



ERIE
COLORADO

Parkdale Masters Property Planned Development (PD) Rezoning

Planning Commission

Harry Brennan, Senior Planner

May 17, 2023

Request

Review of Planned Development (PD) Rezoning

- Project Size: 17.7 Acres
- Existing Zoning: Low Density Residential, Low Density Residential with PUD Overlay, and PD
- Existing Use: Agricultural/Residential

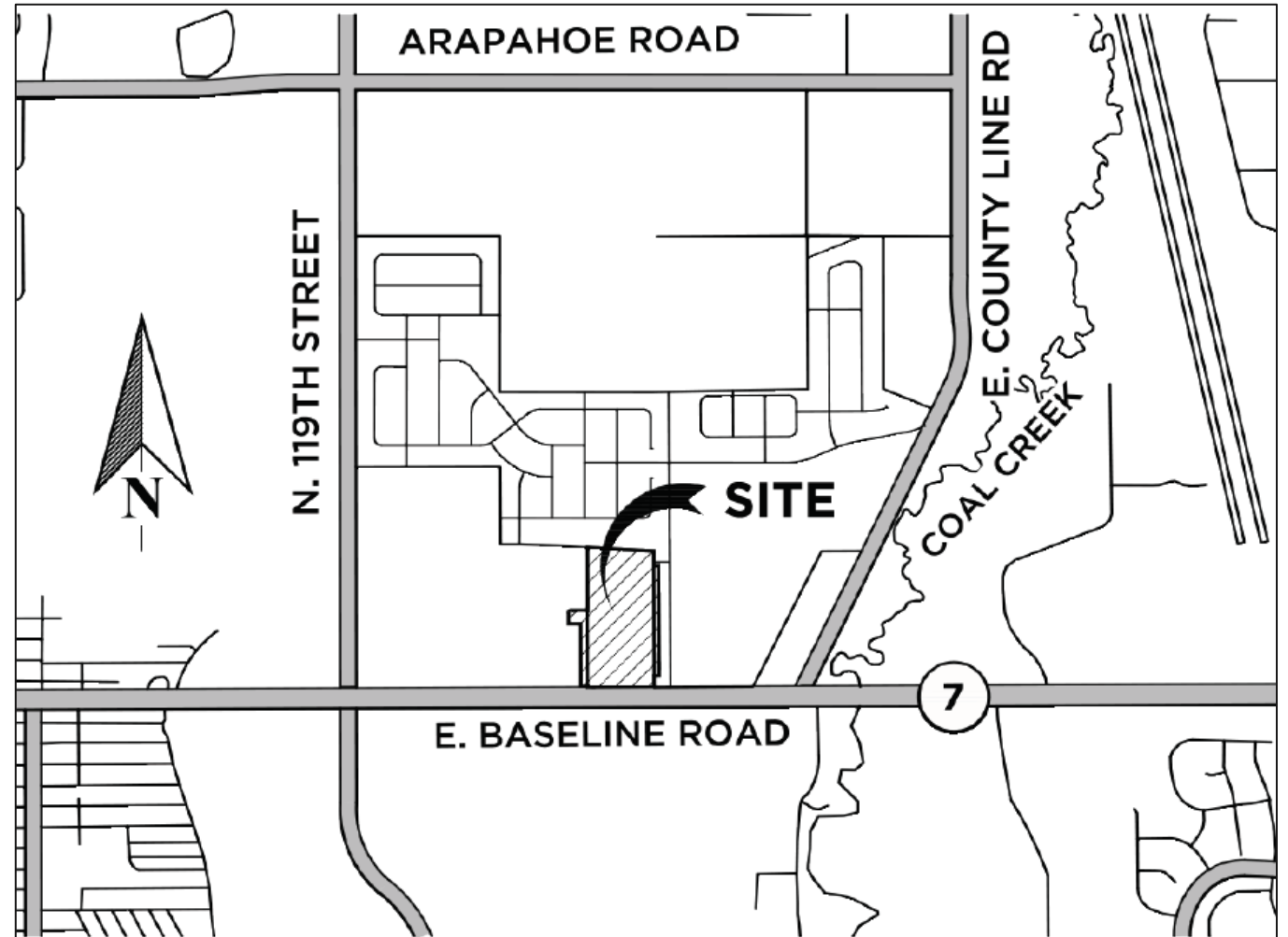


Overview

- Background
- Proposal
- Decision

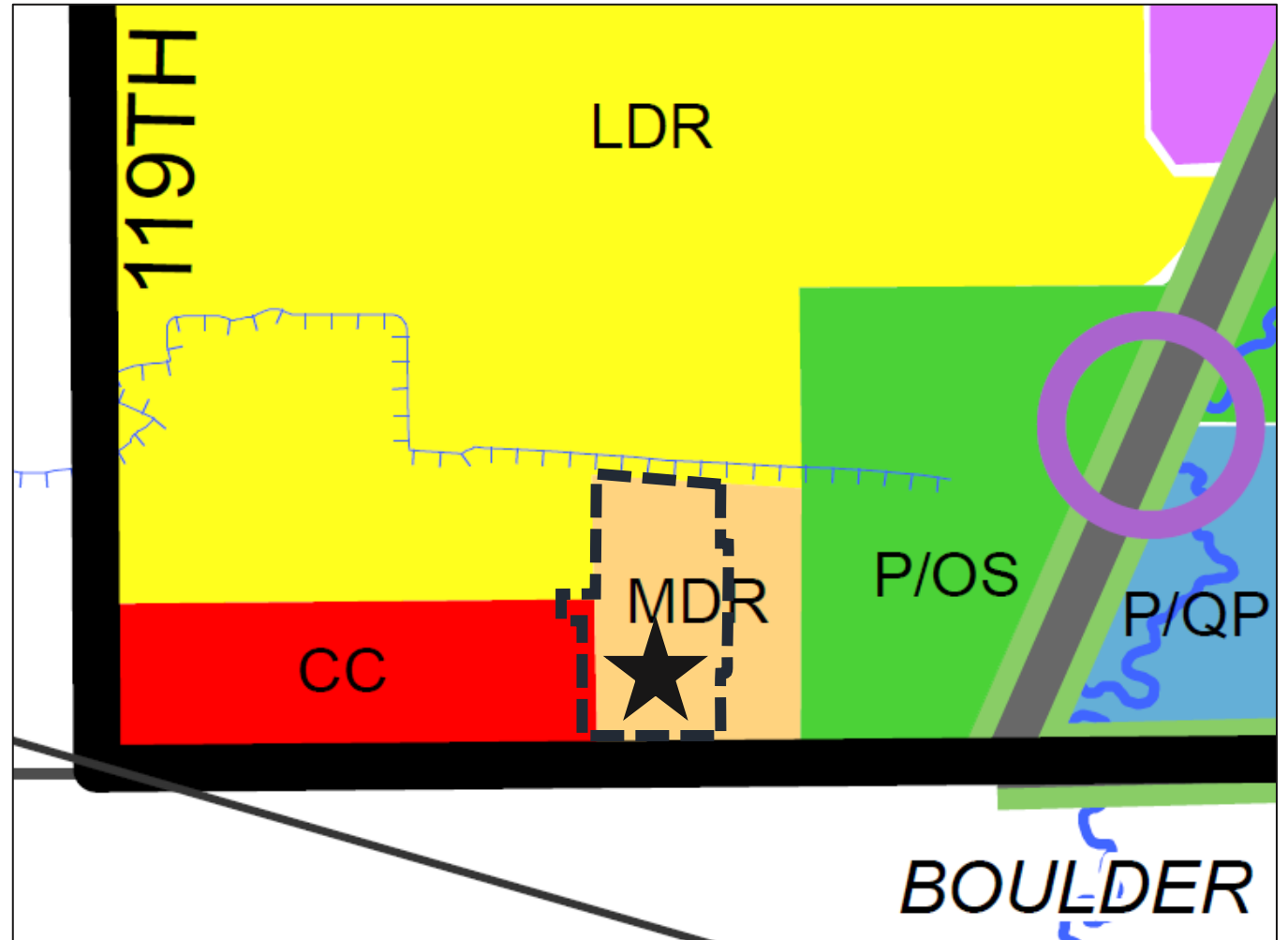
Location

The subject site is generally located north of Baseline Road and west of Coal Creek Boulevard.



