

# Olive Street Farm PUD Concept Schematic

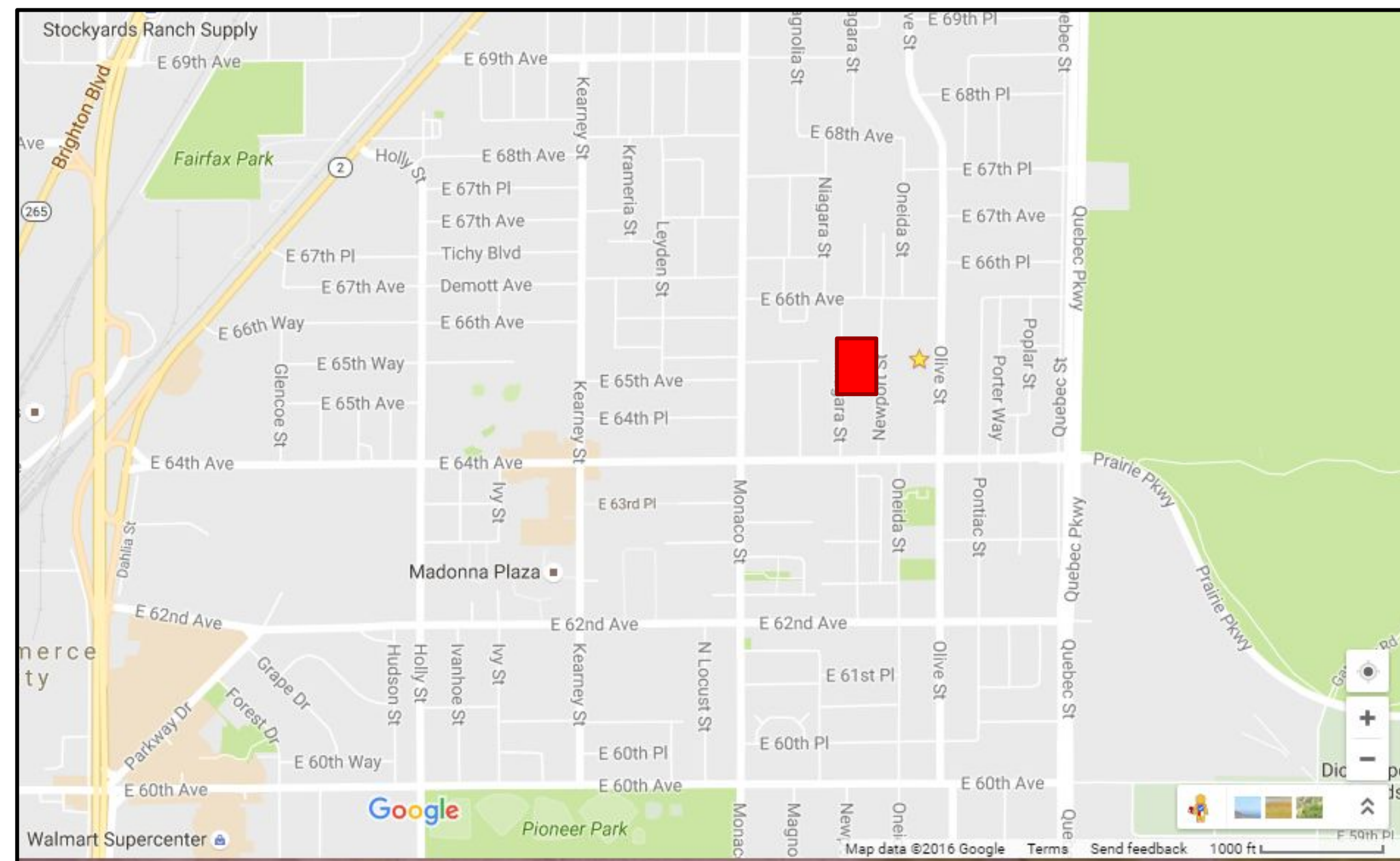
Township 3, Section 5, Range 67, of the 6<sup>th</sup> P.M.

