

HENDRICK RANCH PLANNED UNIT DEVELOPMENT

Carbondale, Colorado

Applicant:

JON SEIGLE & FRANK TAVERNA  
0304 Hwy 133  
Carbondale, CO 81623  
(303) 963-3300

Planner:

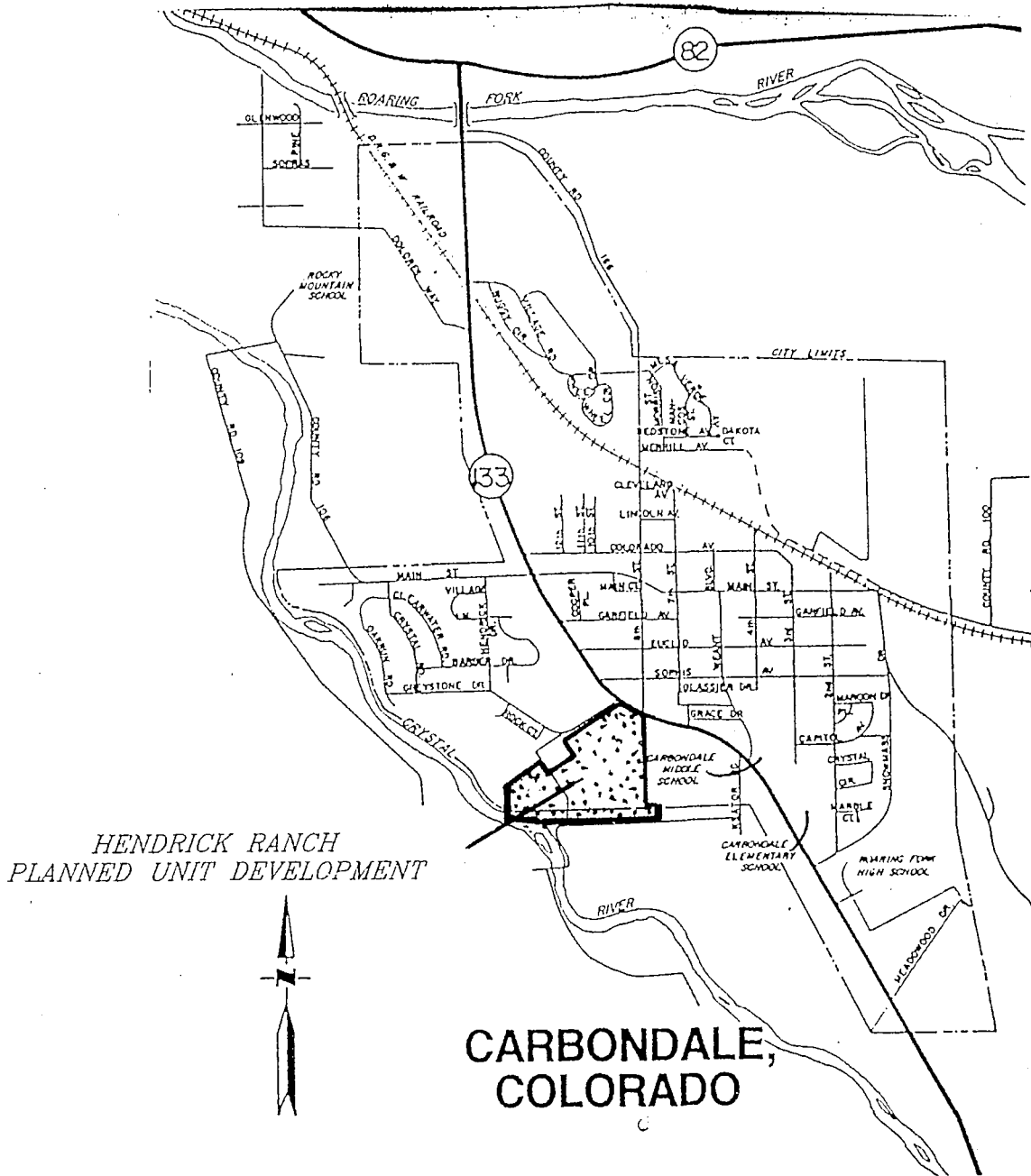
LAND DESIGN PARTNERSHIP  
918 Cooper Ave.  
Glenwood Springs, CO 81601  
(303) 945-2246

Civil Engineer:

High Country Engineering, Inc.  
923 Cooper Ave.  
Glenwood Springs, CO 81601  
(303) 945-8676

Soils/Geotechnical Engineer:

CTL THOMPSON  
234 Center Drive  
Glenwood Springs, CO 81601  
(303) 945-2809



**VICINITY MAP**

## HENDRICK PLANNED UNIT DEVELOPMENT

## EXISTING SITE CONDITIONS

The Hendrick Ranch is approximately 35 acres located between Hwy 133, the Crystal River, the Grey Ranch and Crystal Village. The property is also bounded by the Carbondale Senior Housing project, Crystal Acres development and to the east, agricultural and residential properties. A three acre residential property also lies north of the Hendrick Ranch and immediately west of the Senior Housing site. Irrigated hay files and pasture dominate the site with the exceptions of two rental residences, the river and adjacent slopes and a small unutilized area east of the Senior Housing site. Two major irrigations ditches cross the property from south to north, the Rockford and Town Ditches. Irrigation water for the agricultural activities are provided by diversions from the Town Ditch.

