

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
Wednesday, May 15, 2019**

---

**SUBJECT:**

**PUBLIC HEARING:**

**1. Planned Unit Development (PUD)**

Resolution P19-09: A Resolution Of The Planning Commission Of The Town Of Erie Recommending Approval Of The Compass Filing No. 4 Planned Unit Development Zoning Map.

**2. Site Plan**

Resolution P19-10: A Resolution Of The Planning Commission Of The Town Of Erie Approving A Site Plan For Compass Filing No. 4.

**PURPOSE:**

Consideration of a Planned Unit Development and Site Plan for the Compass Filing No. 4 Subdivision which includes 146 duplex dwelling units on 146 lots on 21.05 acres.

**CODE REVIEW:**

Erie Municipal Code, Title 10

**DEPARTMENT:**

Planning and Development

**PRESENTER:**

Hannah Hippely, Planner

---

**STAFF RECOMMENDATION:**

**1. Planned Unit Development (PUD)**

Staff finds the Compass Filing No. 4 PUD zoning map in compliance with the PUD Approval Criteria and recommends the Planning Commission adopt Resolution No. P19-09 recommending approval to the Board of Trustees with the following conditions of approval:

- a. The Compass Filing No. 4 Final Plat shall be approved and recorded before the approval of the Compass Filing No. 4 PUD Zoning Map is effective; and
- b. The Applicant shall make technical corrections to the Compass Filing No. 4 PUD Zoning Map as directed by Town staff prior to recordation.

**2. Site Plan**

Staff finds the Site Plan for Compass Filing No. 4 Subdivision in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt Resolution No. P19-10 with the following conditions of approval:

- a. The Compass Filing No. 4 Final Plat and PUD shall be approved and recorded before the approval of the Site Plan is effective; and
- b. Applicant shall make technical corrections to the Site Plan as directed by Town staff.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Applicant: CalAtlantic Homes  
6161 Syracuse Way Ste. 200  
Greenwood Village, CO 80111

Existing Conditions:

Zoning: LR – Low Density Residential

Project Size: 21.05 Acres

Existing Use: Vacant Property

Location:

The property is generally located west of County Line Road and 0.10 miles north of Compass Parkway at the northeast corner of the Compass neighborhood. The boundary is approximately the area outlined in red below.

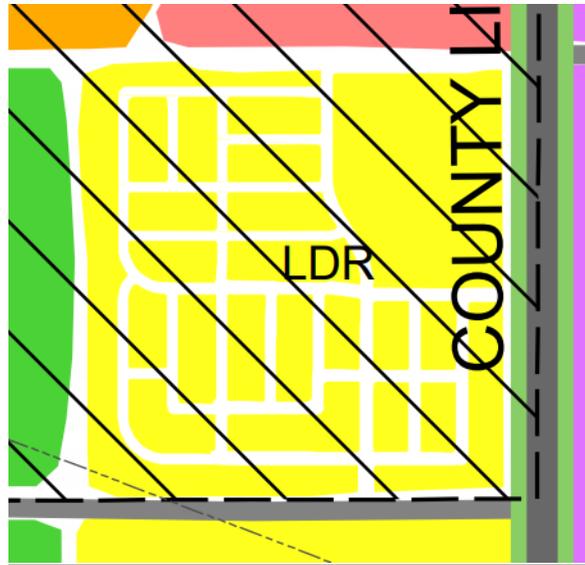


Adjacent Land-Use/Zoning:

	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	Boulder County Agricultural	Agriculture
<b>EAST</b>	Light Industrial	Undeveloped
<b>SOUTH</b>	Low Density Residential	Single-Family Homes Undeveloped Future Neighborhood Park
<b>WEST</b>	Low Density Residential	Single-Family Homes

Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows the Low Density Residential (LDR) designation for the Compass property. Low Density Residential requires a density of 2-6 dwelling units per acre. Overall the Compass project proposes 513 dwelling units on 154.51 acres for a density of 3.32 dwellings per acre which is aligned with the Comprehensive Plan.



Compliance with Town of Erie Zoning Map:

The Compass property is zoned LR- Low Density Residential. The overall density of 3.32 dwelling units per acre is in compliance with the LR zoning district maximum density of 5 units/acre.



**SITE SPECIFIC DEVELOPMENT INFORMATION:**

The project proposal includes several land use application types:

1. Planned Unit Development
2. Site Plan (146 individual units and lots)
3. Staff is currently evaluating the administrative Final Plat application.

