



## Request for Comments

Case Name: Wolf Creek Run West PUD, Amendment 1  
Case Number: PUD2021-00002

April 16, 2021

The Adams County Planning Commission is requesting comments on the following application: **minor amendment to the approved Wolf Creek Run West Planned Unit Development** This request is located near the intersection of East 26th Avenue and Piggott Road. The Assessor's Parcel Number is 0181329200007.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 05/12/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

*Greg Barnes*

Thank you for your review of this case.

Greg Barnes  
Planner III

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

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DISTRICT 3

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DISTRICT 4

Lynn Baca  
DISTRICT 5



Adams County Planning Department  
Attn: Greg Barnes, Senior Planner  
Email: [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)

April 8, 2021

Attn: EPermits Center  
Email: [Epermitcenter@adcogov.org](mailto:Epermitcenter@adcogov.org)

**RE: Wolf Creek Run West FDP Amendment 1 & Filing 2 Preliminary Plat – Submittal 1**

Dear Mr. Barnes,

Forestar is pleased to submit applications for the first amendment to the Wolf Creek Run West FDP and a Preliminary Plat for 287 units under Filing 2. The FDP Amendment is centered on improving the overall layout of Filing 2 to be more walkable and to facilitate front-loaded homes. The design meets the intent of the effective Wolf Creek Run West FDP, but several modifications to these standards are proposed.

Many of the standards included in the Wolf Creek Run West FDP were carried over from the 2003 Wolf Creek Run PUD. It is our intention to modify some of these standards in order to reflect more current development practices, to remove obsolete provisions, and to improve the overall site design. The following list references of some of the more notable proposed changes:

- a. Re-orient the street layout to be north-south vs. the long linear east-west layout under the effective FDP. This layout facilitates more through-pedestrian connections and also results in the homes being more solar-oriented.
- b. The FDP refers to the Wolf Creek Run PUD for conceptual architectural design. The PUD includes conceptual elevations from 2003 and only for rear-loaded homes. This proposed FDP includes more current elevations to serve as an architectural guide for front-loaded homes.
- c. Clarify developer vs. homebuilder landscaping requirements.
- d. The effective FDP requires the perimeter fence to be located 200' from arterial streets. However, this requirement would place the fence in the developable area of the ballfield, recreation field and school site. Further, with front-loaded homes in Filings 2 and 3, those homes will have a fence along the rear property line. Thus, a perimeter fence would be redundant along the south, west, east, and portions of the north perimeters. The FDP amendment proposes to allow the fence location to be determined at site plan for the ballfield, recreation field, and the school site plan or be optional where adjacent to the rear property lines of front-loaded homes.
- e. Remove the following standard: "Front-loaded garage will be setback a minimum of 10 feet from the rear of the residences to eliminate views of the garages from the streetscape." Requiring a garage to be detached and setback 10 feet from the primary structure is a rear loaded garage or requires at least a 40-foot long driveway to access it.
- f. The Surface Use Agreement recorded under Reception No. 2019000063940 prohibits school and childcare facilities within 1,320 feet of the oil and gas operations area. This language has been added under the "Permitted Uses" section of the FDP. This essentially limits these uses along the western portion of Filing 3 (Tract G, Filing 2). The designated school site on Block 8, Lot 1 is not within this prohibited area.
- g. Removed obsolete language carried over from the 2003 PUD and remove redundant restrictions located in more than one area of the FDP.
- h. Limit bluegrass sod to 3,000 feet per lot based on the East Adams County Metro District Requirements vs. per 5,000 square foot lot equivalent.
- i. Updated references to acreages to confirm all references are accurate and match.

- j. Of note, the Strasburg Parks and Recreation District is interested in a land dedication of Tracts G & L, Filing 1 (the "ballfields"). These discussions are on-going. The East Adams County Metropolitan Districts owns the tracts and would be the entity to dedicate them to the Parks District. Based on our preliminary discussions with the Rec District, they are interested in improving the south ballfield to be playable and they have not yet programmed the northern parcel. Thus, the FDP language related to "Neighborhood Parks and Ballfields" has been updated to include "Recreation Field Areas". Forestar may contribute a cash donation to the Rec District for improvements and the Rec District has agreed that that donation would off-set the required Neighborhood Parks cash in lieu fee for Filing 2.
- k. Other additional minor modifications.

#### Preliminary Plat

- a. The Filing 2 plat creates 287 single-family detached lots, Tract G for the future platting of the remaining 40 lots, open space and parks tracts, and tracts to be owned and controlled by the East Adams County Metropolitan District.
- b. Dedicate the required additional ROW for East 26<sup>th</sup> Ave.

We look forward to building this new neighborhood for the Strasburg community. Please do not hesitate at any time to contact me in regards to any questions you may have or additional information you may need in the County's review of this application.

Best Regards,



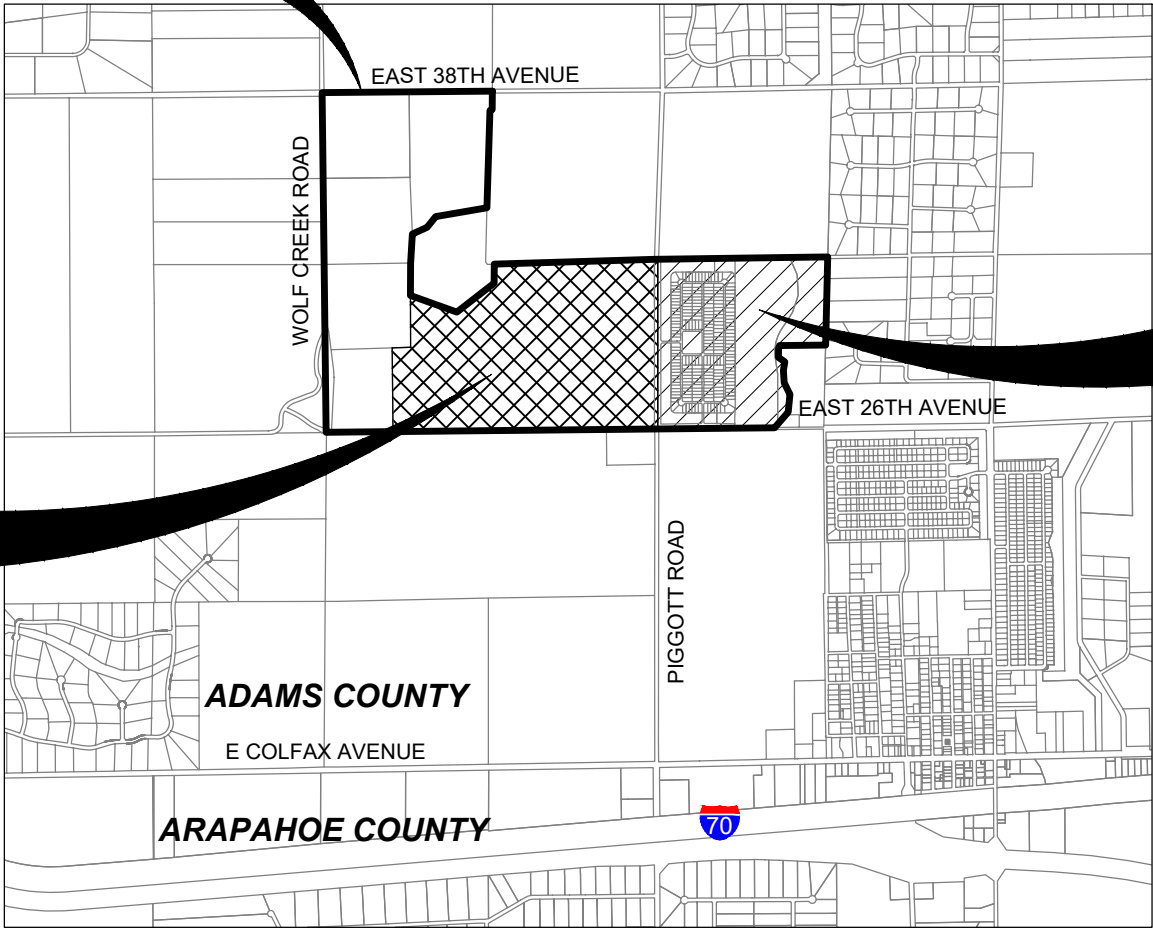
Kristin Dean, AICP  
Director of Entitlements  
Forestar – Colorado Division  
[KristinDean@Forestar.com](mailto:KristinDean@Forestar.com)  
970-389-5764

# WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN - AMENDMENT 1

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

PUD BOUNDARY

WOLF CREEK  
RUN WEST  
FDP



VICINITY MAP

SCALE: 1"=3,000'

## FINAL DEVELOPMENT PLAN - AMENDMENT ONE SUMMARY

- RE-ORIENTED STREET LAYOUT IN FILINGS 2 AND 3 TO PROVIDE BETTER PEDESTRIAN CONNECTIONS AND CIRCULATION.
- WIDEN RIGHT-OF-WAY IN FILINGS 2 AND 3 TO ACCOMMODATE FRONT-LOAD STYLE HOMES.
- ADDED CONCEPTUAL ARCHITECTURAL DESIGN FOR FRONT-LOAD SINGLE-FAMILY DETACHED UNITS.
- CLARIFIED DEVELOPER AND HOMEBUILDER LANDSCAPE REQUIREMENTS.
- REVISED THE PERIMETER FENCE REQUIREMENTS AND SETBACK TO BETTER SERVE THE PROPOSED USES.