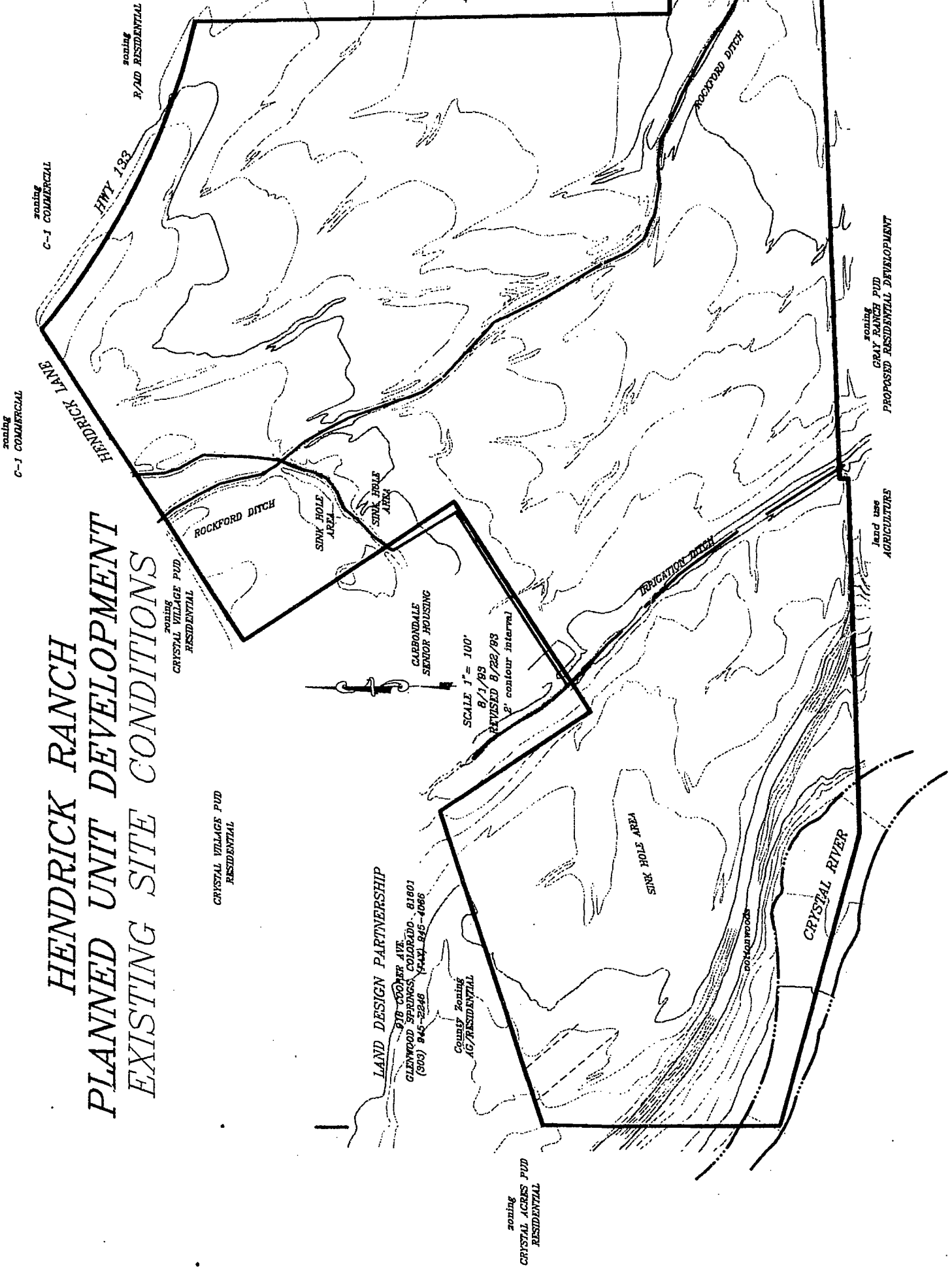
All areas of the site have over-powering views of Mt. Sopris.

Major vegetation on the property is comprised of a few cottonwoods trees located along the Town Ditch near one of the residences and numerous groupings of cottonwoods on the slopes above the river. An occasional juniper tree is mixed in with the river slope vegetation. The river edge is relatively free of trees and brush with a narrow terrace of pasture between the river edge and the adjacent slopes.

Most of the site is generally flat with a gentle drop in grade west of the Town Ditch and the sharp slopes dropping to the river terrace. Soils investigations on the site have identified two localized areas of subsidence. The westerly area is characterized by a few small sink holes. on the pasture west of the existing residences. The other area is located east of the Senior Housing site and northwesterly of the crossing of the Rockford and Town Ditches. Boundaries of both areas have been carefully defined by a soils engineering firm and will be utilized for purposes other than building sites by the PUD design.

Until the recently initiated annexation process, the property was in Garfield County zoned as Agricultural/Residential/Rural Density. Access to the property exists along the northerly boundary of the property where it abuts the Hendrick Road Right-of-Way, a Town of Carbondale public street. A secondary access exists by easement from Hendrick Road, along the north and west sides of the Senior Housing site. This easement has historically provided access to the two residences on the Hendrick Ranch.

