

Central Plains Area Plan

Draft - January-2011

The draft of this plan considered comments from stakeholder meetings, the policy meeting on August 12, 2010, the land use meetings in October 2010, and the written comments received on the land use maps.

Acknowledgements

The Central Plains Area Plan is the result of a xx-month process based on the input and feedback from area residents. The Plan benefited from the participation of the many concerned residents who wrote letters and emails, took time to attend policy meetings, land use meetings and/or open houses, or testified at the public hearing. Staff from the Planning and Zoning Division and other county divisions or departments including the County Attorney's Office, Public Health, Transportation and Engineering, Open Space, Sheriff's Office, and the Jefferson County Historical Commission also contributed. Without this interdivision cooperation, it would not have been possible to produce this Plan.

Public agencies and organizations were asked to provide information throughout the planning process. The cooperation of these organizations was an important aspect of the planning effort. These agencies included: Colorado Department of Public Health and Environment, Colorado Department of Transportation, Colorado Geological Survey, Colorado Historical Society, Colorado State Forest Service, Consolidated Mutual Water District, Denver Regional Council of Governments, Department of the Army Corps of Engineers, Pleasant View, West Metro, and Fairmount fire districts, Foothills Park and Recreation District, Jefferson County Nature Association, Jefferson County R-1 School District, Jefferson Economic Council, the National Renewable Energy Laboratories, Office of the State Engineer, Pleasant View Metropolitan District, Prospect Recreation and Park District, Senior's Resource Center, Urban Drainage and Flood Control District, US Department of Energy, and US Geological Survey.

The Central Plains Area Plan was adopted by the Planning Commission on XXX XX, XXXX.

Introduction

The Central Plains Area Plan is a guide for land use decisions made by Jefferson County Planning and Zoning staff, the Planning Commission, and the Board of County Commissioners. The Golden-Ralston Plan and the Jefferson County General Land Use Plan served as guides for this area before the adoption of that Plan.

This Area Plan is an update of the 2003 Central Plains Community Plan. It is shorter than the 2003 plan because any goals or policies that were duplicated in the

Comprehensive Master Plan have been removed. This Plan now only contains information, land use recommendations, and policies specific to the Central Plains Area.

Relationship of the Central Plains Area Plan to Other Plans

This Plan is to be used in conjunction with the Goals, Objectives, Policies, and Implementation strategies in the Jefferson County Comprehensive Master Plan. Specific land use recommendations and policies are included in this plan that take precedent over any general policies given in the Comprehensive Master Plan. Where an issue is not addressed, the general policies in the Comprehensive Master Plan should apply.

The recommendations in this Plan supersede the recommendations in the Central Plains Community Plan adopted in 2003, the C-470 Corridor Plan, the Golden-Ralston Plan and the Jefferson County General Land Use Plan.

Process

The recommendations in this Plan were formulated to address concerns and suggestions expressed by citizens, staff and area agencies. The Plan update began with information gathering in March 2010. Community outreach was kicked-off with a meeting in July, followed by a meeting to discuss the non-land use policies in August. Land uses were discussed at four meetings held throughout the community in October 2010. Meetings were held in the Lochwood, Applewood, and Pleasant View areas and at the County Administration and Courts Building. A draft of the plan was presented at an open house in January 2011.

The previous Plan was developed in 2003. During that time, ten (10) community meetings were held to gather community comments. Additionally, the county worked closely with the homeowner associations throughout the planning process.

This Plan also covers northern portions of the C-470 Corridor Plan. In 2001, the C-470 Plan was developed in cooperation with the Jefferson Economic Council (JEC) to address the shortage of employment-generating land uses in the County.

History

The Central Plains planning area consists of unincorporated portions of east central Jefferson County, located mostly between Clear Creek and West Jewell Avenue and surrounded by the incorporated cities of Golden, Wheat Ridge, and Lakewood. Settlement patterns reflect how the 1800s town of Golden and mid-1900s cities of Wheat Ridge and Lakewood expanded after World War II. The unincorporated communities of Applewood, Pleasant View, Wide Acres, and 6th Avenue West, compose the majority of the planning area.

