

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 (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

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
	G	4.06 AC	Open Space; Pedestrian Access
Filing No. 7	NA	NA	NA
Filing No. 8	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

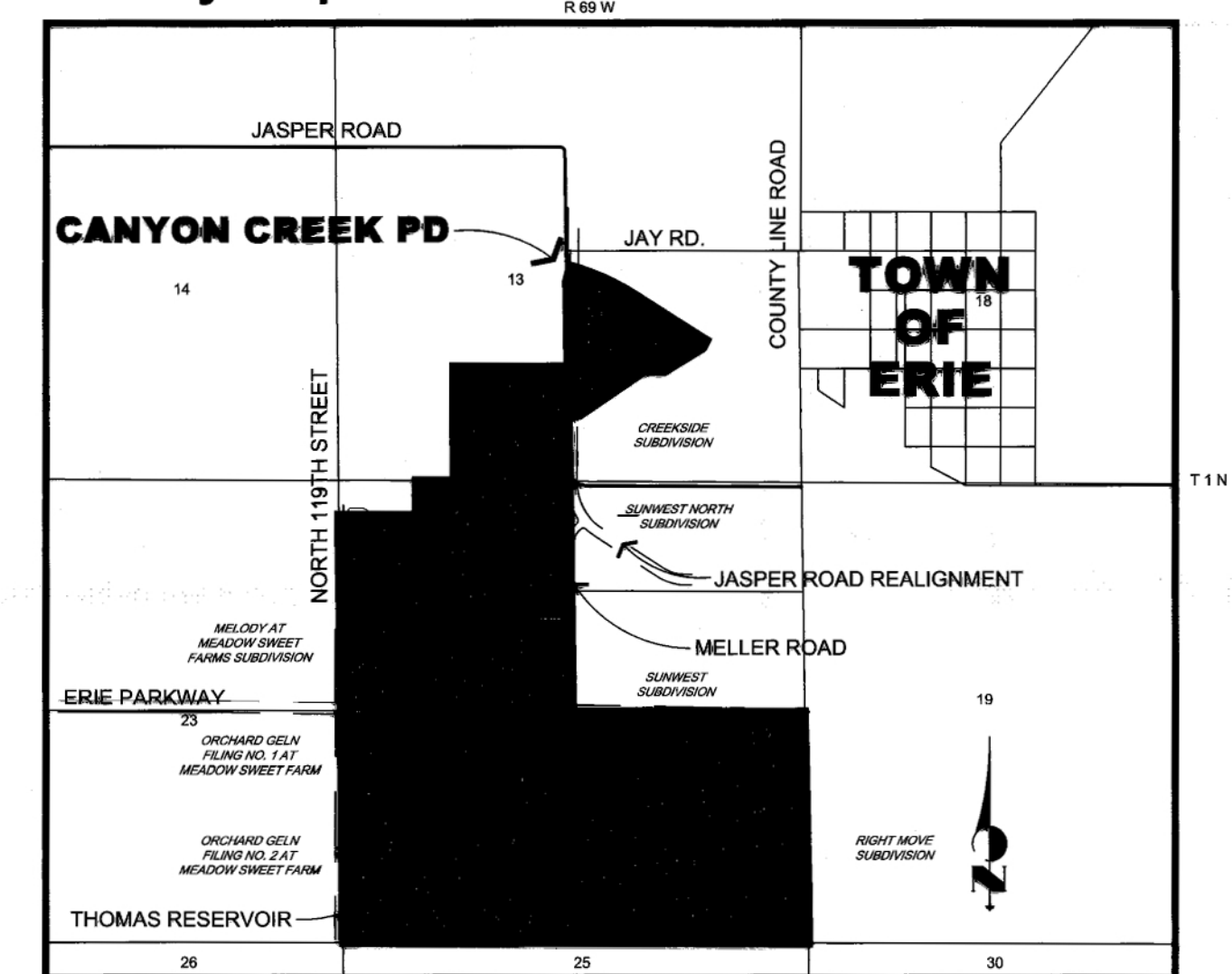
Establish Setbacks

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.