## LEGAL DESCRIPTION

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25375" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.

**COMMENCING** AT THE CENTER QUARTER (C1/4) CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE **POINT OF BEGINNING**; THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES: (1) NORTH 88°13'23" EAST, A DISTANCE OF 2,112.49 FEET; (2) NORTH 88°08'25" EAST, A DISTANCE OF 431.88 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29 BEING 2,543.36 FEET EAST OF SAID CENTER QUARTER (C1/4) CORNER; (3) NORTH 89°03'28" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 29.93 FEET TO THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 29; THENCE SOUTH 00°04'43" EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 2,646.32 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29; THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER (SE1/4), A DISTANCE OF 2,584.96 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29; THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 1,580.04 FEET; THENCE NORTH 00°13'40" WEST, A DISTANCE OF 1,311.70 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29; THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 287.67 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4); THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS; THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET; (2) NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET; (3) NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING A CALCULATED AREA OF 9,769,673 SQUARE FEET OR 224.2808 ACRES, MORE OR LESS.

## STATEMENT OF INTENT:

THIS FIRST AMENDMENT SUPERCEDES THE ORIGINAL APPROVED WOLF CREEK RUN WEST FDP RECORDED UNDER RECEPTION NO. 20200000102831. THE ORIGINAL APPROVED FDP INCLUDED CERTAIN LANGUAGE CARRIED OVER FROM THE WOLF CREEK RUN PUD THAT IS NOT APPLICABLE TO WOLF CREEK RUN WEST. THIS AMENDMENT INCLUDES THE REMOVAL OF THAT NON-APPLICABLE LANGUAGE. FOR CLARIFICATION, THE PROVISIONS OF THE WOLF CREEK RUN WEST FDP ARE NOT APPLICABLE TO WOLF CREEK RUN EAST.



## DEVELOPER

FORESTAR GROUP, INC.  
9555 SOUTH KINGSTON COURT, SUITE 200  
ENGLEWOOD, CO 80112

## INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	NARRATIVE
3	NARRATIVE
4	SITE PLAN
5	TYPICAL LOTS
6	ARCHITECTURAL ELEVATIONS
7	TYPICAL ROADWAY SECTIONS

## CERTIFICATE OF OWNERSHIP

PAULS DEVELOPMENT EAST, LLC, A DELAWARE LIMITED LIABILITY COMPANY BEING THE OWNER OF WOLF CREEK RUN P.U.D. LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMITS THIS PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN AMENDMENT AND AGREES TO PERFORM UNDER THE TERMS NOTED HEREON.

BY:

BY:

BY:

STATE OF COLORADO)  
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

## BOARD OF COUNTY COMMISSIONERS APPROVAL

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO  
CRS 24-68-101, ET. SEQ., AS AMENDED AND THE ADAMS COUNTY DEVELOPMENT STANDARDS  
AND REGULATIONS.

CHAIR

## CLERK & RECORDER'S CERTIFICATE

THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS  
COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY \_\_\_\_\_ CLERK AND RECORDER

THE FOLLOWING ADDITIOANS AND DELETIONS IN THE P.U.D. WERE MADE BY THE BOARD OF  
COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COVER SHEET  
SHEET 1 OF 7

# WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN - AMENDMENT 1

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

## CHARACTERISTICS OF THE P.U.D.

THE WOLF CREEK RUN P.U.D. CREATES A RESIDENTIAL COMMUNITY WITH A MAXIMUM DENSITY OF 660 HOMES ON APPROXIMATELY 205.7 ACRES OF URBANIZED AREA. THE PROPOSED INTENSITY OF DEVELOPMENT IS LOW, WITH AN OVERALL GROSS DENSITY OF APPROXIMATELY 3.5 DU/AC OVER THE ENTIRE WOLF CREEK RUN DEVELOPMENT. THE INTENT OF THIS FINAL DEVELOPMENT PLAN FOR WOLF CREEK RUN WEST IS TO CREATE A PRIMARILY RESIDENTIAL COMMUNITY WITH A MAXIMUM OF 429 SINGLE-FAMILY DETACHED HOMES IN A VARIETY OF SIZES AND PRICES THAT WILL BE INTEGRATED WITH A CENTRAL PARK, A LARGE RECREATION AREA, AND NATURAL OPEN SPACES TO PROMOTE ACTIVITIES THAT WILL FORM THE BONDS OF A COMMUNITY.

ALL DEVELOPMENT IS OUTSIDE OF THE 100-YEAR FLOODPLAIN AND WILL BE SERVED BY CENTRALIZED WATER AND SEWER BY EASTERN ADAMS COUNTY METROPOLITAN DISTRICT (EACMD).

## KEY FEATURES OF WOLF CREEK RUN P.U.D.

- CLUSTERED HOMESITES, MAXIMIZING RETAINED OPEN SPACE;
- CENTRAL WATER AND SEWER SYSTEMS BY EACMD;
- ALL USES ARE BUFFERED FROM ADJACENT USES AND ROADS BY A MINIMUM 100-FOOT BUFFER OF GROOMED, DRYLAND OPEN SPACE THAT WILL BE MAINTAINED BY THE HOME OWNERS' ASSOCIATION (HOA) OR A METROPOLITAN DISTRICT;
- LANDSCAPED (IRRIGATED) ENTRY FEATURES AT PIGGOTT ROAD & E. 26TH STREET ACCESS POINTS;
- VARIETY OF LOT SIZES, HOME SIZES, AND PRODUCT TYPES;
  - MINIMUM LOT SIZE - 5,000 SQUARE FEET (SF)
  - ALLEY-LOADED AND FRONT-LOADED LOTS ARE ALLOWED. FOR ALLEY-LOADED HOMES, STREETS ARE 24 FEET WIDE FLOWLINE-TO-FLOWLINE WITH A 5-FOOT DETACHED WALK AND A 5-FOOT TREE LAWN ON THE ONE SIDE; STREETS FOR FRONT-LOADED HOMES ARE 32 FEET WIDE FLOWLINE-TO-FLOWLINE WITH A 5-FOOT DETACHED WALK AND A 5-FOOT TREE LAWN ON ONE SIDE. ON-STREET PARKING IS NOT ALLOWED IN EITHER CASE, (SUFFICIENT VISITOR PARKING WILL BE PROVIDED IN CONVENIENT LOCATIONS THROUGHOUT THE COMMUNITY; RESIDENT PARKING IS PROVIDED ON EACH LOT);
- STREET FURNITURE DESIGN STANDARDS PROVIDE FOR CONSISTENCY THROUGHOUT THE COMMUNITY;
- BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 26TH AVENUE IS DOMINATED BY GROOMED, UNIRRIGATED DRYLAND GRASSES, COMPLEMENTED BY BERMING AND RUNS OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING ONTO THESE COUNTY ROADS;
- FRONT YARDS LANDSCAPED BY BUILDER WITHIN 1 YEAR OF OCCUPANCY; INDIVIDUAL OWNERS WILL BE REQUIRED TO INSTALL REAR YARD LANDSCAPING WITHIN 1 YEAR OF OCCUPANCY. IRRIGATION WILL BE LIMITED TO 3,000 SF OF BLUEGRASS SOD PER LOT;

OVERALL AVERAGE FLOOR AREA OF SINGLE FAMILY DETACHED HOMES SHALL MEET OR EXCEED 1,250 SF, CALCULATED AS THE TOTAL SQUARE FOOTAGE (OF ALL SINGLE FAMILY DETACHED HOMES WITHIN THE ENTIRE 558-ACRE PUD) DIVIDED BY THE TOTAL NUMBER OF SINGLE FAMILY HOMES WITHIN THE ENTIRE 558-ACRE PUD.

## IMPACTS TO SURROUNDING AREA

IMPACTS ON ADJACENT USES WILL BE MINIMIZED BY GROOMED DRYLAND BUFFER AREAS SURROUNDING THE ENTIRE WCR WEST DEVELOPMENT. A TRAIL WILL BE PROVIDED WITHIN THE BUFFER AREA AND MULTIPLE TRACTS WILL BE DEDICATED TO BE USED AS PARK AREAS AND/OR OPEN SPACE AREAS.

## OWNERSHIP AND MAINTENANCE

COMMON AREAS, INCLUDING GROOMED UNIRRIGATED DRYLAND OPEN SPACE, VISITOR PARKING TRACTS, SIGNAGE, MONUMENTS/LANDMARKS, STREET FURNITURE, ALLEYS, NEIGHBORHOOD PARKS, PARK EQUIPMENT AND IMPROVEMENTS, WILL BE OWNED AND MAINTAINED BY AN HOA OR A METROPOLITAN DISTRICT. THE CONSERVATION AREA SHALL BE MAINTAINED BY THE METROPOLITAN DISTRICT OR PRIVATE OWNER. NOTWITHSTANDING THE FOREGOING, PARKS AND BALLFIELDS MAY ALSO BE DEDICATED TO THE STRASBURG PARKS & RECREATION DISTRICT FOR OWNERSHIP & MAINTENANCE.

## COVENANTS, DESIGN REVIEW, & HOMEOWNER'S ASSOCIATION

- THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR WOLF CREEK RUN SHALL CREATE A HOMEOWNERS ASSOCIATION WITH AN INTEGRAL ARCHITECTURAL REVIEW BOARD PRIOR TO RECORDING OF THE FINAL PLAT.
- COVENANTS WILL BE RECORDED IN ADAMS COUNTY PRIOR TO RECORDING OF THE FIRST FINAL PLAT.