Development Data:

- Site Plan Area Size: 21.05 Acres
- Number of lots 146 lots
- New residential units 146 dwelling units

Housing Diversity:

The Town of Erie's housing diversity requirement is based on the acres of residentially zoned property. The regulations intend to ensure that as the Town grows, a variation in housing choices are available. The Compass property has 154 acres zoned LR - Low Density Residential. This quantity of residentially zoned land requires the Compass developers to provide either: 3 housing types, or 2 housing types and 1 housing type variation. The Compass Preliminary Plat contains 2 Housing Types (Duplex and Single Family Detached) and a variation of the Single Family Detached by including lots in the 5,000 to 9,999 square foot range and lots in the 10,000 to 39,999 square foot range. The Single Family Detached housing type and variations were developed in Filings 1, 2, and 3. This final 4<sup>th</sup> filing of Compass is providing the second housing type, the Duplex.

Architecture:

Four distinct elevations for the duplexes have been provided with the Site Plan application and staff finds these in compliance with the Town of Erie UDC Development and Design Standards for duplexes. As building permits for this development are reviewed, the prohibition on the models with identical facades being placed adjacent to or across the street from each other will be enforced.

Parking:

The proposed duplexes each meet the minimum requirement of the Unified Development Code (UDC) for off street parking as each unit includes an attached two car garage that is accessed from the alley system.

In addition to the required parking, the applicant is providing eighteen off-street parking spaces within Tract L and on street parking is also permitted. The parking within this development exceeds the parking requirements of the UDC.

Roadways and Alleys:

The Site Plan proposes to link to the Compass road network via Wright Drive which provides access to Vista Parkway to the north and via Byrd Drive which connects to Quest Drive on the west. These two drives connect to an internal circular drive called Compass Circle. Lots either fronting onto garden courts or the roads however all are provided vehicular access from private alleys that run behind the lots. All private alleys are paved and meet the minimum size requirements.

Drainage:

As part of this last filing of Compass, the detention pond on the northeast corner (Tract Y) will be improved.

Utilities:

The property will be served by the Town of Erie water and wastewater services. Utility service providers for the property are Xcel Energy for electric and natural gas, Century Link Communications for telephone services and Comcast for cable television. As part of this project, the County Line Road access point to the existing Xcel gas regulator station will be relocated to Compass Circle.

Landscaping, Parks, Trails and Open Space:

- A 30 foot landscape buffer is provided along the south western edge of County Line Road. In this area landscaping has been design to continue the character of the landscaping of the Compass development.
- Pedestrian sidewalks are provided throughout the development making connections to adjacent roads, alleys, and garden courts.
- As part of the Compass Filing No. 4 development, the north edge of the development includes a 10 foot Spine Trail.
- Park land dedications have been met in previous filings of Compass however, as part of the Compass Filing No. 4 Final Plat, the developer will pay the fee in lieu for 7.17 acres open space dedication.

Lighting:

Standard street lighting is provided on all public streets. Lighting fixtures on all of the duplex units are a residential lighting fixture consistent with the type of development proposed. The lighting will comply with the Town standards as demonstrated by the photometric plan provided in the site plan which indicates that lighting will not add more than 1 foot-candle to illumination levels off site. No other site lighting is proposed at this time.

Natural Areas Inventory:

There are no designated Natural Areas Inventory areas in the subject area.

Threatened and Endangered Species and Significant Habitats:

No critical habitats were identified within the site area.

Trash Service:

Individual units will contract for local pickup service.

Schools:

The Compass Filing No. 4 Subdivision development is located in the Boulder Valley School District. No schools sites were required to be dedicated within this subdivision.

Police Service:

The Erie Police Department will provide service to the property.

Fire Protection:

The Mountain View Fire Protection District will provide fire and emergency medical services.

Oil and Gas Facilities:

There are no existing or proposed Oil and Gas Facilities within the project area.

**PLANNED UNIT DEVELOPMENT INFORMATION:**

The PUD proposes to modify some of the dimensional standards and bicycle parking requirements of the UDC. The proposed modified standards in the PUD are:

DIMENSIONAL STANDARDS						
MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)				
WIDTH (FT.)	AREA (S.F.)	FRONT (FT.)	SIDE (STREET) (FT.)	SIDE (INTERIOR LOT LINE) (FT.)	REAR (FT.)	MAX HEIGHT (FT.)
NONE	2,500	8' (2)	8' (2)	5' (1)	0'	35'
1. ZERO LOT LINE SETBACK SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE PUD INTERIOR LOT LINE SETBACK ON THE SIDE OF THE BUILDINGS WHICH ARE NOT ATTACHED.						
2. THERE SHALL BE NO ENCROACHMENTS INTO THIS SETBACK.						