State of Colorado, County of Adams, City of Commerce City

Know all men by these presents that Christopher and Laurel LaFramboise being the owners of that part of the east one-half of Section five (5) Township three (3) south Range sixty-seven (67) West of the sixth (6) principal meridian, in the county of Adams, State of Colorado, being more particularly described as follows: Lots 127 and 128, **BLACK HAWK DERBY SUBDIVISION**; containing 1.76 acres more or less has submitted this PUD Concept Schematic.

## Project Summary:

- Project vision—This PUD application proposes to utilize one of the last remaining undeveloped large lots in the Kemp historic district in a more efficient manner than its R-2 zoning allows. It proposes to turn the back half of the very deep lot into an urban farm and to add three low and median income housing units in the front half.
- Compliance with the Comprehensive Plan is detailed in the Narrative attached to this Schematic.
- Site size is 1.76 acres. Subdivision is proposed to make two lots 7,000 and 8,000 square feet near the street to remain single family/duplex zoning and the rest used for a unique urban farm zone that includes an addition to the existing housing unit and legalizing an accessory dwelling unit for a farm worker.
- Site Strengths—this is a large lot sloping downhill from the street at least 7'; the farm buildings and activities won't be easily seen from the street once the housing units at the street are built. An unregistered well on the property may provide water for farm activities.
- Site Challenges—the deep but sloping lot makes this property difficult to develop into housing units in the rear (sewer must be pumped to street), therefore is wasted space due to the zoning restrictions in R-2. It has remained undeveloped largely due to this problem.
- Compatibility with the neighborhood—most of the lots surrounding the property were 1 acre and included rural activities until strict zoning forced subdivision into "spaghetti lots", as only a house and garage are allowed on each lot. Many neighbors have been living there for 35+ years and don't want to see this happen to the last remaining large undeveloped lot.
- Site circulation—the PUD proposes separate access to the three lots. A track around the back half of the property is proposed for the riding club, as described in the General Provisions & Notes.



## Project Notes:

1. This application is for a PUD Concept Schematic. Therefore, the information contained herein is neither approved nor denied. The feedback provided by the city is intended to inform the future PUD Zone Document submittal.
2. All surrounding properties are zoned R-2. This PUD application has minimal impact on neighborhood schools, traffic patterns or parks, except if the riding club is permitted there will be minimal disruption to nearby street traffic by riders/drivers when using them.

## Sheet Index:

- 1--Cover Sheet
- 2--Land Use Schematic
- 3--Sub Area Details
- 4--General Provisions & Notes

Designed by  
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## PUD CONCEPT SCHEMATIC

