



WESTMINSTER
COLORADO

AGENDA
PLANNING COMMISSION PRE-MEETING

Tuesday, September 24, 2019
A light dinner will be served at 6 p.m.
Pre-Meeting Begins at 6:30 p.m.

CMO Conference Room
Upper Level, City Hall

ITEM NO. 1: Items on This Evening's Agenda

Public Hearing and Approval; Church Ranch Home Place, Filing 10
Preliminary Development Plan Amendment and Official Development Plan
Prepared by: Stephanie Ashmann, Senior Planner

ITEM NO. 2: Upcoming Planning Commission Meeting Agenda Items

Oct 8, 2019	Canceled
Oct 22, 2019	Confirmed
Nov 12, 2019	To be confirmed



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF MEETING MINUTES
 - a. Meeting Minutes of August 13, 2019
3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARING
Public Hearing and Approval; Church Ranch Home Place, Filing 10 Preliminary Development Plan Amendment and Official Development Plan

Prepared by: Stephanie Ashmann, Senior Planner

4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission:

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.



WESTMINSTER

CITY OF WESTMINSTER PLANNING COMMISSION

Meeting Minutes
August 13, 2019

1. ROLL CALL

The regular meeting was called to order at 7:01 pm by Vice Chair Joe McConnell. Present were Commissioners Dave Carpenter, Lawrence Dunn, David Tomecek, Rick Mayo, Elisa Torrez and Chennou Xiong. Chair Jim Boschert and Commissioner Tracey Colling were excused from attendance. Also present: Staff members Rita McConnell, Planning Manager, John McConnell, Principal Planner, David German, Senior Planner, Jennifer Baden, Planning Aide, Karen Gay, City Manager's Office, Kristin Decker, Deputy City Attorney, Dave Loseman, City Engineer, Melanie Walter, Senior Engineer, Dave Downing, Community Development Director, Heath Klein, Traffic Engineer, John Hall, Economic Development Director, and Molly Tayer, Housing Coordinator. With the roll called, Vice Chair McConnell stated that a quorum was present and both alternates would be voting.

2. CONSIDERATION OF MINUTES

Meeting Minutes from June 11, 2019.

Commissioner Dunn made a motion to accept the minutes from the June 14, 2019 Planning Commission meeting. Commissioner Carpenter seconded the motion. The minutes were unanimously accepted (7-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

Hold a public hearing. Recommend approval of the Preliminary Development Plan (PDP) and Official Development Plan (ODP) to City Council, for six contiguous lots in the Hollyhurst Subdivision, totaling approximately 6.00 acres.

David German, Senior Planner, entered into the record the agenda memorandum, attachments, property postings, proof of applicant mailing and public notice affidavit of publication from the Westminster Window August 1, 2019. Mr. German narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend the Planning Commission recommend approval of the PDP for the St Mark Village project to City Council, contingent upon the approval of the Comprehensive Plan amendment by City Council.
- c. This recommendation is based on a finding that the PDP is generally supported by the criteria set forth in Section 11-5-14 of the W.M.C.
- d. Recommend that the Planning Commission recommends approval of the ODP for the St Mark Village project to City Council, contingent upon the approval of the Comprehensive Plan amendment and the approval of the PDP by City Council.
- e. This recommendation is based on a finding that and the ODP is generally supported by the criteria set forth in Section 11-5-15 of the W.M.C.

The applicant gave a presentation and was represented by St. Charles Town Company, Charles Woolley, Founding Principal/President, Jordan Zielinski, Principal, Director of Development, Charlie Smith, Attorney, Brownstein, Hyatt, Farber and Schreck, LLP, Michael Moore, PE, HKS, Terry Willis, Principal, KTG Architecture, and Jeremiah Simpson, Senior Manager of Training and Quality Assurance, Walker Consultants.

Vice Chair McConnell opened the floor for discussion and questions from the Commissioners to the Staff and applicant.

Commissioner Dunn asked the applicant to explain the nature and the status of the lawsuit between St. Charles Town Company and North Park East. Mr. Zielinski stated that the nature of the outreach to the HOA through its Community Management Association was on a perfection of title. After four months of silence their attorney decided that the HOA did not have the authority to enter into a quit claim deed to perfect the title for the St. Mark Village, the ground that was purchased. At that point they decided they had no other options and had to force the issue through a complaint in the courts in Adams County. That settlement has occurred and is working its way through judgment and decree within the Adams County court system.

Commissioner Mayo asked the applicant how the proposed development was beneficial for families and how the applicant was going to keep it to one family per unit. Mr. Woolley answered that they have very strict rules about the number of occupants and if it is discovered that the rules are not being followed the resident loses their affordable unit. He also stated that this program is very strictly monitored on an annual basis by their investors, and as a part of the tax credit program, there are annual inspections.

Commissioner Carpenter asked the applicant if they tried to make the site work with the density that would have allowed proper setbacks. Mr. Smith answered that the City of Westminster does not use a typical development pattern however they did look at the developable area applying the Westminster required setbacks. They were unable to find a precedent for this along Federal so they went a different direction.

Commissioner Carpenter asked the applicant about drainage plans with regards to a 100 year flood, specifically, how it has been routed out of the site and what the downstream implications are. Mr. Moore answered that originally full detention was desired but that caused parking issues. There was also an issue with the relative location of the existing storm sewer connections to the site. He stated they would have had to install 700 foot extension of underground storm sewer to accommodate the depth of the pond that was proposed. He also stated that the utility corridor within 97th Avenue really didn't exist. Therefore, with input from staff, they are working on the installation of rain gardens. He stated they are including as much detention volume as can be accommodated in them and planning for Excess Urban Runoff Volume (EURV) elevation. Once all the calculations were run, everyone was comfortable that the downstream facilities had drainage capacity to handle the flows that are there now. He stated they are continuing to work with Public Works on what to do to add detention to the site.

Commissioner Carpenter asked the staff if there is sufficient water in our system at this time to service 216 apartments. Mr. German answered yes, that during initial reviews of the project, Public Works checked for water and sewer capacity for the site in two ways. One, just at face value. And two, if it were developed under a mixed use designation. There is support of it in both ways. Commissioner Carpenter then asked if the developer will be paying water tap fees or is the City providing those? Mr. German answered that to his knowledge the developer will be paying the tap fees.

Commissioner Dunn asked Mr. Zielinski with regards to the non-existence of a traffic light at 97th (and Federal); as it relates to the relationship with Colorado Department of Transportation (CDOT). Mr. Zielinski stated that he feels the Mayor is probably the most capable to answer this question and went on to state that CDOT has unequivocally stated there will never be a traffic signal at 97th. He stated that he believes the best opportunity that this community has to get a signal at 97th would be to work with Federal Heights on an intergovernmental agreement and reroute roadways.

Commissioner Carpenter requested that the City Traffic Engineer speak on this subject. Mr. Klein stated that the City has been in contact with CDOT and they will not be installing a signal at 97th Avenue. He stated the City has discussed the potential for having a left turn for northbound and there is simply not room. The re-routing that was mentioned by Mr. Zielinski is most likely never going to happen. He stated that the current situation does work.

Vice Chair McConnell asked the staff about how setbacks are calculated and how this relates to the justification for many of the setbacks. John McConnell stated that design standards are currently written for more of a suburban context, when it comes to multifamily design standards. In more of our urban areas, we typically apply a different set of design standards that aren't in line with a more built up urban environment. Vice Chair McConnell asked Mr. Klein if CDOT was open to the possibility of a right in, right out on 97th. Mr. Klein stated that it is currently striped as a right in, right out and that CDOT would potentially entertain this. He also stated there is a similar right in, right out further north near the King Soopers and Safeway exit points and frequent travelers would see that it works. Staff will vet that out with CDOT to determine whether or not they are in support of that as a safety precaution. The applicant did listen to Staff concerns and have included a bulb out on 97th Avenue to enhance the pedestrian crossing, and slow traffic down. Staff is still evaluating and working with CDOT on whether or not a raised pork chop island or something else would be a better solution. Vice Chair McConnell asked the applicant if a density of less than R36 was ever considered. Mr. Woolley stated that a lower density project was considered but it would not have been in the affordable housing category. Vice Chair McConnell asked Mr. Woolley regarding the requirements of residents to be working, and the process to provide proof that they are working on an annual basis. Have they found that annual frequency meets their needs and negates problems? Mr. Woolley stated absolutely and if they, as the owner, fail to enforce that, they will be penalized by the housing authority and regulators. He stated the program is administered through section 42 of the Internal Revenue Code. If they do not adhere to the occupancy household income and household size standards stated in the lease, this triggers something called tax credit recapture.

With the Commissioners having their questions answered, Vice Chair McConnell opened the public hearing at 8:07 p.m.

Of the public comment most were against the project, citing major concerns with traffic, density and parking issues. One public comment asked what was being done to relocate any prairie dogs on the site. Other public comments included concerns about schools, the applicant's limited amount of public notice and handicap accessibilities. There were some in favor of the project stating affordable housing is necessary in Westminster. One member of the public was concerned that their recently submitted letter had been received.

After a short recess, the Commissioners reconvened and the applicant was given an opportunity to respond to the public testimony.

Mr. Smith addressed traffic concerns. He stated that additional traffic that's contributed by this project is not going to materially exacerbate the existing traffic issues. Mr. Willis addressed the issue of density. He stated that the design was in response to a need in Metro Denver, that developers are building to satisfy that need and 36 units to the acre for this site is not unusually dense for this size parcel. Mr. Smith addressed density as it relates to parking. He stated the parking has been increased in response to community concerns. He stated that St. Charles Town has developed numerous affordable housing developments across the Metro region and across their whole portfolio, their average is 1.8 people per unit. He stated that average is based on reality on what these types of projects are, the types of people and tenants who live there and the densities that they achieve. He stated that the site is an ideal site, it's an infill property on major arteries and the type of product that's being developed as affordable housing is compatible with everything it is adjacent to. He spoke about the support of the project on the petition that was sent to the city and how they would experience the traffic but support the need for the project. Mr. Simpson stated that they did look at ratios and tied those back to vehicle ownership rates for the projected income levels for this housing type. He also stated that

they do support a reduction or variance. They found that the 230 spaces that were originally proposed to be sufficient for this project, the 273 spaces representing a 1.26 per unit, with a predominant mix of a two bedroom and one bedroom, and approximately 40 three bedroom units will be sufficient for the projected 1.8 people per household.

After the applicant was finished with rebuttal, City staff was given an opportunity for final comments or answers to questions that occurred during the meeting.

Mr. German stated that the City received a letter from Adam's 12 Schools. They identified the three schools that would be involved in serving this potential site, at this potential density (elementary, middle school and high schools). The three schools are either at or below full enrollment and they all have more than enough capacity as voiced by this letter from their superintendent.

Dave Downing, Director of Community Development and former City Engineer, spoke about traffic patterns and how traffic flow works. He stated that the City has evaluated the consultants' calculations versus sound traffic engineering standards. The City does agree with those calculations and to summarize that it is not a significant impact of new traffic on the existing infrastructure in this area. He went on to state that without going into great detail, there is a sound traffic engineering reason why CDOT is not allowing a full signalized intersection at 97th Avenue on Federal. It has to do with the offset of streets, 97th Avenue to the West and a street with an unknown name, might be 97th Avenue heading into Federal Heights. Unfortunately those two streets were offset decades ago whenever they were built, to such a degree that it is really not safe to try to put in turn-lanes that close together. He stated that it is the City's opinion that a full-turn access at 97th in Federal is not necessary for the successful construction of the proposed project.

Mr. Klein stated when the development first proposed the 230 parking stalls they did have the Walker Consultant parking study but the City did look at that the fact that there is no precedent and no affordable housing ratio. What was looked at was other affordable housing properties for which the parking at closer to the 1.25. The City engaged with the engineers and the consultant to see if this could be increased as a reaction to our concerns being not familiar and comfortable with such a low reduction. What was realized was that the 1.25 is closer to what is in the field. The 1.26 that is being proposed does fit within what the City is comfortable with.

Mr. German stated that documents that are being considered do not include that piece of ground for the tree screen. When the project was initially submitted it did not include that strip of ground. The idea of the trees in relation to the Xcel Energy easement has not been reviewed yet by staff, but would be if a future ODP amendment is proposed. Everything presented tonight has to do with the project as it is without that additional strip of ground.

Mr. German stated that an aforementioned letter from a resident to the City was received after the Planning Commission packets were prepared and that the letter will be available in the City Council packet.

Commissioner Tomecek asked the applicant if comparable properties that were looked at in locations that had a similar lack of public transit and if so how this was taken care of. Mr. Smith stated that the question was largely driven by data regarding vehicle ownership rates among income categories. The data looked at public transportation utilization rates, carpool utilization rates and a number of other factors. The two primary contributors to the justification of a parking reduction were the lower vehicle ownership rates and the higher utilization of carpooling among lower income brackets.

Commissioner Mayo asked the applicant regarding the letter of support to clarify that the signatures were of Westminster residents. Mr. Smith stated that the chart was scattered, some are in Federal Heights but the majority are Westminster residents.

Commissioner Carpenter asked the applicant for some more explanation on why the adverse possession claim was done. Mr. Smith stated that there was a piece of ground that St. Charles Town was perfecting title on. The ground approximately 11 feet south of the existing North Park property line, that property line is approximately 11 to 17 feet south of an existing fence. The southern half was the title perfection gap. The area north of this is the adverse possession ground. He stated that the HOA has never maintained the ground since their inception so the intent was to address the ground and have someone responsible for it while also removing a physical insurance liability for the HOA. St. Charles Town Co offered compensation for the ground, which the HOA settled and accepted and St. Charles Town Co also offered to take care of all of their transactional costs, attorney's fees, any monetary items associated with processing that would be called an administrative action.

Vice Chair McConnell asked the staff to address an earlier concern regarding prairie dog relocation. Mr. German stated that the City of Westminster does not have formal rules regarding the governance of prairie dog removal. As a practice it is strongly recommended to use humane relocation whenever possible. Vice Chair McConnell directed the same concern to the applicant. Mr. Smith stated that St. Charles Town Co has one quote from a company to relocate however it is contingent upon the contractor actually finding suitable ground to relocate the prairie dogs.

At 10:01 pm Commissioner Xiong made a motion for the Commission to go to into Executive Session for the purpose of receiving legal advice on a specific legal question under C.R.S section 24-6-4-402-4B.

Commissioner Tomecek seconded the motion.

Vice Chair McConnell called for a vote and the motion passed, unanimously, 7-0.

The meeting was recessed and the Commission moved to the Council Chamber Boardroom for the purpose of receiving legal advice.

At approximately, 10:23 pm, the meeting was reconvened.

At 10:24 pm, Vice Chair McConnell closed the public hearing and invited a member of the Commission to make 2 separate motions.

Commissioner Dunn motioned that the Planning Commission recommends approval of the PDP for the St. Mark Village project to City Council, contingent upon the approval of the Comprehensive Plan amendment by City Council. This recommendation is based on a finding that the PDP is generally supported by the criteria set forth in Section 11-5-14 of the W.M.C.

Commissioner Tomecek seconded the motion.

Vice Chair McConnell asked for comments or questions regarding the motion from the Planning Commission.

Commissioner Mayo stated that 27 justifications on why something is not a good match seems like a bit much and that this was something he could not support.

Commissioner Carpenter echoed Commissioner Mayo's remarks and added that he still has questions regarding the landscaping in the settlement. He stated that he was torn on this and wasn't sure how he was going to vote at the moment.

Vice Chair McConnell stated that he had the same concerns as Commissioners Mayo and Carpenter. He stated his concern was that we are using development criteria that in his estimation was for one of the first infill developments in Westminster. He stated that we're guided by that paradigm of the past and what we approved with that kind of criteria that we

always deal with the same criteria, but the gap, the difference wasn't as big as the one tonight and this gives pause for concern.

Having no further discussion on the item, the Vice Chair called the vote. The motion passed 4:3, with McConnell, Carpenter and Mayo voting no.

Commissioner Mayo stated he believes there are too many justifications. He stated he respects the need for affordable housing but cannot justify waiving so many rules.

Vice Chair McConnell stated his vote of no was due to the number of setbacks.

Commissioner Carpenter stated he does not believe the project is complete.

Commissioner Dunn motioned that the Planning Commission recommends approval of the ODP for the St. Mark Village project to City Council, contingent upon the approval of the Comprehensive Plan amendment and the approval of the PDP by City Council. This recommendation is based on a finding that and the ODP is generally supported by the criteria set forth in Section 11-5-15 of the W.M.C.

Commissioner Tomecek seconded the motion.

Vice Chair McConnell asked for comments or questions regarding the motion from the Planning Commission.

Commissioner Dunn stated that he acknowledges there are a lot of exceptions to the requirements and that he does not see this as a problem because he believes this kind of housing is necessary in the community. He stated he believes St. Charles Town Company is trying to do the right thing, City Council and the Planning department has not abandoned the comprehensive plan rather this is an action in developing the comprehensive plan and it is to the good of too many people to vote against.

Vice Chair McConnell called the vote, the motion passed 4:3, with McConnell, Carpenter and Mayo voting no.

Commissioner Carpenter stated that including that strip would likely have changed his vote and he would like to see the entire project before he votes for approval.

Commissioner Mayo stated that the residents rely upon City standards. Those standards just can't be set aside because affordable housing is desired.

Vice Chair McConnell stated that he had nothing to add to his previous comments.

A full recording of the meeting will be made available upon request.

4. ADJOURNMENT

The meeting was adjourned at 10:42 p.m.

THE WESTMINSTER PLANNING COMMISSION

Joe McConnell, Vice Chair



Agenda Memorandum

Planning Commission Meeting
September 24th, 2019



Vibrant, Inclusive and Engaged Community



Visionary Leadership, Effective Governance, and Proactive Regional Collaboration

SUBJECT: Public Hearing and Approval; Church Ranch Home Place, Filing 10 Preliminary Development Plan Amendment and Official Development Plan

Prepared By: Stephanie Ashmann, Senior Planner

Recommended Planning Commission Action

1. Hold a public hearing. Recommend approval of the Preliminary Development Plan amendment and Official Development Plan to City Council for Filing 10 of the Church Ranch Home Place Planned Unit Development, totaling approximately 6.08 acres.

Summary Statement

- The applicant requests a recommendation of approval of a proposed amendment to the Preliminary Development Plan (PDP) (see Attachment 4) and a new Official Development Plan (ODP) (see Attachment 5) by Planning Commission to City Council. The PDP amendment and ODP, if approved, would become the new governing documents for Filing 10 of the Church Ranch Home Place subdivision, consisting of 6.08 acres. Filing 10 will be platted to have 205 senior affordable units in one 264,953 square foot building to be known as Legends at Church Ranch. This project is located on the southeast corner of Church Ranch Boulevard and Wadsworth Boulevard.
- Staff has reviewed both the PDP amendment and ODP using the criteria found in the Westminster Municipal Code (W.M.C.), Sections 11-5-14 and 11-5-15, respectively.
- The City Council approved a Comprehensive Plan amendment request, Ordinance 3860, to re-designate the property from "Office" to "Residential-36" effective upon final approval of an ODP providing an affordable senior housing project on the site. This ordinance was enacted on second reading on December 12, 2016 (see Attachment 3 for Ordinance).

Expenditure Required: \$0

Source of Funds: N/A

Policy Issues

Should the Planning Commission recommend approval of the PDP amendment and ODP to City Council for the subject property known as Church Ranch Home Place, Filing 10?

Alternatives

W.M.C. Sections 11-5-9 and 11-5-10 outline that Planning Commission provide a recommendation for approval or denial of the PDP amendment and ODP, respectively, to City Council. Given this, there are two alternatives:

1. Planning Commission could recommend denial of the PDP amendment to City Council. This action would require a redesign of the PDP. Staff does not recommend this option because it would likely eliminate the opportunity for development of affordable housing on this site.
2. Planning Commission could recommend denial of both the PDP amendment and ODP to City Council. Under this scenario, both documents would need to be redesigned. Staff does not recommend this option because it would likely eliminate the opportunity for development of affordable housing on this site.

Background Information

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, based on the specific property and proposed development, but typically requires a PDP and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that any future development be in compliance with the Comprehensive Plan. The City Council approved a Comprehensive Plan amendment request, Ordinance 3860, to re-designate the property from "Office" to "Residential-36" effective upon final approval of an ODP providing an affordable senior housing project on the site. This ordinance was enacted on second reading on December 12, 2016.

Approval of the PDP amendment and ODP is the next step in the process for the applicant. The PDP serves as the principal zoning document for the site and establishes future development parameters in broad terms. Allowable land uses, descriptions of the future development, and relationships between the site and surrounding properties and street networks are established. The intent, limitations, and regulations for the project are created. If needed, the timing and/or phasing of the development is identified. A PDP was established in 1988 for the area consisting of 135 acres of "high quality, mixed-use development that responds to its location in the City of Westminster's US 36 development corridor". The applicant has submitted an application for an amendment to this PDP for future development of a newly established Filing 10, referenced in the 1988 PDP as "Area 4".

The ODP is a more specific plan for a development site and establishes locations for landscaping, parking, access, and other requirements such as building orientation and architecture. The applicant has also submitted an application for a new ODP for the future development of Filing 10. Pursuant to Section 11-5-8(B)(2)(a) of the W.M.C., the City Manager has elected to refer the ODP to Planning Commission and City Council for consideration at a public hearing.

For Planned Unit Development (PUD) zoned properties, it is common that a proposed development does not meet one or more of the development standards listed in the applicable design standard document, the Landscape Regulations, or the W.M.C. The standards of approval set forth in the W.M.C. for both the PDP and ODP address this issue by allowing City Council to approve these exceptions if it determines that they are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the PDP and ODP (see W.M.C. Sections 11-5-14(3) and 11-5-15(4), respectively).

Finally, engineering and building plans are required. Once these documents are approved, physical construction may commence.

History of Subject Property

The property was part of the early 1865 homestead for the Church Family located along Walnut Creek. The historic dairy barn was constructed circa 1865 - 1869 and remained a full agricultural site until 1979. In 1988 the greater Church Ranch area was annexed into the City of Westminster and zoned PUD with plans to make a corporate center along the US 36 corridor. The family's mid-century ranch house on the property served as a business office for the Church Ranch Commercial Center. The McKay Family continued to use the subject 6.08-acre site for agricultural uses including raising cattle and growing winter dryland wheat until the property was sold for its current proposed development.

Nature of Request

The applicant is seeking approval of a PDP amendment and ODP that would allow a senior affordable apartment complex with a total of 205 for rent units on 6.08 acres (see Attachment 1 for a vicinity map).

Applicant Information for Private Properties:

Applicant/Property Owner:

Dominium
2905 Northwest Blvd. Suite 150
Plymouth, MN 55441

Location

The property is located at the southeast corner of Church Ranch Boulevard and Wadsworth Boulevard. Currently, the property has three address of 10100, 10050 and 10040 Wadsworth Boulevard.

Surrounding Land Use Designations

Direction	Development Name:	Zoning:	Comp. Plan Designation:	Current Use:
North	<i>(Church Ranch Home Place - Filing 03)</i>	PUD - Planned Unit Development	Office R&D Low Intensity	Office Development and Single Family Residential Home
East	<i>(Church Ranch Home Place Filing 02)</i>	PUD	R18 and City Owned Open Space	Multifamily and Open Space
South	<i>(Big Dry Creek Open Space)</i>	PUD	City Owned Open Space	Open Space
West	<i>(Mandalay Gardens, Anthem Tract 63A)</i>	PUD and Unincorporated Jefferson County	R18 and Unincorporated Jefferson County	Anthem Memory Care, Single Family Residential

Public Notification

W.M.C. Section 11-5-13 requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before Planning Commission shall be published and posted at least 10 days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the *Westminster Window* on September 12, 2019.
- **Property Posting:** Notice of public hearings shall be posted on the property with two signs in locations reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Both signs were posted on the property on September 12, 2019 facing onto Wadsworth Boulevard and Church Ranch Boulevard.
- **Written Notice:** At least 10 days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowners associations registered with the City within 300 feet of the subject property. The applicant has provided the Planning Manager with a certification that the required notices were mailed on September 12, 2019.

Westminster Municipal Code Requirements

11-5-14. - STANDARDS FOR APPROVAL OF PLANNED UNIT DEVELOPMENTS, PRELIMINARY DEVELOPMENT PLANS AND AMENDMENTS TO PRELIMINARY DEVELOPMENT PLANS:

(A) *In reviewing an application for approval of a Planned Unit Development and its associated Preliminary Development Plan or an amended Preliminary Development Plan, the following criteria shall be considered:*

1. *The Planned Unit Development (PUD) zoning and the proposed land uses in the associated PDP are in conformance with the City's Comprehensive Plan and all City Codes, ordinances, and policies.*

The PDP will be in conformance with the City's Comprehensive Plan because the proposed amendment satisfies the condition identified within the approved Comprehensive Plan Amendment, Ordinance No. 3860. The PDP complies with all other requirements, unless otherwise warranted pursuant to Criterion 3, below.

2. *The PDP exhibits the application of sound, creative, innovative, and efficient planning principles.*

The site is designed in an efficient manner that accommodates the desired density, as well as maintains the character of the historic barn on the property. The PDP lists required architectural treatments to all on-site structures that incorporate elements of the historic barn. Some of the architectural details include rafter tails, roof struts, detailed mullions, and gabled roofs.

The detention pond located on the southern portion of the site was designed in a creative manner to help frame the view of the barn from the adjacent Big Dry Creek Open Space and accomplish on-site detention flows for a site with increased density. The PDP complies with all other requirements, unless otherwise warranted pursuant to Criterion 3, below.

3. *Any exceptions from standard Code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Preliminary Development Plan.*

The PDP has a variety of exceptions from current code requirements. Exceptions are clearly listed on Attachment 2 and on the PDP, with justification for each provided by the applicant and accepted by Staff, demonstrating that the exceptions are warranted.

4. *The PDP is compatible and harmonious with existing public and private development in the surrounding area.*

Staff finds that the proposed project is compatible and harmonious with existing development and future development in the surrounding area. Located directly to the east of the property is a multifamily apartment complex with seven, three-story buildings. Directly to the west is an Anthem Memory Care facility with a fifty foot building setback from the Wadsworth Boulevard right-of-way. The original PDP contemplated multi-family residential at this location and the proposed PDP is not proposing to change the anticipated land use.

5. *The PDP provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

Staff finds that the use does not represent an adverse impact to the surrounding community, and, in turn, is not affected adversely by the community. The proposed development is contextually appropriate by expanding on the residential development along the Church Ranch corridor. The building is set back from the open space and Big Dry Creek to decrease the impact of the building on City property and provide increased distance from the floodplain.

6. *The PDP has no significant adverse impacts upon existing or future land uses nor upon the future development of the immediate area.*

The PDP amendment and the associated development should not adversely impact existing or future land uses.

7. *Streets, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

Proposed right-of-way width and improvements shown within the new street sections on Church Ranch Boulevard and Wadsworth Boulevard will substantially improve turning movements as well as provide pedestrian sidewalk connections to open space trails that did not previously exist.

8. *The City may require rights-of-way adjacent to existing or proposed arterial or collector streets, any easements for public utilities and any other public lands to be dedicated to the City as a condition to approving the PDP. Nothing herein shall preclude further public land dedications as a condition to ODP or plat approvals by the City.*

The PDP amendment and associated development will not preclude any needed public land, easements, or rights-of-way dedications in the future.

9. *Performance standards are included that insure reasonable expectations of future Official Development Plans being able to meet the Standards for Approval of an Official Development Plan contained in Section 11-5-15, W.M.C.*

The PDP includes all needed Standards of Approval to ensure that reasonable and required expectations of the associated ODP will be met.

10. *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have any outstanding obligations to the City.

- (B) *Failure to meet any of the above-listed standards may be grounds for denial of an application for Planned Unit Development zoning, a Preliminary Development Plan or an amendment to a Preliminary Development Plan.*

11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

- 1) *The plan is in conformance with all City Codes, ordinances, and policies.*

The ODP will be in conformance with the City's Comprehensive Plan. The ODP complies with all other requirements, unless otherwise warranted pursuant to Criterion 4, below.

- 2) *The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

The ODP is in conformance with the PDP. Approval of the ODP is contingent on the associated PDP being approved.

- 3) *The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

The site is designed in an efficient manner that accommodates the desired density and allows for the historic barn on the site to be restored and used as an on-site amenity to the tenants. The ODP complies with all other requirements, unless otherwise warranted pursuant to Criterion 4, below.

- 4) *For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.*

Exceptions are clearly listed on Attachment 2 and on the ODP, with justifications for each provided by the applicant and accepted by Staff, demonstrating that the exceptions are warranted.

- 5) *The plan is compatible and harmonious with existing public and private development in the surrounding area.*

Staff believes that the proposed project is compatible and harmonious with existing development and future development in the surrounding area. Located directly to the east of the property is a multifamily apartment complex with seven, three story buildings. Directly to the west is an Anthem Memory Care facility with a fifty-foot building setback from the Wadsworth Boulevard right-of-way. The original PDP contemplated multi-family residential at this location and the suggested PDP is not proposing to change the anticipated land use.

- 6) *The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

The surrounding existing uses described in Criterion 5, above, serve the project well and create no adverse impacts to it, and, in turn, the project does not adversely impact the surrounding community.

- 7) *The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

The ODP and associated development should not adversely impact existing or future land uses.

- 8) *The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

The site plan and associated structures are oriented on the property to preserve historic views of the restored barn from the Big Dry Creek Open Space. Building-forward placement, which places the buildings close to the street, also shields resident and guest parking from the adjacent arterials.

- 9) *Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

The building-forward placement of the multifamily structure aligns with sound planning principles of hiding parking fields from the surrounding streets, preserving historic views of the Church Family barn, and building setbacks from adjacent open space. The ODP complies with all other requirements, unless otherwise warranted pursuant to Criterion 4, above.

- 10) *The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The architectural design of the multifamily structure and all accessory structures shall use materials, details, and colors found within the historic Church Family property. Massing of the building along the surrounding streets will be broken up to

resemble multiple buildings through variation in materials, rooflines, and defining corner treatments.

- 11) *Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

Appropriate screening around the perimeter of the property through the use of fencing and landscaping that, once mature, will mitigate visual site impacts.

- 12) *Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

The size and quantity of landscaping for this project was increased to 4% above required trees and vegetation along with a tree caliper increase from 2" to 2.5". The ODP complies with all other requirements, unless otherwise warranted pursuant to Criterion 4, above.

- 13) *Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.*

The existing and proposed transportation infrastructure is adequately designed to carry the traffic within the development and its surrounding vicinity.

- 14) *Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.*

Proposed right-of-way width and improvements shown within the new street sections on Church Ranch Boulevard and Wadsworth Boulevard will substantially improve turning movements, as well as provide pedestrian sidewalk connections to open space trails that did not previously exist.

- 15) *Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.*

Routes are established throughout the site to move pedestrians safely around the perimeter of the site, as well as internally through the parking lot. There are two pedestrian paths located on the south and southeast portions of the site that connect to the City's larger open space trails system.

- 16) *Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.*

The project conforms to the latest criteria of Mile High Flood District and the City of Westminster Storm Drainage Criteria Manual by providing adequate stormwater quality and detention for the 100-year storm event. Proposed and existing utility systems are adequate to serve the development.

17) *The applicant is not in default or does not have any outstanding obligations to the City.*

The applicant is not in default and does not have any outstanding obligations to the City.

Neighborhood Informational Outreach and Neighborhood Response

A neighborhood meeting was held on October 24, 2018. The applicant for Legends at Church Ranch hosted the meeting in an open house forum. No presentation was given; however, informational boards were presented, and the developer was available to field questions for the one citizen that attended the meeting. The Project Planner attended the meeting to listen and observe, as well as to offer support on any technical questions from the attendees. The adjacent property owner who attended did not have any concerns with the project and was in support of it.

Summary of Staff Recommendation

Recommend approval of the PDP amendment and ODP to City Council. The development proposed with this PDP amendment and ODP, known as Legends at Church Ranch is located within the Church Ranch Home Place PDP, Filing 10 at the southeast corner of Church Ranch Boulevard and Wadsworth Boulevard. If approved, Legends at Church Ranch will consist of 205 for rent affordable senior apartment units. The recommendation of approval is based on a finding that the PDP is generally supported by the criteria set forth in Section 11-5-14 of the W.M.C., and that the ODP is generally supported by the criteria set forth in Section 11-5-15 of the W.M.C.

Strategic Plan

This project supports the City's Strategic Plan Goals of Vibrant, Inclusive and Engaged Community through proactive development of diverse, integrated housing options as well as Visionary Leadership, Effective Governance, and Proactive Regional Collaboration by supporting regional efforts to expand the availability of affordable housing. In addition, it provides implementation of policy objectives set forth in the City's Affordable and Workforce Strategic Plan.

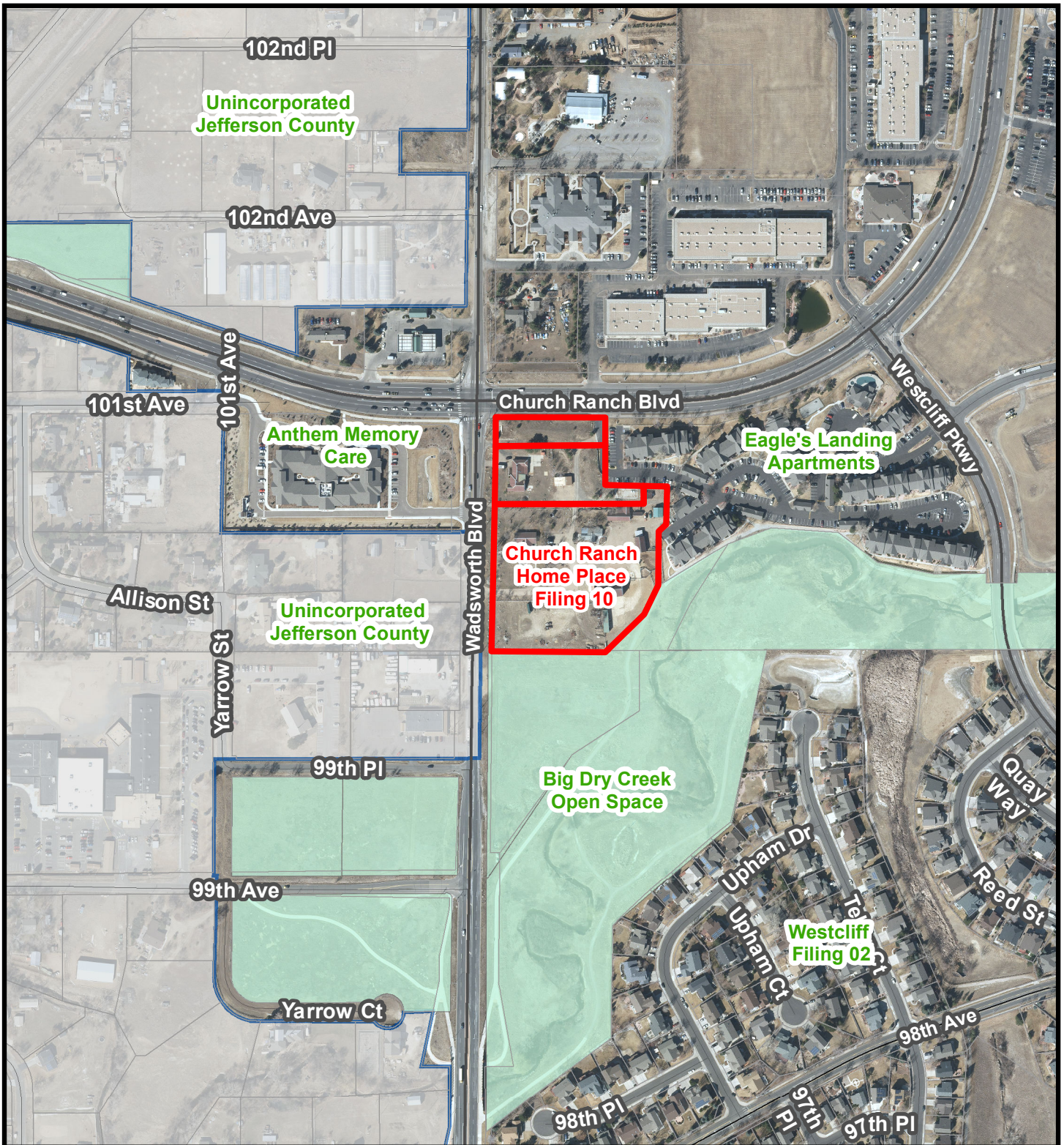
Respectfully submitted,



Rita McConnell, AICP
Planning Manager

Attachments:

- Attachment 1: Vicinity Map
- Attachment 2: List of Exceptions
- Attachment 3: Ordinance No. 3860
- Attachment 4: Preliminary Development Plan (PDP) Document
- Attachment 5: Official Development Plan (ODP) Document



Vicinity Map
Church Ranch Home Place
Filing 10
"Legends at Church Ranch"



EXCEPTIONS LIST

Below is a list of exceptions to the Multifamily Design Standards provided by the developer. The list identifies each requirement that has not been met, the required standard, what was provided, and the applicant's justification for the exception.

1. BUILDING SETBACKS

REQUIREMENT NOT MET:

A. REQUIRED BUILDING SETBACK FROM WADSWORTH BLVD. IS 50' PER THE CHURCH RANCH HOME PLACE PDP. THE PROVIDED SETBACK IS A VARIABLE SETBACK OF 21' MINIMUM AND 29'-4" MAXIMUM AVG.

JUSTIFICATION: REDUCED THE SETBACK ALONG WADSWORTH BLVD. WHICH ALLOWS FOR PARKING TO BE HIDDEN BEHIND THE BUILDING, AND HELPS TO ACHIEVE THE REQUIRED PARKING RATIO. THE BUILDING PLACEMENT MAINTAINS THE VIEW PRESERVATION OF THE HISTORIC BARN ALONG WADSWORTH BLVD.

B. THE REQUIRED BUILDING SETBACK FROM PRIVATE DRIVES IS 25' FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10' FOR EVERY STORY BEYOND TWO STORIES).

JUSTIFICATION: THE REDUCED SETBACK SUPPORTS THE SHARED ACCESS DRIVE ON THE NORTH SIDE OF THE SITE. THE SHARED DRIVE IS AN EXISTING CONDITION AND CONSTRAINS THE BUILDING SETBACK, BUT ACCOMMODATES FOR 26-FOOT WIDE FIRE LANES, WHICH IS A PRIMARY STANDARD TO BE MET.

2. LANDSCAPED AREA

REQUIREMENT NOT MET: THE REQUIRED LANDSCAPED AREA PER THE MULTIFAMILY DESIGN STANDARDS IS 40%. THE PROVIDED LANDSCAPED AREA IS 36%.

JUSTIFICATION: RETAINING THE BARN DECREASES THE ACHIEVABLE LANDSCAPE PERCENTAGE FOR THE SITE; HOWEVER, THE BARN SERVES AS A HISTORICAL FOCAL POINT OF THE COMMUNITY AND WILL HOUSE ONSITE AMENITIES. INCREASED SIZE AND QUANTITY OF LANDSCAPE (UP TO 4%), INCLUDING TREES AND VEGETATION ON SITE, ALONG WITH INCREASED CALIPER SIZE OF TREES FROM 2" TO 2 1/2" WILL BE PROVIDED.

3. DETENTION POND

REQUIREMENT NOT MET: THE DETENTION POND CANNOT BE WITHIN THE 50' SETBACK ADJACENT TO CITY OWNED OPEN SPACE. FOR THIS SITE THE DETENTION POND WILL ENCROACH INTO THE LANDSCAPED SETBACK BY 40' TO ALLOW FOR DESIRED SITE DENSITY AND ACCESS.

JUSTIFICATION: TO OFFSET THE LOCATION OF THE POND IN THE LANDSCAPE SETBACK, ADDITIONAL LANDSCAPING/VEGETATION WILL BE ADDED AROUND THE POND TO BETTER

BLEND IT WITH THE ADJACENT OPEN SPACE.

4. **LANDSCAPED ISLANDS WITHIN PARKING LOTS**

REQUIREMENT NOT MET: REQUIRED PARKING ISLANDS MUST BE A MINIMUM OF 2 PARKING SPACES WIDE. FOR THIS SITE THERE ARE TWO ISLANDS LOCATED WITHIN THE PARKING AREA THAT ARE LESS THAN 2 SPACES WIDE.

JUSTIFICATION: DECREASED THE SIZE OF THE PARKING ISLANDS TO BETTER ACCOMMODATE THE MIN. PARKING AND DRIVE AISLE WIDTH REQUIREMENTS FOR FIRE ACCESS IN RELATION TO BUILDING HEIGHT.

5. **COVERED PARKING**

REQUIREMENT NOT MET: REQUIRED COVERED PARKING SHALL BE 33% OF THE TOTAL PARKING AREA OR IN A GARAGE. ONLY 20% COVERED PARKING WILL BE PROVIDED FOR THIS SITE. WE PROPOSE TO USE CHFA STANDARDS OF 1 STALL PER UNIT OF SURFACE PARKING.

JUSTIFICATION: BY PROVIDING ONLY 20% COVERED PARKING VEHICLE CIRCULATION WITHIN THE SITE AND VIEW PRESERVATION OF THE HISTORIC BARN ARE BETTER SERVED.

6. **GARAGES**

REQUIREMENT NOT MET: SINGLE CAR GARAGES ARE REQUIRED TO BE A MINIMUM OF 12' IN WIDTH. THE PROVIDED SINGLE CAR GARAGES ON THIS SITE WILL BE THE DEVELOPERS STANDARD OF 10'-7".

JUSTIFICATION: REDUCED GARAGE WIDTH OF 10'-7" PROVIDES NEEDED SPACE TO MEET TOTAL PARKING RATIO REQUIREMENT. LARGE STORAGE LOCKERS WILL BE PROVIDED INDOORS FOR RESIDENCE USE IN LIEU OF PROVIDING STORAGE SPACE WITHIN GARAGES.

7. **LANDSCAPE SETBACK**

REQUIREMENT NOT MET: REQUIRED LANDSCAPED SETBACK IS 35' ON ALL SIDES AND 50' ADJACENT TO OPEN SPACES. A SETBACK OF 15' ALONG THE EAST PROPERTY LINE IS PROVIDED.

JUSTIFICATION: BRINGING THE BUILDING FORWARD TOWARDS THE MAIN ARTERIAL SCREENS PARKING FROM THE PUBLIC RIGHT OF WAY AND ALLOWS VIEW PRESERVATION OF THE HISTORIC BARN. AN ADDITIONAL 4% ABOVE REQUIRED TREES AND BUSHES OR EQUIVALENT OF 1 TREE/ 3 SHRUBS PER 500 SF INSTEAD OF 550 SF IS ALSO BEING PROVIDED TO HELP MITIGATE REDUCED LANDSCAPE SETBACK.

8. **LANDSCAPE MEDIANS AT ENTRANCE**

REQUIREMENT NOT MET: 10' MIN. WIDTH AND 50' MIN. LENGTH MEDIAN TO BE PROVIDED AT THE PRIMARY ENTRANCE TO THE PROJECT. A MEDIAN WILL BE PLACED AT EACH ENTRANCE OF WADSWORTH BLVD AT 5' X 22'-7" AND CHURCH RANCH BLVD. AT 10' X 33'.

JUSTIFICATION: TO MAKE MORE SPACE FOR OTHER SITE NECESSITIES, THE REQUIRED MEDIANS

WILL BE REDUCED. THE MAIN ENTRANCE ON WADSWORTH BLVD. WILL HAVE AN ENHANCED RANCH STYLE ARCHITECTURAL ARCH THAT SUPPORTS THE HISTORICAL CONTEXT AND CHARACTER OF THE SITE TO SERVE AS A GATEWAY.

9. **PATIO/ BALCONY SIZES**

REQUIREMENT NOT MET: 120 SF. MIN. IS REQUIRED FOR PATIOS AND 80 SF. MIN REQUIRED FOR 50% OF PRIVATE BALCONIES. ONLY 66 SF MIN. AT ALL PATIOS/BALCONIES ARE BEING PROVIDED.

JUSTIFICATION: DEVELOPER SHALL PROVIDE A PATIO COMMON AREA OF (SF) ON THE WEST SIDE OF THE BUILDING FACING WADSWORTH ON THE 1ST FLOOR WITH AMENITIES FOR THE RESIDENTS. DEVELOPER WILL ALSO PROVIDE A PATIO COMMON AREA OF (SF) ON THE EASTERN SIDE OF THE BARN TO PROVIDE NEEDED PATIO AND OUTDOOR GATHERING SPACES. THIS WILL HELP WITH THE PRESERVATION AND ACTIVATION OF THE BARN WHICH WILL SERVE AS AN IMPORTANT AMENITY TO THE COMMUNITY.

10. **HOT TUB**

REQUIREMENT NOT MET: IT IS REQUIRED THAT A HOT TUB AND CHILDREN'S SPLASH PAD BE PROVIDED AND RESTROOM FACILITIES. NEITHER AMENITIES WILL BE PROVIDED.

JUSTIFICATION: RESTORATION OF THE HISTORIC BARN (WHICH WILL INCLUDE RESTROOMS SURROUNDING AMENITY SPACE AND DIRECT ACCESS TO THE OPEN SPACE TRAIL SYSTEM) WILL HELP TO PROVIDE RECREATIONAL OPPORTUNITIES FOR SENIORS WITHIN THE COMMUNITY.

11. **BUILDING WITH MORE THAN TWO STORIES**

REQUIREMENT NOT MET: BUILDINGS OVER 2 STORIES SHALL BE STEPPED DOWN AT THE EDGES OF THE STRUCTURE(S) BY ONE STORY AT A MIN. TO REDUCE THE MASS OF BUILDINGS. STEPPING DOWN THE BUILDING BY ONE STORY AT THE ENDS WAS NOT DONE, AS THIS WOULD CREATE A REDUCTION IN AFFORDABLE UNITS.

JUSTIFICATION: ADDITION OF FLAT ROOFS AT THE END CORNERS OF THE BUILDING AND AT THE CENTER/ MAIN ENTRANCE OF THE BUILDING TO REDUCE THE MASS AND CREATE THE STEPPED DOWN EFFECT. HORIZONTAL METAL AWNINGS AT THE SECOND STORY WINDOWS WILL BE PROVIDED TO BREAK UP THE VERTICAL MASSING AT THE CORNERS.

12. **PRIVATE STREETS AND DRIVES**

REQUIREMENT NOT MET: PRIVATE STREETS AND DRIVES ARE REQUIRED TO BE 25 FEET FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10 FEET FOR EVERY STORY BEYOND TWO STORIES). FOR THIS SITE, THE SETBACK PROVIDED AT THE PRIVATE DRIVE IS 15'. THIS WAS DONE TO PROVIDE FOR THE 26' FIRE LANE REQUIREMENT.

JUSTIFICATION: REDUCE THE SETBACK FROM THE SHARED ACCESS DRIVE, WHICH IS AN EXISTING CONDITION THAT HAS CONSTRAINED THE BUILDING SETBACK, TO ACCOMMODATE

FOR 26' WIDE FIRE ACCESS LANE.

13. PARKING SETBACK

15' REQUIREMENT NOT MET: PARKING SETBACKS ALONG INTERIOR PROPERTY LINES ARE REQUIRED TO BE 15 FT. AND PARKING LOTS ARE NOT TO BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETBACK. CAR TURNAROUNDS ON THE EAST SIDE OF THE PROPERTY WILL ENCROACH INTO THE 15' SETBACK BY 5'.

JUSTIFICATION: TO DECREASE THE IMPACTS OF THE REDUCED SETBACK, DEVELOPER SHALL PROVIDE A 4% INCREASE ABOVE THE REQUIRED MINIMUM FOR TREES AND BUSHES, WHICH EQUATES TO 1 TREE/3 SHRUBS PER 500 SF INSTEAD OF 550 SF ALONG THE EAST PROPERTY BOUNDARIES.

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED: LS 16412 1999, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00°44'54" WEST, A DISTANCE OF 2,643.12 FEET, AND FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°22'03" EAST, A DISTANCE OF 2,648.04 FEET;
THENCE NORTH 89°30'23" EAST, A DISTANCE OF 30.04 FEET TO THE NORTHWEST CORNER OF PARCEL 6 OF THE CORRECTED WARRANTY DEED RECORDED AT RECEPTION NO. 92142980 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE EAST LINE OF WADSWORTH BOULEVARD AND THE POINT OF BEGINNING;

THENCE NORTH 01°04'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 612.20 FEET TO THE SOUTH LINE OF CHURCH RANCH BOULEVARD AS DESCRIBED BY WARRANTY DEEDS RECORDED AT RECEPTION NO. F0050400 AND RECEPTION NO. F0065113;
THENCE NORTH 89°59'41" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 332.74 FEET TO THE WEST LINE OF CHURCH RANCH HOME PLACE FILING NO. 2 RECORDED AT RECEPTION NO. 94155177;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00°00'19" EAST, A DISTANCE OF 158.73 FEET;
- 2) SOUTH 88°47'21" EAST, A DISTANCE OF 169.46 FEET;
- 3) SOUTH 00°56'21" WEST, A DISTANCE OF 103.87 FEET;
- 4) SOUTH 47°15'41" WEST, A DISTANCE OF 28.93 FEET;
- 5) SOUTH 00°08'19" EAST, A DISTANCE OF 145.51 FEET TO THE NORTH LINE OF PARCEL 6A OF SAID CORRECTED WARRANTY DEED RECORDED AT RECEPTION NO. 92142980;

THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 26°41'33" WEST, A DISTANCE OF 92.45 FEET;
- 2) SOUTH 46°36'21" WEST, A DISTANCE OF 82.10 FEET;
- 3) SOUTH 46°36'48" WEST, A DISTANCE OF 59.90 FEET TO THE NORTH LINE OF SAID PARCEL 6;

THENCE SOUTH 89°53'19" WEST ALONG SAID NORTH LINE, A DISTANCE OF 346.31 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 264,953 SQUARE FEET OR 6.08 ACRES, MORE OR LESS;

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

PURPOSE STATEMENT

THE PURPOSE OF THIS AMENDMENT TO ALLOW FOR AN AFFORDABLE SENIOR HOUSING MULTI-FAMILY DEVELOPMENT IN ACCORDANCE WITH ORDINANCE NO. 3860 ADOPTED DECEMBER 12, 2016. THE MAXIMUM RESIDENTIAL DENSITY PERMITTED WITHIN THIS PDP SHALL BE 36 DWELLING UNITS PER ACRE. THE ACREAGE IS BASED ON THE GROSS CALCULATION OF THIS SPECIFIC PDP BOUNDARY, INCLUDING ROWS. THIS FIFTH AMENDMENT APPLIES ONLY TO THE AREA DELINEATED IN THE VICINITY MAP ON THIS STREET. (OTHERWISE DEFINED AS PARCELS I AND II OF FILING 10; SEE DETAILED SITE PLAN ON SHEET 5).

PROPERTY OWNER:
WESTMINSTER LEASED HOUSING ASSOCIATES I, LLP, A MINNESOTA LIMITED LIABILITY LIMITED PARTNERSHIP
2905 NORTHWEST BLVD. SUITE 150
PLYMOUTH, MN 55441
763.354.5656
CONTACT: RON MEHL

LANDSCAPE ARCH:
STANLEY CONSULTANTS
8000 S CHESTER ST., SUITE 500
CENTENNIAL, CO 80112
303.925.8298
CONTACT: RANDY DUZAN

CIVIL ENGINEER:
HARRIS KOCHER SMITH
1120 LINCOLN ST., SUITE 1000
DENVER, CO 80203
303.623.6300
CONTACT: MICHAEL MOORE

TRANSPORTATION ENGINEER:
LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, CO 80206
303.333.1105
CONTACT: CHRISTOPHER MCGRANAHAN

ARCHITECT/PLANNER:
PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112
303.649.9880
CONTACT: PAT NOOK

ELECTRICAL ENGINEER:
BOULDER ENGINEERING
1717 15TH ST.
BOULDER, CO 80302
303.444.6038
CONTACT: ETHAN MILEY

SUMMARY OF AMENDMENTS

EXISTING AMENDMENTS:

1ST AM: ADDITION OF ASSISTED LIVING HEALTH CARE, ADDITION TO WESTCLIFF PARKWAY

2ND AM: ADDITION OF ANNEXED PROPERTY CALLED THE "CHURCH RANCH INFILL PROPERTY" AND TO PROVIDE ZONING COMPATIBLE WITH EXISTING CHURCH RANCH P.D.P., COMP PLAN, AND NORTHEAST COMP. DEVELOPMENT PLAN

3RD AM: ADDITION OF THE ANNEXED PROPERTY CALLED THE "CHURCH RANCH ANNEXATION WEST", AND TO PROVIDE ZONING COMPATIBLE WITH EXISTING CHURCH RANCH P.D.P., COMP. PLAN, AND NORTHEAST COMP. DEVELOPMENT PLAN

4TH AM: REVISION OF PERMITTED USES FOR LOT 2, OF THE 3RD REPLAT OF FILING 1 TO ALLOW FOR ANIMAL DAY CARE/BOARDING USES.

