgroupco.com
Civil Engineering -	CVL Consultants of Colorado, Inc. 10333 E. Dry Creek Road, Suite 240 Englewood, Colorado 80112 attn: Karl Knapp - (720) 249-3527 kknapp@cvidenver.com attn: Sarah Kolz - (720) 249-3557 Skolz@cvidenver.com
Traffic Engineering -	LSC Transportation Consultants, Inc. 1889 York Street Denver, Colorado 80206 attn: Christopher McGranahan - (303) 333-1105 csmcgranahan@lsctrans.com

Containing 98.516 Acres, more or less.

Bearings are based on the north line of the northeast quarter of section 13, township 8 south, range 65 west, of the 6th P.M.; Bearing south 89° 16' 50" east between a found 3-1/4" aluminum cap in a range box, "Colo Dept of Transportation" at the northwest corner of said northeast quarter and a found 3-1/4" aluminum cap in a range box, "Colo Dept of Transportation; 2001" at the northeast corner of said northeast quarter.

CONCEPTUAL NARRATIVE

The information presented in the accompanying package will demonstrate that the Elizabeth-86 Community will:

- Provide a mix of land uses and connectivity consistent with the Town of Elizabeth Master Plan policies;
- Provide a substantial community amenity in the form a substantial amount of open space, including a proposed regional trail along Gold Creek that will connect to the proposed trail in Ritiro, as well as continue to Elizabeth - 86's northern property line where it could eventually continue through the Gold Creek Common property;
- Promote the implementation of the Town of Elizabeth Master Plan and Street Master Plan;
- Preserve substantial open space of regional value including the length of Gold Creek through the property, with access to the existing fishing pond; and
- Provide complimentary commercial/retail/office uses to the Wild Pointe Walmart retail center. These uses will provide a significant tax base for the Town of Elizabeth.

The Elizabeth - 86 Community will contain a mix of uses and tax base generation through the incorporation of a mix of commercial, retail, and office uses adjacent to Hwy-86. It is anticipated that this commercial zoning will provide much needed neighborhood commercial type uses for both the Town of Elizabeth, and surrounding neighborhoods.

Further, the Elizabeth - 86 Community will provide a uniquely themed master planned community and, as proposed will provide a logical transition to the surrounding land uses. We believe that this plan will provide a mix of housing types not currently in abundance in the Town of Elizabeth.

Open areas in the form of passive and active open space, pond areas, floodplain, regional trail corridors, and a conservation easement area comprise over 30 acres of the property, or 31% of the project.

PROJECT SITE BACKGROUND

The Elizabeth - 86 Preliminary Planned Development Plan provides land use regulations and standards for the design and development of the Community comprising approximately 98.5 acres. The Community is generally situated south of Hwy 86, east of Wild Pointe, west of the existing Safeway and Big R retail area, and north of Ritiro. Elizabeth - 86 will take access from Hwy-86 at two locations, one on the west side of Gold Creek, and one on the east side. The western access location will be a 3/4 movement which will allow a left turn in heading westbound on Hwy-86. The eastern access will be limited to a right-in right-out only movement. Additionally, the Elizabeth - 86 project proposes a major collector road running approximately east-west through the property that is consistent with the Town of Elizabeth Street Master Plan, and major collector spurs that run south ultimately connecting to the Ritiro project, as well as a spur that connects west to Ritiro Parkway.

ZONING

A portion of the property adjacent to Hwy-86 is currently being used for agricultural purposes. The property is currently in Elbert County, and as part of this zoning effort the property will be annexed to the Town of Elizabeth.

The uses proposed for the project are consistent with the Town of Elizabeth Master Plan and consist of a mix of residential; commercial; retail; office; as well as park and open space uses. At the Master Plan level, PUD zoning will be utilized to define parcels and their associated uses. Allowable densities are defined for each parcel within the land use chart in the PUD Guide. Units not constructed within any given parcels can be transferred into other land use parcels in support of mixed use strategies. There are no minimum unit requirements on a given parcel. In no event shall the maximum unit count of 383 units be exceeded at Elizabeth - 86 without an amendment of the PUD and supporting documentation.

GENERAL PROVISIONS

A. Conformance

Development of this planned community shall conform to all restrictions, regulations and procedures adopted by Ordinance by the Town of Elizabeth, at the time of platting and building permit application, except as expressly provided otherwise in this Planned Unit Development Plan (PUD), together with the provisions contained within any Annexation Contract (as to the real property described within any said contract).

The provisions of this PUD shall prevail and govern the development of this planned community, except where the provisions of the PUD do not clearly address a specific subject. For subjects not addressed herein, the appropriate jurisdictional regulations and codes shall take precedence, and the most restrictive standards shall apply.

B. Effect of the Town of Elizabeth Zoning Ordinance

The provisions of this PUD shall prevail and govern the development of Elizabeth 86 provided; however, where the provisions of the PUD do not address a specific subject, the provisions of the Town of Elizabeth Zoning Ordinance or any other applicable ordinances, resolutions or regulations of the Town of Elizabeth shall prevail.

C. Land Use Parcel Boundaries

Parcel boundaries are shown on the PUD, and are generally determined by their relationship to roads, open space and adjacent land uses. Modifications in Land Use Parcel boundaries and streets are permitted and will occur with planning and engineering refinement. Final parcel boundaries and road alignments shall be determined and shown on a Final PD, Site Plan or Plat, without any amendment to the PUD being required; provided the changes in the Land Use Parcel area do not exceed 10 percent of the defined parcel.

D. Construction Standards

Construction shall comply with applicable provisions of the Uniform Building and Mechanical Code, the National Electrical Code, the Colorado Plumbing Code, and other such Codes and the successors thereof, setting for the construction standards as promulgated by the International Conference of Building Officials or other standards-establishing bodies, as are adopted by the Town of Elizabeth.

All future build out shall meet all applicable Town of Elizabeth Codes, Ordinances, Resolutions, Design Criteria, etc. It is also hereby understood that all future build out is subject to additional future Town of Elizabeth reviews and comments prior to final approval and/ or acceptance.

E. Underground Utility Requirements

All new electrical and communications distribution lines shall be placed underground. All new transmission lines shall be underground unless same cannot be accomplished by direct burial.

F. Soil Tests

Soil tests for building sites shall be provided at the time of building permit application for the purpose of establishing engineering criteria for building foundation design.

