

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

ZON2025-00001

553.43 ACRES 1.8 Acres (in this Amendment)

PDA

Please add to title block

General Provisions

Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Statement of Commitments

1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
Filing No. 2	L	0.31AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
Filing No. 3	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
Filing No. 4	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	C	0.37 AC	Park
Filing No. 5	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Commercial; Business; Retail; Food and Beverage Service
Filing No. 6	F	0.50 AC	Park
	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
Filing No. 7	G	4.06 AC	Open Space; Pedestrian Access
	NA	NA	NA
	NA	NA	NA
Filing No. 8	NA	NA	NA
	NA	NA	NA
	NA	NA	NA
	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amendment makes the following changes:

- Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
- All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*. As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
- Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
- Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*.

9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

10. PD Amendment No. 4

Filing No. 6: - Add Religious Assembly as a Permitted Land Use to Tract D
- Add CBR district as a Permitted Land Use to Tract F.
- Modifications to Table II on Sheet 2
- Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

11. Amendment #5

Filing No. 8:
-Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:

-Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

12. Amendment #6

Filing No. 5 - TRACT B:
-Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

13. Amendment #7

Filing No. 5 - Tract B

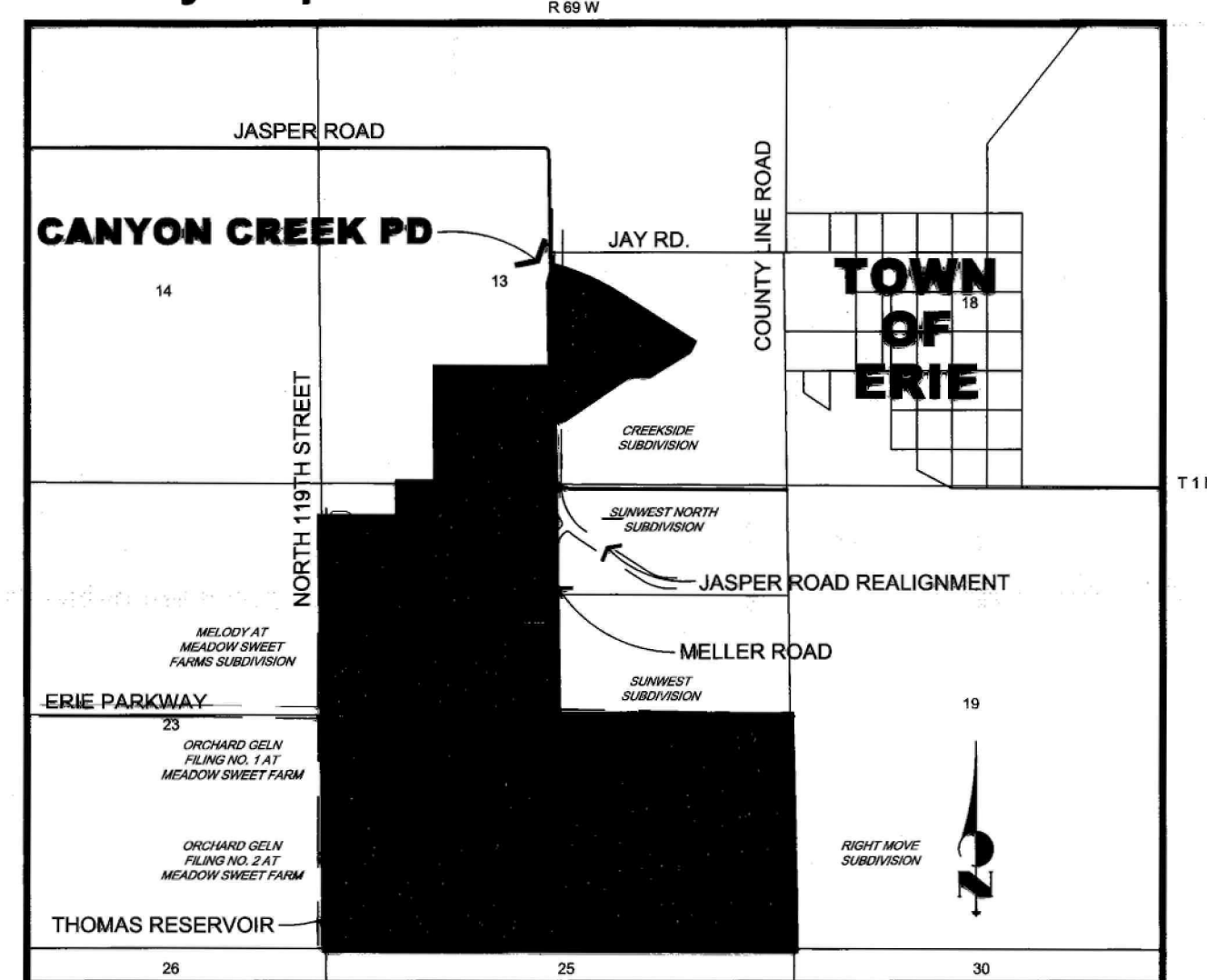
Establish Setbacks

14. Amendment #8

Filing No. 9

- Changed land use categories and realigned planning area boundaries
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
- Added pocket parks as a use in the SFD-P and TH Categories
- Added minimum lot sizes
- Added setbacks
- Added permitted encroachments into building setbacks
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
-Removed maximum lot coverage
-Added Sheet 3 of 7 addressing Architectural Standards

Vicinity Map



Scale: 1" = 2000'

Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director

on this ____ day of _____, 20__.

