

## **Ralston & North Table Mountain Subarea**

Future residential development proposed for this area ranges from 5 acre or larger lot sizes west of the hogback to .25 acre lots east of the hogback. Commercial and industrial uses include an Activity Center, office and retail development around the W-470 and West 64th Avenue interchange and a neighborhood convenience scale center at State Highway 93 and West 58th Avenue. Future development should be sensitive to the geologic hazard area of North Table Mountain, the views along State Highway 93 and the existing residential areas.

### **Hazards Policies**

#### **A. General**

Geologic hazard areas should be defined using the Jefferson County Geologic Hazards Overlay maps or through development review studies.

#### **B. Map Area 34: Hazard Areas**

Credit for development in this area should be given at 1 du/ac which can be located on another portion of the site.

### **Housing Policies**

#### **A. General**

1. Maximum densities recommended in the Plan should not be interpreted as guaranteed densities. All densities should be earned through excellent site design and compliance with other applicable recommendations in the Plan and the Design Guidelines.

NOTE: A definition of excellent site design is contained in the Glossary.

2. The scenic corridor along Colorado State Highway 93 should be protected through appropriate setbacks, height limitations, building separations, and preclusion of billboards.

3. Residential development should be allowed only on slopes of 30% or less. The density credit, as specified elsewhere in this section, may be transferred and clustered on other areas of the site, provided excellent site design is demonstrated, 40% of the site is open space and the other recommendations in the Plan can be met.

4. Development can occur in the floodplain when it complies with adopted County standards. The residential density earned may be transferred to other areas of the site at the credit allowed for the area, provided excellent site design is demonstrated, 40% of the site is open space and the other recommendations in the Plan are met.

5. Mined areas should be reclaimed.

**B. Map Area 36: North Table Mountain (also see D. Map Area 36)  
Slopes of the Mesa**

1. Residential development up to 4 du/ac should be allowed.
2. Any development proposed should:
  - protect the rims and the slopes;
  - be outside the hazard areas, i.e., rockfall and slide areas should be subject to review at the time development is proposed; mitigation of impacts should be considered on a site-by-site basis;
  - preserve the natural features, e.g., knolls, drainages, rock outcrops;
  - occur only on slopes of 30% or less when residential development is proposed. Density credit for 1 du/ac may be transferred to areas off the slopes provided 70% of the site is in open space (including the unbuildable portions of the site);
  - excellent site design is demonstrated, and the other recommendations of the Plan can be satisfied; and
  - be clustered.

**C. Map Area 38  
North of Golden Gate Canyon Road & South of Pine Ridge Road, Southwest of the Hogback & West of the Existing Industrial Area**

1. This should be a residential transition area between the lower residential density west of the Hogback and the higher intensity of use in the adjacent activity center.
2. Residential densities up to 2.5 du/ac should be allowed if:
  - public water and sanitation and fire protection districts can provide service;
  - housing units are clustered; and
  - 40% or more of the site is open space.

**D. Map Area 39  
West of the Hogback, east to the 6130 foot elevation\* on the front of the Hogback**

1. Public water and sanitation service is not proposed for this area.
2. Residential development should be 1 du/5 ac or more.
3. Residential uses should be allowed only on slopes of 30% or less. On slopes greater than 30 % the density may be credited at 1du/15 ac and may be transferred to another portion of the site. The maximum density on the buildable area should not exceed 1 du/ac, and all development should conform with Jefferson County Health Department and Colorado requirements for well and septic systems.
  - This elevation was chosen because public water service over this elevation would be difficult, given the elevation of the Golden water storage tank.

**Retail, Office, Industrial & Mixed Use Policies**

**A. General**

The scenic corridor along Colorado State Highway 93 should be protected through appropriate setbacks, height limitations, building separations, and preclusion of billboards.

**B. Map Area 18  
South of Colorado State Highway 58 & North of Clear Creek**

1. Retail, office and light industrial should be allowed only on slopes of 20% or less.
2. This is a continuation of the larger infill area in Fairmount (Map Area 19). While residential development is allowed in the Fairmount portion, it is not recommended for this smaller area because of the intensity of the surrounding industrial uses.

**C. Map Area 35: North Table Mountain  
Top of the Mesa - Mixed Use**

1. Recommended uses include nonservice office, e.g., research and development, resort ranch, conference center, support retail, residential up to 1 du/5 ac. Other uses which have comparable impacts on traffic, visual and scenic assets and drainages, and cause minimal site disruption may also be appropriate.
2. Conditions for any activity, development or use proposed should:
  - protect the rims and the slopes;
  - be outside the hazard areas, e.g., rockfall and slide areas, and subject to review at the time development is proposed; mitigation of impacts should be considered on a site-by-site basis;
  - preserve the natural features, e.g., knolls, drainages, rock outcrops;
  - provide 50% open space in addition to hazard areas which cannot be mitigated;
  - be set back and not visible from the surrounding community, i.e., within 2 miles of the ground below North Table Mountain;
  - allow retail uses which are ancillary to the primary use;
  - be clustered;
  - for nonresidential, occur only on slopes of 20% or less, and for residential, occur only on slopes of 30% or less; and
  - be served by a public fire district.

**D. Map Area 36  
Colorado State Highway 93 & West 58th Avenue - Mixed Use**

1. Neighborhood-convenience retail and office development up to 150,000 square feet gross leasable area should occur in only one quadrant of the intersection, preferably the southeast quadrant.
2. Access to the proposed development should be coordinated with existing commercial uses.
3. Views along Colorado State Highway 93 should be protected.
4. Residential development up to 4 du/ac should be allowed when the following conditions are met.
  - a. Housing units are clustered, except for very low density, i.e., 1 du/5 ac or more.
  - b. 40% or more of the site is open space.

- c. Views along Colorado State Highway 93 are protected.
5. Existing residential development should be protected from adverse impacts associated with this development by using techniques to screen the project, e.g., adequate landscaping, landshaping, etc.

### **E. Map Area 37: Activity Center**

1. Permitted uses should include:
  - retail;
  - light industrial;
  - office;
  - tourist services;
  - hotels;
  - schools; and
  - residential, up to 10 du/ac average gross density.
2. Residential uses should be allowed only on slopes of 30% or less. The residential density earned on slopes greater than 30% may be credited at 1 du/ac and transferred to another portion of the site when excellent site design is demonstrated.
3. Nonresidential uses should be allowed only on slopes of 20% or less.
4. Existing residential properties should be buffered.
5. 30% or more open space should be provided.

### **F. Map Area 40 Highway W-470 & West 64th Avenue Interchange East of the Hogback - Mixed Use**

1. Retail and office development should be allowed in all four quadrants within a 1000 foot radius of the interchange. The radius can be expanded an additional 500 feet, to a maximum 1500 foot radius, for the following reasons:
  - to adjust for terrain;
  - the initial 1000 foot radius already has been developed;
  - there is a demand for the proposed development; and
  - excellent site design is demonstrated.
2. Residential densities up to 4 du/ac should be allowed when the following conditions are met.
  - a. The houses are clustered, except for very low densities, i.e., densities less than 1 du/5 ac.
  - b. 40% or more of the gross area is open space.
- c. Development in floodplains conforms with the County's standards. In geologic hazard areas or on slopes of 30% or greater, credit can be given at 1 du/ac, up to a maximum density of 6 du/ac, and may be transferred to a buildable portion of the site.

Ralston & North Table Mountain Subarea Build-out

Methodology appears under Appendix headings: Housing and Retail, Office, Industrial & Mixed Use.