



# *Cañon City Commons at the Abbey*

A PLANNED DEVELOPMENT DISTRICT

## DEVELOPMENT GUIDE



Rendering courtesy of 2021 Fremont County EPA Design Assistance Grant and HDR, Inc.



# **Cañon City Commons at the Abbey**

## **Planned Development District Development Guide**

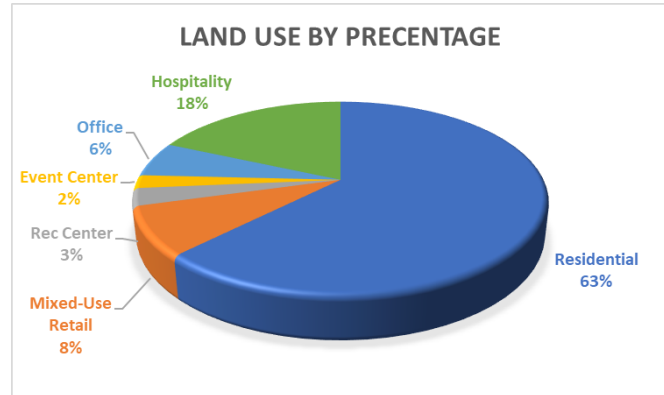
**September 01, 2021**

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## Project Narrative:

**Cañon City Commons at the Abbey** at the Abbey is a mixed use, residential, commercial, and retail infill development located entirely in the city limits of Cañon City. The total footprint will exceed 187 acres and will be one of the most significant property developments in Fremont County. When completed, the project will provide housing for over 800 families and act as a new economic development engine that will power the region for years to come.



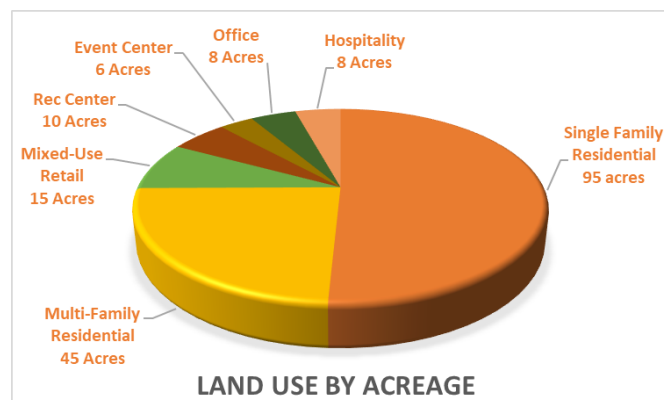
The project will take advantage of the historic structures and will maintain the existing business operations including the winery, the events center, and the monastery. Every effort will be made to respect the history and architecture of the Abbey campus and the people that work there.

Numerous new users will also be attracted to the project and will comprise the necessary components to create a legacy project the entire community will enjoy. The success of the project will be defined by

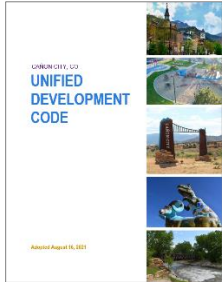
the diversity and sustainability of new to the area housing and land use platforms that will serve as the baseline for controlled growth in Fremont County.

Greenspace, landscaping, trails, storm water management, parking, underground utilities, and connections to current city infrastructure will assure the project not only fits the local “ecosystem” but helps to catalyze much needed growth and investment in the area. The project carries the Opportunity Zone designation which will attract a wide range of investors that are interested in long term financial commitments to this specific project site.

Modern amenities and budget friendly homes will encourage young families to choose Fremont County as the place they want to build their careers. A pedestrian and bicycle friendly campus will create the live-work environment that is not currently present in other parts of the community.



The accompanying documentation and proposed layouts will clearly describe the Planned Development District concept to City Staff, Planning Commission and City Council. Special attention has been given to the proposed development model and how it will provide a project that not only integrates well with the community as it exists today but offers new opportunities for future rural prosperity through deliberate and intentional commercial and residential housing growth.



The supporting information in this application, including this document, was created with the specific intent to align with the newly adopted Title 17, otherwise referred to as the “Unified Development Code” of the City of Cañon City. Specific excerpts from Title 17 have been incorporated into this document, including charts and descriptions, to assist the user in making decisions that are consistent with the Unified Development Code, the Planning Commission and City Council.