FULL FORCE & EFFECT
ALL PROVISIONS OF THE ORIGINAL PDP, RECORDED AT RECEPTION NO.88080484, AND SUBSEQUENT PDP AMENDMENTS SHALL REMAIN IN FULL FORCE AND EFFECT, EXCEPT AS OTHERWISE NOTED HEREIN.

ZONING & LAND USE
CURRENT ZONING & LAND USE: PUD - OFFICE/AGRICULTURE
PROPOSED ZONING & LAND USE: PUD - RESIDENTIAL
COMPREHENSIVE PLAN DESIGNATION:
CHANGE FROM OFFICE TO RESIDENTIAL R-36,
PER ORDINANCE NO.3860

DEVELOPMENT TIMING & PHASING
IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

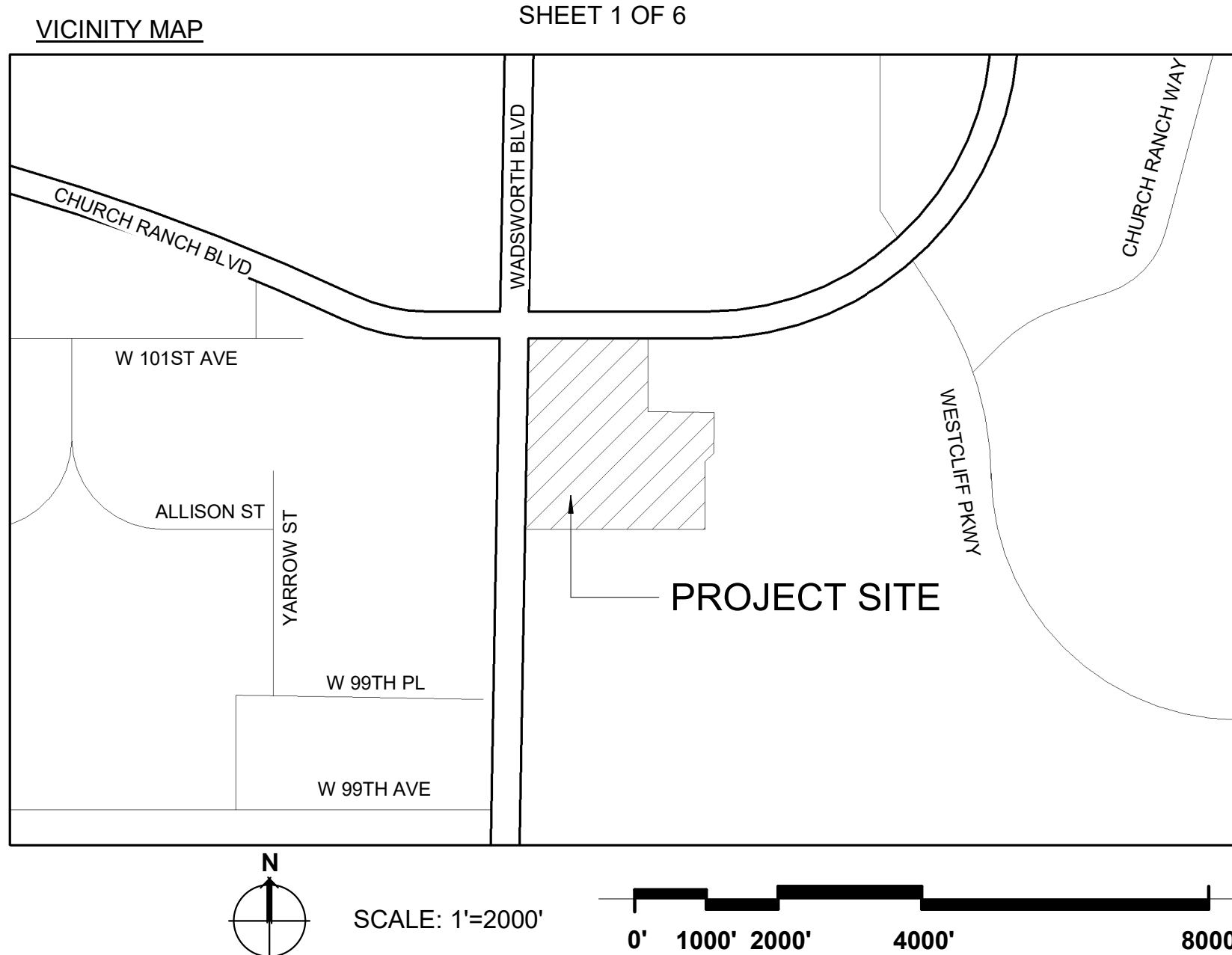
THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

- PDP APPROVAL SUMMER - FALL OF 2019
- ODP APPROVAL SUMMER - FALL OF 2019
- START OF CONSTRUCTION OF ODP FALL - WINTER OF 2019

ZONING & LAND USE

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	PUD	SINGLE FAMILY	OFFICE/R&D LOW INTENSITY
SOUTH:	PUD	OPEN SPACE	CITY OWNED OPEN SPACE
EAST:	PUD	MULTI. FAM. & OPEN SPACE	RESIDENTIAL R-18
WEST:	PUD & UNINCORP.	ASSIST. LIVING & UNINCORPORATED	RESIDENTIAL R-18

NOTE:
A PORTION OF THE CHURCH RANCH BLVD. R.O.W. SHALL HERE-ON MAY BE INCLUDED IN THE LANDSCAPE AREA FOR THE PROJECT. DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF LANDSCAPE IN ALL R.O.W.



OWNER APPROVAL

I, _____, AS _____ OF _____, A _____ STATE AND TYPE OF LEGAL ENTITY, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE _____ TITLE _____

CITY APPROVAL

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER
THIS _____ DAY OF _____, 20__.

MAYOR _____

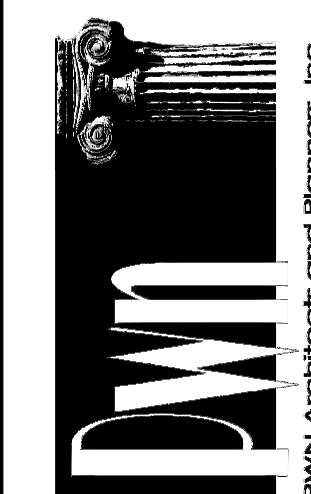
ATTEST: CITY CLERK _____

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____
ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK ____M.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK _____



9250 E. Costilla Ave., Suite 620
Greenwood Village, CO 80112
voice 303.649.9880 fax 303.649.9870
pwnarchitects.com

DATE: 08/26/19

**LEGENDS AT CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO**

ISSUE DATE: 05-04-02018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

1 OF 6
COVER

CASE #: PLN18-0074

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 6

PROJECT NOTES

PARK DEVELOPMENT FEE:

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$1,363 (2019) PER DWELLING UNIT IS DUE TO THE CITY. FOR 205 DWELLINGS THE TOTAL FEE IS \$279,035. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

PUBLIC LAND DEDICATION:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE FEE IS BASED ON THE FAIR MARKET VALUE OF THE LAND WHICH MIGHT HAVE BEEN DEDICATED TO THE CITY.

CASH - IN LIEU TOTAL
1.51 X 43,560 = 65,775.6 SF X (7.55) = \$496,606

1988 PDP RECORDS			
"RESIDENTIALLY DESIGNATED" LAND	*TOTAL PLD REQUIRED TO BE PROVIDED FOR "RESIDENTIALLY DESIGNATED" LAND PER SHEET 3	**TOTAL OPEN SPACE DEDICATED PER CITY RECORDS (PLD BANK)	
22.32	2.23	21.51	
*AT CREATION OF PDP, PLD WAS HELD TO CODE REQUIREMENT OF 10% OF "RESIDENTIALLY DESIGNATED" LAND PER W.M.C. TITLE 12, (12-2-2(E)(2))			
**PER A CITY AGENDA MEMO (SEE BACKGROUND FILES) WRITTEN IN 1992, 21.51 ACRES WERE DEDICATED TO THE CITY FOR PLD AND 13.89 ACRES WERE PURCHASED.			
ODP PLD REQUIREMENTS			
EAGLES LANDING PLD (1994)	SENIOR ASSISTED LIVING PLD REQUIREMENT (1997)	*REMAINING DEDICATED LAND IN PLD BANK	
0.88	0.16	20.47	
*REMAINING NUMBER REFLECTS W.M.C. TITLE 12, (12-2-2(E)(2))			
IN 1997 THE CITY ADOPTED NEW PLD STANDARDS. THE NUMBERS BELOW REFLECT THE NEW REQUIREMENTS			
LEGENDS AT CHURCH RANCH PLD REQUIREMENT (FILING 10)	*REMAINING DEDICATED LAND IN PLD BANK PER 1997 PLD STANDARDS (ACRES)	PLD BANK REMAINING CREDITS	TOTAL PLD OWED TO CITY PER PDP (ACRES)
4.92	3.41	-1.51	1.51
*1/6 FLOODPLAIN CREDIT APPLIED PER W.M.C. SECTION 11-5-17(C)(1). THIS NUMBER IS THE OFFICIAL NUMBER TO BE USED FOR ALL PLD RECORDS FOR CHURCH RANCH HOME PLACE IN THE FUTURE.			

SCHOOL LAND DEDICATION:

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. THIS SITE TO BE EXEMPT FROM SCHOOL LAND DEDICATION PER WESTMINSTER SENIOR HOUSING DESIGN GUIDELINES PER SECTION (F)(1)(b)(iv) CONSTRUCTION OF ANY RESIDENTIAL BUILDING OR STRUCTURE CLASSIFIED AS HOUSING FOR OLDER PERSONS, PURSUANT TO THE FEDERAL FAIR HOUSING ACT THEN IN EFFECT.

PUBLIC ART:

DUE TO THE PROJECT BEING CLASSIFIED AS A SENIORS HOUSING PROJECT PUBLIC ART DEDICATION SHALL NOT BE REQUIRED.

RECOVERY COSTS:

RECOVERY W83-1 \$38.11/LF OF FRONTAGE ALONG WADSWORTH (PLUS 50% INTEREST). ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS:

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OF F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

UTILITIES:

ALL UTILITY EXTENSIONS SHALL BE UNDERGROUND UNLESS OTHERWISE REQUIRED AND/OR APPROVED BY THE CITY OF WESTMINSTER. THE UTILITIES THAT SERVE THIS P.U.D. ARE AS DESCRIBED IN THE PRELIMINARY UTILITY STUDY SUBMITTED IN CONJUNCTION WITH THE P.D.P.

VACATION OF CHURCH RANCH BLVD. R.O.W.:

THE CITY AGREES TO VACATE THE SOUTHERN 12.5' OF THE ADDITIONAL RIGHTS OF WAY ACQUIRED IN RECEPTION NUMBERS #F0065113 AND #F0050400

WADSWORTH BOULEVARD RIGHT-OF-WAY BUILD OUT:

FROM WEST TO EAST THE WADSWORTH BOULEVARD RIGHT OF WAY BUILD-OUT SHALL BE: A 17' LANDSCAPE LAWN, 8' SIDEWALK, 8' TREE LAWN, 2.5' CURB AND GUTTER, 4' BIKE PATH, 11' THRU LANE, 11' TURN LANE, 11' THRU LANE, 7' TREE LAWN AND 8' WALK. (SEE SHEET 5 OF 5 FOR ROAD SECTIONS).

STANDARD STATEMENTS

A. APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.

B. THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

C. THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (PDP) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (ODP) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

D. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

E. UTILITY EASEMENTS: THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.

SERVING FACILITIES

PUBLIC RECREATION AREAS	WESTMINSTER CITY PARK REC. CENTER	1 MILE
PUBLIC OPEN SPACE	BIG DRY CREEK OPEN SPACE	1/8 MILE
DRAINAGEWAYS	BIG DRY CREEK	ADJACENT
PRIMARY SCHOOL	PRIMROSE SCHOOL AT STANDLEY LAKE	1/2 MILE
ELEMENTARY SCHOOL	SEMPER ELEMENTARY SCHOOL	1/2 MILE
MIDDLE SCHOOL	MANDALAY MIDDLE SCHOOL	1/2 MILE
HIGH SCHOOL	STANDLEY LAKE HIGH SCHOOL	1 MILE
NEARBY SHOPPING AREAS	THE SHOPS AT WALNUT CREEK	1/2 MILE
NEARBY FIRE STATIONS	FIRE STATE NUMBER 5	1.1 MILE
NEARBY BUS STOPS	WESTCLIF PKWY & CHURCH RANCH BLVD	1/8 MILE

PERFORMANCE STANDARDS

SHALL ONLY APPLY TO PROPERTY LINES ESTABLISHED WITHIN THIS PDP. NOTE THAT ALL SETBACKS ARE MEASURED FROM THE PROPERTY LINE.

MAIN BUILDING:

MAX. BUILDING HEIGHT: 50'

SETBACK FROM:

CHURCH RANCH BLVD. 33'

WADSWORTH BLVD.*

MIN. VARIABLE 21'
MAX. VARIABLE 35'

SETBACK WILL BE MEASURED FROM THE PROPERTY LINE ADJACENT TO WADSWORTH

SOUTH INTERNAL PROPERTY LINE 20'
EAST INTERNAL PROPERTY LINE 20'

ACCESSORY BUILDING:

BARN

MAX. BUILDING HEIGHT: 40'

SHADE STRUCTURE / GAZEBO

MAX. BUILDING HEIGHT: 15'

GARAGE

MAX. BUILDING HEIGHT: 13'

THERE SHALL BE AN ALLOWABLE ENCROACHMENT OF 3' MAX. FOR TRELLISES / EAVES AND BALCONIES AT CHURCH RANCH BLVD., WADSWORTH BLVD. AND SOUTH SETBACKS.

LANDSCAPING

SETBACK FROM:

DISTANCE (FEET)

CHURCH RANCH BLVD. 25'
WADSWORTH BLVD. 25'
SOUTH INTERNAL PROPERTY LINE 50'
EAST INTERNAL PROPERTY LINE 15'

FENCING:

SETBACK FROM:

DISTANCE (FEET)

CHURCH RANCH BLVD. 0'
WADSWORTH BLVD. 0'
REAR 0'
SIDE 0'

PARKING:

SETBACK FROM LOT:

DISTANCE (FEET)

CHURCH RANCH BLVD. 25'
WADSWORTH BLVD. 25'
SOUTH INTERNAL PROPERTY LINE 50'
EAST INTERNAL PROPERTY LINE 15'

SETBACK FROM BUILDING:

5' MIN WITH MIN 7' SIDEWALK WITH 2' OVERHANG



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DATE: 08/26/19

LEGENDS AT CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO

ISSUE DATE	PROJECT #	PROJECT #	PROJECT #	PROJECT #	PROJECT #	PROJECT #
6-11-18	180211	180211	180211	180211	180211	180211
6-11-18	1ST ODP SUBMITTAL	11-5-18	2ND ODP SUBMITTAL	9-5-19	3RD ODP SUBMITTAL	4-18-19
6-13-19	4TH ODP SUBMITTAL	8-26-19	5TH ODP SUBMITTAL		6TH ODP SUBMITTAL	

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NOTES

CASE #: PLN18-0074

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 6

PERFORMANCE STANDARDS:

NO OBNOXIOUS OR OFFENSIVE TRADES, SERVICES OR ACTIVITIES NOT LISTED AS USES BY RIGHT, AS SPECIFIED ABOVE SHALL BE CONDUCTED ON ANY BUILDING SITE, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE OWNER/LESSEE OR OCCUPANT OF OTHER BUILDING SITES WITHIN THE PROPERTY BY REASON OF UNSIGHTLINESS OR THE EXCESSIVE EMISSIONS OF FUMES, ODORS, VIBRATIONS, GASES, RADIATION, DUST, LIQUID WASTES, SMOKES OR NOISE.

ARCHITECTURE, FENCING AND LANDSCAPING:

THIS AMENDMENT SHALL BE DEVELOPED USING HIGH QUALITY BUILDING MATERIALS WITH THE INTENT THAT ALL STRUCTURES EXHIBIT A PLEASING ARCHITECTURAL, FENCING AND LANDSCAPING APPEARANCE AND CONTINUITY THROUGHOUT THE P.U.D. BUILDINGS LOCATED IN THE CHURCH RANCH INFILL ANNEXATION AREA SHALL BE DESIGNED TO A HIGHER QUALITY STANDARD AS THEY WILL FRONT ON CHURCH RANCH BLVD. THESE DESIGN ELEMENTS SHALL INCLUDE THE USE OF A MATERIAL PALETTE BASED ON A SELECTION OF LOCALLY FOUND STONES, METALS AND CLAYS. BUILDING(S) IN THIS AREA SHALL INCORPORATE PEDESTRIAN FRIENDLY, USABLE SPACES TO ACHIEVE A CAMPUS-LIKE, MASTER-PLANNED SETTING, HIGH QUALITY DESIGN, ABUNDANT OPEN SPACE, TRAILS AND ATTRACTIVE LANDSCAPING.

BECAUSE THIS P.U.D. IS LOCATED AT A HIGHLY VISIBLE CITY OF WESTMINSTER U.S. 36 INTERCHANGE, ALL FUTURE OFFICIAL DEVELOPMENT PLANS ARE HEREBY REQUIRED TO SPECIFY, IN DETAIL, THEIR CONFORMANCE TO THE ARCHITECTURAL, FENCING AND LANDSCAPING INTENT NOTED ABOVE.

ARCHITECTURAL DESIGN STANDARDS:

ARCHITECTURAL CHARACTER FOR THIS SPECIFIC PROPERTY WITHIN THE PDP SHALL USE MATERIALS AND COLORS FOUND WITHIN THE HISTORIC MCKAY PROPERTY. MASSING OF THE BUILDING FACADE ALONG WADSWORTH BLVD. AND CHURCH RANCH WILL BE BROKEN UP BY DESIGNING THE BUILDING TO APPEAR AS IF IT WERE MULTIPLE BUILDINGS. THIS WILL BE ACCOMPLISHED THROUGH VARIATIONS IN ROOFLINES AND MATERIALS.

ARCHITECTURAL DETAILS SHALL RESEMBLE THE HISTORIC FARM STRUCTURES ON THE SITE. DETAILS SHALL INCLUDE:

- 1) CUPOLAS
- 2) RAFTER TAILS
- 3) ROOF STRUTS
- 4) ROOF OVERHANGS
- 5) MULLION DETAILS
- 6) RED METAL STANDING SEAM ROOFS AND/OR AWNINGS
- 7) MASONRY WRAPPED COLUMNS AND FULL CHIMNEYS
- 8) GABLED ROOFS

ENVIRONMENTALLY SIGNIFICANT AREAS:

THE NATURAL DRAINAGE WAY OF BIG DRY CREEK IS THE MOST ENVIRONMENTALLY SIGNIFICANT PROMINENT FEATURE OF THE CHURCH RANCH HOME PLACE P.U.D. EXCEPT FOR THE NECESSITY TO IMPROVE FLOW CHARACTERISTICS OF BOTH DRAINAGE COURSES IN SHALLOW BACKWATER AREAS AND THE NECESSITY TO STABILIZE SPECIFIC ERODIBLE BANKS AND SHORELINES (IN AN IMPROVED NATURAL MANNER), EVERY ATTEMPT WILL BE MADE TO PRESERVE NATURAL RIPARIAN VEGETATION.

DRAINAGE:

THE DRAINAGE INFORMATION PERTAINING TO THIS P.U.D. IS DESCRIBED IN THE PRELIMINARY DRAINAGE STUDY SUBMITTED IN CONJUNCTION WITH THE P.D.P.

AVIATION EASEMENT:

AN AVIATION EASEMENT HAS BEEN GRANTED TO JEFFERSON COUNTY AIRPORT, WHICH IS NOW ROCKY MOUNTAIN REGIONAL PER RECEPTION NO. 88080484

CIRCULATION:

EXISTING ACCESS
THIS SITE RECEIVES ACCESS FROM ENTRANCES ALONG WADSWORTH BOULEVARD AND CHURCH RANCH BLVD.

CHURCH RANCH BOULEVARD
THIS SITE RECEIVES ACCESS FROM CHURCH RANCH BOULEVARD AND IS CONNECTED TO A PRIVATE DRIVEWAY LEADING TO THE ADJACENT PROPERTY. CHURCH RANCH BOULEVARD WILL BE EXPANDED AT THE DEVELOPERS EXPENSE, TO PROVIDE ACCESS TO THE NEW DEVELOPMENT.

WADSWORTH BOULEVARD
IT IS INTENDED THAT AS A PART OF THE CONSTRUCTION OF WEST 104TH AVENUE/CHURCH RANCH BOULEVARD THAT ACCEL/DECEL LANES WILL BE PROVIDED TO PERMIT TRAFFIC TO MERGE AND DIVERGE, WITHOUT SIGNIFICANTLY IMPACTING THE OPERATIONS OF WADSWORTH BOULEVARD. THE IMPROVEMENTS AT WADSWORTH BOULEVARD WILL BE AT THE DEVELOPERS EXPENSE.

ROADWAY SECTIONS
TYPICAL CROSS SECTIONS FOR ROADWAYS ARE SHOWN ON PAGE 5 OF THIS P.D.P. THESE SECTIONS ARE TYPICAL AND DO NOT INDICATE MODIFICATION THAT MAY OCCUR AT INTERSECTIONS.

ON-STREET PARKING IS NOT PERMITTED ON ANY OF THE ROADWAY SECTIONS OF THIS PUD AMENDMENT.

PEDESTRIAN CIRCULATION

IT IS INTENDED THAT AN 8 FOOT SIDEWALK WILL CONNECT FROM THE EXISTING BARN STRUCTURE TO THE EXISTING BIG DRY CREEK TRAIL. THIS IMPROVEMENT WILL BE PROVIDED BY THE OWNER/DEVELOPER NOTED ABOVE.

STANDARD STATEMENT FOR ALL RESIDENTIAL USES:

DEVELOPMENT UNDER THE RESIDENTIAL R-36 DESIGNATION SHALL BE LIMITED TO THAT MEETING THE DEFINITION OF "AFFORDABLE HOUSING" AND "SENIOR HOUSING DEVELOPMENT" §11-2-1 OF WESTMINSTER MUNICIPAL CODE.

THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (P.D.P.) SHALL BE CONSIDERED AS A MAXIMUM (UNLESS NOTED AS A MINIMUM), AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (O.D.P.) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, PLAN AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS. RESIDENTIAL AND NON-COMMERCIAL USES ARE RESTRICTED IN THE AVIATION EASEMENT FOR THE PASSAGE OF AIRCRAFTS TO AND FROM THE JEFFERSON COUNTY AIRPORT PER EASEMENT AGREEMENT SIGNED APRIL 10, 1995 FOR CHURCH RANCH HOME PLACE EX A8B PUD/PDF.

SPECIAL STATEMENT:

THIS PLAN CONSTITUTES A SITE SPECIFIC DEVELOPMENT PLAN WITHIN THE MEANING OF SECTION 24-68-102, CRS.

APPROVAL OF THIS PLAN WOULD CREATE A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103 CRS. THIS PLAN IS SUBJECT TO ALL CONDITIONS OF APPROVAL. SUCH VESTING APPLIES ONLY TO THIS AMENDMENT AREA AS IT RELATES TO AMENDMENT #5.

PERMITTED LAND USES:

THE FOLLOWING LAND USES ARE PERMITTED AS IT RELATES TO THIS SPECIFIC PROPERTY IDENTIFIED WITHIN THE MAP ON SHEET 5.

OFFICE

PLACES FOR THE CONDUCT OF ACCESSORY MANAGERIAL, PROFESSIONAL AND ADMINISTRATIVE BUSINESS, AND ACCESSORY USES IN RELATION TO THE MULTIFAMILY AFFORDABLE, INDEPENDENT, SENIOR HOUSING ON SITE.

RESIDENTIAL - INDEPENDENT AFFORDABLE SENIOR LIVING

MULTI-FAMILY HOUSING TARGETED SPECIFICALLY TO SENIORS, OVER THE AGE OF 62, WHO ARE FUNCTIONALLY AND SOCIALLY INDEPENDENT. SERVICES MUST INCLUDE, AT A MINIMUM, ENVIRONMENTAL SECURITY, TRANSPORTATION, HOUSEKEEPING AND SOCIAL ACTIVITIES

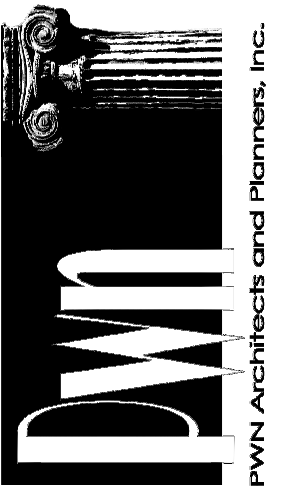
BARN

EXISTING BARN TO BE RENOVATED FOR ACCESSORY RECREATIONAL USES AND OFFICES.

PARKING STANDARDS:

FOR AFFORDABLE SENIOR HOUSING THE REQUIRED OFF STREET PARKING SHALL BE PROVIDED AS FOLLOWS:

- 1 PARKING SPACE PER 1 DWELLING UNIT PLUS 1 SPACE FOR EVERY 5 DWELLING UNITS FOR GUEST
- COVERED PARKING SHALL BE PROVIDED AT A MINIMUM OF 20% OF THE RESIDENT PARKING REQUIRED



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DATE: 08/26/19

**LEGENDS AT CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO**

ISSUE DATE: 05-04-02018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

3 OF 6
NOTES

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 6

EXCEPTIONS:

Below is a list of exceptions to the Multifamily Design Standards provided by the developer. The list identifies each requirement that has not been met, the required standard, what was provided, and the applicant's justification for the exception.

1. BUILDING SETBACKS
REQUIREMENT NOT MET:

A. REQUIRED BUILDING SETBACK FROM WADSWORTH BLVD. IS 50' PER THE CHURCH RANCH HOME PLACE PDP. THE PROVIDED SETBACK IS A VARIABLE SETBACK OF 21' MINIMUM AND 29'-4" MAXIMUM AVG.

JUSTIFICATION: REDUCED THE SETBACK ALONG WADSWORTH BLVD. WHICH ALLOWS FOR PARKING TO BE HIDDEN BEHIND THE BUILDING, AND HELPS TO ACHIEVE THE REQUIRED PARKING RATIO. THE BUILDING PLACEMENT MAINTAINS THE VIEW PRESERVATION OF THE HISTORIC BARN ALONG WADSWORTH BLVD.

B. THE REQUIRED BUILDING SETBACK FROM PRIVATE DRIVES IS 25' FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10' FOR EVERY STORY BEYOND TWO STORIES).

JUSTIFICATION: THE REDUCED SETBACK SUPPORTS THE SHARED ACCESS DRIVE ON THE NORTH SIDE OF THE SITE. THE SHARED DRIVE IS AN EXISTING CONDITION AND CONSTRAINS THE BUILDING SETBACK, BUT ACCOMMODATES FOR 26-FOOT WIDE FIRE LANES, WHICH IS A PRIMARY STANDARD TO BE MET.

2. LANDSCAPED AREA

REQUIREMENT NOT MET: THE REQUIRED LANDSCAPED AREA PER THE MULTIFAMILY DESIGN STANDARDS IS 40%. THE PROVIDED LANDSCAPED AREA IS 36%.

JUSTIFICATION: RETAINING THE BARN DECREASES THE ACHIEVABLE LANDSCAPE PERCENTAGE FOR THE SITE; HOWEVER, THE BARN SERVES AS A HISTORICAL FOCAL POINT OF THE COMMUNITY AND WILL HOUSE ONSITE AMENITIES. INCREASED SIZE AND QUANTITY OF LANDSCAPE (UP TO 4%), INCLUDING TREES AND VEGETATION ON SITE, ALONG WITH INCREASED CALIPER SIZE OF TREES FROM 2" TO 2 1/2" WILL BE PROVIDED.

3. DETENTION POND

REQUIREMENT NOT MET: THE DETENTION POND CANNOT BE WITHIN THE 50' SETBACK ADJACENT TO CITY OWNED OPEN SPACE. FOR THIS SITE THE DETENTION POND WILL ENCROACH INTO THE LANDSCAPED SETBACK BY 40' TO ALLOW FOR DESIRED SITE DENSITY AND ACCESS.

JUSTIFICATION: TO OFFSET THE LOCATION OF THE POND IN THE LANDSCAPE SETBACK, ADDITIONAL LANDSCAPING/VEGETATION WILL BE ADDED AROUND THE POND TO BETTER BLEND IT WITH THE ADJACENT OPEN SPACE.

4. LANDSCAPED ISLANDS WITHIN PARKING LOTS

REQUIREMENT NOT MET: REQUIRED PARKING ISLANDS MUST BE A MINIMUM OF 2 PARKING SPACES WIDE. FOR THIS SITE THERE ARE TWO ISLANDS LOCATED WITHIN THE PARKING AREA THAT ARE LESS THAN 2 SPACES WIDE.

JUSTIFICATION: DECREASED THE SIZE OF THE PARKING ISLANDS TO BETTER ACCOMMODATE THE MIN. PARKING AND DRIVE AISLE WIDTH REQUIREMENTS FOR FIRE ACCESS IN RELATION TO BUILDING HEIGHT.

5. COVERED PARKING

REQUIREMENT NOT MET: REQUIRED COVERED PARKING SHALL BE 33% OF THE TOTAL PARKING AREA OR IN A GARAGE. ONLY 20% COVERED PARKING WILL BE PROVIDED FOR THIS SITE. WE PROPOSE TO USE CHFA STANDARDS OF 1 STALL PER UNIT OF SURFACE PARKING.

JUSTIFICATION: BY PROVIDING ONLY 20% COVERED PARKING VEHICLE CIRCULATION WITHIN THE SITE AND VIEW PRESERVATION OF THE HISTORIC BARN ARE BETTER SERVED.

6. GARAGES

REQUIREMENT NOT MET: SINGLE CAR GARAGES ARE REQUIRED TO BE A MINIMUM OF 12' IN WIDTH. THE PROVIDED SINGLE CAR GARAGES ON THIS SITE WILL BE THE DEVELOPERS STANDARD OF 10'-7".

JUSTIFICATION: REDUCED GARAGE WIDTH OF 10'-7" PROVIDES NEEDED SPACE TO MEET TOTAL PARKING RATIO REQUIREMENT. LARGE STORAGE LOCKERS WILL BE PROVIDED INDOORS FOR RESIDENCE USE IN LIEU OF PROVIDING STORAGE SPACE WITHIN GARAGES.

7. LANDSCAPE SETBACK

REQUIREMENT NOT MET: REQUIRED LANDSCAPED SETBACK IS 35' ON ALL SIDES AND 50' ADJACENT TO OPEN SPACES. A SETBACK OF 15' ALONG THE EAST PROPERTY LINE IS PROVIDED.

JUSTIFICATION: BRINGING THE BUILDING FORWARD TOWARDS THE MAIN ARTERIAL SCREENS PARKING FROM THE PUBLIC RIGHT OF WAY AND ALLOWS VIEW PRESERVATION OF THE HISTORIC BARN. AN ADDITIONAL 4% ABOVE REQUIRED TREES AND BUSHES OR EQUIVALENT OF 1 TREE/ 3 SHRUBS PER 500 SF INSTEAD OF 550 SF IS ALSO BEING PROVIDED TO HELP MITIGATE REDUCED LANDSCAPE SETBACK.

8. LANDSCAPE MEDIANS AT ENTRANCE

REQUIREMENT NOT MET: 10' MIN. WIDTH AND 50' MIN. LENGTH MEDIAN TO BE PROVIDED AT THE PRIMARY ENTRANCE TO THE PROJECT. A MEDIAN WILL BE PLACED AT EACH ENTRANCE OF WADSWORTH BLVD AT 5' X 22'-7" AND CHURCH RANCH BLVD. AT 10' X 33'.

JUSTIFICATION: TO MAKE MORE SPACE FOR OTHER SITE NECESSITIES, THE REQUIRED MEDIANS WILL BE REDUCED. THE MAIN ENTRANCE ON WADSWORTH BLVD. WILL HAVE AN ENHANCED RANCH STYLE ARCHITECTURAL ARCH THAT SUPPORTS THE HISTORICAL CONTEXT AND CHARACTER OF THE SITE TO SERVE AS A GATEWAY.

9. PATIO/ BALCONY SIZES

REQUIREMENT NOT MET: 120 SF. MIN. IS REQUIRED FOR PATIOS AND 80 SF. MIN REQUIRED FOR 50% OF PRIVATE BALCONIES. ONLY 66 SF MIN. AT ALL PATIOS/BALCONIES ARE BEING PROVIDED.

JUSTIFICATION: DEVELOPER SHALL PROVIDE A PATIO COMMON AREA OF (SF) ON THE WEST SIDE OF THE BUILDING FACING WADSWORTH ON THE 1ST FLOOR WITH AMENITIES FOR THE RESIDENTS. DEVELOPER WILL ALSO PROVIDE A PATIO COMMON AREA OF (SF) ON THE EASTERN SIDE OF THE BARN TO PROVIDE NEEDED PATIO AND OUTDOOR GATHERING SPACES. THIS WILL HELP WITH THE PRESERVATION AND ACTIVATION OF THE BARN WHICH WILL SERVE AS AN IMPORTANT AMENITY TO THE COMMUNITY.

10. HOT TUB

REQUIREMENT NOT MET: IT IS REQUIRED THAT A HOT TUB AND CHILDREN'S SPLASH PAD BE PROVIDED AND RESTROOM FACILITIES. NEITHER AMENITIES WILL BE PROVIDED.

JUSTIFICATION: RESTORATION OF THE HISTORIC BARN (WHICH WILL INCLUDE RESTROOMS SURROUNDING AMENITY SPACE AND DIRECT ACCESS TO THE OPEN SPACE TRAIL SYSTEM) WILL HELP TO PROVIDE RECREATIONAL OPPORTUNITIES FOR SENIORS WITHIN THE COMMUNITY.

11. BUILDING WITH MORE THAN TWO STORIES

REQUIREMENT NOT MET: BUILDINGS OVER 2 STORIES SHALL BE STEPPED DOWN AT THE EDGES OF THE STRUCTURE(S) BY ONE STORY AT A MIN. TO REDUCE THE MASS OF BUILDINGS. STEPPING DOWN THE BUILDING BY ONE STORY AT THE ENDS WAS NOT DONE, AS THIS WOULD CREATE A REDUCTION IN AFFORDABLE UNITS.

JUSTIFICATION: ADDITION OF FLAT ROOFS AT THE END CORNERS OF THE BUILDING AND AT THE CENTER/ MAIN ENTRANCE OF THE BUILDING TO REDUCE THE MASS AND CREATE THE STEPPED DOWN EFFECT. HORIZONTAL METAL AWNINGS AT THE SECOND STORY WINDOWS WILL BE PROVIDED TO BREAK UP THE VERTICAL MASSING AT THE CORNERS.

12. PRIVATE STREETS AND DRIVES

REQUIREMENT NOT MET: PRIVATE STREETS AND DRIVES ARE REQUIRED TO BE 25 FEET FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10 FEET FOR EVERY STORY BEYOND TWO STORIES). FOR THIS SITE, THE SETBACK PROVIDED AT THE PRIVATE DRIVE IS 15'. THIS WAS DONE TO PROVIDE FOR THE 26' FIRE LANE REQUIREMENT.

JUSTIFICATION: REDUCE THE SETBACK FROM THE SHARED ACCESS DRIVE, WHICH IS AN EXISTING CONDITION THAT HAS CONSTRAINED THE BUILDING SETBACK, TO ACCOMMODATE FOR 26' WIDE FIRE ACCESS LANE.

13. PARKING SETBACK

15' REQUIREMENT NOT MET: PARKING SETBACKS ALONG INTERIOR PROPERTY LINES ARE REQUIRED TO BE 15 FT. AND PARKING LOTS ARE NOT TO BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETBACK. CAR TURNAROUNDS ON THE EAST SIDE OF THE PROPERTY WILL ENCROACH INTO THE 15' SETBACK BY 5'.

JUSTIFICATION: TO DECREASE THE IMPACTS OF THE REDUCED SETBACK, DEVELOPER SHALL PROVIDE A 4% INCREASE ABOVE THE REQUIRED MINIMUM FOR TREES AND BUSHES, WHICH EQUATES TO 1 TREE/3 SHRUBS PER 500 SF INSTEAD OF 550 SF ALONG THE EAST PROPERTY BOUNDARIES.



9250 E. Costilla Ave., Suite 620
Greenwood Village, CO 80112
voice 303.649.9800 fax 303.649.9870
pwnarchitects.com

DATE: 08/26/19

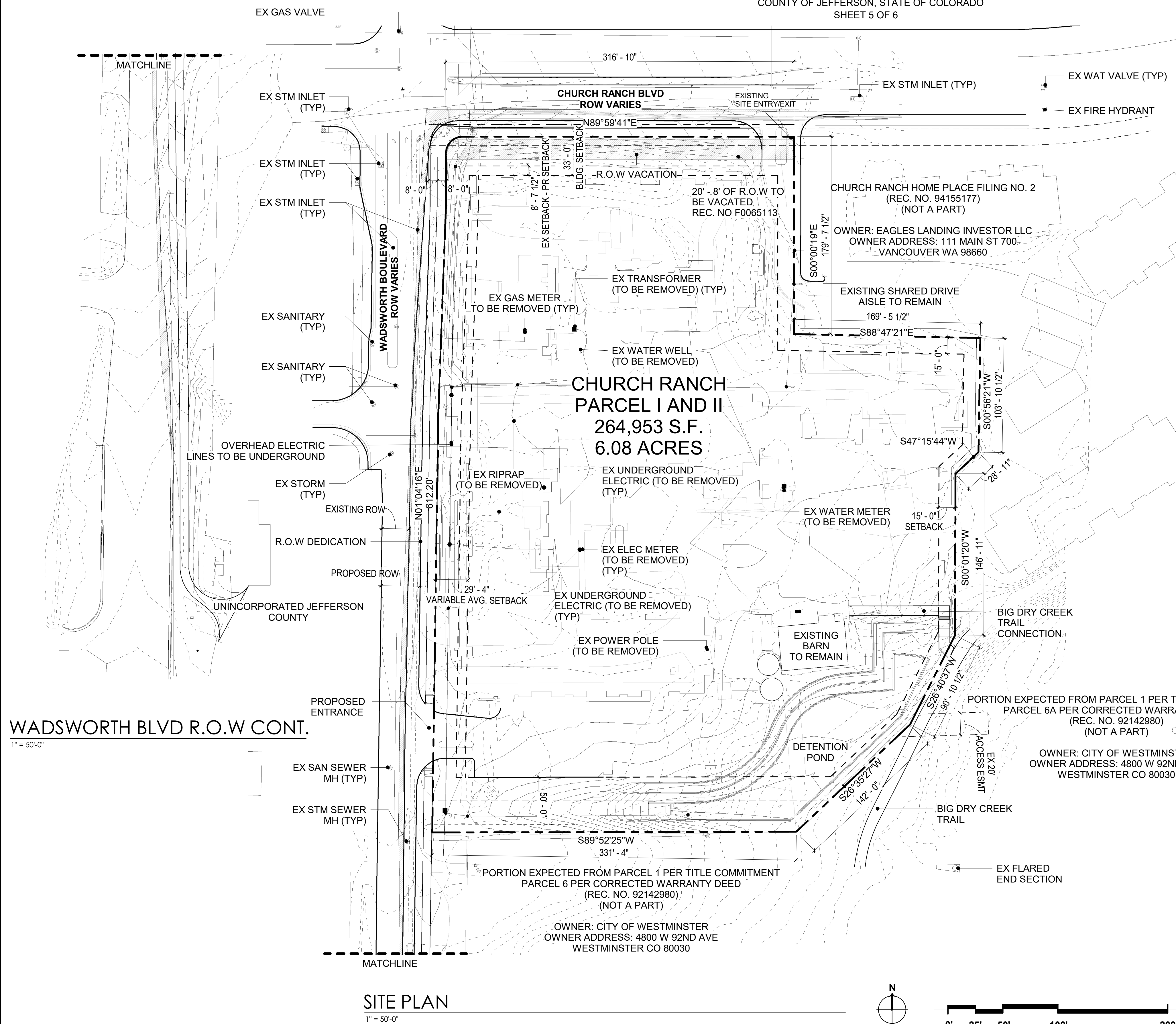
**LEGENDS AT CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO**

ISSUE DATE: 05-04-02018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

4 OF 6
PDP EXCEPTIONS

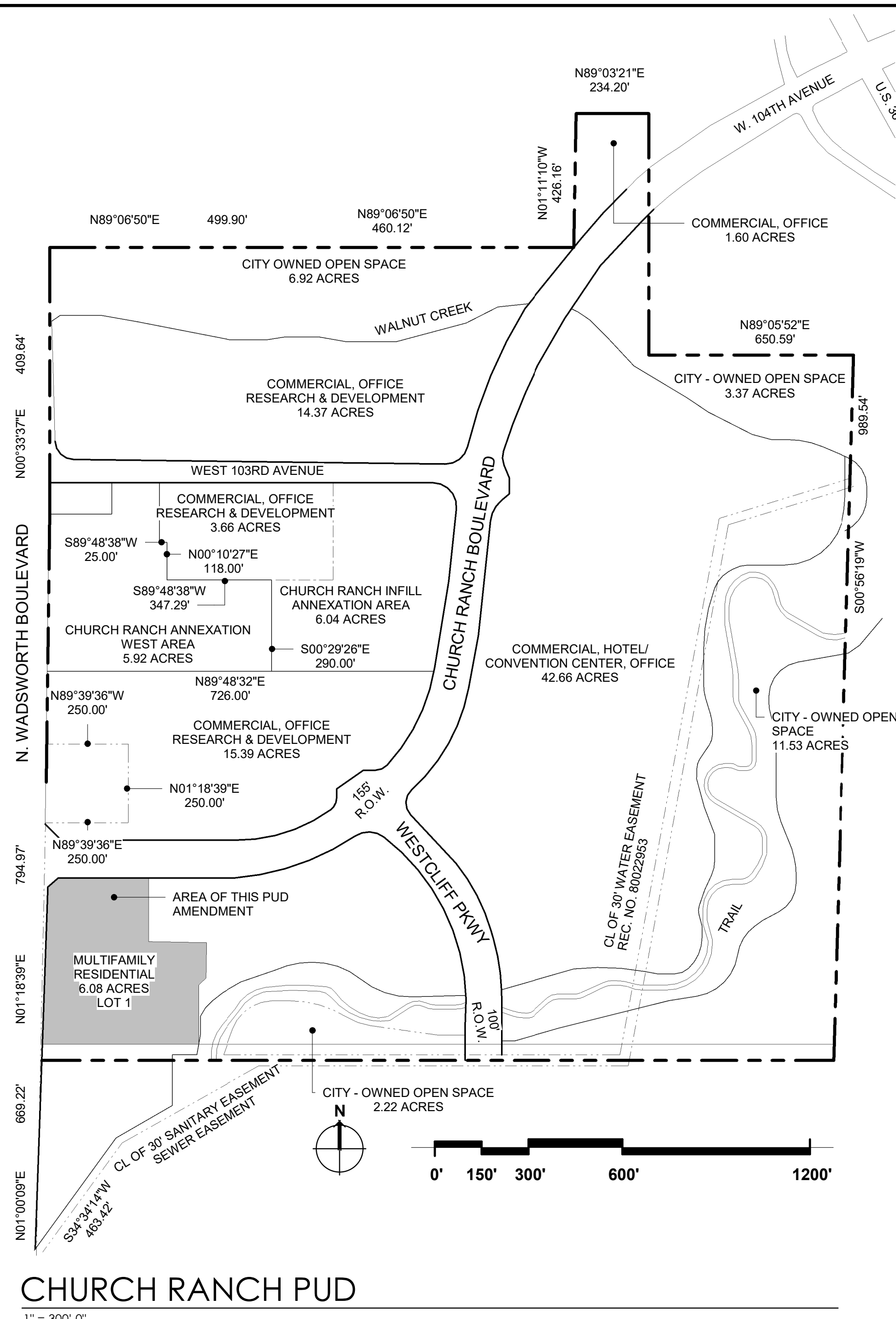
FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 5 OF 6



SITE PLAN

1" = 50'-0"

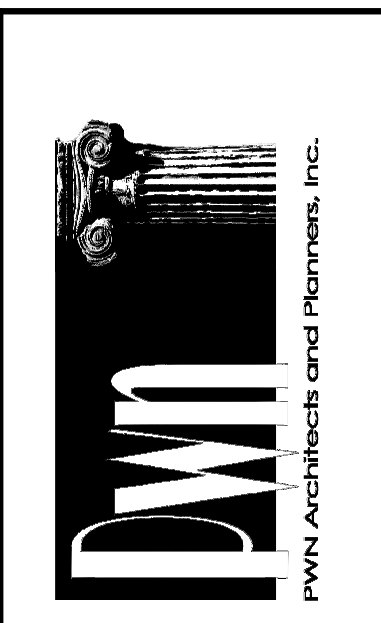
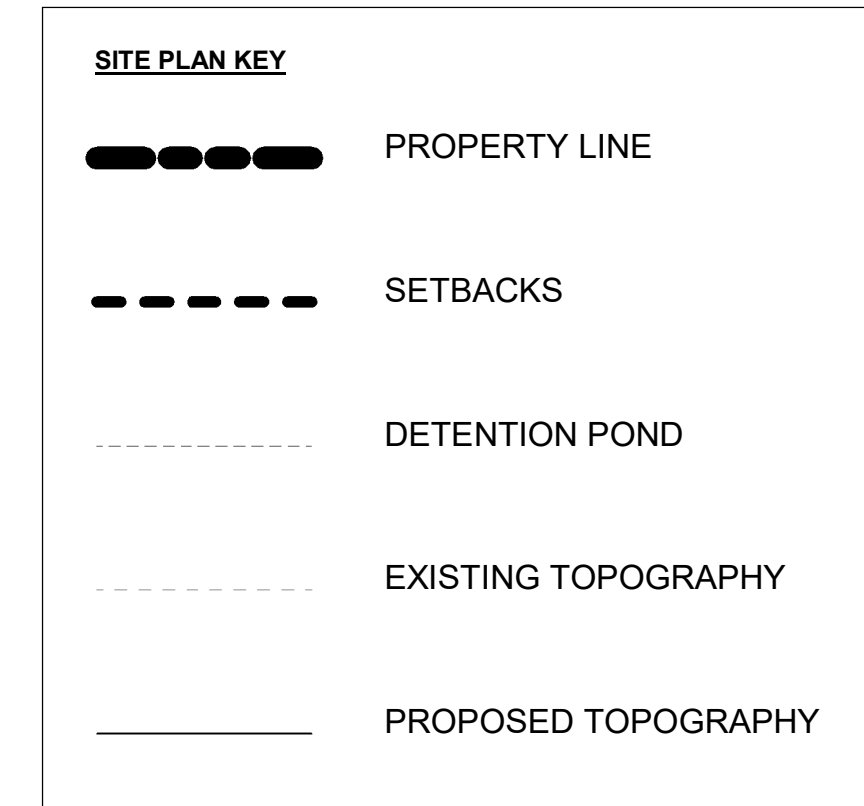


CHURCH RANCH PUD

1" = 300'-0"

NOTES:

1. THE PROPOSED DEVELOPMENT IS ABUTTED ON ALL SIDES BY LAND ZONED PUD OR UNINCORPORATED JEFFERSON COUNTY.
2. ALL EXISTING BUILDINGS AND BUILDING PADS WITHIN THE PROPERTY BOUNDARY SHALL BE REMOVED UNLESS OTHERWISE NOTED.