Planning and Development Director

Clerk & Recorder's Certificate

State of Colorado } ss.
County of Boulder }

I hereby certify that this PD Amendment Plan was filed in my office on

this ____ day of _____, 20__, and was recorded at Reception Number _____.

Boulder County
Clerk & Recorder

15. Amendment #9

Filing No. 10
- Changed zoning and associated land use categories and realigned planning area boundaries
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
- Added minimum lot sizes
- Added setbacks
- Added Sheet 4 of 8 addressing Architectural Standards

16. Amendment #10

Filing No. 8
Revised rear yard setbacks for alley loaded homes in Filing No. 8

17. Amendment #11

Filing No. 5 - Tract B
Changed land use categories from Medium Density Residential (MDR) and Day Care (DC) to Commercial, Business, Retail (CBR) and Food and Beverage Services (FB). Setbacks were added for new uses.

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No.'s)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
Filing No. 2	2) Open Space, Parks & Recreation	OS
Filing No. 3	3) School Elementary	ELE
Filing No. 4	4) Medium Density Residential	MDR
Filing No. 5	5) Commercial / Business / Retail	CBR / FB
Filing No. 6	6) Food and Beverage Service	FB
Filing No. 7	7) Single Family Detached - Patio Homes	SFD-P
Filing No. 8	8) Medium Density Residential	MDR
Filing No. 9	9) Single Family Detached	SFD
Filing No. 10	10) Single Family Detached - Patio Homes	SFD-P
Filing No. 11	11) High Density Residential	HR
Filing No. 12	12) Community Commercial	CC

Food and Beverage in Filing 5

Filing 10 is no longer in this PD, so if we could remove it from the table that would be helpful cleanup

II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
RESIDENTIAL ZONES / USES			
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Tri-plex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential***	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
NON-RESIDENTIAL ZONES / USES			
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parking Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Commercial / Business / Retail*	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Bingo Parlor			N
Building Material Sales			SR N
Cemetery			N
Crematorium			N
Funeral Home			N
General Outdoor Recreation, Commercial Velodrome			SR
Golf Course			N
Golf Driving Range			N
Hellstop			N
Industrial, Light			N
Mortuary			N
Nursing Home			SR
Pet Cemetery			N
Stadium			SR N
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y
Food and Beverage Service	FB	FB	Y

NOTE:

+ Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.

++ Land Uses Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'
Filing No.10 MR & HR	SFD - Alley Loaded	3,150	30'	35'
Filing No.10 MR & HR	SFD - Patio Alley Loaded	3,800	30'	35'
Filing No.10 MR & HR	Duplex	2,250 per DU	25'	30'
Filing No.10 MR & HR	Town Home - Alley Loaded	1,450 per DU	NA	NA
Filing No.10 MR & HR	Multifamily	1,250 per DU	NA	NA

IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

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.

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	T YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)	SIDE OR REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
			To Bldg.	Interior lot		
Filing No.1		20'	20'	5'	15'	15'
Filing No.2	- SFD	20'	20'	5'	15'	15'
Filing No.3	- SFD	20'	20'	5'	15'	15'
Filing No.4	- SFD	20'	20'	5'	15'	15'
Filing No.5	- SFD	20'	20'	5'	15'	15'
	- DC	20'	20'	10'	20'	20'
	- MDR	20'	10'	5/0'***	5'	5'
	- CBR	N/A	0'	0'	0'	20'
	- FB	N/A	0'	0'	0'	20'
Filing No.6	- SFD	20'	20'	5'***	15'	15'
	- RA	20'	20'	10'	20'	20'
	- CBR	N/A	20'	5/0'*	20'	20'
Filing No.7	- SFD	20'	20'	5'	15'	15'
Filing No.8	- MDR	20'	15'	5/0'*	10'	15' / 5' Alley Loaded Garage
Filing No.9	- SFD	25'	25'	10'	20'	20'
	- TH****		5'	5/0'*	5'	5'
	- SFD-P****	20'	15'*****	5'	10'	10'
Filing No.10	- MR	20' / 15' *****	10'	5/0'	20' / 5' Alley Loaded Garage	
	- HR	20' / 15' *****	10'	10' / 0'	20' / 5' Alley Loaded Garage	
	- CC	NA	20'	10' / 0'	20'	

*Side Yard setbacks are 0-feet for attached buildings only.

**Eaves and fireplace cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.

***Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.

****Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side lot lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.

*****Side load garage.

*****Awings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

Principal Land Use Categories, Contd.