The application for the Planned Development District will be accompanied later by a major subdivision plan. The carefully engineered plan will define the internal boundaries, connection points to city streets and infrastructure necessary to successfully complete the project. Every effort will be made to integrate the project into the existing neighborhoods with minimal disruption to the current conditions while improving the overall access and traffic flow. Although the plan indicates conceptional changes to bordering properties, there is no expectation that anything will be accomplished outside the project boundaries without input and complete support from those property owners.

Acknowledgements to the EPA Design Assistance Grant, HDR, Inc. and General Dynamics for conducting public input/design meetings, generating numerous concepts, and creating much of the support information and images in this document (including the rendering on the cover page) used by the applicant’s design team to create this plan.



The EPA program leveraged to support this concept is designed to “help rural communities achieve their goals for growth and development while maintaining their distinctive rural character. Policies that protect the rural landscape, help preserve open space, protect air and water quality, provide places for recreation, and create tourist attractions that bring investments into the local economy. Policies that support walking, biking, and public transit help reduce air pollution from vehicles while saving people money”.



Thank you to the City of Cañon City Planning Commission, City Council and the City Staff for supporting this application. We will anticipate your favorable consideration.



## 1.0 General Provisions

### 1.1 Density

**Table 1.2 Density**

Designation		Description	Acres	% of Total	Density Unit	Density Unit per Acre
PA01	MR	MIXED USE RETAIL	8	4.28%		
PA02	WI	WINERY	12	6.57%		
PA03	LW	LIVE-WORK OFFICE	1	0.62%		
PA04	HC	HISTORIC COMMERCIAL	18	9.63%		
PA05	EC	EVENTS CENTER	3	1.60%		
PA06	MM	MISSING MIDDLE RESIDENTIAL	5	2.72%	35	7.00
PA07	AP	APARTMENTS	3	1.60%	195	65.00
PA08	MM	MISSING MIDDLE RESIDENTIAL	2	0.86%	35	17.50
PA09	SH	SENIOR HOUSING	2	0.81%	72	36.00
PA10	VH	VILLAGE HOMES	12	6.42%	25	2.08
PA11	OS	OPEN SPACE	7	3.74%		
PA12	MM	MISSING MIDDLE RESIDENTIAL	2	0.80%	45	22.50
PA13	LW	LIVE-WORK OFFICE	1	0.52%		
PA14	REC	RECREATION CENTER	10	5.35%		
PA15	CH	COTTAGE HOMES	5	2.94%	35	7.00
PA16	VH	VILLAGE HOMES	8	4.38%	21	2.63
PA17	TH	TOWN HOMES	12	6.42%	105	8.75
PA18	VH	VILLAGE HOMES	12	6.42%	25	2.08
PA19	AP	APARTMENTS	4	2.14%	200	50.00
PA20	OF	OFFICE	1	0.74%		
PA21	EH	ESTATE HOMES	5	2.67%	13	2.60
PA22	CH	COTTAGE HOMES	4	2.14%	30	7.50
PA23	EH	ESTATE HOMES	17	9.09%	16	0.94
PA24	OS	OPEN SPACE	15	8.02%		
PA25	CA	COMMERCIAL AGRICULTURAL	18	9.63%		
			187	100.00%	852	9.23



## 1.2 Density Standards

- 1.2.1 The Dwelling Unit Density permitted in any residential Planning Area is an Average Density that shall apply to the entire residential Planning Area and shall not be specifically applicable to any portion thereof. The Average Density of any residential Planning Area shall be computed by dividing the total number of Dwelling Units in the residential Planning Area by the gross acres in the residential Planning Area.

## 1.3 Density Variations

- 1.3.1 In no event shall the total number of 852 residential Dwelling Units within all Planning Areas as set forth on the "CANON CITY COMMONS PLANNED DEVELOPMENT DISTRICT" (CCCPDD) be exceeded. In general, residential Planning Areas may contain up to an additional ten percent (10%) of the number of units allowed or each Planning Area, as set forth in the CCCPDD, as determined by the Developer.
- 1.3.2 The total number of Dwelling Units developed in a Planning Area may be less than the number established on the Development Plan. Any decrease in units may only be transferred to other Planning Areas in whole or in part, or any request increase in dwelling units, shall be subject to an Amendment to the CCCPDD which shall be processed as a rezoning pursuant to Section 17.40 of the Cañon City Municipal Code.

