
Preliminary PUD Guide

The intention for the development of Tower Center is to create a mixed-use project providing opportunities for residential and commercial development proximate to park and open space areas and an internal pedestrian circulation system. Commercial areas are designed to accommodate both traditional auto-oriented retail development and smaller scale pedestrian-oriented retail and commercial areas. Residential development includes apartments, townhomes and small single-family lots.

The purpose of this Planned Unit Development Guide (PUD Guide) is to ensure that Tower Center is developed pursuant to the land uses and general development patterns as identified in the Tower Center Preliminary Plan, and to ensure the orderly and compatible development of the property. To this end, the PUD Guide establishes standards, regulations and guidelines that will govern the development of, and land uses within Tower Center. Among other things, this PUD Guide defines Planning Areas for the project, establishes permitted land uses, defines standards to regulate the size, massing and location of structures, and outlines guidelines for the design of future development.

The guidelines, standards, criteria and other provisions of this PUD Guide shall supersede and control over any conflicting guideline, standard, criteria or other provision of the Town of Gypsum Land Use Regulations. Where this PUD Guide is silent, the provisions of the Town of Gypsum Zoning and Subdivision Regulation, as may be amended from time to time, shall govern. The development of Tower Center is also subject to other agreements that may have been established as part of Preliminary Plan and Final Plat approvals.

PUD Planning Areas

All areas of the Tower Center PUD are included in one of six Planning Areas as depicted on the Tower Center PUD Plan. Planning Areas include:

- *Residential Multi-family*
- *Residential Townhome*
- *Residential Single-family*
- *Commercial General*
- *Commercial Mixed Use*
- *Open Space*

Allowable land uses and development standards specific to these Planning Areas are described in further detail below.

Land Use

Allowable, conditional, limited, and accessory uses permissible in each Tower Center Planning Areas are outlined below. Conditional and Limited Uses shall be reviewed in accordance with applicable provisions of the Gypsum Zoning Code. Uses not listed below or not deemed similar or customarily incidental or accessory to Permitted or Conditional Uses are not permitted.

Planning Area - Residential Multi-family

Purpose: To provide sites for larger-scale multi-family residential buildings and accessory uses including but not limited to resident clubhouse building(s) and amenity facilities.

Permitted Uses

*Multi-family residential
Common community/amenity building*

Conditional Uses

Home occupations

Accessory Uses

*Parks, including but not limited to trails, pools, community gardens, and dog parks
Garages, storage and accessory buildings
Solar energy devices
Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.*

Planning Area - Residential Townhome

Purpose: To provide sites for attached townhome or condominium residential buildings in up to six units per building.

Permitted Uses

*Multi-family residential
Common clubhouse/amenity building*

Conditional Uses

Home Occupations

Accessory Uses

*Garages, storage and accessory buildings
Solar energy devices
Temporary real estate sales office limited to initial sale/marketing of on-site real estate
Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.*

Planning Area - Residential Single-family

Purpose: To provide sites for single-family, detached residences.

Permitted Uses

Single-family dwelling units

Conditional Uses

Home Occupations

Limited Uses

Accessory Dwelling Unit

Accessory Uses

*Garages, storage and accessory buildings
Solar energy devices
Temporary real estate sales office limited to initial sale/marketing of on-site real estate
Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.*

Planning Areas - Commercial General

Purpose: To provide sites for larger-scale commercial, office, retail and restaurant development.

Permitted Uses

*Banks and financial institutions
Bar and tavern
Child care center
Health and fitness club
Hotel, motel, lodging
Medical and dental offices and clinic
Professional or business office
Personal service shops, including but not limited to barber shops, nail salons, beauty salons.
Recreation facility, indoor
Restaurant
Retail establishment
Outdoor/farmers market
Food vending trailers or trucks
Additional uses deemed similar to Permitted Uses listed above.*

Special Uses

*Gas station
Veterinary clinic*

Accessory Uses

*On-site parking
Outdoor plazas, patios, public gathering places
Solar energy devices*

Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.

Planning Area - Commercial Mixed Use

Purpose: To provide sites for pedestrian-scale, mixed use development with commercial, retail and restaurant uses at ground level and commercial, office and residential uses at upper levels.