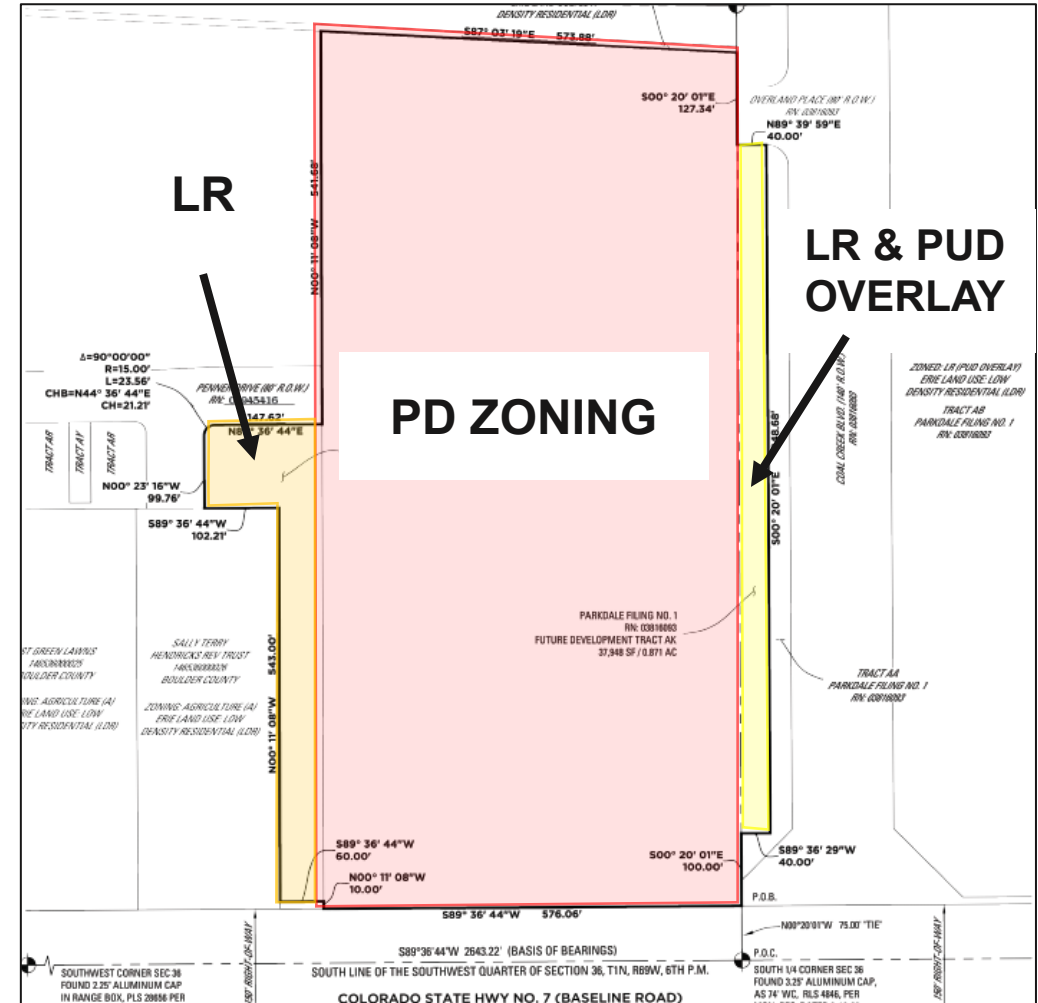
Comprehensive Plan

- Medium Density Residential
- Low Density Residential
- Community Commercial



Zoning

- Low Density Residential
- Low Density Residential with PUD Overlay
- PD





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PD-DP

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 ENCROAHCMENT 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.								



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Approval Criteria

UDC Section 10.7.20.2.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.

Approval Criteria

- d. The PD zone district is generally consistent with the Town's Comprehensive Plan; Transportation Mobility Plan; Parks, Recreation, Open Space, and Trails Plan, and other pertinent Town plan and policy documents.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening, and noise.

Approval Criteria

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Approval Criteria

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Approval Criteria

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.



Public Notice

Neighborhood Meeting

July 5, 2022

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 3/9/23

Property Posted: 3/17/23

Letters to Adjacent Property Owners: 3/17/23

Staff Recommendation

Staff finds the Parkdale Masters Property PD complies with the Planned Development Approval Criteria and recommends the Planning Commission adopt Resolution P23-04 recommending approval to the Board of Trustees, with the condition that prior to consideration by the Board of Trustees, Applicant shall make all technical corrections to the Application as required by the Town.



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