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9/14/16

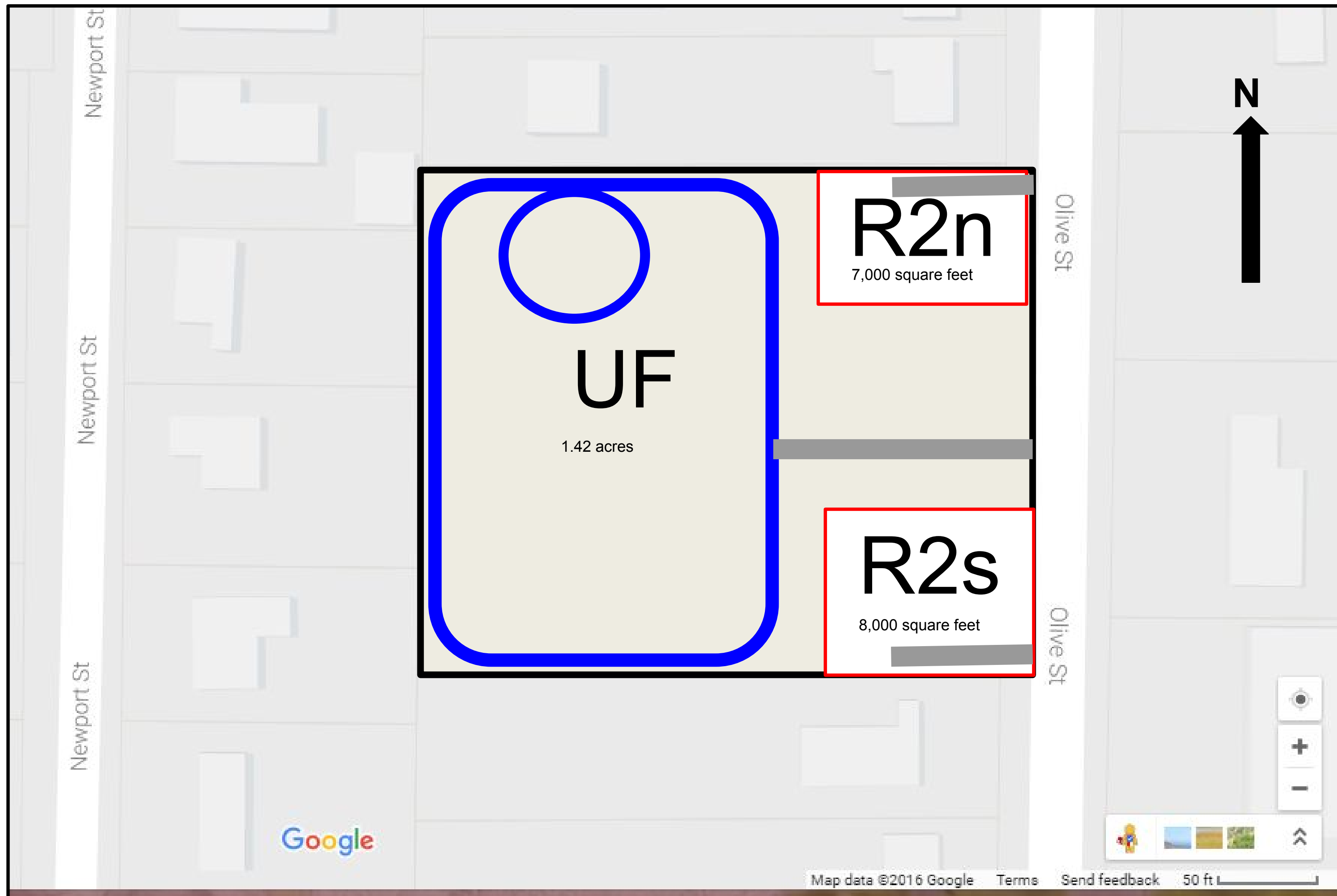
Date(s) ReSubmitted:  
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Updated for Neighborhood  
Meeting on 1/29/17

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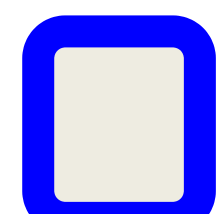
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**UF** Urban Farm

**R2** Single Family  
Residential--Attached,  
Detached

 Riding Club  
track & roundpen

 Driveways

Property size: 260' N-S; 295' E-W 1.76 acres

(Size of R2 lots: R2n--60'x117'; R2s--80'x100')



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Land Use Table					
Parcel	Use	Minimum Size	Density	Allowed Uses	Comprehensive Plan Designation
R2n	Low Density Residential*	7,000 sf	Max 1 housing unit	Single Family Detached	Low Density Residential
R2s	Medium Density Residential	8,000 sf	Max 2 housing units	Single Family Detached, Attached	Medium Density Residential
UF	Urban Farm--a newly developed mixed land use	0.5 acre	1 ea dwelling unit/acre	Single Family Detached, Accessory Dwelling Unit, farming structures	Medium Density Residential, Agricultural, Commercial, Recreational

\* R2n will use R1 lot size and other R1 development standards to maintain historic neighborhood character and meet infill needs.