Permitted Uses/Ground Level

- Banks and financial institutions*
- Bar and tavern*
- Health and fitness club*
- Medical and dental offices and clinic*
- Personal service shops, including but not limited to barber shops, nail salons, beauty salons.*
- Professional or business office*
- Restaurant*
- Retail establishments*
- Outdoor/farmers market*
- Food vending trailers or trucks*
- Additional uses deemed similar to Permitted Uses listed above*

Permitted Uses/Second and Third Levels

- Bar and tavern*
- Health and fitness club*
- Hotel, motel, lodging*
- Medical and dental offices and clinic*
- Multi-family residential dwelling unit*
- Professional or business office*
- Restaurant*

Retail establishments
Additional uses deemed similar to Permitted Uses listed above

Accessory Uses

- On-site parking*
- Outdoor plazas, patios, public gathering places*
- Solar energy devices*
- Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.*

Planning Area - Open Space

Purpose: To provide sites for open space, park facilities, trails corridors, landscape improvements, storm drain facilities and water storage.

Permitted Uses

- Outdoor recreational facility*
- Parks, including but not limited to play structures, tot lots, athletic fields, picnic areas*
- Trails and paths*
- Special events*
- Food vending trailers or trucks*
- Additional uses deemed similar to Permitted Uses listed above*

Accessory Uses

Accessory uses customarily incidental or accessory to Permitted or Conditional Uses.

Development Standards

Site development standards for each Planning Area are outlined below. Definitions for these development standards shall be as outlined in the Town of Gypsum Zoning Code. Refer to the diagram below for additional information on front, side and rear setbacks.

Planning Area - Residential Multi-family

<i>Density</i>	Overall density within the Residential Multi-family Planning Area shall not exceed 324 dwelling units.		
<i>Minimum lot size</i>	n/a		
<i>Maximum lot coverage</i>	50%	<i>Setbacks/front yard</i>	25'
<i>Minimum landscape area</i>	n/a	<i>Setbacks/side yard</i>	10'
<i>Maximum building height</i>	45'	<i>Setbacks/rear yard</i>	10'

Planning Area - Residential Townhome

<i>Density</i>	Overall residential density within the Residential Townhome Planning Area shall not exceed 80 dwelling units.		
<i>Minimum lot size</i>	n/a		
<i>Maximum lot coverage</i>	50%	<i>Setbacks/front yard</i>	25'
<i>Minimum landscape area</i>	n/a	<i>Setbacks/side yard</i>	10'
<i>Maximum building height</i>	35'	<i>Setbacks/rear yard</i>	10'

Planning Area - Residential Single-family

<i>Density</i>	Overall residential density within the Single-family Planning shall not exceed 47 dwelling units.		
<i>Minimum lot size</i>	5,800 square feet		
<i>Maximum lot coverage</i>	50%	<i>Setbacks/front yard</i>	
		<i>Residence</i>	15'
		<i>Garage</i>	20'
<i>Minimum landscape area</i>	n/a	<i>Setbacks/side yard</i>	5'
<i>Maximum building height</i>	35'	<i>Setbacks/rear yard</i>	10'

