

# PRELIMINARY DEVELOPMENT PLAN for

## MEADOW HILLS DEVELOPMENT SITE

TOWNSHIP 5 SOUTH / RANGE 66 WEST / SECTION 9 SW1/4 SW1/4 / 6TH P.M.

### ARAPAHOE COUNTY, STATE OF COLORADO

#### ZONING

Mixed Use Planned Unit Development (MU-PUD)

##### INTENT

- Encourage employment opportunities proximate to residential areas in unincorporated Arapahoe County.
- To promote the location of service establishments which primarily serve the residents of unincorporated Arapahoe County.
- All uses conducted on this Property shall be contained in a completely enclosed structure(s), except as provided below (see Accessory Uses, No. 2).

#### LAND USES

- General office, for example:
  - Administrative and executive offices.
  - Consulting service offices (business and professional).
  - Design professions (architect, planner, etc.).
  - Financial institutions (including drive-through facilities).
  - Medical and dental offices.
  - Insurance and investment offices, etc.
- Public or private meeting hall.
- Nursery school, day care center.
- Appurtenant retail uses.
- Auto service station (not including auto bodywork or vehicle rental).
- Convenience store with or without gas pumps. (may be 24-hour operation) (Lot No. 1 only).
- Convenience commercial uses, including but not limited to beauty salon, barber shop, dry cleaners, sundries, etc.
- Dry goods store.
- Furniture store.
- Special trade contractors, including but not limited to plumbing, heating and electrical.
- Restaurant (excluding drive-through "fast foods").
- Churches.
- Uses not specifically listed above may be permitted if, in the opinion of the Zoning Administrator, they:
  - Are similar in character to proposed uses in this MU-PUD.
  - Are in conformance with the intent of this MU-PUD.
- Lot No. 3 shall be excluded from the requirements of this MU-PUD Preliminary Development Plan and shall be regulated exclusively by the "Location and Extent" process provided by Colorado Revised Statutes, Section 30-28-110 as amended.

##### ACCESSORY USES

- Building and use customarily appurtenant to the permitted use.
- Outdoor storage shall be permitted only as an accessory use to special trade contractors also occupying office or retail space located on the Property. Such outdoor storage shall be screened and fenced and shall not occupy more than 10 percent of the gross land area of the lot upon which it is located.

##### USES NOT PERMITTED

- No freestanding, do-it-yourself car washes shall be permitted on Lot No. 2.
- No 24-hour uses shall be permitted on Lot No. 2.
- No adult entertainment uses shall be permitted.
- No billboards shall be permitted.
- No night clubs or taverns shall be permitted.

#### BUILDING SETBACKS

- All uses and/or structures shall set back a minimum of ninety feet (90') from property lines abutting residential zones or uses and twenty-five (25') from adjacent public right-of-way lines.
- Interior lot line setback - 10'.
- Minimum distance between structures - 20'.
- All parking areas shall set back a minimum of fifty feet (50') from property lines abutting residential zones or uses and 10 feet (10') from each property line.

#### MAXIMUM HEIGHT OF STRUCTURES

Thirty-five feet (including mechanical appurtenances).

#### TOTAL PROPOSED DENSITY

- 0.19:1 maximum gross floor area ratio for all uses.
- 59,589 sq. ft. maximum gross floor area for all uses (excluding substation).

#### LAND USE COVERAGE (ACRES)

LOT	LAND AREA		BUILDING AREA		PARKING/DRIVE AREA		OPEN SPACE AREA	
	Acres	%	Acres	%	Acres	%	Acres	%
No. 1	1.45	20	0.28	19	0.81	56	0.36	25
No. 2	5.75	80	1.09	19	3.22	56	1.44	25
TOTAL	7.2	100	1.36	19	4.03	56	1.80	25
No. 3*	3.69	100	0.12	3	2.65	72	0.92	25

\*Substation excluded from MU-PUD

#### PARKING SPACES

Specific parking analysis is required for all uses at the time of Final Development Plans.