Commercial/Business/Retail	N
Kennel or Animal Day Care (indoor or outdoor)	N
Gas Station	N
Carwash	N
Vehicle Service and Repair (light or heavy)	N
Restaurant with drive through	N

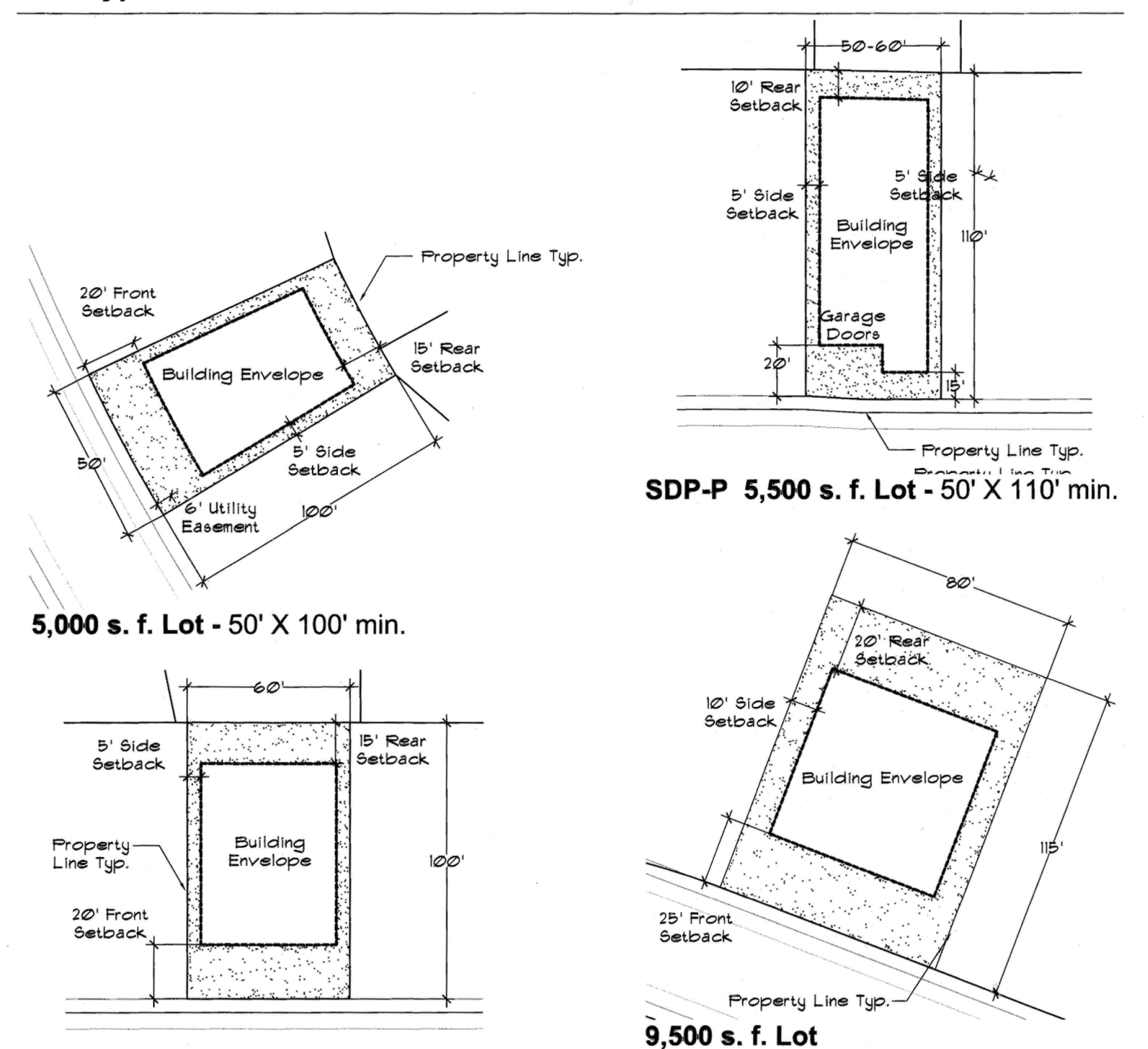
V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - SFD	30'	5'	20'	5'
	- DC	30'	5'	20'
	- MDR	30'	5'	20'
	- CBR	30'	5'	20'
	- FB	30'	5'	20'
Filing No.6 - SFD	30'	5'	20'	5'
	- RA	30'	5'	20'
	- CBR	30'	5'	20'
Filing No.7 - SFD	30'	5'	20'	5'
Filing No.8 - MDR	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
	- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
	- SFD	30'	5'	20'
Filing No.10 - MR	30'	5'	10'	5'
	- HR	30'	5'	10'
	- CC	30'	5'	20'

Filing 10 is no longer in this PD, so if we could remove it from the table that would be helpful cleanup

Lot Typicals



6,000 s. f. Lot - 60' x 100' min.

DEVELOPMENT PLAN
SHEET 2 OF 8

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

CANYON CREEK FILING 9

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - The addition of one (1) window unit.
 - A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - A covered porch or deck.
 - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - Side-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- Have a different orientation from the first two (2); or
- Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

CANYON CREEK FILING 10

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - The addition of one (1) window unit.
 - A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - A covered porch or deck.
 - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - Side-loaded garages.
 - Alley-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- Have a different orientation from the first two (2); or
- Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

CANYON CREEK FILING 5

Development and Design Standards shall default to the UDC Section 10-6-8 - Commercial and public/institutional use categories, mixed-use design standards.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