Golden, one of Colorado's earliest settlements, was a supply center for prospectors departing for the gold mining areas. Located strategically at the mouth of Clear Creek Canyon, it was founded in 1859 by W. A. H. Loveland, Charles C. Welch, and other entrepreneurs who took leading roles in Colorado transportation, mining, and town building. Golden is the seat of Jefferson County government and temporarily served as the territorial capital. By the 1870s, Golden was known as the "Lowell of Colorado," because of its manufacturing. Ore smelters, quarries and mines, brickyards, a paper mill,

and Coors brewery took advantage of the city's railroads, water resources, and deposits of sand, clay, gravel, and minerals.

Irrigation, proximity to city markets, and access to rail transportation to and from mountain markets encouraged agriculture east of Golden. Fruit orchards, hay fields, and grain fields grew, watered by canals and ditches that diverted water from Clear Creek. On the south side of South Table Mountain, agricultural lands were platted in the early 1900s with the semi-rural subdivisions of Pleasant View and Wide Acres. After World War II, residential growth continued in these neighborhoods. After 1950, subdivisions of ranch style houses boomed in Applewood and on the north side of South Golden Road.

Applewood

West 32nd Avenue started as a territorial road between Golden and Denver. Originally called Middle Golden Road, it was once lined with farms and orchards that reached north to the banks of Clear Creek. A few of these farmhouses remain along West 32nd Avenue. Little residential development occurred until after World War II, when several subdivisions were platted, such as Applewood, between West 32nd Avenue and the base of South Table Mountain. Applewood contains several schools, churches, parks, Rolling Hills Country Club and Golf Course, and Applewood Golf Course.

Pleasant View

Pleasant View was originally an agricultural area with irrigation ditches providing water for hay pastures, crops, and fruit trees. Its proximity to Golden and its location along South Golden Road and the Denver, Lakewood, & Golden/Denver & Intermountain (DL&G/D&I) streetcar line accelerated growth, as did the development of Camp George West that began in 1903. Built as a military training camp by the Colorado National Guard and named for a pioneer Golden citizen, Camp George West extended north from West 10th Avenue to include the southeast end of South Table Mountain. Buildings at Camp George West were designed by Albert Bryan and George H. Merchant, and several reflect rustic and craftsman style. The camp contains a large collection of Works Progress Administration (WPA) sponsored buildings.

South Golden Road is a historic transportation route, dating back to the 1859 territorial gold rush. The road divides Pleasant View into north and south sections and is lined with a combination of commercial, industrial, and residential properties. The Romano Family Residence on South Golden Road is on the Jefferson County Register of Historic Landmarks.

North Pleasant View experienced early agricultural use. The DL&G/D&I streetcar line was built in the vicinity of West 16th Avenue. Supposedly, one of the residences in this vicinity hosted meetings of the Ku Klux Klan during the 1920s, which met en masse on South Table Mountain. Quaker Road provided access to the mesa top for these nocturnal cross burning gatherings.

Wide Acres

Wide Acres was platted by Charles E. Enos in 1921. One of Jefferson County's first planned subdivisions, the 40-acre development provided easements, setbacks, and review of architectural design. Wide Acres Orchard Addition was platted by William A. J. Bell, Jr., the son of a British railroad investor, who had been involved in the development of the towns of Manitou Springs and Durango, and the Scottish Highlands

neighborhood in North Denver. Enos incorporated the Wide Acres Land Company and developed Wide Acres Orchard Addition #2 in 1927. Former Governor John Vivian, who served in office in the late 1940s, was a resident of the Wide Acres area. The Governor Vivian Mansion was added to the Jefferson County Register of Historic Landmarks in 2003, and nationally recognized as a historic site in 2005 by the National Society of Colonial Dames of the 17th Century.

Daniels Gardens, a subdivision platted in the 1930s southwest of West Colfax Avenue and Simms Street, developed during the Great Depression and World War II. The former Daniels Gardens schoolhouse is now a City of Lakewood parks facility.

6th Avenue West

The 6th Avenue West and 6th Avenue West Estates subdivisions were the last large subdivisions to develop in the planning area. The 6th Avenue West subdivision was platted and built in the early 1970s, while 6th Avenue West Estates was platted and built in the late 1980s and early 1990s.

The Jefferson County Fairgrounds are also located in this area. Elsie Mead and Beatrice Lewis sold the fairgrounds property to the county in November 1951. On site is a 10,400 square foot exhibition hall, an indoor riding arena, three outdoor riding arenas and a large picnic area with pavilion. Events include trade shows, arts and crafts fairs, aeromodelers, ham radio, Colorado militaria and bridge clubs, car sales, dog shows, horse shows, National Western Events, 4H, and Westernaires. More than 250,000 people enjoyed activities at the fairgrounds in 2003.

