

Town of Nucla Master Plan



Prepared by



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1. Introduction

Purpose

The Town of Nucla Master Plan provides the community with a tool to maintain and enhance the characteristics that make Nucla a great place to live and work. It is an officially adopted policy document that provides direction for decisions affecting the use and development of land. The Master Plan will serve as a guide to property owners and developers to help them understand the vision of the community, predict what uses could occur both on and near their properties, set the expectations for the physical form of development, and make informed land-use decisions. The Master Plan is not the same as a land development code, but it is an advisory document that recommends and provides guidance for the eventual implementation of the land development code for the Town. The Master Plan does not restrict existing or vested uses, but instead is a reference for opportunity.

How should the Master Plan be used in decision making?

By Town Officials

The primary function of the Master Plan is to provide advisory guidance in reviewing specific development projects. It can also be used as physical planning guidance for implementing a zoning code should the Town decide to do so in the future. See Chapter 2, Development Review Process for step-by-step procedures for implementing this plan.

By Developers

The Master Plan can be used by developers to design projects that align with the community's values, which in turn helps to maintain and enhance the characteristics that make Nucla a great place to live and work.

By Citizens

The Master Plan depicts the areas of Nucla so that the residents may consider the desired future conditions for each part, the relationships between them, and the town as a whole.

2. Development Review Process

The development review process provides step-by-step procedures for reviewing a proposed development project's alignment with the guidelines stated in the master plan. Before a building permit is issued for a construction project, the project plan should generally comply with the applicable Master Plan guidelines.

Figure 1 below shows what guidelines apply given typical development proposals. Once the guidelines in the master plan apply to a given development proposal are identified, the procedures can be followed accordingly.

Figure 1 - Master Plan Applicability Matrix

	Building Permit Required	Land Use Plan (See Ch.3)	Parking Guidelines (See 4.1)	Landscaping Guidelines (See 4.2)	Grading & Drainage Guidelines (See 4.3)
Remodel or maintenance of existing legal structures	✓				
Additions to existing residential structures	✓	✓			
Single Family Home New Construction	✓	✓	✓		
Multi-Family New Construction (two or more attached units)	✓	✓	✓	✓	✓
Non-Residential New Construction	✓	✓	✓	✓	✓
Additions to Non-Residential Structures and 'Scrape and Replace'	✓	✓	✓	✓	✓
Developments including the Subdivision of Land or Altering of Lot Lines and/or Easements	✓	✓	✓	✓	✓
Developments involving annexation of land into the Town of Nucla	✓	✓	✓	✓	✓

2.1 Single Family Homes on Previously Platted Lots

Review for Alignment with Chapter 3 Land Use Plan. So long as building permit applications for new single family homes or additions to existing homes align with Chapter 3 Land Use Plan, the applicant may proceed to building permit review. Building permit applications for single family homes that do not align with the guidelines in Chapter 3 Land Use Plan should be considered a major development and reviewed accordingly (see 2.3 below).

2.2 Site Plan Review

Site plan review should apply to all new construction and additions to existing structures, except for single-family homes on previously platted lots. See Figure 1 to determine whether a project should be reviewed under 2.2 Site Plan Review.

1. *Staff Site Plan Review:* Town staff will review the application for alignment with the guidelines contained in Chapter 3 Land Use Plan and Chapter 4 Site Development Guidelines.
2. *Applicant Fees for Professional Planning and/or Design:* If the Town staff determines that the development application will require professional planning or design/engineering professionals, the Town may attach application fees, deposits and/or hourly rates to pay for a consultant to review the development application and represent the Town during the development review process.
3. *Further Development Review Required:* If the proposed development does not align with the Chapter 3 Land Use Plan and Chapter 4 Site Development Guidelines, it will be classified as a Major Development Review and proceed accordingly (see 2.3 Major Development Review below).
4. *Option to Send the Application to the Town Board for Final Decisions:* If at any time the Staff feels that it is necessary for the Town Board of Trustees to make final decisions about a site plan review, they can propose it as an agenda item at a regularly scheduled meeting and defer decisions to the board.
5. *Building Permit Review:* If Staff determines that the proposed development aligns with the Master Plan and is not classified as a Major Development Review, the application may then proceed to the building permit review process.