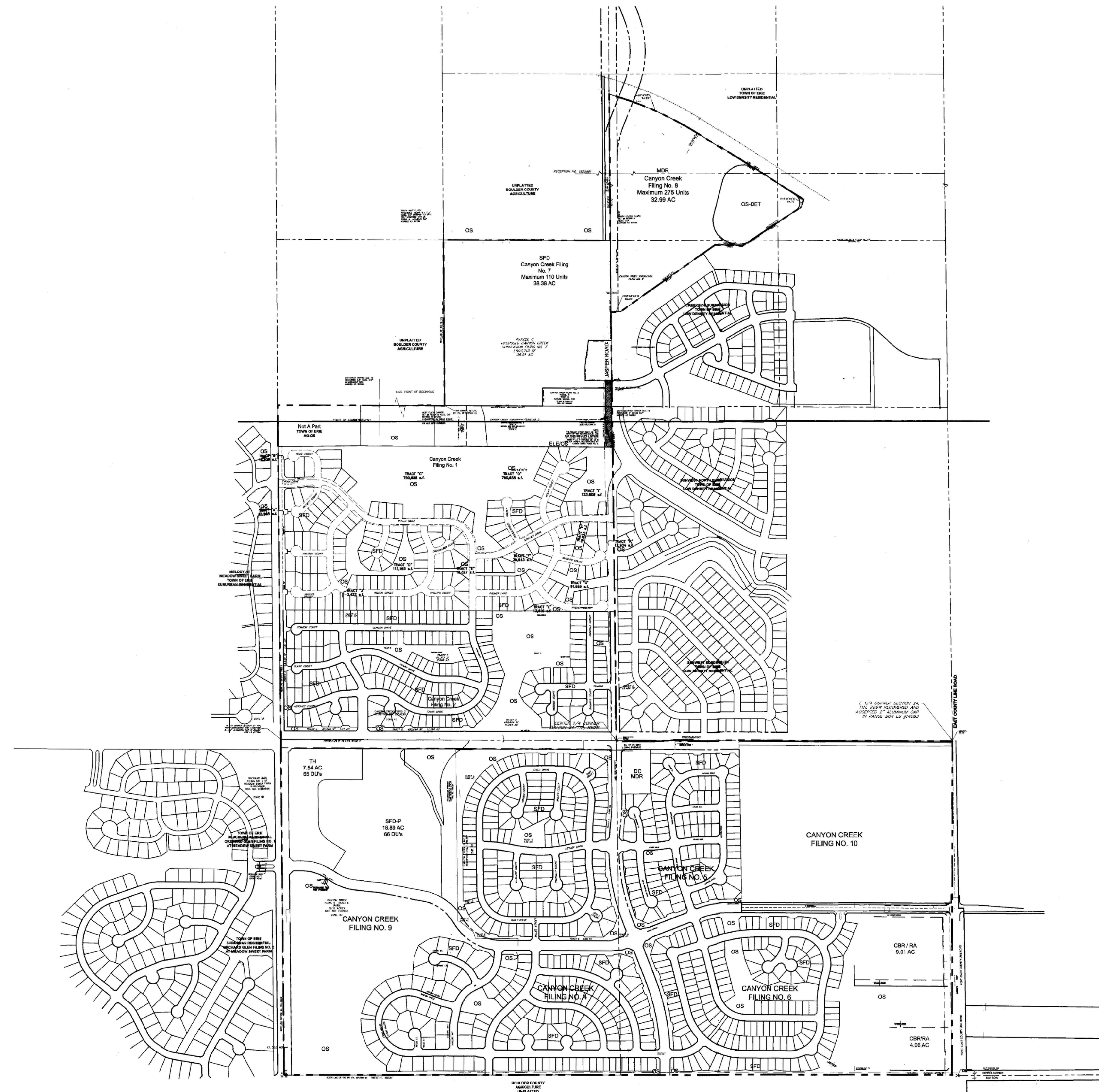
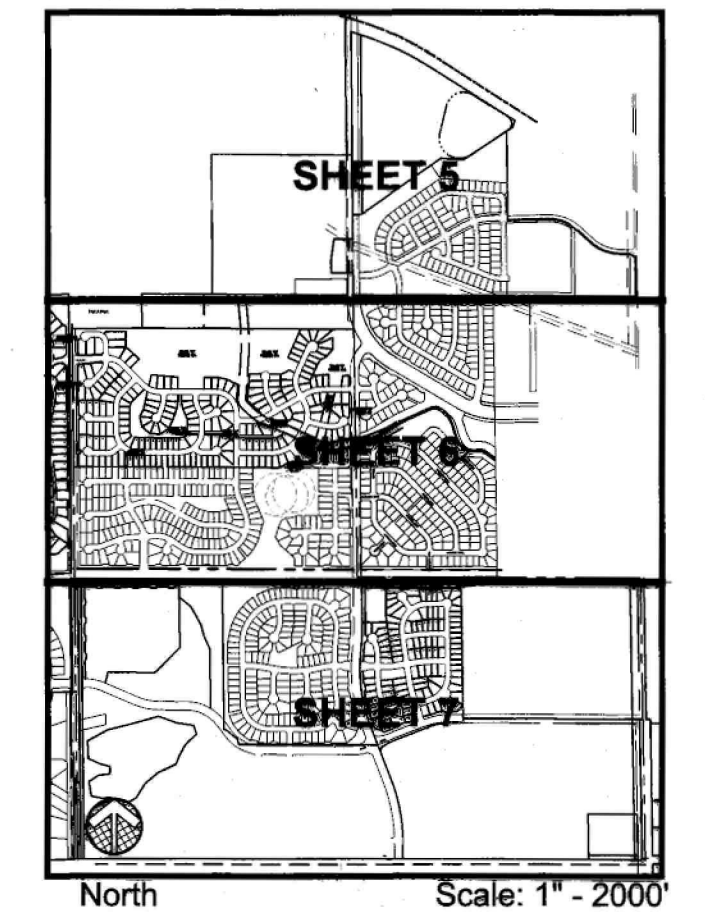
REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