# HENDRICK RANCH PLANNED UNIT DEVELOPMENT EXISTING SITE CONDITIONS



LAND DESIGN PARTNERSHIP  
 818 COOPER AVE  
 GLENWOOD SPRINGS, COLORADO, 81801  
 (800) 945-2248 (443) 945-1066

County Zoning  
 AG/RESIDENTIAL

SCALE 1" = 100'  
 8/1/88  
 REVISED 8/22/88  
 2' contour interval

CARBONDALE  
 SENIOR HOUSING

County Zoning  
 AG/RESIDENTIAL

County Zoning  
 AG/RESIDENTIAL

land use  
 AGRICULTURE

County Zoning  
 GRAY RANCH PUD

PROPOSED RESIDENTIAL DEVELOPMENT

County Zoning  
 CRYSTAL VILLAGE PUD  
 RESIDENTIAL

County Zoning  
 CRYSTAL VILLAGE PUD  
 RESIDENTIAL

County Zoning  
 C-1 COMMERCIAL

County Zoning  
 R/MD RESIDENTIAL

County Zoning  
 AG/RESIDENTIAL

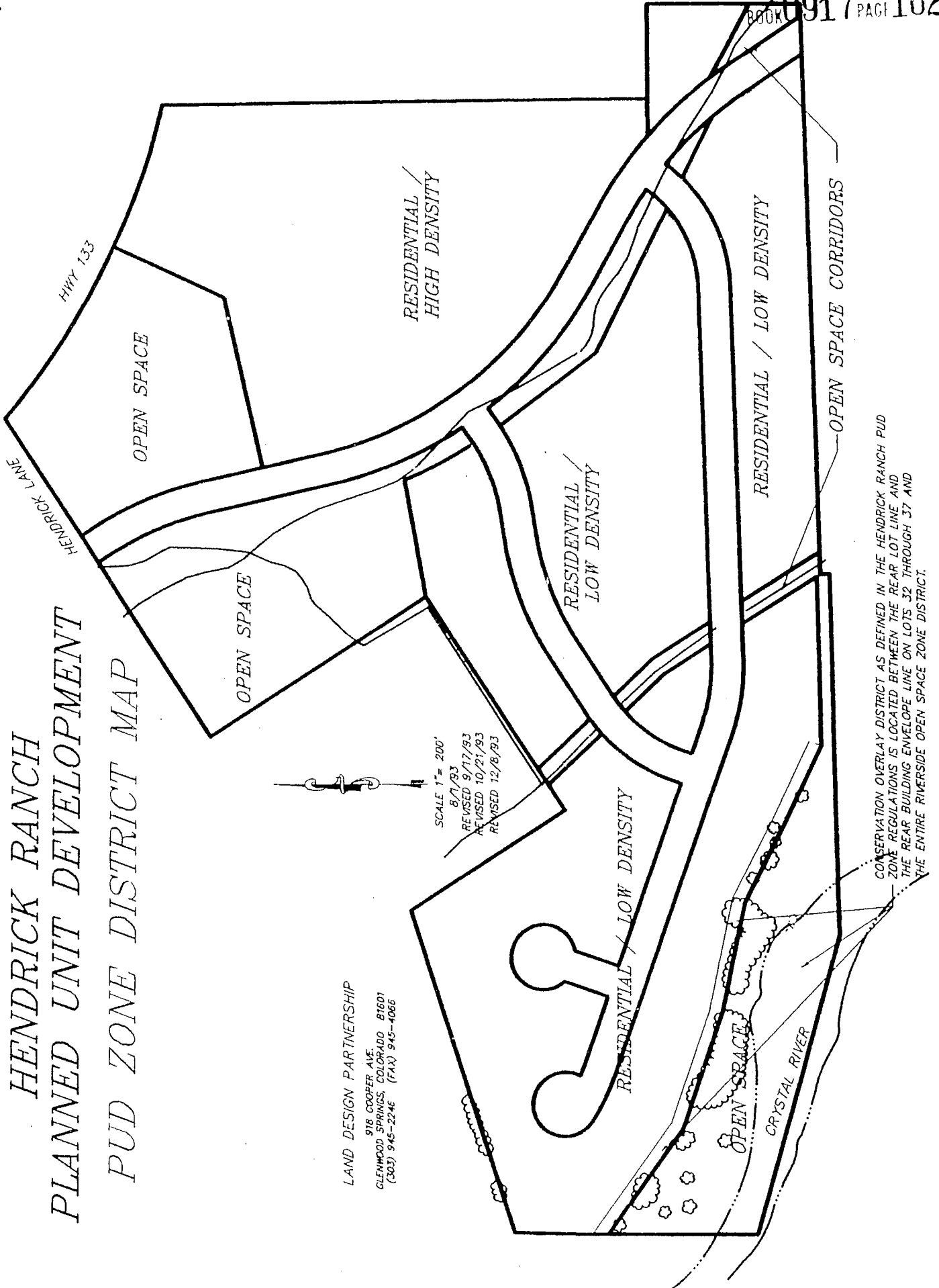
land use  
 AGRICULTURE

## HENDRICKS RANCH PUD

## OBJECTIVES

1. Maximize the unique qualities of the Hendricks Ranch (river, major irrigation ditches, views) in the process of creating a safe, pleasant and desirable residential neighborhood.
2. Provide single family residential lots in various sizes to repond to the present housing market and to create a harmonious mixture of housing styles and a variety of spacial experiences within the neighborhood.
3. Allow for the opportunity to provide medium density multi-family residential housing including zero lot line single family, duplex, triplex and fourplex structures in a manor that is compatable with the single family neighborhood character.
4. Provide for appropriate park facilities and open space without resulting in an undue financial burden to the residence or the Town.
5. The PUD should be sensitive to the surrounding land uses and traffic systems while endeavoring to create a strong, individual neighborhood idenity.
6. Deisgn and engineer the subdivision so as to yield a residential product that is competative in the Carbondale area real estate marketplace and has opportunity to yield a sound return on investment for the Owner.