##### AMOUNT OF PARKING REQUIRED

Land Use	Parking Space Requirements
1. Administrative and executive offices, consulting service offices, design professional offices, financial institution offices, insurance and investment offices, special trade contractors.	One space for each three hundred (300) square feet of gross floor area.
2. Medical and dental offices	Four (4) spaces for each doctor practicing plus one space for each employee.
3. Public or private meeting hall	One space for each four (4) seats provided for patron use plus one space for each one hundred (100) square feet of floor or ground area used for assembly but not containing fixed seats.
4. Day care center/nursery school	Two (2) spaces for each three (3) teachers, employees or administrators and one off-street passenger loading place for every eight (8) pupils.
5. Appurtenant retail uses, convenience store, beauty salon/barbershop, dry good store, furniture store	One space for every two hundred (200) square feet of gross floor area.
6. Auto service station	One space for each gas pump plus two (2) spaces for each grease rack or similar facility.
7. Restaurant	One space for each three (3) seating accommodations plus one each for two (2) employees on the shift or largest employment.
8. Church	One space for each four (4) seats in the main chapel or assembly room.

#### MINIMUM UNOBSTRUCTED OPEN SPACE

Twenty-five percent (25%).

#### EXISTING ZONING

A-1 (Agricultural).

#### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH LINE OF SAID SECTION 9 N 89°59'02" E, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00°16'43" E, A DISTANCE OF 674.62 FEET; THENCE N 59°43'03" E, A DISTANCE OF 26.37 FEET; THENCE S 62°39'44" E, A DISTANCE OF 1457.81 FEET; THENCE S 28°57'36" E, A DISTANCE OF 20.64 FEET; THENCE S 89°59'02" W, A DISTANCE OF 1331.04 FEET TO THE TRUE POINT OF BEGINNING, SAID PARCEL CONTAINING 10.88 ACRES, MORE OR LESS.

##### SURVEYING CERTIFICATE

I, CREIGHTON R. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.



*Creighton R. Moore*  
REGISTERED LAND SURVEYOR

#### NOTES

The Owners, Developers and/or Subdivider(s) of the Preliminary Development Plan, known as Meadow Hills Development Site, their respective successors, heirs and/or assigns agree to the following notes:

##### PINEY CREEK BASIN NOTE

To financially participate in an area-wide drainage study and master plan for the Piney Creek Basin, an area bounded by Parker Road on the west, Smoky Hill Road and Aurora City limits on the north, the alignment of Gun Club Road on the east and the Arapahoe County line on the south. The purpose of the drainage study and master plan is to complete delineation of the 100-year floodplain, to develop the overall approach for stormwater management in the basin and to recommend specific capital improvements to the basin floodplain, major tributaries and/or other specific sites.

To participate in the basin-wide capital improvements recommended by the drainage master plan in an equitable proportion at a time when an improvement district or other governmental jurisdiction assumes the responsibility of making those improvements.

##### POTENTIAL SOILS CONDITIONS NOTE

This Property is located within an area containing potential shrink/swell soils. Where such conditions exist, all structures for human occupancy shall be designed by a qualified engineer.

##### CUNNINGHAM FIRE PROTECTION DISTRICT NOTE

Surfaced access roadways capable of withstanding the imposed loads of fire apparatus and all required fire hydrants shall be installed and made serviceable prior to and during any construction.

Right-of-way for ingress and egress for emergency vehicles is granted over, across, on and through any and all private roads and drives.

##### EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT NOTE

The East Cherry Creek Valley Water and Sanitation District sanitary sewer services may limit development of this Property. The Arapahoe County Board of Commissioners reserves the right to reduce the density of development to conform with these limitations at the time of Final Plat/Final Development Plans for each lot.