Residential Land Use Development Standards				
Structure:		Single Family Attached	Single Family Detached	Detached Accessory Dwelling Unit*
Parcel Standards:	Min. lot size	City of Commerce City (C3) Standards		0.5 acre
	Min dwelling size			600 sf
	Req parking			1 SP/unit
	Height (min-max)			10' - 20'
	Floor area min			500 sf
	Landscape			C3 Standards
	Setbacks			
	Accessory structures (non dwelling)			

\* Dwelling may only be used by someone who works at least part time on the farm and one (1) dependent. Purpose of dwelling is for 24/7 farm security and/or animal care.

Urban Farm Land Use Development Standards				
Structure		Greenhouse	Barn	Storage Sheds*
Standards:	Min. lot size	0.5 acre		
	Max sf/unit	3000	500	200 sf
	Max # units	5/acre	1	5/acre
	Height max	25'	25'	15'
	Landscape	C3 Standards		
	Setbacks	20' from neighbors	50' from neighbors	20' from neighbors
	Req parking	1 unit for farm activities; 1 unit for farm equipment storage per acre		

\*Does not include compost bins which may or may not be covered. Compost bin square footage shall be determined and limited by farm activity requirements

Land Use Matrix (The following list of uses are by way of example and not by way of limitation)						
Use	R2	UF		Use	R2	UF
Single Family Detached Dwelling	Y	Y		Farmstands	N	N
Single Family Attached Dwelling	Y	N		Hosting events (med-large)	N	N
Detached Accessory Dwelling	N	Y		Housing livestock, large/small (2)	N	C
Attached Accessory Dwelling	N	N		Processing livestock & produce (3)	N	C
Multi Family Dwelling	N	N		Composting manure/vegetation (4)	Y	Y
Private Outdoor Recreation (riding club)	N	Y		Composting offal (slaughter remnants)	N	N
Home occupation (1)	Y	Y		Storing materials outdoors (5)	T	T
Gardening, land cultivation (private)	Y	Y		Kennels or Catteries	N	N
Greenhouses, commercial	N	Y				

- (1) In compliance with C3 zoning ordinance for R-2; for UF the additional home occupation of farmer.
- (2) Housing livestock to be discussed in detail under General Notes on P4.
- (3) Processing livestock and produce to be discussed in detail under General Notes on P4.
- (4) Composting manure/vegetation/offal to be discussed in detail under General Notes on P4
- (5) Materials stored outdoors, including compost, shall be temporary in nature (no more than 12 months), stored from view of Olive Street and neighbors as much as possible.

Y= Yes  
N= No  
T= Temporary  
C= Conditionally

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**General Provisions:**

**Urban Farm Concept and Intent:**

In the 21st century the concept of urban farming has become widely accepted world-wide, and efforts to change zoning to accommodate urban farming are increasing throughout the United States\*. This PUD application recognizes the ground-breaking nature of allowing urban farming in Commerce City and strives to set reasonable standards for its adoption by the City Council.

The following attributes will comprise this new zone designation:

1. The allowed uses will be small in scale--suitable to parcels of minimum 1/2 acre to maximum of 3 acres.
2. The allowed uses will be conditional--continued neighborhood acceptance as well as adherence to strict limitations and processes shall be required for farm operations to continue.

**Conditional Use:**

Sights, sounds, smells, and pest control of the urban farm shall be within the boundaries of expected suburban use. Buildings must meet city standards and be kept in good repair. Grounds must be kept neat and refuse removed or under cover. Mechanical activity shall be no greater than that required for suburban lawn maintenance. Animal noises shall be maintained at the level of responsible dog ownership, and recreational activities shall be no greater than expected from a playground or ball park. Increased odors and/or pests shall rarely be noticed by neighbors. A clear process for neighbor complaints to change land use if the farm does not meet these standards is included in these notes and the attached narrative.

**Building Form/Style:**

Farm dwelling architectural style shall be suitable to the neighborhood and comply with all Commerce City requirements for R-2 zoning. Uniform architectural style will be expected of all farm outbuildings and reflect a rural character.