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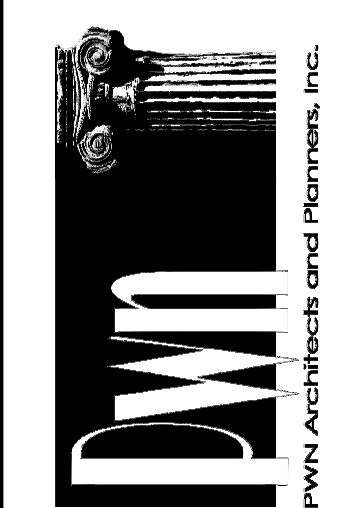
**LEGENDS AT CHURCH RANCH
10050 WADSWORTH BLVD.
WESTMINSTER, CO**

ISSUE DATE: 05-04-2018	PROJECT #: 180211
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4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

FIFTH AMENDED PRELIMINARY DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

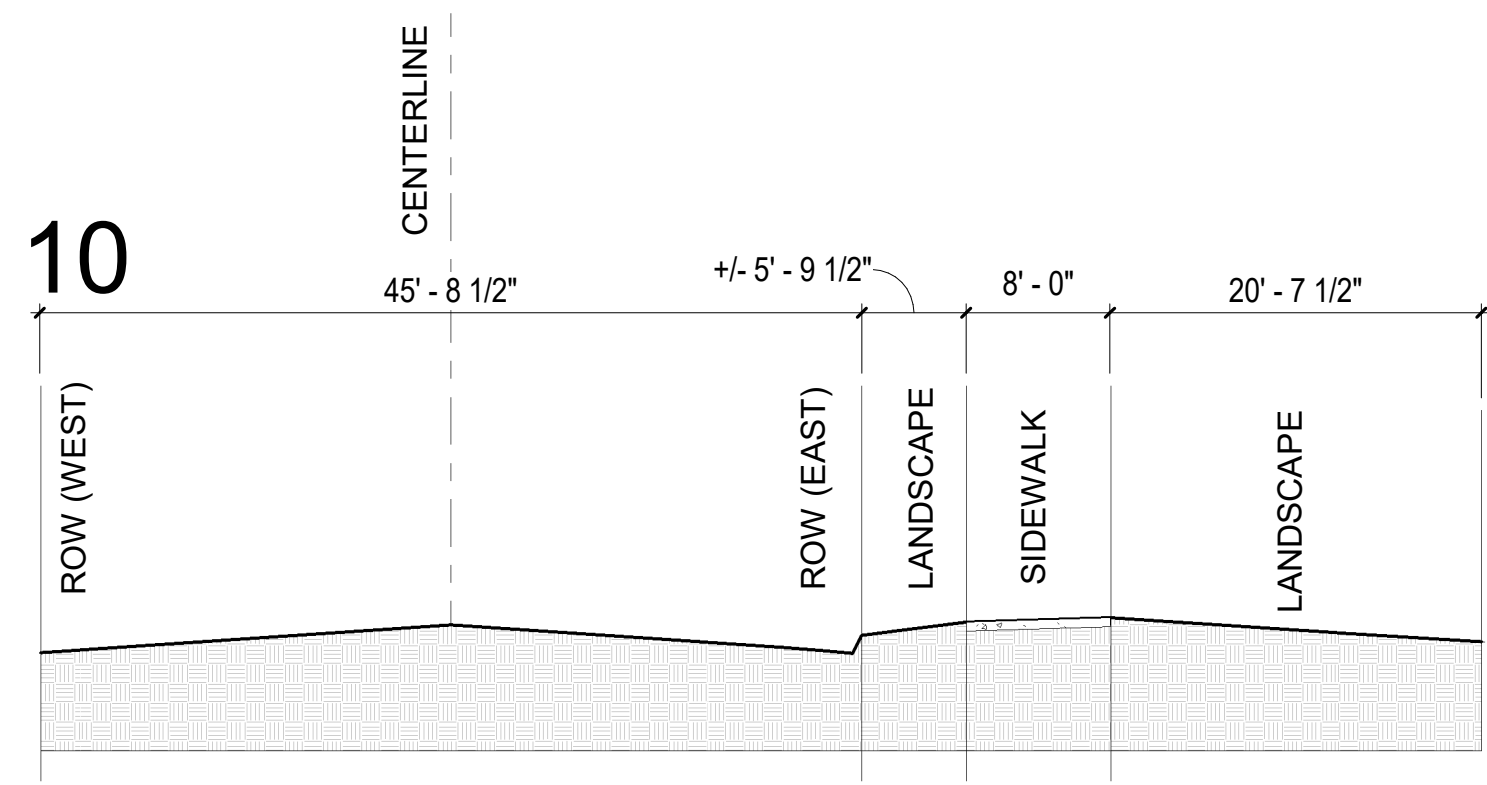
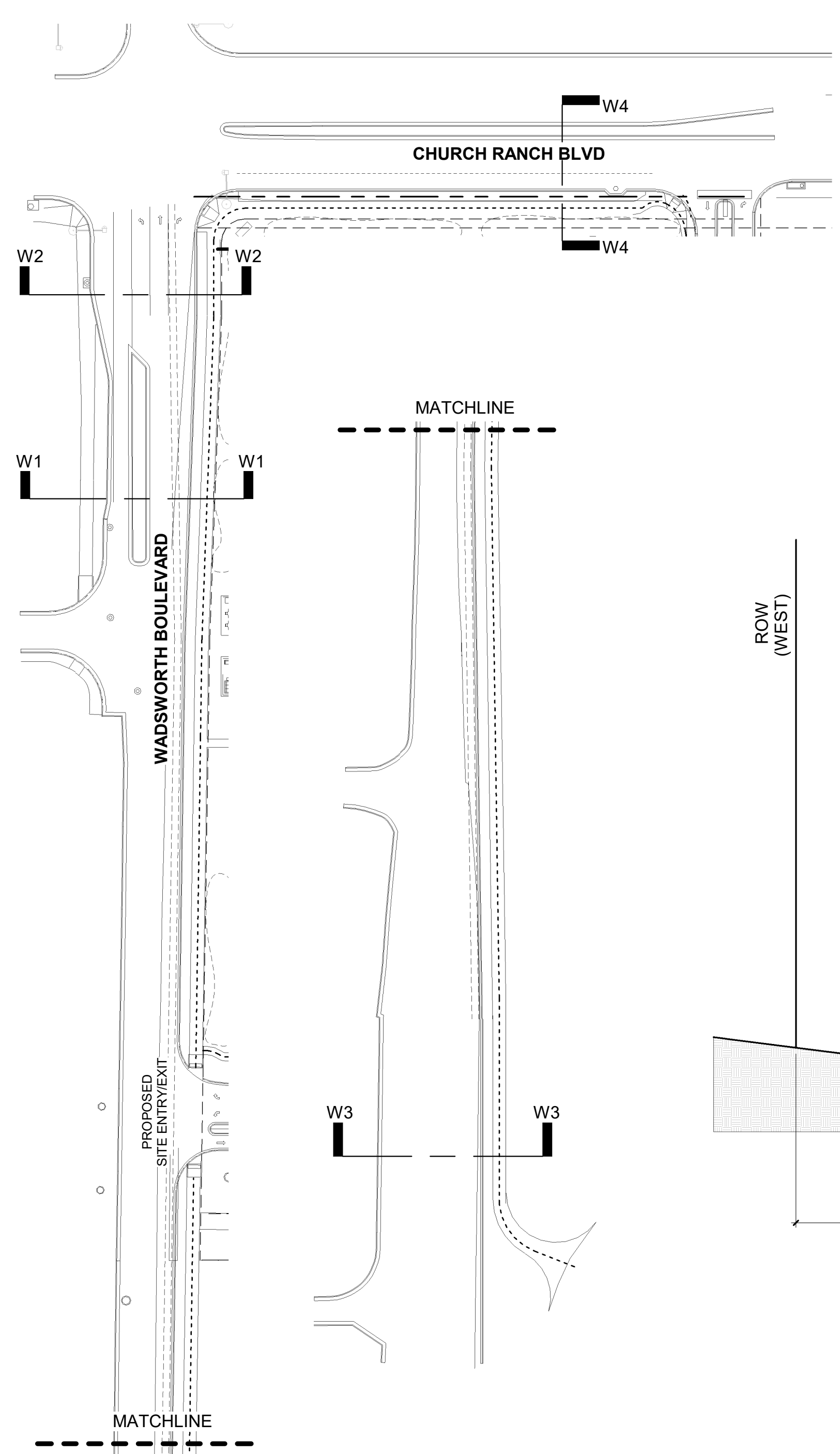
SHEET 6 OF 6



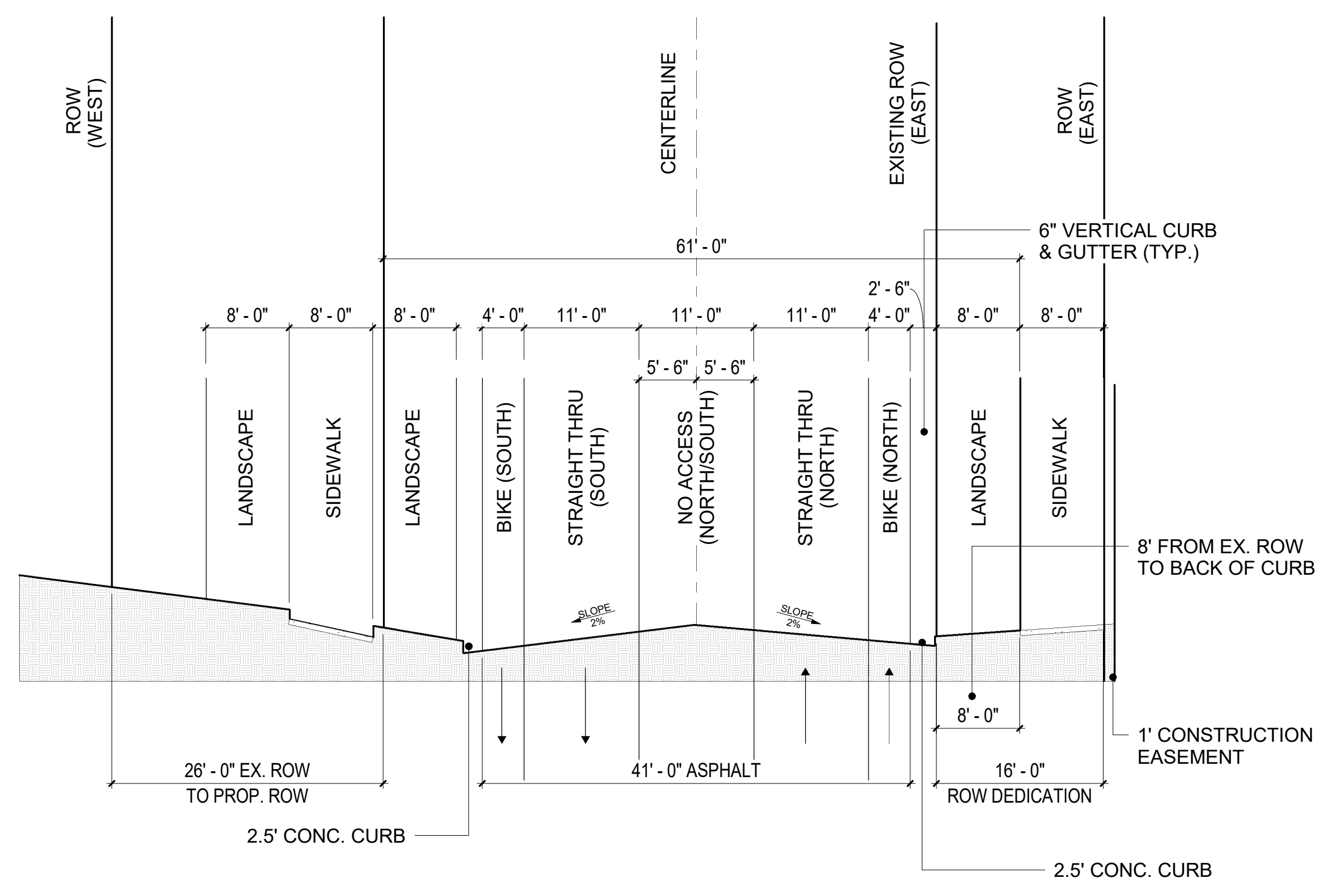
9250 E. Cassilla Ave, Suite 620
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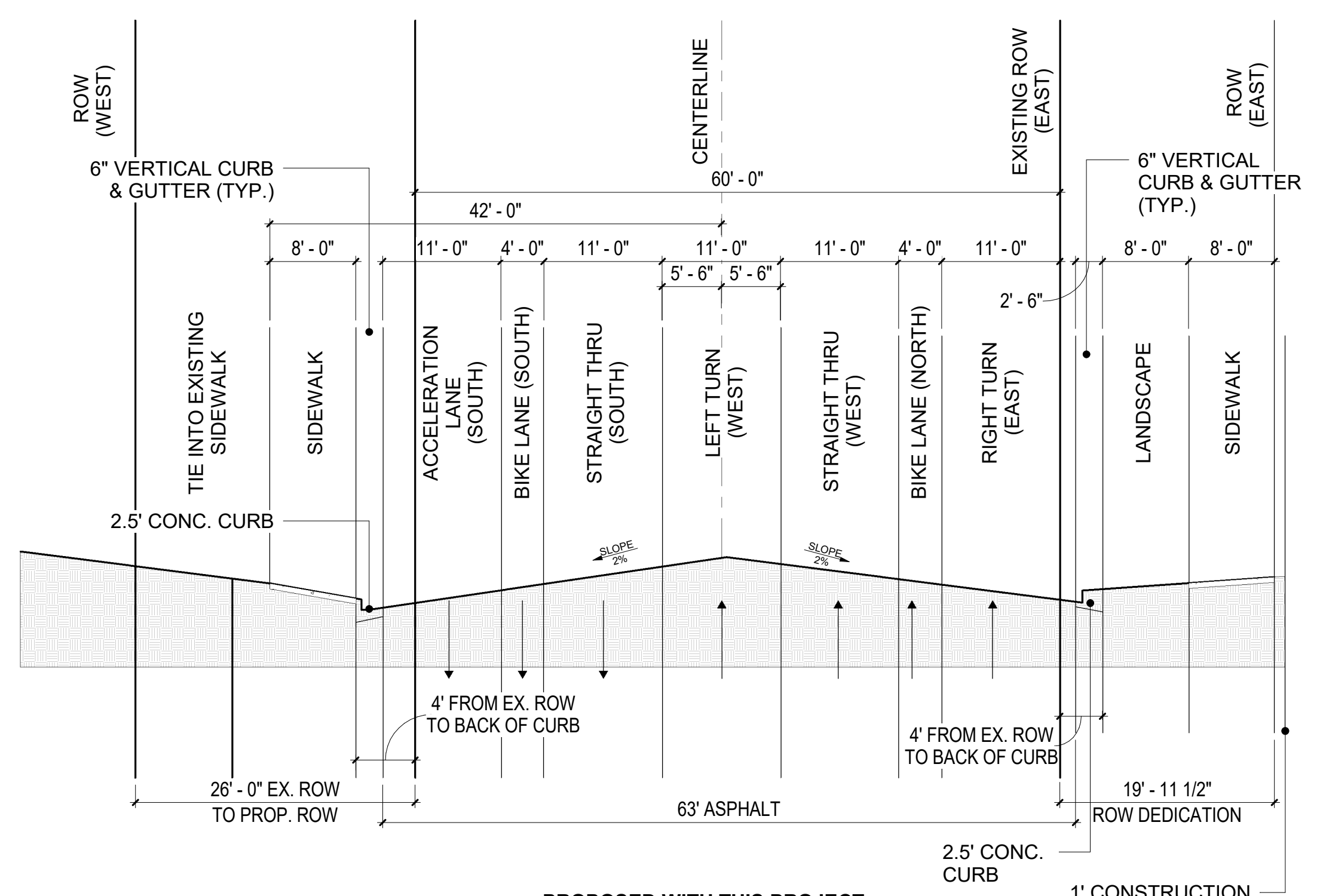
LEGENDS AT CHURCH RANCH 10050 WADSWORTH BLVD. WESTMINSTER, CO



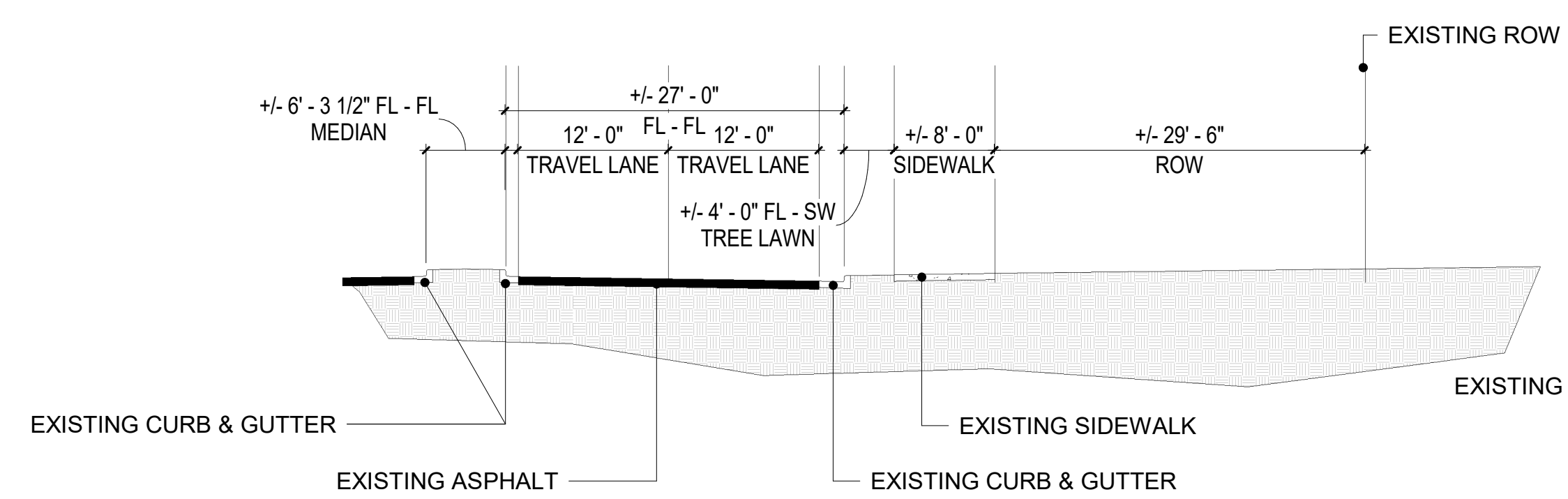
PROPOSED WITH THIS PROJECT
WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W3-W3
NOT TO SCALE



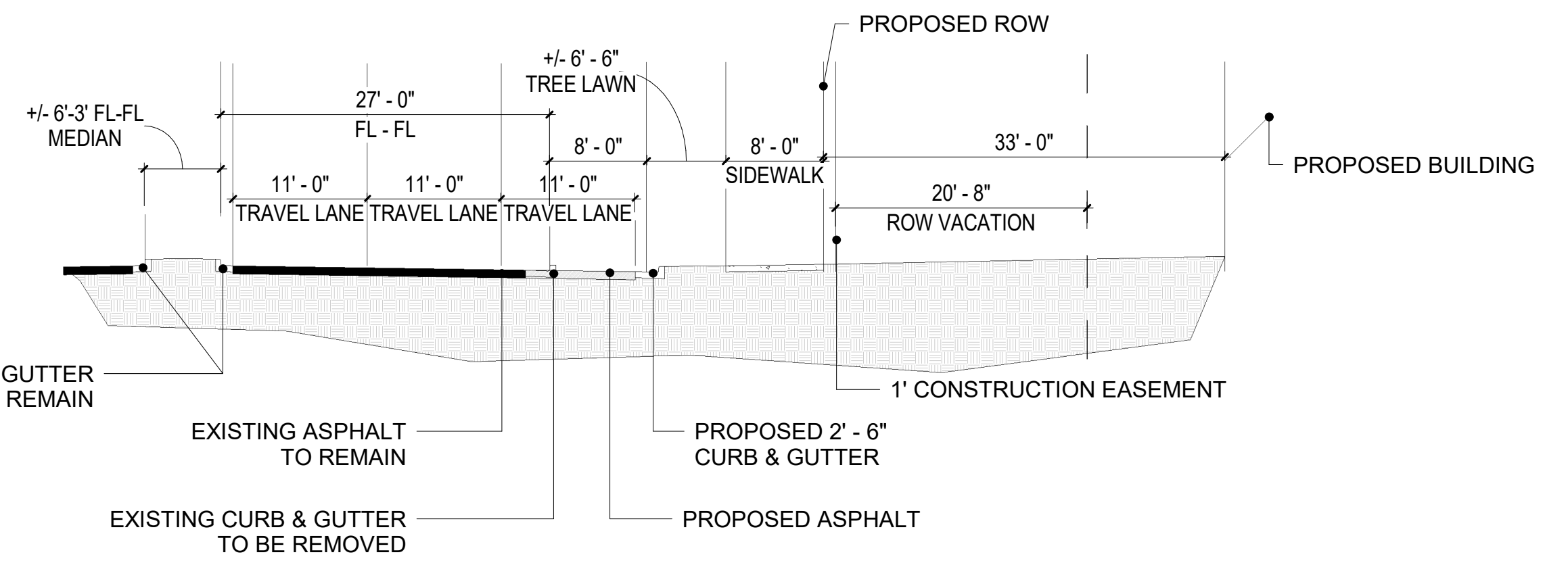
PROPOSED WITH THIS PROJECT
WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W1-W1
NOT TO SCALE



PROPOSED WITH THIS PROJECT
WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W2-W2
NOT TO SCALE



EXISTING
CHURCH RANCH BLVD. TYPICAL CROSS SECTION
SECTION W4-W4



PROPOSED WITH THIS PROJECT
CHURCH RANCH BLVD. TYPICAL CROSS SECTION
SECTION W4-W4

ISSUE DATE	PROJECT #	PROJECT #
05-04-2018	180211	180211
6-11-18	1ST ODP SUBMITTAL	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 1 OF 22

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF WESTMINSTER, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 14, AS MONUMENTED BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED: LS 16412 1999, FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 00°44'54" WEST, A DISTANCE OF 2,643.12 FEET, AND FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS NORTH 89°22'03" EAST, A DISTANCE OF 2,648.04 FEET;

THENCE NORTH 89°30'23" EAST, A DISTANCE OF 30.04 FEET TO THE NORTHWEST CORNER OF PARCEL 6 OF THE CORRECTED WARRANTY DEED RECORDED AT RECEPTION NO. 92142980 OF THE RECORDS OF THE JEFFERSON COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING ON THE EAST LINE OF WADSWORTH BOULEVARD AND THE POINT OF BEGINNING;

THENCE NORTH 01°04'16" EAST ALONG SAID EAST LINE, A DISTANCE OF 612.20 FEET TO THE SOUTH LINE OF CHURCH RANCH BOULEVARD AS DESCRIBED BY WARRANTY DEEDS RECORDED AT RECEPTION NO. F0050400 AND RECEPTION NO. F0065113;

THENCE NORTH 89°59'41" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 332.74 FEET TO THE WEST LINE OF CHURCH RANCH HOME PLACE FILING NO. 2 RECORDED AT RECEPTION NO. 94155177;

THENCE ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00°00'19" EAST, A DISTANCE OF 158.73 FEET;
- 2) SOUTH 88°47'21" EAST, A DISTANCE OF 169.46 FEET;
- 3) SOUTH 00°56'21" WEST, A DISTANCE OF 103.87 FEET;
- 4) SOUTH 47°15'41" WEST, A DISTANCE OF 28.93 FEET;
- 5) SOUTH 00°08'19" EAST, A DISTANCE OF 145.51 FEET TO THE NORTH LINE OF PARCEL 6A OF SAID CORRECTED WARRANTY DEED RECORDED AT RECEPTION NO. 92142980;

THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 26°41'33" WEST, A DISTANCE OF 92.45 FEET;
- 2) SOUTH 46°36'21" WEST, A DISTANCE OF 82.10 FEET;
- 3) SOUTH 46°36'48" WEST, A DISTANCE OF 59.90 FEET TO THE NORTH LINE OF SAID PARCEL 6;

THENCE SOUTH 89°53'19" WEST ALONG SAID NORTH LINE, A DISTANCE OF 346.31 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 264,953 SQUARE FEET OR 6.08 ACRES, MORE OR LESS;

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S PDP OR LATEST PDP AMENDMENT IS MORE THAN FIVE (5) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

ODP APPROVAL FALL OF 2019
START OF CONSTRUCTION WINTER OF 2019.
CONSTRUCTION WILL INCLUDE THE MAIN RESIDENTIAL BUILDING, BARN AND ACCESSORY BUILDINGS. ALL SITE WORK INCLUDING PARKING, LANDSCAPE AND PUBLIC R.O.W. WORK.

PERMITTED LAND USES:

THE FOLLOWING LAND USES ARE PERMITTED.

OFFICE

PLACES FOR THE CONDUCT OF ACCESSORY MANAGERIAL, PROFESSIONAL AND ADMINISTRATIVE BUSINESS, AND ACCESSORY USES IN RELATION TO THE MULTIFAMILY AFFORDABLE, INDEPENDENT, SENIOR HOUSING ON SITE.

RESIDENTIAL - INDEPENDENT AFFORDABLE SENIOR LIVING

MULTI-FAMILY HOUSING TARGETED SPECIFICALLY TO SENIORS OVER THE AGE OF 62, WHO ARE FUNCTIONALLY AND SOCIALLY INDEPENDENT. SERVICES MUST INCLUDE, AT A MINIMUM, ENVIRONMENTAL SECURITY, TRANSPORTATION, HOUSEKEEPING AND SOCIAL ACTIVITIES

BARN

EXISTING BARN TO BE RENOVATED FOR ACCESSORY RECREATIONAL USES AND OFFICES.

PROPERTY OWNER:

WESTMINSTER LEASED HOUSING ASSOCIATES I, LLP, A MINNESOTA LIMITED LIABILITY LIMITED PARTNERSHIP
2905 NORTHWEST BLVD. SUITE 150
PLYMOUTH, MN 55441
763.354.5656
CONTACT: RON MEHL

CIVIL ENGINEER:

HARRIS KOCHER SMITH
1120 LINCOLN ST., SUITE 1000
DENVER, CO 80203
303.623.6300
CONTACT: MICHAEL MOORE

ARCHITECT/PLANNER:

PWN ARCHITECTS & PLANNERS, INC.
9250 E. COSTILLA AVE., SUITE 620
GREENWOOD VILLAGE, CO 80112
303.649.9880
CONTACT: PAT NOOK

LANDSCAPE ARCH:

STANLEY CONSULTANTS
8000 S CHESTER ST., SUITE 500
CENTENNIAL, CO 80112
303.925.8298
CONTACT: RANDY DUZAN

TRANSPORTATION ENGINEER:

LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, CO 80206
303.333.1105
CONTACT: CHRISTOPHER MCGRANAHAN

ELECTRICAL ENGINEER:

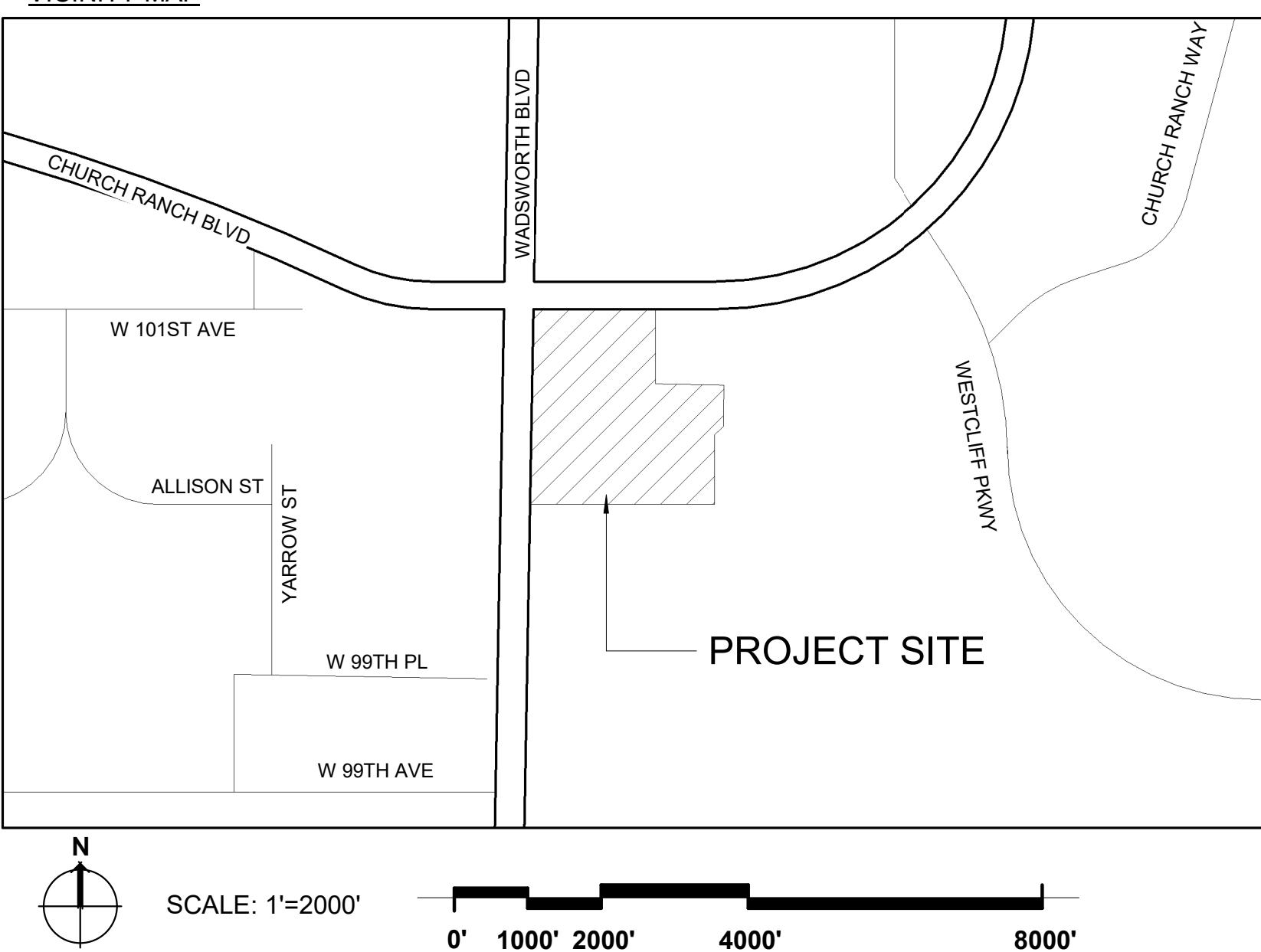
BOULDER ENGINEERING
1717 15TH ST.
BOULDER, CO 80302
303.444.6038
CONTACT: ETHAN MILEY

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PDP PROPERTY BOUNDARY.

DATE _____ REGISTERED LAND SURVEYOR & NO. _____

VICINITY MAP



PURPOSE STATEMENT

LEGENDS AT CHURCH RANCH WILL BE A MULTI-FAMILY RESIDENTIAL DEVELOPMENT THAT WILL PROVIDE 205 APARTMENT UNITS FOR AFFORDABLE INDEPENDENT SENIOR LIVING. THE DEVELOPMENT SITS ON A 6.08 ACRE SITE THAT INCLUDES ON SITE RECREATION AND AN EXISTING BARN.

ZONING & LAND USE

CURRENT ZONING: PUD
CURRENT LAND USE: MULTI-FAMILY AND MIXED USE
CURRENT COMPREHENSIVE PLAN LAND USE DESIGNATION: R-36

SURROUNDING ZONING, LAND USE AND COMPREHENSIVE PLAN

	ZONING	LAND USE	COMP. PLAN DESIGNATION
NORTH:	PUD	SINGLE FAMILY	OFFICE/R&D LOW INTENSITY
SOUTH:	PUD	OPEN SPACE	CITY OWNED OPEN SPACE
EAST:	PUD	MULTI. FAM. & OPEN SPACE	RESIDENTIAL R-18
WEST:	PUD & UNINCORP.	ASSIST. LIVING & UNINCORPORATED	RESIDENTIAL R-18

PROJECT/SITE DATA

ODP BOUNDARY AREA (SF/ACRES):	6.08 ACRES
GFA (SF):	225,760 SF
FFA (SF):	223,144 SF
FAR/DU PER ACRE (#):	32.8 DU/ACRE
MAXIMUM BUILDING HEIGHT(S) (FT):	50'
LANDSCAPE INCLUDING DETENTION:	95,832 SF (36%)
PRIVATE PARK:	4.1%

MINIMUM SETBACKS

	MAIN BUILDING		ACCESSORY		PARKING		LANDSCAPING	
REQUIRED/PROVIDED								
FROM PROPERTY LINE ADJACENT TO CHURCH RANCH BLVD. (FT):	33	33	10	10	25	35	25	25
FROM WADSWORTH BLVD. (FT):	21MIN. 35 MAX.	29'-4" VARIABLE	18	18	N/A	N/A	N/A	25
FROM EAST PROPERTY LINES (FT):	40	40	15	15	15	15	15	15
FROM SOUTH PROPERTY LINES (FT):	N/A	N/A	15	15	15	15	15	50
FROM INTERNAL ALLEYS & DRIVE LANES (FT):	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

BETWEEN BUILDINGS (FT):	
MAIN BUILDING TO BARN	45
MAIN BUILDING TO GARAGES	98
BARN TO GARAGE	153
GARAGE TO GARAGE	20

SHEET INDEX

SHEET 1 OF 22 - COVER
SHEET 2 OF 22 - NOTES
SHEET 3 OF 22 - NOTES
SHEET 4 OF 22 - SITE PLAN
SHEET 5 OF 22 - SITE DETAILS
SHEET 6 OF 22 - SITE DETAILS
SHEET 7 OF 22 - FENCE AND PLAN DETAILS
SHEET 8 OF 22 - SITE DETAILS
SHEET 9 OF 22 - GRADING PLAN
SHEET 10 OF 22 - UTILITIES PLAN
SHEET 11 OF 22 - PLANT LIST
SHEET 12 OF 22 - LANDSCAPE DETAILS & NOTES
SHEET 13 OF 22 - LANDSCAPE DETAILS & NOTES
SHEET 14 OF 22 - LANDSCAPE PLAN
SHEET 15 OF 22 - LANDSCAPE PLAN
SHEET 16 OF 22 - LANDSCAPE PLAN - PATIOS
SHEET 17 OF 22 - EXISTING CONDITIONS PLAN
SHEET 18 OF 22 - BUILDING ELEVATIONS
SHEET 19 OF 22 - BUILDING ELEVATIONS
SHEET 20 OF 22 - BUILDING ELEVATIONS
SHEET 21 OF 22 - BARN ELEVATIONS
SHEET 22 OF 22 - PHOTOMETRIC PLAN

OWNER APPROVAL

I, _____, AS _____ OF _____, A _____ STATE AND TYPE OF LEGAL ENTITY _____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY _____, 20____.

SIGNATURE _____

TITLE _____

CITY APPROVAL

ACCEPTED AND APPROVED BY THE CITY OF WESTMINSTER THIS _____ DAY _____, 20____.

CITY MANAGER _____

CITY CLERK _____

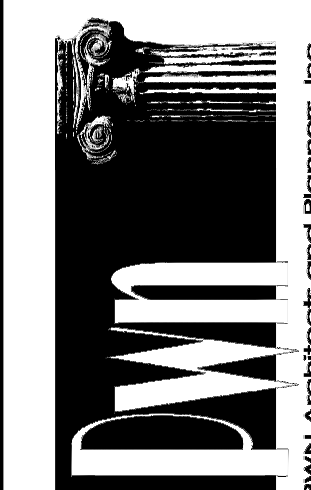
CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO ON THIS _____ DAY _____, 20____, AT _____ O'CLOCK ____M.

JEFFERSON COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK _____



4849 S. Syracuse St., Suite 320
Denver, Colorado 80237
voice 303.649.9880
pwnarchitects.com

DATE: 08/26/19

LEGENDS AT CHURCH RANCH

ISSUE DATE:	PROJECT #:	
6-11-18	190211	1ST ODP SUBMITTAL
11-15-18		2ND ODP SUBMITTAL
3-5-19		3RD ODP SUBMITTAL
4-18-19		4TH ODP SUBMITTAL
6-13-19		5TH ODP SUBMITTAL
8-26-19		6TH ODP SUBMITTAL

1 of 22
COVER

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 22

STANDARD STATEMENTS

- A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.
- B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.
- C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
- F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).
- G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.
- H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.
- I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
- J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES
- K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
- L. PUBLIC STREET LIGHTS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STREETLIGHT STANDARDS, IN EFFECT AT THE TIME OF STREETLIGHT DESIGN AND INSTALLATION, AND INSTALLED AT THE DEVELOPER'S COST. OWNERSHIP OF THE STREETLIGHTS SHALL NOT BE TRANSFERRED TO ANY ENTITY, EXCEPT THE CITY OF WESTMINSTER, UNLESS THE CITY AUTHORIZES THE TRANSFER TO ANOTHER ENTITY IN WRITING.
- M. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.
- N. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.
- O. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.
- P. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE OR PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.
- Q. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.
- R. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF "ALL-WEATHER" SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.
- S. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.
- T. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.

PROJECT NOTES

PARK DEVELOPMENT FEE:
THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$1,363 (2019) PER DWELLING UNIT IS DUE TO THE CITY. FOR 205 DWELLINGS THE TOTAL FEE IS \$279,415. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

PUBLIC LAND DEDICATION:
PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE FEE IS BASED ON THE FAIR MARKET VALUE OF THE LAND WHICH MIGHT HAVE BEEN DEDICATED TO THE CITY.

CASH - IN LIEU TOTAL
1.51 X 43,560 = 65,775.6 SF X (7.55) = \$496,606

1988 PDP RECORDS			
RESIDENTIALLY DESIGNATED LAND	*TOTAL PLD REQUIRED TO BE PROVIDED FOR *RESIDENTIALLY DESIGNATED* LAND PER SHEET 3	**TOTAL OPEN SPACE DEDICATED PER CITY RECORDS (PLD BANK)	
22.32	2.23	21.51	
*AT CREATION OF PDP, PLD WAS HELD TO CODE REQUIREMENT OF 10% OF *RESIDENTIALLY DESIGNATED* LAND PER W.M.C. TITLE 12, (12-2-2(E)(2))			
**PER A CITY AGENDA MEMO (SEE BACKGROUND FILES) WRITTEN IN 1992, 21.51 ACRES WERE DEDICATED TO THE CITY FOR PLD AND 13.89 ACRES WERE PURCHASED.			
ODP PLD REQUIREMENTS			
EAGLES LANDING PLD (1994)	SENIOR ASSISTED LIVING PLD> REQUIREMENT (1997)	*REMAINING DEDICATED LAND IN PLD BANK	
0.88	0.16	20.47	
*REMAINING NUMBER REFLECTS W.M.C. TITLE 12, (12-2-2(E)(2))			
IN 1997 THE CITY ADOPTED NEW PLD STANDARDS. THE NUMBERS BELOW REFLECT THE NEW REQUIREMENTS			
LEGENDS AT CHURCH RANCH PLD REQUIREMENT (FILING 10)	*REMAINING DEDICATED LAND IN PLD BANK PER 1997 PLD STANDARDS (ACRES)	PLD BANK REMAINING CREDITS	TOTAL PLD OWED TO CITY PER PDP (ACRES)
4.92	3.41	-1.51	1.51
*1/6 FLOODPLAIN CREDIT APPLIED PER W.M.C. SECTION 11-5-17(C)(1). THIS NUMBER IS THE OFFICIAL NUMBER TO BE USED FOR ALL PLD RECORDS FOR CHURCH RANCH HOME PLACE IN THE FUTURE.			

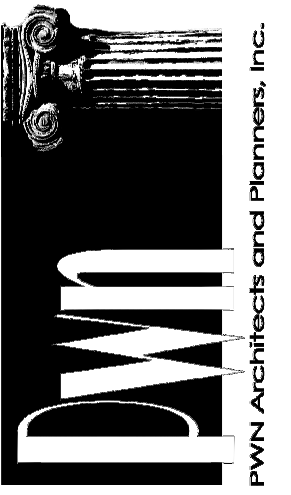
SCHOOL LAND DEDICATION:
THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. THIS SITE TO BE EXEMPT FROM SCHOOL LAND DEDICATION PER WESTMINSTER SENIOR HOUSING DESIGN GUIDELINES PER SECTION (F)(1)(b)(iv) CONSTRUCTION OF ANY RESIDENTIAL BUILDING OR STRUCTURE CLASSIFIED AS HOUSING FOR OLDER PERSONS, PURSUANT TO THE FEDERAL FAIR HOUSING ACT THEN IN EFFECT.

PUBLIC ART:
DUE TO THE PROJECT BEING CLASSIFIED AS A SENIORS HOUSING PROJECT PUBLIC ART DEDICATION SHALL NOT BE REQUIRED.

RECOVERY COSTS:
RECOVERY W83-1 \$38.11/LF OF FRONTAGE ALONG WADSWORTH (PLUS 50% INTEREST). ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS:
MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OF F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

PURSUANT TO SECTION 11-3-3 URBAN DESIGN (D)(4), AFFORDABLE HOUSING. NEW RESIDENTIAL DWELLING UNITS AND NEW RESIDENTIAL PROJECTS DEFINED AS AFFORDABLE HOUSING SHALL COMPLY WITH ALL MINIMUM REQUIREMENTS AS SPECIFIED IN THE RESIDENTIAL DESIGN STANDARDS AND SHALL NOT BE REQUIRED TO AGREE TO ANY OPTIONAL ELECTIVE REQUIREMENTS.



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DATE: 08/26/19

LEGENDS AT CHURCH RANCH

PROJECT #:	190211					
ISSUE DATE:	6-11-18	11-15-18	3-5-19	4-18-19	6-13-19	8-26-19
	1ST ODP SUBMITTAL	2ND ODP SUBMITTAL	3RD ODP SUBMITTAL	4TH ODP SUBMITTAL	5TH ODP SUBMITTAL	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 3 OF 22

EXCEPTIONS:

Below is a list of exceptions to the Multifamily Design Standards provided by the developer. The list identifies each requirement that has not been met, the required standard, what was provided, and the applicant's justification for the exception.

1. **BUILDING SETBACKS**
REQUIREMENT NOT MET:

A. REQUIRED BUILDING SETBACK FROM WADSWORTH BLVD. IS 50' PER THE CHURCH RANCH HOME PLACE PDP. THE PROVIDED SETBACK IS A VARIABLE SETBACK OF 21' MINIMUM AND 29'-4" MAXIMUM AVG.

JUSTIFICATION: REDUCED THE SETBACK ALONG WADSWORTH BLVD. WHICH ALLOWS FOR PARKING TO BE HIDDEN BEHIND THE BUILDING, AND HELPS TO ACHIEVE THE REQUIRED PARKING RATIO. THE BUILDING PLACEMENT MAINTAINS THE VIEW PRESERVATION OF THE HISTORIC BARN ALONG WADSWORTH BLVD.

B. THE REQUIRED BUILDING SETBACK FROM PRIVATE DRIVES IS 25' FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10' FOR EVERY STORY BEYOND TWO STORIES).

JUSTIFICATION: THE REDUCED SETBACK SUPPORTS THE SHARED ACCESS DRIVE ON THE NORTH SIDE OF THE SITE. THE SHARED DRIVE IS AN EXISTING CONDITION AND CONSTRAINS THE BUILDING SETBACK, BUT ACCOMMODATES FOR 26-FOOT WIDE FIRE LANES, WHICH IS A PRIMARY STANDARD TO BE MET.
2. **LANDSCAPED AREA**
REQUIREMENT NOT MET: THE REQUIRED LANDSCAPED AREA PER THE MULTIFAMILY DESIGN STANDARDS IS 40%. THE PROVIDED LANDSCAPED AREA IS 36%.

JUSTIFICATION: RETAINING THE BARN DECREASES THE ACHIEVABLE LANDSCAPE PERCENTAGE FOR THE SITE; HOWEVER, THE BARN SERVES AS A HISTORICAL FOCAL POINT OF THE COMMUNITY AND WILL HOUSE ONSITE AMENITIES. INCREASED SIZE AND QUANTITY OF LANDSCAPE (UP TO 4%), INCLUDING TREES AND VEGETATION ON SITE, ALONG WITH INCREASED CALIPER SIZE OF TREES FROM 2" TO 2 1/2" WILL BE PROVIDED.
3. **DETENTION POND**
REQUIREMENT NOT MET: THE DETENTION POND CANNOT BE WITHIN THE 50' SETBACK ADJACENT TO CITY OWNED OPEN SPACE. FOR THIS SITE THE DETENTION POND WILL ENCR OACH INTO THE LANDSCAPED SETBACK BY 40' TO ALLOW FOR DESIRED SITE DENSITY AND ACCESS.

JUSTIFICATION: TO OFFSET THE LOCATION OF THE POND IN THE LANDSCAPE SETBACK, ADDITIONAL LANDSCAPING/VEGETATION WILL BE ADDED AROUND THE POND TO BETTER BLEND IT WITH THE ADJACENT OPEN SPACE.
4. **LANDSCAPED ISLANDS WITHIN PARKING LOTS**
REQUIREMENT NOT MET: REQUIRED PARKING ISLANDS MUST BE A MINIMUM OF 2 PARKING SPACES WIDE. FOR THIS SITE THERE ARE TWO ISLANDS LOCATED WITHIN THE PARKING AREA THAT ARE LESS THAN 2 SPACES WIDE.

JUSTIFICATION: DECREASED THE SIZE OF THE PARKING ISLANDS TO BETTER ACCOMMODATE THE MIN. PARKING AND DRIVE AISLE WIDTH REQUIREMENTS FOR FIRE ACCESS IN RELATION TO BUILDING HEIGHT.
5. **COVERED PARKING**
REQUIREMENT NOT MET: REQUIRED COVERED PARKING SHALL BE 33% OF THE TOTAL PARKING AREA OR IN A GARAGE. ONLY 20% COVERED PARKING WILL BE PROVIDED FOR THIS SITE. WE PROPOSE TO USE CHFA STANDARDS OF 1 STALL PER UNIT OF SURFACE PARKING.

JUSTIFICATION: BY PROVIDING ONLY 20% COVERED PARKING VEHICLE CIRCULATION WITHIN THE SITE AND VIEW PRESERVATION OF THE HISTORIC BARN ARE BETTER SERVED.
6. **GARAGES**
REQUIREMENT NOT MET: SINGLE CAR GARAGES ARE REQUIRED TO BE A MINIMUM OF 12' IN WIDTH. THE PROVIDED SINGLE CAR GARAGES ON THIS SITE WILL BE THE DEVELOPERS STANDARD OF 10'-7".

JUSTIFICATION: REDUCED GARAGE WIDTH OF 10'-7" PROVIDES NEEDED SPACE TO MEET TOTAL PARKING RATIO REQUIREMENT. LARGE STORAGE LOCKERS WILL BE PROVIDED INDOORS FOR RESIDENCE USE IN LIEU OF PROVIDING STORAGE SPACE WITHIN GARAGES.
7. **LANDSCAPE SETBACK**
REQUIREMENT NOT MET: REQUIRED LANDSCAPED SETBACK IS 35' ON ALL SIDES AND 50' ADJACENT TO OPEN SPACES. A SETBACK OF 15' ALONG THE EAST PROPERTY LINE IS PROVIDED.

JUSTIFICATION: BRINGING THE BUILDING FORWARD TOWARDS THE MAIN ARTERIAL SCREENS PARKING FROM THE PUBLIC RIGHT OF WAY AND ALLOWS VIEW PRESERVATION OF THE HISTORIC BARN. AN ADDITIONAL 4% ABOVE REQUIRED TREES AND BUSHES OR EQUIVALENT OF 1 TREE/3 SHRUBS PER 500 SF INSTEAD OF 550 SF IS ALSO BEING PROVIDED TO HELP MITIGATE REDUCED LANDSCAPE SETBACK.
8. **LANDSCAPE MEDIANS AT ENTRANCE**
REQUIREMENT NOT MET: 10' MIN. WIDTH AND 50' MIN. LENGTH MEDIAN TO BE PROVIDED AT THE PRIMARY ENTRANCE TO THE PROJECT. A MEDIAN WILL BE PLACED AT EACH ENTRANCE OF WADSWORTH BLVD AT 5' X 22'-7" AND CHURCH RANCH BLVD. AT 10' X 33'.

JUSTIFICATION: TO MAKE MORE SPACE FOR OTHER SITE NECESSITIES, THE REQUIRED MEDIANS WILL BE REDUCED. THE MAIN ENTRANCE ON WADSWORTH BLVD. WILL HAVE AN ENHANCED RANCH STYLE ARCHITECTURAL ARCH THAT SUPPORTS THE HISTORICAL CONTEXT AND CHARACTER OF THE SITE TO SERVE AS A GATEWAY.

9. **PATIO/ BALCONY SIZES**
REQUIREMENT NOT MET: 120 SF. MIN. IS REQUIRED FOR PATIOS AND 80 SF. MIN REQUIRED FOR 50% OF PRIVATE BALCONIES. ONLY 66 SF MIN. AT ALL PATIOS/BALCONIES ARE BEING PROVIDED.

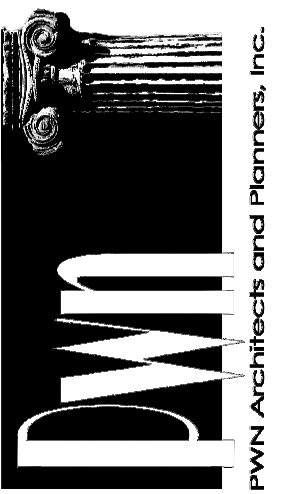
JUSTIFICATION: DEVELOPER SHALL PROVIDE A PATIO COMMON AREA OF (SF) ON THE WEST SIDE OF THE BUILDING FACING WADSWORTH ON THE 1ST FLOOR WITH AMENITIES FOR THE RESIDENTS. DEVELOPER WILL ALSO PROVIDE A PATIO COMMON AREA OF (SF) ON THE EASTERN SIDE OF THE BARN TO PROVIDE NEEDED PATIO AND OUTDOOR GATHERING SPACES. THIS WILL HELP WITH THE PRESERVATION AND ACTIVATION OF THE BARN WHICH WILL SERVE AS AN IMPORTANT AMENITY TO THE COMMUNITY.
10. **HOT TUB**
REQUIREMENT NOT MET: IT IS REQUIRED THAT A HOT TUB AND CHILDREN'S SPLASH PAD BE PROVIDED AND RESTROOM FACILITIES. NEITHER AMENITIES WILL BE PROVIDED.

JUSTIFICATION: RESTORATION OF THE HISTORIC BARN (WHICH WILL INCLUDE RESTROOMS SURROUNDING AMENITY SPACE AND DIRECT ACCESS TO THE OPEN SPACE TRAIL SYSTEM) WILL HELP TO PROVIDE RECREATIONAL OPPORTUNITIES FOR SENIORS WITHIN THE COMMUNITY.
11. **BUILDING WITH MORE THAN TWO STORIES**
REQUIREMENT NOT MET: BUILDINGS OVER 2 STORIES SHALL BE STEPPED DOWN AT THE EDGES OF THE STRUCTURE(S) BY ONE STORY AT A MIN. TO REDUCE THE MASS OF BUILDINGS. STEPPING DOWN THE BUILDING BY ONE STORY AT THE ENDS WAS NOT DONE, AS THIS WOULD CREATE A REDUCTION IN AFFORDABLE UNITS.

JUSTIFICATION: ADDITION OF FLAT ROOFS AT THE END CORNERS OF THE BUILDING AND AT THE CENTER/ MAIN ENTRANCE OF THE BUILDING TO REDUCE THE MASS AND CREATE THE STEPPED DOWN EFFECT. HORIZONTAL METAL AWNINGS AT THE SECOND STORY WINDOWS WILL BE PROVIDED TO BREAK UP THE VERTICAL MASSING AT THE CORNERS.
12. **PRIVATE STREETS AND DRIVES**
REQUIREMENT NOT MET: PRIVATE STREETS AND DRIVES ARE REQUIRED TO BE 25 FEET FROM THE BACK OF CURB (INCREASE AN ADDITIONAL 10 FEET FOR EVERY STORY BEYOND TWO STORIES). FOR THIS SITE, THE SETBACK PROVIDED AT THE PRIVATE DRIVE IS 15'. THIS WAS DONE TO PROVIDE FOR THE 26' FIRE LANE REQUIREMENT.

JUSTIFICATION: REDUCE THE SETBACK FROM THE SHARED ACCESS DRIVE, WHICH IS AN EXISTING CONDITION THAT HAS CONSTRAINED THE BUILDING SETBACK, TO ACCOMMODATE FOR 26' WIDE FIRE ACCESS LANE.
13. **PARKING SETBACK**
15' REQUIREMENT NOT MET: PARKING SETBACKS ALONG INTERIOR PROPERTY LINES ARE REQUIRED TO BE 15 FT. AND PARKING LOTS ARE NOT TO BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETBACK. CAR TURNAROUNDS ON THE EAST SIDE OF THE PROPERTY WILL ENCR OACH INTO THE 15' SETBACK BY 5'.

JUSTIFICATION: TO DECREASE THE IMPACTS OF THE REDUCED SETBACK, DEVELOPER SHALL PROVIDE A 4% INCREASE ABOVE THE REQUIRED MINIMUM FOR TREES AND BUSHES, WHICH EQUATES TO 1 TREE/3 SHRUBS PER 500 SF INSTEAD OF 550 SF ALONG THE EAST PROPERTY BOUNDARIES.