## ESTIMATED TIMETABLE FOR DEVELOPMENT

THE ENTIRE WOLF CREEK RUN PUD WILL BE BUILT OUT OVER A 30 YEAR PERIOD COMMENCING FROM THE EFFECTIVE DATE OF THE WOLF CREEK RUN FINAL PUD. THIS OVERALL TIMETABLE IS DEPENDENT ON MARKET FORCES AND MAY LENGTHEN OR CONTRACT IN RESPONSE TO MARKET DEMAND WITHOUT AMENDING THIS PUD.

## GENERAL NOTES:

- ALL DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THIS FDP AND APPLICABLE COUNTY REQUIREMENTS;
- EACH LOT, AS A PART OF THE BUILDING PERMIT PROCESS, SHALL CONFORM TO THE APPROVED SITE DRAINAGE PLAN;
- NO BUILDING PERMIT MAY BE APPLIED FOR UNTIL SUCH TIME AS THE FINAL PUD OR FINAL PLAT CREATING SAID LOT IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS AND RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. SALES AND CONSTRUCTION TRAILERS MAY BE MOVED ON SITE BEFORE RECORDATION OF A FINAL PLAT. EARLY SUBDIVISION - WIDE GRADING PERMITS MAY ALSO BE ISSUED SUBJECT TO APPROVAL BY ADAMS COUNTY.

## DENSITIES

WOLF CREEK RUN SHALL HAVE A MAXIMUM OF 660 HOMES ON A TOTAL OF 558.4 ACRES, FOR AN OVERALL GROSS DENSITY OF 1.2 DWELLING UNITS/ACRE. DENSITIES WITHIN THE URBANIZED AREAS OF PA1 AND PA2 SHALL NOT INDIVIDUALLY EXCEED 3.2 UNITS/ACRE, AND THE CUMULATIVE DENSITY OF PA1 AND PA2 COMBINED SHALL NOT EXCEED 3.2 UNITS/URBANIZED ACRE (205.7 x 3.2=602 UNITS.)

WOLF CREEK RUN WEST OF PIGGOTT ROAD SHALL HAVE A MAXIMUM OF 429 HOMES ON A TOTAL OF 224.28 ACRES, FOR AN OVERALL GROSS DENSITY OF 1.9 DWELLING UNITS PER ACRE (DU/AC). OVERALL DENSITY WITHIN WOLF CREEK RUN ON BOTH SIDES OF PIGGOTT ROAD SHALL BE 660 HOMES ON 558 ACRES FOR A GROSS DENSITY OF 1.2 DU/AC.

## USES BY RIGHT & CONDITIONAL USES

### USES BY RIGHT

- ACCESSORY USES, INCLUDING DETACHED GARAGES
- ANIMALS - DOMESTIC PETS
- DWELLING - SINGLE-FAMILY DETACHED
- DWELLING - SINGLE-FAMILY ATTACHED
- DWELLING - DUPLEX
- ESSENTIAL GOVERNMENTAL PUBLIC UTILITY SERVICES WITH BUILDING AND/OR STORAGE FACILITIES (INCLUDES METROPOLITAN DISTRICT FACILITIES)
- FOSTER FAMILY CARE, 1-5 RESIDENCE (ABOVE 5, CONDITIONAL)
- LIBRARIES, PUBLIC
- MONUMENT/ ENTRY SIGNS
- OUTDOOR PUBLIC USES, NEIGHBORHOOD INDOOR USES
- PARKS, PUBLIC, AND PRIVATE
- SCHOOLS, PUBLIC, PRIVATE, AND CHARTER
- TEMPORARY SALES AND CONSTRUCTION TRAILERS
- CHILDCARE, SUBJECT TO REVIEW AND APPROVAL BY ADAMS COUNTY IN ACCORDANCE WITH THE AMENDMENT TO THE SURFACE USE AGREEMENT RECORDED UNDER RECEPTION NO. 2019000063940, CHILDCARE AND SCHOOL FACILITIES ARE NOT PERMITTED WITHIN 1,320' OF THE OGAA IN EFFECT AT THE TIME OF THIS FDP APPROVAL OR HEREINAFTER AMENDED.

### CONDITIONAL USES

- CHURCHES, PLACES OF WORSHIP
- FIRE STATION
- FOSTER FAMILY CARE, 6+ IN RESIDENCE (<= 5, PERMITTED USE)
- GOLF COURSE
- HOME OCCUPATION
- HOSPITAL
- POLICE STATION
- POST OFFICE

## DEVELOPMENT STANDARDS

### BUILDINGS, SETBACKS, NUMBER OF HOMES

- MINIMUM LOT FRONTAGE; 50'
- MINIMUM LOT SIZE; 5,000 SQUARE FEET
- MINIMUM BUILDING SETBACKS
  - PRINCIPAL USES
    - FRONT: 15'-22' STAGGERED
    - SIDE: 5'. FOR TYPICAL INTERIOR LOTS; 14' FOR STREET SIDE OF INTERIOR CORNER LOTS, AND 5' IN NON-STREET SIDE.
    - REAR: 20'
  - ACCESSORY USES (INCLUDING GARAGES): SAME AS PRINCIPAL USES EXCEPT:
    - REAR: 16' ON PERIMETER LOTS; 12' ON INTERIOR LOTS
- MAXIMUM BUILDING HEIGHT: 35'
- MAXIMUM NUMBER OF HOMES; 429
- MINIMUM DETACHED HOME SIZE SHALL BE 1,000 SF.
- BUILDING COVERAGE: LESS THAN 50% OF THE LOT AREA.
- IRRIGATED TURF: LIMITED TO 3,000 SF OF BLUEGRASS SOD PER LOT.
- MAIL KIOSKS WILL BE PROVIDED AND LOCATED IN VISITOR PARKING AREA.

### FENCES

- FENCING WITHIN THE BUFFER AREA SHALL BE NO HIGHER THAN 72 INCHES (6') AND MAY BE DISCONTINUOUS AND SHALL INCORPORATE BERMING AND/OR PLANTINGS TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS.
- INTERIOR FENCING WILL BE BEHIND THE FRONT SETBACK, MAY BE INSTALLED BY DEVELOPER; AND MAY NOT EXCEED 6 FEET IN HEIGHT.
- SECTION 4.290 (AS AMENDED) OF THE ADAMS COUNTY DEVELOPMENT CODE PERTAINING TO FENCE LOCATIONS AND TRAFFIC VIEW OBSTRUCTIONS WILL BE FOLLOWED WITH RESPECT TO ALL DEVELOPMENT FENCING.
- PERIMETER DEVELOPMENT FENCE SETBACKS (NOT SINGLE FAMILY LOT FENCING):
  - THE PROPOSED PERIMETER DEVELOPMENT FENCE WILL BE DETERMINED AT TIME OF PERMIT, BUT WILL BE SETBACK AT LEAST 200' FROM THE NORTH PROPERTY LINE, AS WELL AS 200' FROM THE CENTERLINE OF 26TH AVENUE.
  - THE PROPOSED PERIMETER DEVELOPMENT FENCE ALONG PIGGOTT ROAD WILL BE DETERMINED AT THE SITE PLAN REVIEW PHASE FOR THE BALLFIELDS, RECREATION FIELDS AND SCHOOL.



# WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN - AMENDMENT 1

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO

**TRANSPORTAION, STREETS, AND PARKING STANDARDS**

**CIRCULATION SYSTEM**

PRIMARY ACCESS WILL BE OFF PIGGOTT ROAD AND NOREEN STREET. THE BALLFIELDS ADJACENT TO AND WEST OF PIGGOTT ROAD MAY HAVE DIRECT ACCESS TO PIGGOTT ROAD. THE LOCAL STREET PATTERN WITHIN THE COMMUNITY WILL BE BASED UPON A MODIFIED GRID STREET PATTERN.

**STREET STANDARDS**

MINIMUM STREET WIDTH: FOR ALLEY-LOADED HOMES, 24 FEET FLOWLINE-TO-FLOWLINE; FOR FRONT-LOADED HOMES, 32 FEET FLOWLINE-TO-FLOWLINE. ON-STREET PARKING IS PROHIBITED IN EITHER CASE AND SEPARATE OFF-STREET VISITOR PARKING AREAS SHALL BE PROVIDED.

**ALLEYS**

MINIMUM ALLEY WIDTH: 24 FEET FOR INTERNAL ALLEYS; 16 FOOT PERIMETER ALLEYS BOTH LOCATED WITHIN EASEMENTS

SURFACING: NON-REINFORCED CONCRETE

ALLEYS MAY PROVIDE PRIMARY OR SOLE ACCESS TO REAR-LOADED RESIDENTIAL DWELLING UNITS.