**Exterior Materials:**

Exterior materials shall appropriately represent the chosen style of architecture and be of above average quality. Farm outbuildings may not be sheathed in unpainted corrugated metal or other inferior material such as strandboard.

**Landscape:**

Landscaping, signage, and lighting shall meet or exceed standards set by the City of Commerce City. A hedge of Wichita Blue junipers is planned along the perimeter of the property (except street side) to provide screening for neighbors, and 75 feet has already been planted along the northern border.

**Fencing**

Fencing shall comply with the City of Commerce City zoning ordinance and reflect the rural character of the farm.

**Development Phasing:**

Phasing will occur in an orderly and cost effective manner. It will in part be based on the owner's availability of funds (ie sale of the R-2 parcels and their Vermont home), as well as a logical progression of improvements leading to moving into their new home and beginning the farm business.

**General Notes:**

1. This PUD is a valid development application for a proposed change in land use, submitted in accordance with the applicable rules of the City of Commerce City, the local government which regulates the use of land covered in this application.
2. Any request for dwelling or livestock densities over and above the densities described in this application will be considered a major amendment to this PUD and must follow the procedures outlined in Section 21 of the City of Commerce City Municipal Code.
3. No motorized recreational vehicles shall be allowed nor disassembled, non-operating, or unlicensed vehicles of any type shall be parked, stored, maintained or used in the yard or driveway, except where shown on the PUD plan for allowed number of farm vehicles and trailers or in fully enclosed garages or sheds.
4. City of Commerce City zoning ordinance requirements shall apply in all cases except those instances where standards set forth within this PUD document explicitly differs from the city of Commerce City zoning ordinance.
5. The applicant and So. Adams County Water and Sanitation District shall agree on the allowable uses of the unregistered well currently being used on the property with the Colorado Division of Water Resources weighing in on the well's legality.

**Livestock Densities**

Urban farm livestock densities shall be no greater than 3 livestock units per acre. A livestock unit consists of 1 horse or cow, 5 swine/sheep/similar sized animal, and 200 poultry/similar sized animal. A minimum of 2 herd/flock animals (most domestic livestock) of similar species must be kept together. For example, a half acre parcel may not keep 1 horse by itself; a smaller companion animal such as a donkey or miniature horse must be kept with it. Common domestic livestock that are not ordinarily considered dangerous or overly noisy (ie no bulls or roosters) may be kept on the urban farm; exotic animals such as ostriches or bison are not allowed.

**Greenhouse use**

1. Greenhouses may be used to grow vegetation, small livestock, or a combination in compliance with Commerce City Land Use Code Sec 21-5236\*.
2. Produce grown in the greenhouses must be processed (cleaned and packaged) in a manner that meets county and state standards for health and safety.
3. Vegetation remnants must be composted as far away from neighbors as possible (minimum 150' from residences) and screened from their view.
4. Greenhouse lighting may only extend regular daylight hours by 2 hours in a.m. and 2 hours in p.m. maximum.

(1) [https://en.wikipedia.org/wiki/Urban\\_agriculture](https://en.wikipedia.org/wiki/Urban_agriculture)\*  
<http://seedstock.com/2014/05/27/10-american-cities-lead-the-way-with-urban-agriculture-ordinances/> \*

\* Referenced material is appended in whole or in part to the Concept Schematic Narrative

**General Notes, continued:**

**Livestock housing & manure management**

1. All livestock shall be adequately housed in species specific quarters. Adequate food and water shall be available every day. [https://extension.unh.edu/resources/files/Resource000471\\_Rep493.pdf](https://extension.unh.edu/resources/files/Resource000471_Rep493.pdf) \*
2. Manure shall be picked up daily and placed in covered compost bins designed for manure. The bins shall be located as far away from neighbors as possible (minimum 150' from residences) and screened from their view. [http://esc.rutgers.edu/fact\\_sheet/best-management-practices-for-horse-manure-composting-on-small-farms/](http://esc.rutgers.edu/fact_sheet/best-management-practices-for-horse-manure-composting-on-small-farms/) \*
3. The compost shall be mixed with vegetation and turned regularly to keep odors to a minimum. Non chemical fly control methods shall be used.
4. Composted manure may be spread/used for fertilizer on the premises only after complete decomposition has occurred (6-9 months).

