



ORDINANCE 14-10

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF ELIZABETH BY ADOPTING THE DEVELOPMENT PLAN AND DESIGN GUIDE FOR LOT 1 OF THE GOLD CREEK PARK SUBDIVISION

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 rezone certain property within the Town of Elizabeth, Colorado zoned Planned Development (PD) by adopting the Development Plan and Design Guide for Lot 1 of the Gold Creek Park Subdivision (the "Property").
- B. Public notice was 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 which was conducted by the Board of Trustees on September 9, 2014.
- C. A need exists for rezoning the Property by adopting the Development Plan and Design Guide for Lot 1 of the Gold Creek Park Subdivision.

Section 2. The Property is hereby rezoned by adopting the Development Plan and Design Guide for Lot 1 of the Gold Creek Park Subdivision, which is attached hereto as **Exhibit A**, 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.

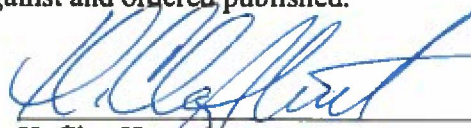
Section 4. Severability. If any section, paragraph clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Ordinance, the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

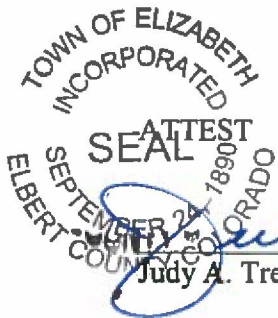
Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety 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 23rd day of September, 2014.

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


H. Clay Hurst, Mayor




Judy A. Trent, Town Clerk

Exhibit A

Gold Creek Development Plan and Design Guide

NE 1/4 of section 12, Township 8 S., Range 65 W. Of the 6th P.M.
aka: Gold Creek Park, Lot 1
Town of Elizabeth, Elbert County, Colorado

GENERAL PROVISION STATEMENTS

AUTHORITY

The authority for this development plan and guide is Article I Section 16-1-190 (Planned Unit Development PUD District) of the Chapter 16 Land Use and Development Code of the Town of Elizabeth, as published on May 26, 2014, and the authority for Section 16-1-190 of the Chapter 16 Land Use and Development Code of the Town of Elizabeth is the Colorado Planned Unit Development Act of 1972. The entire Gold Creek Development shall be accessible as per the Americans with Disabilities Act (ADA) requirements.

OPEN SPACE DEDICATIONS

The Chapter 16 Land Use and Development Code of the Town of Elizabeth requires a dedication of a minimum of 20% of the development's gross land area to be set aside for open space purposes with a minimum of 10% active open space, as described in Article II Section 16-2-50. This planned development dedicates 20% of the total 6.428 acres to open space.

LAND USE REQUIREMENTS

I. Commercial/Office/Industrial/Mixed Use

- A. Purpose: the purpose of this section is to establish standards for the development of those areas within Gold Creek Development intended for mixed use, commercial, and industrial land use, which are divergent from the standards of the zoning regulations of the Town of Elizabeth.
- B. Principal uses permitted by right are described in detail in Article I, Sections 16-1-160, 16-1-170, and 16-1-190 of the Town of Elizabeth Chapter 16 Land Use and Development Code, and listed in Table 16-5, under Commercial Mixed Use (CMU) and Light Industrial (L-I).
- C. Accessory uses as part of commercial/office/industrial/mixed use
 - 1. Accessory uses permitted by right. The following accessory uses shall be allowed within the areas of the property designated commercial/office/industrial
 - a) uses that are customarily incidental to any of the permitted principal uses and are located on the same phase or on an adjacent phase and do not exceed 35% of the project area
 - b) parking for the principal use



c) dwelling units that occupy less than thirty-five (35%) of the gross floor area of the construction phase.

d) storage of materials, provided all such storage is located within a structure

e) other uses not listed above that are deemed similar by the town planner or zoning administrator

D. Development standards - the development standards for mixed commercial/industrial areas shall be as shown on an approved site development plan prepared in accordance with this section of this development guide and as follows:

1. Maximum building height: 30 feet
2. No yards shall be required adjacent to construction phase lines which merely separate commercial/industrial uses.
3. All lighting shall be designed and located to reduce power consumption to its lowest practical level and to direct light rays to the lot or project. All light fixtures shall be full cut-off as defined by IES and herein.
4. All loading and unloading shall be performed on the lot or project.
5. Any other uses consistent with the purposes and compatible with the uses set forth herein, as determined by the town planner/zoning administrator.