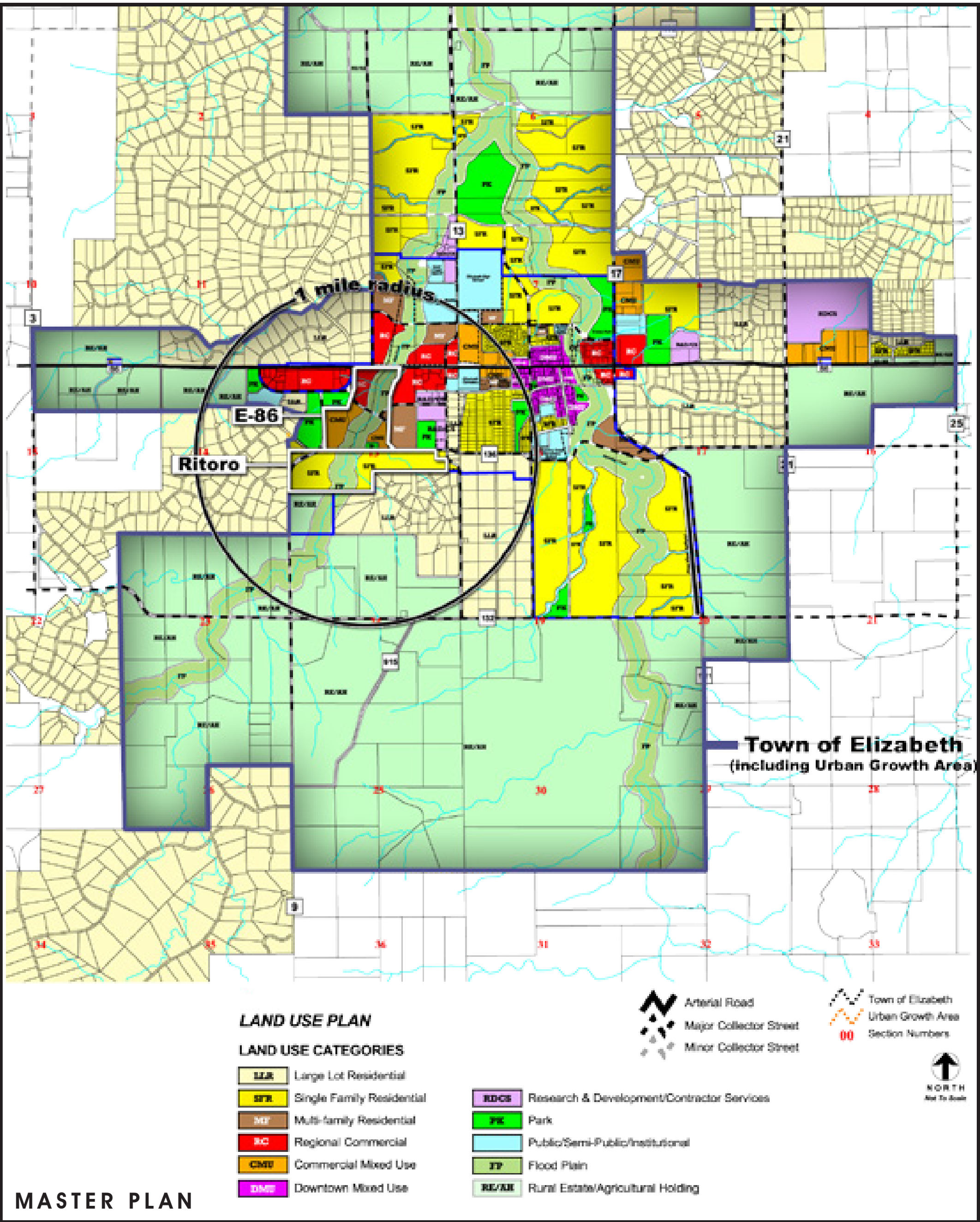
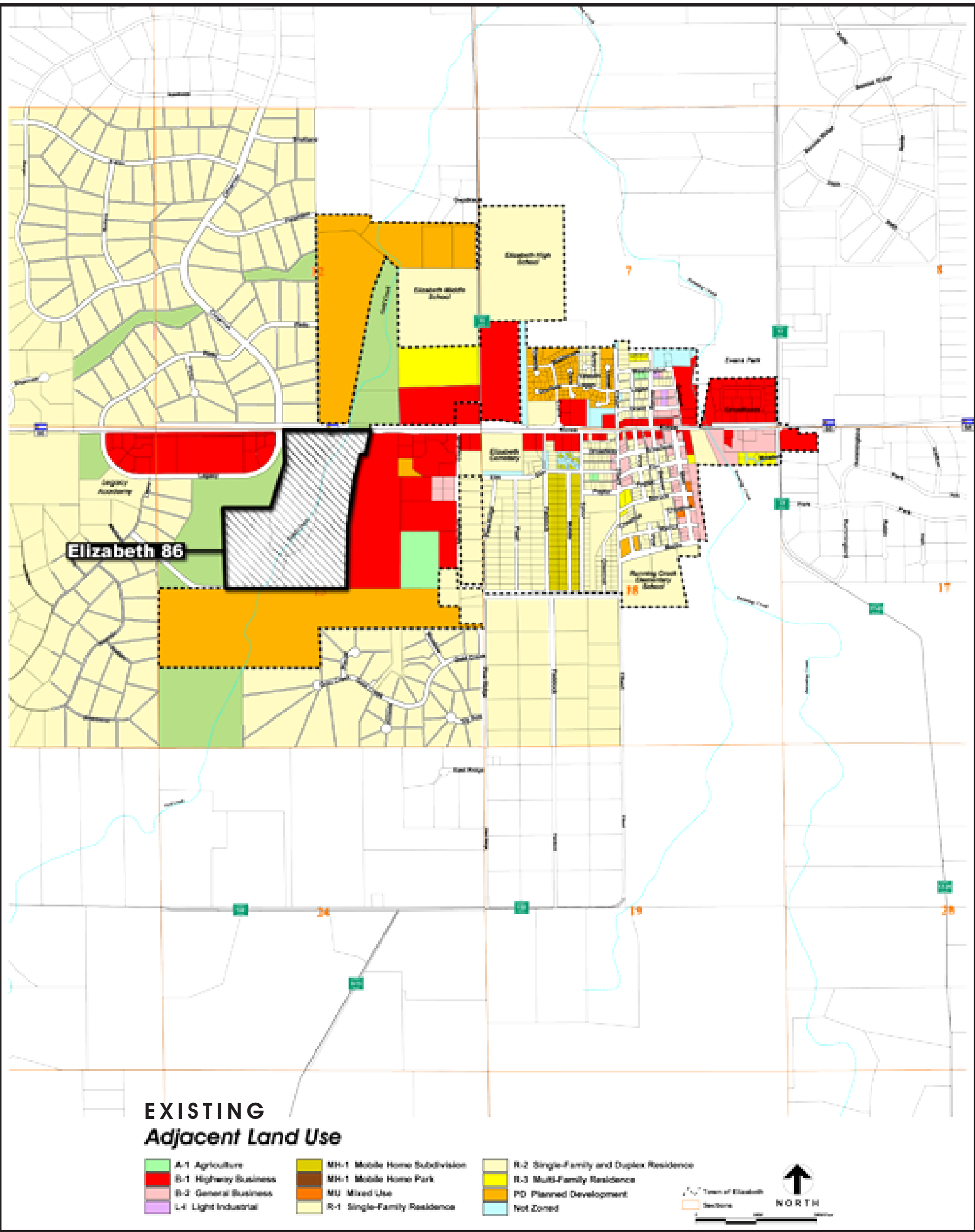
G. Homeowner Associations