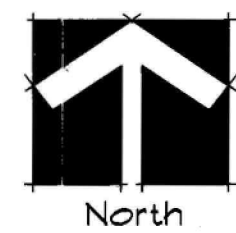
Key Map



Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025



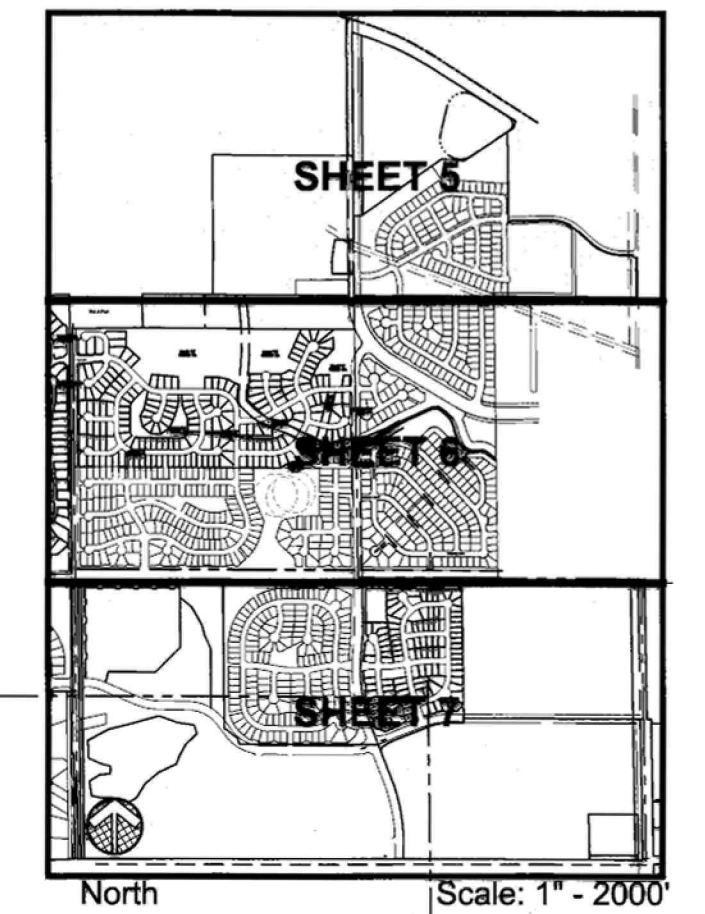
500' 0 500' 1000'
SCALE: 1" = 500'

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

Key Map

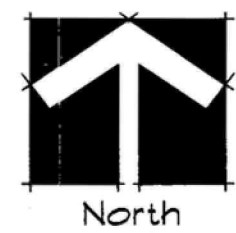
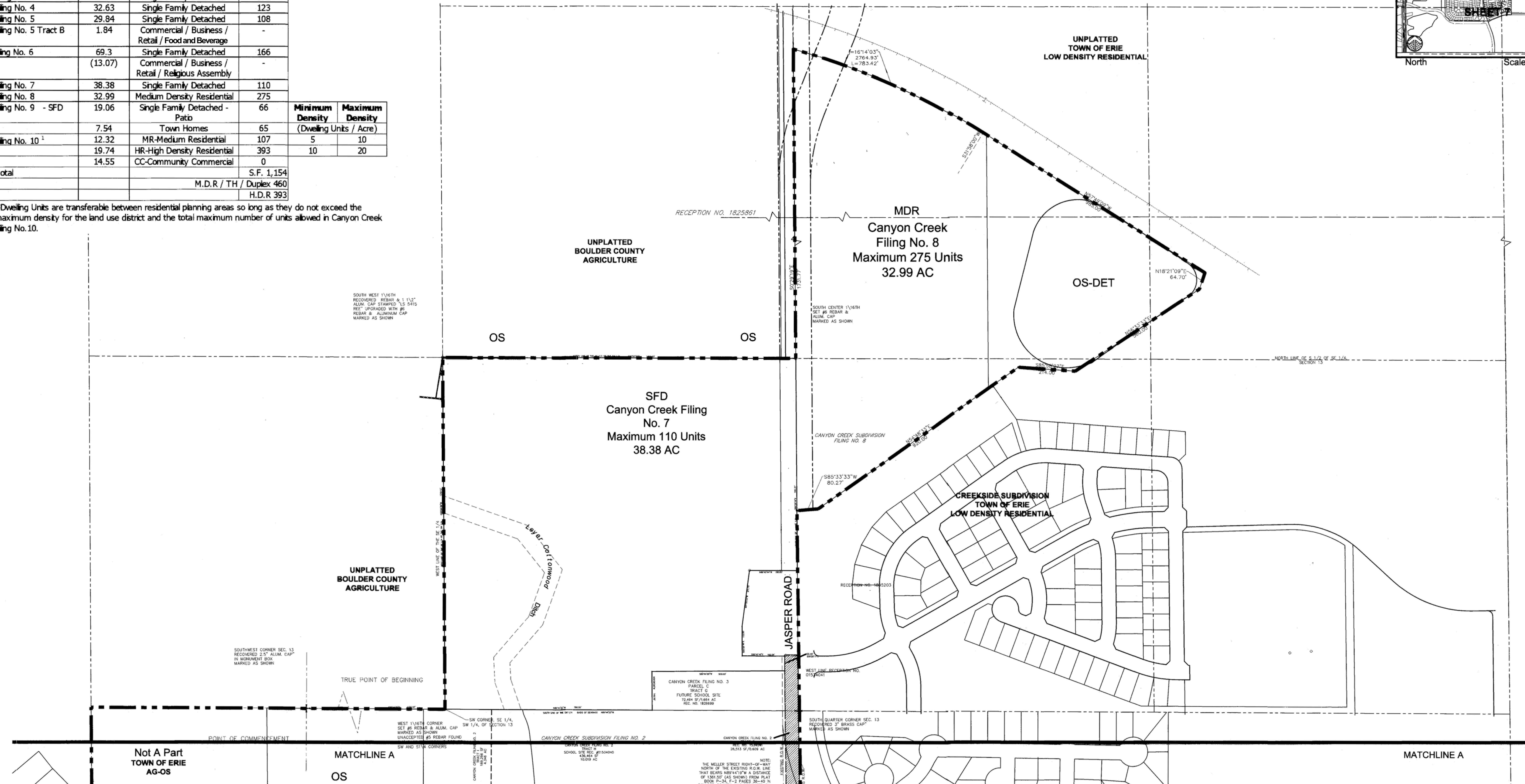


