

# Columbine Knolls South Planned Development Restrictions (ODP)

## PLANNED DEVELOPMENT RESTRICTIONS

1. GENERAL: Columbine Knolls south is designed as a planned residential community utilizing various types of single family and multiple family dwellings with parks, greenbelts, schools, and a community shopping facility.

2. TOTAL DEVELOPMENT AREA: 618.13 gross acres.

3. GROSS RESIDENTIAL DENSITY: 4.62 units per acre.

4. MAXIMUM PERMITTED UNITS: 2530 dwelling units.

### 5. LAND USE AREAS:

Land Use		Acreage	Units	Density
a. Single family:	54.2%	334.96	1130	3.37
b. Townhouses:	11.3%	69.72	714	10.24
c. Multi-family	5.6%	34.82	711	20.42
d. Shopping centers:	4.5%	27.64		
e. Schools:	8%	49.60		
Elementary:		28.43		
Junior High:		21.17		
f. Parks and Trails:	12.8%	79.07		
g. Perimeter Roads:	3.6%	22.32		
TOTALS	100%	618.13	2555	

### Single Family Area Restrictions:

Tract A: Minimum lot size	8500 Square Feet
Minimum lot width	80 feet
Minimum lot depth	100 feet average
Minimum front setback	20 feet
Minimum side setback	5 feet
Minimum side setback adjacent to road	20 feet
Minimum rear setback	25 feet
Minimum lot coverage	35 per cent
Height Restriction	35 feet
Tract B: Minimum lot size	8000 Square feet
Minimum lot width	70 feet
Minimum lot depth	100 feet average

Minimum front setback	20 feet
Minimum side setback	5 feet
Minimum side setback adjacent to road	20 feet
Minimum rear setback	25 feet
Minimum lot coverage	35 per cent
Height Restriction	35 feet
Tract C: Minimum lot size	7500 Square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet average
Minimum front setback	20 feet
Minimum side setback	5 feet
Minimum side setback adjacent to road	20 feet
Minimum rear setback	25 feet
Minimum lot coverage	35 per cent
Height restriction	35 feet

Parking ratio: two (2) off-street spaces per unit minimum. All single family detached units shall have garages.

Uses Permitted:

- a. Single family detached residences.
- b. Private garages.
- c. Churches, day care centers, libraries, parks, playgrounds, fire stations.
- d. Non-commercial gardens and greenhouses.
- e. Private kennels for not more than three (3) dogs, cats or other domestic pets but not including horses, cows, sheep, goats or other such animals.
- f. Home occupations only if approved by the Jefferson County Board of Adjustment.
- g. Public buildings and public utilities providing such are approved by the Jefferson County Planning Commission and board of County Commissioners.

Townhouse Area Restrictions:

a. No lot requirements shall apply; i.e. Section 27-2 of the Jefferson County Zoning Resolution shall be waived. In consideration for such waiver, setbacks shall be as follows:

1. Setbacks between buildings: 20 feet.
2. Setbacks of buildings to roads: 20 feet.
3. Setbacks of buildings from parks: 20 feet.

b. Townhouse units may be served by private twenty five (25) foot easements. Such easements shall be designated as emergency access easements on the final plats and must be approved by

the Littleton Fire District prior to securing building permits. Such easements shall be a minimum of 25 feet in width and shall be paved.

c. Maximum height of buildings shall be 35 feet.

d. Parking shall be provided at the ratio of two (2) off-street spaces per unit minimum. Parking areas shall be so designed as to minimize visual impact. Where possible, such parking areas shall be contained in garages or carports. When open, such areas shall be screened by means of landscaping and fencing.

e. Densities within the townhouse areas shall be variable, however, the maximum density transfer from one tract to another shall be 25 per cent.

f. All open areas shall be commonly owned and shall be maintained by the developer or a condominium homeowner's association. Open areas shall contain general recreational uses such as but not limited to swimming pools, tennis courts, putting greens, landscaped walkways and clubhouses.

g. All buildings shall be so sited on the property that views and aesthetic attractiveness are maximized. Building setbacks and orientations shall be staggered so as to create an open appearance to the development.

Uses Permitted:

- a. Townhouses and single family attached units.
- b. Private garages, carports and open parking areas.
- c. Private recreational areas and facilities.
- d. Private kennels for not more than two (2) dogs or cats.
- e. Home occupations only if approved by the Jefferson County Board of Adjustment.
- f. Public buildings and public utilities providing such are approved by the Jefferson County Planning Commission and board of County Commissioners.

Multi-Family Restrictions:

a. No lot requirements shall apply to these tracts. Section 27-2 of the Jefferson County Zoning Resolution is waived. Setbacks between buildings shall be variable depending on height.