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LEGENDS AT CHURCH RANCH

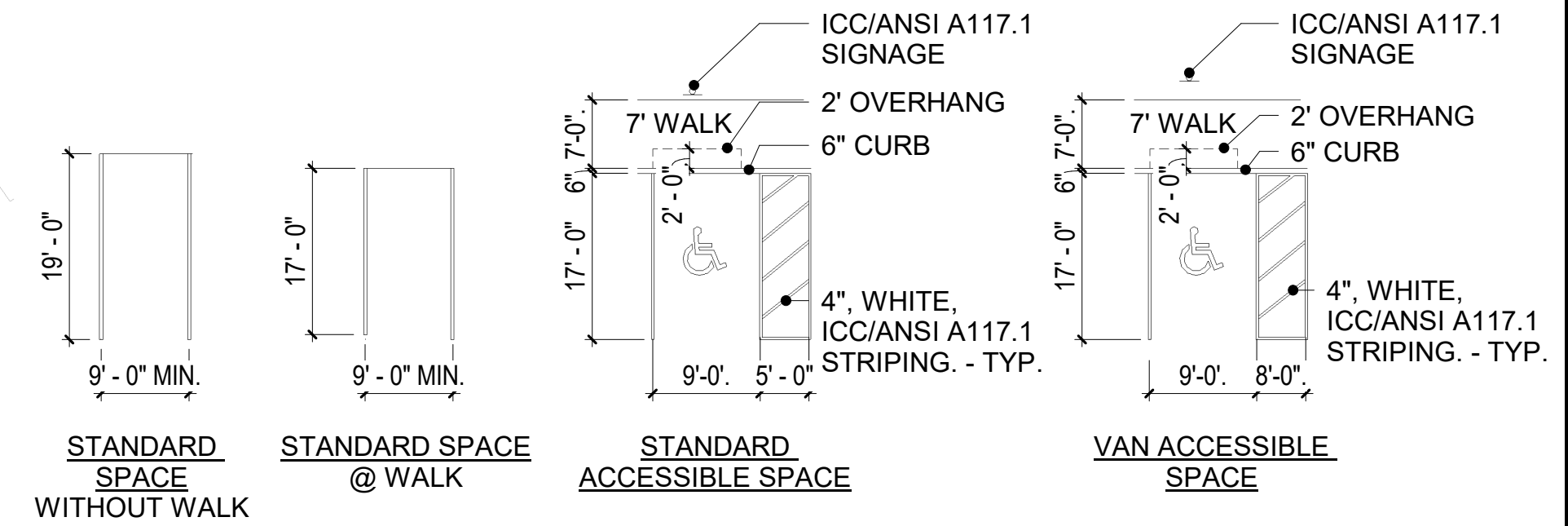
ISSUE DATE: 05-04-2018	PROJECT #: 190211
6-11-18	1ST ODP SUBMITTAL
11-15-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

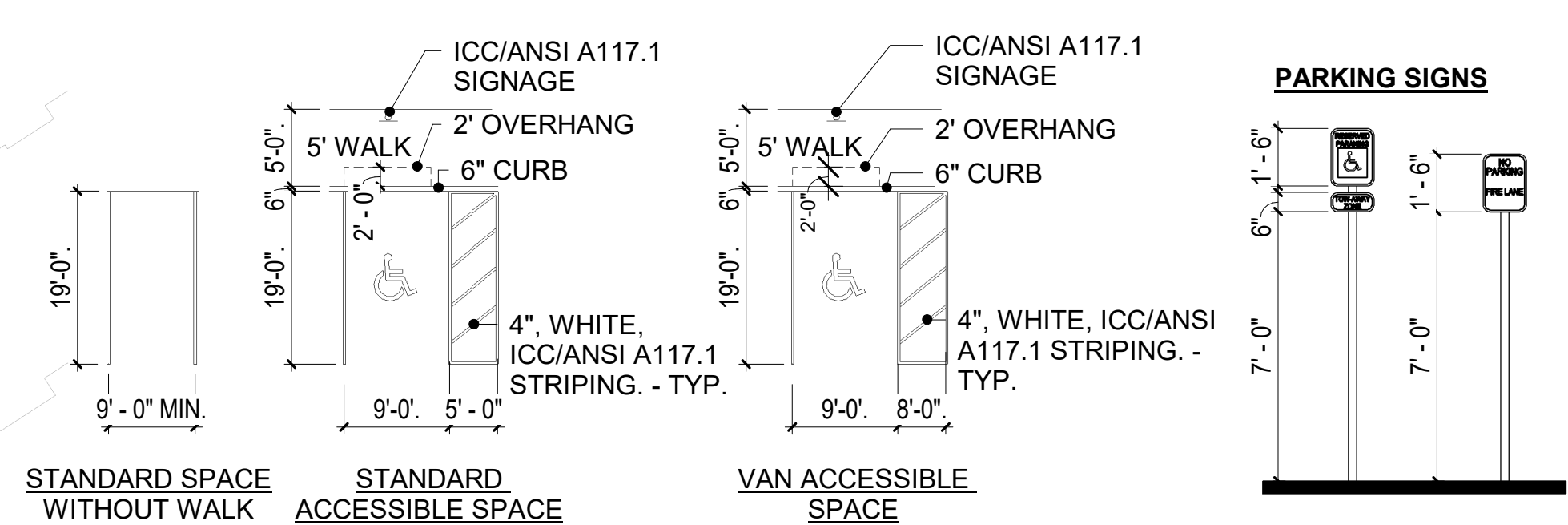
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 4 OF 22

SITE PLAN KEY:	
	HANDICAP PARKING SPACE
	ACCESSIBLE CURB RAMP
	RESERVED HANDICAP PARKING SIGN
	FIRE HYDRANT
	FIRE LANE SIGN LOCATION TO BE COORDINATED WITH DENVER TRAFFIC ENGINEER (SEE DETAILS)
	LOCATION OF ELECTRICAL METERS
	FIRE RISER ROOM W/ APPROVED KNOX BOX
	ADA ACCESS ROUTES
	TRANSFORMER
	STOP SIGN
	LIGHT FIXTURE (SB)
	LIGHT FIXTURE (SC)
	LIGHT FIXTURE (A)
	LIGHT FIXTURE (B)
	LIGHT FIXTURE (SA)
	LIGHT FIXTURE (C)
	TURN ARROW
	RETAINING WALL
	EXIST. ELECTRICAL BOX
	EXIST. TRANSFORMER
	CURB CHASE
	CONC. DRIVE. ALL OTHER DRIVES TO BE ASPHALT PAVEMENT. MARKING TO BE SOLVENT BORNE TRAFFIC PAINT
	CROSSWALK

SURFACE PARKING STANDARDS: BELOW



GARAGE PARKING STANDARDS: BELOW



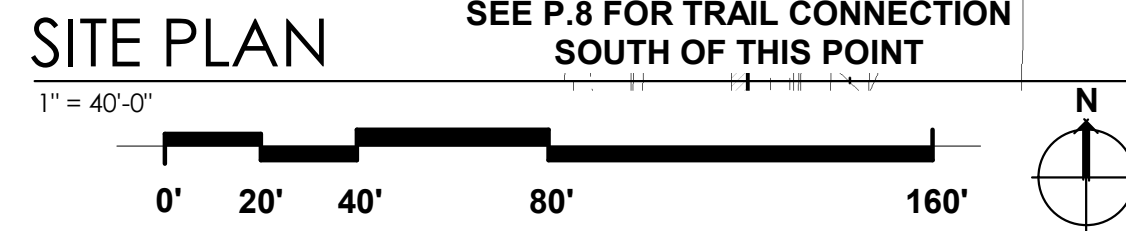
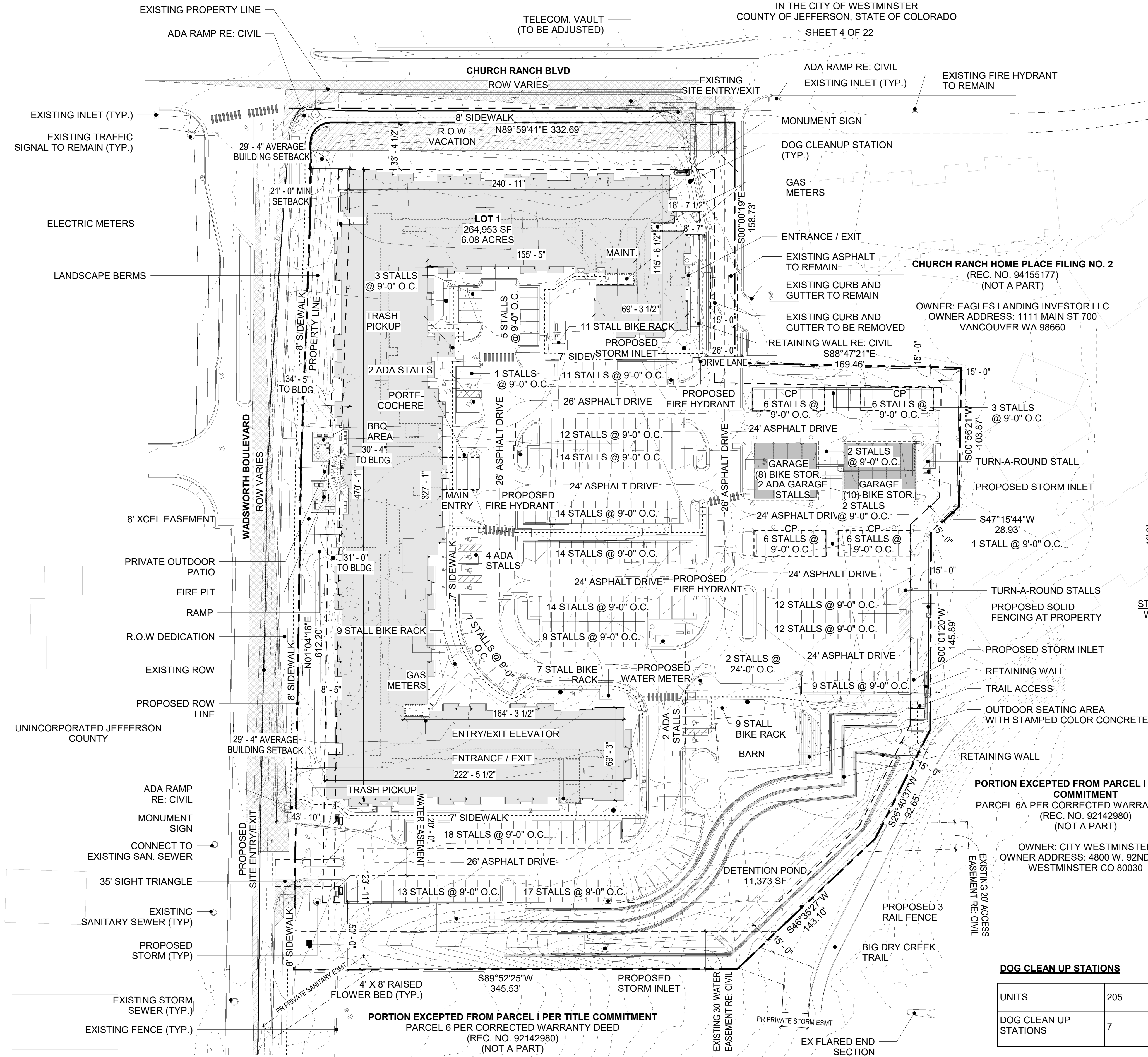
LOT COVERAGE

TYPES OF LAND USE	SURFACE TYPE	AREA (SF)	% OF SITE
MAIN BUILDING		55,786 SF	21%
BARN		3,208 SF	1.2%
DETACHED GARAGE		4,085 SF	1.5%
LANDSCAPE		86,249 SF	36%
PAVEMENT	ASPHALT	86,890 SF	33%
WALKS / PATIOS	CONCRETE	20,828 SF	7.8%
DETENTION POND		9,583 SF	3.6%
TOTAL		267,330 SF	100%

PARKING

USE	UNIT COUNT	REQUIRED STANDARD	REQUIRED PARKING	PROVIDED PARKING
RESIDENTIAL (1 BEDROOM UNIT)	140	1 PER UNIT	140	140
RESIDENTIAL (2 BEDROOM UNIT)	65	1 PER UNIT	65	65
RESIDENTIAL (GUEST SPACES)	41	1 PER 5 UNITS	41	41
TOTAL			246	246

	REQUIRED STANDARD	REQUIRED PARKING	PROVIDED PARKING
HANDICAP PARKING SPACES	1 PER 25 SPACES	5	7
CARPORT PARKING SPACES	20% OF RESIDENT PARKING	40	40
BICYCLE PARKING	1/4 PER DWELLING UNIT	52	54



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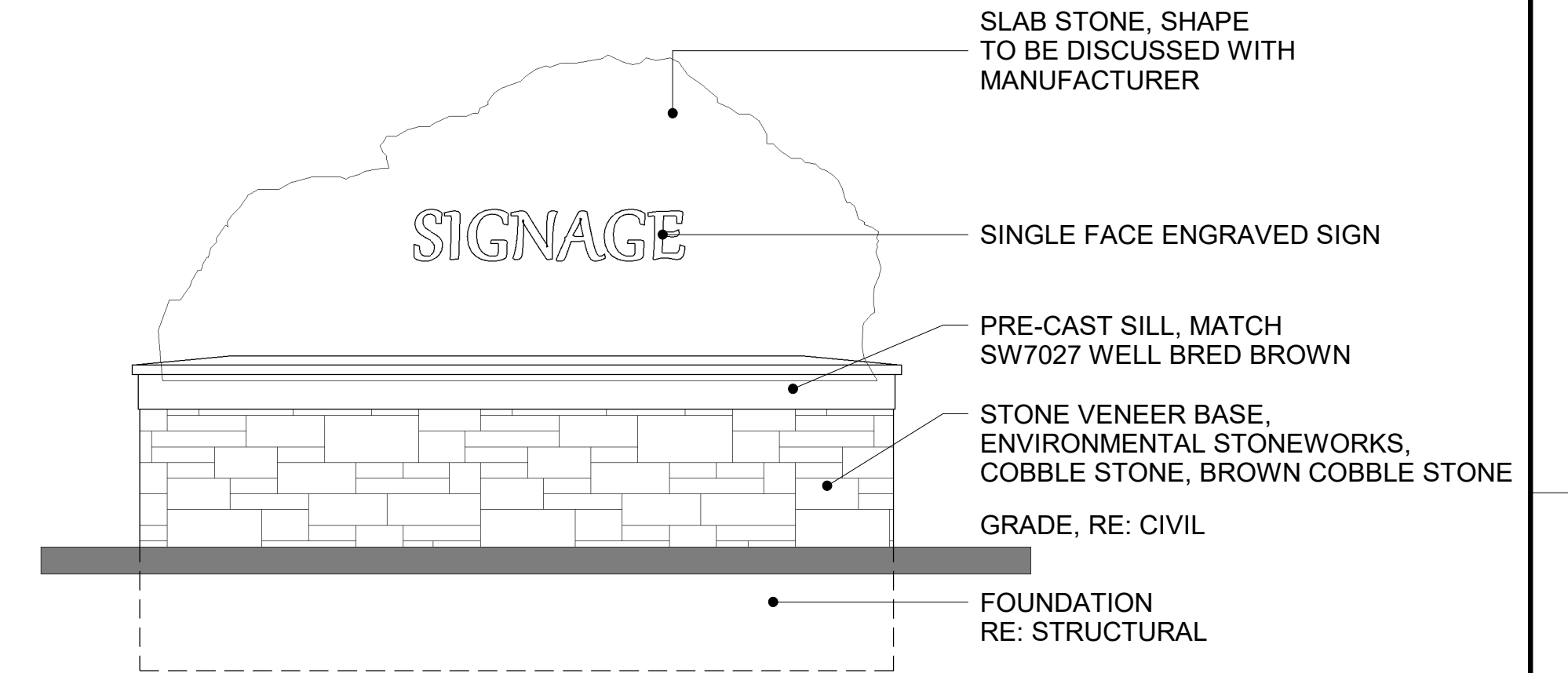
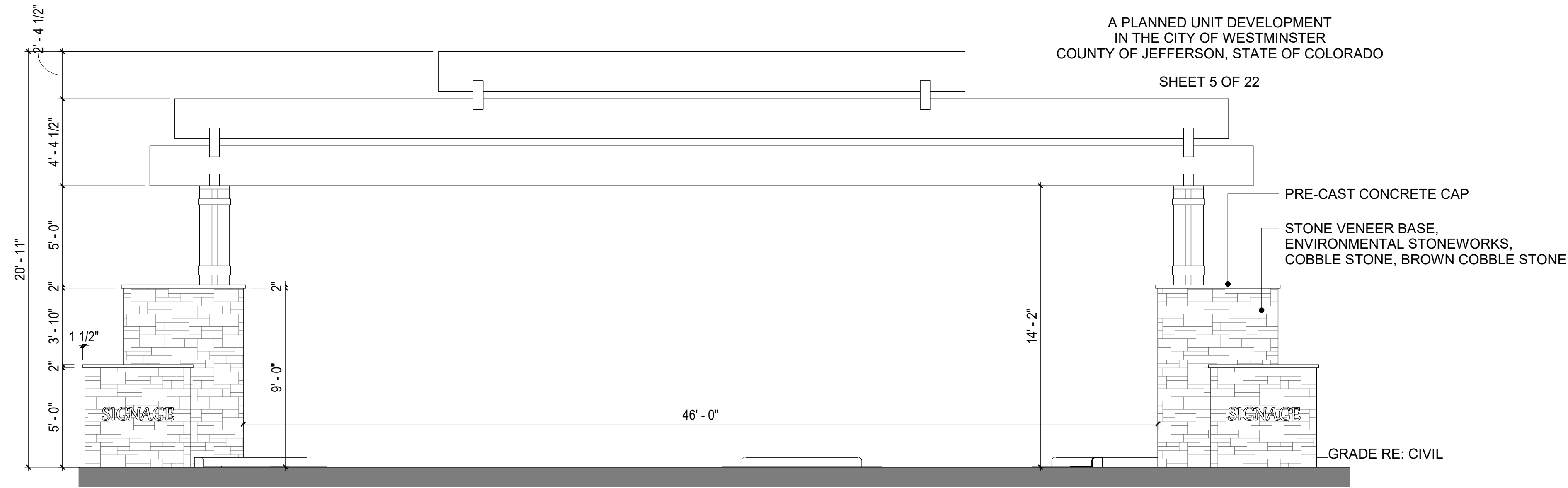
LEGENDS AT CHURCH RANCH

ISSUE DATE:	PROJECT #:
05-04-2021	190211
6-11-19	1ST ODP SUBMITTAL
11-15-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-28-19	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

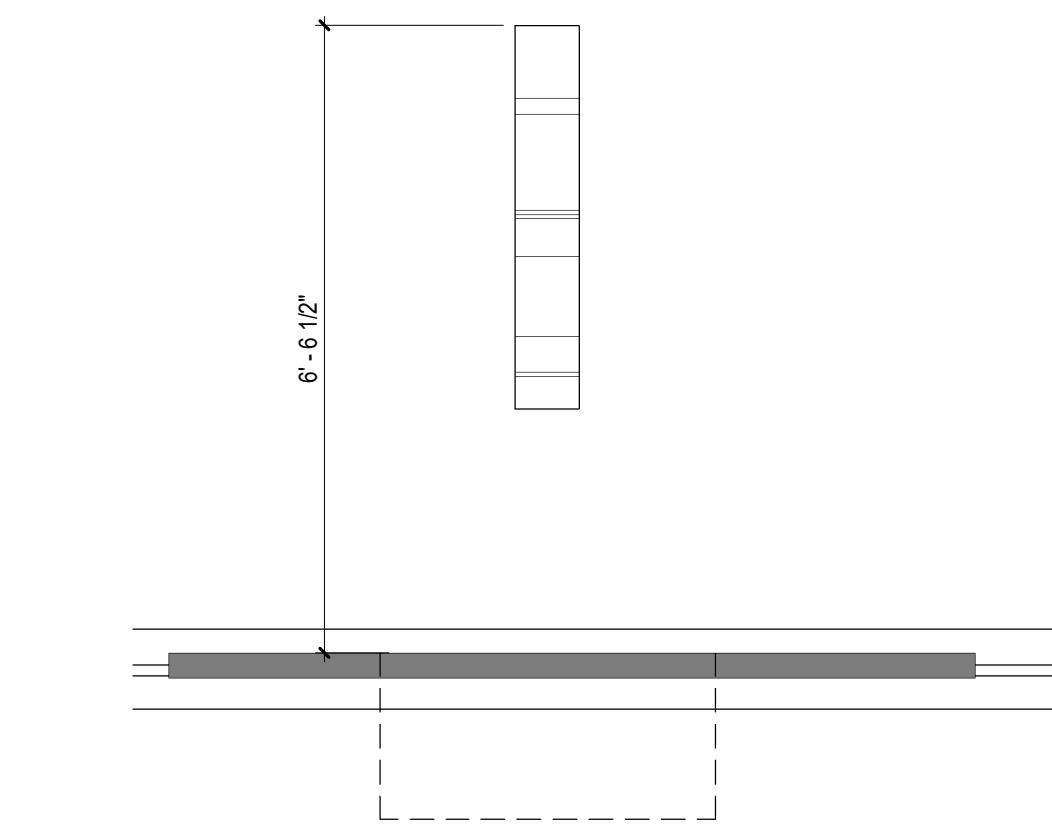
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 5 OF 22



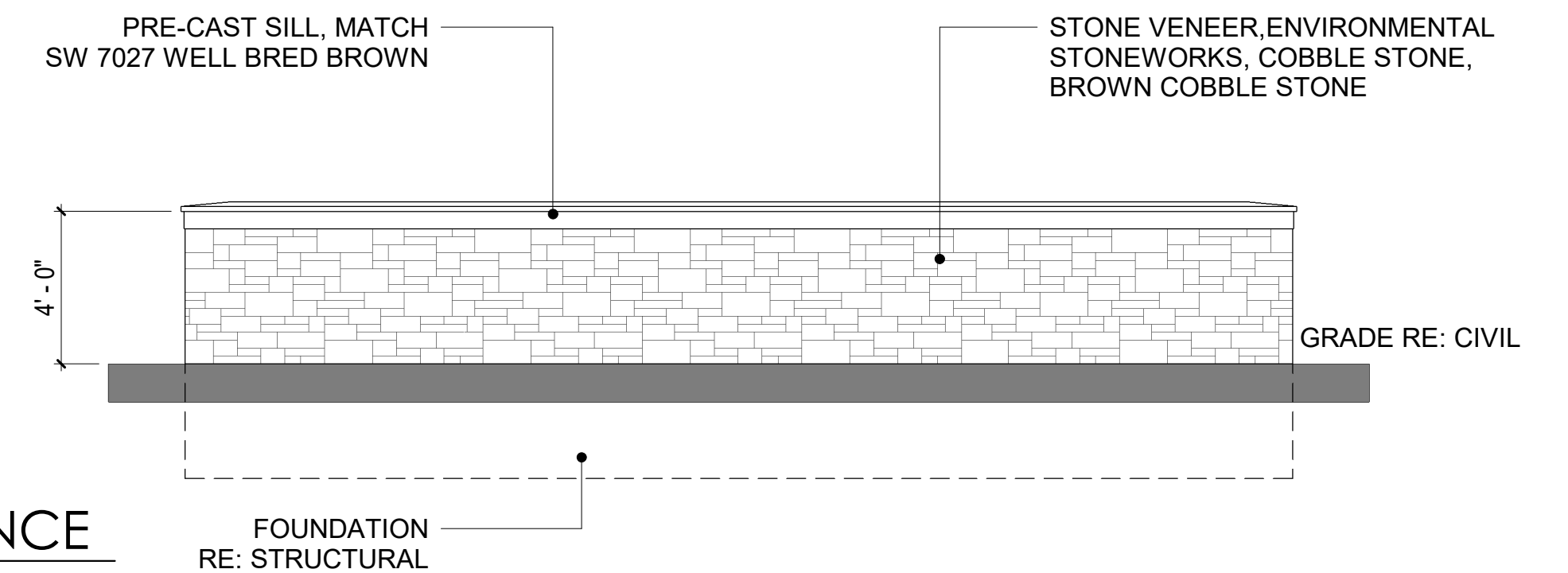
MONUMENT SIGN - FRONT ELEVATION

1/2" = 1'-0"



MONUMENT SIGN - SIDE ELEVATION

1/2" = 1'-0"

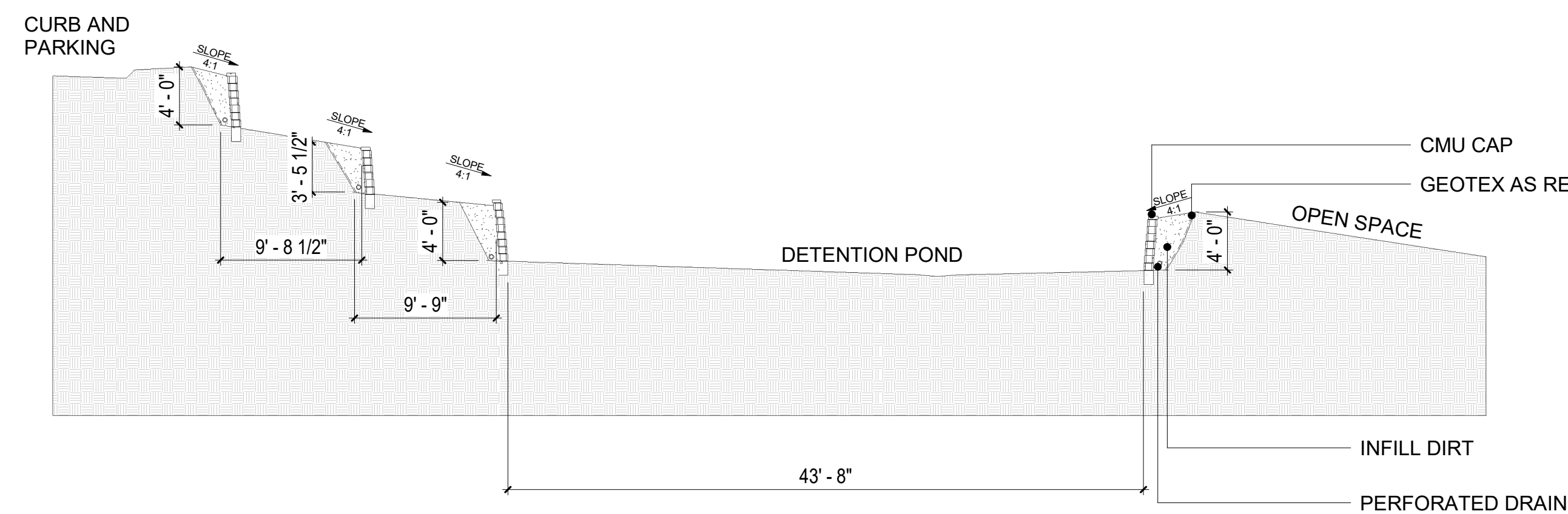


TYP. RETAINING WALL ELEVATION

1/4" = 1'-0"

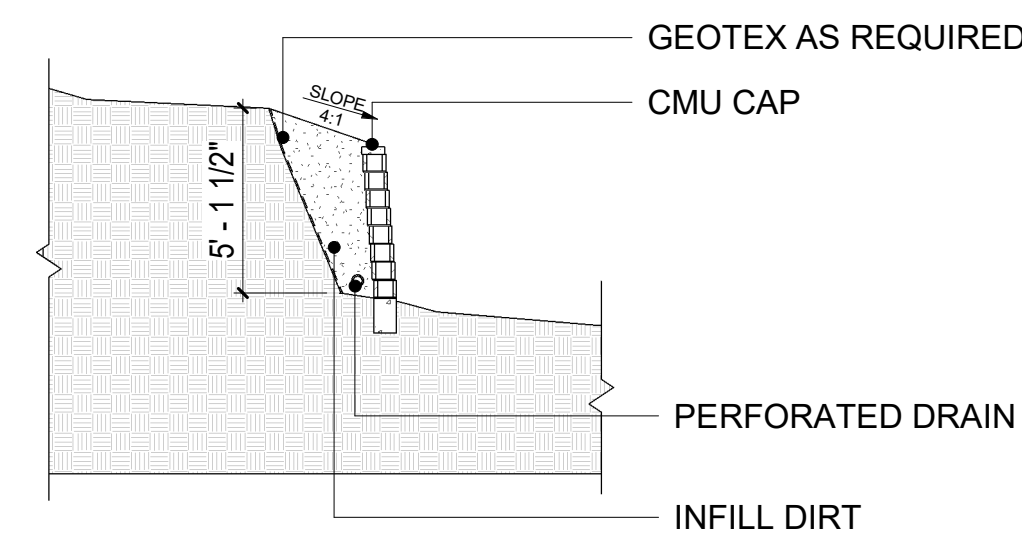
ENTRY MONUMENT

1/4" = 1'-0"



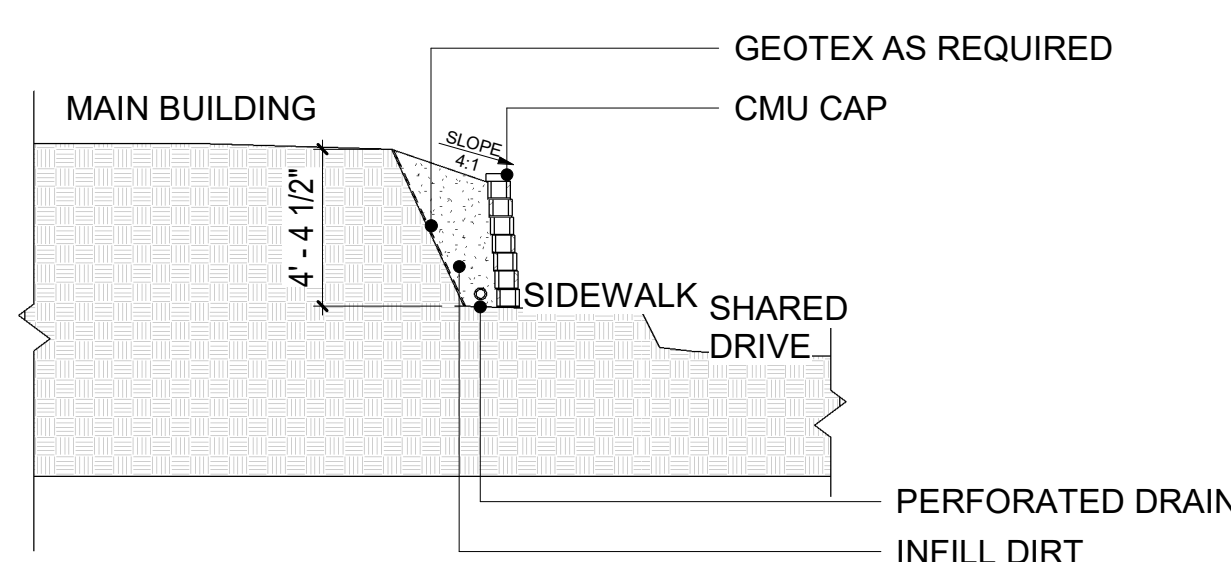
RETAINING WALL @ DETENTION POND

1/8" = 1'-0"



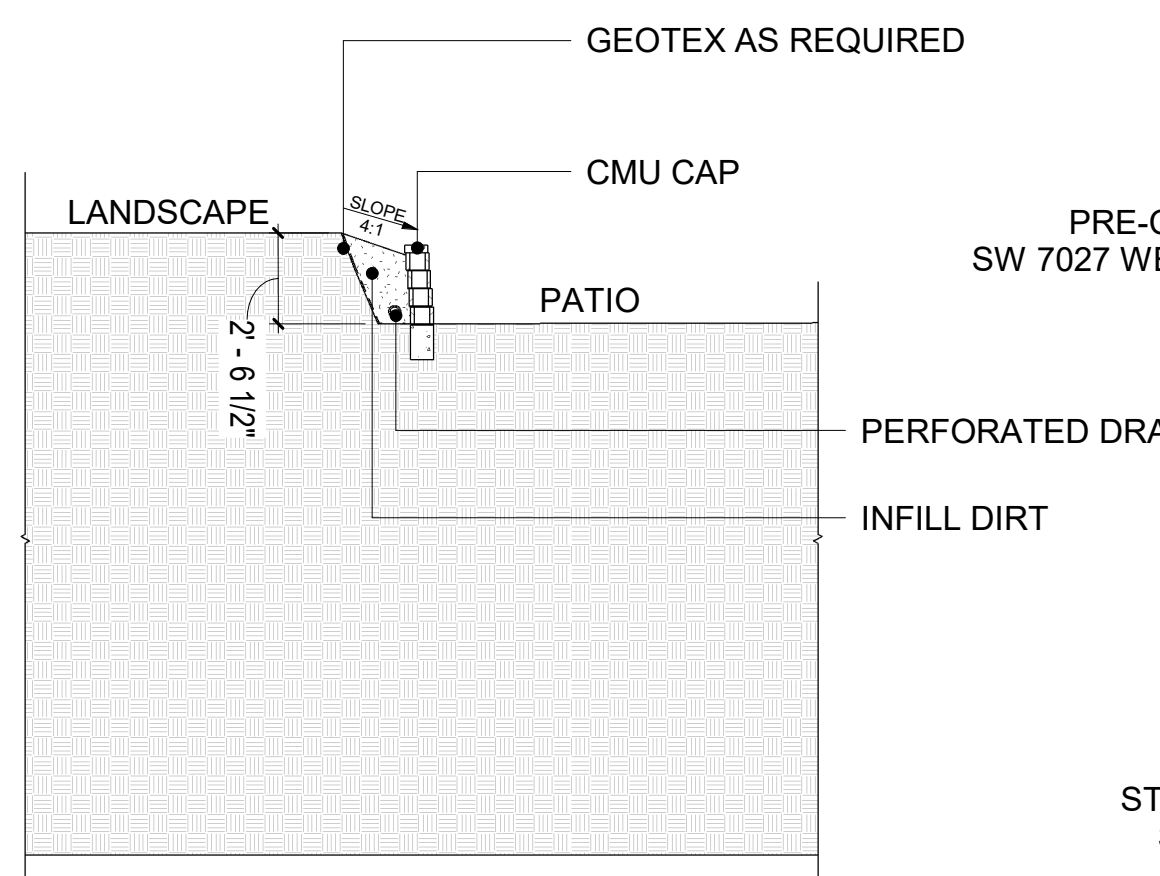
RETAINING WALL @ EAST PROPERTY LINE

3/16" = 1'-0"



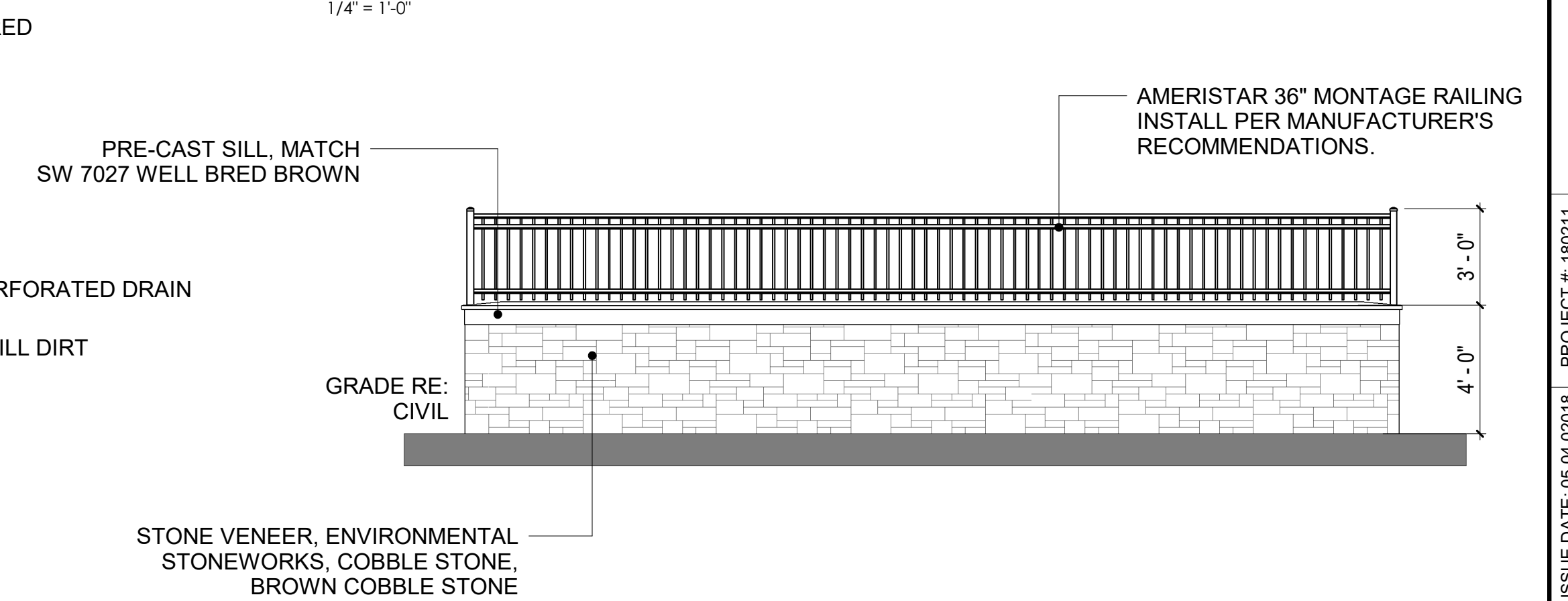
RETAINING WALL @ CHURCH RANCH ENTRANCE

3/16" = 1'-0"



RETAINING WALL @ PRIVATE PATIO

3/16" = 1'-0"



RETAINING WALL WITH RAIL

1/4" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME					
	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR SIDING - HORIZ.	P-1 PUNCH COLOR DOORS	B-1 BRICK COLOR	B-2 STONE COLOR
GARAGE	SW 7568 - NEUTRAL GROUND	SW 7068 - GRIZZLE GRAY	SW 7005 - PURE WHITE	SUMMIT BRICK - EVENING SAGE	ENVIRONMENTAL STONEWORKS - COBBLE STONE, BROWN COBBLE STONE
MONUMENTS	SW 7027 - WELL BRED BROWN				
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE P-2 PUNCH COLOR RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN SHINGLE ROOF: GAF TIMBERLINE, COLOR: PEWTER GRAY CMU @ RETAINING WALLS: BORAL BEST BLOCK - SPLIT FACE CMU - CHARCOAL #838 WINDOWS: WHITE					



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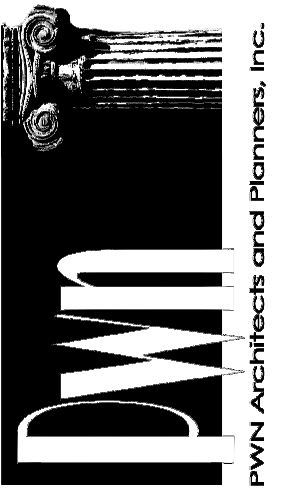
DATE: 08/26/19

LEGENDS AT CHURCH RANCH

ISSUE DATE:	PROJECT #:	180211
6-11-18	1ST ODP SUBMITTAL	
11-15-18	2ND ODP SUBMITTAL	
3-5-19	3RD ODP SUBMITTAL	
4-18-19	4TH ODP SUBMITTAL	
6-13-19	5TH ODP SUBMITTAL	
8-26-19	6TH ODP SUBMITTAL	

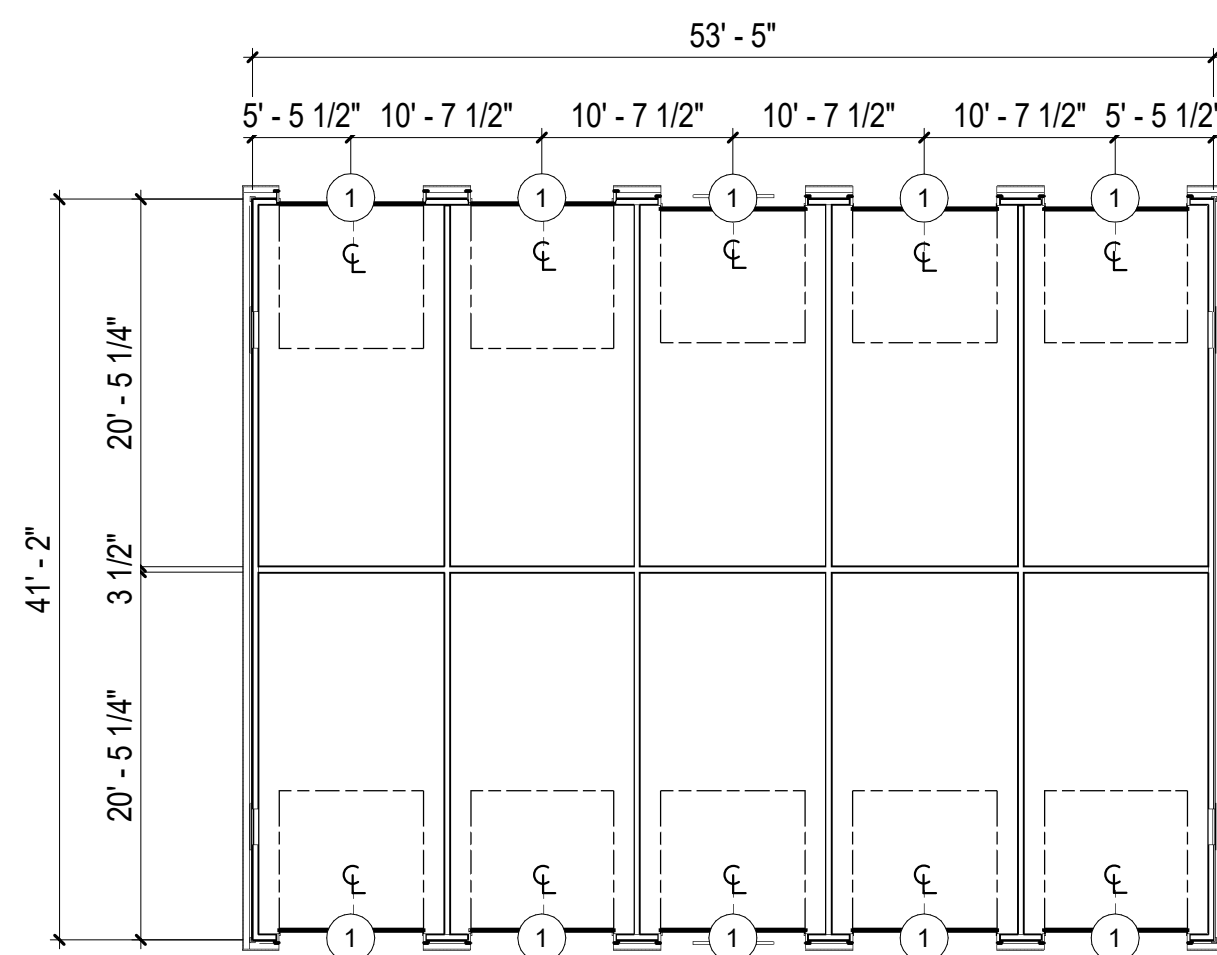
OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 22



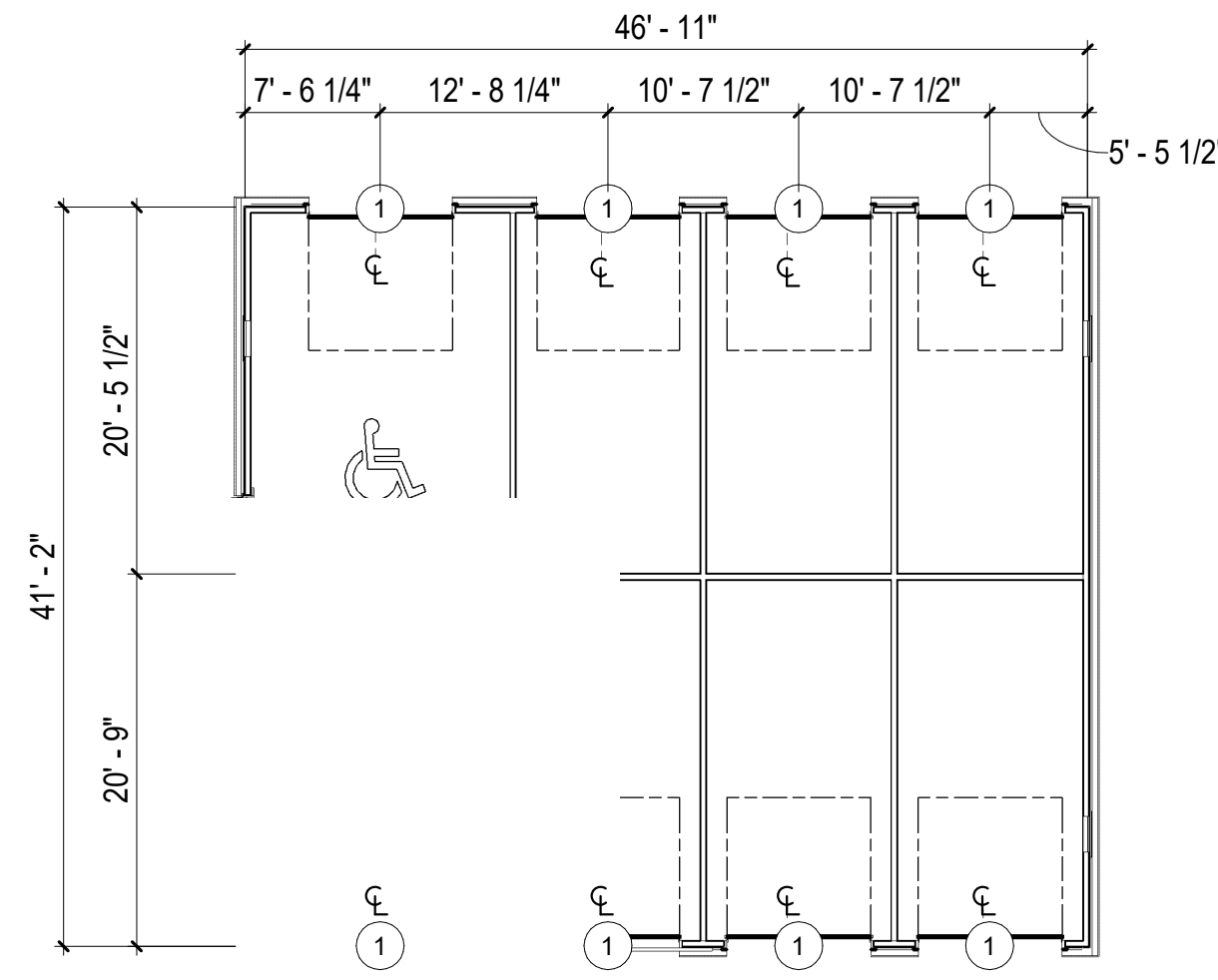
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DATE: 08/26/19



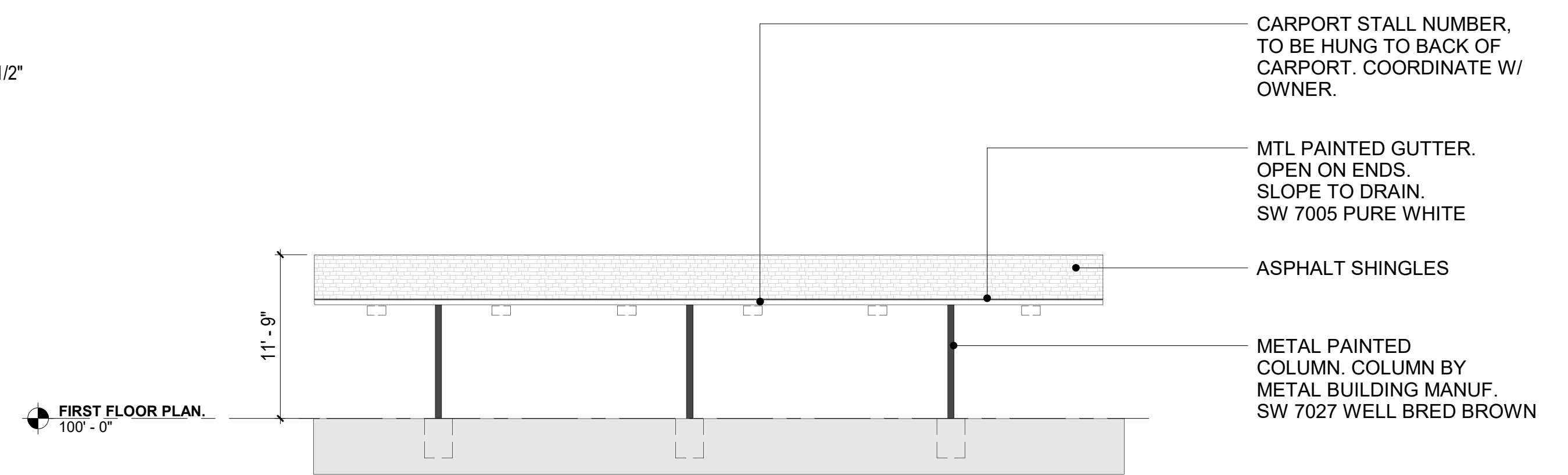
GARAGE TYPE 1 PLAN

3/32" = 1'-0"



GARAGE TYPE 2 PLAN

3/32" = 1'-0"

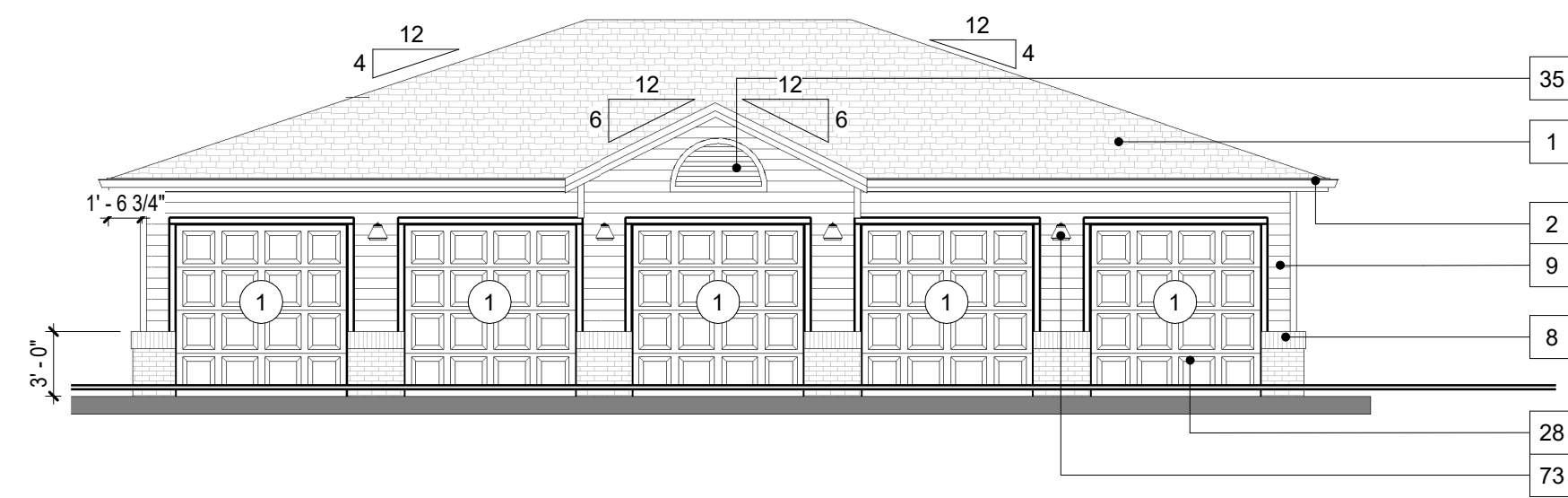


CARPOT STALL NUMBER,
TO BE HUNG TO BACK OF
CARPORT. COORDINATE W/
OWNER.