## 1.4 Underground Utility Requirements

- 1.4.1 All electrical and communications distribution lines shall be placed underground. All transmission lines shall be underground unless same cannot be accomplished by direct burial.

## 1.5 Associations or Special Districts

- 1.5.1 Homeowner Associations and/or Special Districts composed of property owners in residential areas may be created for the following purposes:
- 1.5.1.1 to provide for the continued development, improvement and maintenance of properties and facilities which it owns or administers, and
  - 1.5.1.2 to protect the investment, enhance the value, and control the use of property owned by its members.
- 1.5.2 Homeowner's Associations and/or special districts may be created in residential areas where common lands or facilities are to be owned and maintained by the Homeowner's Association or Special District.
- 1.5.3 Special Districts must be approved by City Council following a hearing and adaption of the necessary enabling ordinances or resolutions on a case-by-case basis.

## 2.0 Zoning Districts – Purpose and Intent

### 2.1 Residential Planning Areas.

- 2.1.1 AP, Apartments – high density, multi-story housing platform.



- 2.1.2 SH, Senior Housing – age restricted housing where occupants must be more than fifty-five years old.
- 2.1.3 TH, Townhomes - a multi-story house in a modern housing development which is attached to one or more similar houses by shared walls.
- 2.1.4 CH, Cottage Homes – single family residential houses with a minimum structure and lot size.
- 2.1.5 VH, Village Homes – single family residential houses positioned in size between the Cottage and Estate homes.
- 2.1.6 EH, Estate Homes – significant homes of more than 2000 square feet in the structure and over 20,000 square feet in the lot.
- 2.1.7 MM, Missing Middle – multi-family housing that fits the gap between affordable housing or rent controlled housing on the low end and high-end rentals at the top of the rental market.
- 2.2 Non-Residential Planning Areas.
  - 2.2.1 CA, Commercial Agriculture – area that is subject to a floodplain and/or a view corridor that restricts vertical construction of structures. Area is for growing flowers, shrubbery and other similar crops that are intended for retail and wholesale sales to others.
  - 2.2.2 EC, Events Center – area that is restricted to the operation of a commercial events center suitable for public and private meetings and other conference related business operations.
  - 2.2.3 HC, Historic Commercial – Many of the buildings on the Abbey campus have historical value and their uses could change from time to time. This area is intended to retain as many of the historic buildings as possible and find new ways to use them within the general parameters of the overall project. Uses could include, residential, hospitality, restaurants, retail, office, church, events and other related activities.
  - 2.2.4 LW, Live-Work Office - area combining facilities for commercial, retail or business activities with residential living quarters, all located in the same building. Living quarters and business facilities must be divided into separate areas of the building with separate entrances/exits.
  - 2.2.5 MR, Mixed Use Retail – conventional dedicated retail space with parking.
  - 2.2.6 OS, Office – conventional office space with parking.
  - 2.2.7 OS, Open Space – areas in the plan that will not be developed for any commercial uses but could be used for parks, trails, stormwater management and other potential applications.
  - 2.2.8 RC, Recreation Center – area reserved for a community-based recreation center building and activities, publicly or privately owned, with interior and exterior facilities including swimming pools, running tracks, ball courts, and workout equipment.
  - 2.2.9 WI, Winery – area for the production, packaging, sales and distribution of wine, craft brews, distilled spirits, and food products. Can also contain living history museums, restaurants and other retail related to the tourism industry.



### 3.0 Land Use Regulations – Residential Districts

Table 3.0 Residential Use Standards								
Use Schedule:	P = Permitted; C = Conditional Use; S = Special Review Use; T = Temporary Use							
	Notes refers to applicable standards found in Title 17/Cañon City UDC							
Standard	District							Notes:
	EH	VH	CH	MM	TH	SH	AP	
Residential Uses								
Assisted living facility						P		
Children’s group home	P	P	P	P	P			
Children’s home	S	S	S	S				
Group Home for the Aged	P	P	P	P	P	P	P	17.05.020
Group home for the developmentally disabled	P	P	P	P	P	P	P	17.05.020
Group home for the Mentally Ill	P	P	P	P	P	P	P	17.05.020
Manufactured home;	P	P	P	P	P	P	P	
Mobile home						P	P	
Modular home	P	P	P	P	P	P	P	
Multi-family dwelling					P	P	P	
Single-family dwelling	P	P	P	P	P			
Two-family dwelling			P	P	P			
Commercial Service Uses								
Animal boarding	C	C						17.05.040.C
Animal hospital	S							
Childcare center	S	S	S	S				
Childcare, family	P	P	P	P				
Kennels	C							17.05.040.F
Lodging Uses								
Bed and breakfast	C	C	C	C	P			17.05.070.A
Boarding or rooming house	C	C	C	C	P			17.05.070.B
Office Uses								
Home occupations	P	P	P	P	P	P	P	17.05.140.A
Public/ Institutional Uses								
Church	P	P	P	P				
Church parking lot;	P	P	P	P				
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"								