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I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREA	PRINCIPAL LAND USE	LAND USE SYMBOL
Filing No. 5 Amendment 1	Commercial/Business/Retail/Food & Beverage	CBR/FB

II. MINIMUM SETBACKS FOR PRINCIPAL AND ACCESSORY USES

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

FRONT YARD	SIDE YARD	REAR YARD	MINIMUM SETBACK WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
0'	0'	20'	20'

*The minimum setback from a residential zone district must be a landscaped buffer that must include evergreen shrubs and trees, and may also contain fences, site walls, and other landscaping and plantings. This minimum setback area may not contain parking, drive lanes, trash/recycle receptacles or enclosures, signage, or light fixtures.

III. ADDITIONAL STANDARDS

MINIMUM SETBACK BETWEEN BUILDINGS	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT
5'	N/A	25'

IV. DEVELOPMENT AND DESIGN STANDARDS

Development and Design Standards not specified or specifically modified in this PD Amendment shall default to the applicable Development and Design Standards in Chapter 6 of the UDC.

V. PARKING STANDARDS

There shall be no minimum vehicle parking standard. Maximum parking standard as calculated in the UDC shall still apply. Minimum bike parking standard as calculated in the UDC shall still apply. Building/energy code requirements for EV parking shall still apply.

VI. TABLE OF PERMITTED USES

Any use that is not expressly listed in the table below is not permitted.

USE CATEGORY	USE TYPE	P = Permitted Use By Right S = Special Review Use Blank Cell = Prohibited
Household Living	Dwelling, Duplex	
	Dwelling, Live/Work	
	Dwelling, Multi-Family	
	Dwelling, Single-Family Attached	
	Dwelling, Single-Family Detached	
	Manufactured Home Park	
	Mobile Home	
Group Living	Dormitory	S
	Group Home, Residential	
	Group Home, Large	
	Group Home, Small	
	Nursing Home or Assisted Living	
Aviation	Airport and related uses	
	Heliprot	
	Helistop	
Cemetery	Cemetery	
	Child Care Center, Large	S
Child Care	Child Care Center, Small	P
	Community Center (Public)	P
Community Facilities	Correctional Facility	
	Government Office	P
	Neighborhood Recreation Center (Indoor/Outdoor)	P
	Public Works Facility	S
	Public Safety Station	S
	Transit Center	S
	Cultural Facilities	
Cultural Facilities	Botanical Garden	S
	Library	S
	Museum	S
	Zoo	S
Educational Use	College or University	S
	Commercial School	P
	School - Public	P
	School - Private	S
	Dental or Medical Office, Clinic, Lab	P
Human Health Services	Hospital	S
	Laboratory	
	Substance Abuse Treatment Facility, Outpatient	
	Urgent Care Facility	P
	Natural Medicine Business	
	Park and Open Space	
	Athletic Fields and Courts	P
Park and Open Space	Community Garden	P
	Open Space	P
	Outdoor Amphitheater, Public	S
	Park	P
	Religious Assembly	P
	Alternative Tower Structure and Base Station	P
	Towers	S
Utility Facilities	Utility Facility, Major	S
	Utility Facility, Minor	P
	Utility, Town-Owned	P
Agricultural	Agricultural Cultivation	
	Agricultural Event Center	
	Agricultural Grazing	
	Agricultural Breeding	
Animal Sales and Care	Animal Hospital, Large Animals (indoor)	
	Animal Hospital, Large Animals (outdoor facilities)	
	Animal Hospital, Small Animals (indoor)	P
	Animal Hospital, Small Animals (outdoor facilities)	S
	Equestrian Area	
	Stables	
	Kennel or Animal Day Care (indoor)	S (Pet Grooming)*
	Kennel or Animal Day Care (outdoor facilities)	
	Assembly	
	General Assembly	S
Financial Institution	Residential Assembly (HOA)	
	Automated teller machine (freestanding)	P
	Bank	P
	Bank, with drive-through service	
	Check-cashing Facility	

1. Uses listed in the parentheses in the right hand column are allowed by Special Review Use, but the broader Use Type in the middle column is generally not permitted.

