

March 10, 2016

Todd A. Hodges

City of Fort Lupton
130 S. McKinley Ave.
Fort Lupton, CO 80621

Mr. Hodges,
Please find below the project narrative and PUD information as requested:

Project Narrative

Location

- The Mountain Sky Development is located within the south half of the southwest quarter of Section 4, Township 1 North, Range 66 West of the 6th Principal Meridian and more specifically at the northwest corner of County Road 29 ½ and County Road 12.

Description

- The existing site is or was currently used as farmland.
- Existing portions of the land will remain under the control of oil and gas and are noted in the plans.
- The project proposes to develop the remaining area (~77 acres) with approximately 199 single-family residences and associated infrastructure.
- A drainage channel is proposed on the northern and western property lines to convey existing off-site flows around the development.
- The development is expected to develop over the course of 6 separate filings.
- Improvements to both County Road 29 ½ and County Road 12 are proposed throughout the development of the entire project.

Filing 1 Specifics

- Layout and construct infrastructure for 44 single-family residences
- Build detention pond
- Build drainage channel
- Build sanitary sewer to tie in point
- Build north half of 29 ½ to the first access location as depicted in plans.

Variations from standards requested

- Variations from the standards for this development are stated below. The current development was designed while the regulations were still being developed and these issues have been vetted through the city for concurrence.
- Maximum depth of detention pond is designed at 7.5ft vs. 5 ft maximum stated in recent regulation. A deeper pond section was used as we were instructed to release at the 5 year historic rate vs. the typical requirement to release at the 100 year historic rate. The deeper pond allows us to do this with less impacts to the development.
- The Pond Cross slope is 2% vs. 3% stated in regulations. The 3% was burdensome due to the ground water and the needed size for the pond. 2% corresponds to UDFCD standards.
- A circular shaped cul-d-sac was used in lieu of the proposed teardrop shaped cul-d-sacs in the newest regulation. A standard cul-d-sac shown in prior regulations was used.

- Proposed local road ROW is 50' vs. 60' stated in regulations. Smaller section due to attached walks vs detached walks as shown below.
- Proposed local roads propose attached sidewalks vs. detached.
- Local roads are designed at 25mph vs. regulations requested road to be designed 30mph.
- Setbacks
- Regulations state that cul-de-sacs can only be 500' or serve 15 dwelling units, whichever is greater. However, one of the cul-d-sacs proposes a length of ~600' and serves 21 units. (This is proposed for filing IV).
- Channel side slopes are 3:1 vs. regulations requiring 4:1 which meets UDFCD requirements at the time of design.

PUD Information

- The PUD closely resembles the R3 zoning stated in Ft. Lupton's municipal code.
- A landuse chart is shown below and also included in the plans which states the primary uses and associated setbacks along with comparisons to R3 zoning.
- Attached to this document is the zoning requirements in the same format as Ft. Lupton regulations

| PUD ZONING REQUIREMENTS | | |
|--|-------------|----------------|
| PARCEL | CODE | R3 CODE |
| AREA(AC) | 76.95 | NA |
| ALLOWABLE LAND USE | SFD | SFD, MFD |
| PERMITTED DENSITY | 4-6 | 24 |
| MAXIMUM UNITS | 199 | NA |
| MINIMUM LOT SIZE (SF) | 5500 | 5000 |
| MINIMUM LOT WIDTH | 55 | 30 |
| MAXIMUM LOT COVERAGE | 45% | NA |
| PRIMARY USES | | |
| MAXIMUM HEIGHT | 35 | 35 |
| MINIMUM SETBACK FOR ALL STRUCURES FROM ARTERIALS | 35 | NA |
| MINIMUM SETBACK FOR ALL STRUCURES FROM COLLECTOR | 35 | NA |
| MINIMUM FRONT YARD SETBACK FOR PRINCIPLE STRUCURE | 25 | 25 |
| MINIMUM FRONT YARD SETBACK - GARAGE (NON-GARAGE DOOR SIDE) | 25 | 25 |
| MINIMUM FRONT YARD SETBACK - GARAGE (GARAGE DOOR SIDE) | 25 | 25 |
| MINIMUM SIDE YARD SETBACK | 5 | 5 |
| MINIMUM REAR YARD SETBACK | 20 | 20 |
| MINIMUM DWELLING SIZE (SF) | 900 | 900 |
| ACCESSORY USE | | |
| HEIGHT | 15 | NA |
| FRONT SETBACK | 25 | 20 |
| SIDE SETBACK | 5 | NA |
| REAR SETBACK | 5 | NA |

Mountain Sky PUD Zoning Regulations

- a) Intent. The PUD Zone District is intended to provide for the establishment of single-family uses including the necessary appurtenant and accessory facilities and uses associated with such living areas.
- b) No multi-family building will be allowed within this PUD.
- c) Permitted uses. Only single family homes and park areas are permitted within this PUD.
- d) Special uses. No special uses are allowed within this PUD:
- e) Height. No building hereafter erected or structurally altered shall exceed thirty-five (35) feet in height or two (2) stories above the foundation or basement ceiling level.
- f) Rear yard setback. Twenty (20) feet. Patios, covered, enclosed or uncovered, may extend not more than ten (10) feet into the rear yard setback. The rear yard must be on the opposite side of the lot as the front yard.
- g) Side yard setback. Five (5) feet.
- h) Corner setback. A yard of not less than twenty (20) feet shall be maintained between the side lot line abutting the side street and the main building.
- i) Front yard setback. Twenty-five (25) feet. Residential structures located on corner lots shall be designed and constructed so that the front of the structure faces the front yard setback.
- j) Accessory building setback. An accessory building or utility shed may not be located so as to encroach on adjacent public or private property or easements. In no instance shall an accessory building or utility shed be permitted in the front yard. Said buildings shall be set back a minimum of twenty (20) feet from any side street on a corner lot.
- k) Minimum lot area. Five thousand (5,500) square feet per dwelling.
- l) Minimum square feet of floor area:

| <i>Dwelling</i> | <i>Square Feet</i> |
|-----------------|-----------------------|
| Ranch style | 900 |
| Bi-level | 750 |
| Tri-level | 800 |
| Two-story | 750 |
| Multi-family | 500 per dwelling unit |

(m) Lot frontage. A minimum of thirty (55) lineal feet measured along the front property line must be maintained.