Homeowner Associations (HOAs) 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.

H. Metropolitan Districts

The District is a quasi-governmental agency, separate and distinct from the City, and, except as may otherwise be provided for by State or local law or its Service Plan, its activities are subject to review by the City only insofar as they may deviate in a material matter from the requirements of the Service Plan, the Municipal Code, or the Intergovernmental Agreement. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The primary purpose of the District will be to finance the construction of District Improvements.

The District is also being created to provide ongoing operations and maintenance services as specifically set forth in its Service Plan and as may be stated in any applicable Intergovernmental Agreement.



**SITE ANALYSIS /
EXISTING CONDITIONS**







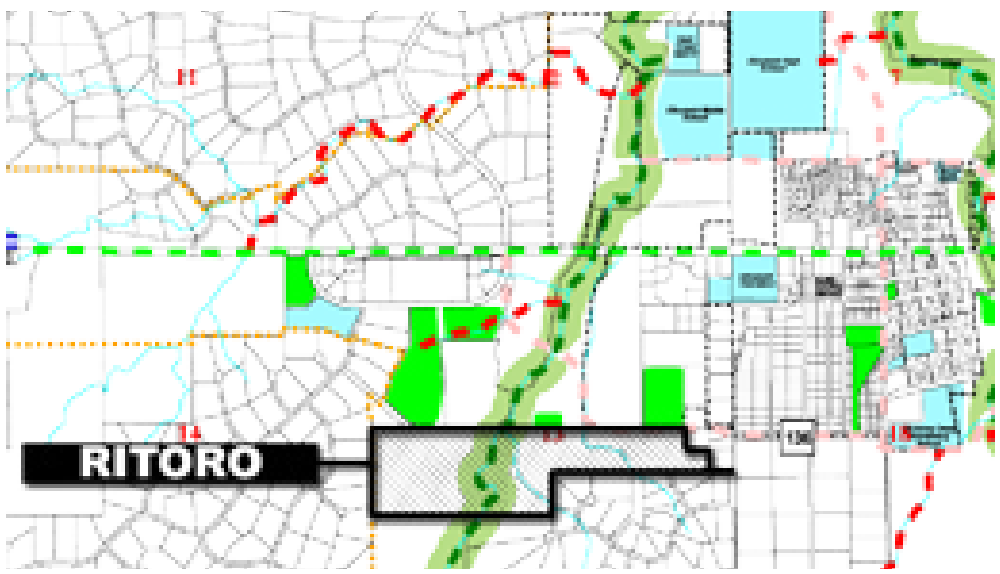
CONNECTED TRAIL NETWORK

The Elizabeth - 86 Community will contain an integrated trail network for the benefit of the residents and the Town of Elizabeth. The trails presented in the adjacent graphic represent the primary spine or network of trails within the Elizabeth - 86 Community.

It is anticipated that additional trails will be included in the specific site design for each planning area, and that the trails within the planning areas will to the greatest extent possible connect to the trail network for the overall community.

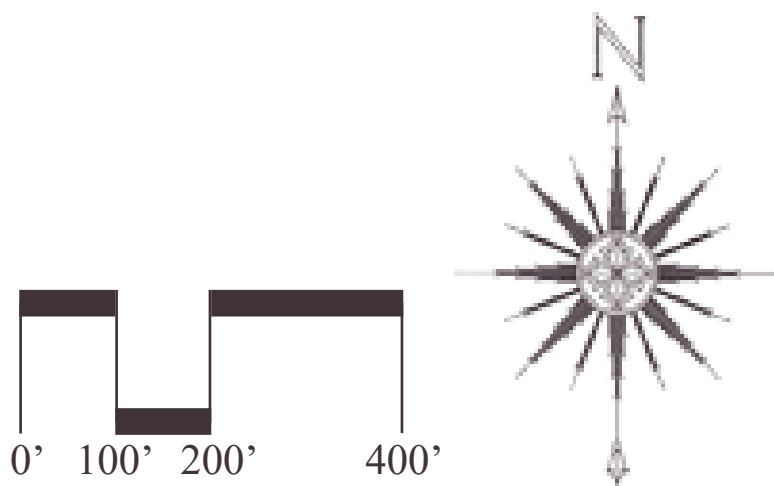
We anticipate coordinating with the neighboring properties to ensure that our proposed trail locations are consistent with the trail locations on the adjacent properties.

Our proposed trail network is consistent with the Town of Elizabeth Comprehensive Master Plan.



Map 1: PEDESTRIAN and BICYCLE TRAILS

- Proposed Regional Off-Street Trail
- Proposed Regional On-Street Trail
- Proposed Connecting Off-Street Trail
- Proposed Connecting On-Street Trail



PARK - CHARACTER

PROJECT OPEN SPACE

The Elizabeth - 86 Community as proposed includes a comprehensive and connected open space network. The Open Space is an integral part of the overall project, and provides logical boundaries for the development areas.

As depicted above we anticipate trail corridors running through the open space areas. The trail corridors will act as a connecting network for Elizabeth - 86, as well as the Town of Elizabeth residents.