VI. TABLE OF PERMITTED USES (cont.)

Any use that is not expressly listed in the table below is not permitted.

USE CATEGORY	USE TYPE	P = Permitted Use By Right S = Special Review Use Blank Cell = Prohibited
Food and Beverage Service	Tavern	
	Nightclub	
	Restaurant	P
	Restaurant, with drive-through or drive-up service	
Marijuana Office	Marijuana business	
	Office, Business or Professional	P
Parking	Recording or Broadcasting Studio	P
	Parking Lot	S
Recreation/Entertainment, Indoor	Parking Structure	S
	Commercial Amusement, Indoor	P
Recreation/Entertainment, Outdoor	Sexually-oriented business	
	Shooting Range, Indoor	
	Campground	
	Outdoor Recreation, Commercial	S
Retail Sales and Service	Golf Course	
	Golf Driving Range	
	Golf Putting Course	P
	Recreational vehicle park	
	Shooting Range, Outdoor	
	Funeral Parlor, Mortuary or Crematory	
	Gas Station	
	General Retail	P
	Pawnbroker Business	
	Personal Service Establishment	P
Vehicles and Equipment	Pharmacy	P
	Pharmacy with drive-through service	
	Repair Shop, Appliances	P
	Car Wash	
	Outdoor Recreational Vehicle Storage	
	Towing and Storage Facility	
	Vehicle Sales and Rental	S (Offsite Parking)*
	Vehicle Service and Repair, Heavy	
	Vehicle Service and Repair, Light	
	Bed and Breakfast	
Visitor Accommodation	Hotel or Motel	P
	Building Materials and Lumber Sales	S (Hardware/Tile Shop, Not Storage)*
Industrial Service	Contractor's Shop or Storage Yard	
	Heavy Equipment Sales, Service and Rental	
	Industrial, Heavy	
	Industrial, Light	
	Light Equipment Sales, Service and Rental	S (Offsite Storage, Sales Center)*
	Research and Development Facility	S
Manufacturing and Production	Heavy Manufacturing, General	
	Light Manufacturing, General	
	Mining and Mineral Extraction	
	Oil and Gas Operations	
Warehouse and Freight Movement	Bus Lot/Maintenance Facility	
	Freight or Truck Yard	
	Mini-warehouse/Self Storage	
	Wholesale Distribution Center	
	Recycling Center	
	Sanitary Landfill	

1. Uses listed in the parentheses in the right hand column are allowed by Special Review Use, but the broader Use Type in the middle column is generally not permitted.

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.

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Denver, CO 80223
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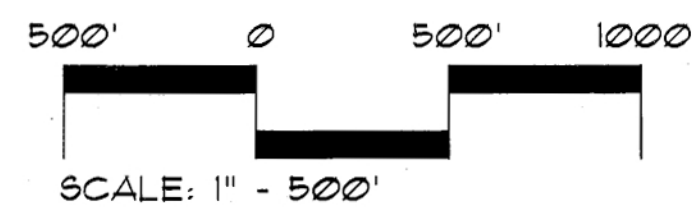
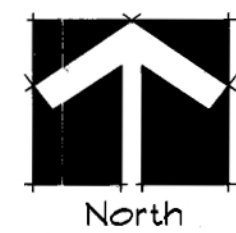
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Profile view of the proposed road. The horizontal axis shows distances of 200', 0, 200', and 400'. The vertical axis shows elevations of 1000' and 1020'. The road profile is shown as a black line. The scale is 1" = 200'.

DEVELOPMENT PLAN
SHEET 4 OF 4

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