



ORDINANCE 15-10

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF ELIZABETH TO PLANNED UNIT DEVELOPMENT (PUD) AND ADOPTING THE DEVELOPMENT PLAN AND DESIGN GUIDE FOR LOT 11 OF ELIZABETH CROSSROADS BUSINESS PARK SUBDIVISION: ALSO KNOWN AS 787 CROSSROAD CIRCLE.

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 to Planned Unit Development (PUD) by adopting the Development Plan and Design Guide for 787 Crossroad Circle (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 November 24, 2015.
- C. A need exists for rezoning the Property to Planned Unit Development (PUD) by adopting the Development Plan and Design Guide for 787 Crossroad Circle.

Section 2. The Property is hereby rezoned to Planned Unit Development (PUD) and the Town approves the Development Plan and Design Guide for Lot 11 of the Elizabeth Crossroads Business 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.

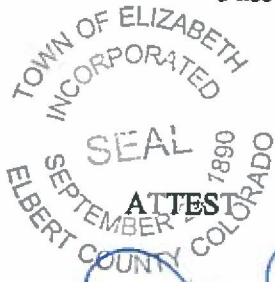
Section 5. The Board of Trustees hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety 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 24th day of NOVEMBER, 2015.

Passed by a vote of 5 for and 0 against and ordered published.



ATTEST

Judy A. Trent
Judy A. Trent, Town Clerk

H. Clay Hurst
H. Clay Hurst, Mayor *Mayor Pro Tem*

EXHIBIT A

Hollow Woods Development Plan and Design Guide

Section: 7 Township: 8 Range: 64
Subdivision: Elizabeth Cross Roads Business Park
Lot: 0011 (1/21 Interest in Tract C)
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.

GENERAL PROPOSAL

The general intent of this development plan is to extend the Regional Commercial (RC) land use rights of the property designated to support Liquor Manufacturing (Distillery or Rectifier) operations. Beyond this use right modification, all other uses, dimensional standards and general provisions will be conforming to the existing Regional Commercial (RC) District zoning and covenants of the Elizabeth Cross Roads Business Park as well as the Town of Elizabeth Master Plan.

OPEN SPACE

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. This planned development fulfills this obligation via the pre-existing open space dedication as conveyed under the annexation of Elizabeth Crossroads Business Park as specified under the Annexation Agreement by and between the Town of Elizabeth, Colorado, and Martin Brin and Lola Brin recorded June 18, 1999.

WATER & SEWER

Water and sewer to be provided by the Town of Elizabeth, as established in the Elizabeth Crossroads Business Park subdivision.





LAND USE REQUIREMENTS

PRINCIPAL USES

The following uses shall be allowed within the Hollow Woods Development:

- All principal uses permitted by right in Article I, Section 16-1-150 of the Town of Elizabeth Chapter 16 Land Use and Development Code, as listed in Table 16-5, under Regional Commercial (RC) District.
- The principal use of Food and Beverage processing.
- Other uses not listed above that are deemed similar by the town planner or zoning administrator.

DESIGN GUIDELINES

DESIGN OVERVIEW

The overall design for the Hollow Wood Development will be in conformance with the Town of Elizabeth Master Plan and the Town of Elizabeth Chapter 16 Land Use and Development Code under Regional Commercial (RC) District.

ARCHITECTURAL GUIDELINES

All dimensional Standards will conform with Article I, Section 16-1-150 of the Town of Elizabeth Chapter 16 Land Use and Development Code, as listed in Table 16-6, under Regional Commercial (RC) District.

MATERIALS AND FINISHES

1. The use of wood as a building material is allowed.
2. The use of stone as a building material is allowed.
3. Metal skin materials are allowed as primary materials.
4. Architectural precast and site cast concrete are acceptable primary materials.

DESIGN GUIDELINE ILLUSTRATIONS