Land Use Recommendations

Community Use

Community uses are a necessary part of a neighborhood. They provide places for people to gather, socialize, and recreate. General policies regarding Community Uses are covered in the Comprehensive Master Plan. However, certain properties, such as schools, cemeteries, and parks are specifically noted in this Area Plan.

Area 1: Schools

If an existing school closes, the preferred reuse of the site is other community uses. However, if that is not feasible, the site should be redeveloped with uses that are compatible with the surrounding area.

- a. If Irwin Pre-school closes or if a portion of the property is disposed of, it should be redeveloped with residential uses with a density up to 3 du/ac.

Area 2: Cemetery

This area should remain a cemetery (burial ground).

Area 3: Existing Conservation Easement

The existing conservation easements should remain in place.

Area 4: Existing Open Space, Park or Recreation Facility

These areas should be left in their natural form or provide passive or active recreational opportunities for people.

Area 5: Proposed Open Space and Parks

- a. The slopes and top of South Table Mountain should be preserved as open space and left in its natural form.
- b. The property between Orchard Road and Meadow Sweet Road, south of West Colfax Avenue, should be developed as a passive park.

Residential Uses

A variety of housing types currently exists in the Central Plains Area. This mix of housing is necessary to ensure economic and social diversity in the County. New housing or redevelopment of existing housing types should be compatible with surrounding land uses.

Area 6: Maximum density of 1 dwelling unit per acre.

Area 7: Maximum density of 3 dwelling units per acre.

- a. Any potential future redeveloper of the Sunset Beach/Golden Goal property at the northeast corner of Alkire Street and West 26th Avenue should collaborate with adjacent homeowner associations regarding future uses.

Area 8: Maximum density of 3.5 dwelling units per acre.

Area 9: Maximum density of 4.5 dwelling units per acre.

Area 10: Maximum density of 8 dwelling units per acre.

Area 11: Maximum density of 10 dwelling units per acre.

Area 12: Maximum density of 15 dwelling units per acre.

Area 13: Maximum density of 20 dwelling units per acre.

Area 14: Rural Residential

These properties currently range from approximately ¼ acre to over 2 acres. Large domesticated animals, such as horses, currently reside on many of the properties. In these areas, rezoning to allow for horses or other livestock may be allowed if the Large Domesticated Animal Management Guidelines are followed. If the Guidelines cannot be met, or if other residential uses are desired:

- a. The properties in the Vernon Gardens area and the property near the intersection of Heritage Road and US Highway 40 may develop at approximately 4.5 dwelling units per acre, but large domesticated animals should not be allowed. Additionally, the wildlife corridor along the floodplain in the Vernon Gardens area is encouraged to be left in a natural state for the continued movement of wildlife.
- b. The property near the intersection of Heritage Road and 4th Avenue may be developed at approximately 10 dwelling units per acre.
- c. The properties near Heritage Road between US 40 and 4th Avenue may need to annex to the City of Golden to obtain water and sanitation for future redevelopment.

Transition Areas

There are several areas that have been identified as "Transition Areas". These are areas that are currently predominantly residential, but that may change to more intense residential uses, commercial uses, or industrial uses because of changes to the surrounding land uses and/or infrastructure. The transition of these areas should be sensitive to the existing single-family residential uses.

Area 15: Office/Research & Development

The residential area south of the National Renewable Energy Laboratories is surrounded by government facilities, industrial and other non-residential uses. With the expansion of the National Renewable Energy Laboratory, the impacts to this residential area will increase. Recognition of these impacts underlies the recommendation that this area transition from residential to Research and Development. Residential uses are allowed to continue in this area. Transition from residential to nonresidential use should occur along the periphery or when all property owners in the area agree with the change.

Area 16: Small-Scale Office/Senior Housing

Single family residential uses should continue to be allowed on this property. But given the frontage onto West Colfax Avenue, these properties may transition from residential to small office uses or senior housing, when the specific Design Guidelines for Area 16 are met. The intent of this area is to allow for small, low impact office uses, such as engineering, insurance, realty, accounting, and other similar professional office uses, not including medical or dental offices.

Area 17: Mixed Use

With the extension of Moss Street to the National Renewable Energy Laboratory Campus, there is the potential for this area to transition to non-residential uses. Limited Commercial may be more appropriate directly adjacent to Moss Street and McIntyre Street. Office and Light Industrial uses may be more appropriate toward I-70. However, single-family residential, multi-family, community uses, mixed use, limited commercial, office, and light industrial may be considered in any portion of this transition area, as long as the Design Guidelines for Area 17 are met.

