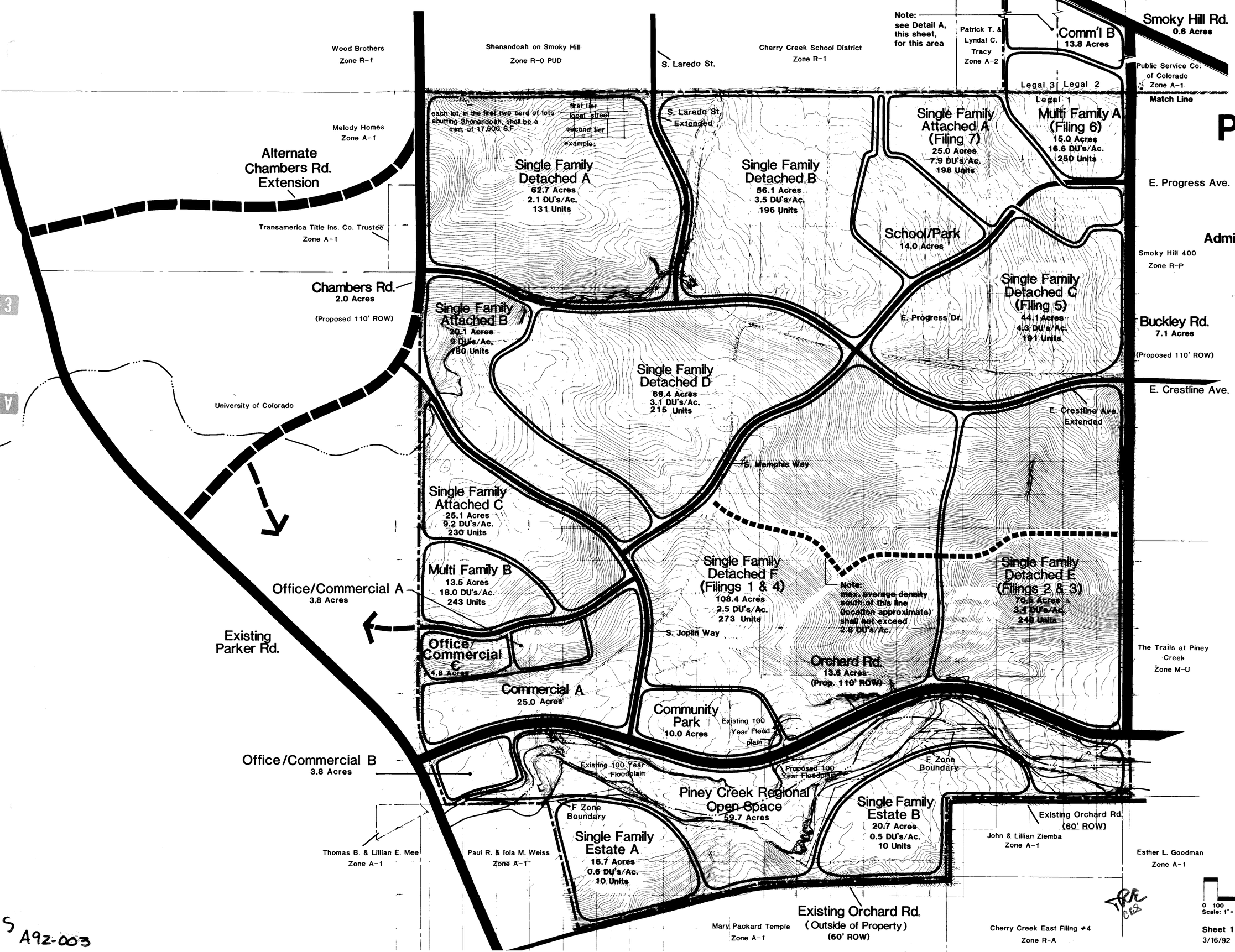
Piney Creek Amended Preliminary Development Plan

Administrative Amendment #5

Piney Creek Development Co.
3600 South Yosemite Street
Suite 900
Denver, Co. 80237
303·773·1100



