

PUD Application for Elephant Rock Villas Subdivision
PUD Guidelines, General Design and Architectural Policies
January 10, 2023

1. Subdivision Design and Site Planning Intent:

- 1.1.1. Intent – The overall intent of the site planning is to create a low-rise, small residential development integrated into the existing natural environment with open space views between buildings and from State Highway 105 that captures the surrounding rural charm and complies with characteristics consistent with the Town of Palmer’s Lake’s Comprehensive Plan and Master Plan.
- 1.1.2. Massing – Buildings are to be clustered in a mix of two or three residential dwelling units per building. No more than three units may be combined to keep the mass of each building at a residential scale.
- 1.1.3. Setbacks – The development shall have a minimum 100’ building setback from State Highway 105, with 25’ building setbacks from interior lot lines, and a 50’ building setback from rear property line. Building units shall have a minimum of 20’ of separation between each building.
- 1.1.4. Vegetation – Site planning shall consider existing vegetation and planned building locations that minimize removal of any existing trees or vegetation over 8" in diameter at the trunk. If larger vegetation requires removal, it may be replaced with transplanted (or similar) vegetation within 100’ of where the original vegetation was removed. Low water zone vegetation will be prioritized to comply with the xeriscape plant list included in the Town’s Comprehensive Plan.
- 1.1.5. Landscaping – Applicant will provide landscape/irrigations plan during the PUD review process. Preservation of the existing clusters of pine trees is a high priority. New native grasses and trees will be added in the highway setback area to provide a natural visual buffer to the highway. Care will be taken to ensure any plantings minimize fire risks to buildings or surrounding areas utilizing Firewise recommendations.
- 1.1.6. Open Space – Minimum open space of over 30% will be incorporated into the overall development and throughout the site to preserve views and vegetation.
- 1.1.7. Connectivity – A pedestrian/dog walking trail loop will be provided for both recreational opportunities and site connectivity, that connects to the interior pocket parks. Trails are to be crushed gravel or similar materials to maintain the rural aesthetic character of the area and to blend with the natural landscape.
- 1.1.8. Wildlife/Fencing – The development shall install fencing along the north boundary of the property, adjacent to Recovery Village as a buffer to separate the different land uses and maintain privacy for both parties. (Fencing materials for this buffer will be selected after conversations with the Town of Palmer Lake and Recovery Village.) In addition, residents may install peel and post rail fencing with welded wire in backyards to contain pets and children.
- 1.1.9. Roadways – Roadways and driveways within the development are proposed without curb and gutter to maintain a rural character. A built-up asphalt curb may be used where needed for drainage along roadways. Concrete may be used at high traffic areas, driveways, and walkways to the units. Asphalt roadways shall follow the Town of Palmer Lake Ordinance for construction.

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- 1.1.10. Access – One, full-movement access to/from State Highway 105 is proposed with a two-lane entrance separated by a landscaped median into the proposed site. One access point is permitted for up to 29 units. Thirty or more units require two points of access. (In the alternative, each structure is required to have fire sprinklers with a minimum NFPA 13D system). No structure shall be located more than 150 feet from the access road. No dead-end access road shall be longer than 150 feet unless a turning area is provided for fire apparatus per the International Fire Code.
- 1.1.11. Lighting – Entry lights may be used for access, entry signage, and safety at the access road; however, lighting will be full cut-off / dark-sky compliant lights. To maintain the visibility of Elephant Rock from Hwy 105, no streetlights or additional development lighting is to be used other than what is allowed in the exterior building lighting at each building.
- 1.1.12. Fire Hydrants – Fire hydrants are proposed to accommodate each phase of construction that will meet Fire Department requirements.
- 1.1.13. Mail – A community mail receptacle will be installed near the entrance of the community for convenience.
- 1.1.14. Trash – Individual dwelling unit trash pick-up will be contracted through a commercial trash company. (Specific requirements for trash receptacles will be finalized during the PUD review process.)
- 1.1.15. Parking – Driveways and sixteen (16) guest parking spaces are available for residents and guests. Boat and recreational vehicle storage is not allowed.
- 1.1.16. Dogs Runs/Houses – Dog runs must be constructed with approved fencing materials and must be constructed adjacent to either the dwelling unit or separation wall between dwelling units. Dog houses no great than “X” will be allowed in fenced yards. (To be determined during PUD review process.)
- 1.1.17. Additional Structures/Storage – No exterior storage sheds or structures shall be allowed. Dog runs may be converted to outdoor storage for bicycles or other types of yard/household equipment to be determined during the PUD review process.

2. Architectural Character and requirements:

- 2.1. Building Scale – Buildings are to be a mix of 1 and 2 story elements. No building shall be more than two stories.
- 2.2. Building Height – The intent of the height restrictions for this development is to follow the stricter height restriction set forth by the Town of Palmer Lake Residential Zoning Ordinance. The allowable height shall be 26’-0” from the Lowest Grade Measurement to the Average Height Line between the building plate and the ridge of a gable, hipped, or gambrel roof, provided that no part of such roofs shall extend more than 5’ above the permitted height to the existing natural contour at the highest point on all sides.

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- 2.2.1. Elevations of each side of the building shall be provided showing the following lines and labeled:
- 2.2.1.1. Existing Grade line – At a minimum, the two outside building corners on each end at the existing grade locations. Additional points along the elevation, particularly at corners, may be used.
 - 2.2.1.2. Proposed Grade line – At a minimum, the two outside building corners on each end at the proposed grade locations. Additional points along the elevation, particularly at corners, may be used.
 - 2.2.1.3. Lowest Grade Measurement Line – A line straight across from the lowest grade corner of each building elevation at 26' above the lowest grade building corner. Retaining walls and extensions beyond the enclosed building envelope are not required to be part of the lowest grade determination.
 - 2.2.1.4. Maximum Height Line – A line following the existing grade 32' up to establish the tallest allowable roof line as compared to the existing grade. Provide dimensions from the Maximum height line down to the actual roof ridge line.
 - 2.2.1.5. Average Height Line – The center line between the building plate and the roof ridge shall be shown on each elevation with dimensions to the Lowest Grade Measurement line.
- 2.3. Exterior Materials – Exterior materials are to be appropriate for Fire Resistive construction which can include a mix of stone, cultured stone, stucco, cementitious siding, cementitious trim, wood-look metal siding (non-reflective) and metal or composite railings. Vinyl siding, natural wood (other than IPE or Ironwood), and pressed board siding materials are not to be used. Decks and patios may be constructed of concrete or composite decking materials. Larger natural wood timbers, 6x or greater, may be used as supporting construction elements. Wood trim may be used sparingly as decorative elements only. Roofing to be Class A and non-reflective.
- 2.3.1. The exterior aesthetic desired is mountain rural. Natural looking materials in neutral colors is required to include grays, beiges, tans, browns, and blacks. The front door of each unit may have an accent color if desired.
 - 2.3.2. Windows are to be neutral-colored frames without added reflective coatings. Low-E coatings are approved and encouraged.
 - 2.3.3. Garage doors are to blend with the mountain style of the development and shall have a wood-look with a maximum of 1 full panel of glass lights.
 - 2.3.4. Roofs – Roof forms must be gable, hip, or gambrel roof forms. No flat roofs are allowed to maintain the mountain aesthetic of the development.
 - 2.3.4.1. Roofing is to be non-reflective and neutral in color in a medium to dark tone.

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- 2.3.4.2. Class A roofing material can be asphalt shingles, composite shingles, stone coated metal, or concrete tile with the desired aesthetic being an Architectural dimensional shingle in a neutral gray color.
- 2.3.4.3. Roofs are not to be red, white, or other bright color that stands out against the natural landscape.
- 2.3.4.4. Each building elevation shall have at least one gable or gable dormer on each side to maintain a traditional mountain aesthetic on all sides.
- 2.3.4.5. Decorative elements like corbels, trusses, outriggers, and pergolas are encouraged.
- 2.4. Exterior Building Lighting – All exterior building lights are to be dark-sky rated, full cut-off fixtures. No lighting is allowed to spill over the property or lot lines. If a building is within 50 feet of a property or lot line, a photometric plan shall be provided to show a “0” footcandle level at all property and lot lines.
- 3. Phasing of Development:** Elephant Rock Villas will be constructed in five (5) phases. Timing of construction is estimated to be two to five years per phase, depending on availability of water taps from the Town of Palmer Lake and market conditions.
- 3.1. **Phase 1** – A total of fourteen (14) dwelling units along an entry road from Highway 105 to the northeast. Phase 1 will include five duplexes on the north side of the entry road and two duplexes on the south side of the entry road.
- 3.2. **Phase 2** – A total of eleven (11) dwelling units extending the entry road to the east to create a temporary hammerhead/fire access turnaround. Phase 2 will include one triplex to the north of the entry road, one triplex to the south of the entry road, one triplex on the northeast side of the temporary hammerhead and one duplex on the southeast side of the temporary hammerhead.
- 3.3. **Phase 3** – A total of sixteen (16) dwelling units which will extend the temporary hammerhead back to the west to join the entry road, creating a looped roadway and water system. Phase 2 will include three duplexes on the north side of the southern looped road and five duplexes on the south side of the looped road.
- 3.4. **Phase 4** – A total of twelve (12) units which will extend the northern side of the temporary hammerhead and create a permanent hammerhead/fire access turnaround in the northeast portion of the site. Phase 4 will include two, triplexes on the north side of the hammerhead, one triplex on the southwest side of the hammerhead and one triplex on the southeast side of the hammerhead.
- 3.5. **Phase 5** – A total of four (4) dwelling units will extend the entry road to a northwest hammerhead, pending evaluation of topography issues. If constructed, Phase 5 will include two, duplex units.