Owner

Land Planner

Engineer



pcs group inc.
www.pcsgroupco.com
PO Box 18267
Denver, Colorado 80218
t 303 531 4905



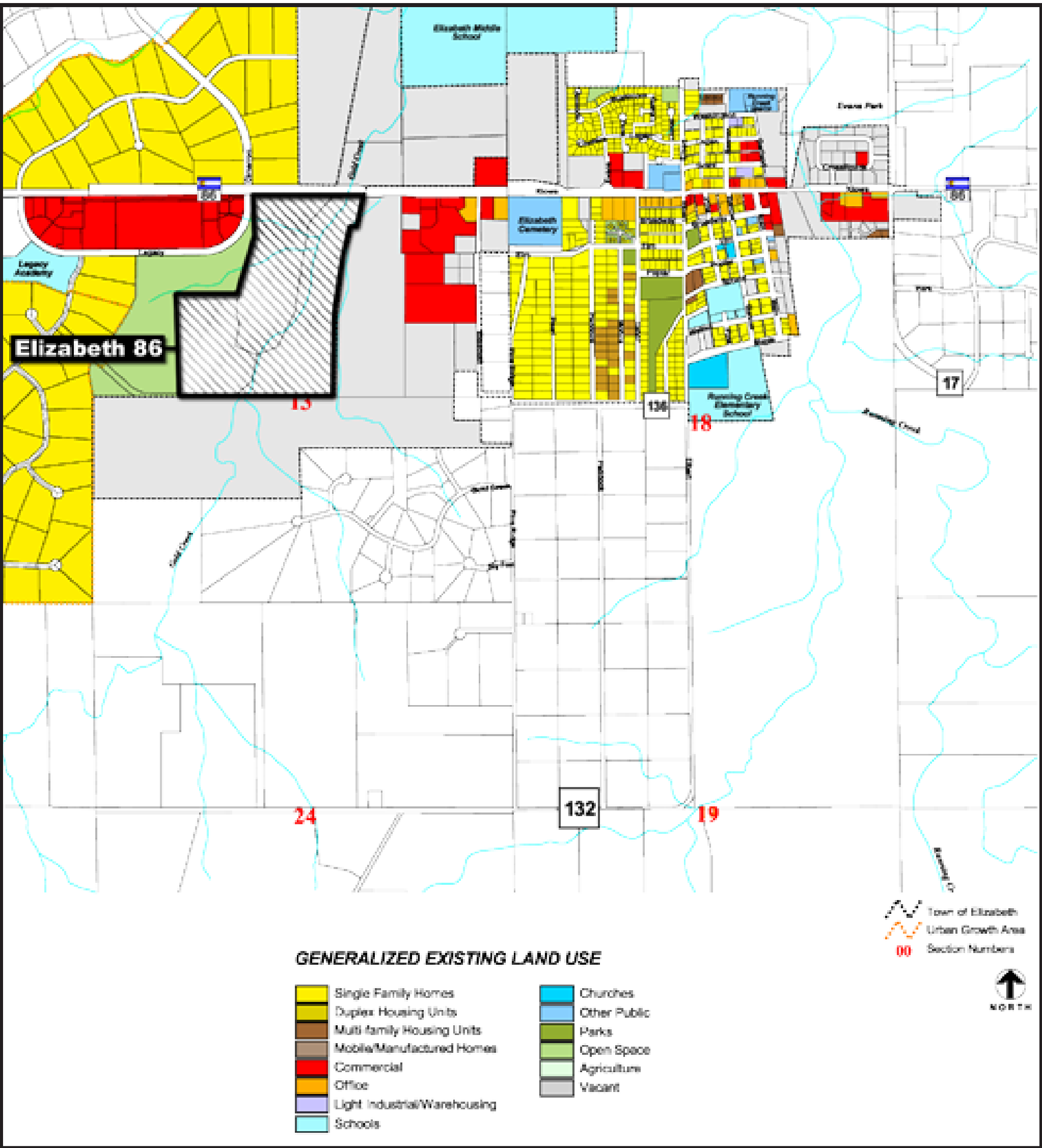
CVL Consultants of Colorado Inc.
10333 E. Dry Creek Road, Suite 240
Englewood, CO - 80112