Land Use Summary - Filing No's 1-10

Filing	Total Gross Acres	Use	Max. Number of Dwelling Units
Filing No. 1	79.95	Single Family Detached	208
Filing No. 2	80.02	Single Family Detached	201
Filing No. 3	49.76	Single Family Detached	172
Filing No. 4	32.63	Single Family Detached	123
Filing No. 5	29.84	Single Family Detached	108
Filing No. 5 Tract B	1.84	Commercial / Business / Retail / Food and Beverage	-
Filing No. 6	69.3	Single Family Detached	166
	(13.07)	Commercial / Business / Retail / Religious Assembly	-
Filing No. 7	38.38	Single Family Detached	110
Filing No. 8	32.99	Medium Density Residential	275
Filing No. 9 - SFD	19.06	Single Family Detached - Patio	66
	7.54	Town Homes	65
Filing No. 10 ¹	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
Total			S.F. 1,154
		M.D.R. / TH / Duplex	460
			H.D.R. 393

Minimum Density	Maximum Density
(Dwelling Units / Acre)	
5	10
10	20

¹ Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.



200' 0 200' 400'
Scale: 1" = 200'

DEVELOPMENT PLAN
SHEET 6 OF 8

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

MATCHLINE A

MATCHLINE B

MATCHLINE C

SUNWEST NORTH SUBDIVISION
TOWN OF ERIE
LOW DENSITY RESIDENTIAL

SUNWEST SUBDIVISION
TOWN OF ERIE
LOW DENSITY RESIDENTIAL

MELODY AT MEADOW SWEET FARM
TOWN OF ERIE
SUBURBAN RESIDENTIAL

CANYON CREEK FILING NO. 1

CANYON CREEK FILING NO. 2

TH 7.54 AC 65 DU's

ORCHARD GLEN

DC MDR

SFD

OS

TRACT "A" 23,985 s.f.

TRACT "B" 12,238 s.f.

TRACT "C" 790,658 s.f.

TRACT "D" 112,165 s.f.

TRACT "E" 13,327 s.f.

TRACT "F" 39,943 s.f.

TRACT "G" 51,859 s.f.

TRACT "H" 19,833 s.f.

TRACT "I" 123,808 s.f.

TRACT "J" 3,422 s.f.

TRACT "K" 19,904 s.f.

TRACT "L" 13,610 s.f.

TRACT "M"

TRACT "N"

TRACT "O"

TRACT "P"

TRACT "Q"

TRACT "R"

TRACT "S"

TRACT "T"

TRACT "U"

TRACT "V"

TRACT "W"

TRACT "X"

TRACT "Y"

TRACT "Z"

TRACT "AA"

TRACT "AB"

TRACT "AC"

TRACT "AD"

TRACT "AE"

TRACT "AF"

TRACT "AG"

TRACT "AH"

TRACT "AI"

TRACT "AJ"

TRACT "AK"

TRACT "AL"

TRACT "AM"

TRACT "AN"

TRACT "AO"

TRACT "AP"

TRACT "AQ"

TRACT "AR"

TRACT "AS"

TRACT "AT"

TRACT "AU"

TRACT "AV"

TRACT "AW"

TRACT "AX"

TRACT "AY"

TRACT "AZ"