Area 18: Mixed Use

The residential uses in this area may continue to exist and be expanded. However, this area has been or will be impacted by the Colorado Mills Mall and the West Corridor light rail line and may experience development pressure. This area may be well suited for affordable senior housing. A range of uses including single-family residential, multi-family, senior housing, community uses, mixed use, limited commercial, office, and light industrial may be considered in any portion of this transition area, as long as the Design Guidelines for Area 18 are met. West 7th Avenue and Moss Street should be improved through this area to include cohesive street landscaping, sidewalks, and a bike lane to make pedestrian and bicycle movement safer in the area.

Area 19: Mixed Use

The residential area north of 6th Avenue and between Eldridge Street and Indiana Street has been impacted by The Colorado Mills and the redevelopment of businesses along Indiana Street. Additional improvements to West 6th Avenue and I-70, and the

West Corridor light rail line, will impact this area further. Recognition of these impacts underlies the recommendation that this area transition from residential to Mixed Use. No new single-family residential uses would be appropriate in this area. Transition from residential uses to Mixed Use should start on the west side or when all property owners in the area agree with the change. The residential area east of Eldridge Street should be buffered by a residential component or low intensity office component of the Mixed Use development.

Mixed Use, Commercial, Industrial, and Institutional Uses

The Central Plains Area offers a variety of jobs and services, with many more opportunities located within adjacent cities. The unincorporated portions of the County should concentrate on creating and maintaining an appropriate jobs-housing balance.

Area 20: Automotive

Automotive associated uses, such as sale, storage, servicing, and repair of automobiles and recreational vehicles, should be located in this area. The intent of this recommendation is to provide a central automotive-oriented area while also allowing for office and light industrial uses.

Area 21: Industrial

Heavy industrial uses should be limited to this area. The intent of this recommendation is to provide an area that allows for all industrial uses, including the processing, manufacturing, warehousing, and distribution of commodities.

Area 22: Mixed Use

Neighborhood Commercial and multi-family residential should be encouraged to locate in these areas. The intent of this recommendation is to provide an area that allows for different types of land uses that are planned as a unified complementary whole and are functionally integrated, featuring shared vehicular and pedestrian access and parking areas.

Area 23: Government Facility

a. The National Renewable Energy Laboratories and the Department of Energy should be allowed to continue their mission of research, development, and technology transfer of renewable energy and energy efficient technologies.

b. If any Camp George West property redevelops, future land uses should be Research and Development to provide an area for research, technology transfer, and collaboration with private industry. Historic structures on the south side of South Golden Road should be evaluated for adaptive reuse as community uses, such as museums or cultural centers.

Area 24: Office

Area 25: Research and Development

The intent of this recommendation is to provide an area to meet the needs of industries that would support research, technology transfer, and collaboration with the National Renewable Energy Laboratories.

Area 26: Light Industrial

Area 28: Limited Commercial (LC)

Area 29: Neighborhood Commercial (NC)

Area 30: Large Scale Commercial (LSC)

Area 31: Regional Scale Commercial (RSC)

Area 32: South Golden Road Corridor

The South Golden Road Corridor should be a place that provides services and employment for residents and supports research and development industries, especially renewable energy research and development. To accomplish this, the recommended uses on the South Golden Road Corridor map should be followed.

Area 33: C-470/Alameda Activity Center

The construction of the interchange at C-470 and Alameda and recent rezoning cases have made the land surrounding the interchange prime for higher intensity uses. This area should allow for retail, office, light industrial, and multi-family residential uses. See the C-470 & Alameda Activity center map for specific recommendations.