MTL PAINTED GUTTER.
OPEN ON ENDS.
SLOPE TO DRAIN.
SW 7005 PURE WHITE

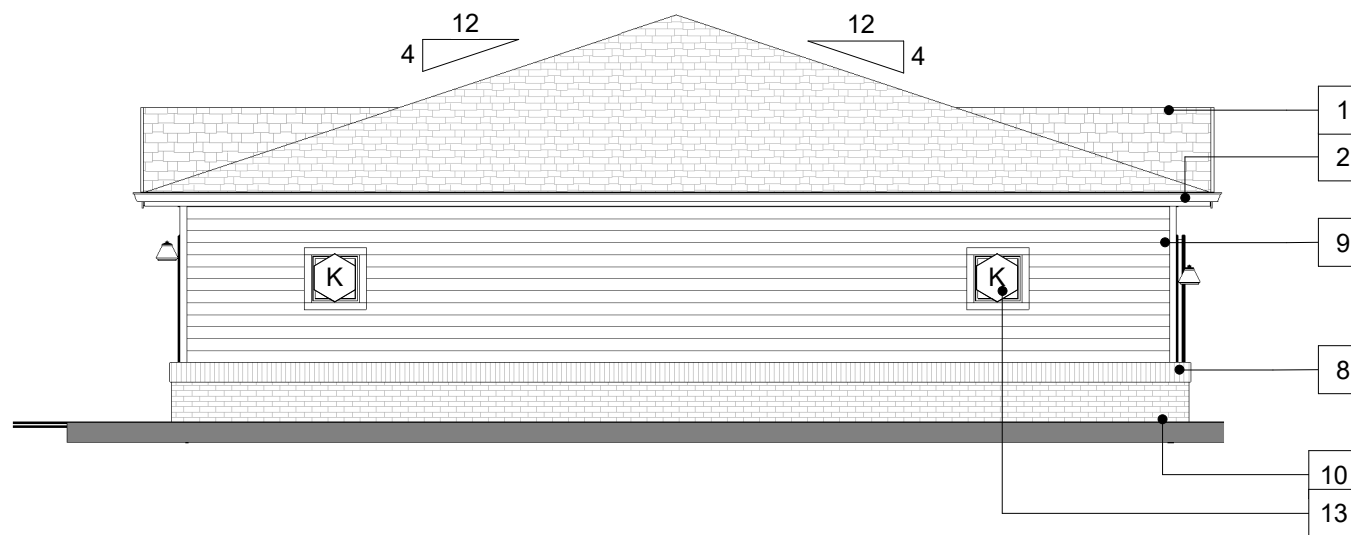
ASPHALT SHINGLES

METAL PAINTED
COLUMN. COLUMN BY
METAL BUILDING MANUF.
SW 7027 WELL BRED BROWN



GARAGE FRONT AND REAR ELEVATION

1/8" = 1'-0"

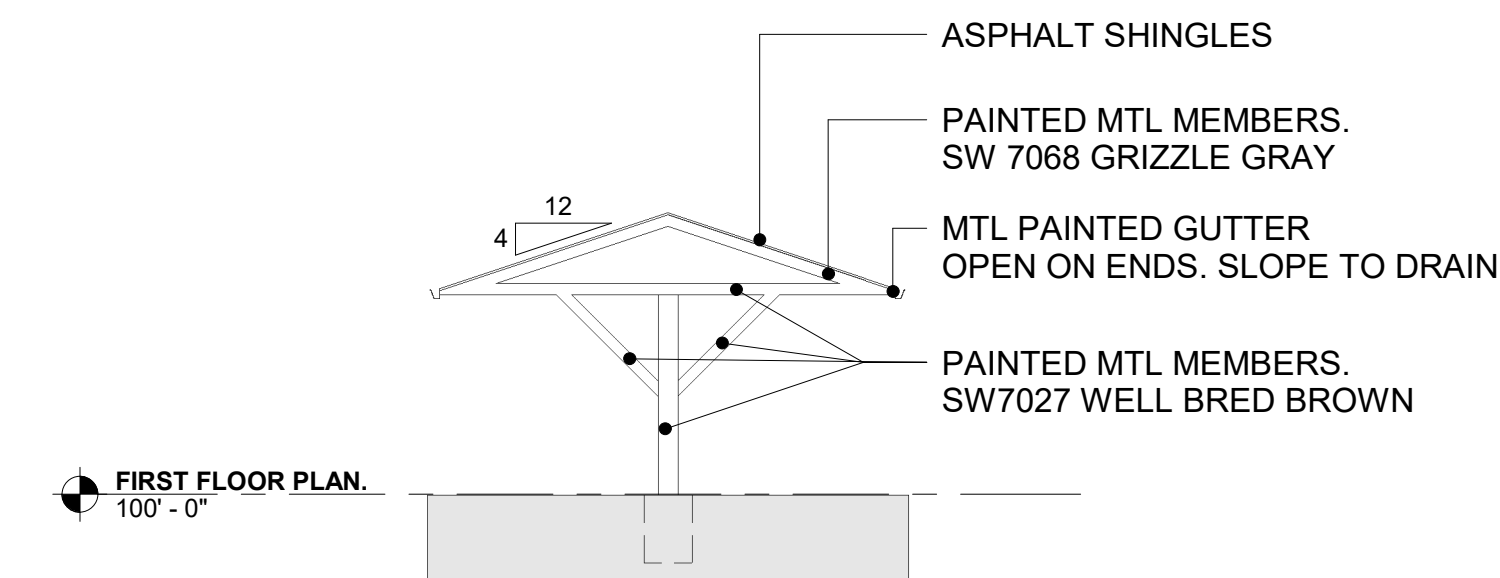


GARAGE SIDE ELEVATION

1/8" = 1'-0"

CARPOT- FRONT AND REAR ELEVATION

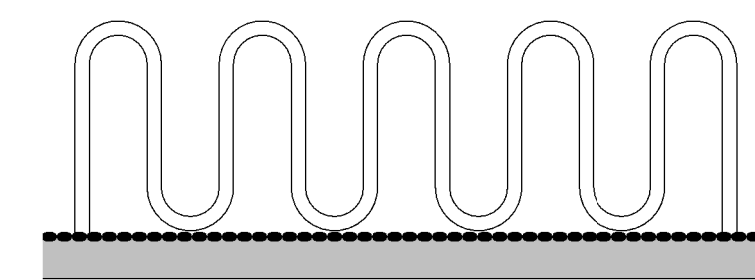
1/8" = 1'-0"



FIRST FLOOR PLAN
100' - 0"

CARPOT - SIDE ELEVATION

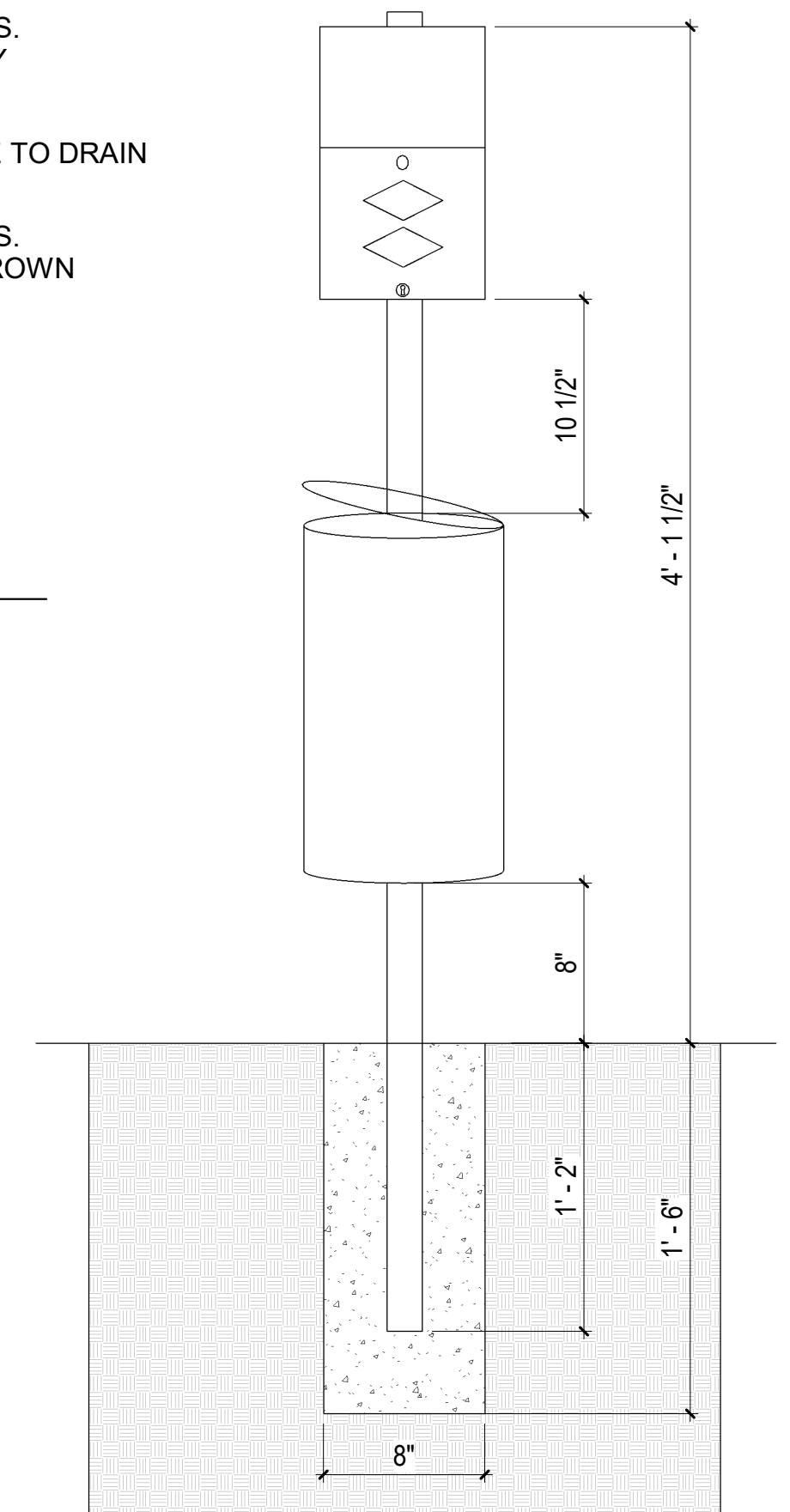
1/8" = 1'-0"



ULINE - WAVE BIKE RACKS
SEE SITE PLAN FOR NUMBER
PROVIDED AT EACH LOCATION

BIKE RACK ELEVATION

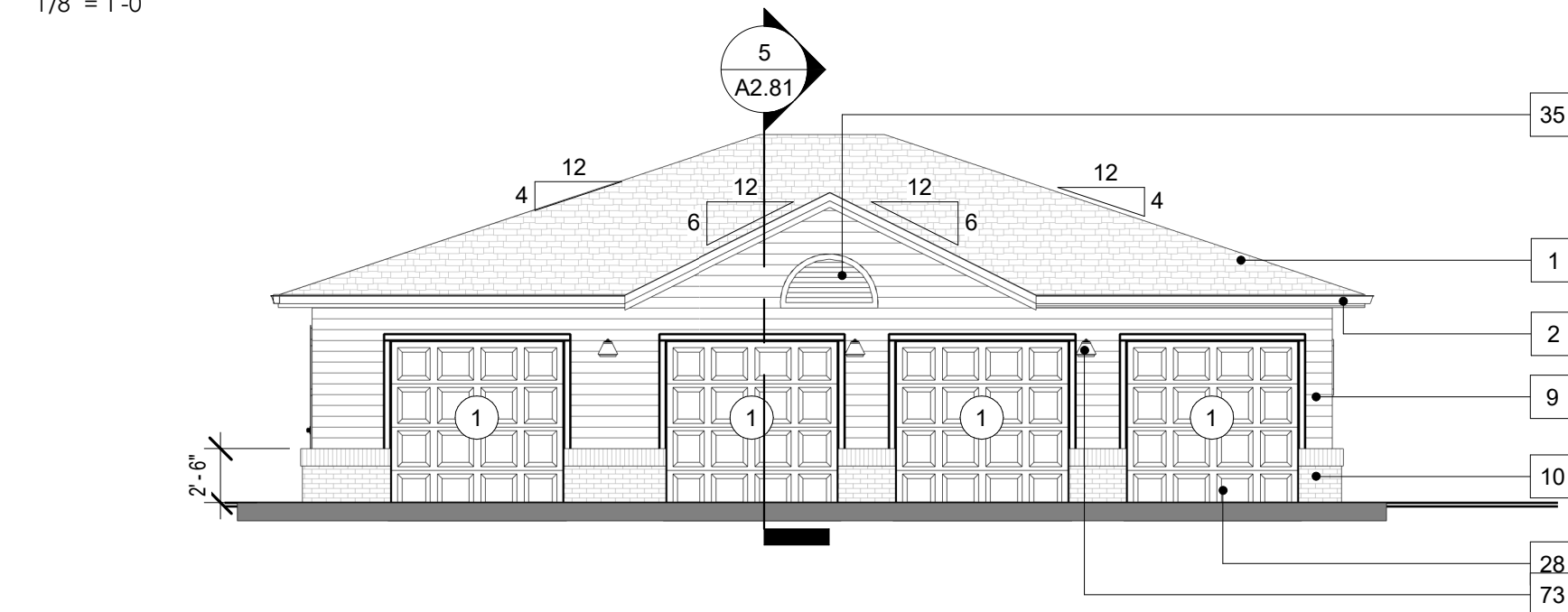
3/8" = 1'-0"



MANUF: DOGIPOT

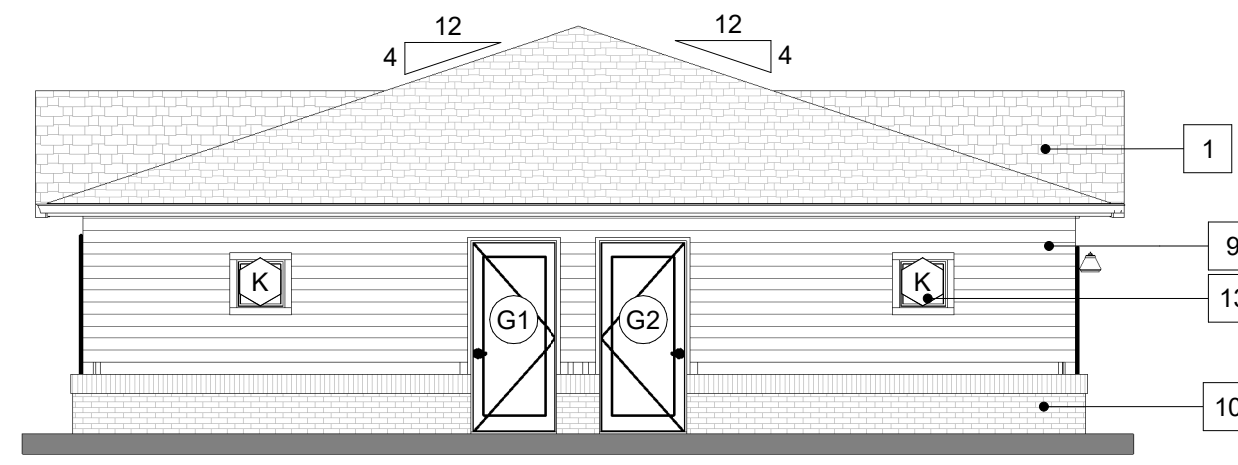
DOG WASTE CLEANUP STATION

1 1/2" = 1'-0"



ADA GARAGE ELEVATION

1/8" = 1'-0"



GARAGE TYPE 2 SIDE ELEVATION - ODP

1/8" = 1'-0"

BUILDING MATERIAL & COLOR SCHEME					
	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR SIDING- HORIZ.	P-1 PUNCH COLOR DOORS	B-1 BRICK COLOR	B-2 STONE COLOR
GARAGE	SW 7568 - NEUTRAL GROUND	SW 7068 - GRIZZLE GRAY	SW 7005 - PURE WHITE	SUMMIT BRICK - EVENING SAGE	
MONUMENTS	SW 7027 - WELL BRED BROWN			ENVIRONMENTAL STONERWORKS - COBBLE STONE, BROWN COBBLE STONE	
ALL BUILDINGS					
T-1 TRIM COLOR					
WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE					
P-2 PUNCH COLOR					
RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN					
SHINGLE ROOF: GAF TIMBERLINE, COLOR: PEWTER GRAY CMU @ RETAINING WALLS: BORAL BEST BLOCK - SPLIT FACE CMU - CHARCOAL #838					
WINDOWS: WHITE					

KEYNOTES - ODP	
1	30 YEAR DIMENSIONAL ASPHALT SHINGLES. COLOR PEWTER GRAY.
2	1X8 FASCIA WITH METAL GUTTERS, PAINTED SW 7005 PURE WHITE.
8	BRICK HEADER.
9	HORIZONTAL SIDING, PAINTED SW 7568 NEUTRAL GROUND.
10	BRICK VENEER. SUMMIT BRICK - EVENING SAGE.
13	VINYL WINDOWS - FIXED. PAINTED SW 7005 PURE WHITE.
28	OVERHEAD ROLLING GARAGE DOOR. PAINTED SW 7005 PURE WHITE.
35	MUSHROOM ROOF VENT. PAINTED SW 7005 PURE WHITE.
73	EXTERNAL LIGHTING. RE:ELECT.

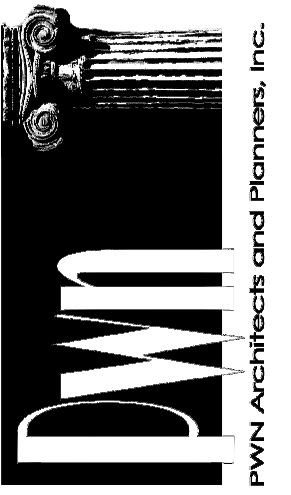
ISSUE DATE:	PROJECT #:
05-04-2020	190211
6-11-19	1ST ODP SUBMITTAL
11-15-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

LEGENDS AT CHURCH RANCH

OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

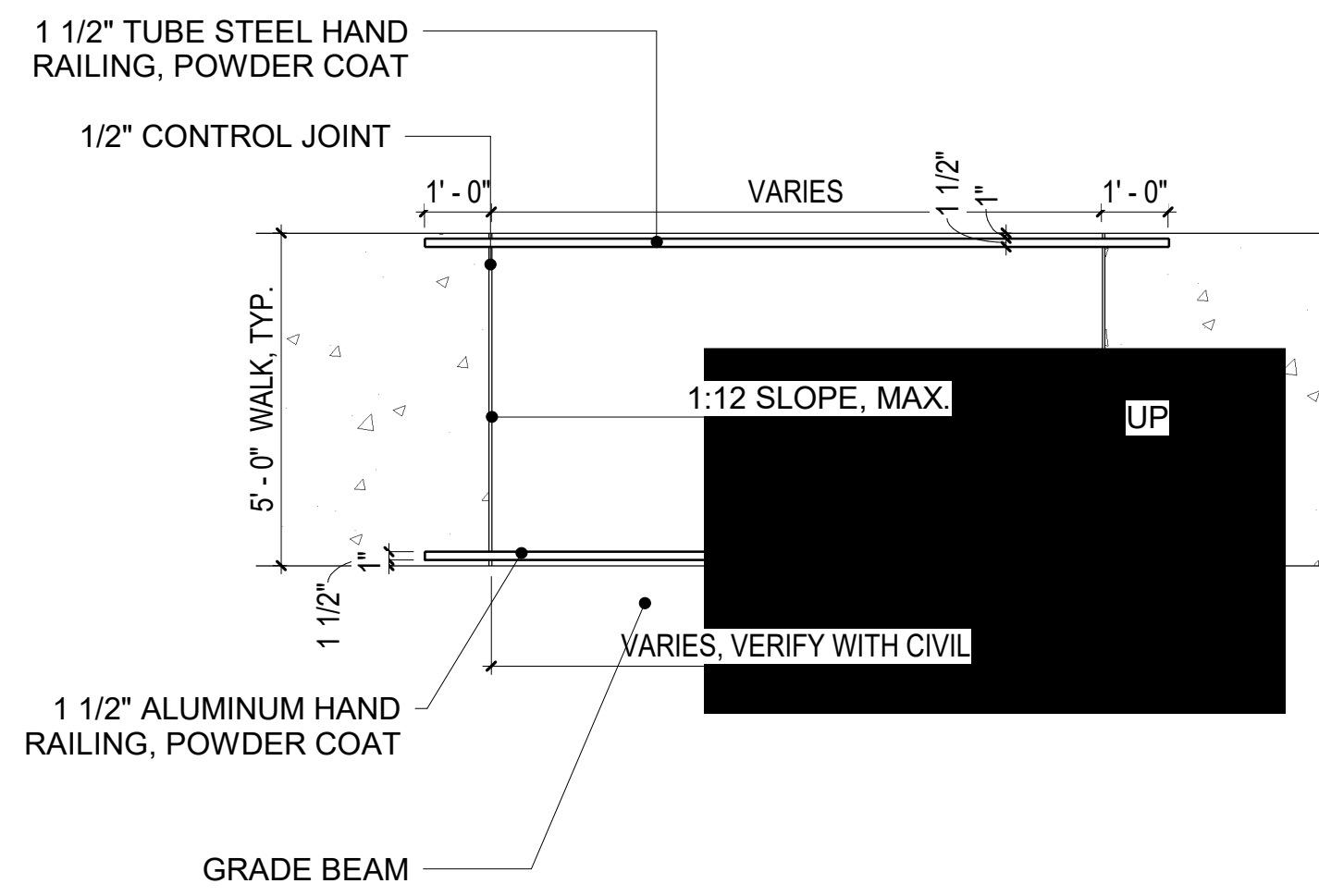
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 7 OF 22



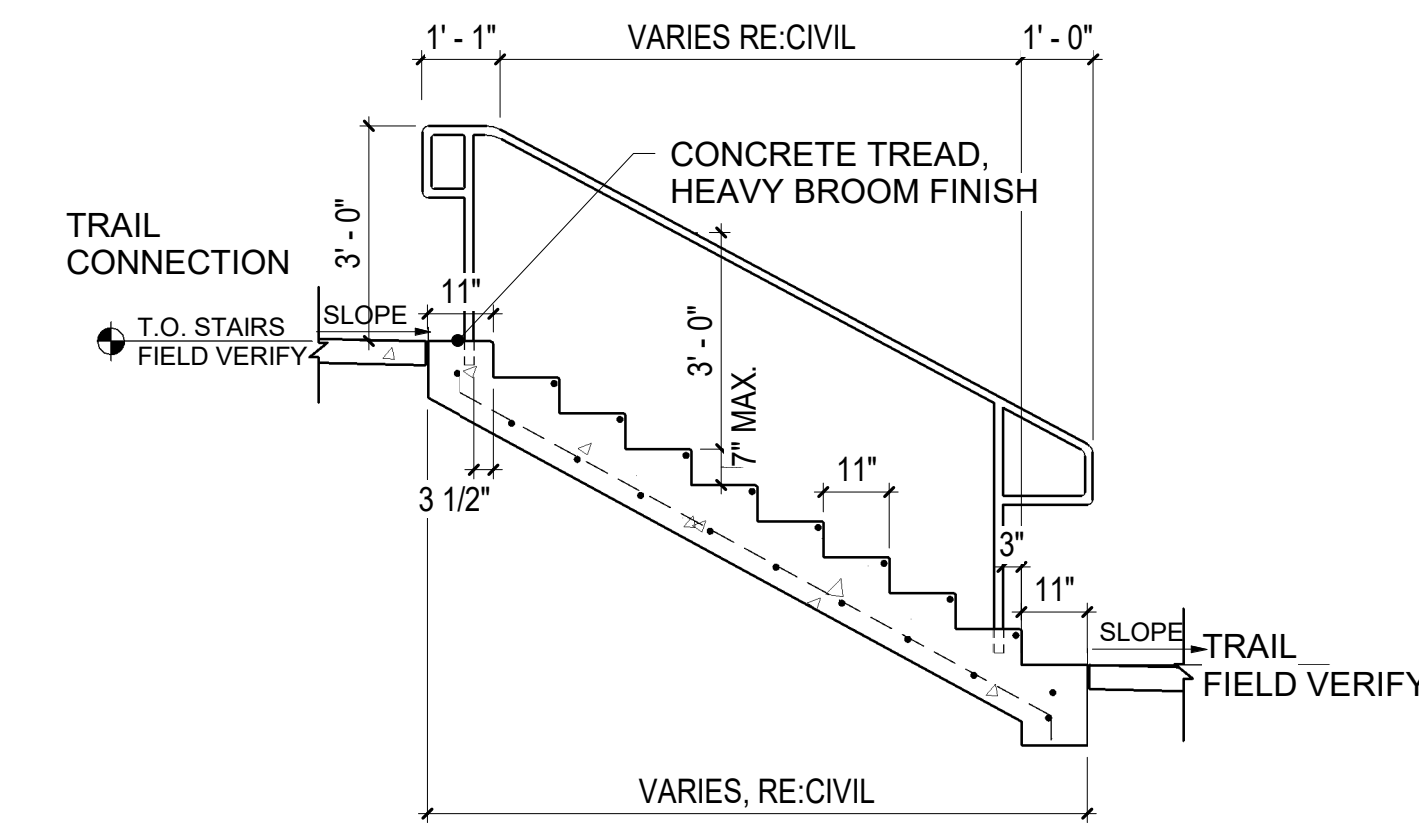
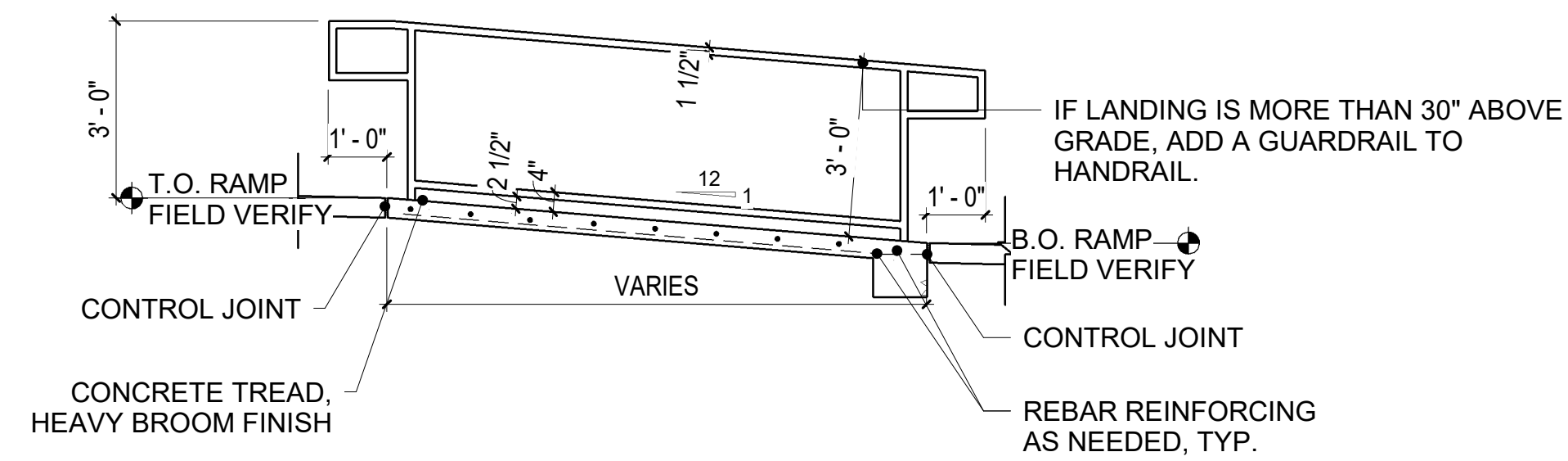
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Denver, Colorado 80237
voice: 303.649.9800
pwnarchitects.com

DATE: 08/26/19



TYPICAL SITE RAMP

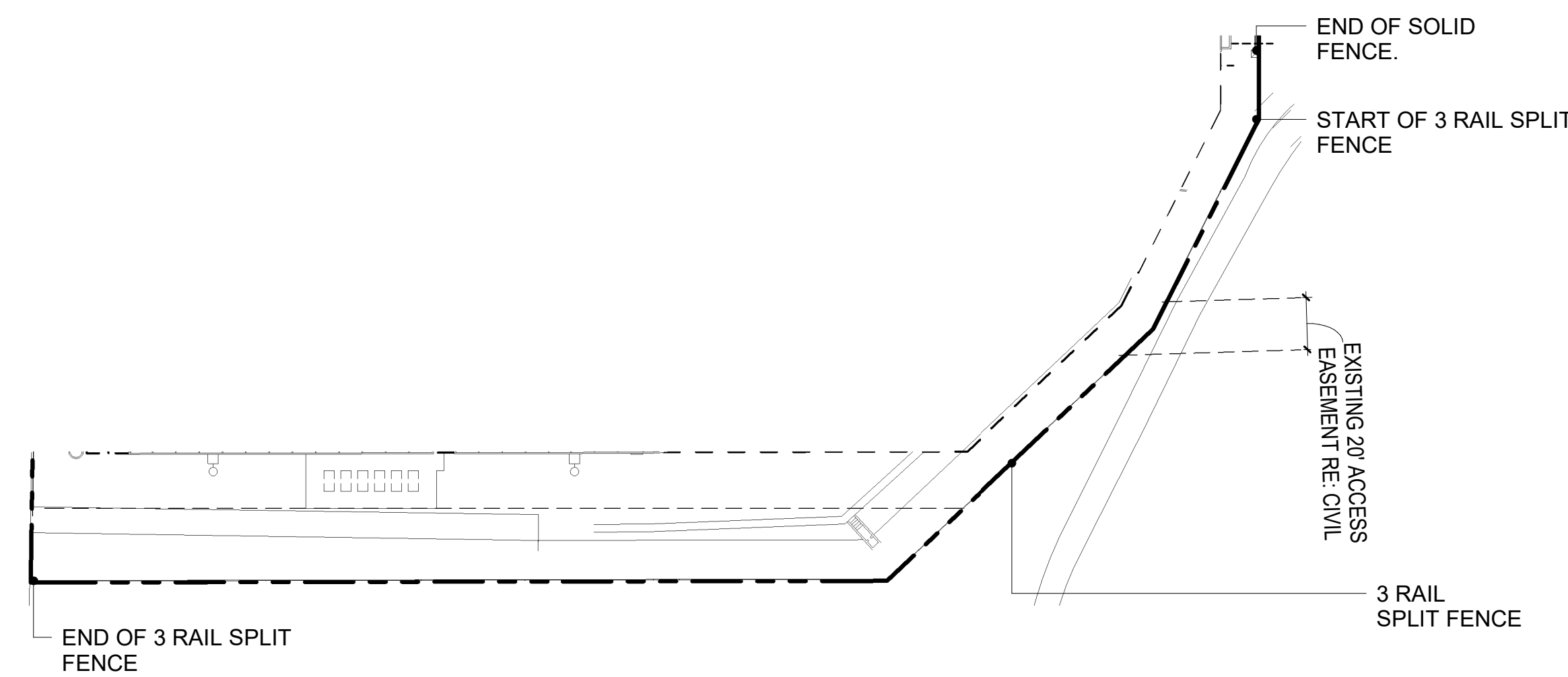
3/8" = 1'-0"



TYPICAL SITE STAIRS

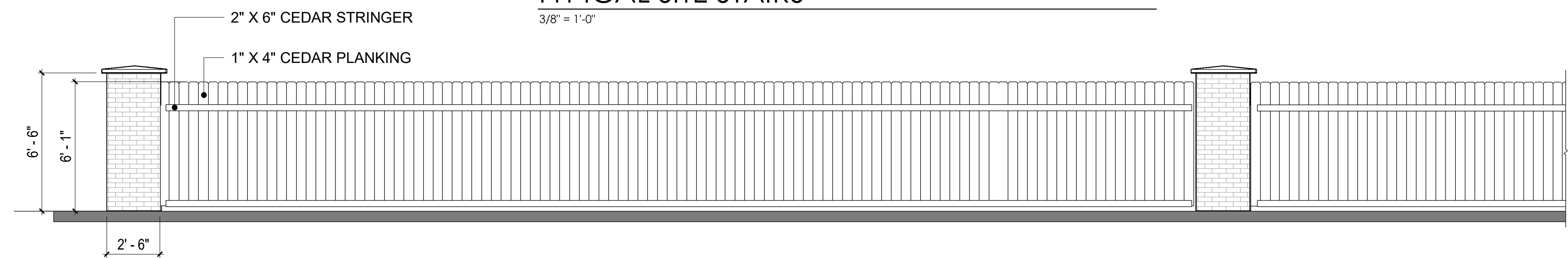
3/8" = 1'-0"

*PROVIDE LANDING AT TOP AND BOTTOM OF RAMP PER ANSI 117.1/2003



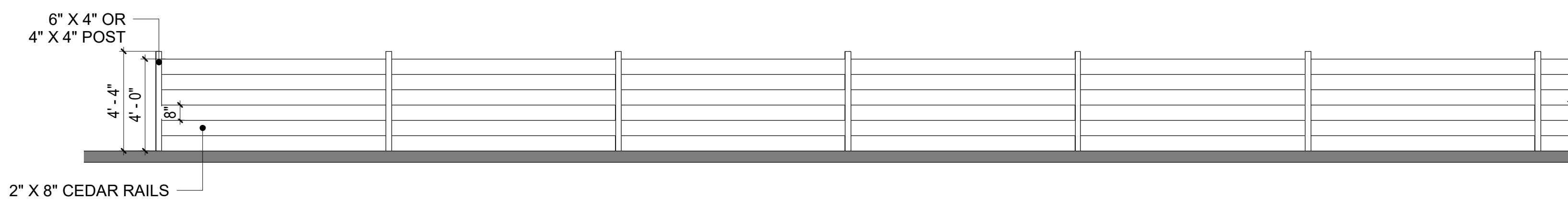
3-RAIL SPLIT FENCE PLAN

1" = 50'-0"



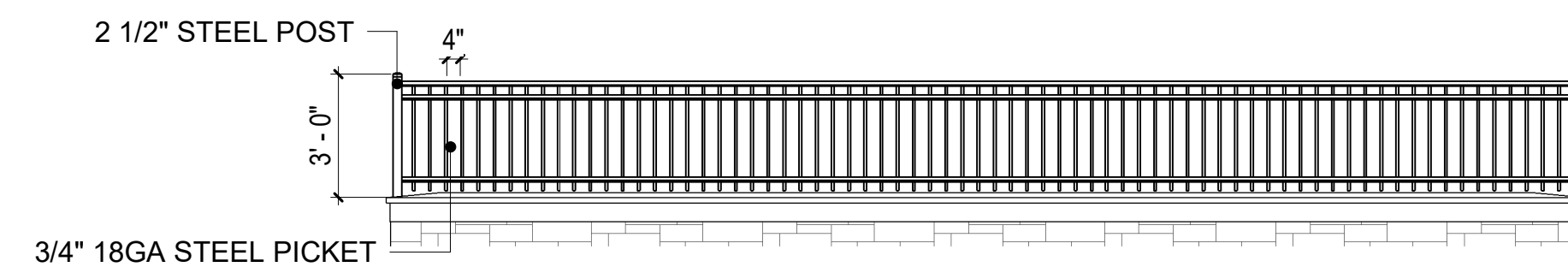
SOLID FENCE DETAIL

1/4" = 1'-0"



3-RAIL SPLIT FENCE

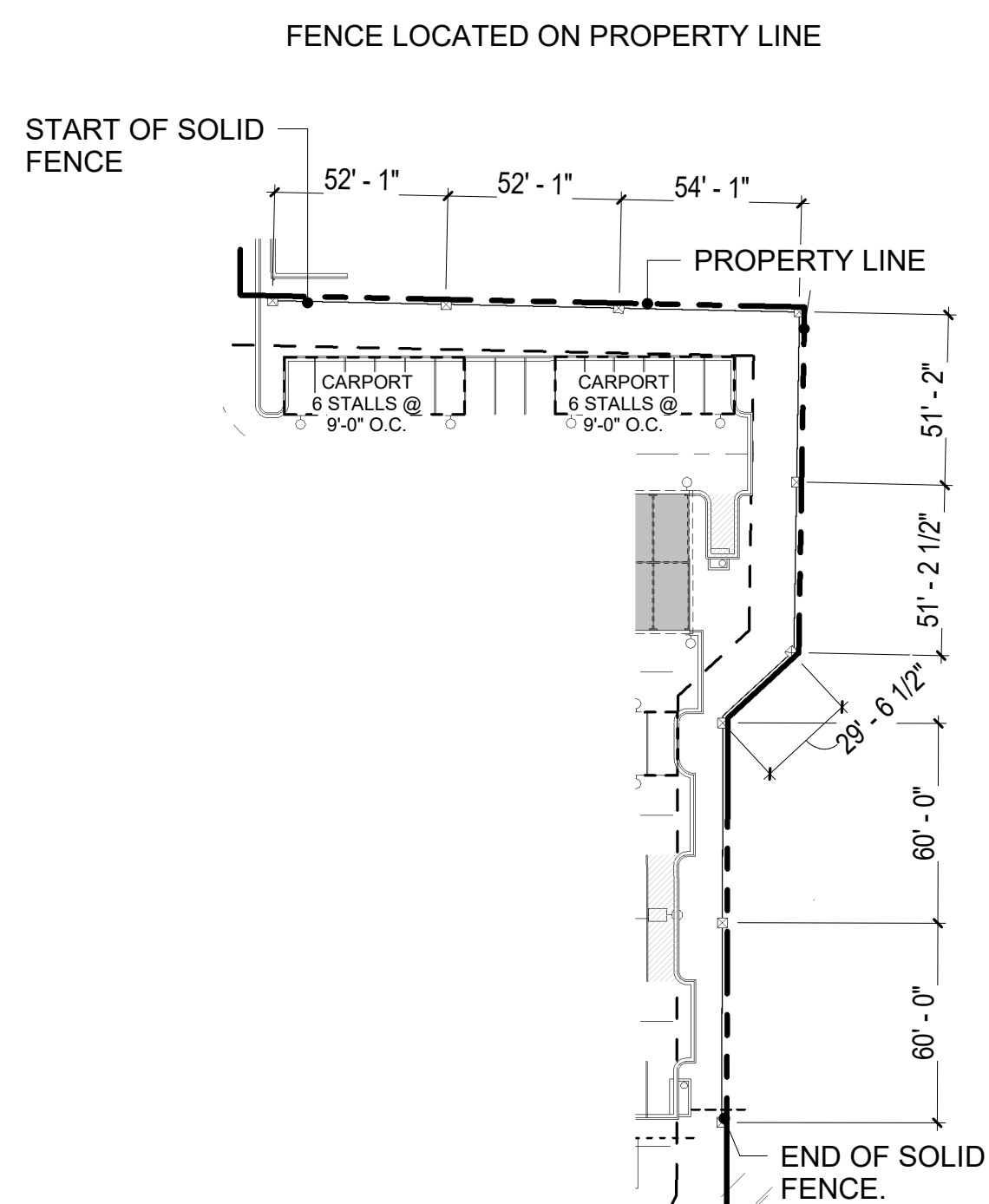
1/4" = 1'-0"



RETAINING WALL RAILING

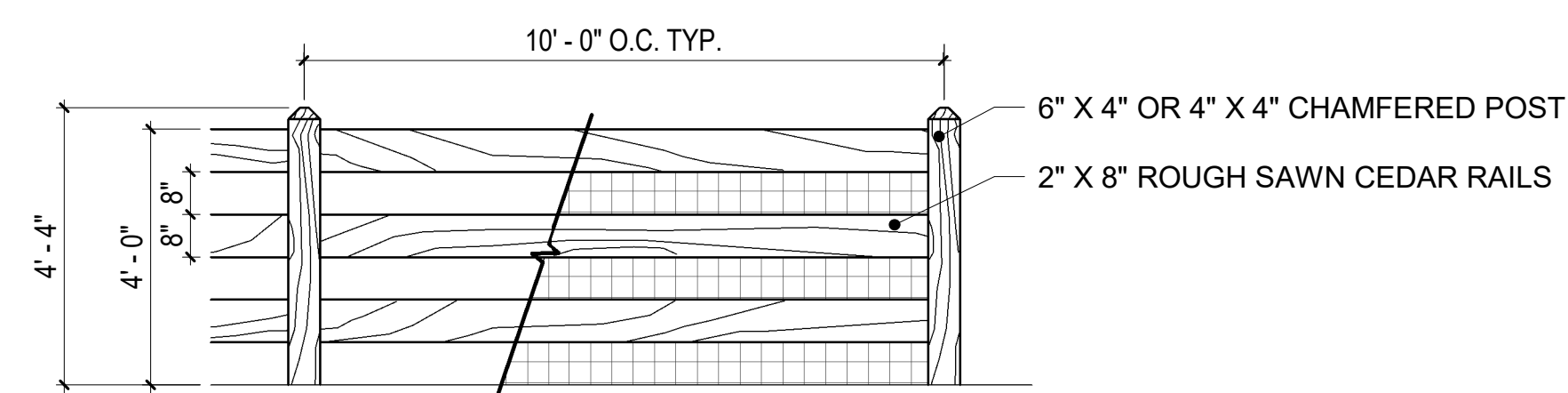
1/4" = 1'-0"

AMERISTAR 36" MONTAGE RAILING
INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



SOLID FENCE PLAN

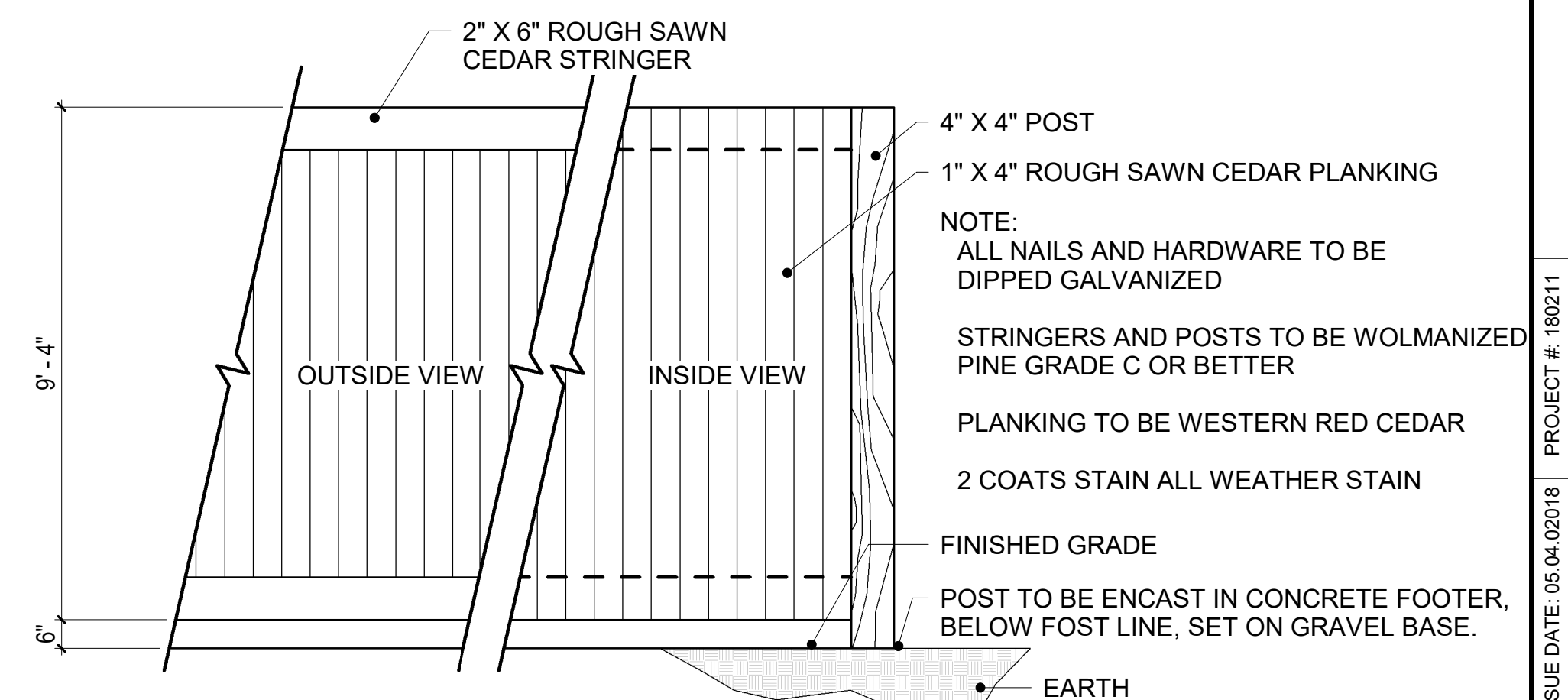
1" = 50'-0"



FENCE DETAILS

3/8" = 1'-0"

NOTE:
3-RAIL OPEN SPACE FENCE WILL BE INSTALLED BY THE DEVELOPER.



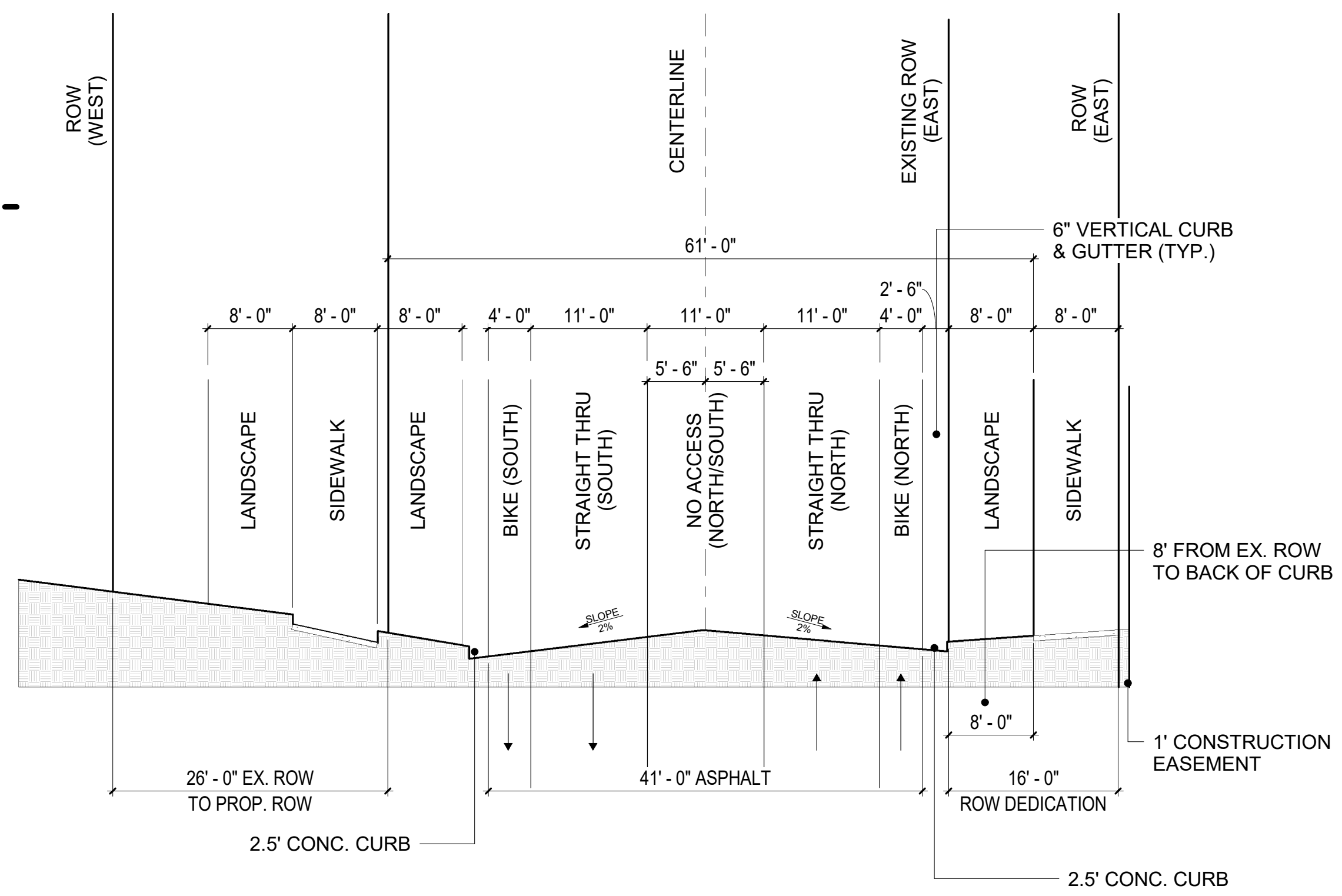
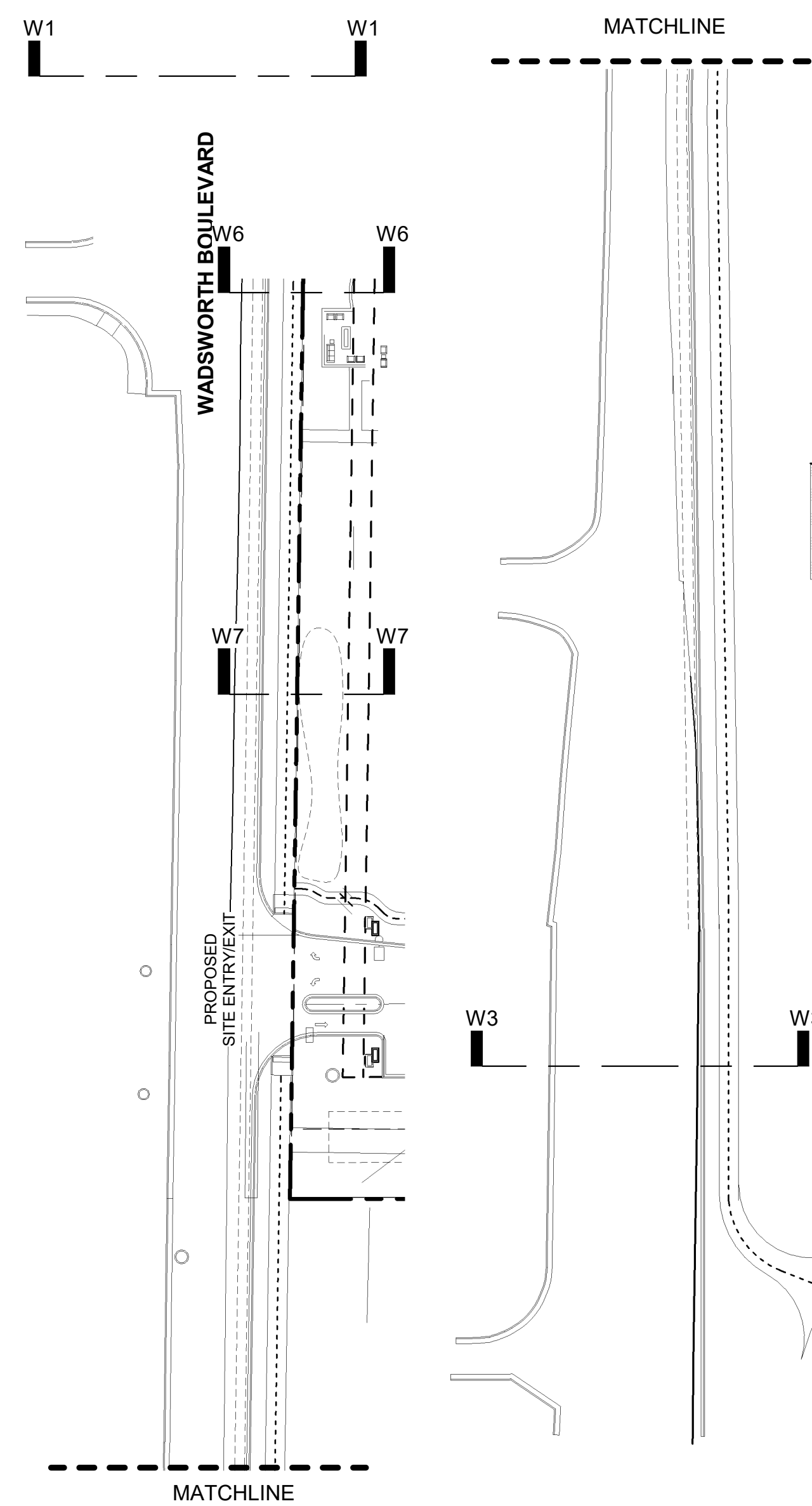
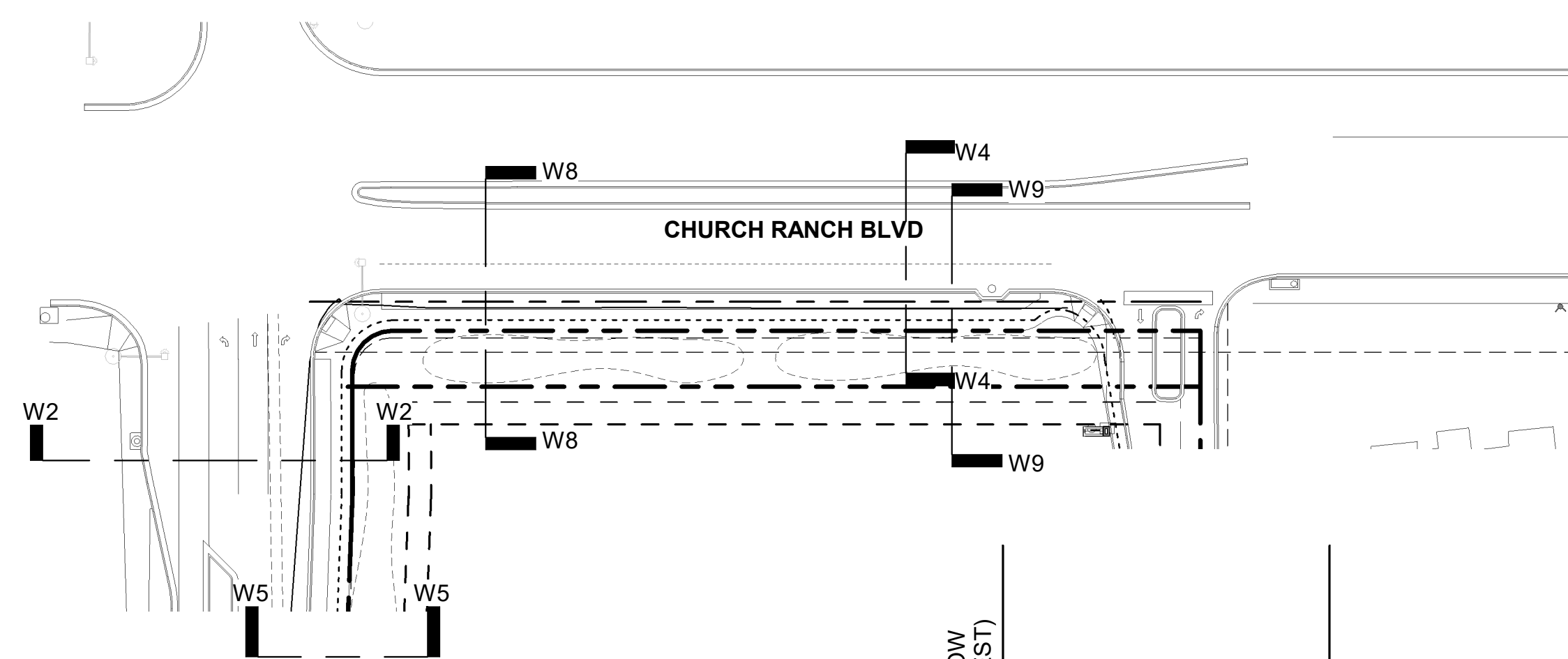
NOTE:
6-FOOT PRIVACY FENCE WILL BE INSTALLED BY THE DEVELOPER.