Planning Areas - Commercial General

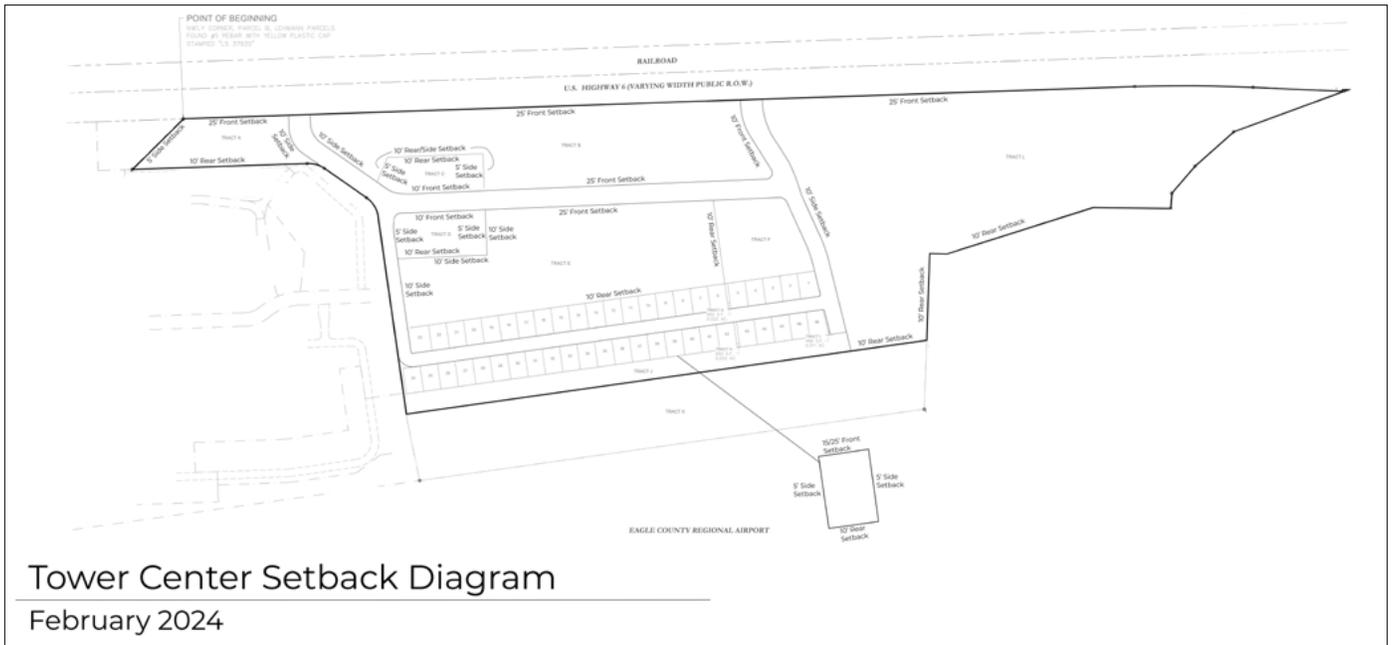
<i>Density</i>	Overall commercial density within Commercial General Planning Areas shall not exceed 100,000 square feet.		
<i>Minimum lot size</i>	5,000 square feet		
<i>Maximum lot coverage</i>	75%	<i>Setbacks/front yard</i>	10'
<i>Minimum landscape area</i>	10%	<i>Setbacks/side yard</i>	10'
<i>Maximum building height</i>	45'	<i>Setbacks/rear yard</i>	10'

Planning Areas - Commercial Mixed-Use

<i>Density</i>	Overall commercial density within Commercial Mixed-Use Planning Areas shall not exceed a total of 26,000 square feet; overall residential density shall not exceed a total of 48 dwelling units.		
<i>Minimum lot size</i>	2,500 square feet		
<i>Maximum lot coverage</i>	75%	<i>Setbacks/front yard</i>	10'
<i>Minimum landscape area</i>	10%	<i>Setbacks/side yard</i>	5'
<i>Maximum building height</i>	45'	<i>Setbacks/rear yard</i>	10'

Planning Area - Open Space

n/a



Parking

Off-street parking for the Tower Center shall be provided in accordance with Section 17.24.060 -Minimum Off-street Parking Requirements of the Town Zoning Code, with the exception of the following:

1. *The minimum dimension of outdoor surface spaces shall be 9' wide and 19' long.*
2. *No parking that is required by Town of Gypsum regulations shall also provide required parking area for another use, unless it can be shown that 1) the peak use periods for required parking areas for two (2) or more uses located on the same or adjoining sites will not overlap with one another use. Upon the presentation of satisfactory evidence by the applicant that such shared use will not result in a shortage of parking at any time, the Director of Community Development may approve a shared use arrangement for said parking and may reduce the number of off-street parking spaces by up to twenty (20) percent of the total required for all uses.*
3. *Parking required for Accessory Dwelling Units within the Single Family Planning Area may be met with on-street parking provided on Road B.*

Design Guidelines

The design guidelines below shall be considered in the design of development improvements within Tower Center. The Tower Center Metropolitan District will be responsible for implementing these design guidelines.

Residential

While there are no prescribed architectural styles for residential development within Tower Center, all multi-family buildings, townhome buildings, and all single-family homes shall share a common design vocabulary. The following general guidelines shall apply to development within residential Planning Areas:

Materials and colors – *Acceptable exterior wall materials include wood or cementitious siding, stucco, stone, metal, or other similar materials. No more than 18" of concrete foundation walls*

shall be exposed. Exterior building colors shall generally maintain compatibility with the rest of the area, while allowing for variety of color among projects.