II. Open Space/Parks/Trails

A. Purpose and intent. To define open space land use. Open space is defined as public or private land and aquatic areas which are acquired, regulated or managed to protect the natural environment and significant cultural resources; provide recreational and agricultural opportunities; shape the pattern of urban development or any combination thereof, including common areas and common elements.

B. Uses permitted by right. The following uses are permitted in open space areas as a matter of right;

1. Wildlife viewing areas;
2. Wildlife habitat preservation;
3. Natural vegetation preservation;
4. Biking, equestrian, and jogging trails;
5. Picnic facilities;
6. Special community events;
7. Any other uses consistent with the purposes of this section and compatible with uses set forth herein, as determined by the town planner/zoning administrator

DESIGN GUIDELINES

I. Introduction

The purpose of these design guidelines is to provide a statement of the design goals and objectives and development requirements for Gold Creek Planned Development. The intent is to insure appropriate use of the land so as to provide a cohesive, unified and successful multi-use area. The design guidelines are established as a means of monitoring development throughout the life of the project, to help assure high quality design and construction that will enhance the community. These guidelines are to be used as a tool in the development of site and building plans. The goal of these guidelines is to create a commonly understood set of shared expectations for the character of development within Gold Creek Development.

II. Design Overview

These guidelines define standards for the design of individual buildings within Gold Creek Development in order to promote a cohesive visual character to all phases. The entire development is located along County Road 13. The character of the development will reflect a rural mountain theme.

III. Relationship of Guidelines to the Development

The overall requirements of the development are set forth in the Gold Creek Development Plan. The plan establishes the character of development of the project, sets limits for building density, site coverage and location. The design guidelines expand on the principles set forth in the plan and act as a tool for implementing these principles.

IV. Definition of Terms

For purposes of this document, the following definitions of terms shall apply:

“Consider”: Used when suggesting range of alternative design solutions. Compliance with the recommended options is not required.

“Encouraged”: Compliance with a guideline using this term is important but is not required.

“Phase”: Used to describe a construction phase of the Gold Creek Development.

“Project”: Used to describe the Gold Creek Planned Unit Development.

“Provide”: The action mentioned should be followed. Lack of compliance, where it applies, may be grounds for denial of approval.

“recommend” “not recommended”: Compliance with a guideline using this term is not required, but indicate a design issue.

“shall” “will” “must” “should be”: Compliance with a guideline using these terms is required for design approval; non-compliance may be used as a basis for denying approval.



“Use”: This and other verbs presented in the imperative mood indicate that the action should be followed, where, applicable. Other examples include “develop”, and “delineate”

V. Site Planning Guidelines

This section addresses broad site planning issues. Parking requirements, sign control, and landscaping requirements are under the authority of the Chapter 16 Land Use and Development Code of the Town of Elizabeth, as published on May 26, 2014, and will not be addressed.

The concept for the site plan for Gold Creek Development is to create a unique development where individual buildings work together to create a sense of unity. The visual elimination of land use “separation” by use of free-form landscaping, shared service areas, and location of buildings to open view corridors to the surrounding area and views toward Gold Creek are means to achieve this goal.

A. Land use intensity: The land use intensity as described in the Gold Creek Development Plan.

B. Height restrictions: Building height shall be measured as set forth herein based on the uniform building code as currently adopted by the Town Code.

C. Setback Requirements: Setback requirements may be varied due to unique or special site and building conditions.

D. Site Grading and Drainage Guidelines:

1. Building and site design is encouraged to work with the natural contours of the land, and the use of retaining walls should be minimized.
2. Site drainage must be designed to eliminate water collection at building foundations and minimize water collection at entrances and service ramps.
3. All site topographic features (such as landscape berms and swales) shall be an integral part of the overall site grading.

E. Pedestrian Circulation Design Guidelines:

1. Pedestrian spaces and routes should be designed to promote walking through the development.
2. Delineate areas of pedestrian activity (plazas, seating areas) with accent paving or board walks and pedestrian scale lighting. (See figure 3)
3. Building entries should incorporate pedestrian amenities such as seating, appropriate lighting, and hard surfaces to create a pedestrian-scale.

