



North Westerly PD

Planning Commission

June 4, 2025

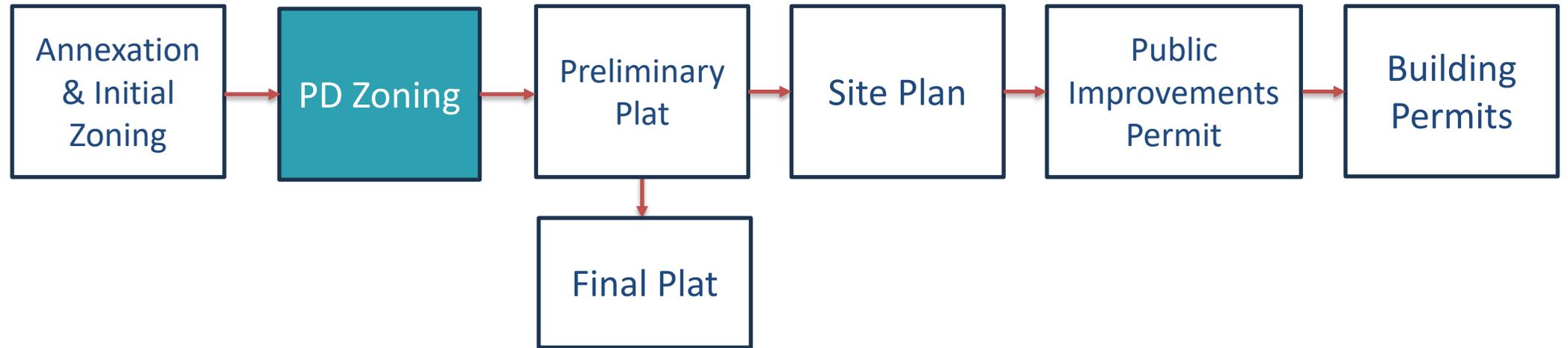
Aly Burkhalter, Senior Planner



Request

Review of North Westerly Planned Development (PD) Rezoning

Development Review Process





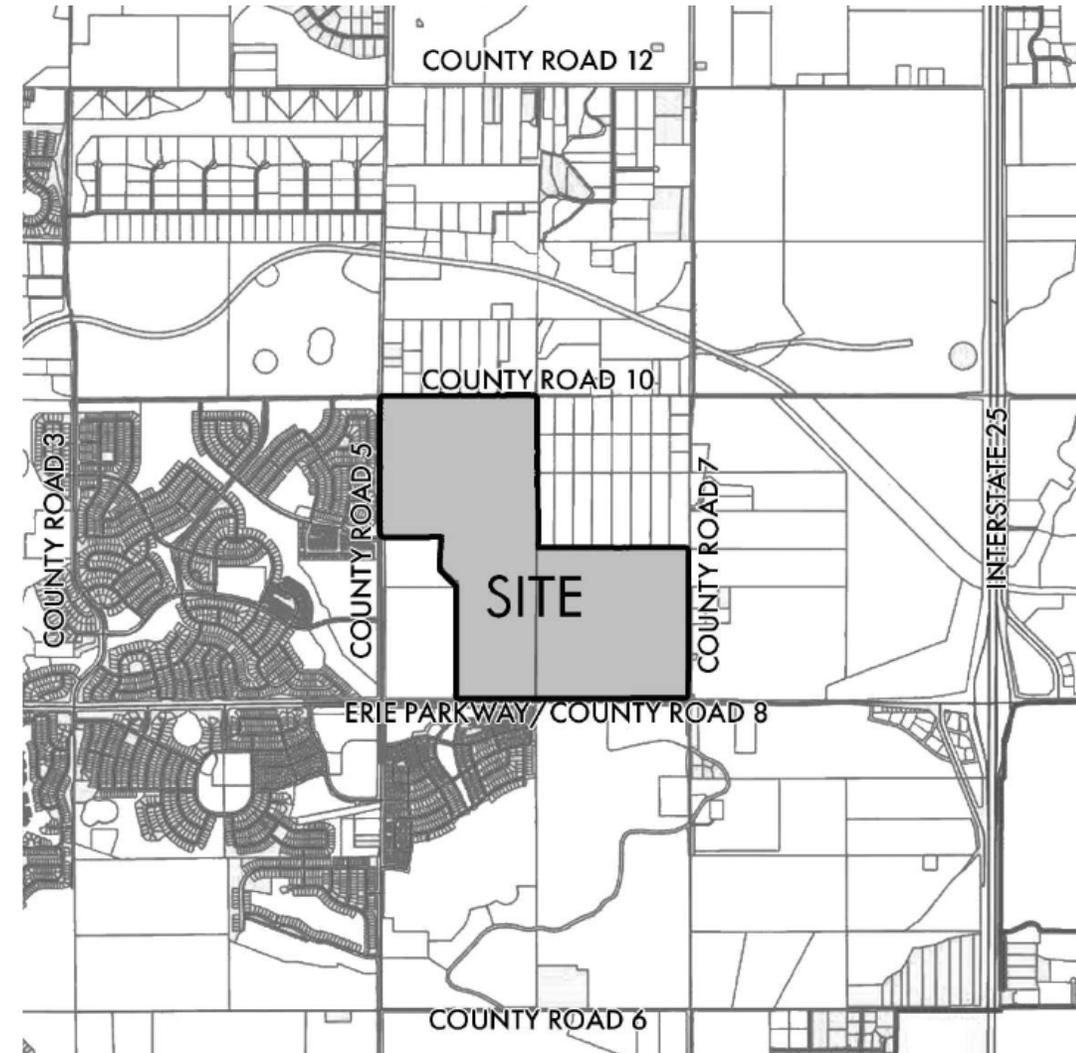
Agenda

- 1. Project Background**
2. Proposal
3. Approval Criteria
4. Decision

Project Background

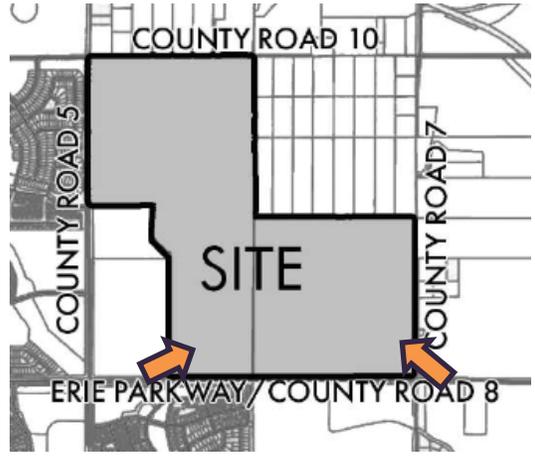
South of CR10, east of CR5, north of Erie Parkway, and west of CR7

- 391 acres
- Annexed Aug. 22, 2023
- Existing zoning:
 - Low Density Residential (LR)
 - Medium Density Residential (MR)
 - High Density Residential (HR)
 - Community Commercial (CC)
- Existing Use:
 - Undeveloped/Agricultural