Elizabeth 86

Planned Unit Development Plan -
Elizabeth, Colorado

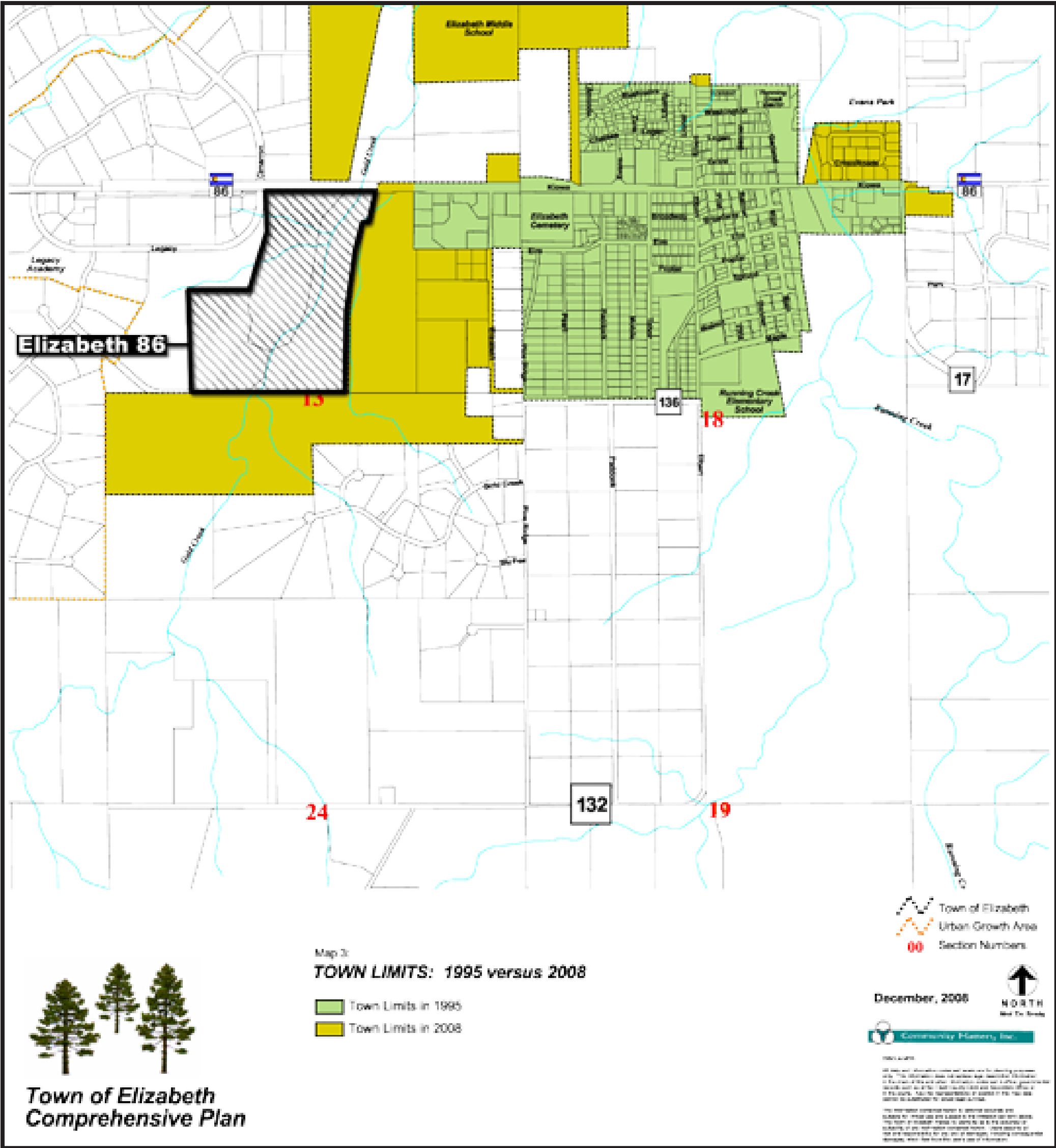
Issue Date	08.16.2018
Revision Date	

Sheet Name
Trails and
Open Space
Sheet Number
5



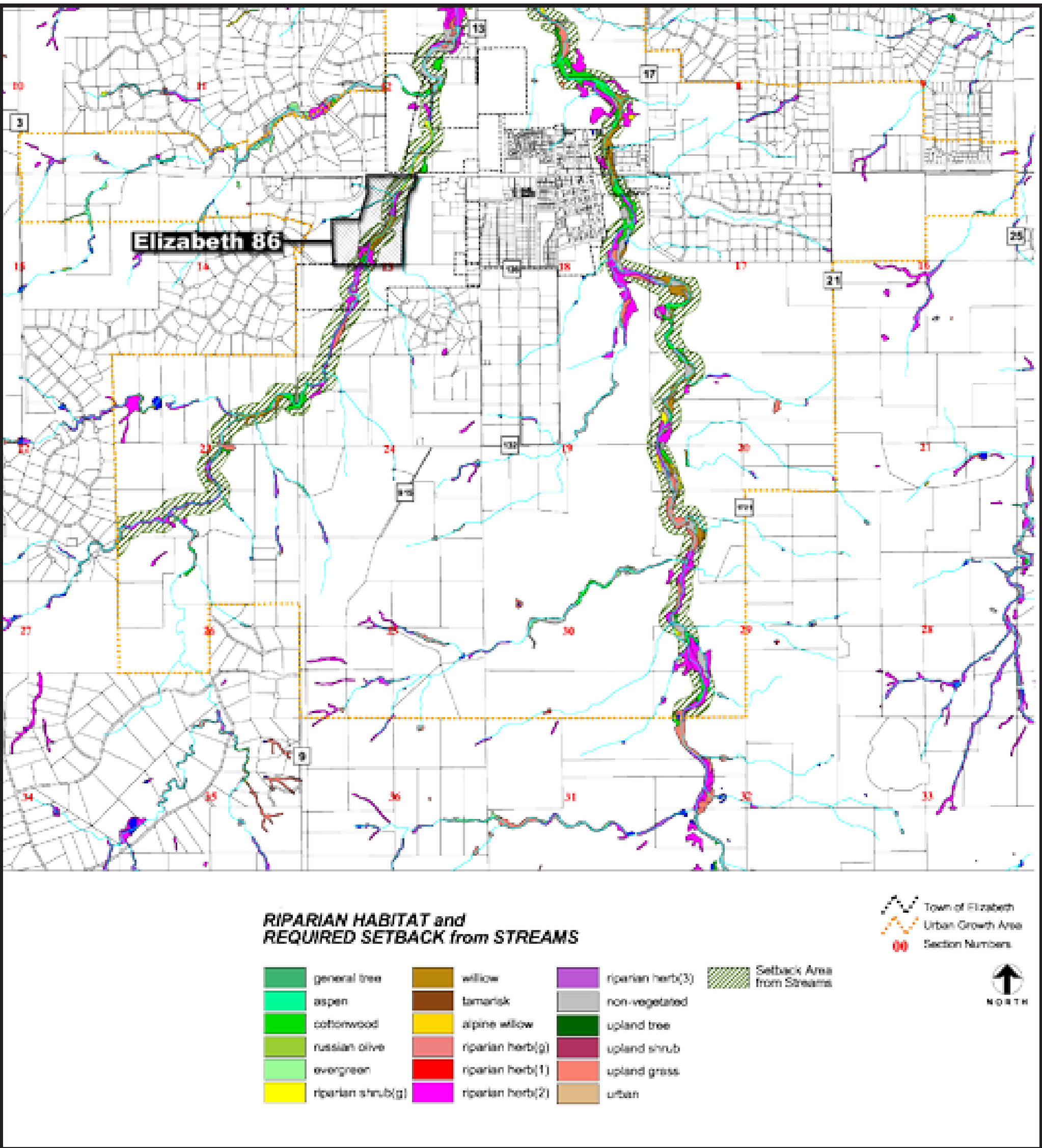
TOWN OF ELIZABETH EXISTING LAND USE

As depicted above the Elizabeth - 86 property is directly adjacent to vacant property within the Town limits along the south, east and a portion of the northern boundary.