TRACT "BA"

TRACT "BB"

TRACT "BC"

TRACT "BD"

TRACT "BE"

TRACT "BF"

TRACT "BG"

TRACT "BH"

TRACT "BI"

TRACT "BJ"

TRACT "BK"

TRACT "BL"

TRACT "BM"

TRACT "BN"

TRACT "BO"

TRACT "BP"

TRACT "BQ"

TRACT "BR"

TRACT "BS"

TRACT "BT"

TRACT "BU"

TRACT "BV"

TRACT "BW"

TRACT "BX"

TRACT "BY"

TRACT "BZ"

TRACT "CA"

TRACT "CB"

TRACT "CC"

TRACT "CD"

TRACT "CE"

TRACT "CF"

TRACT "CG"

TRACT "CH"

TRACT "CI"

TRACT "CJ"

TRACT "CK"

TRACT "CL"

TRACT "CM"

TRACT "CN"

TRACT "CO"

TRACT "CP"

TRACT "CQ"

TRACT "CR"

TRACT "CS"

TRACT "CT"

TRACT "CU"

TRACT "CV"

TRACT "CW"

TRACT "CX"

TRACT "CY"

TRACT "CZ"

TRACT "DA"

TRACT "DB"

TRACT "DC"

TRACT "DD"

TRACT "DE"

TRACT "DF"

TRACT "DG"

TRACT "DH"

TRACT "DI"

TRACT "DJ"

TRACT "DK"

TRACT "DL"

TRACT "DM"

TRACT "DN"

TRACT "DO"

TRACT "DP"

TRACT "DQ"

TRACT "DR"

TRACT "DS"

TRACT "DT"

TRACT "DU"

TRACT "DV"

TRACT "DW"

TRACT "DX"

TRACT "DY"

TRACT "DZ"

TRACT "EA"

TRACT "EB"

TRACT "EC"

TRACT "ED"

TRACT "EE"

TRACT "EF"

TRACT "EG"

TRACT "EH"

TRACT "EI"

TRACT "EJ"

TRACT "EK"

TRACT "EL"

TRACT "EM"

TRACT "EN"

TRACT "EO"

TRACT "EP"

TRACT "EQ"

TRACT "ER"

TRACT "ES"

TRACT "ET"

TRACT "EU"

TRACT "EV"

TRACT "EW"

TRACT "EX"

TRACT "EY"

TRACT "EZ"

TRACT "FA"

TRACT "FB"

TRACT "FC"

TRACT "FD"

TRACT "FE"

TRACT "FF"

TRACT "FG"

TRACT "FH"

TRACT "FI"

TRACT "FJ"

TRACT "FK"

TRACT "FL"

TRACT "FM"

TRACT "FN"

TRACT "FO"

TRACT "FP"

TRACT "FQ"

TRACT "FR"

TRACT "FS"

TRACT "FT"

TRACT "FU"

TRACT "FV"

TRACT "FW"

TRACT "FX"

TRACT "FY"

TRACT "FZ"

TRACT "GA"

TRACT "GB"

TRACT "GC"

TRACT "GD"

TRACT "GE"

TRACT "GF"

TRACT "GG"

TRACT "GH"

TRACT "GI"

TRACT "GJ"

TRACT "GK"

TRACT "GL"

TRACT "GM"

TRACT "GN"

TRACT "GO"

TRACT "GP"

TRACT "GQ"

TRACT "GR"

TRACT "GS"

TRACT "GT"

TRACT "GU"

TRACT "GV"

TRACT "GW"

TRACT "GX"

TRACT "GY"

TRACT "GZ"

TRACT "HA"

TRACT "HB"

TRACT "HC"

TRACT "HD"

TRACT "HE"

TRACT "HF"

TRACT "HG"

TRACT "HH"

TRACT "HI"

TRACT "HJ"

TRACT "HK"

TRACT "HL"

TRACT "HM"

TRACT "HN"

TRACT "HO"

TRACT "HP"

TRACT "HQ"

TRACT "HR"

TRACT "HS"

TRACT "HT"

TRACT "HU"

TRACT "HV"

TRACT "HW"

TRACT "HX"

TRACT "HY"

TRACT "HZ"

TRACT "IA"

TRACT "IB"

TRACT "IC"

TRACT "ID"

TRACT "IE"

TRACT "IF"

TRACT "IG"

TRACT "IH"

TRACT "II"

TRACT "IJ"

TRACT "IK"

TRACT "IL"

TRACT "IM"

TRACT "IN"

TRACT "IO"

TRACT "IP"

TRACT "IQ"

TRACT "IR"

TRACT "IS"</

North

Scale: 1" = 2000'