Elementary and secondary schools, colleges and universities	S	S	S	S				
<b>Temporary Uses</b>								
Food cart or truck	T	T	T	T	T	T	T	17.05.150.C
Mobile home and recreational vehicle, temporary use.	T	T	T	T				17.05.150.D
Special events	T	T	T	T	T	T	T	
Yard sales	P	P	P	P	P	P	P	17.05.150.H
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"								



#### 4.0 Land Use Regulations - Non-Residential Districts

<b>Table 4.0 Permitted, Conditional, and Special Review Uses in Non-Residential Districts</b>									
<b>Use Schedule:</b> P = Permitted; C = Conditional Use; S = Special Review Use; T = Temporary Use									
<b>Uses</b>	<b>District</b>								
	<b>CA</b>	<b>EC</b>	<b>HC</b>	<b>LW</b>	<b>MR</b>	<b>OF</b>	<b>OS</b>	<b>RC</b>	<b>WI</b>
<b>Agricultural Uses</b>									
Greenhouse/nursery, commercial									S
No greenhouse/nursery commercial/retail	P								P
Community Marijuana Cultivation Facility									
<b>Residential Uses</b>									
Marijuana cultivation for personal use									
Multi-unit dwellings, above ground floor as a part of mixed use			P						
Multifamily dwellings, building			P	P					
Multifamily dwellings, complex			P	P					
Senior housing, dependent			P						
Senior housing, independent			P						
Shelter									
Single-family dwelling, existing only									
Single-family dwelling, new									
Two-family dwelling, existing only				P					
<b>Commercial Retail Use</b>									
General retail, less than 10,000 sq ft			P	P	P				S
General retail, 10,000 sq ft or greater			P		P				S
Pawn shop/Second-hand store					P				
Wholesale outlets and services				P	P				
<b>Commercial Service Uses</b>									
Amusement and entertainment facility, indoor, less than 10,000 sq ft			P		P			S	
Amusement and entertainment facility, indoor, 10,000 sq ft or greater			P		P			S	
Amusement and entertainment facility, outdoor					P			S	
Animal boarding				S	P				
Animal hospital				P					
Childcare center			P	P	P				
Financial institution			P	P	P	P			
General service, less than 10,000 sq ft				P					
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"									

General service, greater than 10,000 sq ft or greater									
Kennels									
Mortuary and funeral home				P	P				
Pet crematory									
Sexually oriented business									
Training Facilities, Type I			P	P		P			
Training facilities, Type II			P	P		P			
<b>Eating and Drinking Uses</b>									
Bakery/Café			P		P				P
Bars, Taverns, Brew Pub			P		P				P
Brewery/winery/distillery, tasting room			P						P
Microbrewery			P						P
Restaurant, delivery/carry out only			P		P				P
Restaurant, sit down			P		P				P
<b>Industrial Uses</b>									
Artisan manufacturing			P	P	P				P
Blacksmiths				P	P				P
Brewery, distillery, winery or other alcoholic beverage manufacturing									P
Bulk fuel dealers									
Cold storage locker									
Construction materials and hardware sales				P	P				
Dry cleaning and laundry				P	P				
Fleet and/or equipment maintenance facilities									
General research facilities			P	P		P			
Light industry									
Maintenance facilities									
Materials recovery facility: type 1									
Materials recovery facility: type 2									
Oil or gas wells									
Personal/mini storage									
Structural steel fabrication				P					
Tire recapping and retreading									
Warehouse, distribution, and storage facilities									
Waste transfer facilities									
Welding and machine shops									
<b>Lodging Uses</b>									
Bed and breakfast			P		C				
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"									