Sheet 1 of 2
3/16/92

S A92-003

Piney Creek
Amended Development Regulations
Administrative Amendment #5

Piney Creek Development Co.
3600 South Yosemite Street
Suite 900
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EXISTING ZONING A-1
PROPOSED ZONING MU & F

including:
Mixed residential, community commercial, public and private open space, school site, drainageways

LEGAL DESCRIPTION (1):

A parcel of land lying in Section 17 and in the North one-half of Section 20, Township 5 South, Range 66 West of the Sixth Principal Meridian. County of Arapahoe, State of Colorado more particularly described as follows:

Beginning at the Northeast corner of said Section 17, a pin and cap in place; thence S 89°53'29"W, 5298.90 feet along the North line of said Section 17 to the Northwest corner of said Section 17; thence S 00°17'13" W, 2649.46 feet along the West line of said Section 17 to the West one-quarter corner of said Section 17; thence S 00°17'40" W, 2120.35 feet along the West line of said Section 17 to a point on the Easterly Right-Of-Way line of Parker Road; thence S 33°55'40" E, 26.1 feet along the Easterly Right-Of-Way line of Parker Road; thence S 18°44'53" E, 415.83 feet actual (S 18°44'55" E, 416.00 deeded) along the Easterly Right-Of-Way line of Parker Road; thence S 22°14'10" E, 119.80 feet along the Easterly Right-Of-Way line of Parker Road to a point on the South line of said Section 17; thence N 89°34'58" E, 768.03 feet along the South line of said Section 17 to a point; thence S 13°59'31" E, 994.87 feet to a point on the centerline of East Orchard Road, a county road; thence N 76°01'50" E, 1407.53 feet along said centerline to a point; thence N 88°02'10" E, 1393.77 feet along said centerline to a point; thence N 00°22'10" E, 599.70 feet to a point on the South line of said Section 17; thence N 89°34'58" E, 1323.91 feet along the South line of said Section 17 to the Southeast corner of said Section 17; thence N 00°23'41" E, 2633.16 feet along the East line of said Section 17, to the East one-quarter corner of said Section 17; thence N 00°21'08" E, 2635.94 feet along the East line of said Section 17 to the Point of Beginning. Containing 688.696 gross acres more or less.

NOTES:

1. 1/2 60' Orchard Road = 3.254 acres
2. The area included in Orchard Road is calculated assuming the ROW to 30' on each side of property line.
3. 685.442 net acres more or less.

LEGAL DESCRIPTION (2):

A part of the SE¼ of Section 8, T.5 S, R.66 W of the 6th P.M., County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the SE corner of the said SE¼ of Section 8, said point also being the Point of Beginning; thence S 89°53'29" W along the South line of the said SE¼ of Section 8, a distance of 505.17 feet; thence N 00°05'51" W a distance of 973.48 feet; thence S 66°08'19" E along the Southerly right-of-way line of Smoky Hill Road, a distance of 554.53 feet to a point on the East line of the said SE¼ of Section 8; thence S 00°01'25" W and along the said East line of the SE¼ of Section 8, a distance of 748.20 feet to the Point of Beginning, containing 10.00 acres, more or less.

LEGAL DESCRIPTION (3):

Beginning at a point on the South line of Section 8, Township 5 South, Range 66 West of the Sixth Principal Meridian, County of Arapahoe, State of Colorado, said point being 505.17 feet S 89°53'29"W from the Southeast corner of said Section 8, thence S 89°53'29" W and along the South line of said Section 8, 409.28 feet; thence N 00°05'51" W, 1155.43 feet to a point on the South right-of-way line of Smoky Hill Road; thence S 66°08'19" E and along said Southerly right-of-way line 447.87 feet; thence S 00°05'51" E, 973.48 feet to the Point of Beginning, containing 10.00 acres, more or less.

Note:
1. The combination of legals (1)+(2) +(3) = 705.443 net acres more or less.