F. Service Area Design Guidelines:

1. Visual impact of service, delivery and storage areas shall be minimized via architectural treatment, grading and landscaping. Careful design of screening and placement of service areas must be planned. Provide shared service areas where possible.

2. Locate loading docks and service areas so that views into them from adjacent properties and streets are minimized. Specific guidelines are as follows:

- a) Loading docks/service areas may be a large part of the building design types in some buildings: visually screen these areas by location on the building or by screen walls and landscaping. Where possible, locate loading areas and servicing at the rear of the building, not visible from the public roads. Screen walls shall be constructed of similar materials to building and shall be approved by architectural committee.

G. Exterior Lighting Design Guidelines: The intent of the lighting guidelines is twofold: first to contribute to the visual continuity of the development and second to minimize the impact of exterior lighting on adjacent areas.

1. Use accent lighting at specific building architectural features. Lighting of architectural features must be designed with the intent of providing accent, not to exhibit or advertise buildings. All illumination sources must be located within the property boundaries and be shielded from public view. Lamp selection should ensure compatibility with building color and texture.
2. Accent lighting of landscaping is permitted. Landscape illumination shall be low level and background in appearance and shall use a concealed source.
3. Lights shall be placed so as not to cause glare or excessive spillage onto adjacent lots. Excessive spillage is defined as 2 foot candles measure at the property line.
4. All fixtures are to be concealed source with the exception of pedestrian and accent lighting.
5. Service area lighting should be contained within the service yard boundaries. No light spillage shall occur outside the service or storage area.
6. All lighting shall be shielded such that the source of illumination (bulb or direct lamp image) is not visible from any adjacent property.

VI. Architectural Guidelines

Statement of intent

The goal of the Architectural Guidelines is to develop high quality architecture and site design that will create a development of lasting value to the community. Gold Creek Development will build out over years, and it is important that structures establish and enhance continuity within the community. It is the intent for buildings to respond to each other through scale, massing and organization. Buildings should work in harmony with adjacent structures to create and maintain a pleasing appearance. The development shall exhibit a continuity in design, utilizing a rural mountain theme.

A. Building Scale and Massing:

1. Consider the use of “stepped-down” building to break up larger structures. (See figure 2)



2. Consider variations in facade elements, such as inset window areas, entries and/or projections of building volumes. (See figures 1 and 3)
 3. Building mass should be broken down where possible. Horizontal breaks and vertical projections will effectively reduce the perceived scale of buildings.
 4. Provide common or shared entries when possible. (See figure 3)
- B. Materials and Finishes: Materials and finishes in this section apply to the facades facing public streets. Remaining facades should coordinate with the public facade in material color and finishes as to provide a cohesive design.
1. Stone and synthetic stone as primary materials are recommended. Textured materials are preferred.
 2. Basic wall materials color should be muted. Primary colors as accents are encouraged.
 3. Plain concrete block is not permitted as an exposed finish material.
 4. Architectural precast and site cast concrete is an acceptable primary material. However, plain gray walls without relief or texture are discouraged. Exposed tees are not allowed.
 5. Minimize use of painted materials.
 6. Stone and synthetic stone with a texture or grain is recommended.
 7. The use of wood as a building material is allowed. Synthetic representations of wood such as Hardy products are allowed.
 8. Metal skin materials such as enamel, stainless steel, and aluminum panels are allowed as primary materials.
 9. Avoid using highly reflective surfaces that will generate glare. Limit reflective glass to an outside reflective factor of 30% or less. Mirror glass is not allowed except in very limited applications.
 10. High quality, low maintenance materials are encouraged. Building materials that will age well are recommended.
 11. Wood shingles are not permitted as roofing materials.
 12. Roof Forms (See figures 1, 2 and 4)
 13. Rooftops should contribute to the visual unity of the project and should be considered from both the ground level as well as from adjacent buildings.
 14. Roof forms should support and reinforce overall building massing