Surrounding Context

Looking northwest from Erie Parkway & CR7



Looking northeast from Erie Parkway



Surrounding Context

Looking east from CR5

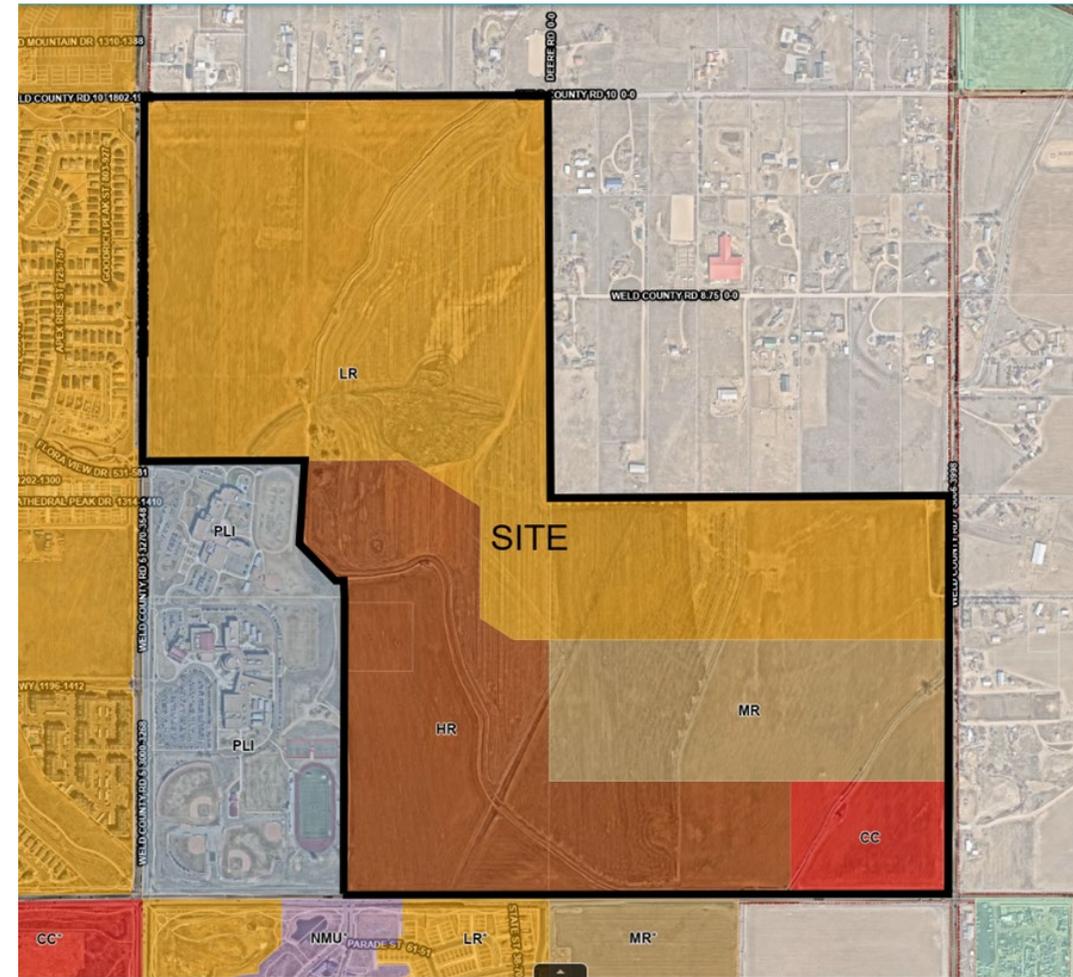


Looking southeast from CR10 & CR5



Existing Zoning

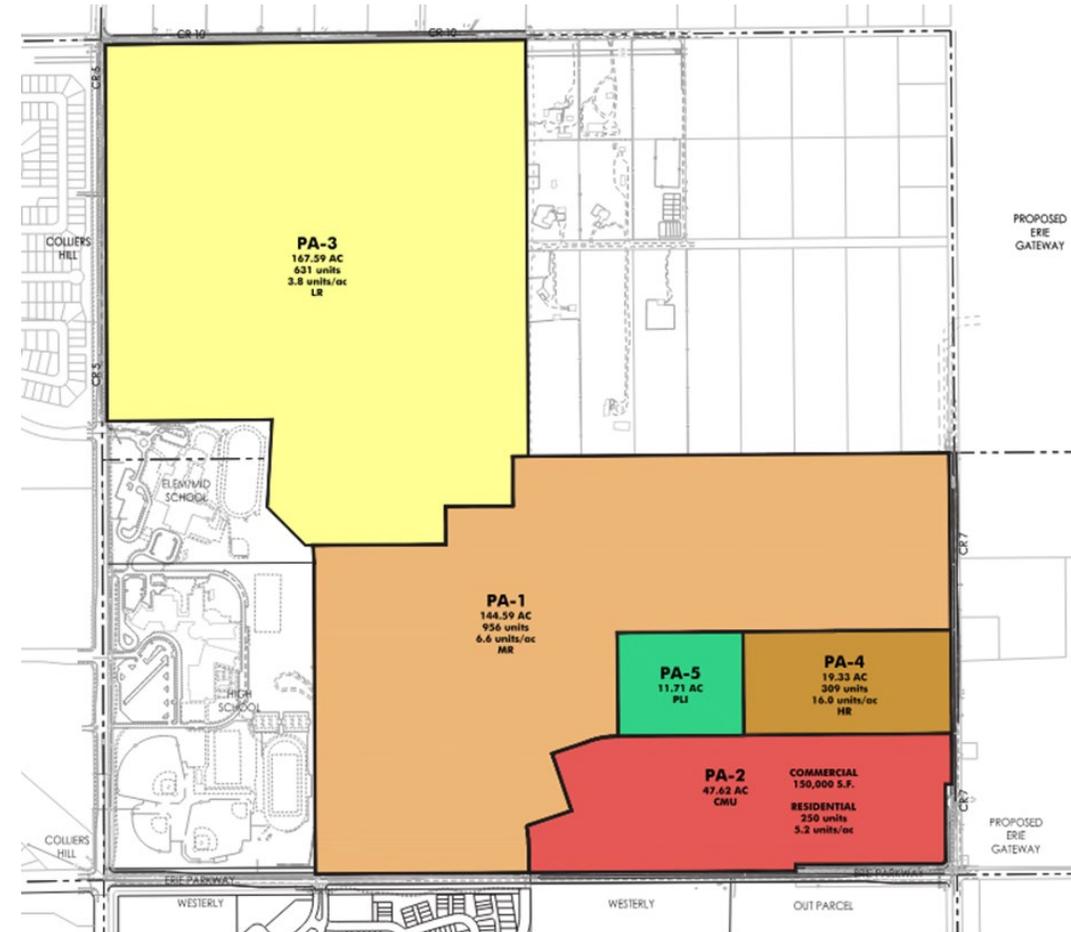
- **Initial zoning at Annexation:**
Low Density Residential (LR),
Medium Density Residential (MR)
High Density Residential (HR)
Community Commercial (CC)
- **Adjacent zoning:**
North: Agricultural - Weld County
South: Westerly PUD
East: Agricultural (A) – Weld County
West: Colliers Hill PUD