Land Use Policies

1. If a use does not comply with the recommended uses in the areas, the application should demonstrate excellent site design by following the Design Guidelines in the Comprehensive Master Plan and in this Area Plan. However, excellent site design should not be the only basis for staff support/non-support.
2. The recommended housing densities should not be construed as guarantees of the number of residential units that may be built upon a site, but as the maximum number of housing units that could be built upon a site. The actual number of units is determined by applying all applicable recommendations in this Plan, including the Design Guidelines.
3. New residential development should complement the character of the community by creating similar lot sizes.
4. Residential development should not occur within the Mountain Backdrop/Foreground.
5. Domesticated Large Animal Management guidelines include:
 - a. Minimum lot size should be ½ acre if large animals are kept on the property.
 - b. The minimum square footage of open lot area, available to the animal, should be 9,000 square feet for the first animal and 6,000 square feet for each additional animal.
 - c. The total number of animals should not exceed 4 per 1 acre, except that offspring of animals on the property may be kept until weaned.
 - d. The outside storage of manure should comply with policies in the Housing, Air, Light, Odor, & Noise, and Water Resources chapters.
 - e. Stallions and bulls should not permanently reside in these areas. They are more appropriate on larger agricultural properties.

6. A subarea plan should be created to address the revitalization of the unincorporated portion of South Golden Road.
7. The county and the City of Golden should coordinate when either entity explores further planning efforts in the South Golden Road Corridor.
8. In the C-470/Alameda Activity Center, where multi-family is a recommended use it should not exceed 20% of the of the total footprint(s) of any new or redeveloped commercial buildings.
9. The Dinosaur Ridge Museum should be allowed to continue to operate in the C-470/Alameda Activity Center. If this museum expands or relocates to a different property within this Activity Center, it should be considered a recommended use by the plan.
10. Encourage property owners to remove sign posts when no longer in use.

Land Use Implementation:

1. To encourage the recommended uses in Transition Areas and along the South Golden Road Corridor, the County may need to use proactive strategies, such as:
 - a. County-initiated rezoning of existing and underutilized properties;
 - b. Pursuing economic development tools and incentives. (See Appendix B, II.c.)
 - c. Identifying business sectors most likely to locate in this area through detailed market studies by the Jefferson Economic Council (JEC) and others.
 - d. Targeting future public improvements toward these areas. These could include providing additional bicycle and pedestrian connections, creating pedestrian refuges to create more security for intersection crossings, considering "stoplight countdown timers" were appropriate, painting or raising crosswalks, widening sidewalks or landscape areas along right-of-ways, and requiring or targeting outdoor furniture towards pedestrian areas.
 - e. Considering strategies through zoning to attract desirable development. These strategies include:
 - 1) Creating mixed-use zone districts to expedite and provide flexibility in development;
 - 2) Allowing reduced parking requirements to allow more commercial square footage, and encourage walking. If parking is reduced, safeguards should be taken that it does not spill into adjacent neighborhoods and streets.
 - 3) Allowing higher building heights and densities if multifamily residential is constructed above commercial.
 - 4) Reducing setbacks, instead considering "build to lines" near the sidewalk.

Open Space, Parks & Recreation

The area's recreational opportunities are a significant facet of the public's health and quality of life. South Table Mountain's natural beauty is highly valued by the area's residents. Although some of South Table Mountain is privately owned, hiking, exploring, and appreciating the mesa's natural and unique topography have become a community tradition.

The Open Space and Trails Map shows many of the area's trails, parks, open space, and recreational facilities in the Central Plains planning area. The map is not all-inclusive.

Policies

1. The property between Orchard Road and Meadow Sweet Road, south of West Colfax Avenue, should be developed as a passive park. A long-term maintenance plan for the park should also be developed.
2. The slopes and top of South Table Mountain should be preserved as open space.
3. The county should evaluate the construction of a multi-use trail from Isabell Street to Denver West Parkway.
4. If possible, additional acreage should be added to the Dinosaur Ridge Visitor Center for future expansion. If additional acreage is not available, the county should consider leasing different property in the area to the Dinosaur Ridge Visitor Center.
5. Support the trail connections and property acquisitions outlined in the local park and recreation district master plans. Some of those trail connections include:
 - a) A north-south connection along McIntyre Street to connect to the existing Clear Creek Trail
 - b) Continuation of the 32nd Avenue multi-use trail
 - c) North-south connections along existing irrigation ditches
 - d) Connections to North and South Table Mountain Parks
 - e) A connection along Welch Ditch from West 32nd Avenue to the Denver West Office Park

Visual Resources

The Mountain Backdrop/Foreground is a significant visual resource in the Central Plains area. The preservation of the Mountain Backdrop has been a coordinated effort among five counties, from Fort Collins to Colorado Springs, since 1995. The preservation of the foothills' visual features, including the slopes and top of South Table Mountain is a priority.

Policies

1. The slopes and top of South Table Mountain should be preserved as open space.
2. Jefferson County Open Space considers the acquisition of South Table Mountain a high priority and should continue to pursue acquisition.