DESIGN GUIDELINES ILLUSTRATIONS

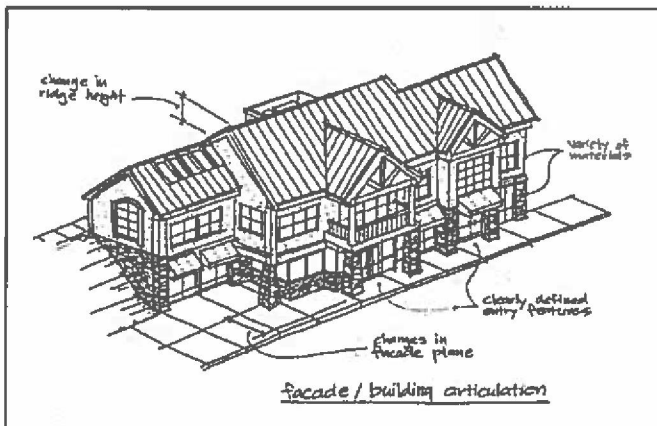


Figure 1

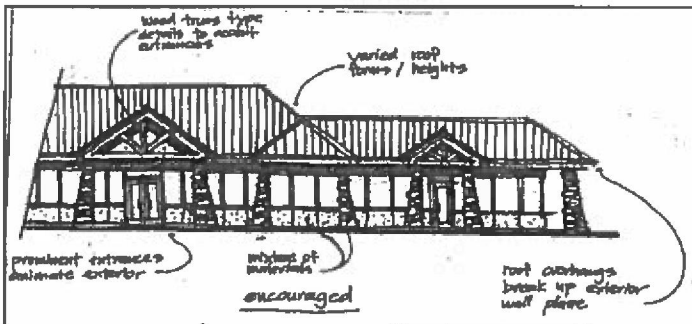


Figure 2

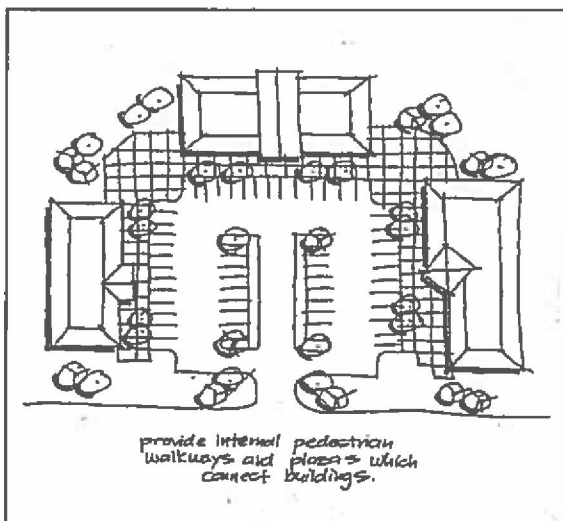


Figure 3

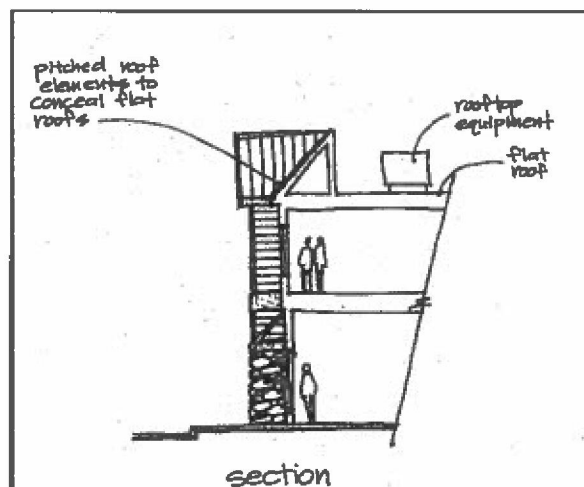
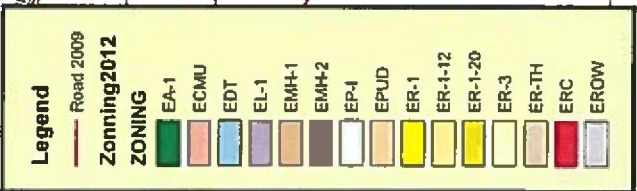