##### LANDSCAPE MAINTENANCE

The owners of this subdivision; their successors and/or assigns in interest; the adjacent property owner(s); Homeowners Association or other entity, other than Arapahoe County, are responsible for maintenance and upkeep of perimeter fencing, landscaped areas and sidewalks between the fence line/and any paved roadways.

The owners of this subdivision; their successors and/or assigns in interest; or some other entity, other than Arapahoe County, agree to the responsibility of maintaining all other open space areas associated with this development.

#### SIGNAGE CRITERIA

Signage proposals will be reviewed at the time of Final Development Plans.

#### ADDITIONAL PROVISIONS

- Three Hundred Sixty degree architectural treatment shall be required for all structures.
- Sidewalks shall be provided adjacent to public rights-of-way, uninterrupted by curbs, between the designated property access points.
- All sides of the lot abutting a residential district shall be enclosed with a fence, decorative wall, landscape earth berm or dense evergreen hedge, having a height of not less than six (6) feet nor more than eight (8) feet measured from the median elevation of the parking lot surface. Such fence, wall, berm or hedge shall be maintained in a neat, clean and healthy condition.
- Lighting facilities shall be so arranged that illumination will be directed away from abutting residential properties and will not interfere with traffic. Lighting facilities shall not exceed twenty-five (25) feet in height.
- Specific landscaping details, providing for adequate buffer from land uses to the north and south, shall be provided at time of Final Development Plan(s).
- Common access to public streets shall be provided on and between each lot at time of Final Plat and/or Final Development Plan(s).
- No construction plans for the Buckley Road access to Lot Nos. 1 and 2 of the Meadow Hills Development Site Subdivision will be approved by Arapahoe County unless the owner(s) clearly demonstrate that the access drive is aligned with that providing access to the property located on the west side of Buckley Road.

#### CERTIFICATES

##### PLANNING COMMISSION RECOMMENDATION:

This Preliminary Development Plan recommended by the Arapahoe County Planning Commission this 19th day of July, 1988.

*Utter*  
Chairman

##### BOARD OF COUNTY COMMISSIONERS' APPROVAL:

This Preliminary Development Plan approved by the Arapahoe County Board of Commissioners this 7th day of November, 1988.