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

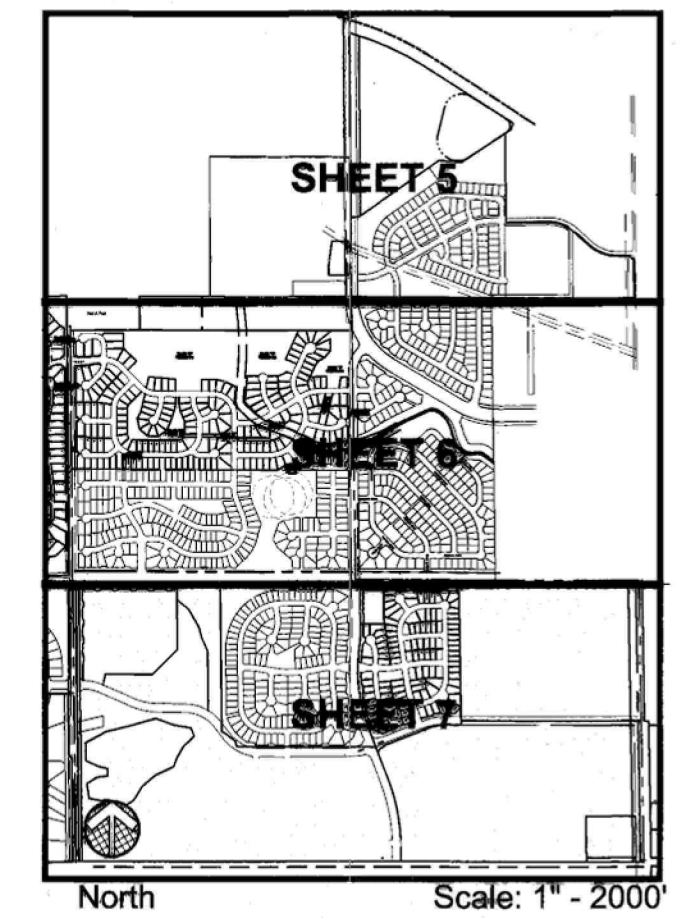


Profile view of the proposed road showing elevations and a scale. The profile is a black silhouette representing the road's cross-section. Above the profile, elevations are marked: 200' on the left, 0 in the center, 200' to the right of center, and 400' on the far right. Below the profile, the scale is indicated as 1" = 200'.

DEVELOPMENT PLAN
SHEET 7 OF 8

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

Key Map



200' 0 200' 400

Scale: 1" = 200'

DEVELOPMENT PLAN
SHEET 8 OF 8

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025



Canyon Creek Planned Development Amendment No. 11

Development Review

To: Harry Brennan
From: Misty Hall, Stormwater Coordinator
Date: August 29, 2025
Re: ZON2025-00001 Canyon Creek

Engineering Division Comments

General Comments-

1. The site will disturb over 1 acre, this will require the following items for development:
 - a. Permanent stormwater water quality is needed, this will need to meet the requirements of the Phase II MS4 permit base design standards identified in the Post Construction section of the permit.
 - b. Drainage easements are required

Please contact me at mhall@erieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Misty Hall, CFM, CPESC. | Stormwater Coordinator



ZON2025-00001 Canyon Creek PD Amend. No.11 (F5) 1st Review

Development Review

To: Harry Brennan, Senior Planner
From: Chad Schroeder, P.E. , Development Engineering Supervisor
Date: August 29, 2025
Re: ZON2025-00001 Canyon Creek PD Amendment No.11 (Filing 5) 1st Review

Engineering Division Comments

The development review team has reviewed the application of Canyon Creek PD Amendment No.11 (Filing 5) for conformance with Town Standards and Specs.

The next step for the application is revision and resubmittal for another engineering review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKIT.

1. Property is in water pressure zone 3.
2. Water and sanitary main connections for property to be made in Meller Street.
3. Site Plan Review to provide detailed engineering review of application.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information.

Please contact me at 303-926-2876 or cschroeder@erieco.gov for further clarification. Staff would be happy to discuss the comments and answer any questions.

Sincerely,

Chad Schroeder, P.E. | Development Engineering Supervisor

Development Review, Public Works



Town of Erie

Street Address | P.O. Box 750 | Erie, CO 80516

Phone: 303-926-2876

www.erieco.gov | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Enhancing the quality of life by serving and building Erie with PRIDE.



Memo

To: Harry Brennan, Senior Planner
From: Nick Wagner, Transportation Engineer
Date: August 21st, 2025
Subject: Canyon Creek Filing 5 – Zoning Amendment - Transportation Engineering Comments
CC: John Firouzi

Transportation Comments:

1. There is an existing bus stop at the SE corner of the intersection of Erie Parkway & Meller Road that will need to be improved with this development (Town is discussing with RTD on whether a pull off will be needed or not).
2. General note that at the site plan stage, a traffic assessment per Town of Erie's Standard Specifications Section 100 is required. This will provide additional guidance on public and site improvements.
3. General note that the site access must be a minimum of 400 feet from the intersection of Erie Parkway and Meller Road (along Meller Road). This locks the site entrance to the south end of the site. Any site plans that show additional access points or a moved access point will not be deemed acceptable.



Internal Memo

To: Harry Brennan, Senior Planner

From: Shane Greenburg, Senior Park Planner

Subject: Canyon Creek Planned Development Amendment No. 11 - (ZON2025-00001) – Parks & Recreation, Development & Neighborhood Services – 1st Review

08/27/2025 - 1st Review

GENERAL COMMENTS

1. No parks specific comments, however, as this area was meant to be residential, please demonstrate sufficient visual, and auditory buffering to the neighboring properties with ample vegetation and, if necessary, walls or fences to mitigate noise, headlights, and other lighting. Any lighting should be shielded and downward facing.