Building height:	35 feet	
Setbacks between buildings:		25 feet
Setbacks from roads:		25 feet
Setbacks from parks and greenbelts:		20 feet
Building height:	50 feet	
Setbacks between buildings:		40 feet
Setbacks from roads:		25 feet
Setbacks from parks and greenbelts:		20 feet
Building height:	80 feet	
Setbacks between buildings:		80 feet
Setbacks from roads:		25 feet
Setbacks from parks and greenbelts:		20 feet

- b. Multiple family dwellings may be served by private easements. In such cases, the easements shall be designated as emergency access easements and must be approved by the Littleton Fire District prior to securing of building permits. Easements must be a minimum of twenty five (25) feet in width and shall be paved.
- c. Building heights may be variable in order to provide for better horizontal design. The maximum permitted building height shall be 80 feet. Within the multiple family area, no more than three (3) buildings shall be permitted to the maximum height. The balance of buildings in such tracts shall be staggered between a maximum of thirty-five (35) feet in height and fifty (50) feet in height.
- d. High rise buildings shall be so designed and sited on the property so that the effect on surrounding property is minimized.
- e. Fire control within high rise apartment buildings shall be subject to the approval of the Littleton Fire District prior to securing building permits.
- f. Open areas shall be provided within the multiple family tracts. Such areas shall be utilized for swimming pools, putting greens, tennis courts, tot lots, landscaped walkways, clubhouses, etc. Maintenance shall be provided by the developer or by a tenant's or homeowner's association.
- g. Parking shall be provided at a ratio of two (2) off-street spaces per unit.
- h. Densities within the multiple family tracts shall be variable to a maximum of twenty five (25) per cent.
- i. The Denver Water Board Easement running through or adjacent to tracts may be utilized for parking and for recreational and greenbelt purposes subject to the final approval of the Denver Water Board.
- j. Lighting shall be provided within the parking areas and recreational areas. It shall be arranged so as not to shine a direct beam of light into any residential unit.

Uses Permitted:

- a. Multiple family attached unites.
- b. Parking areas.
- c. Open space, recreational areas and clubhouses.
- d. Laundry rooms, and incidental commercial uses such as vending machines and snack bars.

Shopping Center Restrictions:

Uses Permitted shall be any use permitted within the Commercial-One Zone District in effect at the time of approval of this plan, except that the following uses shall not be permitted: commercial billboards; mobile home and camper sales; rental agencies; cold storage lockers; skating rinks and dance halls; shooting galleries and rifle ranges; golf driving ranges; trampoline centers; Turkish baths and massage parlors; auction houses; taxidermists; and lapidary shops.

- a. Setbacks within the shopping centers from the boundary of tracts shall be as follows:

Front setback: 50 feet for buildings. Gas pumps contained within service stations may be setback 25 feet.

Side setback: 30 feet adjacent to a road. Adjacent to a greenbelt, the setback shall be 20 feet.

Rear setback: 30 feet.

- b. Parking shall be provided at a ratio of three (3) square feet of gross parking area for each one (1) square foot of floor area in retail use. For office buildings, parking shall be

provided at a ratio of two (2) square feet of gross parking area for each (1) one square foot of usable office area. (exclusive of halls, closets, etc.).

c. Signs within the shopping centers shall be controlled as follows:

1. Only directional, informational, and identification signs shall be permitted.
2. Roof signs shall be permitted.
3. No billboards shall be permitted.
4. Pole signs shall be permitted to a maximum height of twenty five (25) feet and shall contain a maximum of two (2) faces.
5. No blinking, flashing, animated, rotation, or portable signs shall be permitted.
6. No pennants, flags or other devices utilized for advertising purposes shall be permitted.
7. Neon signs shall not be permitted unless contained within the building and having a size of less than three (3) square feet.
8. Illumination of signs shall be accomplished in such a manner as to prevent glare or to prevent any adverse effects on surrounding development.
9. Wall signs or hanging signs shall be permitted to a maximum of fifty (50) square feet.
10. Signs shall be limited to a maximum of one identification sign per entrance to businesses.
11. The design, shape, color, and material contained within each sign shall be designed to blend with the general architectural theme of the shopping centers.

d. The shopping center shall be designed and constructed as a unit, utilizing similar architecture and styling. All buildings and construction within the shopping center shall be subject to final review and approval by the developer.

e. Landscaping fencing and screening shall be utilized in an effort to reduce the commercial aspect of the area. Parking areas shall be designed in a manner which is visually attractive utilizing landscaping and lighting techniques designed to reduce the asphalt appearance.

f. Building heights shall be variable. The average building height shall be no more than 30 feet. The maximum building height shall be 50 feet, provided the maximum percentage of roof area contained within the 50 foot buildings relative to the balance of the shopping center shall not exceed 20 per cent.

g. Access to the shopping center shall be prohibited from Colorado State Highway No. 121. Two (2) access points shall be permitted from West Chatfield Avenue.

Parks and Greenbelt Restrictions:

a. The park, recreation, and greenbelt areas shall be developed and maintained through contractual agreement between the developer and the Foothills Metropolitan Park and Recreation District; or by a Homeowner's Association.

b. Greenbelt areas adjacent to major arterials shall contain a minimum of forty (40) feet, and shall be utilized for bicycle and pedestrian trails. These trails shall be dedicated to Jefferson County on the final plats. These trails shall be constructed by the developer and shall be 8 feet in width.

c. General recreational uses shall be permitted within the park areas.

d. In cases where single family lots back up to greenbelts along major arterials, the minimum single family lot depth may be reduced to 100 feet when greenbelts are 50 feet in

width and 110 feet when greenbelts are 40 feet in width. In any event the minimum lot depth and greenbelt width must be at least 150 feet.