3. If South Table Mountain is acquired, Jefferson County Open Space should work with the community to develop public access and parking plans.
4. If acquisition is not possible, and the mesa is built out to existing zoning, mitigation and sensitivity should be exercised to minimize the development's adverse impacts on the community. Building materials and colors should complement the natural landscape. Buildings should be located to avoid a silhouette on top of the ridge. *(See the Appendix for a map of existing zoning on South Table Mountain.)*

Traffic & Transportation

A safe and efficient transportation system, with minimal impacts on the community, is important to the residents in the area. The county is in a limited position with regard to mitigating impacts from I-70, US 6, and US 40 (West Colfax Avenue) because these facilities are not owned or maintained by the county. However, balancing the demands of through traffic and local traffic to preserve the quality of life for area residents is important.

Safety Improvement Policies

1. If sidewalks are desired by the community, residents should petition the county and work with county staff to develop a sidewalk plan that provides safe pedestrian circulation.
2. The county should work with the Regional Transportation District (RTD) to develop a program/contract to install and maintain bus shelters along South Golden Road.
3. The county should continue to monitor traffic in Wide Acres/Welchster.
4. The Jefferson County Sheriff's Office and Colorado Highway Patrol should be encouraged to increase patrol activity in Wide Acres/Welchster.
5. The county should encourage property owners and business operators along South Golden Road, Youngfield Street, Indiana Street, and West Colfax Avenue to route delivery traffic on these roadways.
6. Traffic calming measures should be explored on South Golden Road.

Transportation System Improvement Policies

1. The county should evaluate the extension of Isabell Street to Denver West Parkway.
2. The county should conduct a safety and operational study for South Golden Road. All property owners along South Golden Road should be involved.
3. Road improvements to South Golden Road should follow the template developed in the South Golden Road Corridor Study by the Jefferson County Division of Highways and Transportation. This template was created to accommodate projected traffic volumes, bicycles, pedestrians, equestrians and minimizing the impacts on residents and businesses.
4. A template for landscaping along the South Golden Road Corridor should be created to improve the appearance of the corridor.

5. If Youngfield Street is improved or widened, the cities of Wheat Ridge and Lakewood should work with the county to see that resident and business operator concerns are considered.
6. The City of Lakewood's road template for Youngfield Street from 20th Avenue to 27th Avenue should be followed when road improvements are completed in that area.
7. When development or redevelopment is proposed along Youngfield Street, the county should coordinate with Lakewood and/or Wheat Ridge to ensure consistent site design and landscape improvements through this corridor.
8. The county should continue to pursue new regional funding for necessary improvements to the I-70/US 6 interchange.
8. The county and the City of Lakewood should coordinate on transportation issues in the Applewood, Daniels-Welchester, and Lochwood areas.

Public Facilities, Services & Utilities

Adequate service provision is important to maintaining the quality of life in the Central Plains area. Although Jefferson County does not provide utilities, or fire protection, coordinating with the service providers is necessary to ensure provision of services.

Policies

1. All applications for development on or adjacent to South Table Mountain should be referred to the Colorado State Forest Service and local fire protection agency for identification of appropriate mitigation measures.
2. A focus group, comprised of interested parties, such as Lakewood police, deputy sheriffs, planners, and community members, should be convened to develop an action plan to provide protection to Wide Acres/Welchester.

Design Guidelines

In addition to the standards in the Zoning Resolution and the Design Guidelines in the Comprehensive Master Plan, the following Design Guidelines may apply to development proposals. If a project is meeting the standards in the Zoning Resolution, the application should be considered standard site design. If a project meets the standards in the Zoning Resolution and the applicable Comprehensive Master Plan Design Guidelines and the applicable Area Plan Design Guidelines then the application should be considered excellent site design.

An exception to the above statement is that the Design Guidelines for Areas 16 is the minimum that should be met to be considered standard site design. These items are crucial to ensure the land uses recommended are compatible with surrounding uses.

General Commercial and Industrial Guidelines

1. Articulate long building surfaces and roofs with a change in surface material or plane, at a minimum, every 35 feet.

2. Screen all sides of outdoor storage areas, including the top if the storage materials can be airborne.
3. Encourage outdoor seating areas for employees and customers.