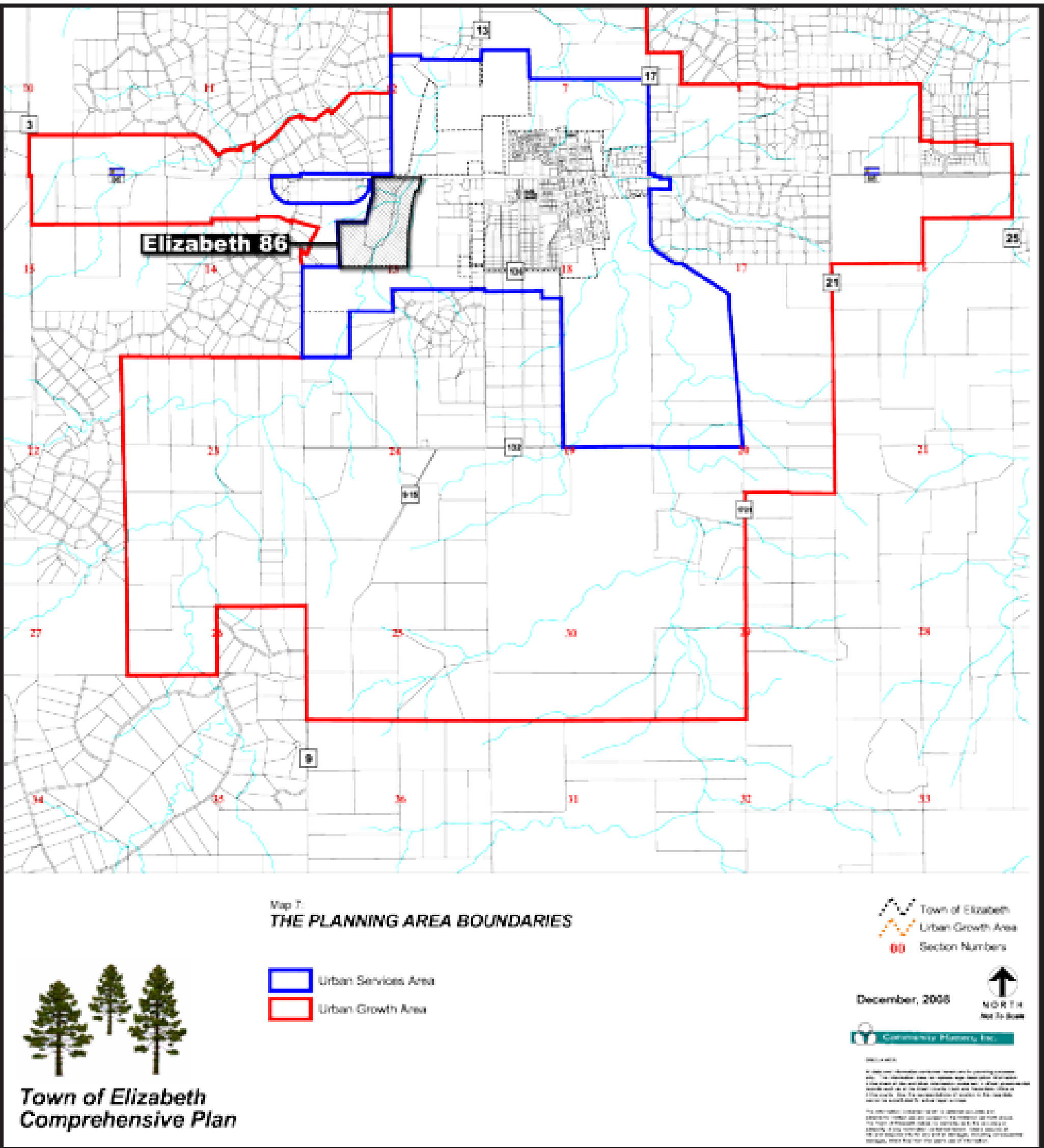
TOWN OF ELIZABETH TOWN LIMITS

As part of the annexation the Elizabeth - 86 property has adjacency with the Town of Elizabeth on the south, east and north.



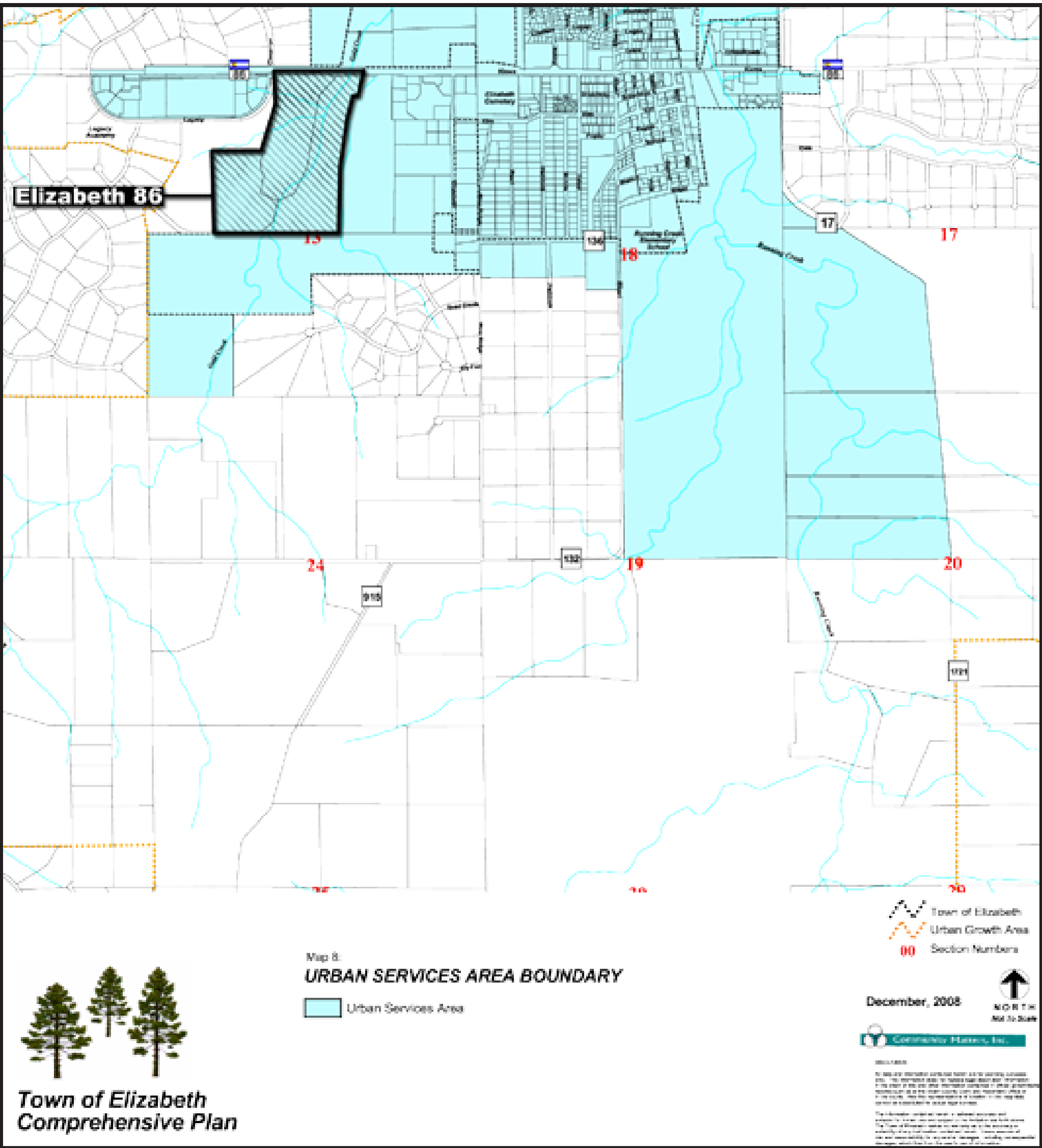
RIPARIAN HABITAT

The planning for Elizabeth - 86 respects the natural features of the property to the greatest extent practical. Gold Creek is the primary natural feature running through the property. Our plan proposed 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 connections to the regional trail.