The current UDC requirements of the LR zone district are:

Width Sq. Ft.	Net Area (3) Sq. Ft.	Front Ft.	Side Street Ft.	Side Interior Ft.	Rear Ft.	Height Ft.
50 60 (Corner)	2,500 (Multifamily)	20	20	5 (1)	20	35

(1) Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached. (2) Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line. (3) Net area is the size of the lot; not to include tracts and streets and their right-of-ways.

Additionally, the PUD indicates that Accessory Structures will not be permitted.

The Town UDC Transportation Section 10.6.5.G.1.B required bicycle parking for multi-family uses by stating that 1 bicycle parking space per 20 off-street parking spaces shall be provided and that such facilities shall be placed within 100 feet of primary building entrances. Required bicycle parking is proposed to be modified to allow bike parking to be distributed throughout the neighborhood as shown on the PUD map. According to the narrative “we are proposing a modification to the UDC requirements because placing bicycle parking within 100 feet of primary entrances requires locating racks within public ROW, meaning they will interfere with car doors from street parking or other maintenance activities. As well, this would fragment bicycle racks into individual locations, rather than more logical groupings of bicycle racks.

## **APPROVAL CRITERIA - STAFF ANALYSIS:**

### **1. Planned Unit Development (PUD)**

The Compass Filing No. 4 PUD was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.6.D.9. Approval Criteria. Staff finds the PUD in compliance with the Approval Criteria as listed below.

- a. The PUD Rezoning is generally consistent with the purpose of the PUD overlay district in Subsection 2.7.D.1;  
*Staff: The standards of the LR zone district do are not conducive to construction of an alley loaded duplex project such as the one proposed. Modifications to these standards are required to achieve the development pattern and design proposed. An attached product is required in order to meet the Town's housing diversity standard and the duplex portion of this development was contemplated at the time of preliminary plat. This PUD results in high quality urban design and allows a compatible mix of residential housing types with the Compass development.*
- b. The PUD Rezoning will promote the public health, safety, and general welfare;  
*Staff: The PUD rezoning allows the Compass development to complete construction as anticipated during the preliminary plat approval providing the range of housing types and urban design that contribute to the Town.*
- c. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;  
*Staff: The PUD supports and permits the development of this area as detailed in the site plan. This development is consistent with the goals of the Comprehensive Plan and achieves the housing diversity requirement of the UDC in a high quality manner.*
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;  
*Staff: The requested variations from the UDC do not include anything precluded from variation by this section.*
- e. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;  
*Staff: Services exist to serve this development, the PUD has no impact on the provision of services.*
- f. The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;  
*Staff: No adverse impacts stemming from this PUD have been identified. The area under consideration has been anticipated for development and the PUD will not affect the development impacts.*
- g. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;  
*Staff: No adverse impact stemming from this PUD have been identified. The area under consideration has been anticipated for development and the PUD will not affect the development impacts.*
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

*Staff: No adverse impacts stemming from this PUD have been identified. The area under consideration has been anticipated for development and the PUD will not affect the development impacts.*

- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;

*Staff: Existing uses in the area consists of the Compass development which currently includes single family detached residences, the duplexes are compatible with the development.*

- j. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of development or Development Agreement submitted by the applicant; and

*Staff: Phasing of this development has not been proposed.*

- k. The PUD Plan provides public benefit(s).

*Staff: The PUD allows the development of the duplex development, providing housing variety desired by the Comprehensive Plan and required by the UDC. The result does provide public benefit by increasing housing choice within Town and providing a high quality of design.*

## **2. Site Plan**

The Site Plan for the Compass Filing No. 4 Subdivision was reviewed for conformance with Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria. Staff finds the Site Plan in compliance with the Site Plan Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;

*Staff: The Site Plan is generally consistent with the Town's Comprehensive Master Plan. This area is designated as Low Density Residential. This application is aligned with that designation.*

- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;

*Staff: The Site Plan is consistent with the proposed Preliminary Plat.*

- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

*Staff: The Site Plan complies with all applicable development and design standards set forth in the UDC, this Development Design Standards.*

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

*Staff: Significant adverse impacts are not anticipated.*

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

*Staff: The proposed development is compatible with the character of the surrounding land uses.*

### **NEIGHBORHOOD MEETING:**

As required by the Municipal Code a Neighborhood Meeting was held on April 1, 2019 at 6:00 p.m. in the Mitchell Room at Erie Community Center. The required notice for the Neighborhood Meeting was provided.

### **PUBLIC NOTICE:**

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:

April 24, 2019

Property Posted as required:

April 25, 2019

Letters to Adjacent Property Owners:

April 25, 2019

**PUBLIC COMMENTS:**

No written public comment has been received for these applications.