3550 South Pierce Street
Official Development Plan
12-19-12

Title and Name:
Hansen Family Trust
3550 S. Pierce Street
Lakewood, CO 80235

Land Use Standards:

1. Primary Uses
    a. Single family residential
    b. Multi-Family dwelling or townhome not to exceed 4 dwelling units per acre
    c. Clubhouse or recreation facility in conjunction with multi-family
    d. Church and church related uses, parish house and/or parsonage
    e. Medical and dental offices, clinics, and small veterinary clinics with no outside facilities
    f. Business and professional offices
    g. Photography Studio
    h. Assisted Living Facility
    i. Other uses substantially similar in nature, compatible with and having substantially similar impacts to those listed above

2. Accessory Uses
    a. Commercial Accessory Uses
        i. Customer and employee parking of operable motor vehicles, either open or covered.
        ii. Subject to this ODP, a use, equipment or item customarily incidental to an existing permitted use on a lot shall also be permitted when located on the same lot as the existing permitted use.
        iii. Construction trailers shall be permitted during construction and shall be removed within 6 months of Certificate of Occupancy
    b. Residential Accessory Uses
        i. Private stable and/or barn for keeping horses. The minimum square footage of open area, not including the dwelling, shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal. Total number of such animals that may be kept shall not exceed 4 per 1 acre; except that offspring of animals on the property may be kept until weaned.
        ii. Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupation Section of the Jefferson County Zoning Resolution.
        iii. Construction trailers shall be permitted during construction and shall be removed within 6 months of Certificate of Occupancy

Minimum Lot Size:
The minimum lot area for a single family home is 1 acre.

The minimum lot size for multifamily unit is 9,000 square feet.
The minimum lot size for business, assisted living or church uses is 1 acre.

Setbacks:
Setbacks from the exterior property line shall be no less than 20 feet. Architectural features are allowed to protrude 24 inches into the building setbacks. Setbacks at the front of all buildings shall be no less than 5 feet from parking areas, walkways, turnarounds, or private roads. Any stable or barn must be setback 50 feet from all property lines.

Minimum Distance between structures:

1. Minimum 15 feet distance between buildings.
2. The minimum distance between structures may be zero if the structures share a common wall.

Maximum building height
The maximum building height in all areas shall not exceed 35 feet.

Maximum building size for business uses
The maximum GLA for all business uses shall not exceed 40% of the overall site.

Parking Standards
2 spaces per single family
2.25 spaces per multifamily unit
.25 per fixed seat in Religious Assembly
4 spaces per 1,000 square feet of GLA of office, medical or veterinarian space
1 space per unit and 1 space per staff per shift for Assisted Living

Signs:
Project Identification (for all uses other than residential):

a. One monument sign with one or two faces shall be allowed at the vehicular entrance to the property.
b. Maximum height shall be 6 feet, including the height of any earth berm constructed below the sign.
c. Maximum sign area shall be 40 square feet per face.
d. Minimum setback 10 feet from property boundary.

Individual Building Identification:

a. Maximum one single face per building.
b. Maximum height shall be 6 feet, including the height of any earth berm constructed below the sign.
c. Maximum sign area shall be 15 square feet per face.
d. Minimum setback 5 feet from property boundary.

Wall Sign:

a. Maximum one wall sign per building.
b. Maximum height shall not exceed the height of the structure to which sign is attached.
c. Maximum sign area shall be 24 square feet per face.

General Sign Information:

a. Lighting of signs shall be either from within the sign itself or down cast lighting.
b. Directional signs and informational signs for parking, unloading and related uses or functions will be permitted where necessary.
c. No sign shall rotate or have any moving pieces.
d. No flashing lights are allowed.
e. A permit from Jefferson County is required prior to the installation of any sign on the property.

Fences:

a. Fences of wood, brick, concrete, stone, metal or block shall be permitted with a maximum height of 6 feet.
b. A permit from Jefferson County is required prior to the installation of any fence on the property over 42" in height.

Lighting:

Shall meet the Jefferson County Zoning Resolution Lighting Standards found in Section 11.

Landscaping Requirements:

Shall meet the Jefferson County Zoning Resolution Landscape Standards found in Section 14.

Architectural Requirements:

Shall meet the Jefferson County Zoning Resolution Architectural Standards found in Section 12.

Outdoor Storage:

1. All trash containers must be screened from view with a solid fence or wall and landscaping. The point of access will be screened by an opaque gate, but no landscaping will be required along this side.
2. Trash containers should be situated away from multi-family units with easy access for pick up.
3. Manure shall not be allowed to accumulate so as to cause a hazard to the health, safety or welfare of humans and /or animals.

SH Entitlements

December 19, 2012

Jeanne Schaffer
Jefferson County Planning Department
3550 Jefferson Parkway
Golden, Colorado 80142

Dear Jeanne,

We respectively request a Plan Exception from the South Jeffco Community Plan for property addressed at 3550 S. Pierce Street. The plan advises the site density be increased to a maximum of 4 dwelling units per acre to be compatible with the condo units neighboring to the south. Currently there is a single family home onsite. We are proposing limited uses which include one single family home, or multi-family up to 4 dwelling units per acres or small scale business including office, medical and dental. The subject site has access to South Pierce Street. The house is currently serviced by the Lakehurst Water and Sanitation District. Lakehurst Water and Sanitation has confirmed that they can provide additional water services to the site if needed. RTD runs bus service within walking distance to the site.

While the South Jeffco Community Plan recommends multi-family for this address, page 13 under "Designated Residential Areas" recommends that "office, research and development, and light industrial uses should be located at the periphery of commercial development, especially adjacent to existing residential neighborhoods." There is commercial development on the west side of South Pierce Street and this site is adjacent to existing residential. We believe our proposal is in conformance with the South Jeffco Plan's overall intent for small scale businesses.

While this proposed zoning change does allow for more uses than the suggested 4 dwelling units, the proposed uses are limited and conform to other recommendations in the plan. In addition, this site is centrally located around commercial development and has the necessary public improvements to handle the proposed uses. Therefore we respectively request a Plan Exception based on the above referenced items. Please contact us with any questions you may have. Thank you for your consideration regarding this request.

Sincerely,

Heather Scott, AICP
Consultant

cc: file

Heather Scott, AICP | Tel 303.919.4801 | Fax 303.942.0589 |
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