PD Zone Map

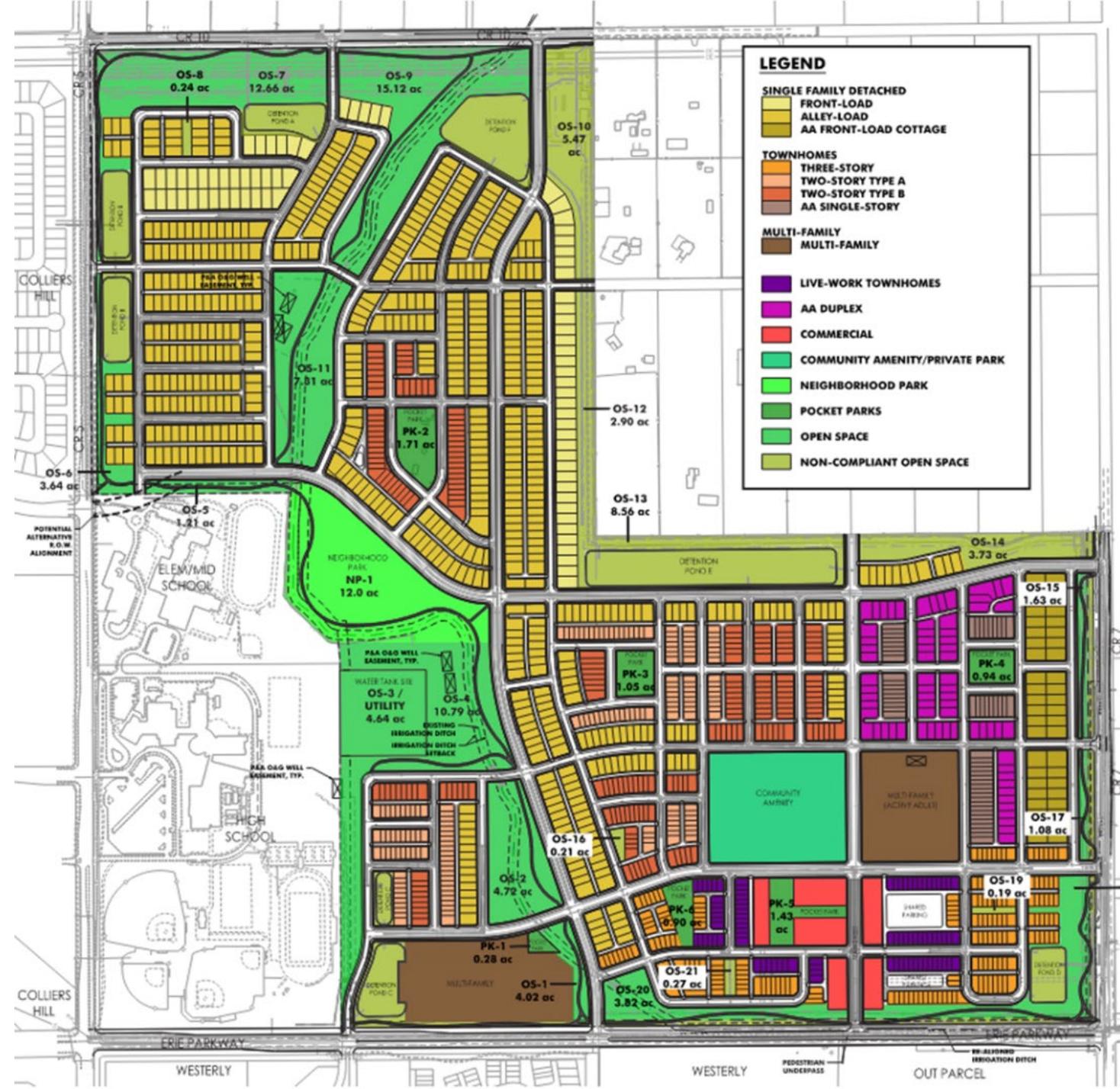
Generally consistent with Initial Zoning with addition of Public Land & Institutional to allow Community Amenity

LEGEND	
	LR - LOW DENSITY RESIDENTIAL 3.0-5.0 DU/AC GROSS DENSITY
	MR - MEDIUM DENSITY RESIDENTIAL 5.0-10.0 DU/AC GROSS DENSITY
	HR - HIGH DENSITY RESIDENTIAL 10.0-25.0 DU/AC GROSS DENSITY
	CMU - COMMERCIAL MIXED-USE DISTRICT (See Note 2)
	PLI - PUBLIC LAND & INSTITUTIONAL DISTRICT