LEGAL DESCRIPTION
PINEY CREEK FLOOD PLAIN

A part of the S½ of Section 17 and a part of the N½ of Section 20, all in T.5S., R. 66 W of the 6th P.M., County of Arapahoe, State of Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Section 17; thence N 00°23'41" E along the East line of said Section 17, a distance of 50.00 feet to the POINT OF BEGINNING; thence S 89°34'58" W, a distance of 577.56 feet; thence N 48°10'02" W, a distance of 669.26 feet; thence S 85°33'16" W, a distance of 355.88 feet; thence S 54°58'18" W, a distance of 431.34 feet thence S 69°20'42" W, a distance of 442.31 feet; thence S 20°10'58" W, a distance of 611.07 feet; thence N 60°20'17" W, a distance of 488.83 feet; thence N 82°31'32" W, a distance of 509.83 feet; thence N 65°48'28" W, a distance of 528.93 feet; thence S 84°34'58" W, a distance of 510.00 feet to a point on the South line of said Section 17; thence S 89°34'58" W along said South line, a distance of 768.03 feet to a point on the Easterly right-of-way line of Parker Road; thence N 66°50'31" E, a distance of 530.00 feet; thence N 23°09'29" W, a distance of 308.48 feet to a point on a curve; thence on a deflected angle to the right of 97°14'59" to the tangent of said curve, along said curve to the right having a central angle of 34°45'01", a radius of 1445.00 feet, an arc length of 876.40 feet to a point of tangent; thence along said tangent S 71°09'29" E, a distance of 450.57 feet to a point of curve; thence along said curve to the left having a central angle of 43°32'27", a radius of 1305.00 feet, an arc length of 992.09 feet to the point of tangent; thence along said tangent N 65°17'04" E, a distance of 816.94 feet to a point of curve; thence along said curve to the right having a central angle of 52°53'30", a radius of 1050.00 feet, an arc length of 969.39 feet to a point of tangent; thence along said tangent S 61°49'06" E, a distance of 451.24 feet to a point of curve; thence along said curve to the left having a central angle of 27°47'13", a radius of 645.00 feet, an arc length of 312.81 feet to a point of tangent; thence a long said tangent S 89°36'19" E, a distance of 100.46 feet to a point on the East line of said Section 17; thence S 00°23'41" W along said East line the POINT OF BEGINNING, containing 49.25 acres, more or

S A92-003

LAND USE SUMMARY:

USE	ACREAGE[1]	% of OWNERSHIP	DENSITY UNITS/ac.	TOTAL UNITS
Single Family Estate (Parcels A & B)	37.4		0.5	20
Single Family Detached (Parcels A-F)	411.2		3.0	1246
Single Family Attached (Parcels A-C)	70.2		8.7	608
Multi-Family (Parcels A & B)	28.5		17.3	493
SUBTOTAL (Residential acreage)	547.3	77%	4.3	2367
Community Park	10.0		NA	NA
School/Park	14.0		NA	NA
Piney Creek Open Space (including F Zone)[2]	59.7		NA	NA
Exterior Right-of-way	19.1		NA	NA
SUBTOTAL (accessory residential)	102.8	15%	NA	NA
SUBTOTAL (residential use)	650.1	92%	3.6	2367
Commercial (Parcels A & B)[3]	38.8		NA	NA
Office/Commercial (Parcels A, B & C)[3]	12.4		NA	NA
Exterior Right-of-Way	4.1		NA	NA
SUBTOTAL (non-residential)	55.3	8%	NA	NA
FEE OWNERSHIP	705.4	100%	3.4	2367

1 All acreages are based on planimetry and are subject to minor revisions during platting; arterial street rights-of-way are calculated separately, all other land use parcels are calculated to the center line of the bounding streets.

2 The 100-year flood plain equals about 57% of this acreage.

3 A combined preliminary plat will be submitted for office/commercial Parcels A and C, together with commercial Parcel A so that interior roadways are coordinated, the impacts on exterior roads are dealt with, and the overall density of uses can be assessed.