**Schools:**

- a. The schools contained within the plan shall be conveyed to the R-1 School District, subject to reasonable terms agreeable to said R-1 School District and the developer. The elementary schools shall be dedicated by separate deed.
- b. The junior high school shall consist of a minimum of 20 acres and shall be reserved for future purchase by the R-1 School District.

**6. UTILITIES:**

- a. Water and sewer service shall be provided by the Southwest Metro Water and Sanitation District. The property is presently included within said District.
- b. All utilities shall be located underground.
- c. Street lighting shall be located sufficient to provide for safe pedestrian and traffic flow.
- d. Fire hydrants shall be located within the development as required by the Littleton Fire District.

**7. ROADS:**

- a. All roads within this development shall be constructed to prevailing County Specifications in effect at the time of approval of this plan.
- b. The developer shall dedicated the following rights-of-way for future road construction:
  1. West Ken Caryl Avenue: 50 feet from existing cl
  2. West Chatfield Avenue: 50 feet from existing cl
  3. South Pierce Street: 50 feet from existing cl

Construction and improvement of these roads shall be determined at the time of platting.

**8. EASEMENTS:**

Easements shall be provided as required by Jefferson County on the Final Plats. Pedestrian easements have been schematically shown on the Official Development Plan.

**9. DRAINAGE:**

At the time of platting, the developer shall prepare a drainage study to be approved by the County. The 100 year flood plains of all drainage areas shall be free of residential development. Channelization of drainage areas may be permitted in some areas.

**10. BOAT, CAMPER AND TRAILER STORAGE:**

The storage of recreational vehicles such as boats, campers, trailers, motor homes, snowmobiles, etc. shall not be permitted within this development unless such storage is totally screened from public view.

11. TRASH DISPOSAL:

All trash disposal within this development shall be effected by private contractor. Within the townhouse, multiple family and shopping center areas, all trash shall be collected and stored in enclosed containers designed and screened so as to not detrimentally affect the aesthetic appearance of the areas.

12. FENCES:

Fences may be permitted to a maximum height of six feet except as follows:

a. Fences within or on the perimeter of the commercial tract shall be permitted to a maximum height of eight (8) feet.

b. Fences within recreational areas, specifically fences enclosing tennis courts and swimming pools or other similar recreational facilities may be permitted to a maximum height of sixteen (16) feet.

Only class 1-6 fences may be permitted as specified by the Jefferson County Zoning Resolution Section 24-B as existing at the time of approval of this plan. Fences shall be subject to all of the controls of Jefferson County relative to permits and site distance requirements.

13. ARCHITECTURAL CONTROLS:

The developer shall retain the right of review for all plans for construction within this development. Strict architectural control shall be applied to insure continuity, complimentary styling and character throughout the development. This control is to include exterior design, texture, use of materials, color, site location and landscaping.

14. DEVELOPMENT SCHEDULE:

Construction shall begin on the Eastern portion of the subject property and proceed Westerly in an orderly fashion. The development shall be totally completed within a maximum of 10 years.

15. GENERAL REQUIREMENTS:

This development shall be subject to platting and recording of the Official Development Plan. Any items not specifically covered herein shall be governed by the Jefferson County Zoning Resolution and Subdivision Regulations in effect at the time of approval of this plan. It shall also be subject to the building codes and engineering criteria and other governmental requirements in force at the time of approval of this plan.

16. CARR STREET EXTENSION:

South Carr Street shall be dedicated to a minimum width of 30 feet from the Section Line the entire length of the property with the exception of the section crossing the Northernmost drainage area. This section shall be dedicated and constructed providing Jefferson County agrees to provide 1/2 of the total funds required to build the bridge across said drainage. In the event said agreement is not consummated, the alternative road pattern as shown on the plan will be effective.

17. LANDSCAPING AND SCREENING:

(a) Shopping Centers: Along road frontages, a 25 foot strip shall be provided. This strip shall contain trees and shrubbery. Trees shall not be located in such a manner as to interfere with sight distance for traffic. Trees shall be planted at intervals of not more than 30 feet. The strips shall be bermed to a minimum height of 3 feet. Along the Northern and Eastern boundary of the 7 acre site, there shall be a 6 foot solid fence with trees planted at a maximum interval of 30 feet. Within parking lots, islands between stalls shall be landscaped with trees and shrubs.

(b) Multiple family: Along W. Chatfield Avenue, trees shall be planted at maximum intervals of 30 feet. The setback strip shall be elevated by grading to a height a minimum of 3 feet above the grade of the street. Along the Eastern boundary of the 9 acre multiple family site, there shall be constructed a 6 foot solid fence with trees planted at maximum 30 foot intervals.

Landscaping plans shall be prepared by a professional landscaping firm at the time of construction.

\* The officially-recorded Official Development Plan (ODP) filed with Jefferson County Department of Planning and Zoning can be identified as follows:

BOOK 3            PAGE 33            CASE NO.    B72 - 64            map no. 8

end of document