

## Dancing Wolf Estates PUD Amendment

### General Provisions

- A. **Authority:** This plan is authorized by Chapter 4 of the El Paso County Land Development Code (LDC). Chapter 4 of the El Paso County LDC is authorized by the Colorado Planned Unit Development Act of 1972.
- B. **Applicability:** The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by El Paso County Planning or the Board of County Commissioners.
- C. **Adoption:** The adoption of this Development Plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for Dancing Wolf Estates is in general conformity with the El Paso County Master Plan, is authorized under the provision of the El Paso County Land Development Code, and that the El Paso County LDC and this Development Plan comply with the Colorado Planned Unit Development Act of 1972.
- D. **Relationship to County Regulations:** The provisions of this Development Plan shall prevail and govern the development of Dancing Wolf Estates, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County LDC in effect at the time of the PUD plan approval or any other applicable resolutions or regulations of El Paso County, shall be applicable.
- E. **Enforcement:** For the mutual interest of owners of the PUD and preservation of this Development Plan, the provisions of this plan relating to the use of land shall run in favor of El Paso County and shall be enforceable by law without limitation on any power or regulation otherwise granted by law.
- F. **Conflict:** If there is more than one provision within the Development Plan that covers the same subject matter, the provision which is least restrictive shall govern.
- G. **Project Tracking:** At the time of final plat application, all residential lots and trails may be developed. If Lots 1 and 2 of Dancing Wolf Estates IV are developed as residential lots, they may be developed at the time of final plat application. If Lots 1 and 2 Dancing Wolf Estates IV are to be developed as Community Commercial sites, they will be developed only after all appropriate reports have been submitted and approved by El Paso County Planning.
- H. **Overall Project Standards:** The standard zoning requirements of El Paso County Land Use Code as amended shall apply to this PUD except as modified below.

### Development Guidelines

- A. **Project Description:** Dancing Wolf Estates is a PUD community located at the NE corner of Hwy 83 and Hodgen Road. The community currently consists of 40.273 acres divided into a number of large residential parcels and Community Commercial lots. DWE is an upscale, country, mixed use community with some equestrian and farm animal land uses, light homes businesses, and Community Commercial sites for the common good and benefit of residents and surrounding communities.

- B. **Permitted Uses:** Permitted uses within Dancing Wolf Estates include Single Family Homes, trails interconnected to the County Regional Trail System, and Community Commercial sites.
- a. The following additional uses are permitted (but not limited to, per the Homeowner's Association) on residential lots (for business or pleasure). All uses are subject to approval by the Homeowner's Association (HOA).
    - 4-H animal projects
    - Animal Keeping and Hobby Farm
    - Up to 4 horses or other equivalent animal units (some restrictions apply for 2.5 acre lots per the HOA)
    - Vacation rental home
    - Guest house
    - Private Stables
    - Greenhouse (as feasible given water restrictions)
    - Home Business (subject to HOA approval)
    - Mother-in-law apartment
    - Residential accessory structures and associated uses
    - Rural accessory structures and associated uses
    - Storage and repair of vehicles and machines
    - Wind powered generator
  - b. The following uses are permitted (but not limited to) on Community Commercial sites, up to 14,000 square feet between both Lots 1 and 2 Dancing Wolf Estates IV. Uses for the Community Commercial sites are not subject to approval by the Homeowner's Association. Approval of development of these lots shall be made by the El Paso County Planning Department when development is requested.
    - Bed and Breakfast
    - Food service business
    - Office
    - Mixed use residential units, limited to 4
    - Greenhouse
    - Rooms for educational uses such as holding classes
    - Brewery, cider house, or similar with tasting room
    - Retail business
    - Not permitted: nightclub or bar (not to include a brewery, cider house, or similar that has a tasting room or other establishment that serves alcohol as a secondary part of its business model), mineral extraction, heavy industrial or manufacturing facilities, gas station, convenience store
- C. **Signs:** All signage within DWE shall be of natural colors and quality construction. Signage within the subdivision by residents shall be measured by measuring the entire size of the sign not including stands, posts, or other means used to hold the sign in place. Stands, posts, and other means of holding the sign shall be of reasonable and appropriate sizes and materials in relationship to the sign's design. Signage by residents shall be no larger than 12 square feet and

not more than 5' in any direction. Signage for the subdivision entryway and the Community Commercial sites is to be measured by drawing a square around the text of the sign and is not to exceed 16 square feet. For double sided signs, only one sign face shall contribute to the maximum size.

**D. PUD Requirements for Development**

- a. Average overall building height: 29'
- b. Maximum percentage of residential lot coverage: 25%
- c. Building set-back: 20' unless otherwise noted on plat
- d. Standard utility easements: 10' unless otherwise noted on plat
- e. Minimum lot size: 2.5 acres

E. **Maintenance:** Trails and open space are to be maintained by the active Homeowners Association.

F. **Phasing:** All residential lots shall be eligible for development upon recording of final plat. All trails shall be eligible for development upon recording of final plat. As residential lots, Lots 1 and 2 Dancing Wolf Estates IV may be developed now. If Lots 1 and 2 Dancing Wolf Estates IV are to be used as Community Commercial sites, all appropriate reports must be submitted and approved by El Paso County Planning and the Department of Transportation prior to development. These reports shall include a site plan, water augmentation plan, drainage reports, and a traffic engineering report. Uses for the Community Commercial sites are limited by well and OWTS constraints.

G. **Buffering, Screening, and Landscaping:** All residential lots will adhere to the Dancing Wolf Estates covenant requirements for landscaping. A landscaping plan with buffering and screening as well as a site plan to include parking for the Community Commercial sites will be submitted for approval by the El Paso County Planning Department and Board of County Commissioners at the time of development of these sites.

H. **Architectural Control Committee and Covenants:** An Architectural Control Committee and protective Covenants for Dancing Wolf Estates have been created and recorded separately. These establish and govern the rules and regulations for the residences of the subdivision.