



MASTERS PD AMENDMENT

JULY - 2024

# WHAT ARE WE AMENDING?

- This is really a very simple proposal; we are requesting to add duplex/paired homes as a permitted use.
- We are not requesting any change in the number of homes currently permitted.
- We are not proposing any changes to any standards that are already approved.
- We are not proposing any changes to the currently approved Final Plat and Construction Documents.

ARAPAHOE RD



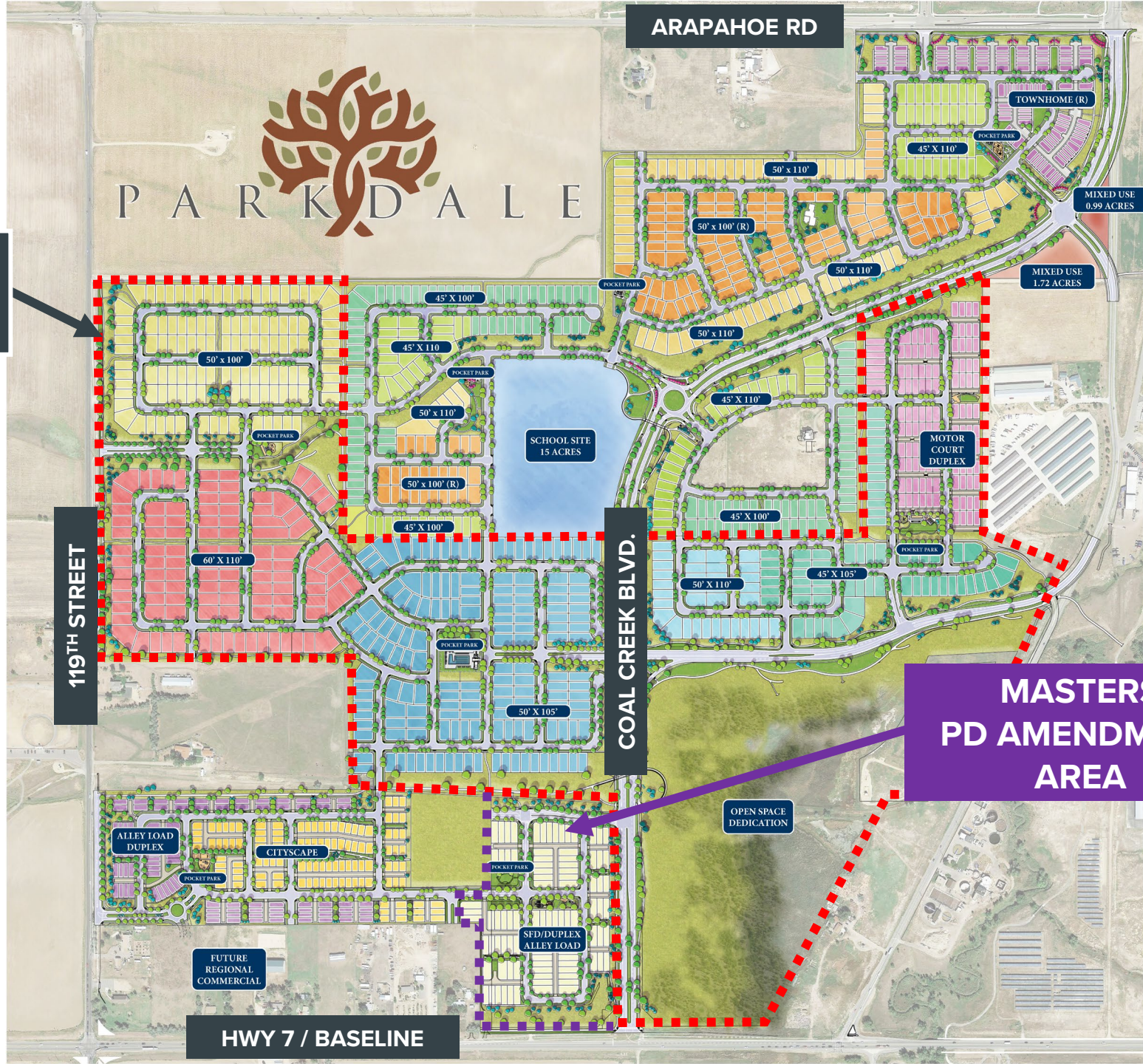
EXISTING  
PARKDALE

119TH STREET

COAL CREEK BLVD.

MASTERS  
PD AMENDMENT  
AREA

HWY 7 / BASELINE





**ORIGINAL  
APPROVED PD**

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. NA
	37' CORNER LOTS						ACC. - NA	
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	

1. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED.

2. WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

# PROPOSED PD AMENDMENT

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY/DUPLEX ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. NA
	37' CORNER LOTS						ACC. - NA	
PLANNING AREA 1 TEMPORARY USES	300'	625,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
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ORIGINAL  
APPROVED PD

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE

PROPOSED PD  
AMENDMENT

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	DETACHED SINGLE FAMILY, DUPLEX - ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE



COAL CREEK BLVD

GREEN COURT

GRADE  
SEPERATED  
TRAIL CROSSING

SPINE TRAIL  
CONNECTION

SPINE  
TRAIL

POCKET  
PARK

HWY 7/BASELINE



NORTH

ILLUSTRATIVE PLAN