**PARKING STANDARDS**

**MINIMUM OFF-STREET PARKING REQUIREMENTS**

DWELLING - SINGLE-FAMILY DETACHED - 2 OFF-STREET PARKING SPACES

DWELLING - DUPLEX - 2 OFF-STREET PARKING SPACES PER HOME

DWELLING - SINGLE-FAMILY ATTACHED - 2 OFF-STREET PARKING SPACES PER HOME

NOTE: AT MINIMUM, TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ARE REQUIRED, WITH A MAXIMUM OF 5 SPACES PER LOT ALLOWED. OFF-STREET VISITOR PARKING AT THE RATIO OF 0.6 SPACES PER DWELLING UNIT IS PROVIDED THROUGHOUT THE COMMUNITY; ON-STREET PARKING IS STRICTLY PROHIBITED. VISITOR PARKING AREAS SHALL BE LOCATED NO FARTHER THAN 250' FROM ANY HOME. LOT LINES TO ACCOMMODATE VISITOR PARKING MAY BE ADJUSTED AT THE TIME OF FINAL PLAT WITHOUT AMENDING THE FDP.

**STREET FURNITURE**

STREET FURNITURE LOCATED IN COMMON AREAS SUCH AS BENCHES, TRASH RECEPTACLES, ETC., SHALL BE BLACK METAL CONSTRUCTION WITH THE SAME DESIGN THEME OR STYLE THROUGHOUT THE COMMUNITY. SUCH FIXTURES SHALL BE MAINTAINED BY THE HOA.

**STREET LIGHTING**

STREET LIGHTING SHALL DESIGNED IN ACCORDANCE WITH ADAMS COUNTY LIGHTING STANDARDS, WITH STANDARDS AND FIXTURES TO BE FINISHED BLACK.

**SIGN STANDARDS**

**SIGNAGE**

FOR OVERHEAD ENTRY SIGNS AT PIGGOTT ROAD, PRIMARY ENTRY POINTS MAY EXTEND ACROSS THE ENTRY ROAD AND SHALL BE MOUNTED AT SUFFICIENT HEIGHT TO PERMIT PASSAGE OF EMERGENCY VEHICLES, BUT IN NO EVENT SHALL THE BOTTOM SIGN PANEL BE LESS THAN 16 FEET ABOVE THE ROADWAY PAVEMENT. ONE PRIMARY ENTRY SIGN PER ENTRANCE OFF PIGGOTT ROAD IS ALLOWED. GROUND MOUNTED MONUMENT SIGNS ARE ALLOWED AT BOTH THE PIGGOT ROAD AND NOREEN STREET ENTRANCES. MAXIMUM OF TWO SIGNS PER ENTRANCE.

SECONDARY ENTRY SIGNS ALONG 26TH AVENUE SHALL BE LIMITED TO A HEIGHT OF 10 FEET, AND A MAXIMUM SIGN AREA OF 150 SQUARE FEET. ENTRY MONUMENTS WILL HAVE GROOMED AND IRRIGATED LANDSCAPE. A LANDMARK SHALL BE ALLOWED WITHIN THE GROOMED DRYLAND BUFFER AREA AT THE NORTHEAST CORNER OF THE INTERSECTION OF PIGGOTT ROAD AND 26TH AVENUE.

INFORMATIONAL AND TRAFFIC CONTROL SIGNAGE SHALL BE MOUNTED ON NOMINAL 2" ROUND BLACK METAL POLES; SIGN PANEL BACKS SHALL BE PAINTED BLACK. IN ALL OTHER RESPECT, SIGNS SHALL COMPLY WITH ADAMS COUNTY AND MUTCD REGULATION.

**UTILITY SERVICES**

WATER AND SANITARY SEWER - EASTERN ADAMS COUNTY METROPOLITAN DISTRICT

PHONE - TDS TELECOM

NATURAL GAS - COLORADO NATURAL GAS

ELECTRIC - INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

FIRE PROTECTION - STRASBURG FIRE PROTECTION DISTRICT

TRASH PICKUP - COMMERCIAL SERVICE PROVIDED BY CONTRACT WITH HOA

IREA FACILITIES WILL INSTALL WITHIN THE FRONT LINE UE - THE ALLEYSWAYS UE WILL NOT ALLOW FOR THE REQUIRED CLEARANCES FOR THE IREA FACILITIES (MIN. 3 FEET FROM GAS - 10 FEET FROM ANY OPENING OR COMBUSTIBLE MATERIALS SUCH AS HOMES)

SINGLE-PHASE PAD MOUNTED TRANSFORMER SHALL HAVE A MINIMUM OF 1'-6" OF CLEAR WORKING SPACE IN THE SIDES AND REAR OF THE EQUIPMENT, AND 10' IN FRONT OF THE EQUIPMENT.

**LANDSCAPING STANDARDS**

**LANDSCAPE CONCEPT**

THE LANDSCAPE FOR WOLF CREEK RUN WILL COMPLY WITH ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS. RECOMMENDED TREES FROM THE ADAMS COUNTY DEVELOPMENT STANDARDS SHOULD BE TAKEN INTO ACCOUNT WHEN CHOOSING SPECIES. AREAS TO BE LANDSCAPED BY THE DEVELOPER INCLUDE THE DRYLAND GROOMED LANDSCAPE BUFFER ALONG PIGGOTT ROAD AND 26TH AVENUE, THE NEIGHBORHOOD PARK AND OTHER AREAS. THE HOMEBUILDER IS RESPONSIBLE FOR THE LANDSCAPING IN THE FRONT YARDS OF THE HOMES BETWEEN THE BACK OF CURB AND THE FRONT OF THE HOUSE. HOMEOWNERS WILL BE RESPONSIBLE FOR BACKYARD LANDSCAPING IN ACCORDANCE WITH ADAMS COUNTY CODE AND LANDSCAPING DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.

**PLANT SIZING**

MINIMUM PLANT SIZE TO BE AS FOLLOWS:

ORNAMENTAL TREES: 1.5" CALIPER

CANOPY TREES: 2" CALIPER

EVERGREEN TREES: 6' HT MIN.

SHRUBS: 5 GAL.

PERENNIALS/ GRASSES: 1 GAL

**BUFFERS**

BUFFER LANDSCAPING ALONG PIGGOTT ROAD AND 26TH AVENUE IS DOMINATED BY GROOMED, UNIRRIGATED DRYLAND GRASSES, COMPLEMENTED BY BERMING AND RUNS OF FENCING WORKING TOGETHER TO BUFFER THE VIEWS TO AND FROM THE RESIDENTIAL AREAS BACKING ONTO THESE STREETS. MOST OF THE PLANTINGS IN THE BUFFER AREAS WILL BE CONCENTRATED ALONG SWALES TO MIMIC THE NATURAL LANDSCAPE ON THE HIGH PLAINS. WINDBREAKS OF DROUGHT-RESISTANT WOOD SHRUBS COMPLETE THE LANDSCAPE TREATMENT. IRRIGATIONS FOR BUFFER AREAS IS LIMITED TO DRIP-IRRIGATION FOR PLANTINGS.

BUFFER TREE QUANTITIES TO BE CONFORMANCE WITH THE APPLICABLE ADAMS COUNTY CODE AND LANDSCAPE DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS.

GROOMED DRYLAND OPEN SPACE BUFFER

USES WITHIN THE GROOMED DRYLAND OPEN SPACES BUFFER MAY INCLUDE, BUT NOT TO BE LIMITED TO:

- TRAILS/ WALKS
- ENTRY FEATURES (MONUMENT SIGNAGE AND LANDSCAPE)
- UNDERGROUND UTILITIES
- FENCES, ACCESS ROADS, ETC., AS REQUIRED
- OUTDOOR USES, INCLUDING ACTIVE AND PASSIVE RECREATION
- THE HEIGHT OF VERTICAL DESIGN ELEMENTS/LANDMARKS, SHALL NOT EXCEED 75% OF DISTANCE FROM BASE LEG TO THE NEAREST PROPERTY LINE OF OVERHEAD POWERLINE, UP TO A MAXIMUM HEIGHT OF 75'. IF WINDMILL IS USED AS A LANDMARK, MAXIMUM HEIGHT OF BLADE SHALL BE 20' ABOVE GRADE.

**NEIGHBORHOOD PARK, BALLFIELDS AND RECREATION FIELDS**

PARK LANDSCAPE SHALL BE IRRIGATED, REFLECT A XERISCAPE PALETTE, AND WILL USE EFFICIENTLY-PLACED HEADS FOR TURF AND DRIP IRRIGATION. BALLFIELDS WITHIN THE BUFFER AREA WILL BE IRRIGATED AND SODDED WHERE NECESSARY FOR PLAY, WITH THE REMAINING BUFFER AREA AND RECREATION FIELD AREAS DOMINATED BY GROOMED NON-IRRIGATED DRYLAND GRASSES. BUFFER AREA WILL BE LANDSCAPED IN PHASES AT THE TIME OF CONSTRUCTING THE ADJACENT HOMES.

**FRONT YARD LANDSCAPES**

THE HOMEBUILDER WILL LANDSCAPE THE FRONT YARDS OF ALL HOMES. THESE PLANTINGS WILL BE IRRIGATED AND MAINTAINED BY THE HOMEOWNER AND/OR APPLICANT. THE PLANT PALETTE FOR FRONT YARDS WILL EMPHASIZE A XERISCAPE PLANT PALETTE AND INCLUDE, AT A MINIMUM, ONE TREE AND 10 SHRUBS PER HOME. IRRIGATION INCLUDES EFFICIENTLY-PLACED HEADS FOR TURF AND DRIP IRRIGATION FOR SHRUB BEDS.

**MINIMUM SITE LANDSCAPE**

A MINIMUM OF 10% OF THE TOTAL SITE IS REQUIRED TO BE LANDSCAPE. AT LEAST 50% OF THE REQUIRED LANDSCAPE IS TO ABUT PUBLIC RIGHT-OF-WAY. THE LANDSCAPE ABUTTING THE RIGHT OF WAY CAN BE INSTALLED PER ONE OF THE BELOW 2 OPTIONS.