2.3 Major Development Review

As summarized in Figure 1, the following types of development projects should be reviewed as major development applications: Multi-Family New Construction (two or more attached units), Non-Residential New Construction, Additions to Non-Residential Structures and 'Scrape and Replace',

Developments including the Subdivision of Land or Altering of Lot Lines and/or Easements,
Developments Involving Annexation of Land into the Town of Nucla.

Process

1. *Application Submittal*: Development application submittal and on-site meeting between staff and applicants.
2. *Applicant Fees for Professional Planning and/or Design*: If the Town staff determines that the development application will require professional planning or design/engineering professionals, the Town may attach application fees, deposits and/or hourly rates to pay for a consultant to review the development application for the Town.
3. *Determine if Application is Complete*: Review the application to determine whether it is complete and provides the necessary information and design.
4. *Development Agreement*: Establish a draft development agreement between the developer and the town establishing the developer's improvement obligations.
5. *Planning Commission Review*: The planning commission will review the application for alignment with the guidelines contained in Chapter 3 Land Use Plan and Chapter 4 Site Development Guidelines and issue a recommendation of approval, conditions of approval, or a recommendation of denial to the Board of Trustees.
6. *Board of Trustees Review and Public Hearing* posted in the local paper at least one week prior to the meeting date. The Board of Trustees will review the application for alignment with the guidelines contained in Chapter 3 Land Use Plan and Chapter 4 Site Development Guidelines and issue an approval, conditions of approval, or a denial of the development application.
7. *Board of Trustees Resolution* of approval and conditions of approval or denial is signed by the Mayor and recorded in the Town archives.
8. *Building Permit Review*: Once the major development application has been approved by the Town Board of Trustees, it may then proceed to the building permit review process.

3. Land Use Plan

The Land Use Plan consists of a map and associated narrative designations that serve as a guide to where and in what development patterns future growth should occur. This critical element of the Master Plan is a physical planning tool to help the community arrive at a future of its own making. Chapter 3 Land Use Plan guides decisions about the locations and physical characteristics of commercial and residential development. The Land Use Plan is advisory and lays the foundation for implementing zoning in the future, but it is not zoning or the zoning map.

The Land Use Designations are intended to give broad direction and set general parameters for the uses and physical character new development in Nucla. Designations are only referenced when a new project application for development is submitted to the Town. Implementation of these designations would not affect existing legal uses. See Chapter 2 Development Review Process for step-by-step procedures for implementing this chapter of the master plan.

3.1 Town Site Residential

Character Description

This designation encompasses the residential neighborhoods located in the historic town grid. These neighborhoods feature old town character with grid streets, alleys, and trees.

Opportunities

There are many vacant lots in the Town site Residential areas. The neighborhoods included in this designation represent an opportunity for incremental multi-family residential infill and redevelopment and accessory dwelling units.

Land Use Guidelines

- 4000 sq. ft. lot area minimum (approx townsite lot size) per dwelling unit.
- Include modest front yards at least 20 ft deep as measured from the street right of way
- Keep structure 7 feet set back from side and rear yard property lines.
- Continue the town grid development pattern.
- Include alleys in future development.
- Multi-family development opportunities will be determined on the basis of the size of the development lots. Some properties are large enough to accommodate multi-family projects, but multi-family development in most areas will require aggregation of smaller lots.
- Attached accessory dwellings are allowed, but homes with accessory units need a total of 3 off-street parking spaces and have a minimum of 4000 sq. ft. of lot area per dwelling unit including the primary residence and accessory dwelling units.
- Home occupation businesses are allowed so long as the business is entirely operated within the primary dwelling unit or accessory building or within a combination of the two. The business needs to be operated by the persons residing in the principal dwelling and generate less than 10 one-way vehicle trips per day to qualify as a home occupation.