DEVELOPMENT STANDARDS

	Single Family Estate (A, B)	Single Family Detached (A, F)	Single Family Detached (B, D, E)	Single Family Detached (C)	Single Family Attached (A, B, C)	Multi-Family[9] (A, B)	Commercial[9,12]	Office[12]
Density (units/acre)[1]	0.6	2.1-2.5	3.3-3.6	4.3	10.3	18-20	10,000 SF/AC	12,000 SF/AC
Minimum building setback front (collector street)[3]	30'	25'	20'	18'	18'[4]	25'	25'	25'
Minimum building setback front (local street)[3]	30'	20'[10]	18'[10]	15'[10]	15'[4]	20'[2]	20'[2]	20'
Minimum building setback rear	40'[11]	25'[11]	22'[11]	18'[11]	15'[5]	20'[2]	10'[2]	8'
Minimum building setback each side[6]	15'	5'	4'	5'[7]	0	20'	10'	8'
Minimum off-street parking spaces/unit	3	3	2	2	2[8]	2[8]	5/1000[8]	3.3/1000[8]
Minimum unobstructed open space (%)	65	50	50	48	45	30	20	20
Maximum coverage building and parking (%)	35	50	50	52	55	70	80	80
Maximum building height	35'	35'	35'	30'	35'	35'	30'	35'

1 Exclusive of exterior (arterial) right-of-way.

2 Setbacks to perimeter of the land use parcel.

3 Front loaded garages require 17' from back of walk to garage door, in order for the apron to be used for secondary parking.

4 Garage setbacks can be reduced to 6'.

5 Internal to the parcel, detached garages, carports, and accessory structures can be reduced to 0'.

6 Corner lots shall have a minimum building setback of fifteen (15) feet on side yards adjacent to streets. No wall, fence, sign, structure or any plant growth having a height in excess of three (3) feet above the elevation of the lowest point of the crown of the adjacent roadway shall be maintained in a triangle formed by measuring from the point in intersection of the front and exterior side lot lines a distance of thirty (30) feet along said front and side lot lines, connecting the points so established to form a sight triangle on the area of the lot adjacent to the street intersection.

7 Sum of both side yards; that is, one of the two yards may be 0'.

8 Minimum parking lot, garage, or carport setback from an arterial street right-of-way is 10', from other street rights-of-way is 6'.

9 Detailed parking, lighting and landscaping plan will be submitted with final development plans.

10 In the case of units where an attached garage is located in front of the living quarters, that garage may be set within the front setback, so long as there is a minimum distance of 17' from back of walk to front face of garage, and the front face of the living quarters is behind the front setback, two off-street parking spaces out of the street ROW are provided, and the units have no more than two bedrooms.

11 Covered patios, decks and other ancillary structures may be located within this rear setback so long as they are no closer than 10' from the rear property line.

12 For Office/Commercial parcels A, B, & C, the commercial development standards shall apply for all commercial uses, and the office development standards shall apply for all office uses.

ORCHARD ROAD

The State Highway Department has recommended that the Orchard Road intersection be moved north to be at least 400' from the Piney Creek bridge. The Arapahoe County Local Road Improvement District #2 is studying this alignment. The developers of Piney Creek will support such intersection refinements, as long as their requested zoning is protected, that is, the ultimate configuration of Orchard Road will retain 28.8 acres of commercial in the vicinity of the Orchard and Parker Road intersection.

PERMITTED USES:

Single Family Detached A, B, C, D, E & F		Single Family Dwellings Accessory Structures Home Occupations Recreation Facilities (non-profit)
Single Family Attached A, B & C		Single Family Dwellings Two/Eight Family Dwellings Accessory Structures Home Occupations Recreation Facilities (non-profit)
Multi-Family A & B		Multi-Family Dwellings (any combination of units not exceeding the allowable development standards) Accessory Structures Home Occupations Recreation Facilities (non-profit)
Commercial A & B	**Community type businesses including: Food, Drugs, General Merchandise, Clothing and Shoes, Home appliances, Gifts/Specialty, Jewelry/Cosmetics, Liquor, Personal Services, Food Services, Offices, Auto Services (other than body work), Accessory Structures Theaters and Commercial Recreation and Day Care Centers.**	Commercial shall exclude: Outdoor Storage, Bill Boards, Adult Theaters or Book Stores or Adult Amusement establishments, Pinball Arcades, Electronic Game Centers, or similar amusement centers unless they are accessory to a larger Recreation Facility, and Auto Sales. The sale of 3.2 beer shall be prohibited on the Commercial B site.
Office Uses	(as permitted in office/commercial Parcels A, B & C -- see below)	Administrative/Executive, Design/Consulting Service, Financial/Investment, and Medical Offices, Pharmacy and other Accessory Uses
Office/Commercial A, B & C		Uses permitted and excluded are those allowed in Office and in Commercial, as listed above. Automobile service and sales are specifically prohibited in office/commercial Parcel B. **Churches and Youth Related Activites are permitted in Office/Commercial Parcel B.**