Boarding or rooming house			P		C				
Hotel			P		C				
Motel			P		C				
<b>Medical Uses</b>									
Medical and dental clinic			P	P	P				
Medical and dental clinic, above ground floor as a part of mixed use			P	P	P				
Medical marijuana facility, licensed									
Hospital									
Hospital heliport									
<b>Office Uses</b>									
Business Park			P			P			
Mobile home sales office									
Professional offices		C	P	P	P	P			
Professional offices, above ground floor as a part of mixed use			P	P	P	P			
<b>Public/Institutional Uses</b>									
Cemetery							S		
Place of assembly		P	P						
Place of worship		P	P						
Governmental uses, indoor			P			P			
Governmental uses, outdoor									
Elementary and Secondary Schools, Colleges and Universities		P	P	P	P	P			
Vocational and business school		P	P	S	S	S			
<b>Recreational Uses</b>									
Shelters/pavilions								S	S
Hard or soft surface pedestrian or equestrian trails			P	P			S	S	S
Rafting takeout facility									
Recreational facility				P	S			P	
Riparian habitat	P						S		P
Wildlife habitat	P						S		P
Wildlife observation decks and platforms							S		P
<b>Vehicle-Related Uses</b>									
Answering and dispatch service			P	P		P			
Ambulance and taxi service									
Automobile body shop									
Car wash									
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"									

Gasoline station					S				
Sales of motorcycles, all-terrain vehicles (ATVs), snowmobiles and personal watercraft					P				
Recreational vehicle (RV) park			P						S
Storage, sales, repair or rental, motor vehicles, mobile homes, recreational vehicles and equipment, farm and construction vehicles and equipment					S				
Vehicle parking facilities									
Utility, Infrastructure, & Related Uses			P	P			S		
Public utility installations, including overhead transmission lines and substations.									
Rail services and facilities									
Utility distribution elements			P				S		
Water storage reservoirs and tanks							S		S
Water treatment, transmission and distribution lines and facilities							S		
Wireless service facilities			P	P					
<b>Accessory Uses</b>									
Accessory buildings									S
Accessory structures									S
Backyard chickens									
Drive through					P				P
Hospital heliport									
Outdoor activity/operation, permanent			C		P			S	S
Outdoor dining		P	C		P				P
Outdoor retail sales, permanent					S				S
Outdoor storage, permanent									
Public restrooms		P	P		P			P	P
Recyclables and donations collection station									
Solar energy collection system, canopy			P		P			S	S
Solar energy collection system, ground mounted					S			S	S
Solar energy collection system, roof mounted			P		S			S	S
<b>Temporary Uses</b>									
Farm stand			S		S		S		S
Farmers' market		S	S		S		S		S
Flea market		S	S		S		S		S
Food cart or truck							S		S
Outdoor activity/operation, temporary		P	S				S	S	S
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"									



Outdoor retail sales, temporary		P	S		S		S		S
Outdoor storage, temporary									
Seasonal sales	S		S		S		S		S
Special events	S	P	S	S	S		S	S	S
Yard sales	S	S	S		S		S		
All citations referenced in the Notes column refer to the applicable section of Title 17 of the Cañon City Municipal Code, also known as the "Unified Development Code"									



## 5.0 Residential District Bulk and Dimensional Standards

Table 5.0 Residential Planning Area Bulk and Density Standards							
Standard	District						
	EH	VH	CH	MM	TH	SH	AP
<b>LOT STANDARDS</b>							
Lot Area (ft sq)	6000	4500	3500	4500	1500	60000	60000
Lot Width	50	40	30	40	20	100	100
<b>SETBACKS</b>							
Front (ft)	25	20	15	20	0	25	25
Street Side (ft)	25	10	10	10	0	25	25
Interior Side (ft)	10	5	5 <sup>(1)</sup>	5	0	10	10
Rear (ft)	25	10	10	10	0	10	10
<b>BUILDING STANDARDS (MAXIMUM)</b>							
Height (ft)	40	35	35	35	45	100	100
Building Coverage (%)	45%	55%	60%	55%	100%	55%	55%
<b>Notes:</b>							
(1) The combined interior side yard for any two adjacent lots shall equal ten (10) feet, in any combination, from zero (0) feet for one lot and ten (10) feet for the other, to five (5) feet for each lot. In any case, no two adjacent principal structures on separate lots shall have a combined side yard dimension of less than ten (10) feet.							