# HENDRICK RANCH PLANNED UNIT DEVELOPMENT PUD ZONE DISTRICT MAP



LAND DESIGN PARTNERSHIP  
918 COOPER AVE.  
GLENWOOD SPRINGS, COLORADO 81601  
(303) 945-2246 (FAX) 945-4066

SCALE 1" = 200'  
8/7/93  
REVISED 9/17/93  
REVISED 10/21/93  
REVISED 12/8/93

CONSERVATION OVERLAY DISTRICT AS DEFINED IN THE HENDRICK RANCH PUD  
ZONE REGULATIONS IS LOCATED BETWEEN THE REAR LOT LINE AND  
THE REAR BUILDING ENVELOPE LINE ON LOTS 32 THROUGH 37 AND  
THE ENTIRE RIVERSIDE OPEN SPACE ZONE DISTRICT.

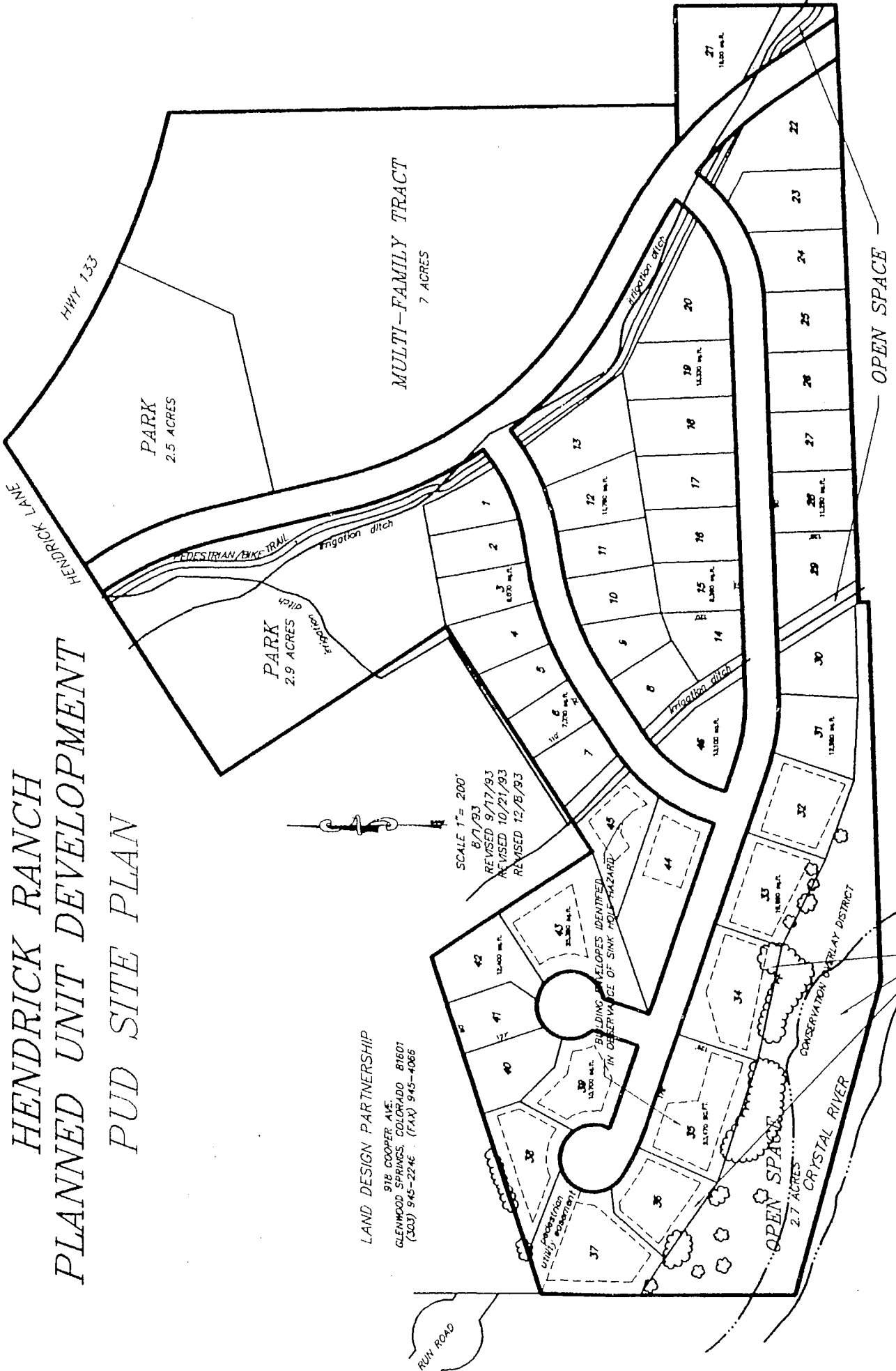
## HENDRICK RANCH PUD

## LAND USE SUMMARY

		DWELLING UNITS	ACRES	% OF PUD
RESIDENTIAL/LOW DENSITY		46	13.78	40
NET DENSITY	3.3 UNITS/AC.			
RESIDENTIAL/HIGH DENSITY		84	7.03	21
GROSS DENSITY- MULTI-FAMILY DISTRICT)	12.0 UNITS/AC.			
OPEN SPACE			8.92	26
PARK-NORTHEAST	2.49 AC.			
PARK-NORTHWEST	2.89 AC.			
REMAINING O. S.	3.54 AC.			
ROAD R.O.W.	4.38		4.63	14
TOTAL UNITS		130		
TOTAL PROPERTY			34.35	100

NOTE: Acreages and percentages may vary slightly with the preliminary plan engineering.