##### ATTEST:

*Mayme Page* *Reith Ann Dillemao*  
Chairman

Meadow Hills Dev. Site

PRELIMINARY DEVELOPMENT PLAN

MEADOW HILLS DEVELOPMENT SITE

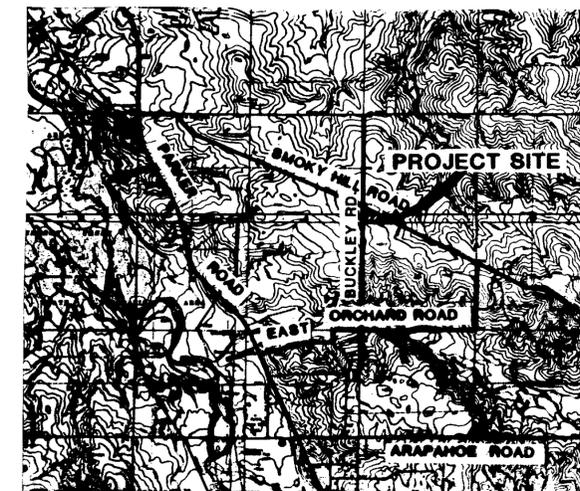
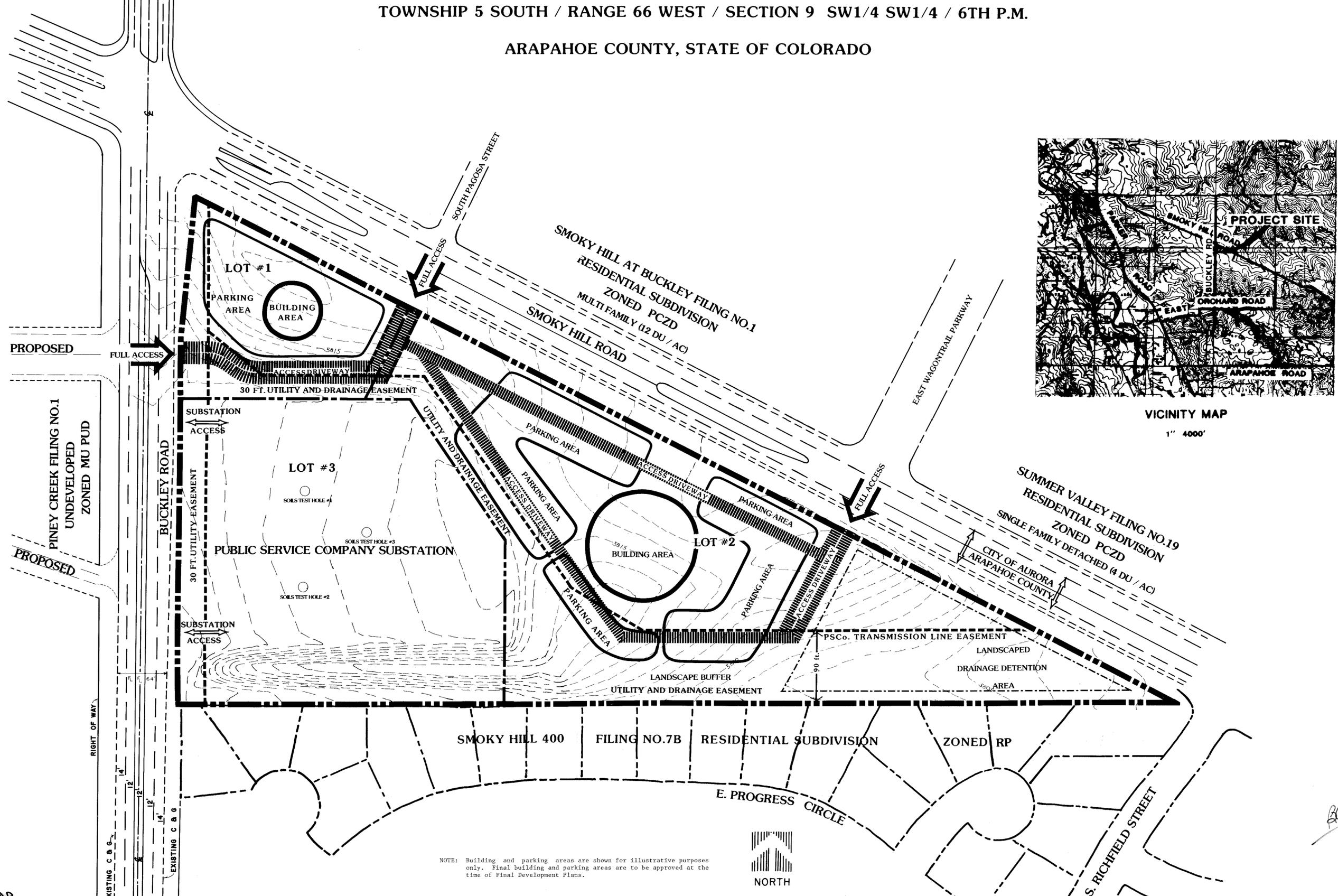
PUBLIC SERVICE COMPANY OF COLORADO  
550-15th St. DENVER, COLORADO 80202 CONTACT: C.R. LUNA 571-7775

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TOWNSHIP 5 SOUTH / RANGE 66 WEST / SECTION 9 SW1/4 SW1/4 / 6TH P.M.

ARAPAHOE COUNTY, STATE OF COLORADO



VICINITY MAP  
1" = 4000'

NOTE: Building and parking areas are shown for illustrative purposes only. Final building and parking areas are to be approved at the time of Final Development Plans.



299-013 PDP  
Meadow Hills  
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