## 6.0 Non-Residential District Bulk and Dimensional Standards

Table 6.0 Non-Residential District Bulk and Dimensional Standards									
STANDARDS	District								
	CA	EC	HC	LW	MR	OF	OS	RC	WI
<b>Lot Standards (Minimum)</b>									
Lot Area (sq ft)		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Lot Width (ft) (5)		40	40	40	40	40		40	40
<b>Setbacks (Minimum unless otherwise stated)</b>									
Front (ft)		25	0 <sup>(1)</sup>	25	40	40		0 <sup>(1)</sup>	25
Front, maximum (ft)		25	25 <sup>(2)</sup>	25	n/a	n/a		25 <sup>(2)</sup>	25
Street Side (ft)		10	0 <sup>(1)</sup>	10	40	40		0 <sup>(1)</sup>	10
Street Side, maximum (ft)		10	25 <sup>(2)</sup>	10	n/a	n/a		25 <sup>(2)</sup>	10
Interior Side (ft)		5	0 <sup>(1)</sup>	5	20	20		0 <sup>(1)</sup>	5
Rear (ft)		25	5 <sup>(1)</sup>	25	20	20		5 <sup>(1)</sup>	25
<b>Building Standards (Maximum)</b>									
Height (ft)		45	100 <sup>(1)</sup>	45	45	45		100 <sup>(1)</sup>	45
Building Coverage (%)		45	75 <sup>(1)</sup>	45	45	45		75 <sup>(1)</sup>	45
<b>Building Standards (Minimum)</b>									
Height (ft)		n/a	n/a	n/a	n/a	n/a		n/a	n/a
<b>Notes</b>									
(1) If abutting a residential district, the standard shall be as established for the residential district.									
(2) The Zoning Administrator may approve additional setbacks for general commercial, service, or entertainment uses over fifty- thousand (50,000) square feet in area if an out-lot building(s) which meets the established standards is proposed to be located on-site.									
(3) If adjacent to residential use(s), the standard shall be twenty-five (25) feet plus two (2) feet per story over one (1) story. If adjacent to commercial use(s) standard shall be fifteen (15) feet.									
(4) All lots shall provide access to a public right of way.									





## **7.0 Additional Planning Requirements**

- 7.1 Temporary Sales & Marketing Center
  - 7.1.1 A Sales and Marketing Center may be in any Planning Area. Eventually the Sales and Marketing Center may be converted into either a Community Center or a private home. Once constructed, the Temporary Sales and Marketing Center must cease operations within five years (5), or upon the final lot sale within the subdivision filing it is located, whichever comes first.
- 7.2 Staggered Front Setbacks (Residential Uses Only)
  - 7.2.1 To create greater aesthetic variety for streetscapes in residential areas, all single-family homes must vary their setback from the lots on either side by at least two- and one-half feet (2½'), but in no case will any single-family home exceed the minimum lot setback.
- 7.3 Limitations of Garage Dominance (Residential Uses Only)
  - 7.3.1 To avoid streetscapes exhibiting a garage dominance, no attached garage in any single-family land use area will exceed 50% of the area of the front plane of a house. At least 50% of the single-family homes in any given subdivision will have garages not visible from the street. Techniques to achieve this include detached garages where the garage is behind the principal residence or having perpendicularly oriented garages to the adjacent right of way.
- 7.4 Design standards for Commercial Use Areas
  - 7.4.1 All non-residential areas within the CCCPDD will employ architectural design style consistent with the historical structures on the Abbey site including the Monastery for all materials, colors, building placement and pedestrian orientation.
- 7.5 Significant Landscape Features
  - 7.5.1 All Arterial classification roadways will include a landscaped median within the right of way. The adjacent subdivisions on either side of the right of way will pay half the cost of the design and installation of the landscaping. The development which proceeds first will front the cost of the design and installation, to be reimbursed by the development on the opposite side of the right of way, as a condition of plat recordation.

## **8.0 Enforcement and Administration**

- 8.1 Incorporation of the Planned Development Master Plan
  - 8.1.1 The plan of development for CCCPDD, including the location and boundaries of Planning Areas, the circulation elements, and the densities established by the "CCCPD DEVELOPMENT PLAN AND GUIDE" together with everything shown thereon and all amendments thereto.
- 8.2 Effect of the Recorded Plan
  - 8.2.1 The approval by Ordinance of the "CCCPDD DEVELOPMENT PLAN AND GUIDE" by the City Council and the recording of such Development Plan and Guide with the Fremont County Clerk and Recorder shall be deemed to be rezoning to a PDD-Planned Development District under Title 17 of the Cañon City Municipal Code for the real property described in the Development Plan.