3.2 Developed Residential Subdivisions

Character Description

Developed residential subdivisions consist of single family residential subdivisions that are unlikely to change significantly over the planning horizon of this Land Use Plan. Developed residential subdivisions are almost entirely built-out, with few vacant lots. These neighborhoods have a “suburban” character, with off street parking, driveways and garages in front, no alleys and larger front yards.

Opportunities

This designation promotes neighborhood stability while allowing remodeling, replacement and new construction in established residential subdivisions.

Land Use Guidelines

- No future subdivision of land is likely nor is further subdivision encouraged in previously platted subdivisions.
- Single family residential detached units are allowed, but this designation is not intended to accommodate multi-family development.
- Include modest front yards at least 20 ft deep as measured from the street right of way.
- Keep structure 7 feet set back from side and rear yard property lines.

- Home occupation businesses are allowed so long as the business is entirely operated within the primary dwelling unit or accessory building or within a combination of the two. The business needs to be operated by the persons residing in the principal dwelling and generate less than 10 one-way vehicle trips per day to qualify as a home occupation.

3.3 General Commercial



Character Description

This designation emphasizes convenient automobile access and parking and accommodates well-screened broken-up parking lots in the front as seen from the highway/street. It offers a conventional commercial landscape that provides pedestrian access and sidewalks but is more oriented towards auto-bound customers.

Opportunities

This a flexible designation intended to accommodate businesses providing the range of goods and services demanded by the local and visiting population.

Land Use Guidelines

- This designation allows for a flexible mix of retail, restaurants, service commercial, offices, public/institutional buildings and other uses aimed at attracting and accommodating automobile customers. This designation includes all types of businesses except for high-impact, industrial and/or businesses that create heavy commercial truck traffic and other off-site impacts as described in 3.5 Industrial.
- Parking may be located along the front and/or along the sides of buildings with ample landscape screening and landscape islands to soften and break-up parking lots as viewed from the street. See Chapter 4 Site Development Guidelines
- Height is limited to three stories.
- Developers need to include sidewalks along Main Street and 10th Avenue and design driveways to minimize curb cuts.

3.4 Townsite Commercial

Character Description

The purpose of this designation is to continue Nucla's historic town site commercial pattern. This designation promotes a pedestrian friendly atmosphere, with sidewalks and buildings pulled up to the

sidewalk and side or alley parking. To maintain Nucla's historic context, encourage preservation and restoration of historic buildings.

Opportunities

The most important priority for the future of Main Street is to build-on and enhance the characteristics that create the unique feel of Main Street Nucla today. This is the focal point for pedestrian friendly, walkable downtown style development. The Townsite Commercial has a finite area, so it is important to make the best use of the land available.



Land Use Guidelines

- This designation allows for a flexible mix of retail, restaurants, service commercial, institutional/public buildings, offices and other such uses. This designation includes all types of businesses except for high-impact, industrial and/or businesses that create heavy commercial truck traffic as described in the Industrial Land Use Designation.
- Mimic the historic development pattern by pulling buildings up to the sidewalk with parking on the sides or in the rear of the buildings.
- Height is limited to two stories.
- New residential is allowed, but ideally would be component of a commercial-residential mixed use project, such as a commercial building with attached or adjacent apartments.
- Encourage conversion of existing residential uses to commercial or mixed-use (residential and commercial).
- Developers need to provide sidewalks, curb and gutter along Main.

3.5 Industrial

Character Description

Site design is primarily oriented towards functionality, accommodating buildings, outdoor work areas



and commercial vehicles. Landscaping and other buffering is used to reduce impacts on the street/highway and neighboring properties.

Opportunities

There are currently no areas in town with this designation on the Land Use Plan (Figure 2). This designation is included in the master plan should the town decide to annex property for industrial development in the future.