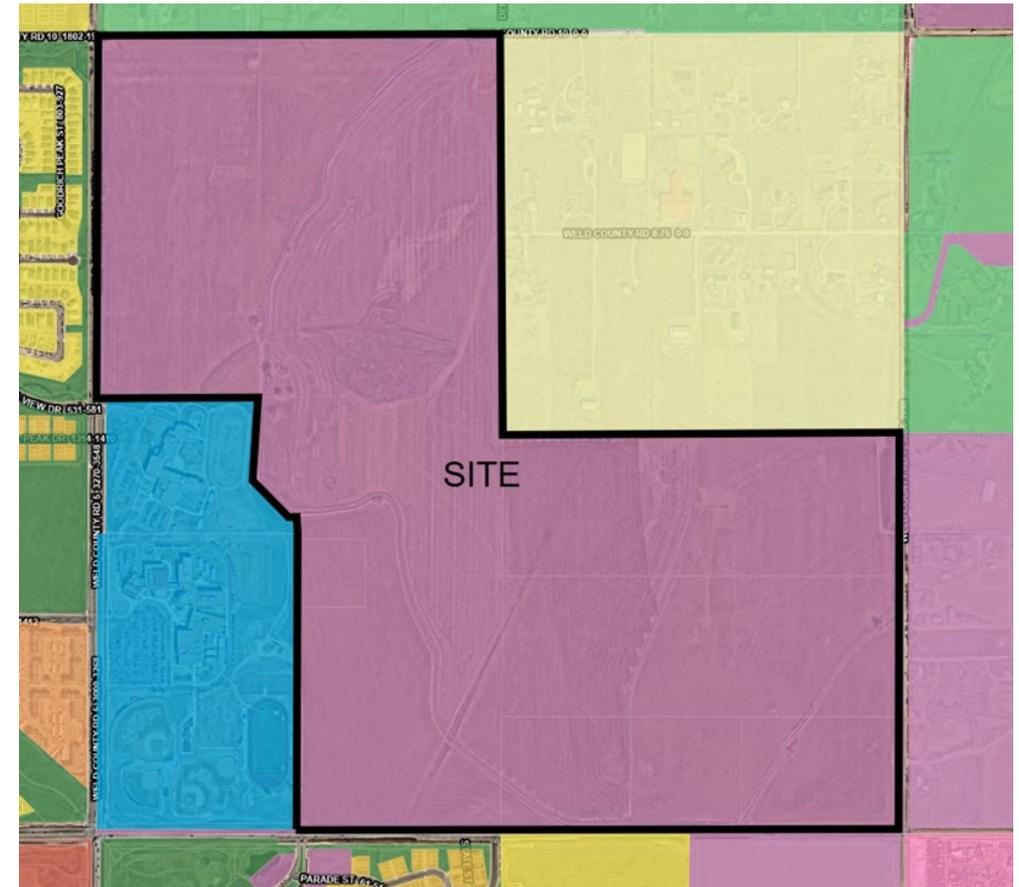
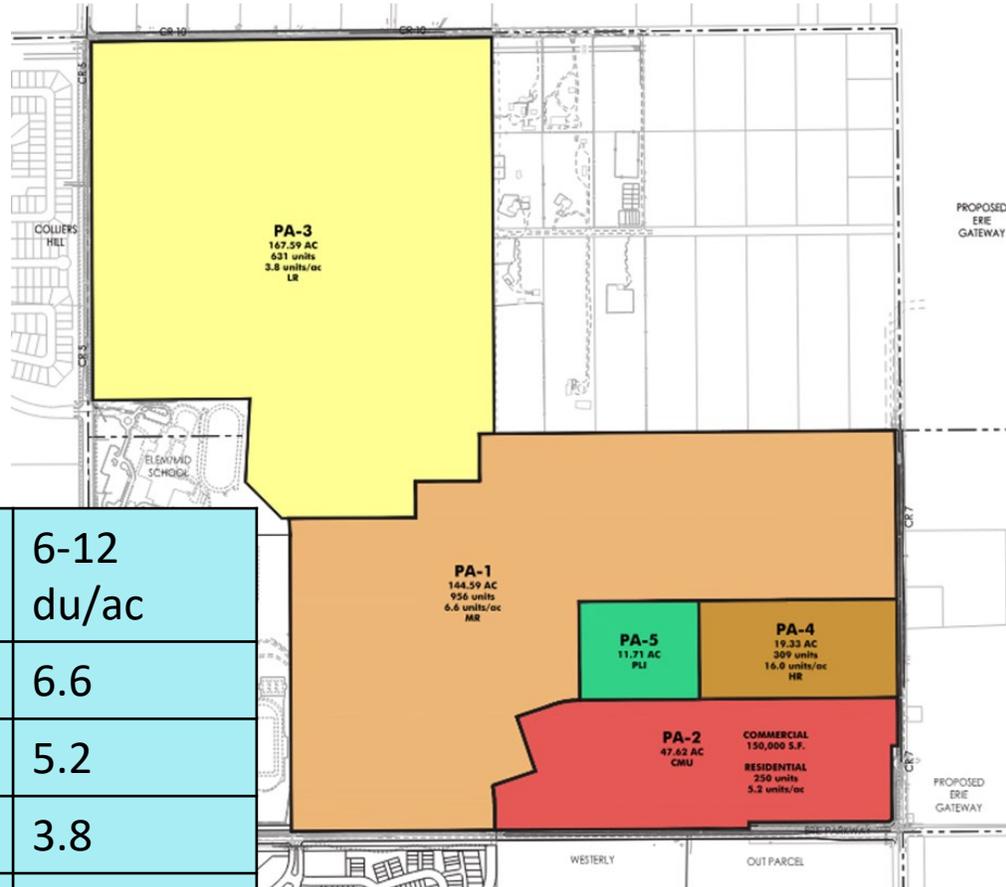