Area 16: Small-scale Office/Senior Housing Design Guidelines

1. The building should maintain the appearance of a single-family residence.
2. The total size of the building should not exceed 3000 square feet.
3. Building heights should be limited to 35 feet.
4. Existing separations between adjacent residences should be maintained.
5. Landscaping should be used to enhance separations between residential and non-residential uses.
6. Parking should be located at the front of the lots.
7. Signs should not be illuminated.

Area 17: Mixed Use Design Guidelines

1. Heights of buildings adjacent to Moss Street may be increased to 45 feet. In other portions of this Area, non-residential buildings within 100 feet of a residential or agriculturally zoned lot shall be 35 ft. However, a non-residential building or portion of a building may increase to 45 feet if it is more than 100 feet from a residential or agriculturally zoned property.
2. A sidewalk should be provided along Moss Street and McIntyre Street.
3. A bike lane should be provided along Moss Street.
4. Buildings should be oriented to the street. Parking lots should be located on the side or rear of buildings, where appropriate.
5. Landscaping between commercial and residential uses should increase beyond the Zoning Resolution requirements, either by increasing the width of the landscape strip or increasing the number of trees and shrubs provided.
6. Adaptive reuse of historic homes (homes over 50 years old) is encouraged.
7. Front setbacks for non-residential structures along Moss Street may be reduced to 15 feet. This setback may be reduced further if an existing structure is being reused. Setbacks along side and rear may be altered from traditional Commercial-One (C-1) setbacks if landscaping and fencing beyond the Zoning Resolution requirements is completed.
8. Architecture should emphasize the primary building entrance, be designed to a pedestrian scale, and encourage ground floor transparency.
9. Drive thru lanes should not be located next to a residentially zoned lot. This does not apply where a collector road separates the commercial and residential use.

Area 18: Mixed Use Design Guidelines

1. Discourage the installation or use of outdoor speakers, amplified music, and/or paging systems or mitigate their effect where residential uses could be impacted. (This

does not include drive-up menu speakers at fast food restaurants or teller speakers at banks.)

2. Heights of buildings adjacent to West 7th Avenue may be increased to 45 feet. In other portions of this area, non-residential buildings within 100 feet of a residential or agriculturally zoned lot shall be 35 ft. However, a non-residential building or portion of a building may increase to 45 feet if it is more than 100 feet from a residential or agriculturally zoned property.

3. A sidewalk and bike lane should be provided along West 7th Avenue and Moss Street.

4. Buildings should be oriented to the street. Parking lots should be located on the side or rear of buildings, where appropriate.

5. Landscaping between commercial and residential uses should increase beyond the Zoning Resolution requirements, either by increasing the width of the landscape strip or increasing the number of trees and shrubs provided.

6. Adaptive reuse of historic homes (homes over 50 years old) is encouraged.

7. Front setbacks for non-residential structures along West 7th Avenue may be reduced to 15 feet. This setback may be reduced further if an existing structure is being reused. Setbacks along side and rear may be altered from traditional Commercial-One (C-1) setbacks if landscaping and fencing beyond the Zoning Resolution requirements is completed.

8. Architecture should emphasize the primary building entrance, be designed to a pedestrian scale, and encourage ground floor transparency.

9. Drive thru lanes should not be located next to a residentially zoned lot. This does not apply where a collector road separates the commercial and residential use.

Area 32: South Golden Road Design Guidelines

1. Encourage murals on buildings along South Golden Road.

2. Encourage planters to break up stretches of asphalt.

Area 33: C-470 & Alameda Activity Center Design Guidelines

West of C-470:

1. New development should complement the character of the existing historic structures on the Rooney Ranch Centennial Farm in the southwest quadrant of this intersection.

2. Architecture should have a ranching/farming theme with stone accents near the base of the buildings and on any chimney-features, and barn wood/wood plank accents on the upper portions of the buildings.

3. Roofs should have a low pitch and are encouraged to have copulas and wind veins.

East of C-470:

1. New development should be compatible with the Tuscan villa themed Solterra development. This development features clay-tile roofs, colors in the range of browns, burnt orange, and mustard yellows, and the dominant materials used are stone and stucco.

General Residential Design Guidelines

1. Setbacks and heights of proposed residential buildings should match the largest setbacks and shortest heights of the surrounding residential zone districts. If a reduction in setbacks are proposed, there should be a reduction in building height. If an increase in height is proposed, there should be an increase in setbacks.

Appendix

Affordable Housing

- Insert updated map showing low to moderate income areas.

South Table Mountain Zoning

- Insert existing zoning map here.