Conifer/285 Corridor Area Community Plan

Language Changes July 7, 2008

Changes are highlighted in grey. Bold italic words have definitions in the Plan Glossary. Please see the Summary Housing Density Chart on the back of this page.

Hazards

C. Wildfire Hazards (page 14)

- 5. Residential Lot Sizes
- a. In *severe wildfire hazard areas*, residential lot sizes should be restricted to 1 dwelling unit per 10 to 35 acres.
- 1) Minimum lot size should be 10 acres when the hazard is adequately mitigated, as determined by *fire officials*.
- 2). Minimum lot size should be 35 acres if inadequate mitigation is done, as determined by *fire officials*.
- b. In *moderate wildfire hazard areas*, residential lot sizes should be restricted to 1 dwelling unit per 5 to 35 acres.
- 1) The minimum lot size should be 5 acres when the hazard is adequately mitigated, as determined by *fire officials*.
- 2) The minimum lot size should be 35 acres if inadequate mitigation is done, as determined by *fire officials*.
- c. In *village centers*, properties are not subject to the above density restrictions if the property is adequately mitigated, as determined by *fire officials*, and demonstrates excellent or average site design. Densities in the Housing section would apply.

Housing

C. Housing Densities Inside Village Centers (page 19)

- 3. Where a *centralized water and/or sewer system* is not available, housing densities must meet Division of Water Resources and Jefferson County Department of Health & Environment standards, and 1 dwelling unit per 5 acres should be the maximum density allowed.
- 4. Densities more than those allowed in the Wildfire Hazard section are permitted if the property is adequately mitigated, as determined by *fire officials* and excellent or average site design is demonstrated.
- 5. To achieve the maximum densities, development should be located on slopes up to 30%.

D. Development Constraints Which Apply to All Housing Densities (pages 19-21)

- 2. Severe Wildfire Hazard Areas
- a. Development should not be allowed in *severe* or other *wildfire hazard* areas unless mitigation has been performed in accordance with the Colorado State Forest Service, other current authorities and local fire district recommendations. Mitigation efforts should include initial design and implementation. The official development plan (ODP) and appropriate entities should specify and/or develop plans for annual and long-term maintenance and inspection. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met. (See Hazards section, A. Geologic Hazards.)
- b. In *village centers*, properties are not subject to density restrictions in the Wildfire Hazard section, if the property is adequately mitigated, as determined by *fire officials*, and demonstrates excellent or average site design. Densities in the Housing section would apply.
- 8. Wildlife Quality
- a. See the accompanying Wildlife Quality Chart. Refer to the Wildlife section recommendations for a description of the maximum, high, moderate, and secondary areas. *Transfer of density*, as specified in the Glossary, may be used when all criteria are met.

No development, unless approved by the Colorado Division of Wildlife (CDOW) should be allowed in the *maximum wildlife* quality areas. Wildlife section Policies do not apply to density restrictions inside Village Centers for *high*, *moderate*, and secondary wildlife areas.

Summary	Outside Village Center			Inside Village Center ¹		
Summary Housing	Site Design			Site Design		
Density	Excellent ²	Average ³	Below Average ⁴	Excellent ²	Average ³	Below Average ⁴
Slope						
0-30%	1 du/5ac 1 du/10ac		No Development	Up to 4du/ac with water and/or sewer system and subject to Plan Policies and Design Guidelines. The maximum density is only applicable with excellent site design.		No Development
30-40%	1 du/10ac	1 du/35 ac		1 du/10ac	1 du/35 ac	
40% or more	1 du/20 ac	1 du/35 ac		1 du/20 ac	1 du/35 ac	
Wildlife						
Maximum	No development, unless approved by CDOW, then transfer of density may be allowed. (6)		No Development	No development, unless approved by CDOW, then transfer of density may be allowed. (6)		No Development
High	1 du/10ac	1 du/35 ac		Up to 4 du/ac with water and/or sewer sys-		
Moderate	1 du/7ac	1 du/20 ac		tem and subject to Plan Policies and Design Guidelines. The maximum density is only applicable with excellent site design. Wildlife section Policies do not apply to density re- strictions inside Village Centers.		
Secondary	1 du/5	1 du/7ac				
Wildfire						
Severe						
Adequate mitigation ⁵	1 du/10 ac		No Development	Up to 4du/ac with water and/or sewer system and subject to adequate mitigation, Plan Policies and Design Guidelines. The maximum density is only applicable with excellent site design. Wildfire Policies in the Hazards section do not apply to density restrictions inside Village Centers.		No Development
Inadequate mitigation 5	1 du/35 ac			1 du/35 acres		
Moderate						
Adequate mitigation ⁵	1 du/5 ac		No Development	Up to 4du/ac with water and/or sewer system and subject to adequate mitigation, Plan Policies and Design Guidelines. The maximum density is only applicable with excellent site design. Wildfire Policies in the Hazards section do not apply to density restrictions inside Village Centers.		No Development
Inadequate mitigation ⁵	1 du/35 ac			1 du/35 acres		
Water & Sanitation						
Centralized water and/or sewer	1 du/1 -5 ac, subject to the Housing policies and Design Guidelines.		No Development	Up to 4 du/ac with water and/or sewer system and subject to Housing Policies and Design Guidelines.	Up to 1 du/ac with water and/or sewer system and subject to Housing Policies and Design Guidelines.	No Development
Individual well & septic	1 du/5 ac			1 du/5 ac		
Visual sensitivity	Does not affect density but development should be screened and subject to Plan Policies and Design Guidelines.					No Development
Floodplains ⁶	Subject to County/Federal Emergency Management Agency standards, Plan Policies, and Design Guidelines.					No Development
High Geologic Hazards ⁶	No development unless engineering and mitigation studies show the risk can be eliminated or sufficiently reduced, and Plan Policies and Design Guidelines are met.					No Development

The numbers reflected in this chart are gross densities, not minimum lot sizes. This chart is a graphic representation of the policies in the Plan. See each specific chapter for more detailed policies. Policies in the Plan take precedent over the representation in the chart.

- 1 A higher density than the 4du/ac identified in the chart could be allowed if a proposal includes senior or affordable housing. This potential increase in density is subject to the proposal being served by centralized water and/or sewer and other Plan Policies and Design Guidelines.

 2 Excellent = Complies with all applicable Design Guidelines and county design standards.

 3 Average = Complies with a majority of applicable Design Guidelines and county design standards.

 4 Below Average = Does not comply with most Design Guidelines and county design standards.

 5 Level of mitigation determined by fire officials.

 6 Transfers of Density are possible subject to Plan Policies and Design Guidelines.