Land Use Guidelines

- This designation provides for a variety of workplaces including manufacturing, offices, industry support services, storage buildings/yards, transportation services, utilities, outdoor work areas, warehousing and storage buildings, heavy construction headquarters and other primary employment facilities.
- Ample room will be needed for commercial traffic circulation and parking, avoid using on-street parking for commercial vehicles. (See 4.1 Parking Guidelines)
- Developing and redeveloping properties that are near residential neighborhoods and other non-industrial neighborhoods will need to provide landscaping and distance to buffer the neighborhoods from industrial activities and traffic. (See Chapter 4 Site Development Guidelines)
- Set back buildings from the highway/street in order to provide landscape screening and buffering.
- Driveway access will need to offer the highest level of safety for pedestrians and automobiles.

3.6 Mixed Density Residential

Character Description

This designation is intended to provide for a range of housing types, including single family, multi-family and accessory dwelling units. The mixed density residential pattern encourages a mix of densities and housing types within the same neighborhood. The high water table in many areas presents a site design challenge.

Opportunities

This designation provides opportunities for flexible residential densities for future development of currently undeveloped or agricultural lands in the town boundaries. These largely undeveloped areas

offer a suitable opportunity for residential development that connects to the town grid streets and infrastructure, resulting in an efficient development pattern. The mixed density residential designation provides an opportunity to respond to changing demographics and housing needs such as senior housing, non-family households and workforce housing.

Land Use Guidelines

- Both single and multi-family residential are allowed in the same neighborhood
- Multi-family developments should be divided into a series of smaller masses to avoid large box-like structures and appear similar in scale to other structures in the surrounding neighborhood.
- Tie into and/or extend the grid-streets & utility system where possible and include alleys where feasible.
- Integrate landscaping, off street parking and site grading and drainage into new development as directed in Chapter 4 Site Development Guidelines.
- Integrate trails and/or sidewalks
- Parking for multi-family development may be located along the front and/or along the sides with ample landscape screening and landscape islands to soften and break-up parking lots as viewed from the street. Side-entry parking is preferred. See 4.2 Parking Guidelines.



3.7 Public/Institutional

These properties are located throughout town and are tax exempt from local property taxes according to the county assessor records. Typical uses include churches, schools, parks, government buildings and other public/institutional uses. Each development application on public/institutional property will need to be reviewed individually to address the specific circumstances. Chapter 4 Site Development Guidelines apply.

4. Site Development Guidelines

Site development guidelines are applicable to all new construction and additions within the Town of Nucla as directed by Chapter 2 Development Review Process (see Figure 1). All of these guidelines are intended to apply to new commercial or public facility construction, churches, multi-family development, industrial development, projects in new annexation, subdivisions and other planned developments.

Site design guidelines are a set of building blocks for achieving the best possible outcomes in future development regarding three principal elements of the landscape:

- Parking
- Landscaping (green space and trees);
- Grading and drainage

These basic guidelines will improve attractiveness and functionality of future development. See Chapter 2 Development Review Process to determine the applicability of these guidelines to proposed development.

4.1 Parking and Access

Off Street Parking Guidelines.

The following off-street parking guidelines should be used to ensure adequate and functional parking in future development. In the case of uses not specifically listed, the off street parking requirements should be determined by the town staff and/or by the planning or design professional representing the Town. Where more than one use is conducted on a single lot, parking should be required for each use.