The following commercial uses in office/commercial parcels A & C are specifically prohibited:
- 24 hour type retail adjacent to or facing residential parcels
- Automobile service and sales
- Fast food restaurants

ACCESS:

Access is presently provided by Parker Road (State Highway 83), Smoky Hill Road, South Chambers and South Buckley. In addition, Orchard Road is proposed as an arterial street through the southern portion of the site.

Street	Existing ROW	Proposed ROW
Smoky Hill Road	90'	120'
State Highway 83 (Parker Road)	-	-
South Chambers Road	0	110'
South Joplin Way	-	80'
South Buckley Road	55	110'
Orchard Road	0	110'- 120'
Collector Streets		60'
Local Streets		50'

Variances from standard pavement cross-sections may be allowed during the platting process, with Engineering Department approval and subject to anticipated traffic volumes, lotting and driveway design.

Individual residential units shall not have driveway access off from the arterial streets. The collector streets shown, plus additional local and private streets may intersect with the arterial streets, subject to approval at Final PUD phase and provided such intersections meet county standards for spacing.

The south commercial area may have two curb cuts on Orchard Road, provided that no curb cut centerline is closer than 200' from the Parker Road centerline. Any additional curb cuts on Orchard shall be spaced a minimum of 300' centerline to centerline.

The north commercial area may have two curb cuts on Smoky Hill Road, provided that no curb cut center line is closer than 200' from the Buckley Road centerline. Any additional curb cuts on Buckley shall be spaced a minimum of 300' centerline to centerline. At least one curb cut shall be allowed on Buckley Road provided that it is at least 200' from the Smoky Hill Road centerline.

Private streets shall be permitted, subject to coordinating the right-of-way, pavement, curb, and walk configuration with the engineering and planning departments prior to the application of each respective Official Development Plan, which incorporates their use.

DEVELOPMENT PHASING

The developer commits to a phasing plan whereby no more than 333 single family detached units (or its multi-family equivalent) are occupied in any given year. Multi-family equivalency is determined as follows:

UNIT TYPE		EQUIVALENCY FACTOR
1. single family detached	=	number of units divided by 1.0
2. single family attached type 1 (three bedroom (or more) townhomes and detached cluster/patio homes)	=	number of units divided by 1.8
3. single family attached type 2 (two bedroom townhomes and detached cluster/patio homes)	=	number of units divided by 3.0
4. single family attached type 3 (one bedroom townhomes and detached cluster/patio homes)	=	number of units divided by 9.0
5. single family attached type 4 (all apartment and condominium units with any number of bedrooms)	=	number of units divided by 9.0

FINAL DEVELOPMENT PLAN/FINAL PLATS

A detailed drainage/erosion plan shall be made a part of any Final Development Plan/Final Plat review and approval process.

NOTE:

A future detention pond sized to detain the difference between the 10-year developed and 10-year historic flows for single-family detached Area D (Filing #9) will be located in Commercial Area A.

AMENDMENT HISTORY

1) The original regulations approved on 2-2-82, 2) Administrative Amendment A82-37 approved on 11-8-82, 3) Administrative Amendment A83-15 approved on 6-27-83, 4) Administrative Amendment A84-2 approved on 2-7-84, 5) Administrative Amendment A92-003 approved 3-16-92 to allow Churches and Related Youth Activites to Office/Commercial Parcel B.

ADMINISTRATIVE 003
AMENDMENT # A92-16 RAW

Approved by the Board of County Commissioners of Arapahoe County, State of Colorado, this 16th day of March 1992, AD

Attest: Catherine E. Scott
By: Thomas E. Eggert
Chairman

EDAW
Environmental Planning
Urban Design
Landscape Architecture
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Sheet 2 of 2
3/16/92