

597
AN ORDINANCE ESTABLISHING PLANNED UNIT DEVELOPMENT ZONING WITHIN THE CITY OF GOLDEN, ESTABLISHING MINIMUM CRITERIAS AND DIRECTING PROCEDURES FOR OBTAINING PLANNED UNIT DEVELOPMENT ZONING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. Section 18.20.010 Golden Revised Ordinances of 1965 is amended by the addition of the following classification:

PUD, Planned Unit Development

Section 2. Chapter 18.28, Golden Revised Ordinances of 1965 is hereby amended by the addition of Section 18.28.150:

18.28.150. Land use and density schedules for PUD districts.

A. Permitted Uses:

1. Any uses permitted in any of the various districts established by this code.

2. Accessory uses and buildings customarily appurtenant to the permitted uses, together with any special uses necessary to the primary purpose of the PUD.

3. Mobile Home Courts and Travel Trailer Courts.

B. Building Height: The height of structures is set by the Planned Unit Development Plan.

C. Lot Width, Lot Area, Floor Area and Yard Requirements: Lot Width, lot area, floor area, and yard requirements are established by the Planned Unit Development Plan.

D. Minimum Area and Density:

1. A minimum of 2 acres is required before an area may be rezoned for PUD. This acreage must be owned by one legal entity or individual.

2. The density and minimum proportion of lot to remain in unobstructed open space is determined by the Planned Unit Development Plan.

The density of the area surrounding the proposed Planned Unit Development Plan should be taken into consideration when setting the density of the PUD Plan.

Section 3. Chapter 18.28, Golden Revised Ordinances of 1965 is hereby amended by the addition of Section 18.28.160 as follows:

18.28.160. Procedural process for approval of PUD district.

The following process and procedures must be followed before any PUD district is approved:

A. Tentative Plan:

With the submission of an application to change an area to a PUD Zoning District, the applicant shall submit a tentative plan to the Planning Commission and the City Council. The tentative plan will serve as a preliminary subdivision plat. The approval of the preliminary plan constitutes approval of the tentative subdivision plat. The submission of a tentative plan shall include 16 copies showing the following:

1. Proposed name of development
2. Name and address of the owner and the land planner.
3. North point, scale and date.

4. Total acreage (total gross area less public ways) and present zoning classifications of the area of all abutting districts.

5. Legal description.

6. Tentative street layout.

7. Proposed density or densities of the designated area in dwelling units per acre.

8. Existing contours with intervals of 2 feet.

9. Proposed height of any structures.

10. Tentative designation of proposed lot, lots or units of ownership and the boundaries thereof.

11. Tentative schematic location and type (e.g., single family detached, 4-unit dwelling, etc.) of proposed structures.

12. Tentative schematic location of all proposed common open spaces within the development and a written proposal for the development and maintenance of said common open spaces.

13. The tentative plan shall have the following certification:
"I, _____, owner and developer of the property set forth above, do hereby agree that I will develop the above property as a Planned Unit Development at a density or densities as shown on the attached tentative plan. _____"

Signature

Approved this _____ day of _____, 19____, by the City of Golden Planning Commission.

Chairman

Approved this _____ day of _____, 19____, by the City Council of the City of Golden.

Attest: _____
City Clerk

Mayor

B. Final Plan:

Within 90 days following final approval of PUD Zoning, unless City Council grants an extension of said time upon application by the applicant, the developer shall submit 12 copies of a final plan. The final plan must be received by the City Clerk at least 10 days prior to the meeting of the Planning Commission, at which action on the final plan is desired. The final plan shall include:

1. The total acreage of the designated area.

2. The density of the designated area in dwelling units per acre for each portion of the PUD area, if more than one density is proposed.

3. Original contours with intervals of 2 feet in broken lines and proposed finish contours with intervals of 2 feet shown in solid lines.

4. The proposed height of any structures.

5. The location of each existing and each proposed structure in the designated area, the use or uses to be contained therein, the number of stories, gross floor area and approximate locations of entrances and loading points thereof.

6. All curb cuts, driving lanes, loading areas, public transportation points and facilities for illumination of same.

7. All pedestrian walks, malls and open areas for use by tenants or other public.

8. The locations, height and type of all walls, fences and screen plantings.

9. The locations, size, height and orientation of all signs other than signs flat on building facades.

10. The types of surfacing, such as paving, turfing or gravel to be used at various locations.

11. The location of existing and proposed fire hydrants, and all utilities together with necessary easements for same.

12. The location of all common open spaces within the development, together with the proposed method of development, maintenance and ownership of said common open spaces, together with legal documentation providing for development, maintenance and ownership of said common open space.