OPTION 1: INSTALL A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND TWO (2) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE.

OPTION 2: INSTALL A TEN (10) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, TWO (2) TREES AND (5) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE.

**PARKING LOT LANDSCAPE**

NO PARKING STALL TO BE MORE THAN 120' FROM A PARKING LOT ISLAND. MINIMUM PARKING LOT ISLAND WIDTH TO BE 8'. THERE ARE NO MINIMUM LANDSCAPE REQUIREMENTS FOR THE GUEST PARKING AREAS INTERSPERSED THROUGHOUT THE RESIDENTIAL LOTS.

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LAND USE LEGEND					
USE	GROSS AREA (AC)	OPEN SPACE (AC)	% ACRES OPEN SPACE	DWELLING UNITS	GROSS DENSITY
RESIDENTIAL AREA (INCLUDING PARKS, SCHOOL SITE/LOT 1 AND GROOMED O.S.)	215.89	102.47	47.46	429	1.99
EXISTING RECREATION AREA (BALL FIELDS 1 & 2)	8.39	8.39	100	-	-
TOTALS	224.28	110.86		429	1.99

EXISTING PARK OPEN SPACES:

ACTIVE OPEN SPACE (BALL FIELDS)	AREA (AC)
EXISTING BALL FIELD OR RECREATION FIELD	± 4.54 AC
EXISTING BALL FIELD	± 3.85 AC
TOTAL PROVIDED:	± 8.39 AC

ACTIVE OPEN SPACES:

PARK AREA 1	± 2.10 AC
PARK AREA 2	± 4.05 AC
PARK AREA 3	± 5.08 AC
TOTAL PROVIDED:	± 11.23 AC

TOTAL OPEN SPACE CALCULATION:

TOTAL SITE AREA:	224.28
REQUIRED OPEN SPACE (30% TOTAL SITE AREA)	67.28 AC
GROOMED DRYLAND OPEN SPACES	± 91.24 AC
PARKS (OPEN SPACES) AREAS	± 11.23 AC
TOTAL OPEN SPACE PROVIDED	± 102.47 AC
PERCENT OPEN SPACE PROVIDED	± 45.7%

PARKING BREAKDOWN:

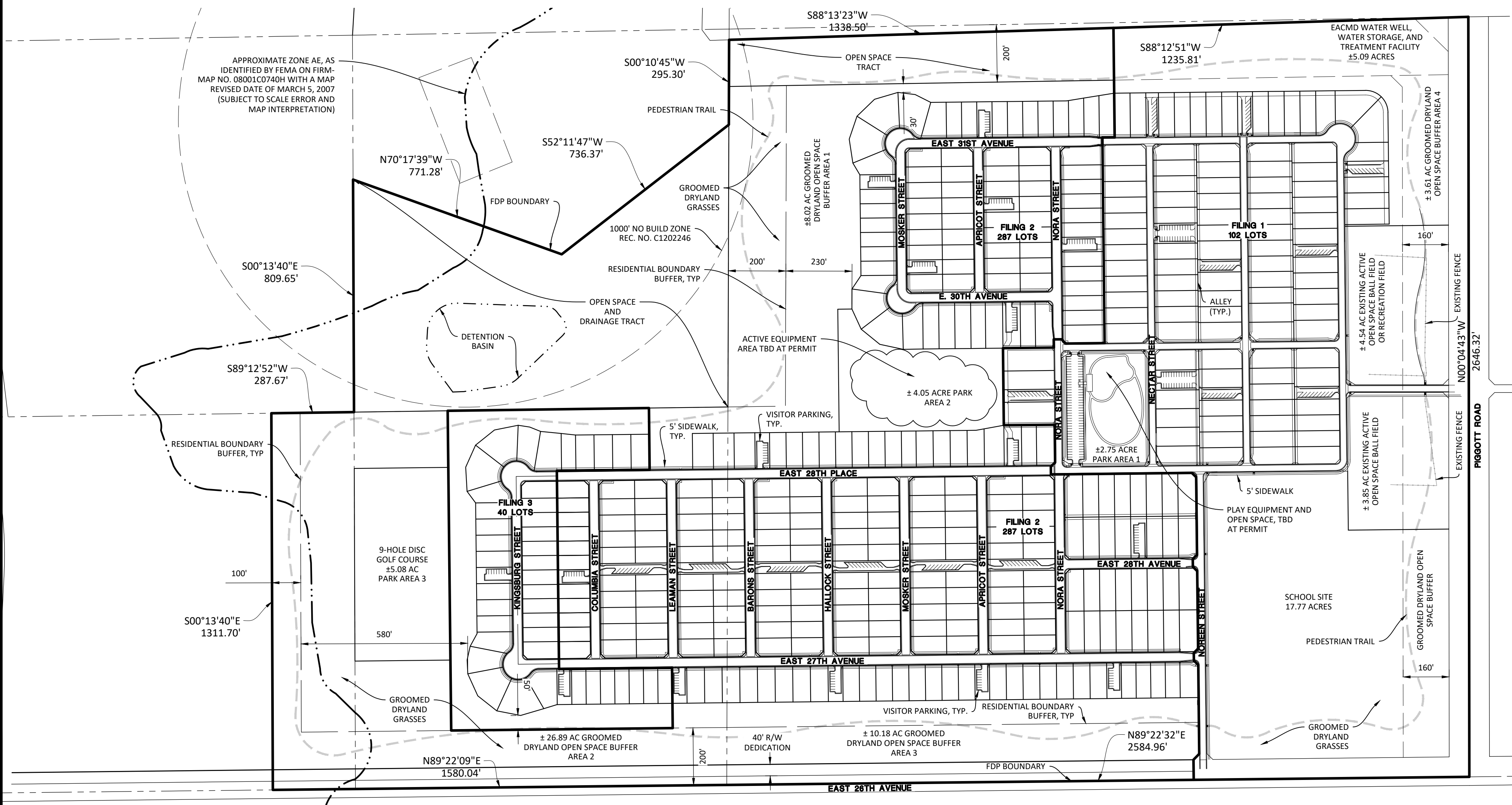
REQUIRED VISITOR PARKING RATIO	0.6 SPACES/LOT
NUMBER OF LOTS	429
NUMBER OF VISITOR PARKING SPOTS REQUIRED	258
NUMBER OF VISITOR PARKING SPOTS PROVIDED	378
MAXIMUM DISTANCE FROM VISITOR PARKING TO LOT	250'

NOTES:

1. DRYLAND BUFFER AREAS WILL BE GROOMED AND KEPT FREE OF DEBRIS, BUT WILL NOT BE IRRIGATED EXCEPT AT PROJECT ENTRIES.
2. GROOMED DRYLAND OPEN SPACE MAY BE USED FOR UTILITY EASEMENTS, ACCESS TO EACMD DRAINAGE FACILITIES, AND OUTDOOR PUBLIC USES.
3. THE LOCATION OF VISITOR PARKING IN FUTURE FINAL PLAT FILING MAY CHANGE FROM THAT SHOWN HEREIN SO LONG AS THE RATIOS AND DISTANCES CONTAINED IN THIS FDP ARE MAINTAINED AND RELOCATION SHALL NOT REQUIRE AN AMENDMENT TO THIS FDP.
4. PEDESTRIAN TRAIL LOCATION TO BE DETERMINED AT PERMIT. LOCATION SHOWN IS CONCEPTUAL IN NATURE.

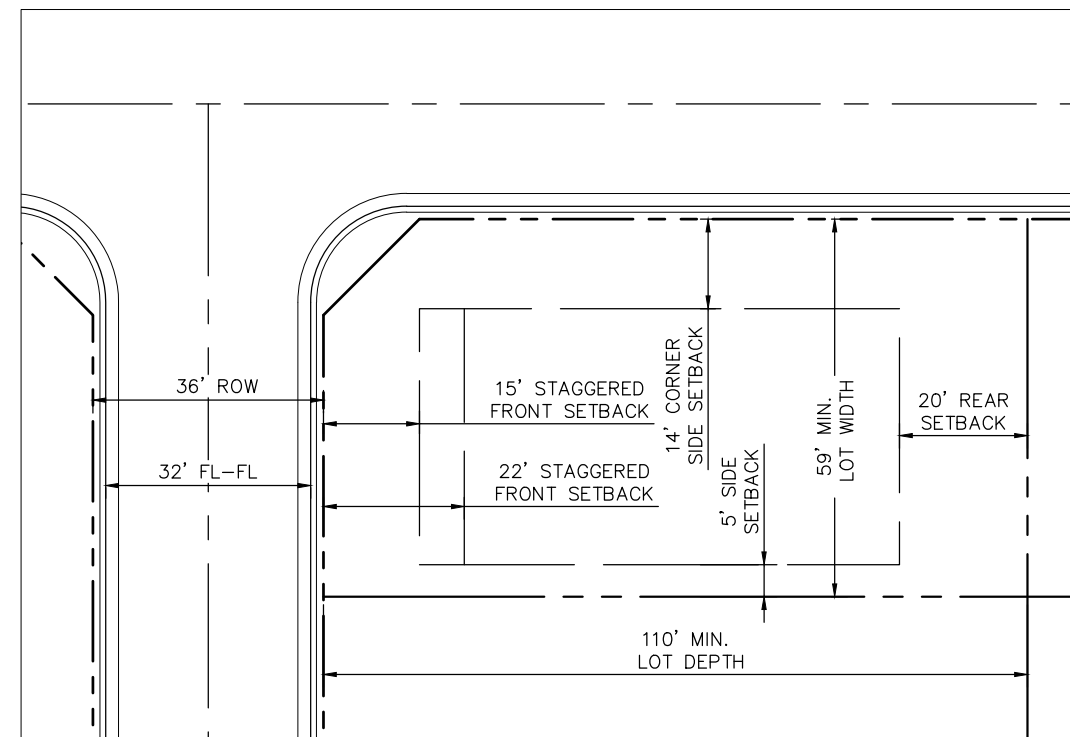
LAND USE LEGEND NOTES:

1. EXISTING BALL FIELDS HAVE BEEN IDENTIFIED IN OPEN SPACE CALCULATIONS FOR PA1.
2. PARK AREA 1 (± 2.10 AC), PARK AREA 2 (± 4.05 AC), PARK AREA 3 (± 5.08 AC) HAVE BEEN DESIGNED AS ACTIVE OPEN SPACES WITH PLAY EQUIPMENT, MULTI-PURPOSE PLAY FIELDS, EXERCISE EQUIPMENT & ADVANCED WORKOUT STATIONS, SPORTS CHALLENGE COURTS AND 9 HOLE DISC GOLF COURSE.

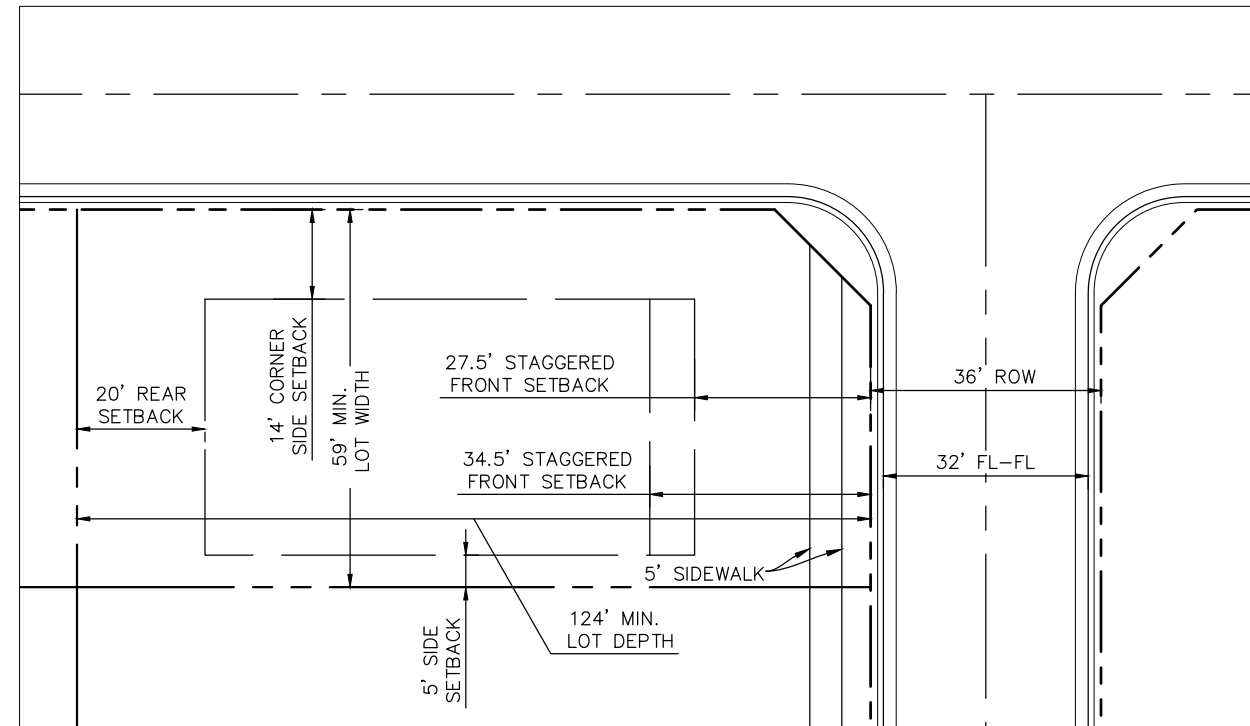


# WOLF CREEK RUN WEST FINAL DEVELOPMENT PLAN - AMENDMENT 1

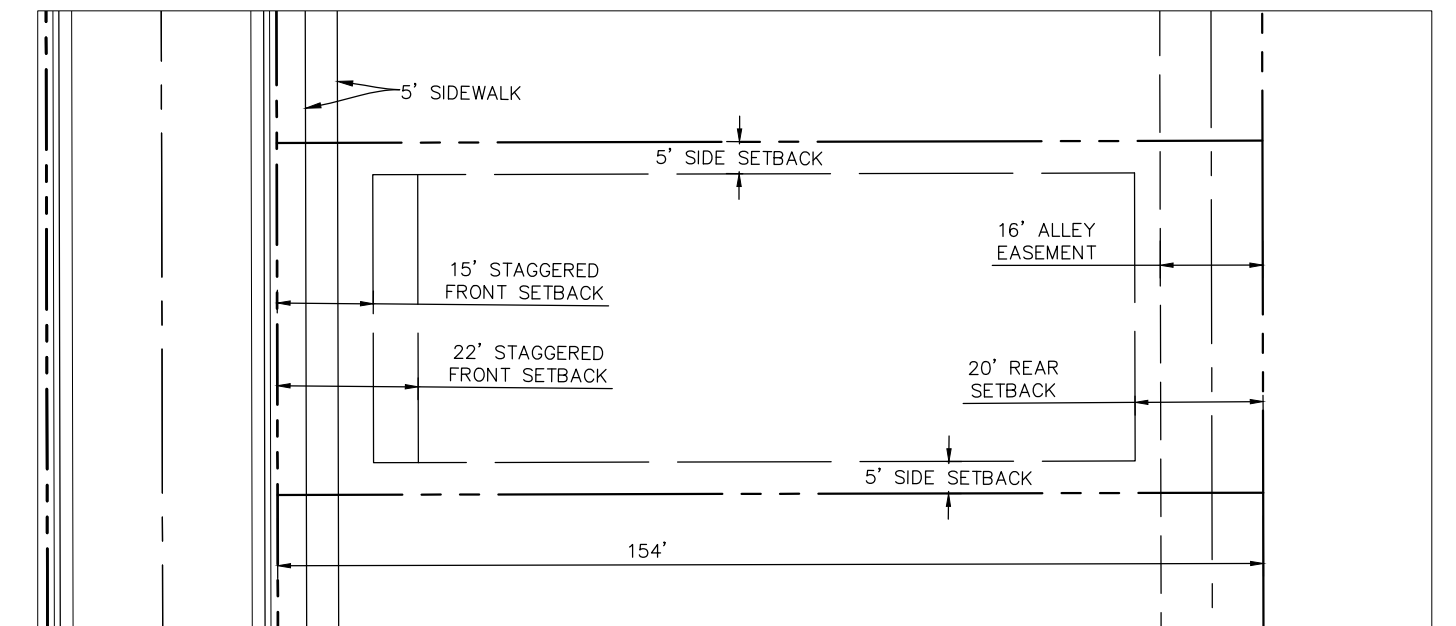
LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO



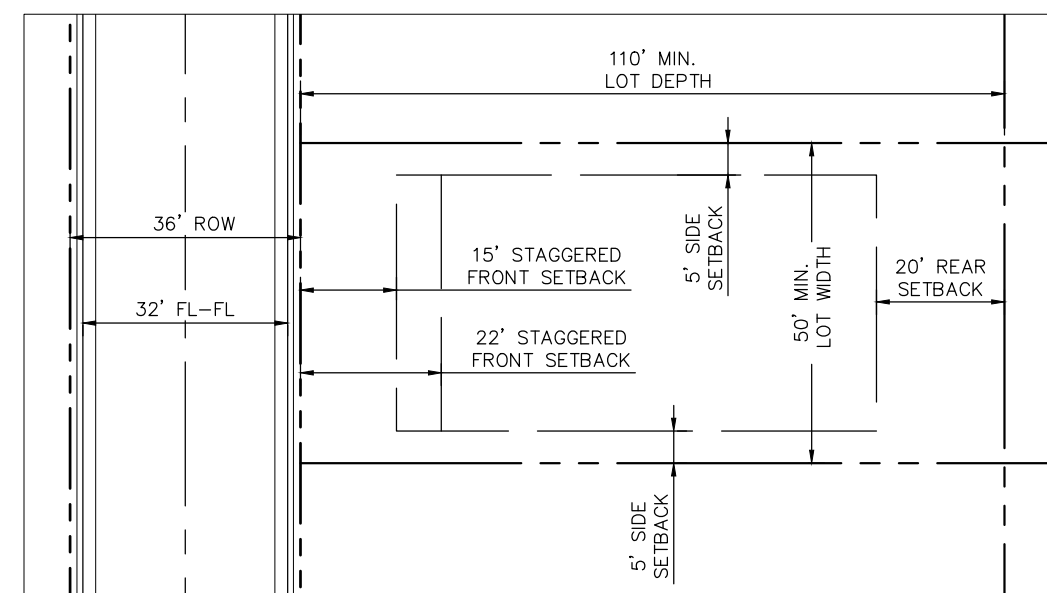
FRONT LOAD - CORNER LOT - WITHOUT SIDEWALK



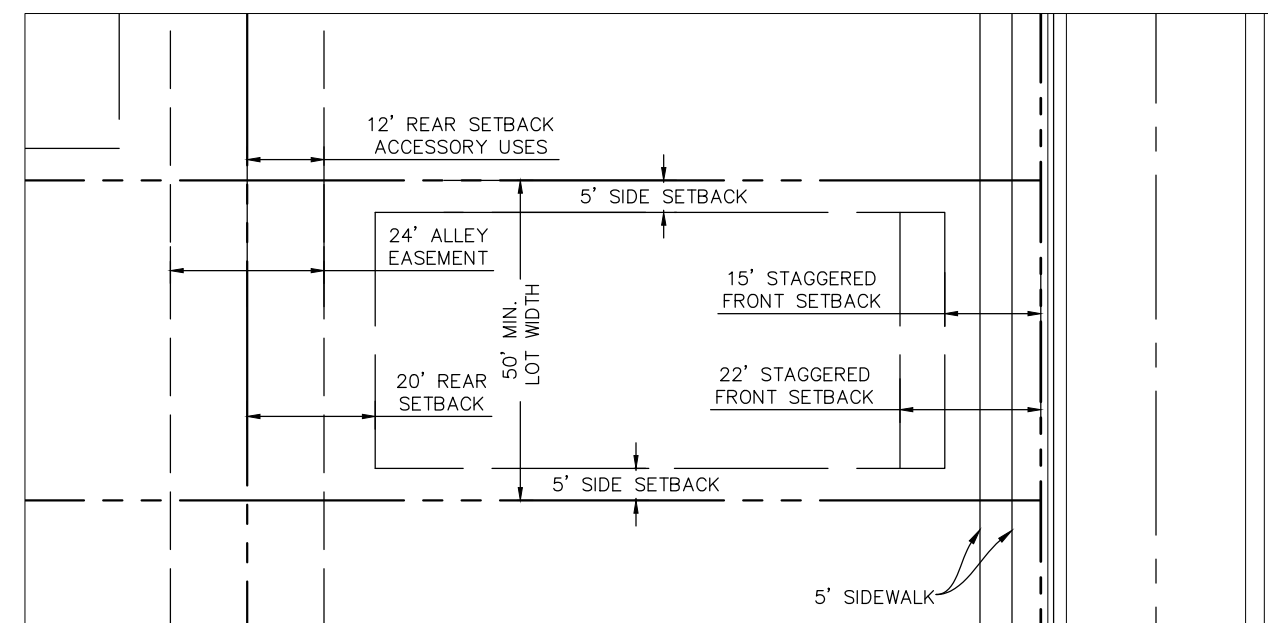
FRONT LOAD - CORNER LOT - WITH SIDEWALK



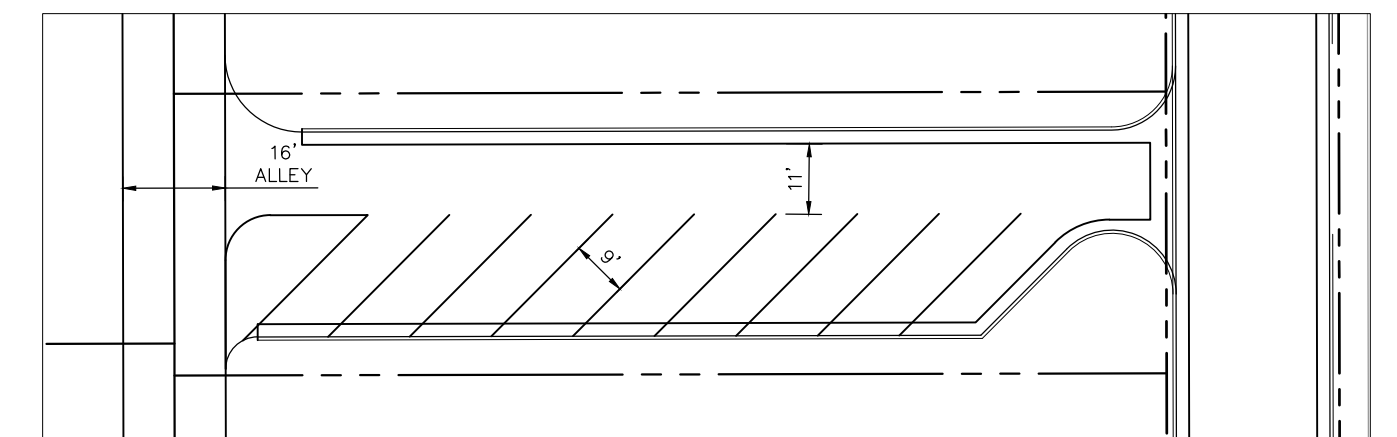
REAR LOAD - EXTERIOR PERIMETER LOT



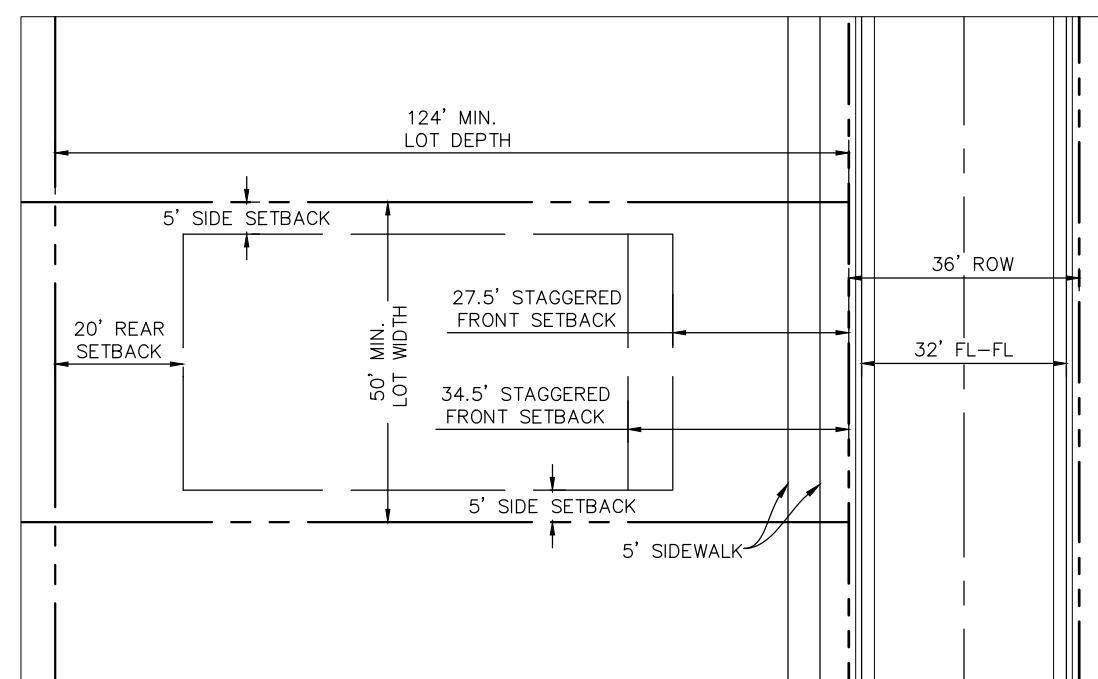
FRONT LOAD - INTERIOR LOT - WITHOUT SIDEWALK