# HENDRICK RANCH PLANNED UNIT DEVELOPMENT PUD SITE PLAN



LAND DESIGN PARTNERSHIP  
 918 COOPER AVE.  
 GLENWOOD SPRINGS, COLORADO 81601  
 (303) 945-2245 (FAX) 945-4066

SCALE 1" = 200'  
 8/1/93  
 REVISED 9/17/93  
 REVISED 10/21/93  
 REVISED 12/8/93

BUILDING ENVELOPES IDENTIFIED  
 IN DISTRICT OF SINK HOLE HAZARD

CONSERVATION OVERLAY DISTRICT AS DEFINED IN THE HENDRICK RANCH PUD  
 ZONE REGULATIONS IS LOCATED BETWEEN THE REAR LOT LINE AND  
 THE REAR BUILDING ENVELOPE LINE ON LOTS 32 THROUGH 37 AND  
 THE ENTIRE RIVERSIDE OPEN SPACE ZONE DISTRICT.

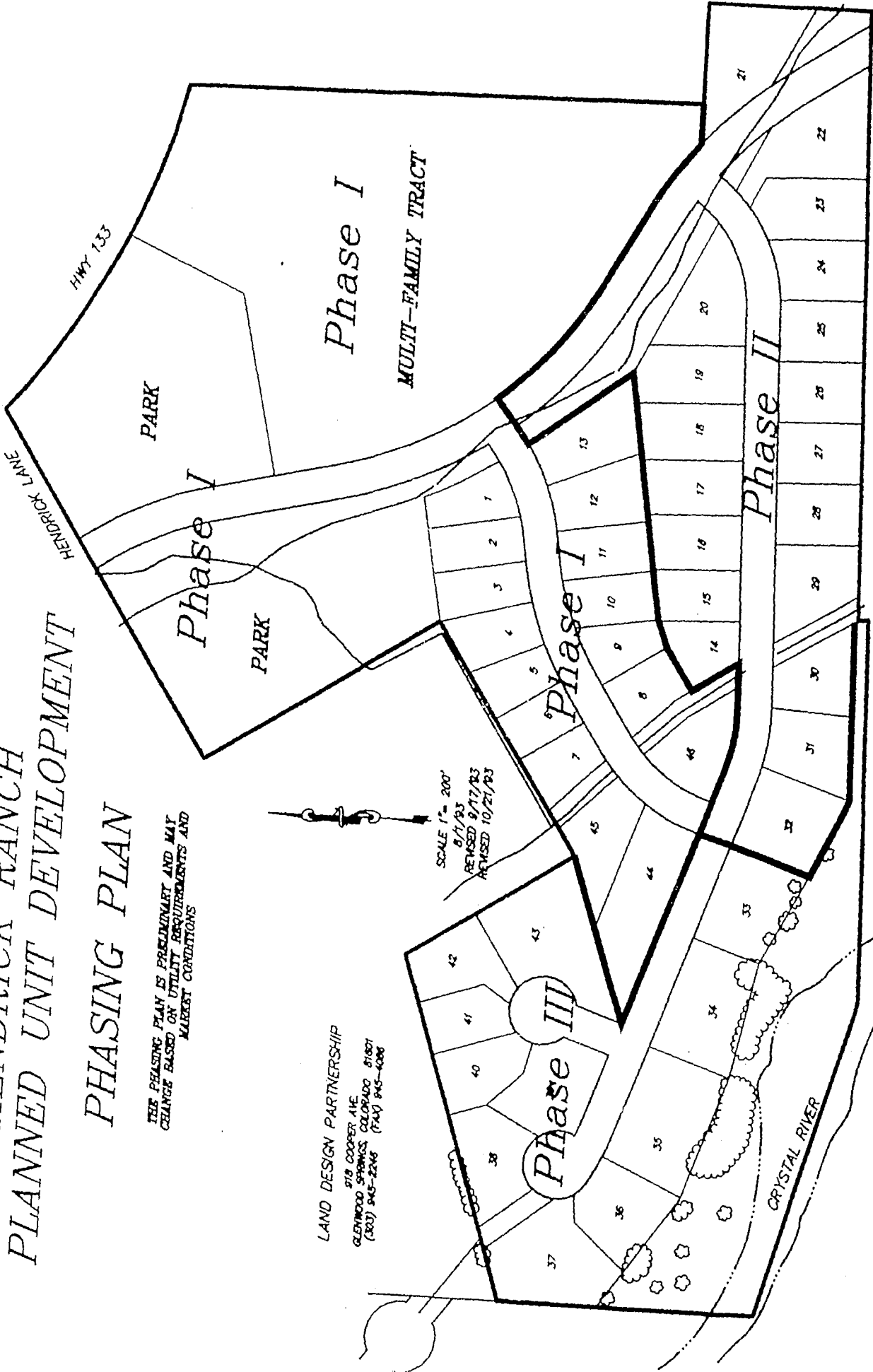


# HENDRICK RANCH PLANNED UNIT DEVELOPMENT PHASING PLAN

THE PHASING PLAN IS PRELIMINARY AND MAY  
CHANGE BASED ON UTILITY REQUIREMENTS AND  
MARKET CONDITIONS

LAND DESIGN PARTNERSHIP  
218 COOPER AVE.  
GLENNWOOD SPRINGS, COLORADO 81601  
(303) 945-2246 (FAX) 945-4006

SCALE 1" = 200'  
8/11/93  
REVISED 9/17/93  
REVISED 10/21/93



## HENDRICK RANCH PLANNED UNIT DEVELOPMENT

## ZONE DISTRICT REGULATIONS

## I. GENERAL REGULATIONS

## A. Zone Districts:

To carry out the purposes and provisions of the Town of Carbondale Zoning Code, as amended, the Hendrick Ranch Planned Unit Development Zone District is further divided into the following zone district classifications:

- R/LD - Residential / Low Density District
- R/HD - Residential / High Density District
- O.S. - Open Space District
- CO - Conservation Overlay District

## B. Subdivision and Zone Regulations Applicable

Title 17, "Subdivisions," pertaining to subdivisions and Title 18, "Zoning Ordinance" of the Town of Carbondale shall be applicable to the extent that they are consistent with the Hendrick Ranch Planned Unit Development as approved by the Board of Trustees. To the extent that specific subdivision regulations (Title 17) or zoning regulations (Title 18) conflict with standards contained in the Hendrick Ranch Planned Unit Development, such regulations shall not be applicable and the provisions and standards contained in the approved Hendrick Ranch Planned Unit Development shall control.

## II. R/LD - RESIDENTIAL / LOW DENSITY DISTRICT

## A. PURPOSE:

The purpose of this district is to provide a low density neighborhood offering a mixture of lot sizes to accommodate single family detached homes in a comfortable, safe, healthy and pleasant environment together with parks and open space conducive of a quality living environment.

## B. PERMITTED USES:

Single Family Dwelling and accessory garage, carport and utility shed  
 Day Care Home caring for fewer than seven resident and non-resident children  
 Group Home for the aged or developmentally disabled  
 Parks and Play Grounds (non-commercial)  
 Non-Commercial Gardening  
 Solar Energy Devices

Solar devices should be mounted in a manner which preserves the character-defining features of the structure and property and are subject to the height limits of this zone district. They shall not be placed in setback areas.

Satellite Receiving Dishes

Satellite receiving dishes shall be placed in rear yard areas and within the legal setbacks of this zone district.

C. CONDITIONAL USES:

The following uses are permitted in this zone district but must meet the specific criteria unique to that use as listed in Section VII & VIII of this regulation. These uses require that a Conditional Use Permit be issued by the town of Carbondale Building Official in accordance with the process contained in the then current Zoning Ordinance of the Town of Carbondale, Colorado prior to establishment of the use.

Home Occupation  
 Accessory Apartment

D. MINIMUM LOT AREA:

6,500 square feet

E. MINIMUM LOT DIMENSIONS:

Depth 80 feet  
 Width 55 feet

F. MAXIMUM BUILDING HEIGHT:

Principal Building 25 feet  
 Accessory Building 20 feet

G. BUILDING SETBACKS:

Building Setbacks shall be as follows except where these setbacks may exceeded as shown or noted on the final plat.

Lot Area	Front	Side	Rear	Street Side*
10,000 or more	20	10	20	15
6,500 or more	20	7.5	10	15

\* A 20 foot setback must be provided for any garage, carport or covered parking if access is from the side street.

H. MAXIMUM IMPERVIOUS SURFACE:

Lot Area	Max. % of Net Lot Area
15,000 or larger	33 %
10,000 or more	42 %
6,500 or more	52 %

J. MAXIMUM FENCE HEIGHTS:

	Interior Lot	Corner Lot	Through Lot
Front Yard	42 in.	42 in.	42 in.
Side Yard	8 ft.	8 ft.	8 ft.
Rear Yard	8 ft.	8 ft.	42 in.
Street Side Yard In front 1/2 Lot		42 in.	42 in.

III. R/HD - RESIDENTIAL / HIGH DENSITY DISTRICT

A. PURPOSE:

The purpose of this district is to allow a neighborhood comprised of a mixture multi-family dwelling types in a comfortable, healthy, safe and pleasant environment together with parks and open space necessary for a quality living environment.

B. PERMITTED USES:

- One Duplex, Triplex or Fourplex,
- Multi-family dwellings with more than four attached units per dwelling;
- Multi-family project with 13 or more total units;
- Day Care Home caring for fewer than seven resident and non-resident children;
- Group Home for the aged or developmentally disabled;
- Parks and Play Grounds (non-commercial);
- Non-Commercial Gardening;
- Solar Energy Devices
  - Solar devices should be mounted in a manner which preserves the character-defining features of the structure and property and are subject to the height limits of this zone district. They shall not be placed in setback areas.
- Satellite Receiving Dishes
  - Satellite receiving dishes shall be placed in rear yard areas and within the legal setbacks of this zone district.

C. CONDITIONAL USES:

The following uses are permitted in this zone district but must meet the specific criteria unique to that use as listed in Section VII & VIII of this regulation. These uses require that a Conditional Use Permit be issued by the Town of Carbondale Building Official in accordance with the process contained in the then current Town of Carbondale Zoning Ordinance prior to establishment of the use.

Home Occupation

D. MINIMUM NET SITE AREA

MINIMUM LOT AREA PER DWELLING \*\*

Single Family Dwelling	3,000 SQ.FT.
Multi-Family Dwelling	
Studio	1,050 SQ.FT.
1 Bedroom	1,450 SQ.FT.

2 Bedroom	1,650 SQ. FT.
3 Bedroom	1,850 SQ. FT.
4 Bedroom	2,050 SQ. FT.

\*\* Minimum net site area per dwelling applies to apartments, condominium and detached units. When land is subdivided, minimum area per dwelling shall be considered minimum lot area per dwelling.