Concept Plan

- 391 acres
- 2,146 dwelling units
- 150,000 sf commercial
- 12-ac Neighborhood park
- 6.31 acres of Pocket Parks
- 34.26 acres Open Space
- 10-ac Community Amenity



Comprehensive Plan



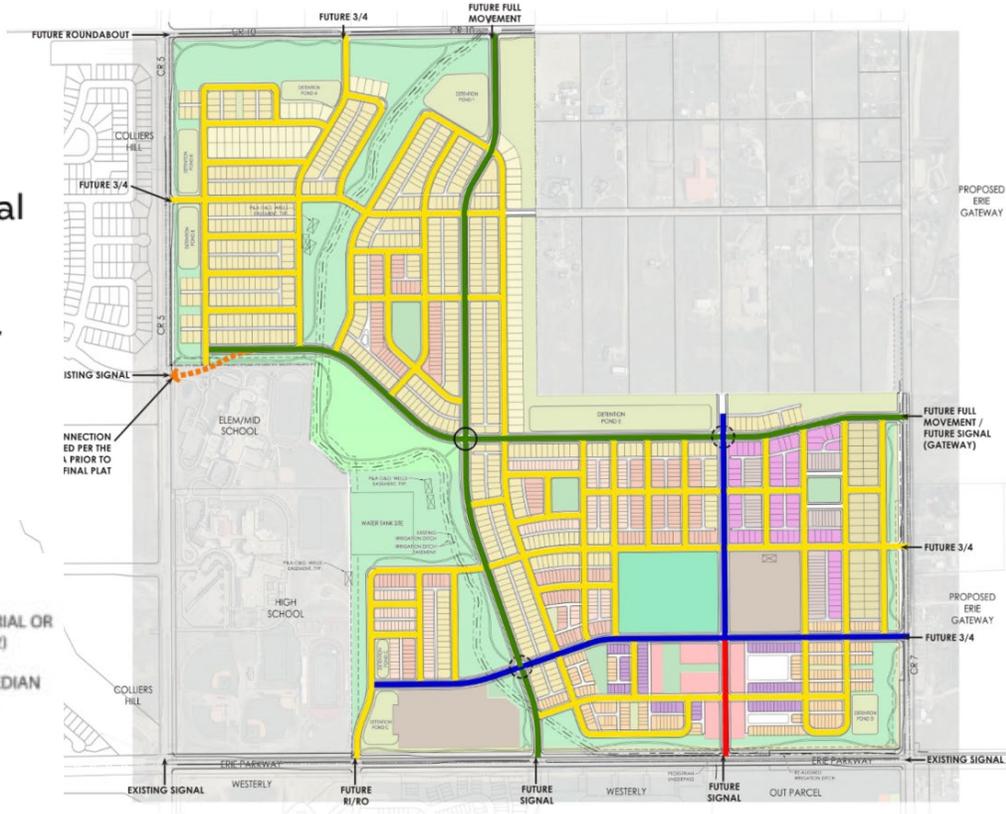
Comp Plan: Mixed Use Neighborhood	6-12 du/ac
PA-1	6.6
PA-2	5.2
PA-3	3.8
PA-4	16
PA-5	0
Overall PD	5.49

Left: PD Zone Map (Colors are zone districts not Land Use)
Right: Comprehensive Plan (2024) Future Land Use Map