LEGENDS AT CHURCH RANCH

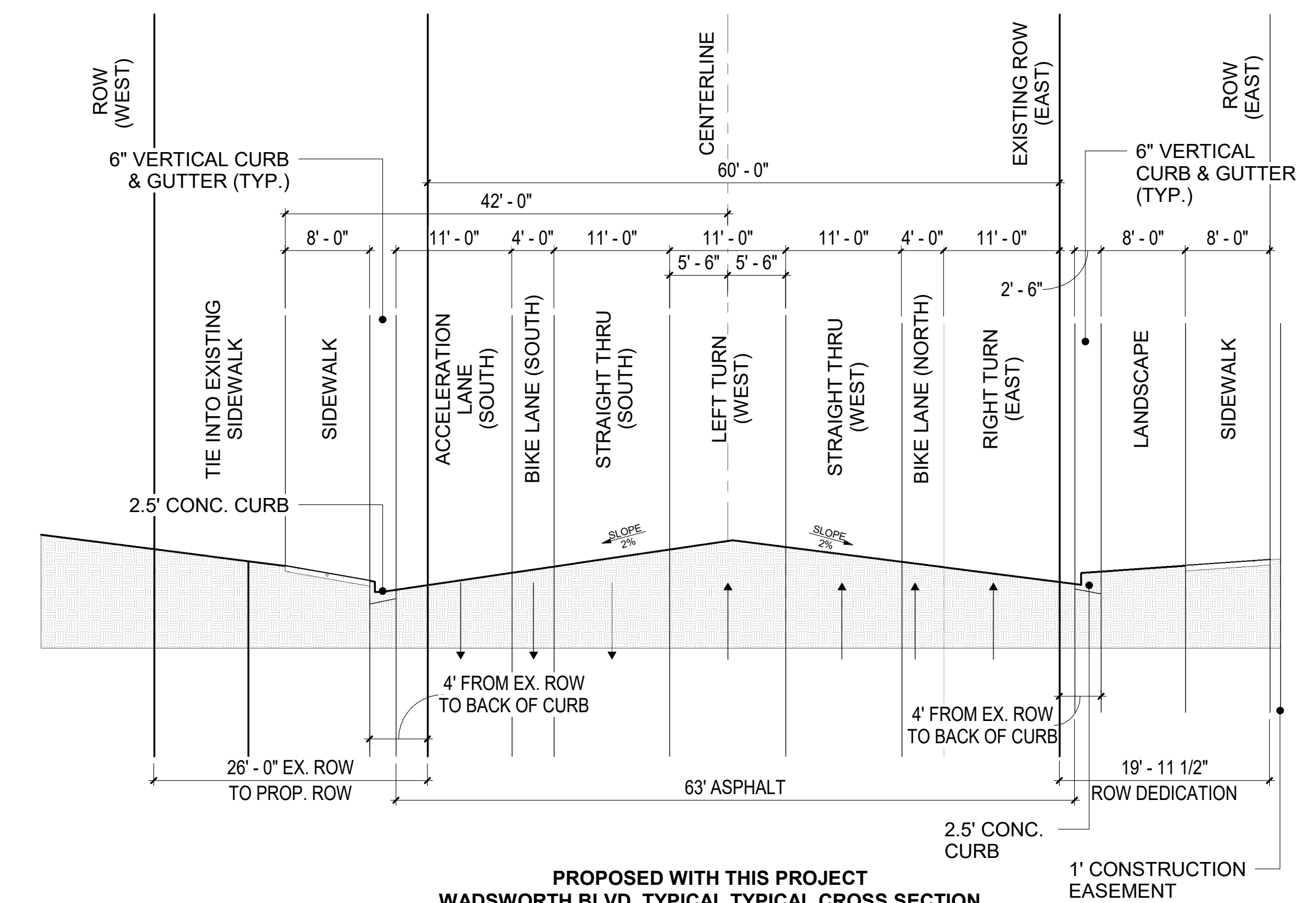
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6-11-18	190211
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	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

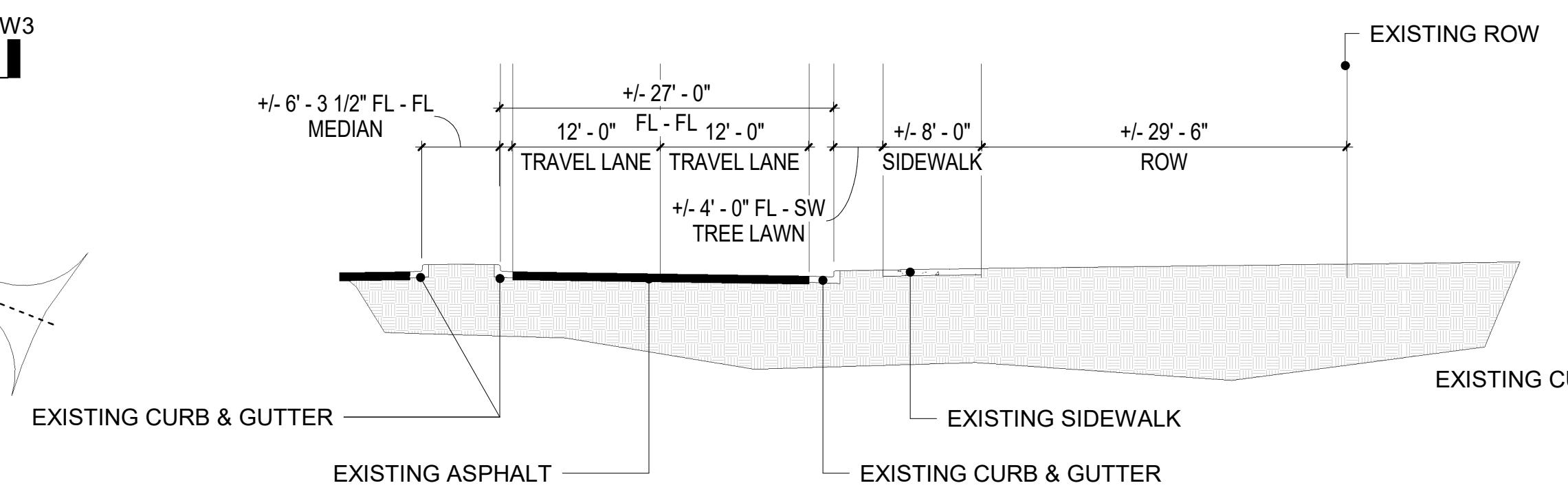
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 8 OF 22



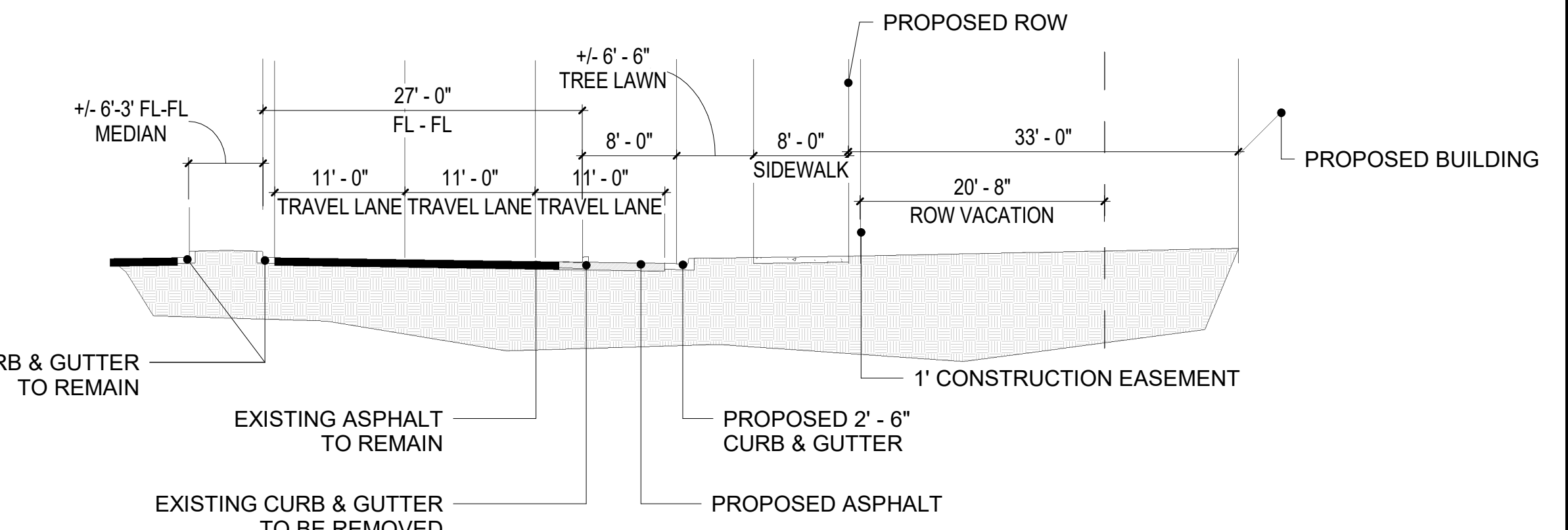
PROPOSED WITH THIS PROJECT
WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W1-W1
NOT TO SCALE



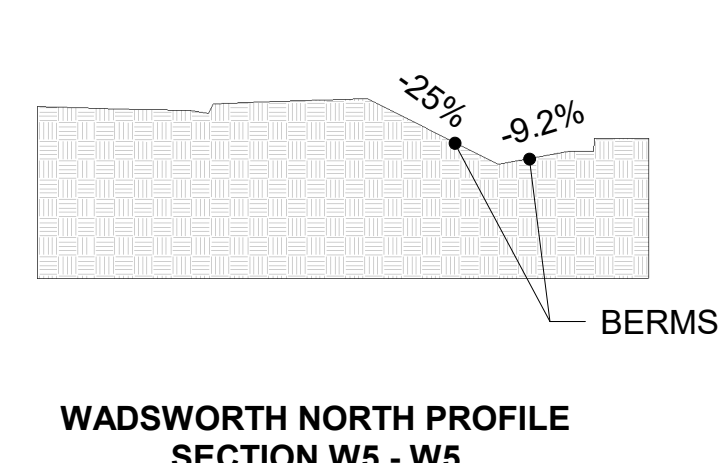
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WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W2-W2
NOT TO SCALE



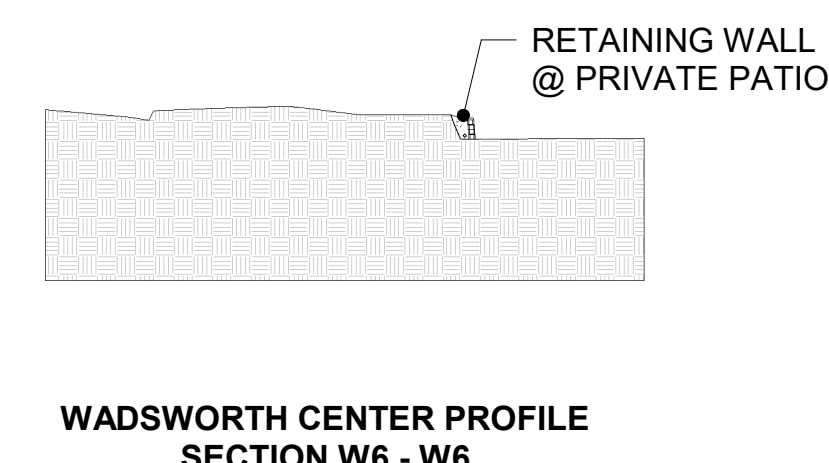
EXISTING
CHURCH RANCH BLVD. TYPICAL CROSS SECTION
SECTION W4-W4



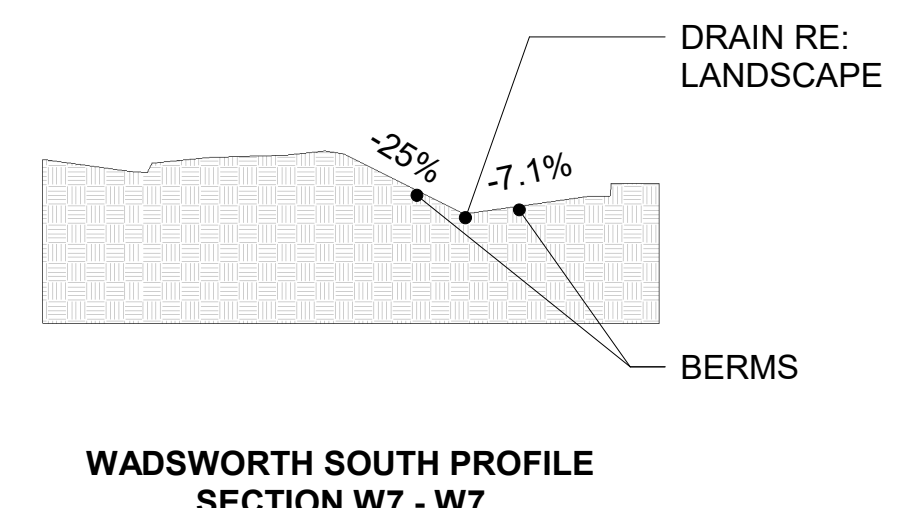
PROPOSED WITH THIS PROJECT
CHURCH RANCH BLVD. TYPICAL CROSS SECTION
SECTION W4-W4



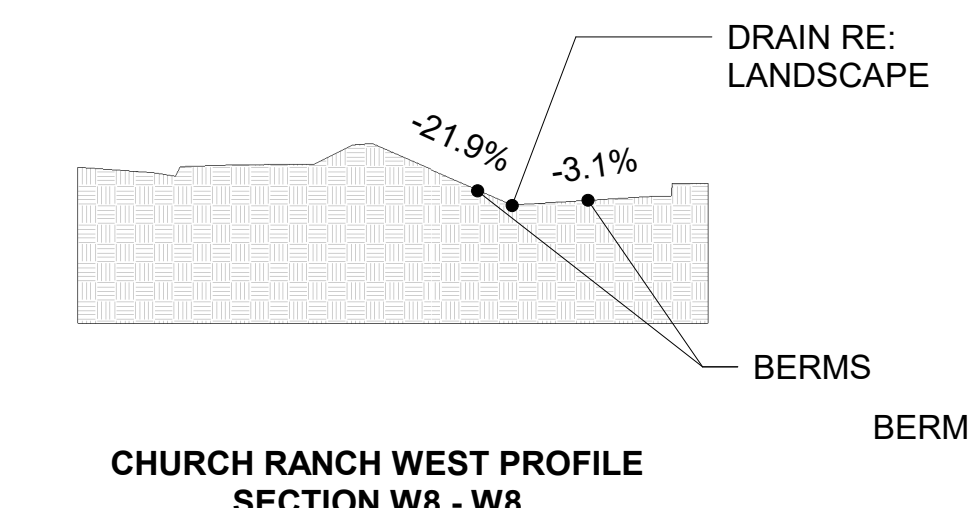
WADSWORTH NORTH PROFILE
SECTION W5 - W5



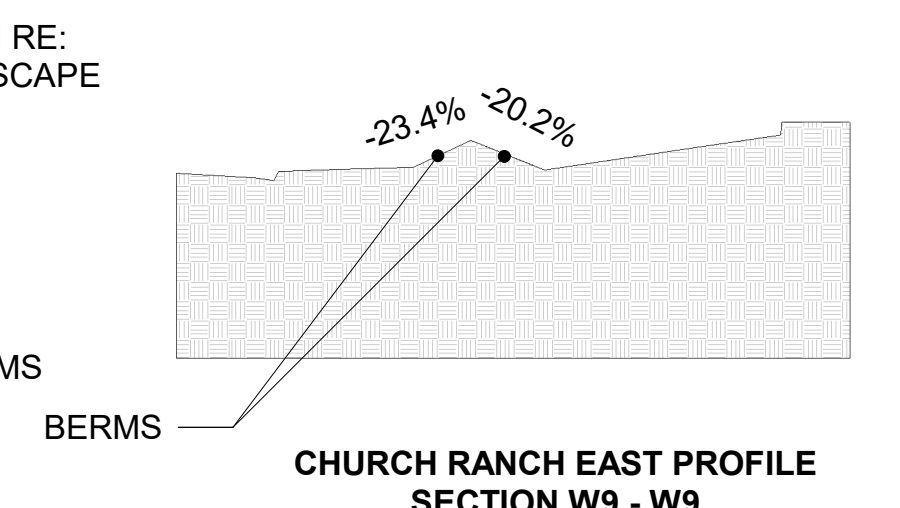
WADSWORTH CENTER PROFILE
SECTION W6 - W6



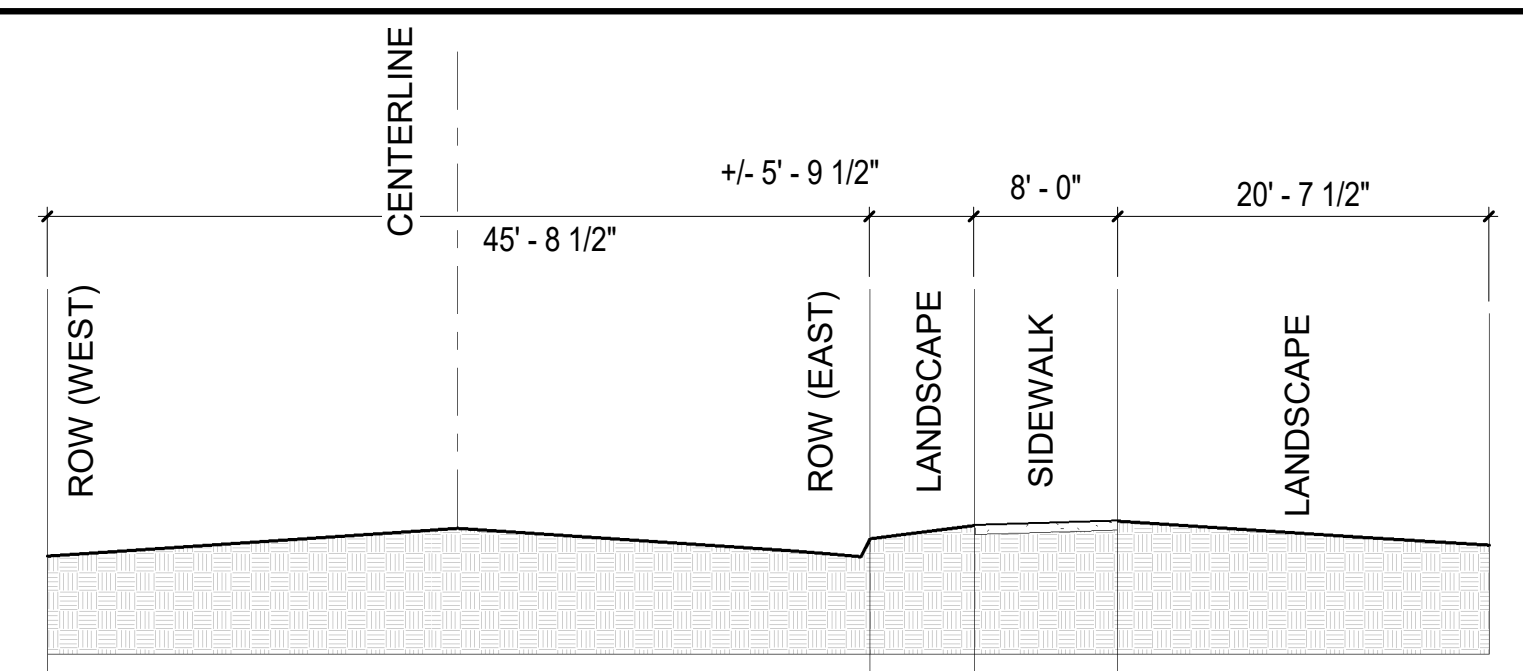
WADSWORTH SOUTH PROFILE
SECTION W7 - W7



CHURCH RANCH WEST PROFILE
SECTION W8 - W8



CHURCH RANCH EAST PROFILE
SECTION W9 - W9



PROPOSED WITH THIS PROJECT
WADSWORTH BLVD. TYPICAL CROSS SECTION
SECTION W3-W3
NOT TO SCALE



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voice: 303.648.9800
pwnarchitects.com

DATE: 08/26/19

LEGENDS AT CHURCH RANCH

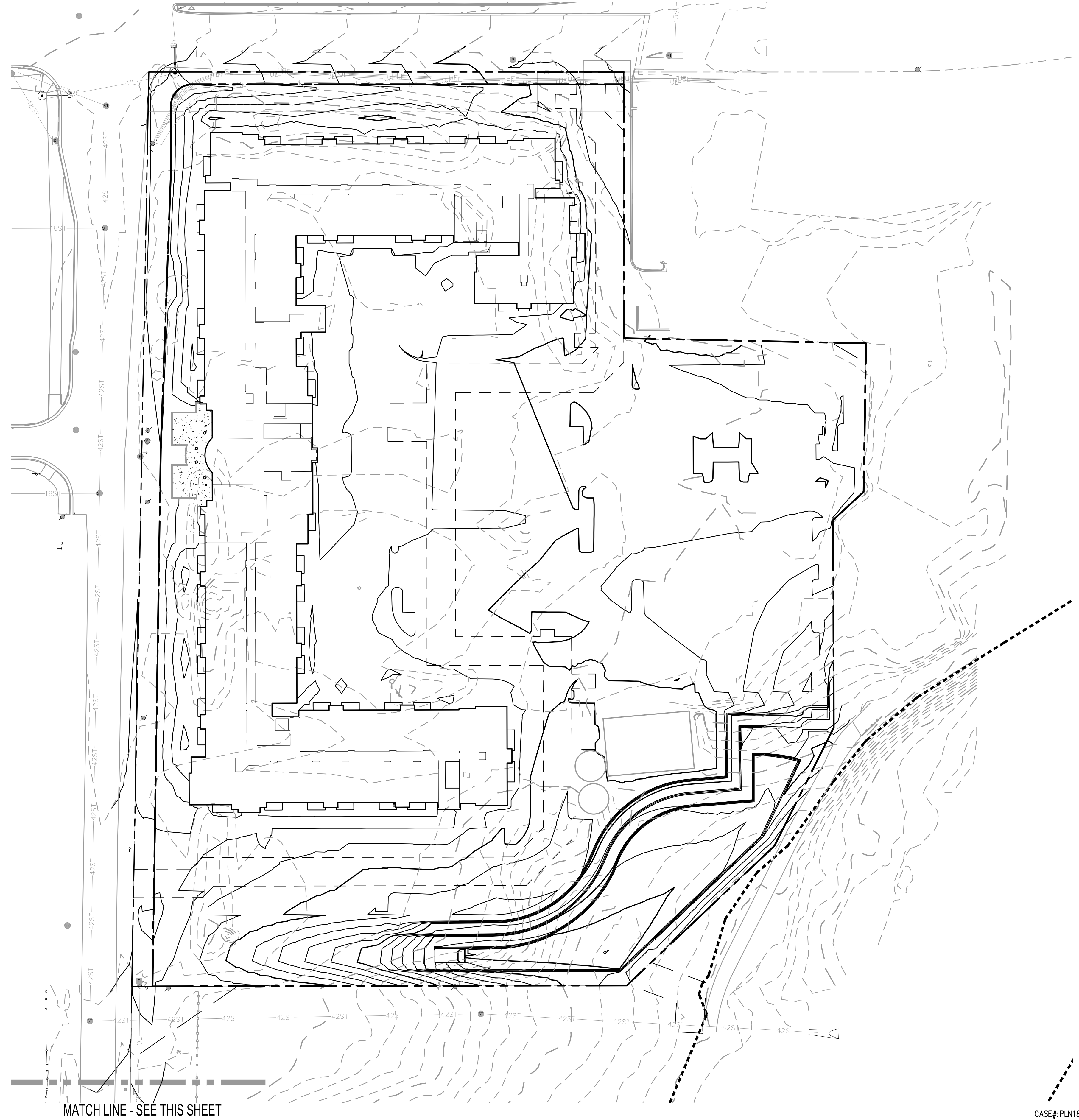
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11-15-18	2ND ODP SUBMITTAL
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4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ONSITE TRAIL CONNECTION
SCALE: 1" = 10'

MATCH LINE - SEE THIS SHEET

EX TRAIL



MATCH LINE - SEE THIS SHEET

Know what's below.
Call before you dig.

CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CHURCH RANCH HOME PLACE, FILING 10
GRADING PLAN

DATE	REVISION COMMENTS
2018-06-11	PER CITY OF WESTMINSTER COMMENTS
2018-11-05	PER CITY OF WESTMINSTER COMMENTS
2018-02-05	PER CITY OF WESTMINSTER COMMENTS
2018-04-18	PER CITY OF WESTMINSTER COMMENTS
2018-06-13	PER CITY OF WESTMINSTER COMMENTS
2018-06-12	PER CITY OF WESTMINSTER COMMENTS

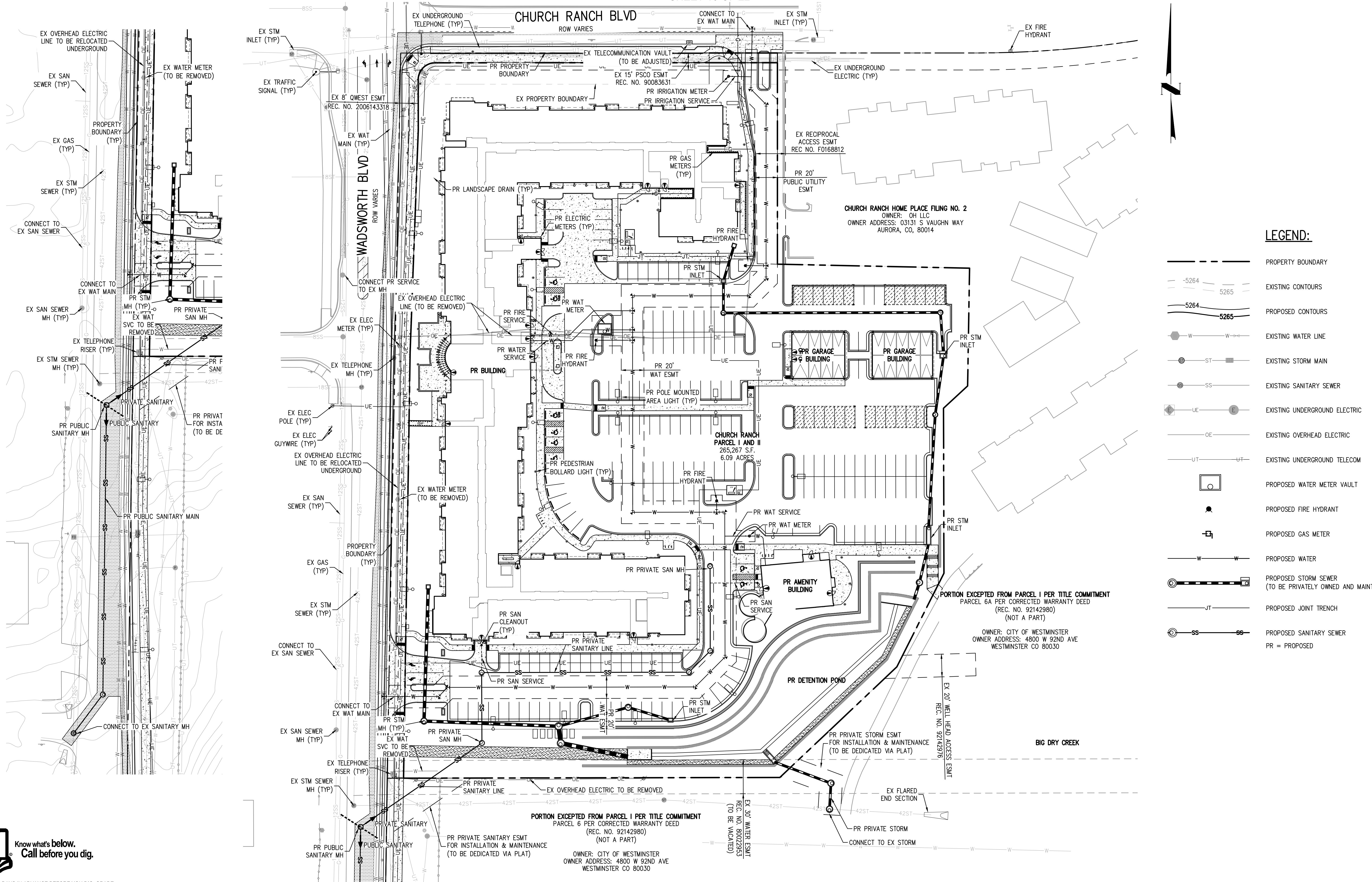
PROJECT # 180211

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 10 OF 22

HKS
HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

DESIGNED BY: CAM
CHECKED BY: MSW
DRAWN BY: CAM



- LEGEND:**
- PROPERTY BOUNDARY
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING WATER LINE
 - EXISTING STORM MAIN
 - EXISTING SANITARY SEWER
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING OVERHEAD ELECTRIC
 - EXISTING UNDERGROUND TELECOM
 - PROPOSED WATER METER VAULT
 - PROPOSED FIRE HYDRANT
 - PROPOSED GAS METER
 - PROPOSED WATER
 - PROPOSED STORM SEWER (TO BE PRIVATELY OWNED AND MAINT)
 - PROPOSED JOINT TRENCH
 - PROPOSED SANITARY SEWER
 - PR = PROPOSED

CHURCH RANCH HOME PLACE, FILING 10
UTILITY PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

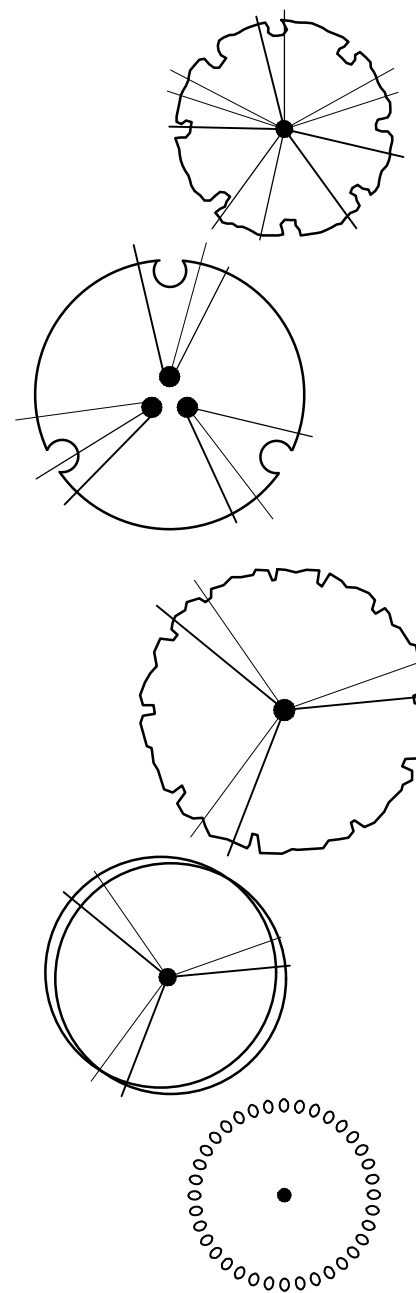
DATE	PROJECT #	REVISION COMMENTS
2018-06-11	180211	PER CITY OF WESTMINSTER COMMENTS
2018-05-05		PER CITY OF WESTMINSTER COMMENTS
2018-04-18		PER CITY OF WESTMINSTER COMMENTS
2018-04-13		PER CITY OF WESTMINSTER COMMENTS
2018-04-12		PER CITY OF WESTMINSTER COMMENTS

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING NO.10 LEGENDS AT CHURCH RANCH

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 11 OF 22

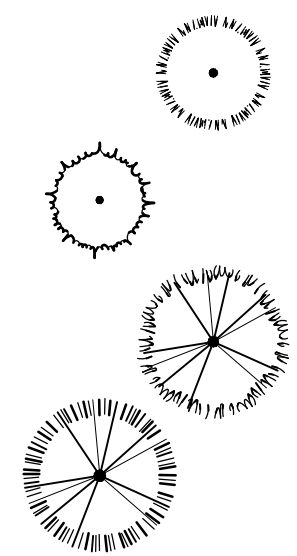
PLANT SCHEDULE

DECIDUOUS TREES CODE QTY COMMON / BOTANICAL NAME CONT CAL SIZE



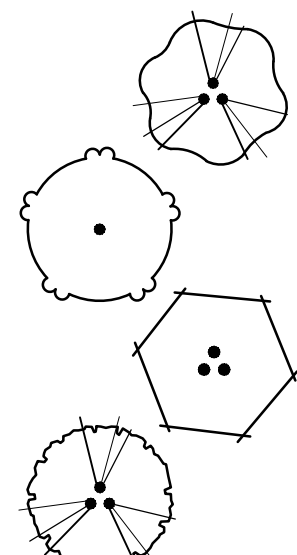
BTM	16	Bigtooth Maple / <i>Acer grandidentatum</i>	B & B	3"Cal	
SKY	22	Skyline Honey Locust / <i>Gleditsia triacanthos</i> 'Skyline'	B & B	2.5"Cal	
SWO	7	Swamp White Oak / <i>Quercus bicolor</i>	B & B	3"Cal	
EOK	13	English Oak / <i>Quercus robur</i>	B & B	3"Cal	
LLL	17	Littleleaf Linden / <i>Tilia cordata</i>	B & B	2.5"Cal	

EVERGREEN TREES CODE QTY COMMON / BOTANICAL NAME CONT CAL SIZE



VLP	9	Vanderwolf's Pyramid Pine / <i>Pinus flexilis</i> 'Vanderwolf's Pyramid'		15 gal	6-7' HT.
BOP	12	Bosnian Pine / <i>Pinus heldreichii</i>	B & B		6-7' HT.
API	6	Austrian Black Pine / <i>Pinus nigra</i>	B & B		6-7' HT.
PPI	8	Ponderosa Pine / <i>Pinus ponderosa</i>	B & B		6-7' HT.

ORNAMENTAL TREES CODE QTY COMMON / BOTANICAL NAME CONT CAL SIZE



FGM	28	Flame Amur Maple / <i>Acer ginnala</i> 'Flame'	B & B	2"Cal	
TCH	10	Thornless Hawthorn / <i>Crataegus crus-galli</i> 'Inermis'	B & B	2"Cal	
SSC	7	Spring Snow Crab Apple / <i>Malus x</i> 'Spring Snow'	B & B	2"Cal	
CHP	15	Chanticleer Pear / <i>Pyrus calleryana</i> 'Chanticleer'	B & B	3"Cal	

ANNUALS/PERENNIALS CODE QTY COMMON / BOTANICAL NAME SIZE FIELD2 FIELD3

SSH	88	Sunset Hyssop / <i>Agastache rupestris</i> 'Sunset'		1 gal		
RJB	30	Red Valerian / <i>Centranthus ruber</i>		1 gal		
NBF	166	Blanketflower / <i>Gaillardia x grandiflora</i> 'Goblin'		1 gal		
MNS	115	Sage / <i>Salvia x sylvestris</i> 'Mainacht'		1 gal		

GRASSES CODE QTY COMMON / BOTANICAL NAME SIZE FIELD2 FIELD3

FRG	148	Feather Reed Grass / <i>Calamagrostis x acutiflora</i> 'Karl Foerster'		1 gal		
PPG	27	Pampas Grass / <i>Cortaderia pumila</i>		5 gal		
BAG	136	Blue Oat Grass / <i>Helictotrichon sempervirens</i>		1 gal		
DMG	50	Yaku Jima Dwarf Maiden Grass / <i>Miscanthus sinensis</i> 'Yaku Jima'		1 gal		
DFG	92	Hamel Dwarf Fountain Grass / <i>Pennisetum alopecuroides</i> 'Hamel'		1 gal		

DECIDUOUS SHRUBS CODE QTY COMMON / BOTANICAL NAME SIZE FIELD2 FIELD3

CPB	29	Crimson Pygmy Barberry / <i>Berberis thunbergii</i> 'Crimson Pygmy'		5 gal		
PBB	70	Purple Emperor Butterfly Bush / <i>Buddleia davidii</i> 'Purple Emperor'		5 gal		
BMS	63	Blue Mist Shrub / <i>Caryopteris x clandonensis</i> 'Blue Mist'		5 gal		
LOP	93	Lodense Privet / <i>Ligustrum vulgare</i> 'Lodense'		5 gal		
DGN	50	Yellow Ninebark / <i>Physocarpus opulifolius</i> 'Dart's Gold'		5 gal		
GLS	84	Gro-Low Fragrant Sumac / <i>Rhus aromatica</i> 'Gro-Low'		5 gal		
MKL	109	Miss Kim Lilac / <i>Syringa patula</i> 'Miss Kim'		5 gal		
CPL	45	Common Lilac / <i>Syringa vulgaris</i>		5 gal		
AJV	18	Southern Arrowwood / <i>Viburnum dentatum</i> 'Autumn Jazz'		5 gal		
NBY	24	Nannyberry / <i>Viburnum lentago</i>		5 gal		
CAC	37	Compact American Cranberry Viburnum / <i>Viburnum trilobum</i> 'Compactum'		5 gal		

EVERGREEN SHRUBS CODE QTY COMMON / BOTANICAL NAME SIZE FIELD2 FIELD3

LSB	41	Broom / <i>Cytisus x</i> 'Lena'		5 gal		
ASJ	73	Armstrong Juniper / <i>Juniperus chinensis</i> 'Armstrongii'		5 gal		
SPJ	6	Spartan Juniper / <i>Juniperus chinensis</i> 'Spartan'		5 gal		
AYJ	58	Creeping Juniper / <i>Juniperus horizontalis</i> 'Youngstown'		5 gal		
BFJ	54	Buffalo Juniper / <i>Juniperus sabina</i> 'Buffalo'		5 gal		
SMM	39	Mugo Pine / <i>Pinus mugo</i> 'Slowmound'		5 gal		

MISC LANDSCAPE ITEMS

SOD / SEED / MULCH

10 Tons Granite Boulders

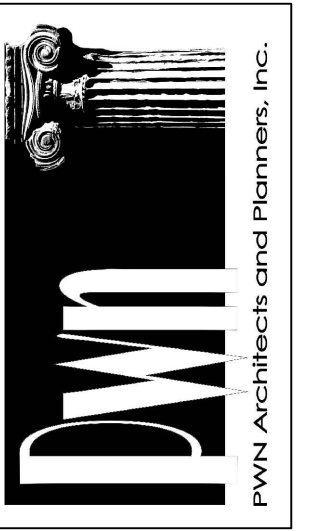


Sod Mix

Fescue, Bluegrass mix

Native Seed Mix

High Plains Foothills Economy Grasses
Seeding rate: 2 lbs. per 1,000 sq. Ft. or 25 lbs. per acre
40% *Pascopyrum smithii* (Western Wheatgrass)
30% *Achnatherum hymenoides* (Indian Ricegrass)
15% *Elymus trachycalus* (Slender Wheatgrass)
15% *Bouteloua curtipendula* (Side Oats Grama)



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voice 303.649.9880
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Stanley Consultants inc
8000 South Chester Street, Suite 500
Centennial, Colorado 80112
p 303.799.6806 | 303.799.8107
www.stanleyconsultants.com

CHURCH RANCH HOME PLACE, FILING 10
LANDSCAPE PLAN

ISSUE DATE: 05/04/2018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE FILING NO.10 LEGENDS AT CHURCH RANCH

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 12 OF 22



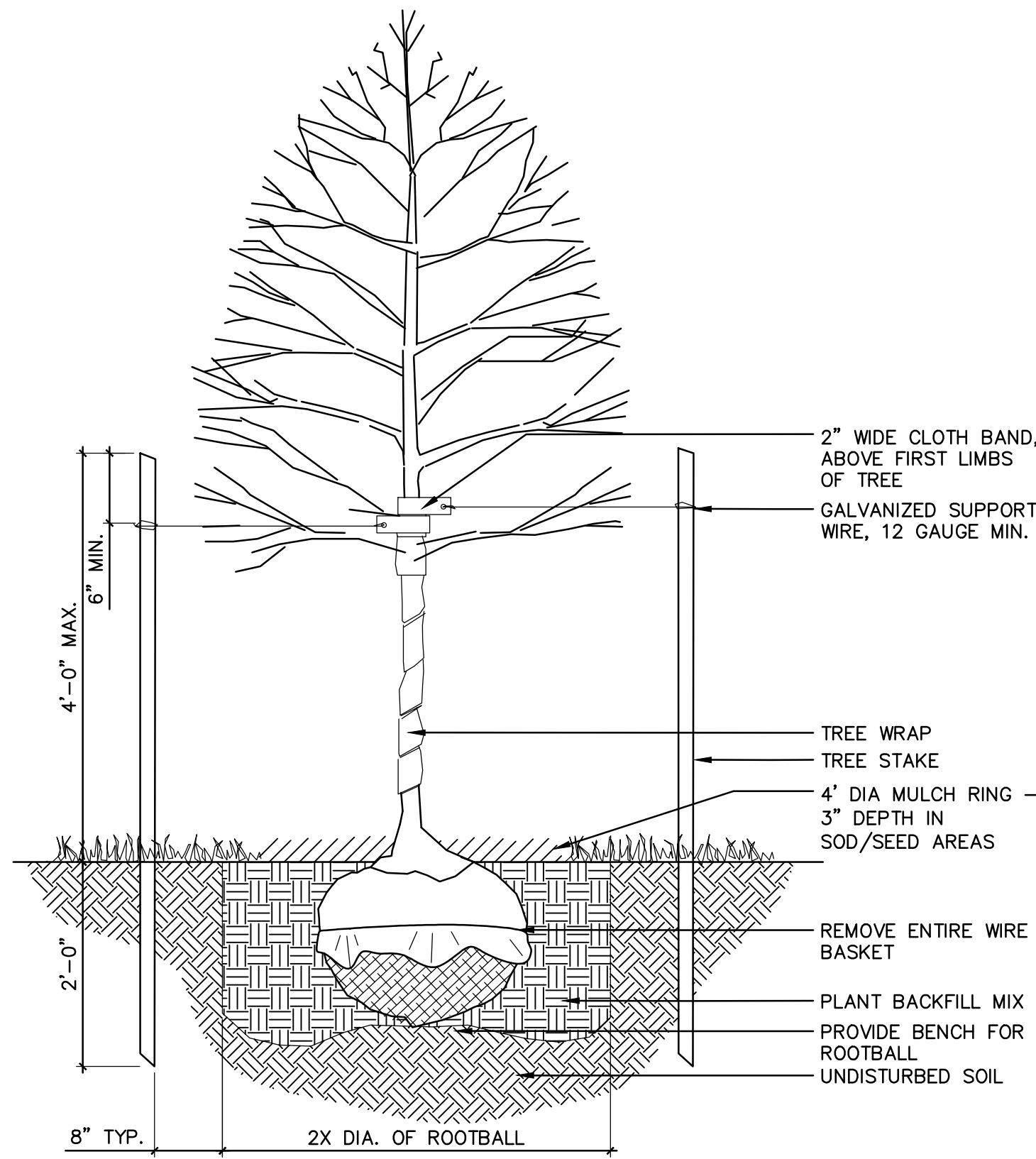
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pwnarchitects.com

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Centennial, Colorado 80112
p 303.799.6806 | 303.799.8107
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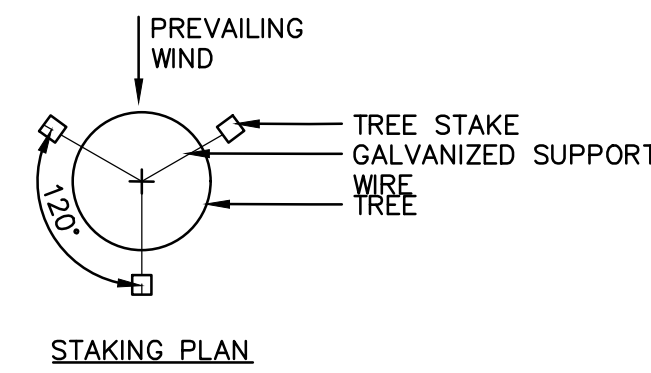
DATE: 08/26/19

CHURCH RANCH HOME PLACE, FILING 10
LANDSCAPE PLAN

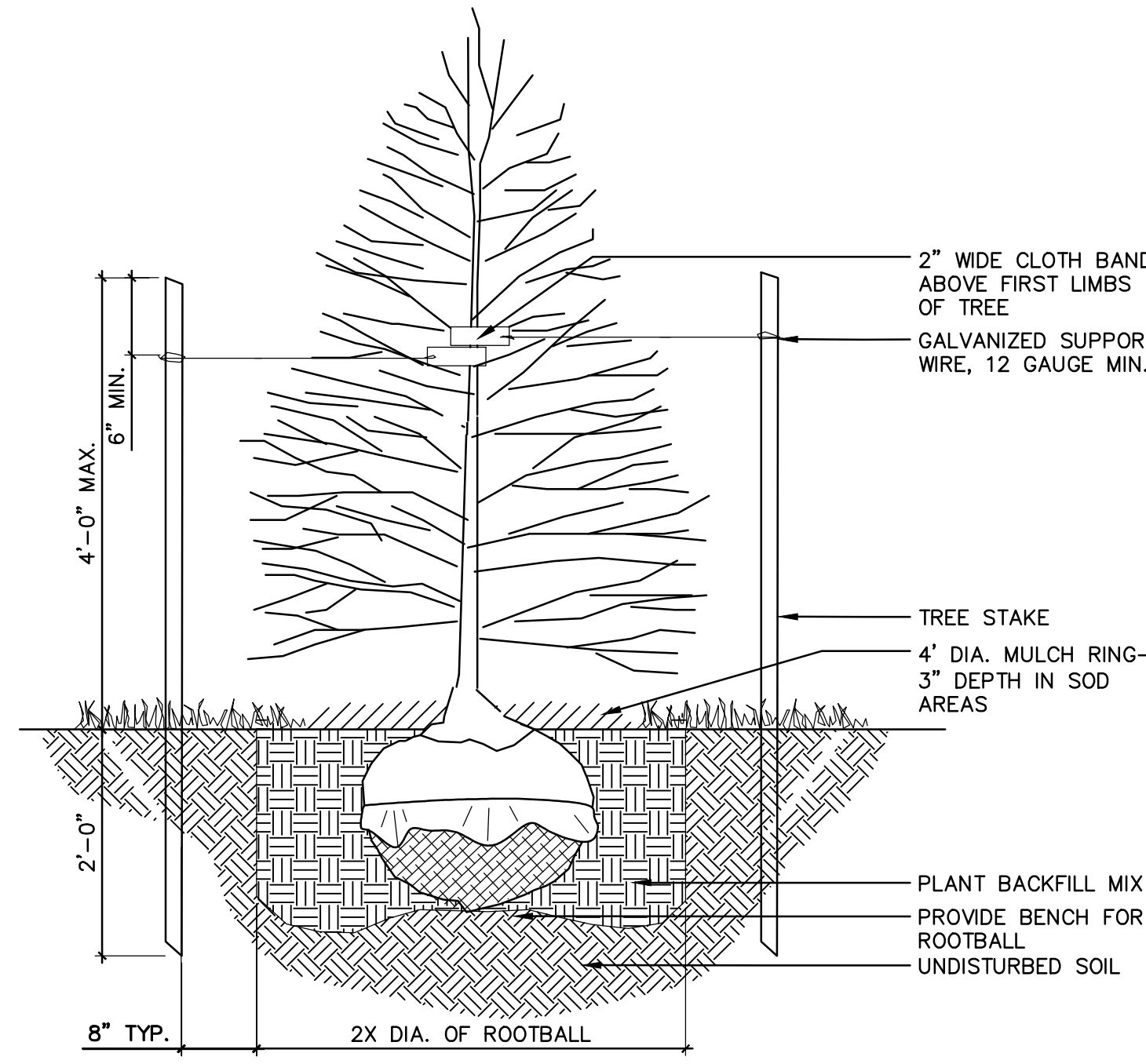
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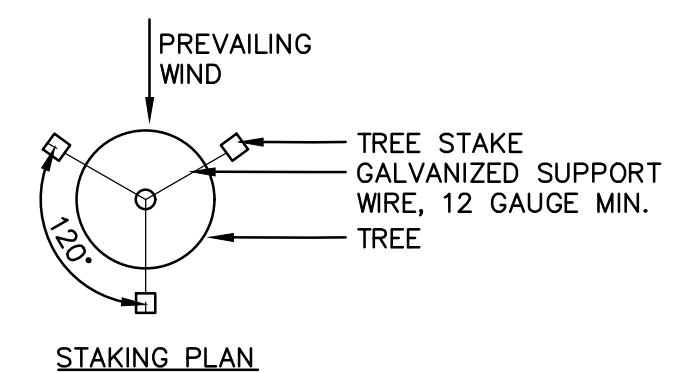
- NOTES:
- TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE 3" AT THE TOP OF THE ROOT BALL. TREES THAT DO NOT HAVE VISIBLE TRUNK FLARE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - IN THE FALL WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH APPROVED TREE WRAP. SECURE AT 2" INTERVALS. DO NOT WRAP POPULUS SPECIES. SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL ABOVE FIRST BRANCH.
 - STAKE TREES (2" CAL AND LARGER) AS SHOWN WITH 6' LONG WOOD OR PEELLED POLE STAKES. STAKES AT 120 DEGREES. EXTEND STAKE 2'-0" INTO GROUND. POSITION OF STAKES TO BE ORIENTED WITH REGARD TO PREVAILING WINDS.
 - REMOVE ENTIRE WIRE, WIRE BASKETS, NYLON TIES, TWINE, ROPE AND BURLAP 1/2 MINIMUM FROM TOP AND SIDES OF ROOT BALL. REMOVE UNNECESSARY PACKING MATERIAL.
 - PLACE A 4'-0" DIA. MULCH COLLAR WHEN TREES ARE PLANTED IN SOD. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. PROVIDE 3" PLANTING RIM AROUND MULCH WHEN PLANTED IN NATIVE SEED AREA.
 - DO NOT CUT CENTRAL LEADER. PRUNE ONLY DEAD OR DAMAGED WOOD PRIOR TO PLANTING.



STAKING PLAN



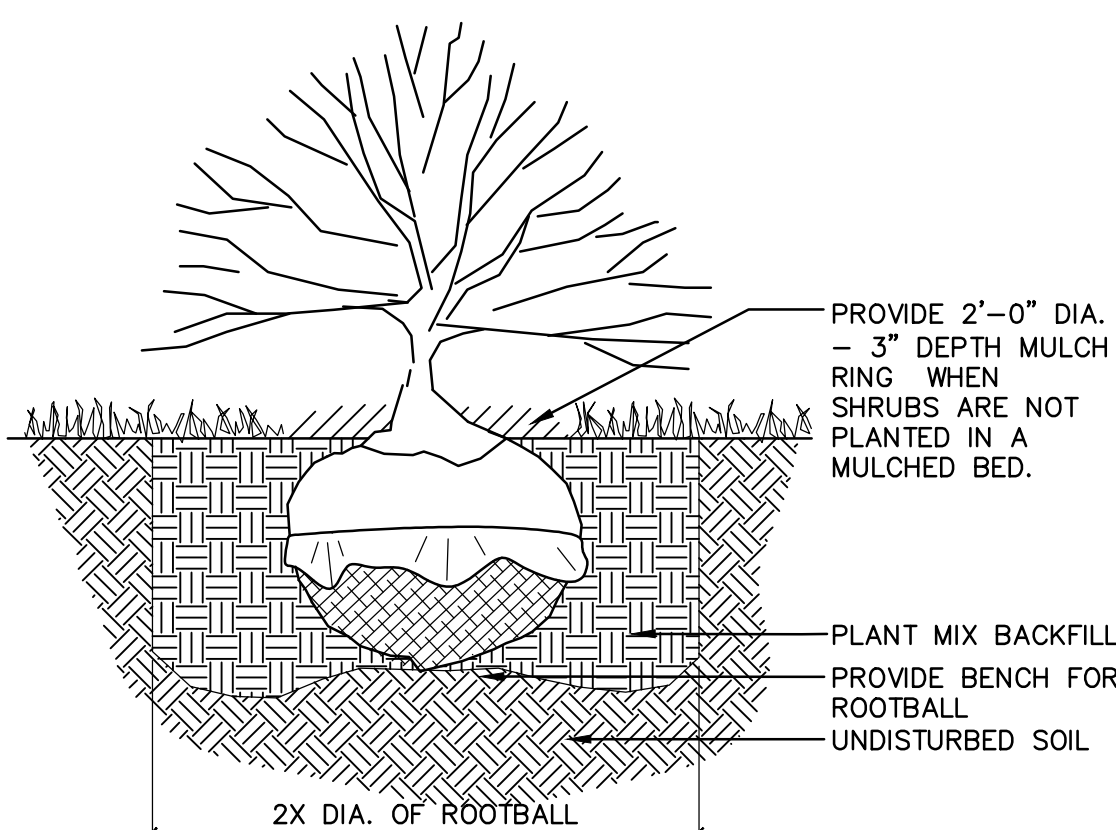
- NOTES:
- TREES SHALL BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE 3" AT THE TOP OF THE ROOT BALL. TREES THAT DO NOT HAVE VISIBLE TRUNK FLARE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
 - STAKE TREES AS SHOWN WITH THREE 3'-0" LONG 1.25# STEEL T-POSTS. SUPPORT WIRE TO BE GALVANIZED. ATTACH TO TREE WITH 2" CLOTH BAND OR APPROVED EQUAL. ANGLE STAKE 35 DEGREES, LEAVE 8" EXPOSED. POSITION OF STAKES TO BE ORIENTED WITH REGARD TO PREVAILING WINDS.
 - REMOVE ENTIRE WIRE, WIRE BASKETS, NYLON TIES, TWINE, ROPE AND BURLAP 1/2 MINIMUM FROM TOP AND SIDES OF ROOT BALL. REMOVE UNNECESSARY PACKING MATERIAL.
 - PLACE A 4'-0" DIA. MULCH RING WHEN TREES ARE PLANTED IN SOD. PROVIDE 3" PLANTING RIM AROUND MULCH AREA WHEN PLANTED IN NATIVE SEED AREAS. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK.
 - DO NOT CUT CENTRAL LEADER. PRUNE ONLY DEAD OR DAMAGED WOOD PRIOR TO PLANTING.
 - DEEP WATER AT TIME OF PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL TIME OF PLANTING.