Roof forms and materials – Primary roof forms shall be either gable or shed form. Gable or shed dormers may also be used. Small, secondary areas of flat roofs may be used.

Fenestration – The size and pattern of windows and doors should be designed in relation to building form and scale of the building.

Porches – The use of porches are encouraged can strengthen a home’s relationship to the street, add visual interest to the home and provide outdoor living space.

Garages – All single-family homes shall include garages, either attached or separate from the home.

Landscaping – Landscaped areas shall be irrigated utilizing Town Center’s raw water irrigation system. Limitations on permanent, full irrigation of residential lots or building include:

- Single family lots – +/-1,500 square feet
- Townhome building site - +/-1.1 acres
- Multi-family building site - +/-1.7 acres

Trees and shrubs should be used to define spaces, frame views and create buffers from adjoining uses. A combination of deciduous or coniferous trees may be used. Trees of varying sizes are suggested.

The use of drought tolerant or drought resistant plant materials is encouraged. Examples include Buffalo Grass, Bluegrama Grass, succulents or ground covers such as thyme. The street side of residential buildings should include some lawn area. The diagram on the right provides an example of how the 1,500sf of lawn area can be incorporated into a single-family lot.



Commercial

The following general guidelines shall apply to commercial and mixed-use development within Tower Center:

Materials and colors – Acceptable exterior wall materials include wood or cementitious siding, stucco, stone, brick, metal, or other similar materials. When multiple materials are used, material changes should be done in a logical and consistent manner with generally no more than three primary materials. Exterior building colors shall generally maintain compatibility with the rest of the area, while allowing for variety of color among projects.

Roof forms and materials – Primary roofs may include flat, shed or mansard roof forms. Roof materials may include tar and gravel, membrane, low-glare metal or other similar materials. When appropriate, rooftop mechanical equipment should be screened.

Building Massing – Building offsets, change of wall materials, upper-level building setbacks, and upper-level projections and/or decks may be used to add interest to a building and to reduce the perceived scale of buildings.

Building entries and facades – Building facades should express the function, scale and structure of the building. Entries provide an opportunity to express building structure. Fenestration – The size and pattern of windows and doors should be designed in relation to building form and scale of the building.

Material changes can be used to define entries and add interest to a building.

Outdoor spaces and landscaping – Landscaped areas shall be irrigated utilizing Town Center's raw water irrigation system. Commercial building sites are limited to .7 acres of permanent, full irrigation include and a portion of 2.5 acres of irrigation that is dedicated to streetscape landscaping.

Where appropriate, outdoor spaces can be used to create gathering places and activity centers. Trees and shrubs should be located to define spaces, frame entries, and create buffers. The use of drought tolerant or drought resistant plant materials is encouraged.

Lighting

All exterior on-site lighting shall be "dark-sky compliant", or otherwise be shielded, down directional so as to confine lighting within site boundaries.

Signs

Signs within Tower Center shall be in accordance with the Town of Gypsum Sign Regulations.

Amendments

Minor Variations

Minor variations involve technical, or engineering considerations not reasonably anticipated during the initial approval process. Minor Variations are to be reviewed by Town Staff.

Minor Amendments

Minor Amendments are specific changes to the PUD that do not significantly alter the overall design concept, character, and intent of the PUD. Minor amendments include but are not limited to minor changes to:

- *Planning Area boundaries that do not change the overall intent of the PUD,*
- *Development standards (maximum floor area, building setbacks, building footprint, impervious area) which do not have a significant material impact upon the overall intent of the PUD,*
- *Land uses that do not alter the overall character of the PUD, and*
- *Text changes to this PUD Guide that are intended to provide clarity, correct conflicts, or that address oversights shall also be considered Minor Amendments.*

For dimensional standards, a minor amendment shall not result in a variation that exceeds 10% from the required dimension, measurement, area, or limitation, provided that such amendments shall not increase allowable residential density. Minor Amendments shall be processed under the authority of the Community Development Director. The Community Development Director may approve a Minor Amendment if it is found to be generally consistent with the overall character and intent of the PUD and to not negatively impact adjacent properties or land uses.

Major Amendments

Major Amendments are specific changes to the PUD that, as reasonably determined by the Community Development Director, may significantly alter the overall design concept, character and intent of the Tower Center PUD. Major Amendments shall be processed in accordance with Section 18.08.180 Amendments to PUD of the Town of Gypsum Municipal Code.