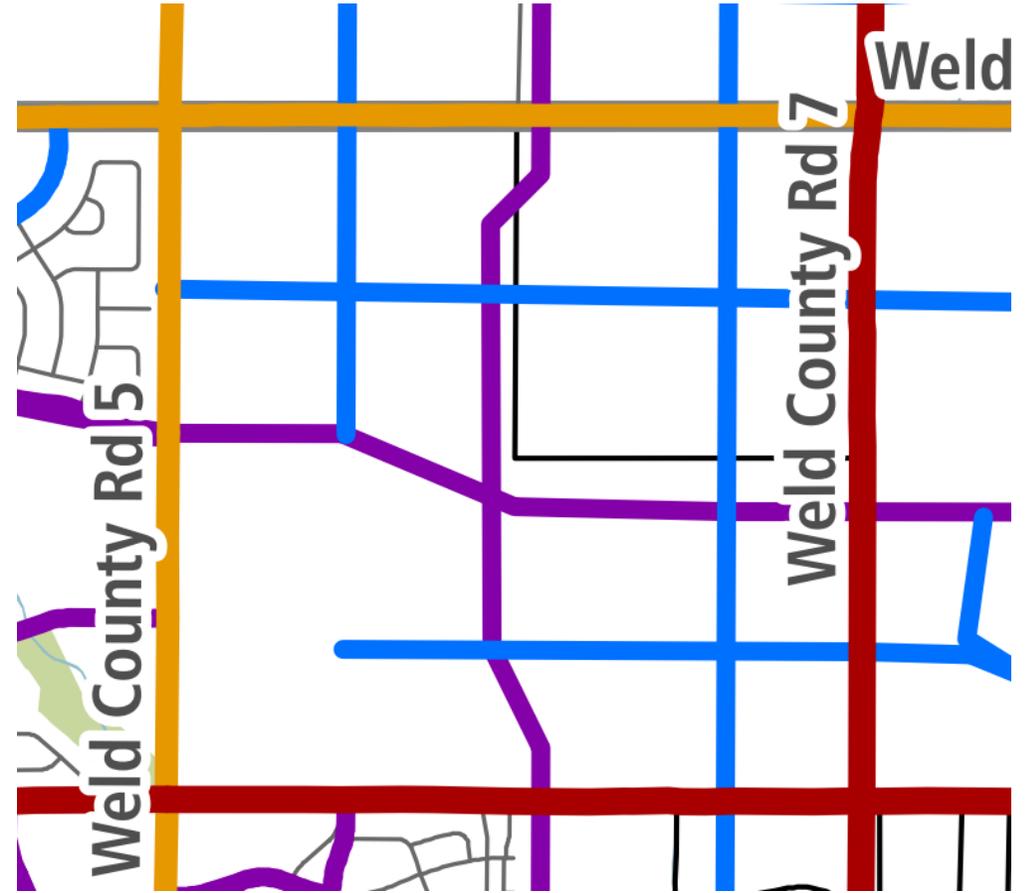
Transportation Mobility Plan - vehicle

- Freeway
- Principal Arterial
- Minor Arterial
- Major Collector
- Collector
- Local

- LEGEND:**
- "MAIN STREET" MINOR ARTERIAL OR COLLECTOR (TBD AT PHASE 2)
 - MAJOR COLLECTOR WITH MEDIAN AND DESIGNATED BIKEWAY
 - MINOR COLLECTOR WITH A DESIGNATED BIKEWAY
 - LOCAL STREET
 - POSSIBLE CONNECTION
 - SINGLE LANE ROUNDABOUT (TBD WITH PRELIMINARY PLAT)
 - POTENTIAL SINGLE LANE ROUNDABOUT OR TWO-WAY STOP (TBD WITH PRELIMINARY PLAT)



Left: PD Streetscape Plan



Right: Comprehensive Plan (2024) Future Land Use Map

Parks, Recreation, Open Space, & Trails

Type	Required	Provided
Pocket Parks (.5 ac/1000 residents)	2.99 acres	6.31 acres
Neighborhood Parks (3 ac/1000 residents)	17.95 acres	12.00 acres & Fee in Lieu
Community Parks (5 ac/1000 residents)	29.92	Collected via Impact Fees
Open Space (17 ac/1000 residents)	101.71 acres	34.26 acres & Fee in Lieu





Approval Criteria

- 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.
- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master 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.
- 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.
- 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.



Questions & Discussion