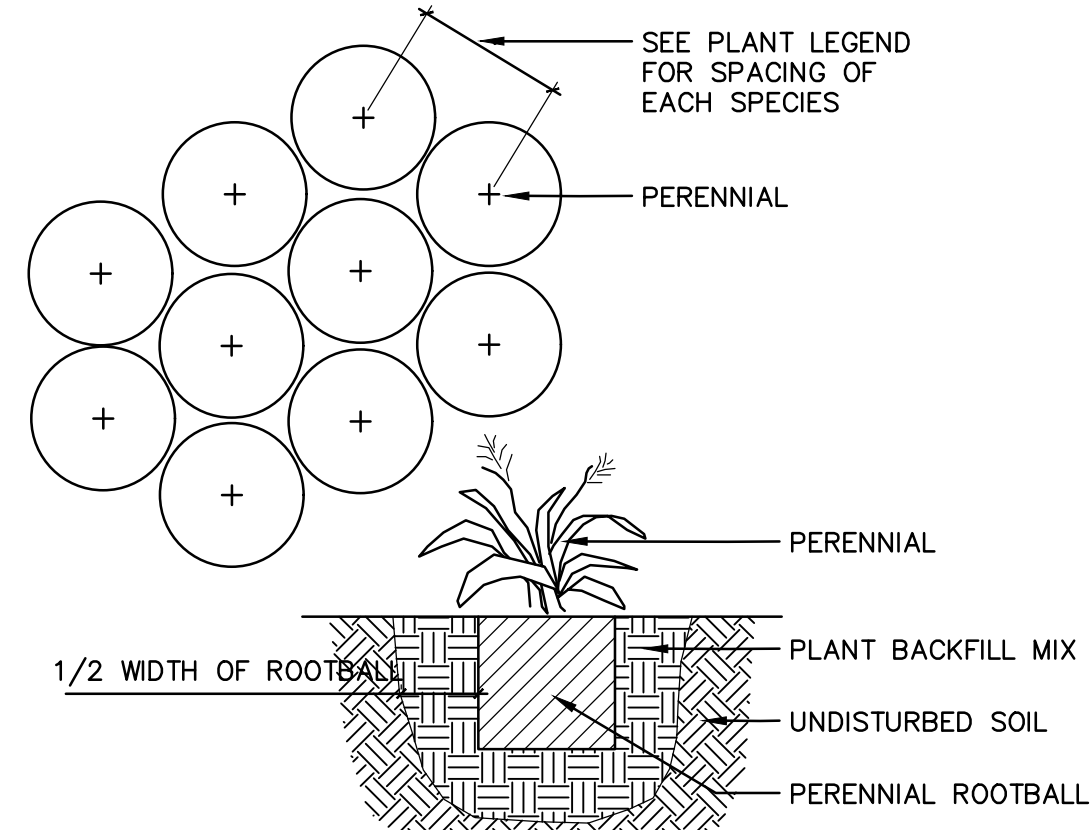
STAKING PLAN

DECIDUOUS TREE PLANTING
SCALE: NTS

EVERGREEN TREE PLANTING
SCALE: NTS



SHRUB PLANTING
SCALE: NTS



PERENNIAL PLANTING
SCALE: NTS

LANDSCAPE REQUIREMENTS		
ODP AREA	6.14 AC	100%
LANDSCAPE WITH PROP. BNDY.	1.9 AC	30%
LANDSCAPE IN CHURCH ROW	0.2 AC	4%
LANDSCAPE AREA PROVIDED	2.1 AC	34%

PLANT MATERIAL	REQUIRED	PROVIDED
TREES (1/500 SF)	182	171
SHRUBS (3/500 SF)	545	1,730

Min. Required Trees (1/550)	165
4% extra	6
Mitigation agreed no. of trees	171

Note: 30% to be 3" cal.

Min. Required Shrubs (1/550)*3	495
10% extra	50
Mitigation agreed no. of shrubs	545

LANDSCAPE NOTES

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT.
- STEEL EDGER TO BE GALVANIZED 1/2" X 4" DEEP. RYERSON OR APPROVED EQUAL.
- ALL PLANTING BEDS TO BE MULCHED WITH 1 1/2" CRUSHED GRANITE. ROCK MULCH SHALL TO BE A DEPTH OF 3 INCHES MINIMUM. ALL PERENNIAL BEDS AND TREE RINGS TO BE MULCHED WITH WOOD MULCH TO A DEPTH OF 3 INCHES MINIMUM WITH NO LANDSCAPE FABRIC USE OF A PRE-EMERGENT IN ALL AREAS WHERE FABRIC IS NOT BEING INSTALLED.
- INSTALL MULCH 2-3 INCHES AWAY FROM TREE TRUNKS. PRE-TREAT THE SOIL WITH PRE-EMERGENT IN ALL AREAS WHERE NO FABRIC IS USED.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWO TIMES THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- RESTORE ANY DAMAGED AREAS BACK TO ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.
- LANDSCAPE WARRANTY PERIOD ONE YEAR. ALL MAINTENANCE SHALL BE AT CONTRACTOR'S EXPENSE INCLUDING PROPER PRUNING, WEEDING, PLANT REPLACEMENT, SUPPLEMENTAL MULCHING, TRASH REMOVAL AND WATERING UNTIL SUBSTANTIAL COMPLETION ACCEPTANCE.
- ALL PLANTING AREAS TO BE IRRIGATED WITH AN AUTOMATIC DRIP OR SOURCE POINT IRRIGATION SYSTEM (SEE IRRIGATION PLANS).

CITY LANDSCAPE NOTES

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
- THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR) UNLESS APPROVED BY THE CITY.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- SOIL REPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE (5) CUBIC YARDS PER ONE THOUSAND (1,000) SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. ORGANIC MATERIAL TO HAVE THE FOLLOWING CHARACTERISTICS:
 - ORGANIC MATTER: 25% OR GREATER
 - SALT CONTENT: 3.0 mmhos/cm MAX.
 - pH: 8.5 MAXIMUM
 - CARBON TO NITROGEN RATIO: 10:1 TO 25:1
 - SPREAD RATE: 36,221 SF @ 5 CY/1,000 SF = 181 CY
 AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- NOT TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- FINAL LANDSCAPE AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAN.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

LANDSCAPE LIGHTS SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	Material	Finish	Electrical	Lamp	Watts	Color Temp	Lens
☒	FX LUMINAIRE / RS-LED20W-FL-B2	23		Aluminum Alloy	(BZ) Bronze Metallic	(PM) PostMount	MR-16	10 to 15 Volts		(F) Frosted
☐	FX LUMINAIRE / EX-150-M TRANSFORMER	3		STAINLESS STEEL	(M)FINISH, WALL MOUNT					

NOTES:

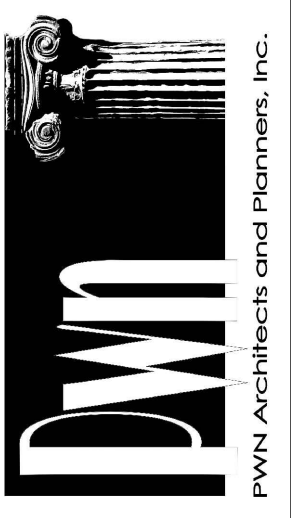
- LIGHT FIXTURE LOCATIONS TO BE SET IN THE FIELD BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- LIGHTS TO BE POINTED AWAY FROM PEDESTRIANS AND SHIELDED.
- USE 12 GAUGE WIRE.
- INCLUDE A "SMART SOCKET" FOR EACH TRANSFORMER. AN PROGRAMMABLE APP TO MANAGE LIGHTING TIMES.



Call Before You Dig

OFFICIAL DEVELOPMENT PLAN
 CHURCH RANCH HOME PLACE FILING NO.10
LEGENDS AT CHURCH RANCH

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 13 OF 22



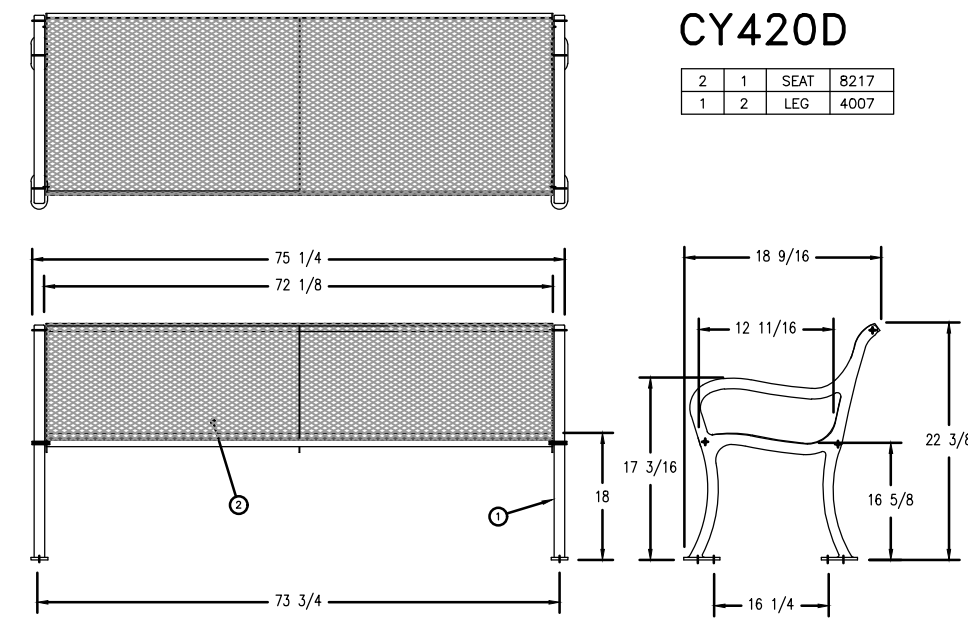
4949 S. Syracuse St., Suite 320
 Denver, Colorado 80237
 voice 303.649.9880
 pwnarchitects.com

DATE: 08/26/19

Stanley Consultants inc
 8000 South Chester Street, Suite 500
 Centennial, Colorado 80112
 p 303.799.6806 | 303.799.8107
 www.stanleyconsultants.com

CHURCH RANCH HOME PLACE, FILING 10
 LANDSCAPE PLAN

ISSUE DATE: 05/04/2018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL



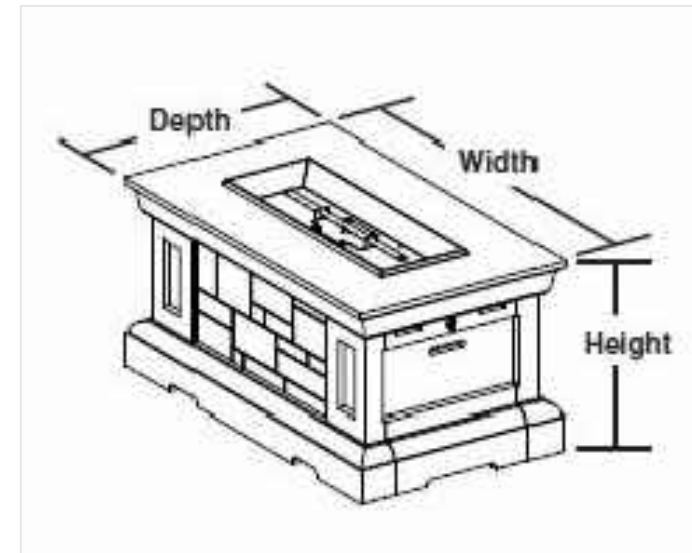
NOTES:
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M-1994.
 2. DO NOT SCALE DRAWING.
 3. ALL DIMENSIONS ARE AFTER PLASTISOL FINISH.

Manufacturer:Wabash Valley
 Model: CY420D - Black, Perforated

NOTE: FINAL INSTALL LOCATION TO BE DETERMINED ON SITE.

CONTRACTOR TO SUBMIT SPECS TO DESIGNER FOR APPROVAL PRIOR TO ORDERING.

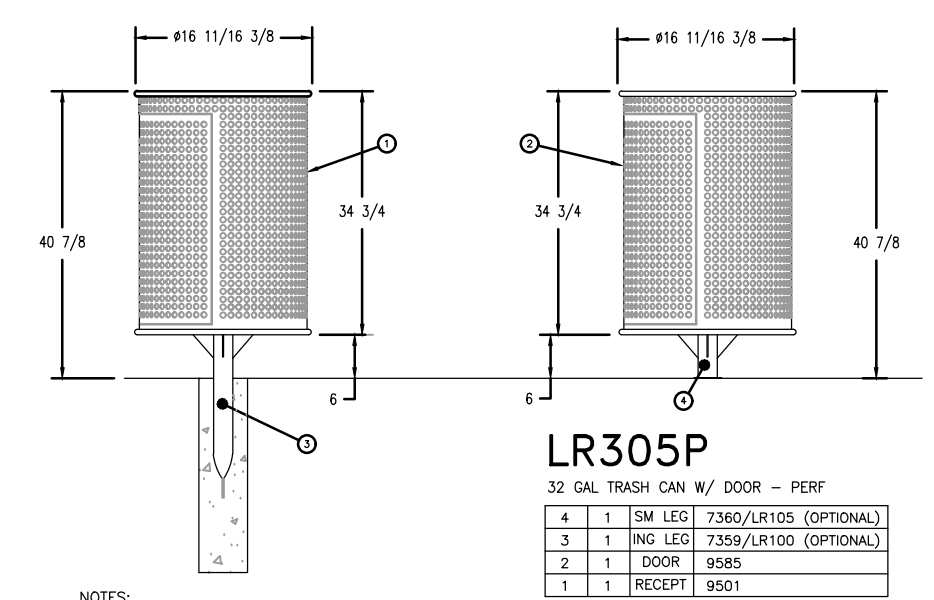
A BENCH
 SCALE: NTS



Manufacturer:AMERICAN FYRE DESIGNS
 Model: 783-SM-11-V4xC
 MUST HAVE AUTOMATIC GAS SHUTOFF TIMER
 WWW.AMERICANFYREDESIGNS.COM
 626.369.5085

NOTE: FINAL INSTALL LOCATION TO BE DETERMINED ON SITE. PROPANE TANK PROVIDED BY OWNER.

D FIRE PIT TABLE
 SCALE: NTS



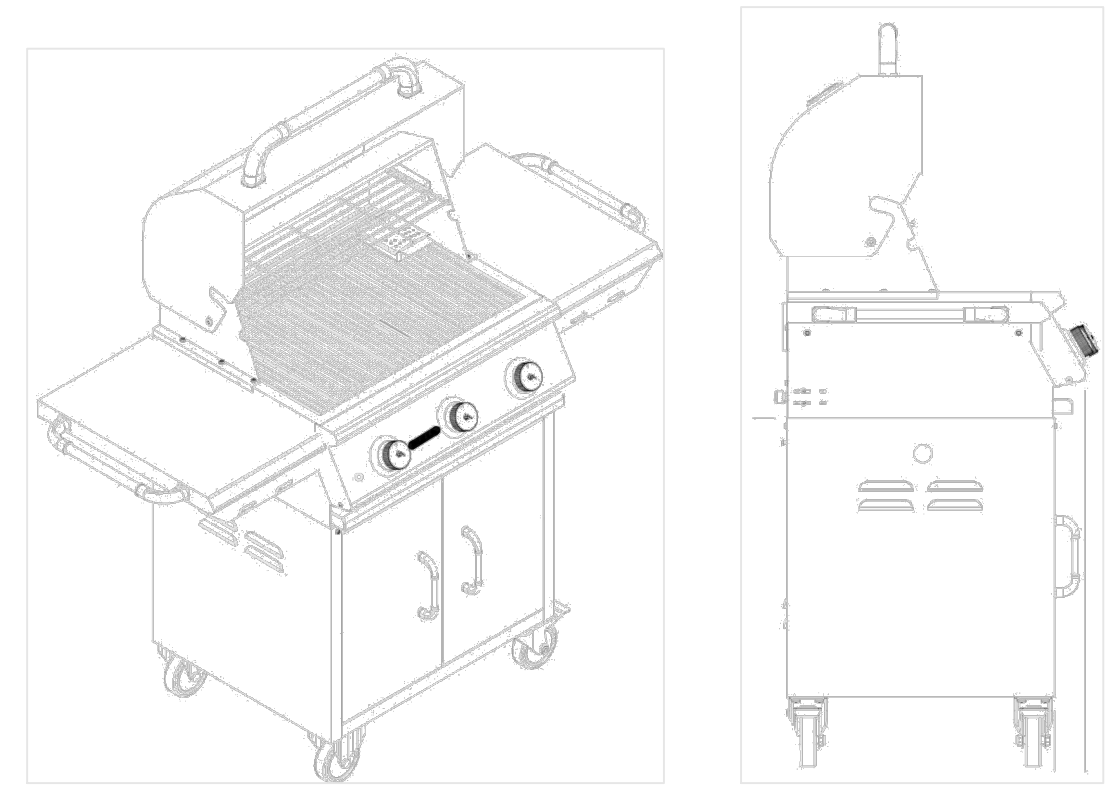
NOTES:
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M-1994.
 2. ALL DIMENSIONS INCLUDE TO PLASTISOL COATING.
 3. DO NOT SCALE DRAWING.
 4. FINISHED PART TO BE FREE OF ALL BURRS AND SHARP EDGES.

Manufacturer:Wabash Valley
 Model: LA305P - Black, Perforated

NOTE: FINAL INSTALL LOCATION TO BE DETERMINED ON SITE.

CONTRACTOR TO SUBMIT SPECS TO DESIGNER FOR APPROVAL PRIOR TO ORDERING.

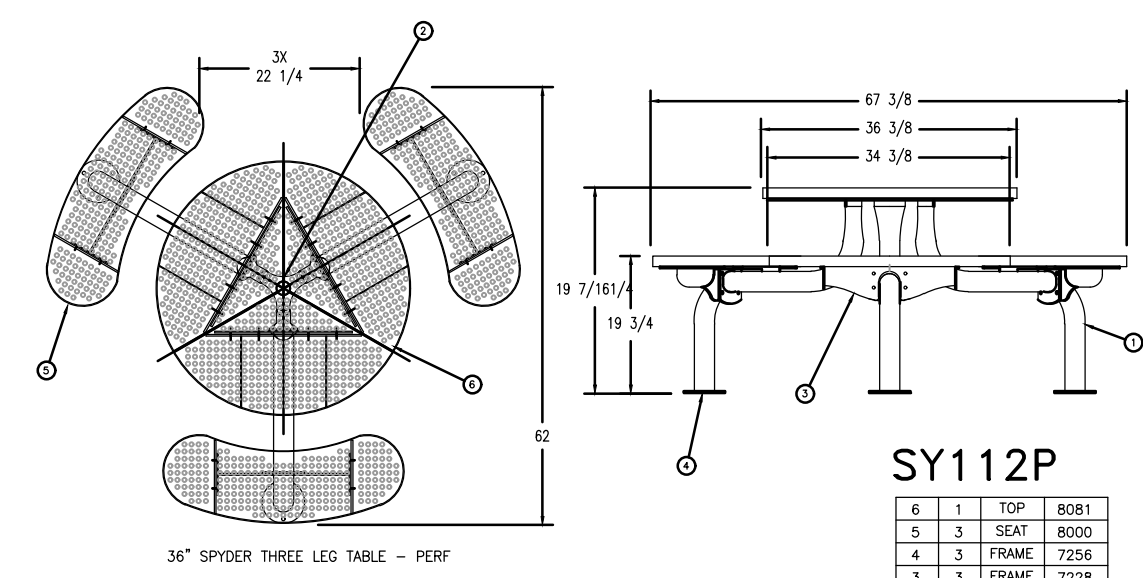
B TRASH CONTAINER
 SCALE: NTS



Manufacturer: BULL
 Model: #69102 NATURAL GAS
 MUST HAVE AUTOMATIC GAS SHUTOFF TIMER
 WWW.BULLBBQ.COM
 888.521.2855

NOTE: FINAL INSTALL LOCATION TO BE DETERMINED ON SITE.

E GRILL
 SCALE: NTS



NOTES:
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES AND PER ASME Y14.5M-1994.
 2. ALL DIMENSIONS ARE AFTER PLASTISOL COATING.
 3. DO NOT SCALE DRAWING.

Manufacturer:Wabash Valley
 Model: SY112P - Black, Perforated

NOTE: FINAL INSTALL LOCATION TO BE DETERMINED ON SITE.

CONTRACTOR TO SUBMIT SPECS TO DESIGNER FOR APPROVAL PRIOR TO ORDERING.

C PICNIC TABLE
 SCALE: NTS



OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 14 OF 22



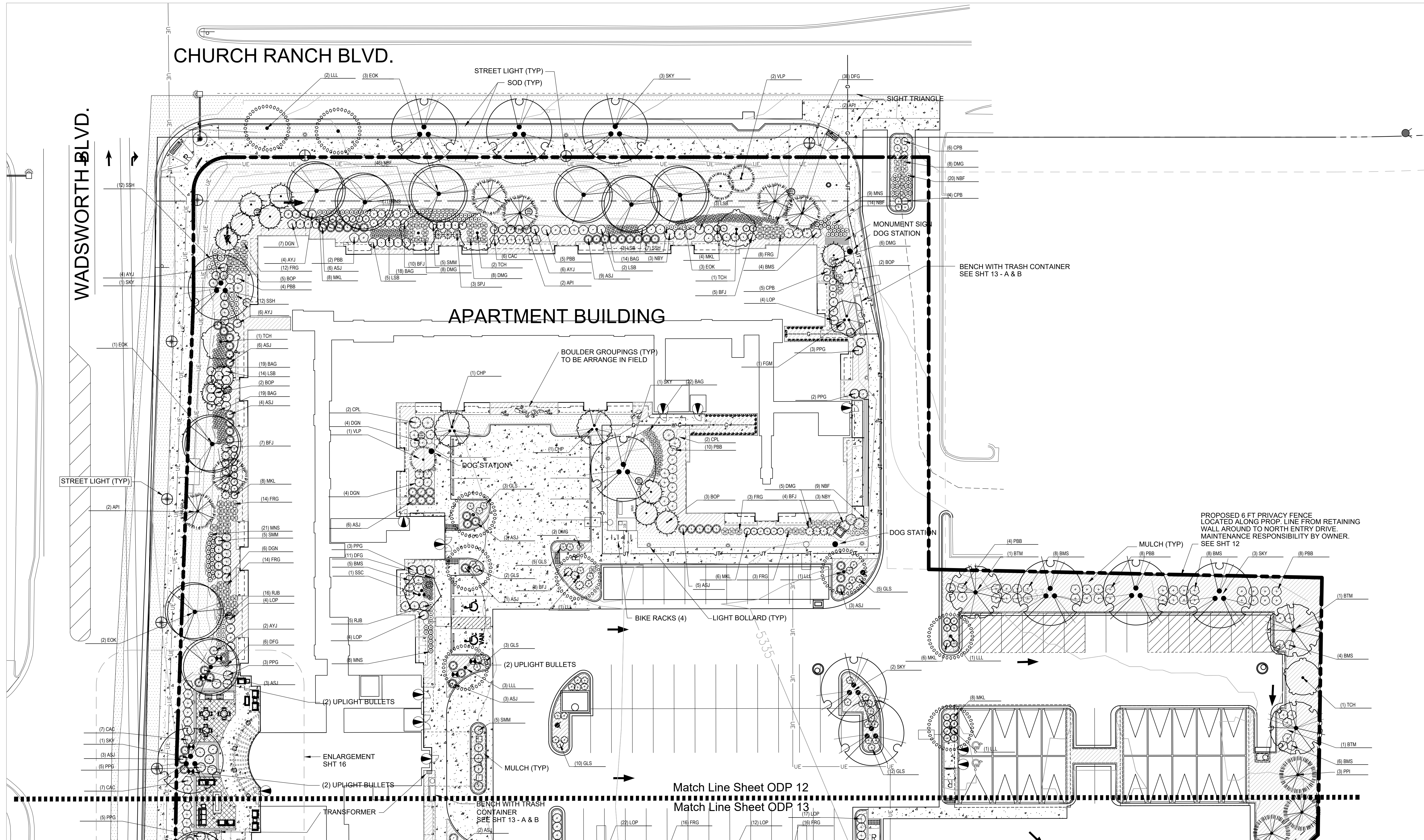
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Denver, Colorado 80237
voice 303.649.9880
pwnarchitects.com

DATE: 08/26/19

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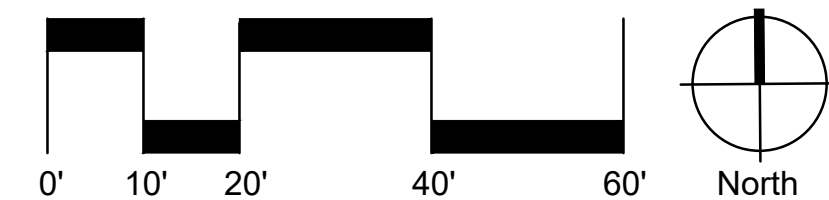
CHURCH RANCH HOME PLACE, FILING 10
LANDSCAPE PLAN

ISSUE DATE: 05/04/2018	PROJECT #: 180211
6-11-18	1ST ODP SUBMITTAL
11-5-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
7-18-19	6TH ODP SUBMITTAL



Call Before You Dig

SCALE: 1" = 20'-0"

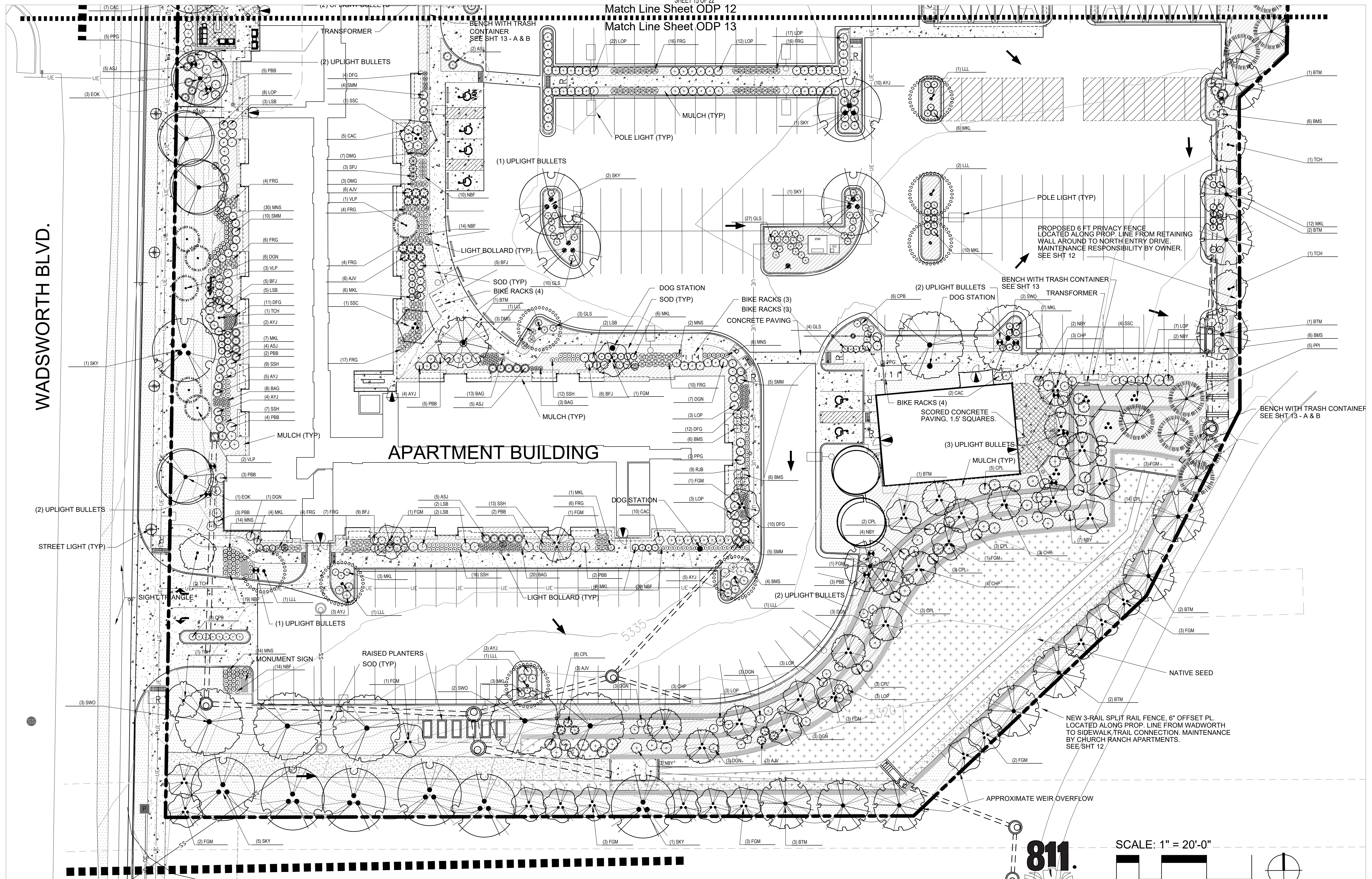


CASE #: PLN18-0075

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 15 OF 22

Match Line Sheet ODP 12
Match Line Sheet ODP 13



WADSWORTH BLVD.

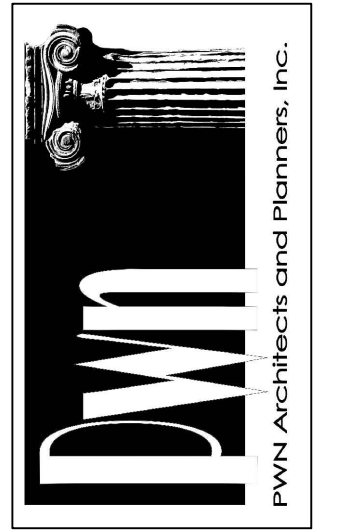
APARTMENT BUILDING

811. SCALE: 1" = 20'-0"

Call Before You Dig

0' 10' 20' 40' 60' North

CASE #: PLN18-0075



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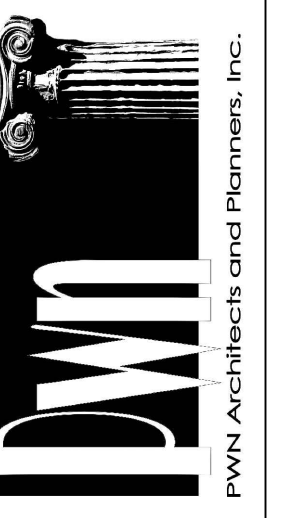
CHURCH RANCH HOME PLACE, FILING 10
LANDSCAPE PLAN

ISSUE DATE	PROJECT #	PROJECT #
05-04-2018	180211	
6-11-18	1ST ODP SUBMITTAL	
11-5-18	2ND ODP SUBMITTAL	
3-5-19	3RD ODP SUBMITTAL	
4-18-19	4TH ODP SUBMITTAL	
6-13-19	5TH ODP SUBMITTAL	
7-18-19	6TH ODP SUBMITTAL	

DATE: 08/26/19

OFFICIAL DEVELOPMENT PLAN
 CHURCH RANCH HOME PLACE FILING NO.10
 LEGENDS AT CHURCH RANCH

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF JEFFERSON, STATE OF COLORADO
 SHEET 16 OF 22



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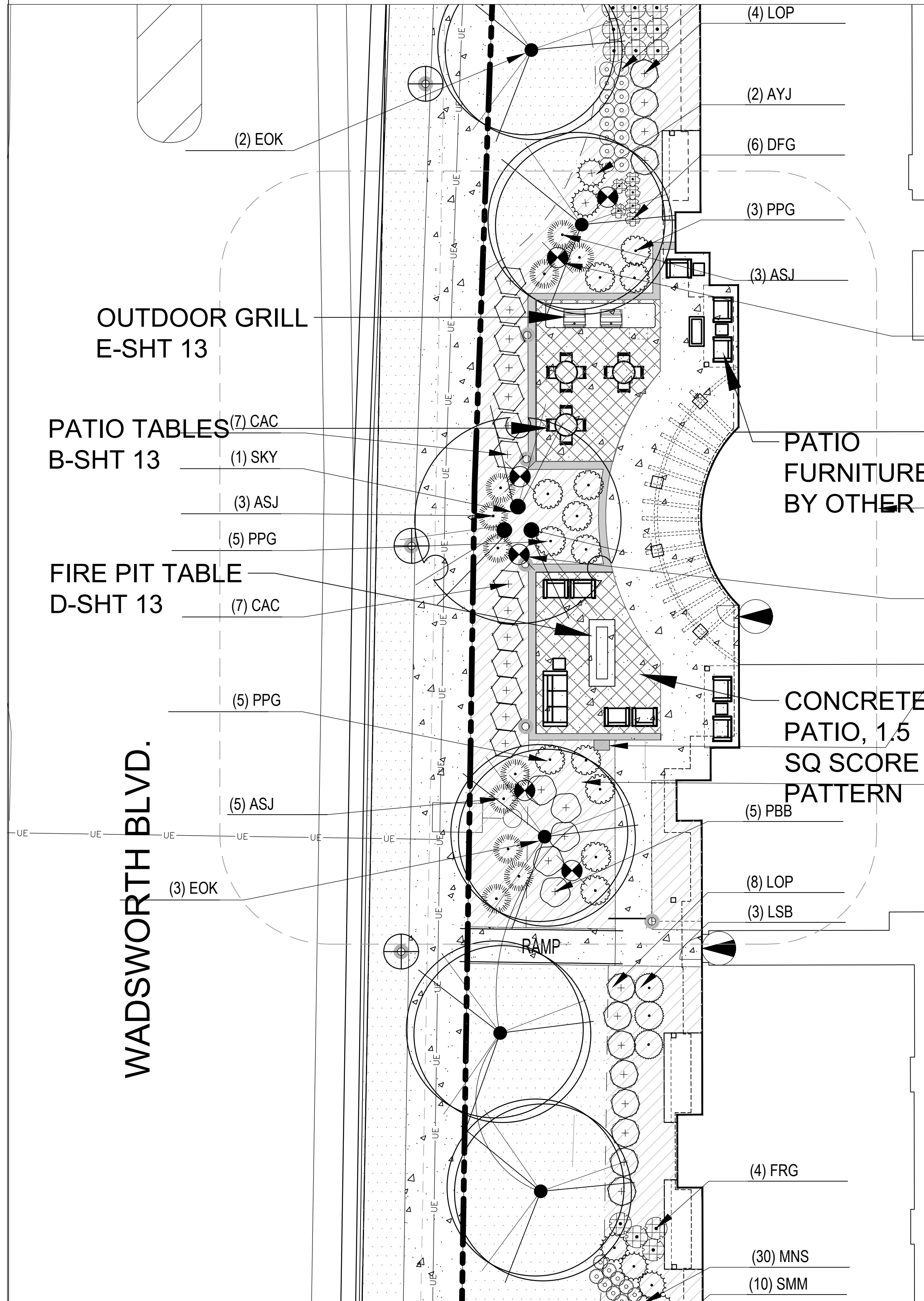
DATE: 08/26/19



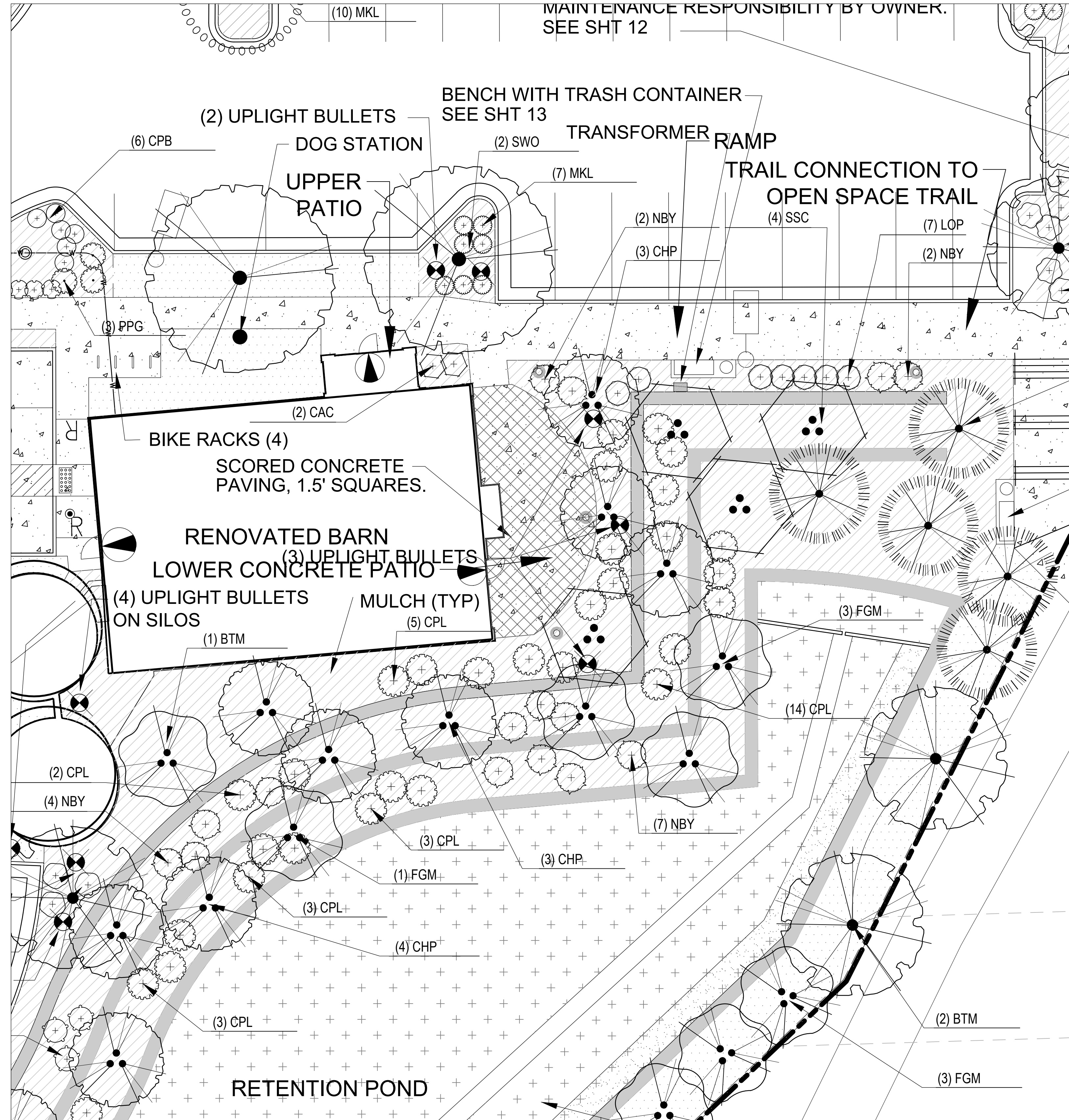
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CHURCH RANCH HOME PLACE, FILING 10
 LANDSCAPE PLAN

ISSUE DATE: 06-04-2018	PROJECT #:	180211
6-11-18	1ST ODP SUBMITTAL	
11-05-18	2ND ODP SUBMITTAL	
3-05-19	3RD ODP SUBMITTAL	
4-18-19	4TH ODP SUBMITTAL	
6-13-19	5TH ODP SUBMITTAL	
8-26-19	6TH ODP SUBMITTAL	



PATIO AT MAIN BUILDING

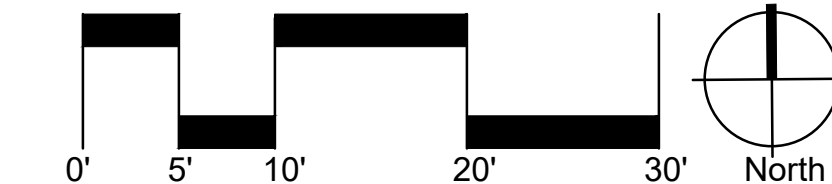


PATIOS AT BARN



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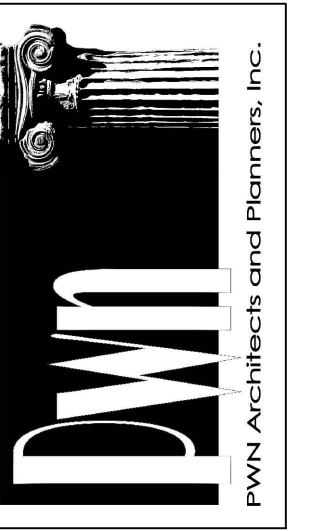
SCALE: 1"=10'-0"



CASE #: PLN18-0075

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 17 OF 22



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CHURCH RANCH HOME PLACE, FILING 10 LANDSCAPE PLAN EXISTING CONDITIONS PLAN

ISSUE DATE: 05-04-2018	PROJECT #: 180211
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4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

Tree Mitigation Calculations

Site area	6.08 ac	
Landscaped area within property boundary	264,845 sf	31%
Landscaped area in Church Ranch ROW	9,690 sf	4%
Total	90,804 sf	34%

Trees required (1/500)*	182
Trees provided	171
Shrubs required (1/500)x3*	545
Shrubs provided	1,730

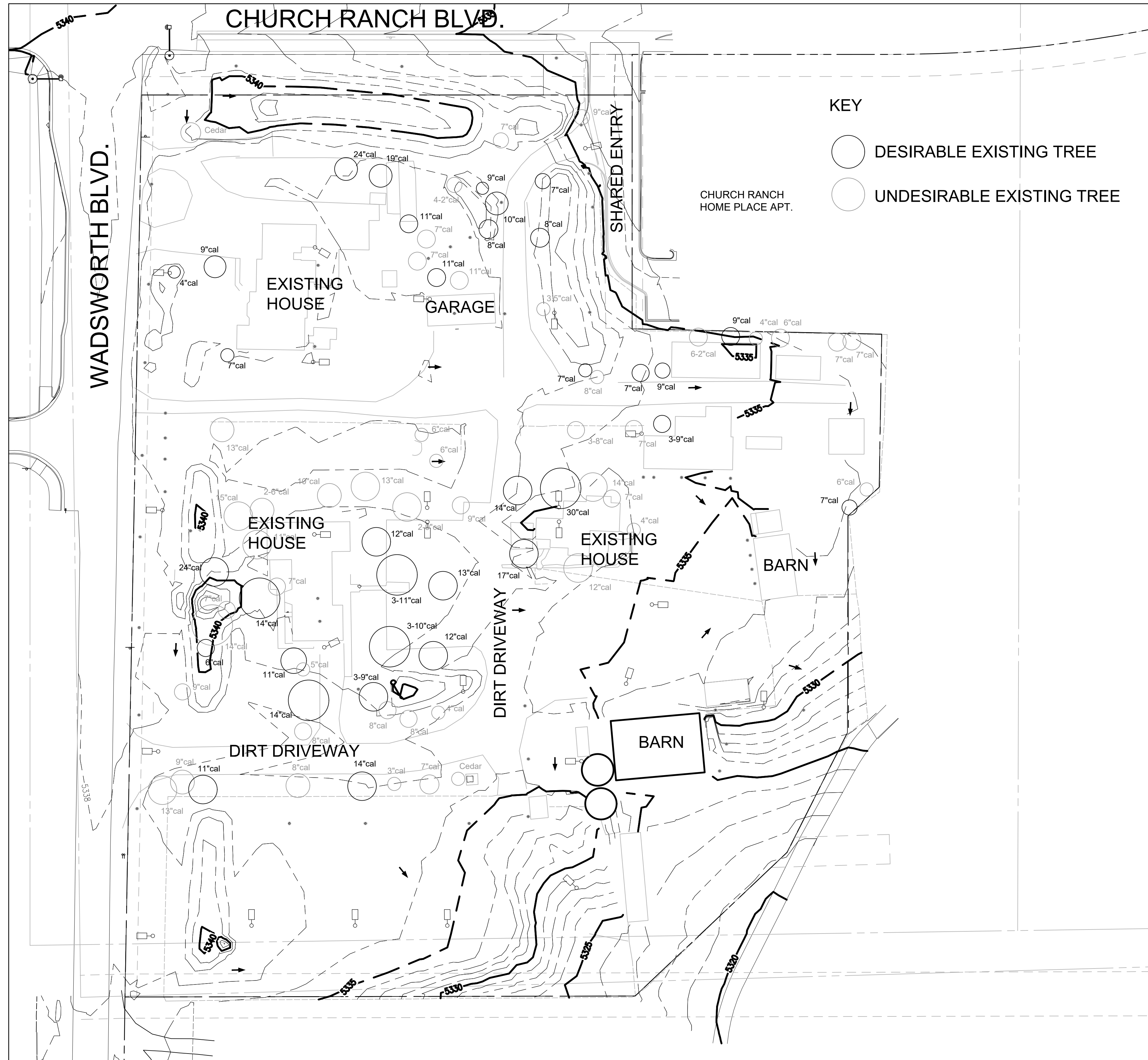
TOTAL CALIPER INCHES OF TREES NOT BEING REPLACED	455 cal
CALIPER INCHES REQUIRED FOR MITIGATION	910 cal
NUMBER OF SHRUBS EXCEEDING REQUIRED	1,185
CALIPER INCHES OF TREES CREDITED FOR ADDITIONAL SHRUBS	237 cal
CALIPER INCHES CALCULATED FOR CASH-IN-LIEU	673 cal

CASH IN LIEU PER CALIPER INCH	\$ 150
CASH-IN-LIEU AMOUNT	\$ 100,945

* 1/500 was used instead of the required 1/550 as a mitigation agreement for not providing 40% landscaped area.

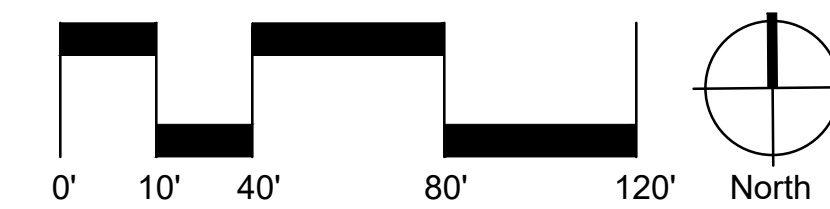
- LOCATION OF TREE CLUSTERS ARE APPROXIMATE BASED ON AERIAL.
- CALIPER MEASUREMENTS ARE APPROXIMATE. ONLY DESIRABLE, HEALTHY TREES WERE MEASURED. SUCKERS, UNHEALTHY, AND BUTCHERED TREES WERE NOT INVENTORIED.
- ALL EXISTING TREES WILL BE REMOVED. MITIGATION MEASURES ARE PROVIDED ON THE LANDSCAPE PLANS.

THE TREE MITIGATION WILL BE IN THE FORM OF PLANTING ADDITIONAL TREES/SHRUBS DOCUMENTED IN THE ODP AMENDMENT SHOWING LOCATIONS AND SIZES OF THE ADDITIONAL PLANTINGS AND OR AS CASH-IN-LIEU, DUE AT TIME OF GRADING PERMIT ISSUANCE.



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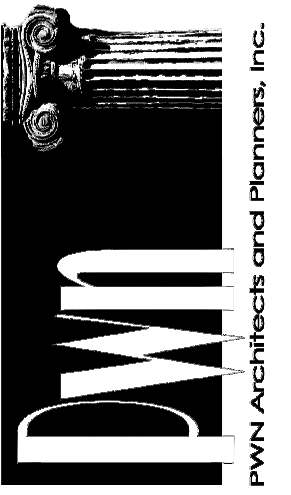
SCALE: 1" = 40'-0"



OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

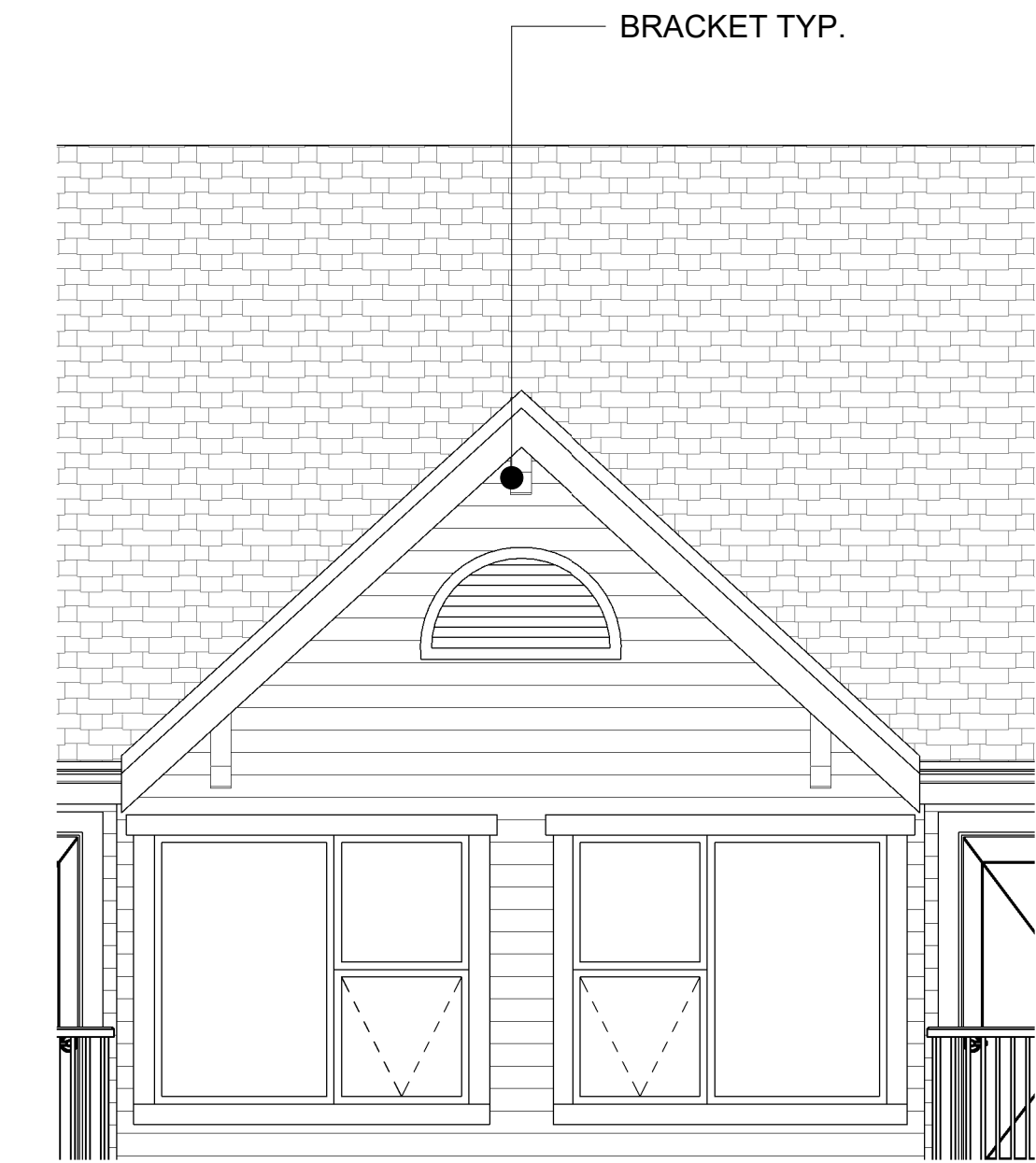
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 18 OF 22



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1 ENTRY ELEVATION
1/16" = 1'-0"

3 ENLARGED GABLE ELEVATION
1/4" = 1'-0"



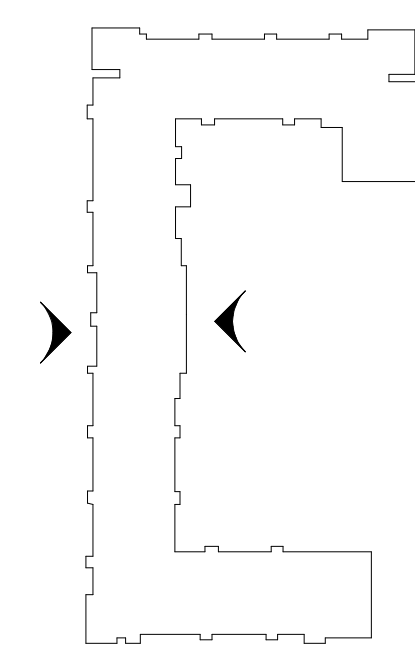
2 REAR ELEVATION
1/16" = 1'-0"

KEYNOTES

1	30 YEAR DIMENSIONAL ASPHALT SHINGLES. COLOR PEWTER GRAY.
2	1X8 FASCIA WITH METAL GUTTERS, PAINTED SW 7005 PURE WHITE.
3	STEPPED FASCIA: 1X8 WITH 1X4 STEP AT TOP.
5	1X4 CORNER TRIM.
6	BRICK WATERTABLE W/ 8" PAINTED TRIM ABOVE.
9	HORIZONTAL SIDING, PAINTED SW 7568 NEUTRAL GROUND.
10	BRICK VENEER. SUMMIT BRICK - EVENING SAGE.
11	METAL RAILING @ 42" HIGH A.F.F. MIN.
12	VINYL WINDOWS - OPERABLE. PAINTED SW 7005 PURE WHITE.
13	VINYL WINDOWS - FIXED. PAINTED SW 7005 PURE WHITE.
14	ENTRY / EXIT DOOR.
15	GLASS PATIO DOOR.
17	STOREFRONT.
18	COLUMN @ PROTE-COCHERE.
19	PORTE-COCHERE.
24	FAUX CHIMNEY METAL CAP, BLACK.
25	MANUFACTURED STONE CAP.
32	FRIEZE BOARD: 1X12.
34	VENT PENETRATION (RE: 3/A7.60)
35	MUSHROOM ROOF VENT. PAINTED SW 7005 PURE WHITE.