Figure 3 - Parking Standards

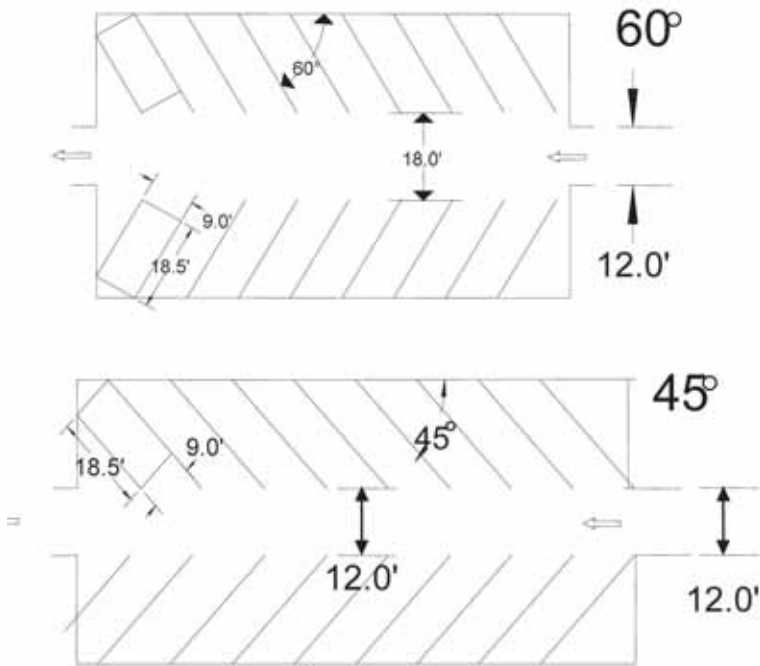
Use	Guidelines
Single and multifamily dwellings	Two spaces per dwelling unit (driveway and garage or carport area defined as off street parking space)
Federally or state-subsidized housing for the elderly	One space per dwelling unit
Mobile home park	Two spaces per dwelling unit
Boardinghouses and lodging-houses	One space for each unit
Motels, hotels, and tourist courts	One space per unit
Auditoriums, churches, stadiums, Theaters, and other places of assembly with fixed seats	One space per four seats
Retail stores, service or repair shops (including groceries, dry goods, etc.)	One space per three hundred twenty-five square feet of floor area
Offices (except medical and dental)	One space per four hundred square feet of floor area of offices.
Medical and dental	One space per two hundred-fifty square feet of floor area
Eating or drinking establishments	One space per hundred ten square feet of floor area.
Industrial, storage warehouse and manufacturing establishment	Two spaces for three employees
Nursing homes	One space for three rooms
Gasoline service stations/motor stall	Five spaces plus two spaces for each services stall plus one space for each fuel pump
Community center, athletic club	One space per one hundred square feet of floor space
Elementary or intermediate school	One space per classroom plus one space per three hundred square feet of other space
High school, college, or vocational school	One space per teacher plus one space per administrative employee plus one space per one space per three students

Parking Design Guidelines

- Head-in parking space dimensions: (9 x 18.5) feet
- Parallel parking space dimensions (8 x 25) feet.
- Aisle Widths. Parking lot aisles shall meet the following minimum requirements, upon approval of the Public Works Director.

<u>Type</u>	<u>Aisle</u>
90 degree parking	24 feet (two-way)
90 degree parking	20 feet (one-way, parking on one side of aisle)
60 degree parking	18 feet (one-way)
45 degree parking	12 feet (one-way)

Figure 4 - Parking Design

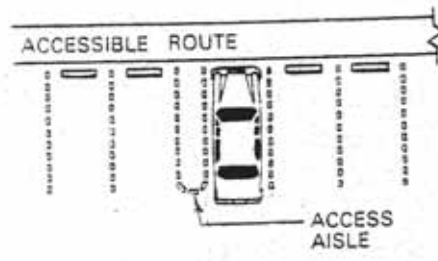


ADA Accessible Spaces Guidelines.

New non-residential development should include ADA accessible spaces.

- Accessible spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance or to an accessible pedestrian entrance of a parking facility
- Accessible spaces need to be eight feet by eighteen and five-tenths feet (8 x 18.5 feet) plus a minimum accessibility aisle area five feet wide for each space.
- All accessible spaces designated for accessible van must have a minimum aisle width of eight (8) feet. Two adjacent accessible spaces may share the same accessibility aisle.
- All accessible spaces must be designated by a one (1) foot by one (1) foot sign showing the symbol of accessibility (a wheelchair) located at the end of the space.