**Livestock processing**

1. Only small livestock (poultry, rabbits) may be processed on site; larger livestock must be removed. Dead animals or parts of dead animals may not be buried or composted on site.
2. Small animal processing must be accomplished within an enclosed shed. Processing must meet state and federal standards for health and safety. A maximum of 1,000 animals processed per year is allowed by the State, but they can only be sold at farmer's markets or to private parties.
3. Offal (slaughter remnants) may not be composted or buried on site and must be removed from premises within 24 hours of slaughter.

**Riding Club**

1. The purpose of the riding club is to give the owners' ponies (no more than 3) daily exercise while sharing their love of horses with neighborhood youth.
2. Each pony (horse under 15 hands) would be shared with no more than 4 youths ages 11 to 18. Each youth would be assigned at minimum a 2 hour riding/driving time during the week and a 2 hour time each weekend.
3. Youths would learn to ride/drive in a fenced "round pen" and a fenced "track" with the owner or some other adult teaching or supervising practice sessions until they have reached a safe level of competency for practicing without close supervision.
4. After a rigorous riding/driving practical test and written road safety test the youths would be allowed to ride/drive off the property along low traffic roads and bike trails.
  - a. Youths must ride with a companion at least 12 years old (on another pony, on a bike, or walking) off the property and follow all rules bicyclists must follow when using roads and bike paths. Youths must drive with an adult (18 years +) as passenger.
  - b. Ponies will wear hoof boots to protect their feet and the concrete from damage, and will also wear manure bags that catch manure for disposal later in an appropriate location.
5. Youths will be expected to share the average annual cost of horse ownership (hay/grain, farrier, veterinary care) on a monthly basis and on their assigned riding days they must do barn chores (groom, feed, water, manure pick up). They will also pay for initial riding lessons/owner supervision. However, the owners will not charge for overhead costs (taxes, building depreciation, etc). Owners will also not charge fees when a pony is temporarily unavailable for use.

**Complaint process**

In order to resolve environmental and social problems as quickly and efficiently as possible this section provides for a formal plan for handling complaints and actions to take if corrections are not made within 10 days after notification.

1. Noise complaints are handled by the Commerce City Police Department (phone #?). Their procedure for handling complaints are as follows:
  - a. put procedure here, need to check to make sure I got it right.
2. Safety concerns about riding club activities on the city streets or bike/ped paths--should that also be a Police Dept concern?
3. Complaints concerning sights, smells, pest control, and other farm practices shall be made to Neighborhood Services for resolution using the following procedure:
  - a. a complaint form\* shall be available online and at the Neighborhood Services desk and shall be filled out by the complainant.
  - b. once a signed complaint form is received, a site visit shall determine if the urban farm practices are compliant with federal, state, and city laws, rules, and regulations.
    - i. if not compliant, the urban farmer will be given a formal notice to address the issue(s) within 30 days.
    - ii. the urban farmer must send a letter to Neighborhood Services within 10 days explaining a plan to resolve the issue. The farmer may ask for a reasonable extension of time if the solution requires it.
    - iii. the complainant receives a letter from Neighborhood Services explaining the farmer's solution and their right to file a new complaint if the issue isn't resolved in the time allotted.
    - iv. if no new complaints are received after the 30 day (or longer if extension is granted) time limit the issue is considered resolved.
      1. If a new complaint is filed on the same issue a site visit shall determine if the farmer is still not compliant. If not compliant the farmer will be given a cease and desist order for the specific activity out of compliance. The farmer may not continue that activity without complying with a plan developed by Neighborhood Services to address the issue. Neighborhood Services may decide that the activity must be permanently banned from the farm operation, depending on the number of complaints and the seriousness of the issue to the health and well-being of neighbors.

\* Referenced material is appended in whole or in part to the Concept Schematic Narrative

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