ELEVATION LEGEND

DOWN SPOUT



KEY PLAN

BUILDING MATERIAL & COLOR SCHEME

	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR SIDING - HORIZ.	S-3 BODY COLOR SIDING - HORIZ.	S-4 BODY COLOR STUCCO	P-1 PUNCH COLOR DOORS	B-1 BRICK COLOR
BUILDING	SW 7568 - NEUTRAL GROUND	SW 6608 - RAVE RED	SW 9106 - EL CAMELO	SW 9106 - NEUTRAL GROUND	SW 7005 - PURE WHITE	SUMMIT BRICK - KING BRICK - EVENING SAGE
ALL BUILDINGS T-1 TRIM COLOR						
WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE						
P-2 PUNCH COLOR						
RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN						
SHINGLE ROOF, GAF TIMBERLINE, COLOR: PEWTER GRAY CMU @ RETAINING WALLS: BORAL BEST BLOCK - SPLIT FACE CMU - CHARCOAL #838						
WINDOWS: WHITE						

CASE #: PLN18-0075

LEGENDS AT CHURCH RANCH

ISSUE DATE: 05/04/2018 PROJECT #: 180211

6-11-18	1ST ODP SUBMITTAL
11-15-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 19 OF 22



1 NORTH WING - NORTH ELEVATION

1/16" = 1'-0"



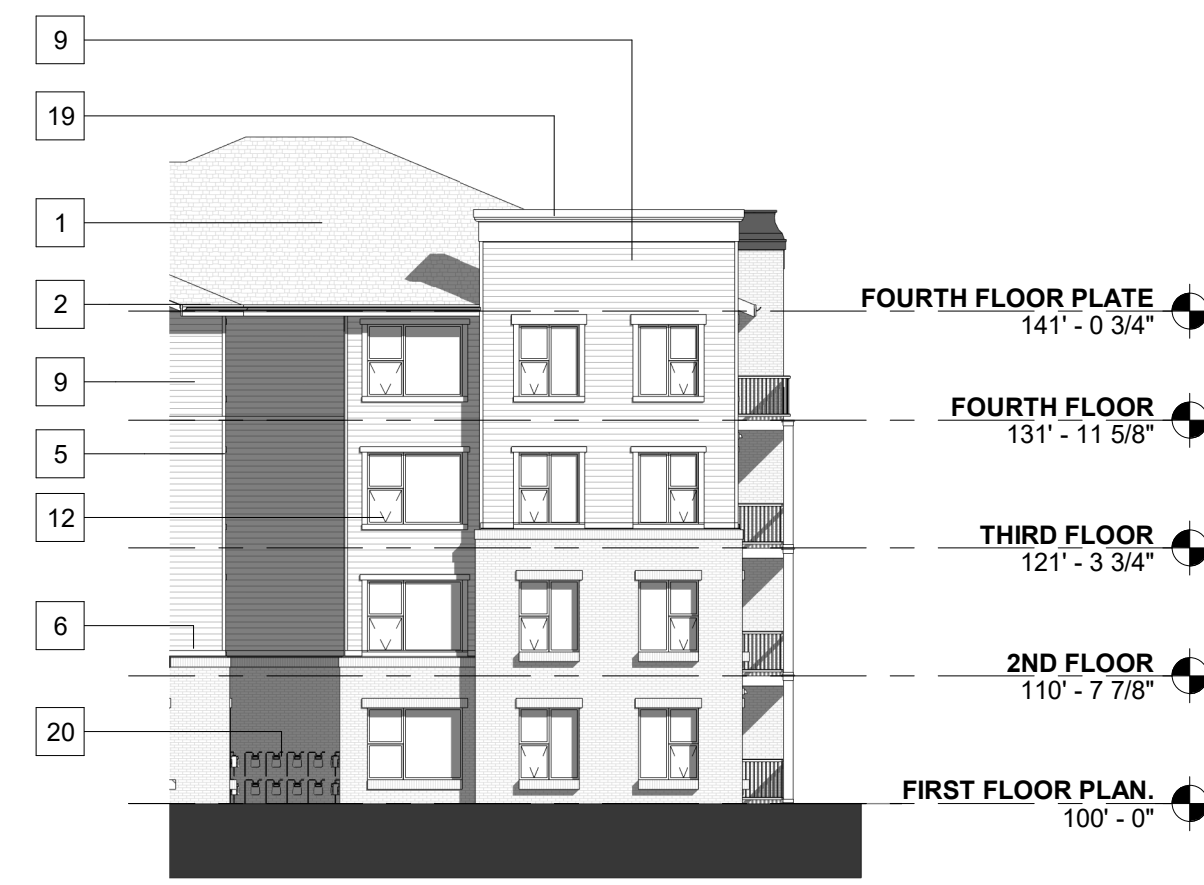
2 NORTH WING - SOUTH ELEVATION

1/16" = 1'-0"



4 EAST WING - EAST ELEV.

1/16" = 1'-0"



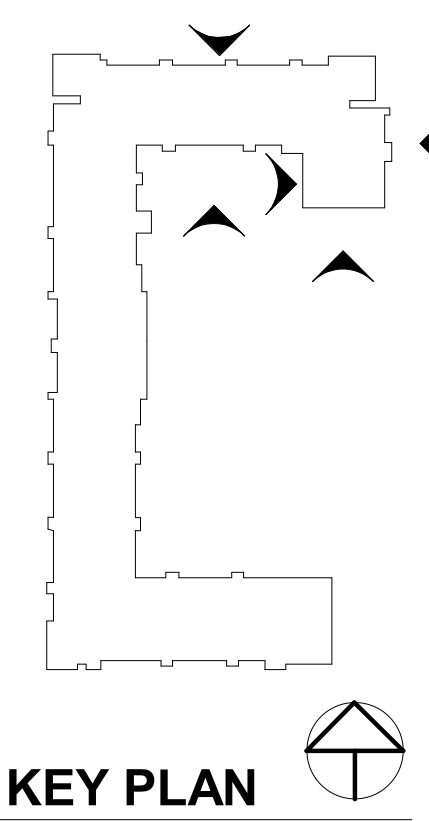
3 EAST WING - WEST ELEV.

1/16" = 1'-0"



5 EAST WING - SOUTH ELEV

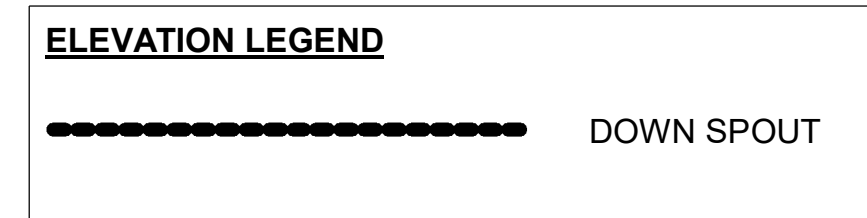
1/16" = 1'-0"



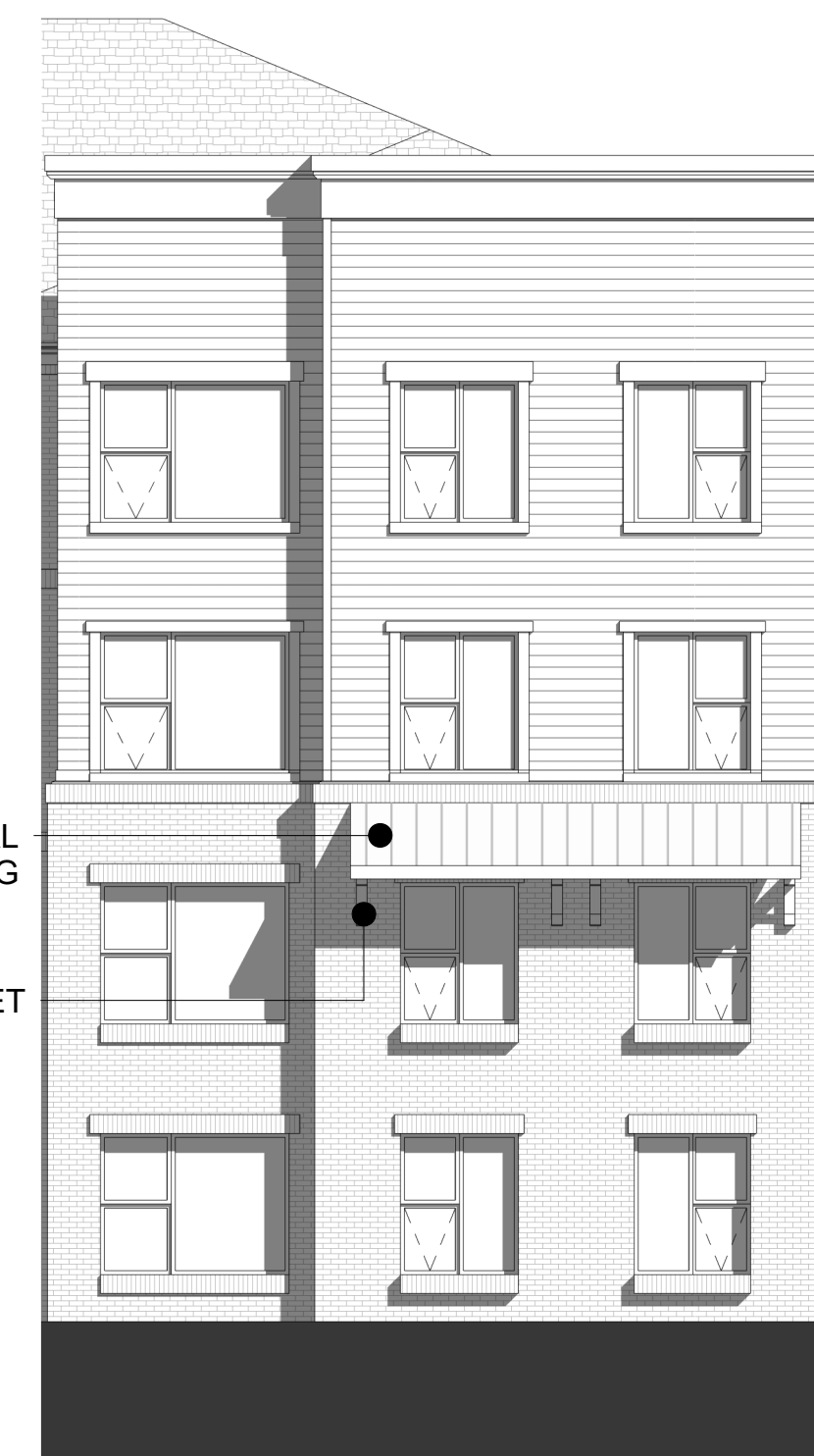
KEY PLAN

KEYNOTES	
1	30 YEAR DIMENSIONAL ASPHALT SHINGLES. COLOR PEWTER GRAY.
2	1X8 FASCIA WITH METAL GUTTERS. PAINTED SW 7005 PURE WHITE.
3	STEPPED FASCIA: 1X8 WITH 1X4 STEP AT TOP.
5	1X4 CORNER TRIM.
6	BRICK WATERTABLE W/ 8" PAINTED TRIM ABOVE.
9	HORIZONTAL SIDING. PAINTED SW 7568 NEUTRAL GROUND.
10	BRICK VENEER. SUMMIT BRICK - EVENING SAGE.
11	METAL RAILING @ 42" HIGH A.F.F. MIN.
12	VINYL WINDOWS - OPERABLE. PAINTED SW 7005 PURE WHITE.
13	VINYL WINDOWS - FIXED. PAINTED SW 7005 PURE WHITE.
14	ENTRY / EXIT DOOR.
15	GLASS PATIO DOOR.
19	PORTE-COCHERE.
20	GAS METERS, 2 METER STACK.
23	COLUMN @ PATIO, WRAPPED & PAINTED.
24	FAUX CHIMNEY METAL CAP, BLACK.
36	MAGIC-PAK LOUVER RE: SPECS.

BUILDING MATERIAL & COLOR SCHEME						
	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR SIDING - HORIZ.	S-3 BODY COLOR SIDING - HORIZ.	S-4 BODY COLOR STUCCO	P-1 PUNCH COLOR DOORS	B-1 BRICK COLOR
BUILDING	SW 7568 - NEUTRAL GROUND	SW 6608 - RAVE RED	SW 9106 - EL CARAMELO	SW 9106 - NEUTRAL GROUND	SW 7005 - PURE WHITE	SUMMIT BRICK - KING BRICK - EVENING SAGE
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE P-2 PUNCH COLOR RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN SHINGLE ROOF: GAF TIMBERLINE, COLOR: PEWTER GRAY CMU @ RETAINING WALLS: BORAL BEST BLOCK - SPLIT FACE CMU - CHARCOAL #838 WINDOWS: WHITE						

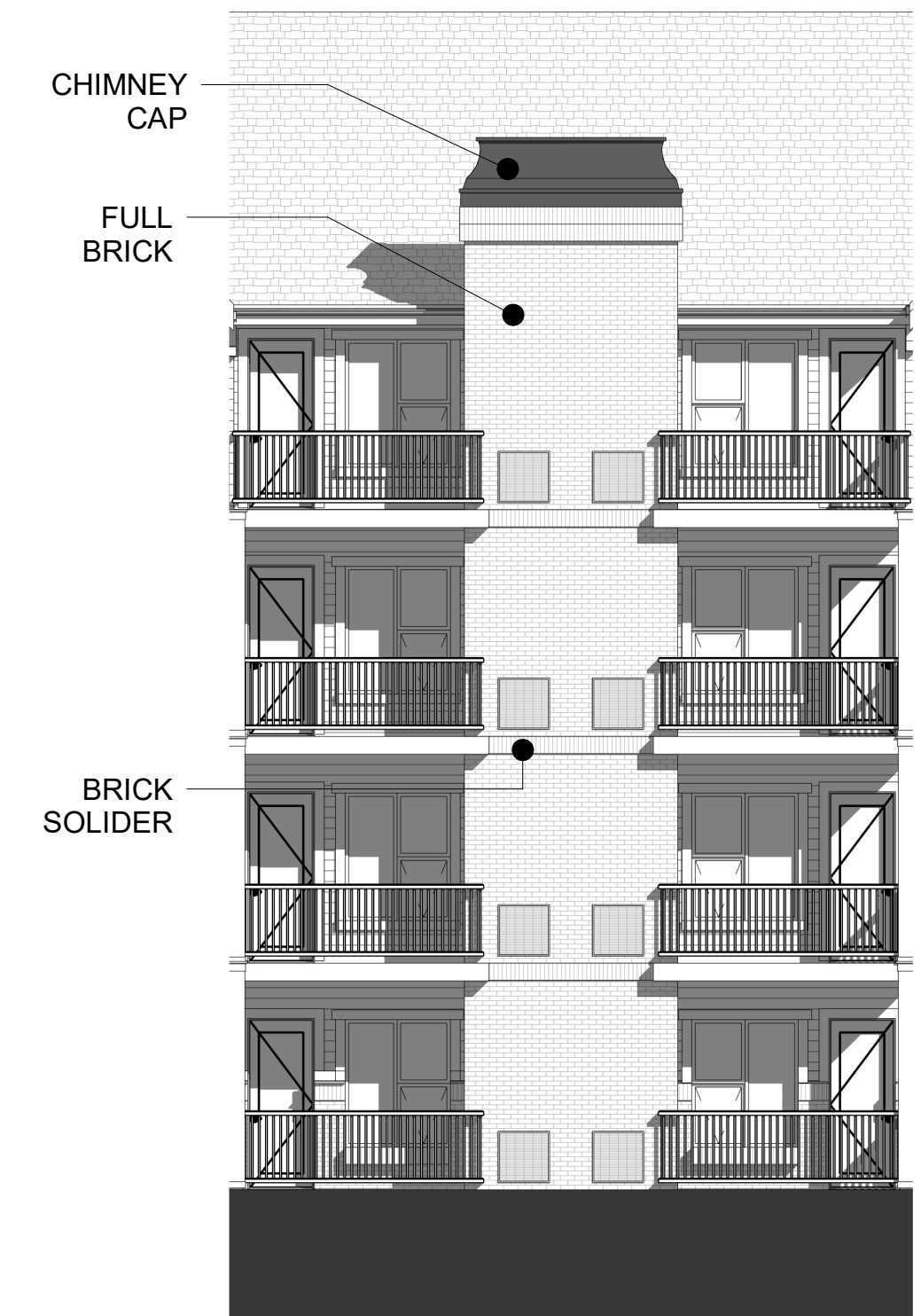


ELEVATION LEGEND



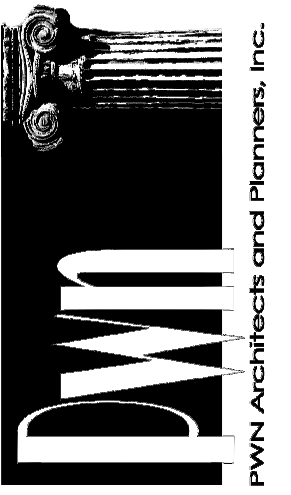
6 ENLARGED ELEVATION

1/8" = 1'-0"



7 ENLARGED CHIMNEY ELEVATION

1/8" = 1'-0"



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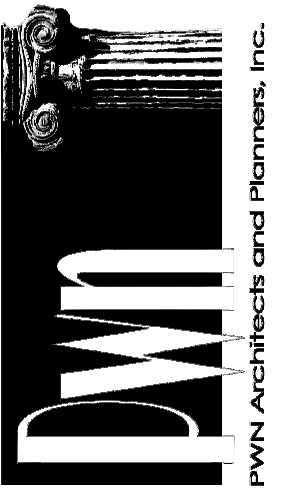
LEGENDS AT CHURCH RANCH

ISSUE DATE:	PROJECT #:
05-04-2020	190211
6-11-18	1ST ODP SUBMITTAL
11-15-18	2ND ODP SUBMITTAL
3-5-19	3RD ODP SUBMITTAL
4-18-19	4TH ODP SUBMITTAL
6-13-19	5TH ODP SUBMITTAL
8-26-19	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN CHURCH RANCH HOME PLACE, FILING 10

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 20 OF 22



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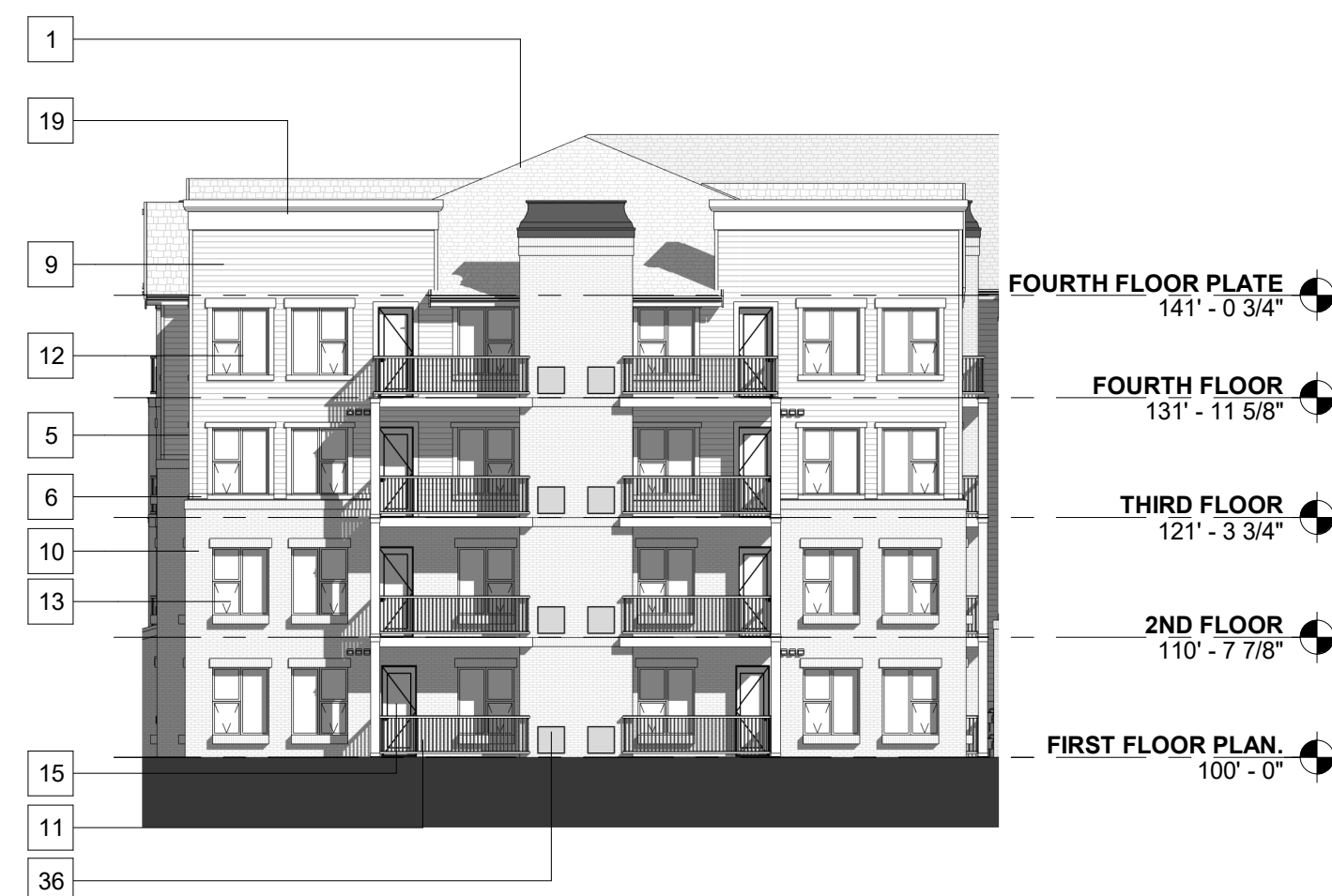
LEGENDS AT CHURCH RANCH



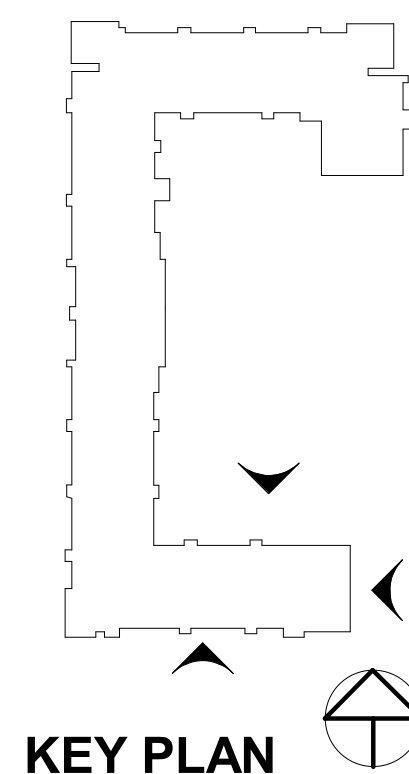
1 SOUTH WING - NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH WING - SOUTH ELEV.
1/16" = 1'-0"



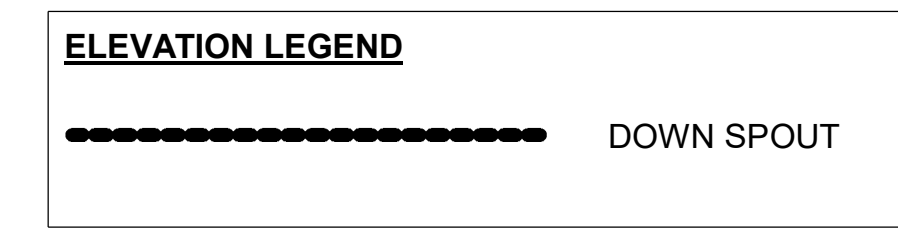
3 SOUTH WING - EAST ELEV.
1/16" = 1'-0"



KEY PLAN

BUILDING MATERIAL & COLOR SCHEME						
	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR SIDING - HORIZ.	S-3 BODY COLOR SIDING - HORIZ.	S-4 BODY COLOR STUCCO	P-1 PUNCH COLOR DOORS	B-1 BRICK COLOR
BUILDING	SW 7568 - NEUTRAL GROUND	SW 6608 - RAVE RED	SW 9106 - EL CARAMELO	SW 9106 - NEUTRAL GROUND	SW 7005 - PURE WHITE	SUMMIT BRICK - KING BRICK - EVENING SAGE
ALL BUILDINGS T-1 TRIM COLOR WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, CEILINGS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPER CORN SHINGLE ROOF: GAF TIMBERLINE, COLOR: PEWTER GRAY CMU @ RETAINING WALLS: BORAL BEST BLOCK - SPLIT FACE CMU - CHARCOAL #838 WINDOWS: WHITE						

KEYNOTES	
1	30 YEAR DIMENSIONAL ASPHALT SHINGLES. COLOR PEWTER GRAY.
5	1X4 CORNER TRIM.
6	BRICK WATERTABLE W/ 8" PAINTED TRIM ABOVE.
9	HORIZONTAL SIDING, PAINTED SW 7568 NEUTRAL GROUND.
10	BRICK VENEER. SUMMIT BRICK - EVENING SAGE.
11	METAL RAILING @ 42" HIGH A.F.F. MIN.
12	VINYL WINDOWS - OPERABLE. PAINTED SW 7005 PURE WHITE.
13	VINYL WINDOWS - FIXED. PAINTED SW 7005 PURE WHITE.
15	GLASS PATIO DOOR.
19	PORTE-COCHERE.
23	COLUMN @ PATIO, WRAPPED & PAINTED.
24	FAUX CHIMNEY METAL CAP, BLACK.
25	MANUFACTURED STONE CAP.
36	MAGIC-PAK LOUVER RE: SPECS.

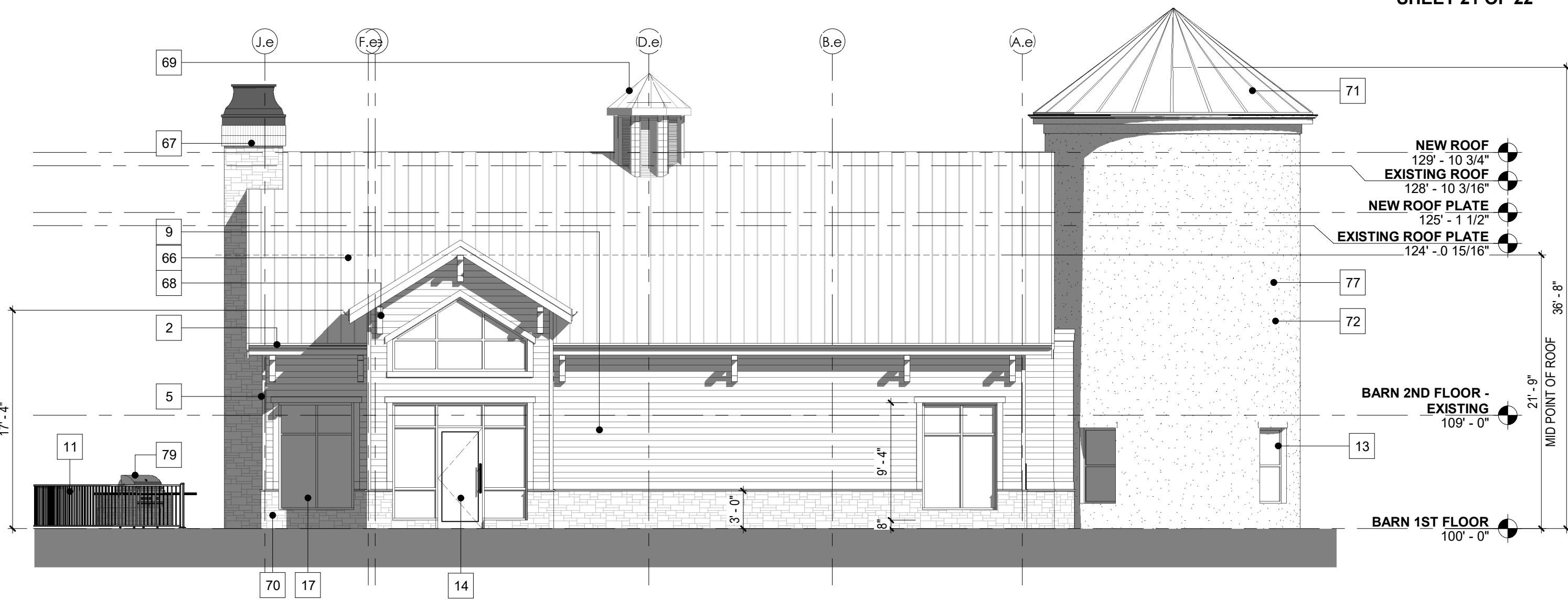


ISSUE DATE:	PROJECT #:
6-11-18	190211
11-15-18	1ST ODP SUBMITTAL
3-5-19	2ND ODP SUBMITTAL
4-18-19	3RD ODP SUBMITTAL
6-13-19	4TH ODP SUBMITTAL
8-26-19	5TH ODP SUBMITTAL
	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

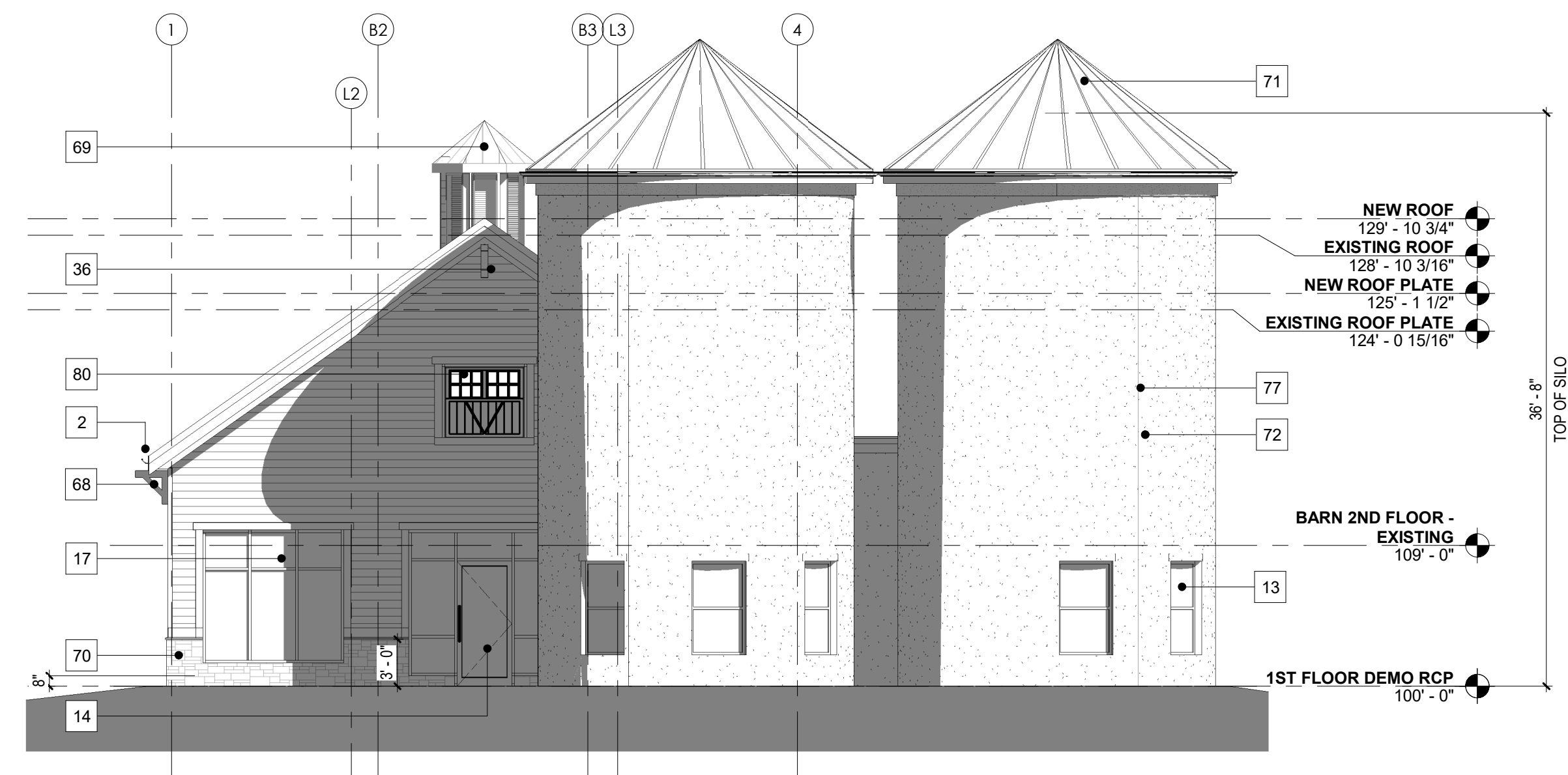
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 21 OF 22



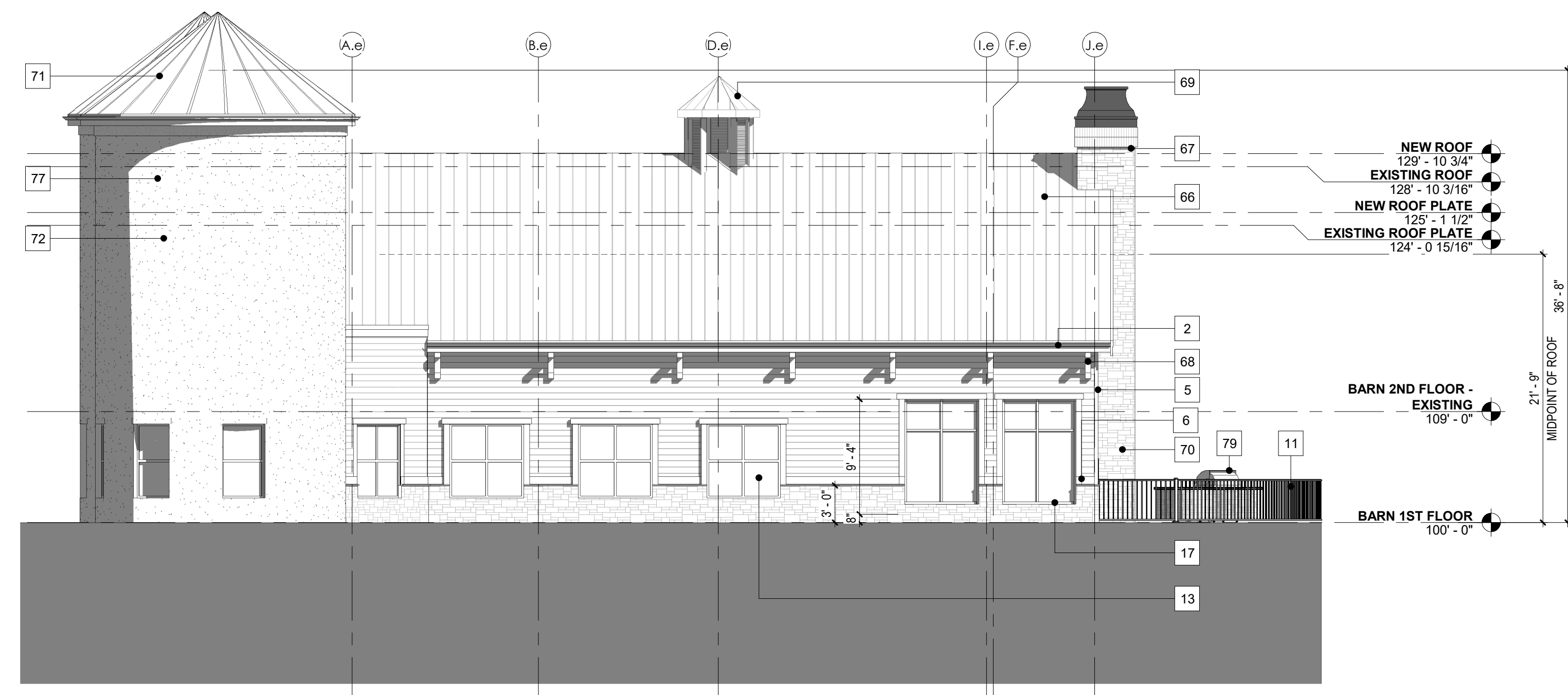
1 NORTH ELEVATION - BARN
1/8" = 1'-0"

MATERIAL PERCENTAGE : SIDING: 83% STONE: 17%
SILO: 100% STUCCO



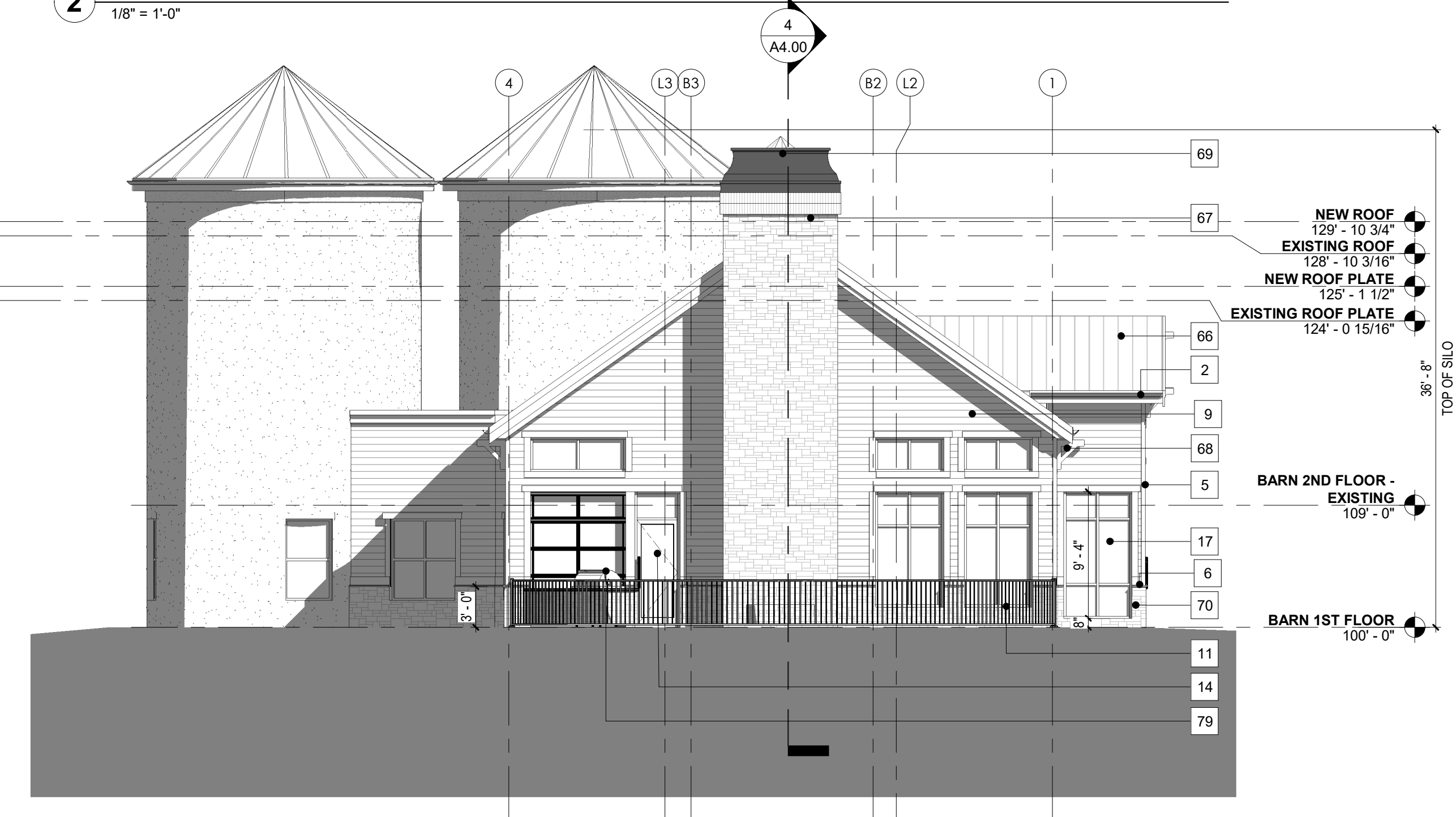
2 WEST ELEVATION - BARN
1/8" = 1'-0"

MATERIAL PERCENTAGE : SIDING: 86% STONE: 14%
SILO: 100% STUCCO



3 SOUTH ELEVATION - BARN
1/8" = 1'-0"

MATERIAL PERCENTAGE : SIDING: 90% STONE: 10%
SILO: 100% STUCCO



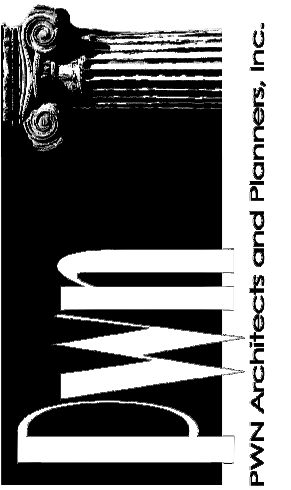
4 EAST ELEVATION - BARN
1/8" = 1'-0"

MATERIAL PERCENTAGE : SIDING: 88% STONE: 12%
SILO: 100% STUCCO

KEYNOTES - ODP	
#	TEXT
2	1X10 FASCIA WITH METAL GUTTERS, PAINTED.
5	1X8 CORNER TRIM.
6	WATERTABLE W/ 8" PAINTED TRIM ABOVE.
9	HORIZONTAL SIDING, PAINTED SW 7005 PURE WHITE.
11	METAL RAILING @ 42" HIGH A.F.F. MIN.
13	VINYL WINDOWS - FIXED.
14	ENTRY / EXIT DOOR.
17	STOREFRONT.
22	METAL DOWNSPOUT, PAINTED.
24	CHIMNEY METAL CAP, COLOR TO MATCH TRIM.
28	OVERHEAD ROLLING GARAGE DOOR.
36	VENT PENETRATION RE: MECH.
66	STANDING SEAM METAL ROOF.
67	STONE CHIMNEY - BY ENVIRONMENTAL STONE, BROWN COBBLE STONE.
68	WOOD DECORATIVE BRACKET.
69	CUPOLA.
70	STONE - BY ENVIRONMENTAL STONE, BROWN COBBLE STONE.

KEYNOTES - ODP	
#	TEXT
71	SILO STANDING SEAM METAL ROOF.
72	STUCCO - SW 7005 PURE WHITE.
77	EXISTING SILO.
79	BBQ GRILL, WEBER. REF: PLUMBING FOR GAS STUB.
80	EXISTING HAY LOFT DOOR TO BE REFINISHED AND REUSED.

BUILDING MATERIAL & COLOR SCHEME				
	S-1 BODY COLOR SIDING - HORIZ.	S-2 BODY COLOR STUCCO - SILO	P-1 PUNCH COLOR DOORS	B-1 STONE COLOR
BUILDING	SW 7005 - PURE WHITE	COLOR	SW 7005 - PURE WHITE	ENVIRONMENTAL STONE COBBLE STONE
				BROWN COBBLE STONE
<u>ALL BUILDINGS</u> <u>T-1 TRIM COLOR</u> WINDOW/DOOR TRIM, FASCIA/GUTTERS, SOFFITS, BELT TRIM COURSE, FRIEZE TRIM, CEMENTITIOUS PANELS: SW 7005 PURE WHITE <u>P-2 PUNCH COLOR</u> RAILING, HANDRAILS, TRASH SCREEN GATES: SW 7674 PEPPERCORN METAL SEAM ROOF: GAF TIMBERLINE, COLOR: UMBE/WINDOWS: WHITE GARAGE DOORS: SW 7005 PURE WHITE				



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LEGENDS AT CHURCH RANCH -
BARN

ISSUE DATE:	PROJECT #:
6-11-18	190211
11-15-18	1ST ODP SUBMITTAL
3-5-19	2ND ODP SUBMITTAL
4-18-19	3RD ODP SUBMITTAL
6-13-19	4TH ODP SUBMITTAL
8-26-19	5TH ODP SUBMITTAL
	6TH ODP SUBMITTAL

OFFICIAL DEVELOPMENT PLAN
CHURCH RANCH HOME PLACE, FILING 10

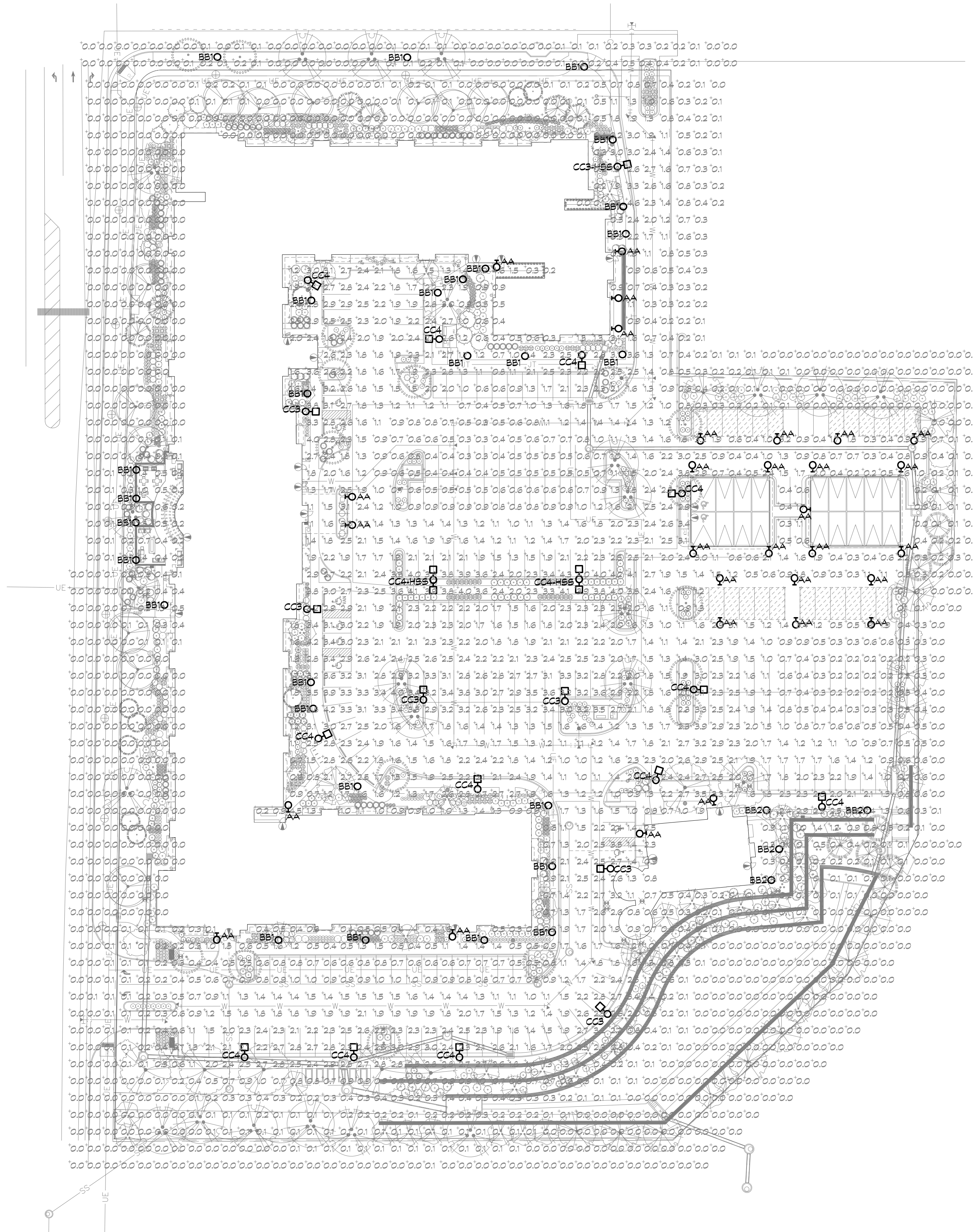
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 22 OF 22



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DATE: 09/13/19

LEGENDS AT CHURCH RANCH



1 SITE PHOTOMETRIC PLAN
1" = 40'-0"

EXTERIOR LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEIL'G (DEPTH)	MANUFACTURER/#	VOLT
AA	10W LED, 790 LUM, 3000K	EXTERIOR WALL MOUNTED SCONCE AT BUILDING ENTRIES. FULLY SHIELDED. 6" H x 7" DIA.	7'-6" - 8" WALL	JOHN TIMBERLAND EU3X119 3000K	MVOLT
BB1	17W LED, 1545 LUM, 3000K	LIGHT COLUMN BOLLARD, 180 DEGREE LIGHTING, NO UPLIGHT. 45" H x 6" DIA.	45" BOLLARD	FORMS-SURFACES LBLCO-604	120
BB2	17W LED, 1545 LUM, 3000K	LIGHT COLUMN BOLLARD, 360 DEGREE LIGHTING, NO UPLIGHT. 45" H x 6" DIA.	45" BOLLARD	FORMS-SURFACES LBLCO-604	120
CC3	87W LED, 10,204 LUM, 3000K	EXTERIOR POLE MOUNTED PARKING LOT FIXTURE. FULL CUT OFF. TYPE 3 OPTICS. 26-13/16" L x 13-15/16" W x 2-3/4" H.	20' POLE MOUNTED	EATON LUMARK PRV-A25-UNV-T3-SA-BK-7030-MSPL30/MSP-ISHH-01	MVOLT
CC3-HSS	87W LED, 10,204 LUM, 3000K	EXTERIOR POLE MOUNTED PARKING LOT FIXTURE. FULL CUT OFF. TYPE 3 OPTICS, HOUSE SIDE SHIELD. 26-13/16" L x 13-15/16" W x 2-3/4" H.	20' POLE MOUNTED	EATON LUMARK PRV-A25-UNV-T3-SA-BK-7030-MSPL30/MSP-ISHH-01-HSS	MVOLT
CC4	87W LED, 10,261 LUM, 3000K	EXTERIOR POLE MOUNTED PARKING LOT FIXTURE. FULL CUT OFF. TYPE 4 OPTICS. 26-13/16" L x 13-15/16" W x 2-3/4" H.	20' POLE MOUNTED	EATON LUMARK PRV-A25-UNV-T4-SA-BK-7030-MSPL30/MSP-ISHH-01	MVOLT
CC4-HSS	87W LED, 10,261 LUM, 3000K	EXTERIOR POLE MOUNTED PARKING LOT FIXTURE. FULL CUT OFF. TYPE 4 OPTICS, HOUSE SIDE SHIELD. 26-13/16" L x 13-15/16" W x 2-3/4" H.	20' POLE MOUNTED	EATON LUMARK PRV-A25-UNV-T4-SA-BK-7030-MSPL30/MSP-ISHH-01-HSS	MVOLT
LLL	1W PER FT, 85 LUM PER FT, 3000K	EXTERIOR LINEAR ACCENT LIGHTING. COORDINATE EXACT LENGTHS. PROVIDE TRANSFORMERS AS REQUIRED. FINISH TO BE SELECTED BY OWNER.	LINEAR WALL MOUNTED AT 2ND FLOOR AWNINGS.	KELVIX-CH-016-2-SF-EC AND KELVIX PJ-SERIES-PERFORMANCE 100 (OUTDOOR)	24
WWW	20W, 791 LUM, 3000K	EXTERIOR WALL MOUNTED UP/DN SCONCE. FINISH TO BE SLECTED BY OWNER.	WALL	EATON-LUMIERE-LANTERRA-9002-W2-RW-LED-3090-F-F-L1-UNV-RSM	MVOLT

NOTES: *NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
*VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING