

PD STANDARDS
WASHINGTON SQUARE SUBDIVISION FILING NO. 8
A PART OF THE SOUTHEAST QUARTER OF SECTION 34,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PD CONCEPT AND INTENT

1. LAND USE

Proposed development will consist of phased hotel and retail planned to respond to market conditions. Phase I will consist of an extended stay hotel on lot 2. Phase II will consist of retail use permitted under this PD on Lot 1, and also the regional detention pond currently existing on the lot.

2. OPEN SPACE

Significant plantings of trees along the north boundary of the site together with a pedestrian trail connection from Grant Street to the City of Thornton Trail System (located on the east side of Lot 2, along the Farmer's Highline Canal) shall be implemented as part of the site development. Additional landscape enhancement of said City of Thornton Trail System shall also be provided and shall be coordinated with the City of Thornton Parks and Recreation Department. All other site landscaping shall be provided in accordance with the landscape requirements set forth in division 9, article III of the Thornton City Code.

3. CIRCULATION, ROAD PATTERNS AND STANDARDS

Lots 1 and 2 will be accessed from Grant Street and East 120th Avenue by existing private roadways. Any unpaved access roads shall be paved in accordance with City of Thornton "Standards and Specifications for the Design and Construction of Public Improvements." On-site parking, circulation and delivery areas shall be consistent with City of Thornton standards. Fire lanes shall be dedicated, as required, and surfaced with pavement sections designed and constructed in accordance with the requirements of the City of Thornton Fire Department.

4. ARCHITECTURE AND DESIGN

Architecture and design shall be compatible with surrounding uses and shall be subject to approval by the Washington Square Architectural Review Committee and the City of Thornton design review criteria. Architectural elevations shall include the use of brick (a minimum of 25%) on the façade of the buildings and color schemes which are compatible or complimentary with adjacent structures. The location and height of buildings shall not interfere with the satellite clear zone access area for the 'Space Imaging' satellite dish located on lot 1, block 1, Washington Square - amended, north of the subject site. All signage must be monument signs constructed with the same materials and colors as the buildings on this property, and shall complement adjacent buildings.

5. DESIGN INTENT

This planned development shall be compatible with adjacent commercial and retail uses. Use of the design standards contained herein will assure compatibility and harmony with the surrounding uses and adjacent properties.

Landscape buffering, height limits and building setbacks will help enhance existing uses and off-site visual impact.

6. DEFINITIONS - EXTENDED STAY HOTELS AND MOTELS.

Extended stay hotels and motels are subject to the following:

Definition: a facility containing six or more guest rooms that are rented to occupants on a daily, weekly or monthly basis.

GENERAL CONDITIONS

1. This is a Planned Development submittal. Standard zone districts and development standards as found in the City of Thornton building code will apply when alternative standards are not included herein.
2. The development standards contained herein shall govern the development of the property: and except as expressly provided herein, the City's site planning procedures, City Code, Charter, ordinance or regulations shall apply to the development of this project. The City Council may amend any provision herein by ordinance.
3. For the purpose of City review and approval of site development plans and use approvals, permitted intensity of development shall be controlled by Floor Area Ratio (FAR) for individual lots and for the entire subdivision as specified on this PD.
4. Nothing herein shall constitute a waiver from the City's police powers or governmental authority to regulate the construction, use or occupancy of land or structures.
5. As the project is developing, all lots which are not under construction shall be seeded and regularly mowed. Trash and materials shall be kept in proper receptacles and the site shall be kept in an orderly and neat manner.
6. Trash enclosures shall be constructed of the same materials and colors as the buildings on this property and shall complement adjacent buildings.
7. All lighting shall be consistent with the requirements listed herein.
8. Approval of this PD relates only to the land described above and shall not be considered to permit, allow or approve encroachments upon other properties not owned by the applicant.

PD ZONING REGULATIONS

A. Main Uses Permitted

1. Animal clinic
2. Bar (lounge or tavern)
3. Business school
4. Catering service
5. Clubs and lodges (non-profit)
6. Financial institution with drive-up customer access (sup)

7. Financial institution without drive-up customer access
8. General office
9. General merchandise or food
10. Hotels, motels and extended stay hotels which incorporate kitchen units in the guest suites
11. Indoor commercial amusement
12. Job printing
13. Local utilities
14. Restaurant without drive-in or drive-through
15. Wireless communications

B. Temporary Uses

1. Christmas tree lots - temporary use permit (TUP)
2. Construction/sales office (TUP)
3. Seasonal sales stand (TUP)
4. Temporary construction yard

C. Accessory Uses.

As a general rule, an accessory use is permitted in the PD district in which the main use is permitted. However, because of the specific nature of some accessory uses they are specifically listed and may be subject to additional regulations.

1. The following accessory uses are not permitted in this PD district:
Accessory community center, amateur communications tower, home occupation, occasional sales (garage sales), private stable and swimming pool (private).
2. The following accessory uses are permitted by right in the PD district:
Accessory outside display, accessory outside sales, accessory outside storage, off-street parking and accessory game courts.

D. Yard, Lot and Space Regulations

1. Front, side and rear yard.
 - A. Front, side and rear yards are determined through development permit review. For this district the following chart shows the minimum front, side and rear yards permitted and the maximum front, side and rear yards that may be required:

	Minimum permitted	Maximum permitted
Front yard	25'	85'
Side yard	0' or 15'	15'
Rear yard	0' or 15'	15'

2. Floor Area Ratio - maximum floor area ratio is 0.50.
3. Height
 - A. Maximum height in this PD district is 75 feet.
 - B. Satellite access clear zone height restrictions for the 'Space Imaging' satellite dish located north of this PD zone district must be complied with. Encroachment of structures into said satellite access zones is not permitted.

4. **Lot coverage**
Maximum lot coverage in this district is 75 percent. Aboveground parking structures are included in lot coverage calculation; surface parking lots and underground parking structures are not included in lot coverage calculations.
5. **Lot size - no minimum lot size.**
6. **Additional provisions - none.**

E. Landscaping

Landscaping shall conform to the requirements of sections 18-491 through 18-498 of the Thornton City Code.

F. Screening

Screening shall conform to the requirements of Section 18-392 of the Thornton City Code.

G. Lighting

Lighting shall conform to the requirements of Section 391 of the Thornton City Code.

H. Parking construction and maintenance standards

Parking requirements shall conform to Section 18-390 of the Thornton City Code.

I. Parking requirements

Parking requirements shall conform to sections 18-256 and 18-388 of the Thornton City Code.

J. Signage

Signage shall conform to sections 18-966 through 18-1057 of the Thornton City Code.