13. Illustrations of proposed architectural style together with typical floor plan.

14. A time schedule for completion of the project or each phase thereof.

15. The location, design and capacity of storm drainage facilities.

16. Two copies of any proposed covenants to be filed with the City Clerk when the final plan is submitted.

17. Other information that the Planning Commission or City Council deems necessary to make a decision as to the desirability of the development. When additional information is requested, the Commission or City Council may table the matter until the additional information is submitted.

18. Certificates - The final plan shall include space for certification of approval in accordance with the forms indicated in Paragraph G of this section.

C. Within 30 days after the Planning Commission meeting wherein the final plan is presented, the Planning Commission will inform the City Council and applicant whether or not the plan has been recommended for approval.

D. Within 30 days after receipt of the Planning Commission's recommendation pertaining to the final plan, City Council will approve or disapprove the final plan, and no building permits may be issued until approval of the City Council has been granted.

E. When approved, 2 copies of the final plan, with all certifications executed, shall be filed with the Planning Commission and one with the City Clerk.

F. The City Clerk shall cause to be executed and recorded in the Office of the Clerk and Recorder of the County of Jefferson an instrument in the following form:

"Statement of establishment of Planned Unit Development
Under the Ordinances of the City of Golden

On this _____ day of _____, 19____, the City Council of the City of Golden zoned for and approved a Planned Unit Development on the following described property by Ordinance No._____. The property shall be developed only in accordance with the Planned Unit Development Plan on file in the office of the City Clerk of the City of Golden, 911 10th Street, Golden, Colorado.

(Legal Description)

Attest: _____ "
City Clerk Mayor

G. The following certificates must be shown on the plan.

NAME OF PLANNED UNIT DEVELOPMENT
(short legal)

1. Know all men by these presents: That _____ is owner of the following described tract of land:

(Complete legal description)

Now, Therefore, _____ has caused the above described tract of land to be laid out as a Planned Unit Development Plan, to be known as _____.

Witness my hand and seal this _____ day of _____, 19_____.

Signature

State of Colorado :
County of Jefferson : ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 19_____ by _____.

Witness my hand and Notarial Seal
My commission expires:

Notary Public

2. I, _____, a Registered Land Surveyor, do hereby certify that the survey of _____ was made under my supervision and that the accompanying plan accurately and properly shows said plan.

(Seal)

Registered Land Surveyor

3. Approved for legal details by the City Attorney of Golden, Colorado, this _____ day of _____, 19_____.

City Attorney

4. Approved by the Planning Commission of the City of Golden, Colorado, this _____ day of _____, 19_____.

Chairman

5. Accepted and approved as a Planned Unit Development and passed by the City Council of the City of Golden, Colorado, this _____ day of _____, 19_____.

Attest: _____
City Clerk Mayor

H. The Planned Unit Development Plan shall not be construed as a subdivision plat for any purpose and a final plat in full compliance with the subdivision regulations of the City of Golden must be filed prior to any building permit being issued on any property zoned PUD.

Section 4. Chapter 18.28, Golden Revised Ordinances of 1965 is hereby amended by the addition of a Section 18.28. 170 to read as follows:

18.28.170. Criteria and procedure for amending PUD Zoning.

A. Amendments to the Planned Unit Development Plan shall be considered only when one or more of the following conditions exist:

1. A clear and obvious hardship would result unless an amendment to the plan is granted.

2. There was an error or mistake in the plan.

3. There has been a change in conditions in the surrounding area which would necessitate a change in the plan.

B. The procedure to be followed for amending the PUD zoning shall be the same complete procedure as that prescribed for the original PUD zoning.

Section 5. Chapter 18.32, Golden Revised Ordinances of 1965 is hereby amended by the addition of the following section:

18.32.080. PUD districts.

Signs shall be in accordance with those set forth in the final Planned Unit Development Plan and no other signs shall be permitted.

Introduced, read and ordered published this _____ day of _____, 1968.

Adopted and approved and ordered published on final reading this _____ day of _____, 1968.

Attest:

Mayor

City Clerk

Approved as to form:

City Attorney

I, _____, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said City held on the _____ day of _____, 1968, and by order of said City Council was published as a proposed ordinance as the law directs, and for more than ten days prior to its passage in the Golden Outlook, legal newspaper; and that on the _____ day of _____, 1968, the said proposed ordinance was read and passed by the City Council aforesaid, the said meeting being a regular meeting of said City Council, and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this _____ day of _____, 1968.

Attest:

City Clerk