E. MINIMUM LOT DIMENSIONS:

Depth	50 feet *
Width	25 feet *
Street Front	25 feet

\* Lot width, depth and side yard setbacks may vary from above if approved through the Subdivision Process. Zero lot line may be established at the time of subdivision.

F. MAXIMUM BUILDING HEIGHT:

Principal Building	27 feet
Accessory Building	20 feet

G. BUILDING SETBACKS:

Building Setbacks shall be as followed except as may be shown or noted on the final plat.

Setback from Hwy 133, all yards: 35 feet

Lot Area	Front	Side	Rear	Street Side*
10,000 or more	20	10	20	15
6,500 or more	20	7.5	10	15
6,499 or less	20	5	10	10

\* A 20 foot setback must be provided for any garage, carport or covered parking if access is from the side street.

H. MAXIMUM IMPERVIOUS SURFACE:

	% of Net Lot Area
Two Family and Multi-Family	60 %
Single Family	
20,000 sq.ft. & larger	25 %
15,000 sq.ft. & larger	33 %
10,000 sq.ft. & larger	42 %
7,500 sq.ft. & larger	45 %
6,000 sq.ft. & larger	50 %
4,000 sq.ft. & larger	55 %
3,999 sq.ft. & smaller	60 %

I. MINIMUM FLOOR AREA (Gross Interior Area)

Detached Single Family Dwelling	none
Multi-family Dwelling	

Studio	400 sq.ft.
1 bedroom	620 sq.ft.
2 bedroom	750 sq.ft.
3 bedroom	1000 sq.ft.
4 bedroom	1250 sq.ft.

J. MAXIMUM FENCE HEIGHTS:

	Interior Lot	Corner Lot	Through Lot
Front Yard	42 in.	42 in.	42 in.
Side Yard	8 ft.	8 ft.	8 ft.
Rear Yard	8 ft.	8 ft.	42 in.
Street Side Yard In front 1/2 of Lot		42 in.	42 in.

Exceptions to fence heights:

Fence heights for through lots and street side yards adjacent to an arterial street may be 8 foot in rear yard if no access is provided and 8 foot on rear half of side yard.

K. SITE PLAN REVIEW:

All projects containing more than 5 dwelling units in any structure or 13 or more total units shall be subject to the review procedures contained in Section 18.55.020 and the multi-family design criteria in Section 18.50.075 of the Zoning Ordinance of the Town of Carbondale, Colorado (August 24, 1993).

IV. O.S. - Open Space District

A. PURPOSE:

The intent of the Open Space District is to restore and maintain the land in a natural state as a greenbelt area between the developed portions of the site and the river and to accommodate park development with recreational facilities and landscape improvements consistent with the needs of the local neighborhood.

B. PERMITTED USES:

Greenbelt  
Park

C. MAXIMUM BUILDING HEIGHT:

15 FEET

D. BUILDING SETBACKS

All property lines 35 feet

E. MAXIMUM IMPERVIOUS SURFACE:

20 percent of the total lot area except in irrigation ditch open space corridors where this percentage may be exceeded as necessary to accommodate a paved pedestrian trail.

V. OFFSTREET PARKING

A. MINIMUM SPACES REQUIRED:

Residential Dwelling - 2 or more bedrooms	2 spaces
Studio or one bedroom	1.5 spaces

in addition, for Multi-family dwellings; 1 guest space per 5 dwelling units & 1 bicycle space per unit

Group Home for the aged or disabled residents and 1 attendant	1 space per 3
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In the Residential High Density District, at the time of subdivision or site plan review, the applicant shall show that adequate guest parking has been provided. The guest parking shall be equal to or greater than the above listed parking requirements.

B. DESIGN STANDARDS:

1. Corner Lots: Driveways shall not be located within a radius of 30 feet from the intersection of the projected property line of a street intersection. All vehicles shall be prohibited from parking on any corner lot within this radius.
2. Minimum Parking Space: 8 1/2 feet by 18 feet
3. Stacking Spaces: A required parking space may be stacked in front of one enclosed required or non required parking space. Example: A single car garage with one parking space in front of the garage, qualifies as two required parking spaces
4. Lighting: No free standing lighting fixture shall be installed above 14 feet

VI. CONSERVATION OVERLAY DISTRICT

A. PURPOSE:

The purpose of this zone is to protect the natural vegetation adjacent to the Roaring Fork River from unauthorized disturbance and to protect the area from uses and activities inappropriate to the natural character of this area.

B. PERMITTED USES:

1. All uses permitted in the underlying zone district may be permitted in the Conservation Overlay District but shall require a Special Use Permit except for the following:
  - a. A primitive trail may be built across the Conservation Overlay District on each lot for access from the building site on the lot to the Open Space Zone District without the issuance of a Special Use Permit.
  - b. Trees may be removed if approved by the Building Official in cases where these trees present a hazard to private property or users of the Conservation Overlay District.
  - c. The Town may construct a primitive trail along the river and place a picnic table in this area.
  - d. Grading plans for access to the river area and lot staking presented, reviewed and approved at the time of preliminary subdivision plan review will not require a Special Use Permit.
2. Any clearing of land, removal of vegetative cover, excavation or other disturbance to the natural conditions of a site within the Conservation District shall require a Special Use Permit except as identified in 1 above.

#### C. PROCEDURES

##### STEP 1. A PREAPPLICATION MEETING

A preapplication meeting shall be held with the applicant or an authorized representative and the Planning Director. The purpose of this meeting is to familiarize the applicant with the applicable regulations of the Town and with any special conditions which must be addressed for the area within the Conservation Overlay District. At this meeting the Planning Director shall become familiar with the proposed project.