## 10.0 Concept Plan

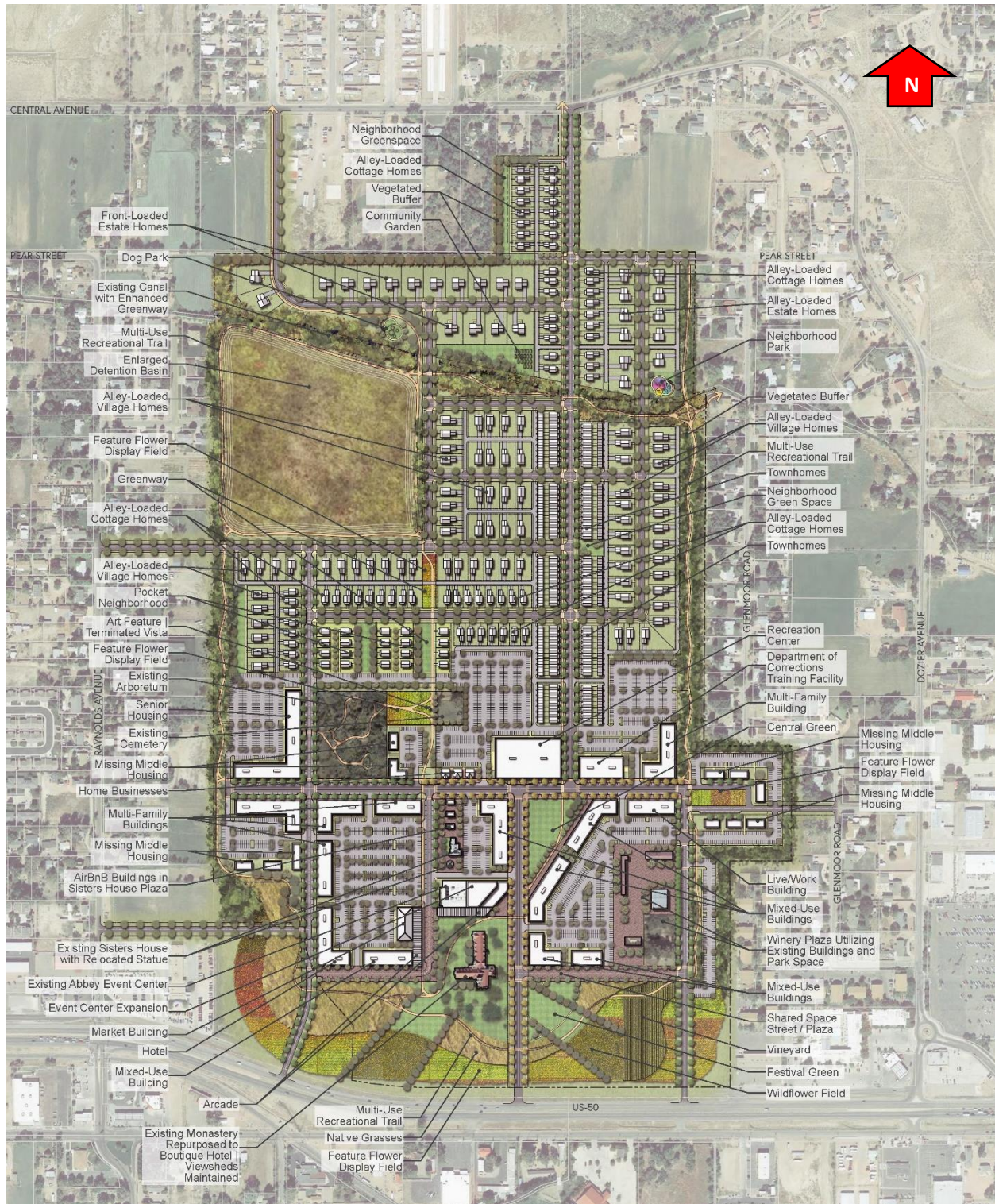


Image courtesy of 2021 Fremont County EPA Design Assistance Grant and HDR, Inc.



11.0 Reference Plans