Figure 5 - ADA Parking Design



Street/Highway Access Guidelines.

- Provide safe and adequate access to each structure for all public services, including but not limited to fire and emergency equipment.
- Access in and out of a project should create a safe condition and reduce hazardous traffic circulation and access conditions, including but not limited to inadequate access, parking or loading of the project site, for residents or employees of the project as well as the general public.
- Where development abuts a state highway, location of access points to the highway should be approved by the Colorado Department of Transportation.
- Where a proposed development will obtain access from a Town street, location and design of driveways and access points should be approved by the Public Works Director.

4.2 Landscaping

The purpose of this Section is to provide landscaping standards for sites undergoing development in the Town of Nucla. It is the Town's goal that landscape design protects the area's unique natural beauty and environment and enhances its aesthetic appeal. Landscape improvements should respect the unique environment of Naturita.

Residential Development.

- A minimum of one (1) tree for every 1,000 square feet of project lot area and one (1) shrub every 1,500 square feet shall be planted and maintained.
- A minimum of one (1) tree shall be planted within the yard setback adjacent to any public street for every thirty (30) feet of total street frontage.

Commercial and Industrial Development.

- A minimum of one (1) tree for every 1,250 square feet of project lot area and one (1) shrub every 1,500 square feet shall be planted and maintained.

Parking Area Landscaping.

- Any parking lot providing twenty (20) or more parking spaces should have an area equal to at least six percent (6%) of the total paved area landscaped with (1) tree and two (2) shrubs for every one hundred fifty (150) square feet of landscape area required.
- Internal parking lot landscaping provided should be proportionately dispersed so as to define aisles and limit unbroken rows of parking.
- Approximately 50% of the required landscape area should be internal to the parking lot and 50% should be along the parking lot perimeter.

4.3 Grading and Drainage

The best way to ensure that grading and drainage is done correctly is to require drainage plan, typically prepared by a licensed engineer registered in the State of Colorado and to ensure that construction generally follows the drainage plan. General grading and drainage guidelines are as follows:

- Limit the rate of off-site surface water discharge to the rate that existed on the development site in its predevelopment condition.
- Direct discharge of storm water to a lake, stream or intermittent stream should not be allowed.
- All development should prevent soil loss from the construction site as a result of erosion.
- Appropriate sediment control measures should be taken to ensure that no soil leaves the construction site through surface erosion.
- Water quality buffer: Where possible avoid soil disturbance within 25 feet of a body of water or wetland including development, soil disturbance, and snow storage.

5. Recommendations for Future Planning System Improvements

- *Adopt master plan by resolution at public hearing* - See the RPI Memo, Master Plan Adoption Process for details on adopting the master plan.
- *Establish and implement subdivision regulations and improvement agreements* - It should be a top priority for the Town to establish subdivision regulations that govern how land is subdivided, what improvements should be provided by the developer and what standards are used in the design and construct the improvements. The master plan is advisory, the Town needs legislatively adopted regulations to be assured that future development will meet acceptable standards.
- *Establish and implement as zoning code* - The master plan provides advisory guidance about what land uses go where. Were the Town to adapt the master plan designations into a legislatively adopted zoning code, there would be more predictability and specific standards and the Town would have clearer authority for enforcement of these regulations than it does with this advisory master plan.
- *Establish and implement water and sewer development standards* - The Town currently does not have standards directing the design, capacity and construction methods for water and sewer infrastructure. In order to manage and extend the water and sewer infrastructure in Nucla, it is critical that the Town adopt such standards. Without legislatively adopted water and sewer development standards in place, the town will in a position of reacting to and commenting on the water and sewer infrastructure designs submitted by developers without standards for determining whether they are adequate.
- *Establish and implement streets construction standards* - Developers are typically required to improve streets and sidewalks internal to their project and provide sidewalks, curb and gutter along town streets. Without legislatively adopted streets standards in place, the town will in a position of reacting to and commenting on the street designs submitted by developers without standards for determining whether they are adequate.