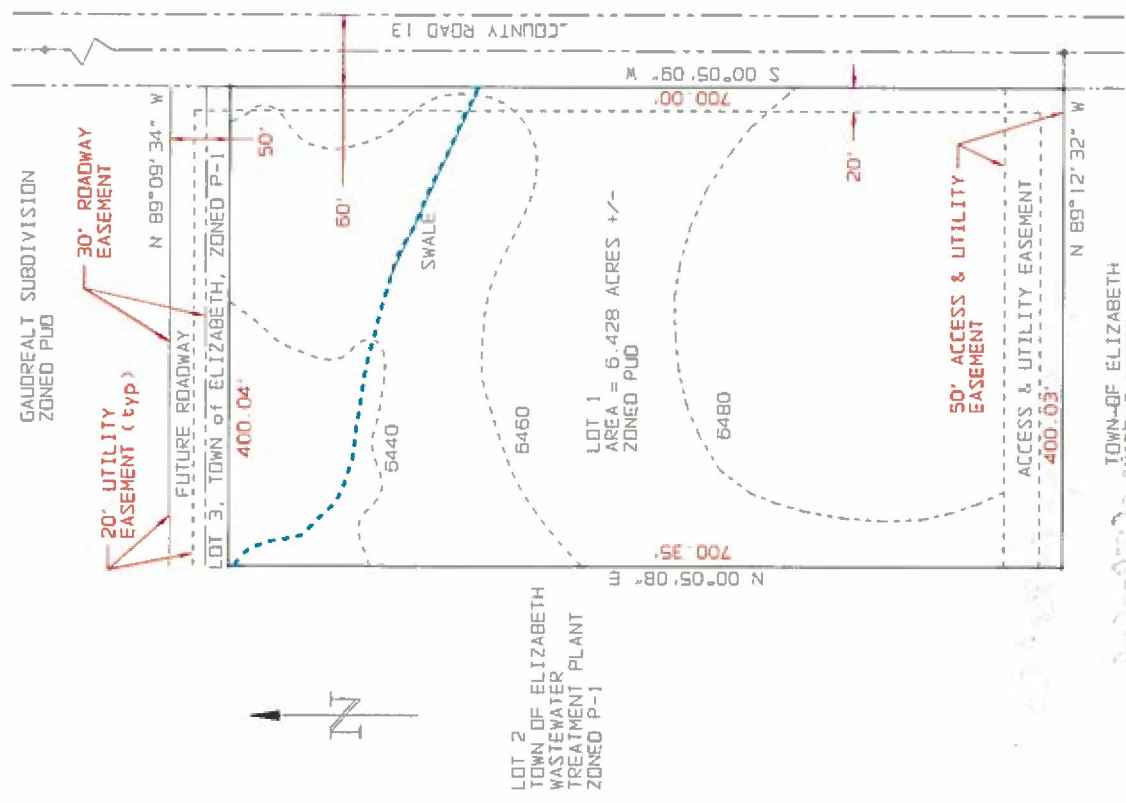
Figure 4





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Dallas Schroeder Recorder, Elbert County, Co





NOTES:

1. The Town of Elizabeth shall supply water and sewer.
2. The Town of Elizabeth holds the rights to all access and utility easements

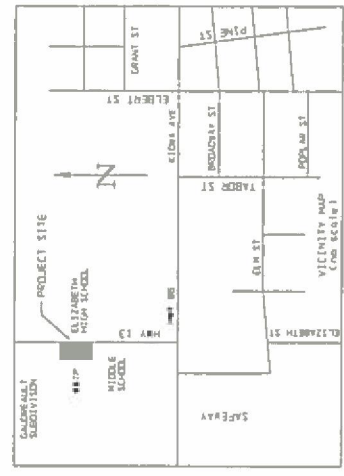
LAND USE SUMMARY	
PARCEL:	LOT 1
ZONING:	PUD
ACREAGE:	6.428
PHASE I AREA:	2.72 Acres
PHASE II AREA:	2.42 Acres
OPEN AREA:	1.29 Acres
LAND USE:	Commercial / Office / Industrial / Residential / Mixed Use

TOWN OF ELIZABETH
 HIGH SCHOOL
 ZONED P-1

CURRENT OWNER: NORTHSTAR BANK OF CO
 5855 Firestone Blvd
 Firestone, CO 80504
 720 652 7255

APPLICANT: GOLD CREEK HOLDINGS, LLC
 9880 Salen Court
 Highland Ranch, CO 80130
 303 936 7996

PREPARED BY: Brenda Wiederkehr
 Joe D. Power



LEGAL DESCRIPTION

NE 1/4 of Section 12, Township 8 S,
 Range 65 W, of the 6th P.M. Town of
 Elizabeth, Elbert County, Colorado

Gold Creek Development

Scale:	none	deg. by:	J D P	date:	05-26-14
cad file:	elizabeth.pd	design by:	JDP		
PUD Development Plan for Lot 1					
Elbert County Plat Book 304, Page 409					
order no.		Dwg No.	GCD Plan 1		
rev			1		