##### STEP 2. SPECIAL USE PERMIT

The applicant may apply for a Special use Permit following the procedures in Section 18.55.015 of the Zoning Ordinance of the Town of Carbondale, Colorado, as approved August 24, 1993. Such application shall demonstrate how the proposed use addresses the special conditions within the Conservation Overlay District.

#### D. SUPPLEMENTARY REGULATIONS

1. The natural state of sites within a Conservation Overlay District shall be restored, enhanced or maintained to the greatest extent possible.
2. Uses in the Conservation Overlay District shall be planned and carried out in a manner which minimizes or mitigates any disturbance of the natural conditions within the Overlay District.



3. The Application for Special Use Permit shall include special regulations which will be applicable to use of the area within the Conservation Overlay District and which address the special conditions within the district in accordance with the purpose of the Conservation Overlay District.
4. Uses in the Conservation Overlay District shall be planned and carried out in a manner which minimizes or mitigates any disturbance of the natural conditions within the Overlay District.
5. The Application for Special Use Permit shall include special regulations which will be applicable to use of the area within the Conservation Overlay District and which address the special conditions within the district in accordance with the purpose of the Conservation Overlay District.
6. The Board of Trustees may consider input from specialized agencies such as the State Division of Wildlife in the review of any applications within the Conservation Overlay District.

#### VII. ACCESSORY APARTMENTS:

Accessory apartments are allowed by a Conditional Use Permit in the R/LD and the R/HD Districts. Procedures for issuance of the Conditional Use Permit shall be as required by the then current Town of Carbondale Zoning Code. The following criteria apply:

1. Units must be attached to the main structure.
2. Minimum unit size is 350 square feet.
3. Accessory unit cannot be more than 1/3 size of the main dwelling.
4. Accessory unit cannot have more than one bedroom.
5. All other zoning requirements such as lot coverage, setbacks and height must be met.
6. All parking regulations of the Town of Carbondale Zoning Code, as amended, shall be met.
7. Only one accessory unit is allowed per property.
8. No separate utilities or sewer services are allowed. Separate metering of other utilities is allowed.
9. No separate ownership of the accessory unit is allowed (via condominiumization, subdivision, townhouse procedures, etc.).

## VIII. HOME OCCUPATION

1. A Conditional Use Permit is required prior to establishing a home occupation. Procedures for issuance of the Conditional Use Permit shall be as required by the then current Town of Carbondale Zoning Code. The proposed home occupation must meet the criteria contained in this section to qualify for the issuance of a Conditional Use Permit.
2. Home occupations are only permitted in connection with the occupation of a dwelling unit.
3. All home Occupations shall comply with all of the following criteria:
  - a. The use shall be entirely operated within the primary dwelling unit.
  - b. The home occupation shall be operated by the persons residing in the principal dwelling. The operator of the home occupation shall be allowed one employee or regular assistant working on the premises who do not reside in the principal dwelling.
  - c. The operator of a home occupation shall not allow any external indication of the home occupation. No material shall be stored or displayed outside the principal or accessory building.
  - d. The home occupation shall not entail an alteration of the exterior of the principal dwelling or nor shall any changes or additions ordinarily incidental to commercial uses be allowed.
  - e. The total floor area devoted to the home occupation shall not utilize more than twenty percent of the gross floor area of the principal dwelling, or shall not exceed five hundred square feet in such building, whichever is less.
  - g. The home occupation shall not generate vehicular traffic in excess of ten one way trips per day which begin or end at the use; Nor shall there be more than two motor vehicles parked at any one time in the vicinity of the home which are related to the home occupation excluding the personal vehicles of the occupants.
  - h. The home occupation shall not require a vehicle with more than a single rear axle or with a Weight Capacity of five tons or more to be brought in the vicinity of the home occupation as a part of the occupation or for delivery to or from the

occupation.

- i. The home occupation shall not create noise, vibration, smoke, dust, odors, heat, or glare detectable outside of the building in which the use is conducted.
  - j. The externally visible activities (e.g. visitors, delivery trucks) of a home occupation shall be limited to the hours between 7:00 A.M. and 7:00 P.M. local time.
4. The Zoning Administrator shall make the determination as to whether or not a proposed home occupation will conform with the criteria listed Section IV next above.
  5. Any violation of this Section shall be justification for the immediate termination or suspension of the home occupation permit by the Town Building Official. Establishing or continuing a home occupation without a valid permit is a violation of this ordinance.

#### IX. DESIGN STANDARDS

- A. Sidewalks shall be located adjacent to and outside the dedicated street right-of-way. Sidewalks shall be located within a pedestrian access/sidewalk easement that is one foot larger than the constructed sidewalk.
- B. No sidewalk will be required along either side of the proposed through street connecting Hendrick Drive to the Gray Ranch. A 10 foot wide asphalt surface Pedestrian/Bike path will be constructed westerly of the through street and extending from Hendrick Drive to the Gray Ranch.
- C. Lots along the river shall utilize 90 degree cutoff luminaires or other design methods to eliminate the projection of light toward the river.
- D. An erosion control plan shall be submitted with the building permit for lots 32 through 37 as depicted on the approved PUD Site Plan (lots adjacent to and draining into the river) for review and approval by the Building Official.
- E. To the extent possible with gravity feed, lots shall be provided with a secondary water ditch system for irrigation. Easements for secondary water distribution shall be provided for all lots.