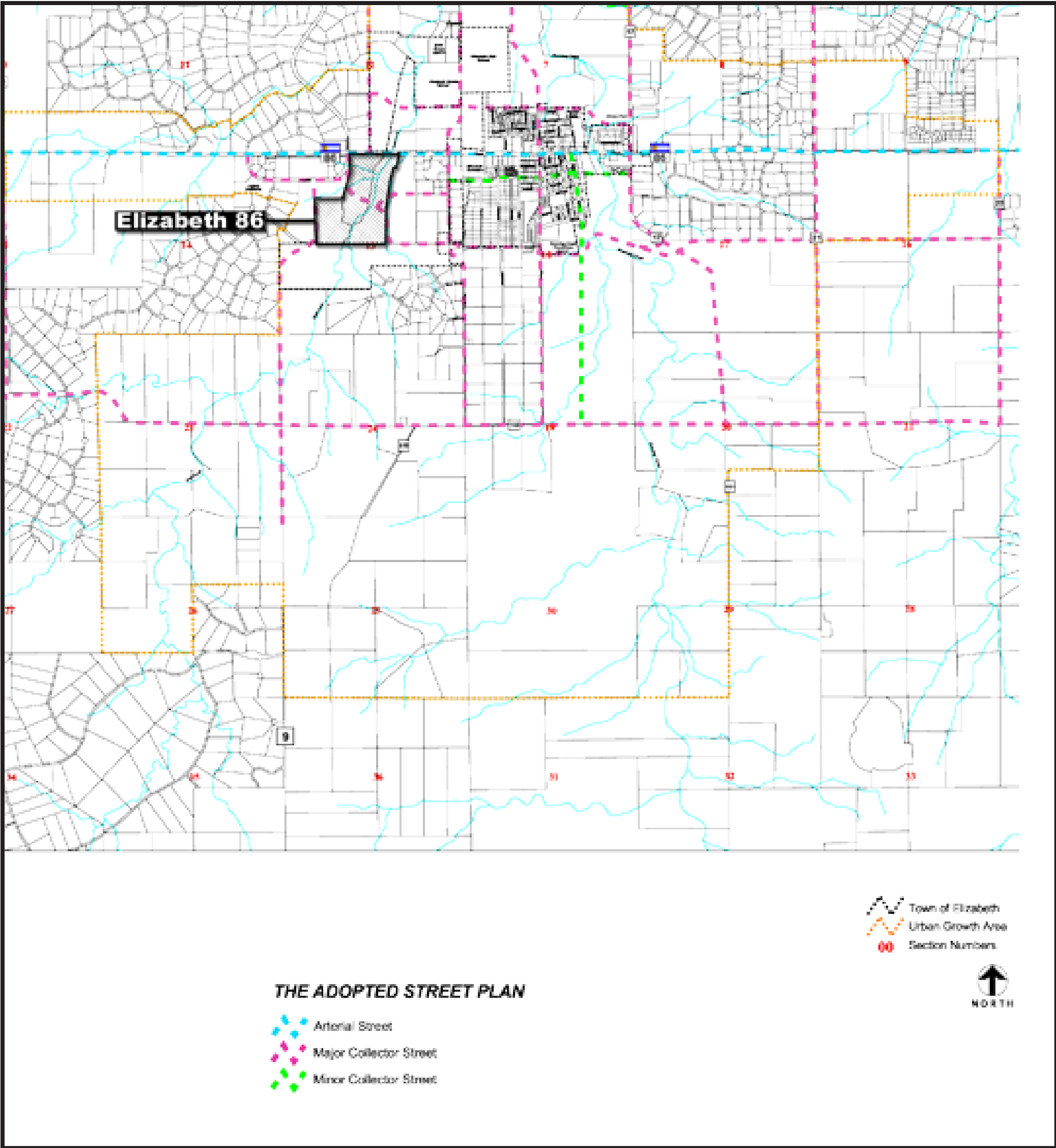
SERVICE AREA

As depicted above Elizabeth - 86 is included in the Town of Elizabeth Urban Service Area, and is well within the Urban Growth Area.