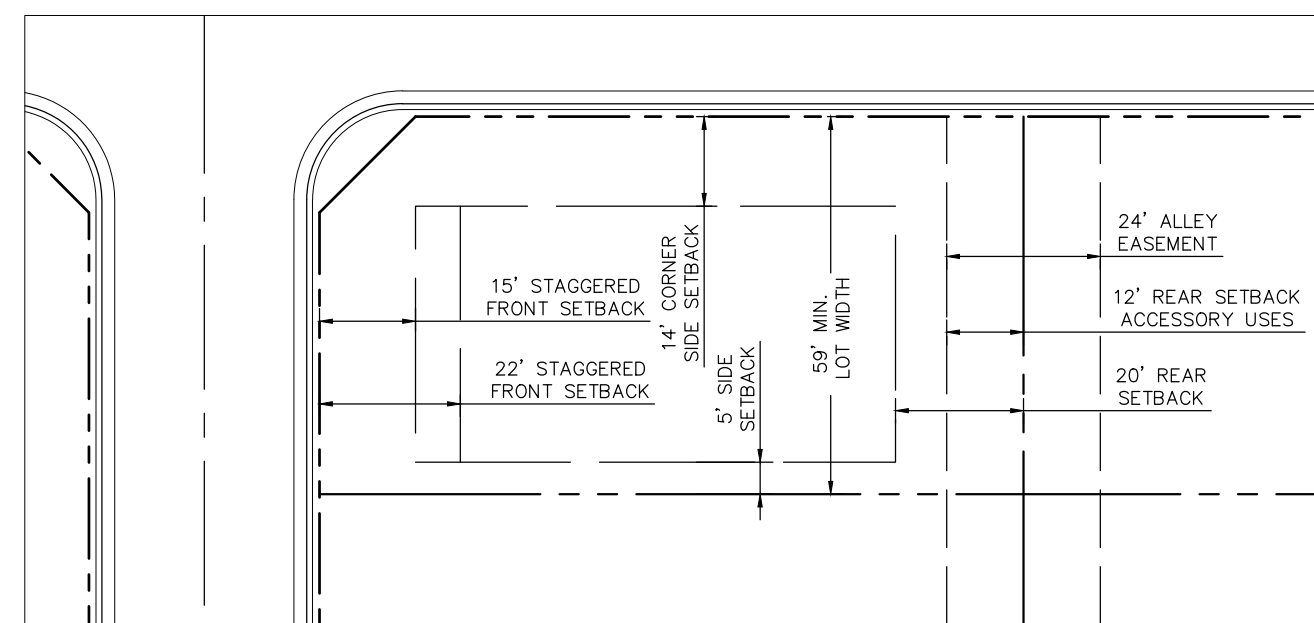
REAR LOAD - INTERIOR LOT



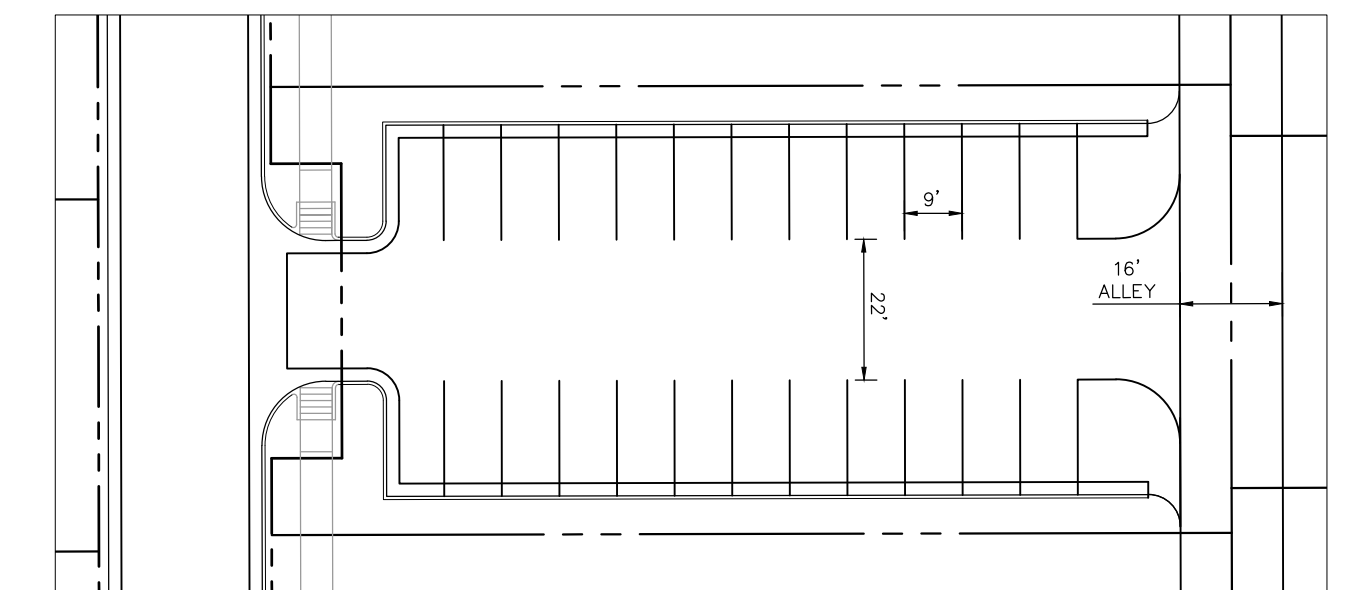
REAR LOAD - ONE WAY VISITOR PARKING



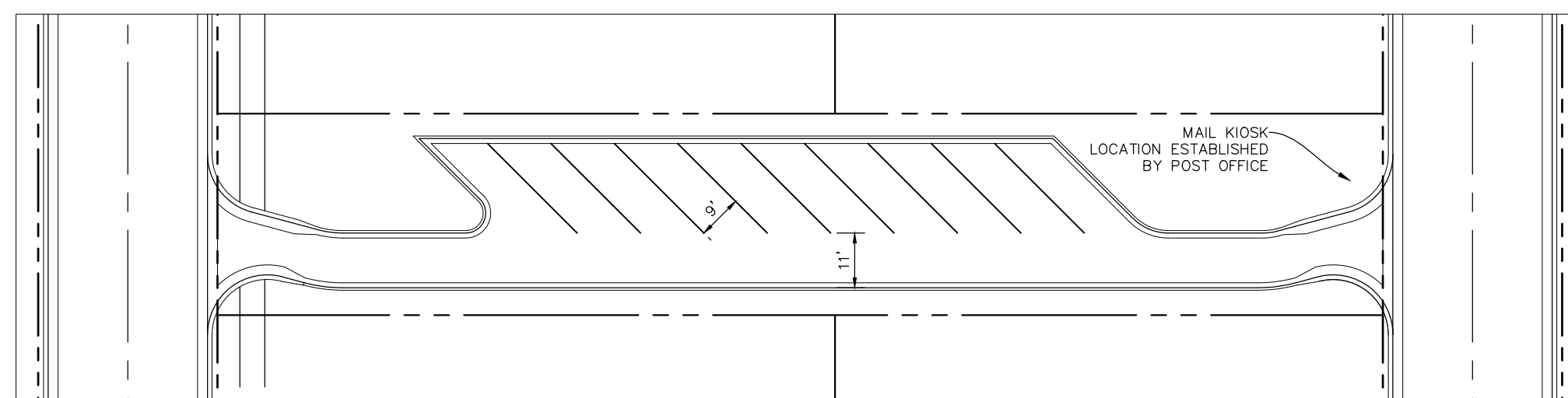
FRONT LOAD - INTERIOR LOT - WITH SIDEWALK



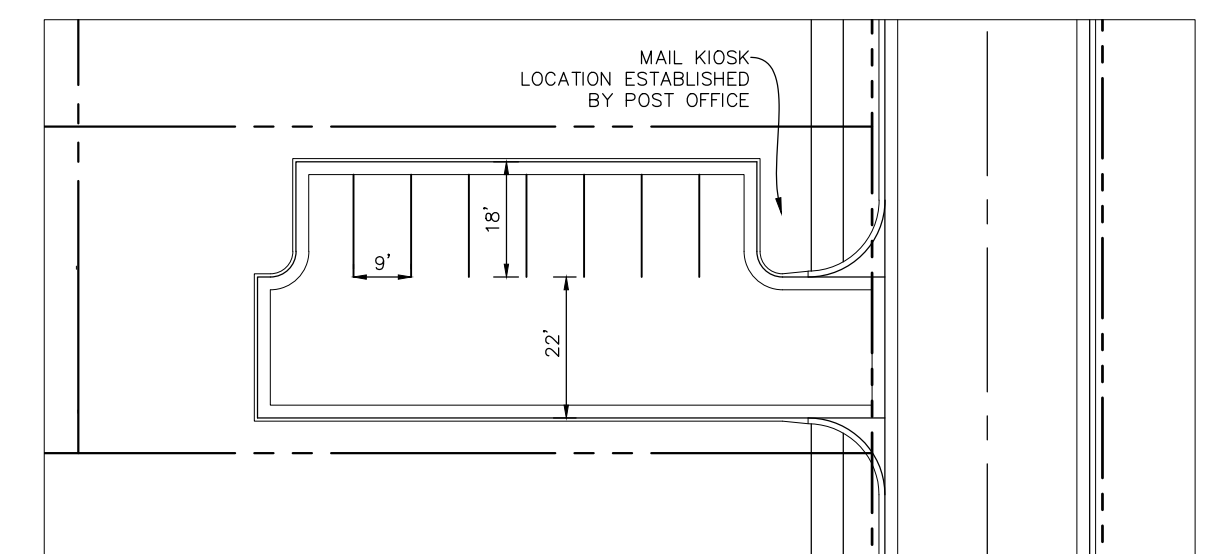
REAR LOAD - INTERIOR CORNER LOT



REAR LOAD - TWO WAY VISITOR PARKING



FRONT LOAD - ONE WAY - VISITOR PARKING LOT



FRONT LOAD - TWO WAY - VISITOR PARKING LOT

TYPICAL LOT DETAILS  
SHEET 5 OF 7



LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
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1. ARCHITECTURAL ELEVATIONS ARE FOR REFERENCE ONLY TO DEMONSTRATE INTENT OF DESIGN. MODIFICATIONS TO THE PLANS ARE PERMITTED THROUGH THE BUILDING PERMIT PROCESS PROVIDED THE OVERALL INTENT IS MAINTAINED. THE MODELS MAY CHANGE FROM WHAT IS SHOWN HEREIN, WITHOUT AMENDING THIS FDP, SO LONG AS THE NEW MODEL: 1) FITS WITHIN THE BUILDING ENVELOPE; 2) COMPLIES WITH THE DEVELOPMENT STANDARDS AND USE RESTRICTIONS; 3) INCLUDES A FRONT PORCH AS AN ARCHITECTURAL FEATURE; AND, 4) MEETS OR EXCEEDS THE TYPE AND QUALITY OF MATERIALS LISTED HEREIN.
2. REAR-LOAD ARCHITECTURAL ELEVATIONS ARE TO BE IN GENERAL CONFORMANCE WITH THE ARCHITECTURAL ELEVATIONS PROVIDED UNDER THE WOLF CREEK RUN PUD.



LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF  
SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
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