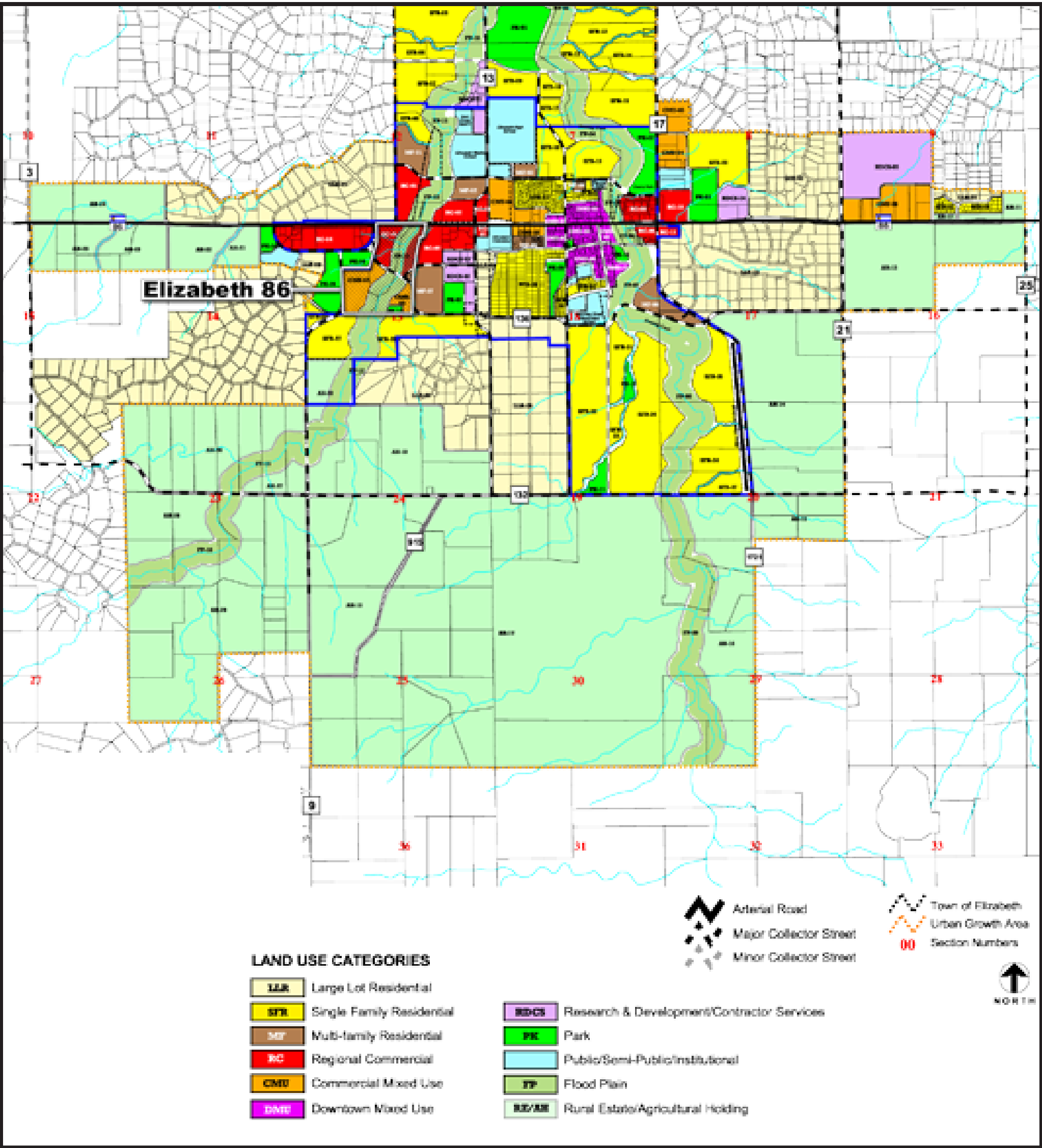
URBAN SERVICE BOUNDARY

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



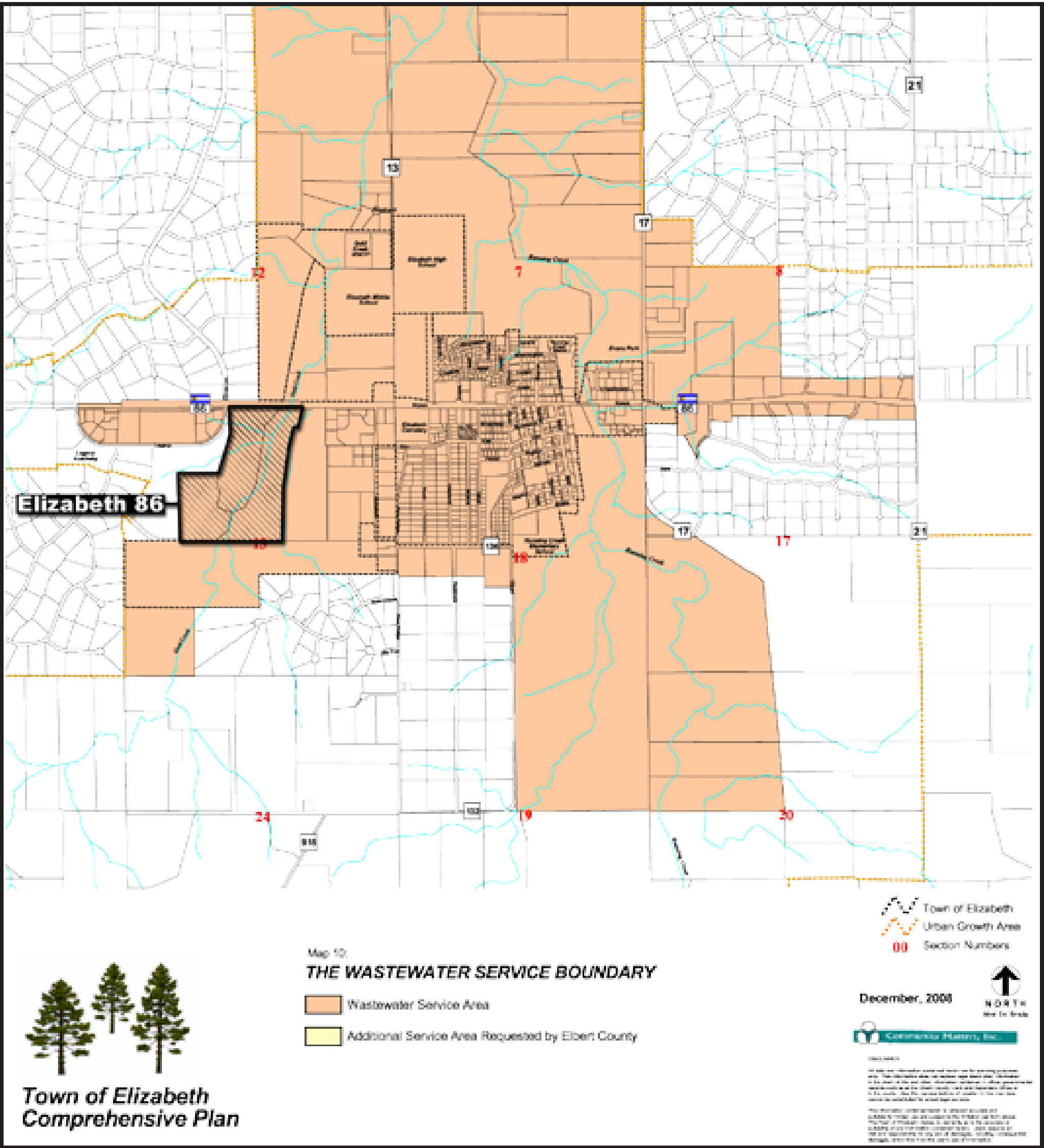
TOWN OF ELIZABETH STREET PLAN

As depicted above the Elizabeth - 86 Master Plan is consistent with the Town of Elizabeth Street Plan, and will in fact play an integral role in bringing the Street Plan into reality.



TOWN OF ELIZABETH LAND USE

The planning for Elizabeth - 86 respects and is consistent with the proposed land uses in the Town of Elizabeth planning maps, including the infrastructure planning map.



WASTEWATER SERVICE AREA

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

