

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
February 21, 2018**

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**SUBJECT:** PUBLIC HEARING  
Parkdale PUD Overlay Map

**PURPOSE:** Proposal for the Parkdale PUD Overlay Map to create planning areas, designate unit types and quantity, modify dimensional standards, and provide for architectural standards.

**PROJECT FILE NO:** PUD-000895-2018

**CODE:** Municipal Code Title 10

**DEPARTMENT:** Department of Planning & Development

**PRESENTER:** Todd Bjerkaas PLA, Director of Planning & Development

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**STAFF RECOMMENDATION**

Approval of the PUD Overlay Rezoning with conditions.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

**Applicant:** OEO, LLC  
Matt Janke  
7353 South Alton Way  
Centennial, CO 80112

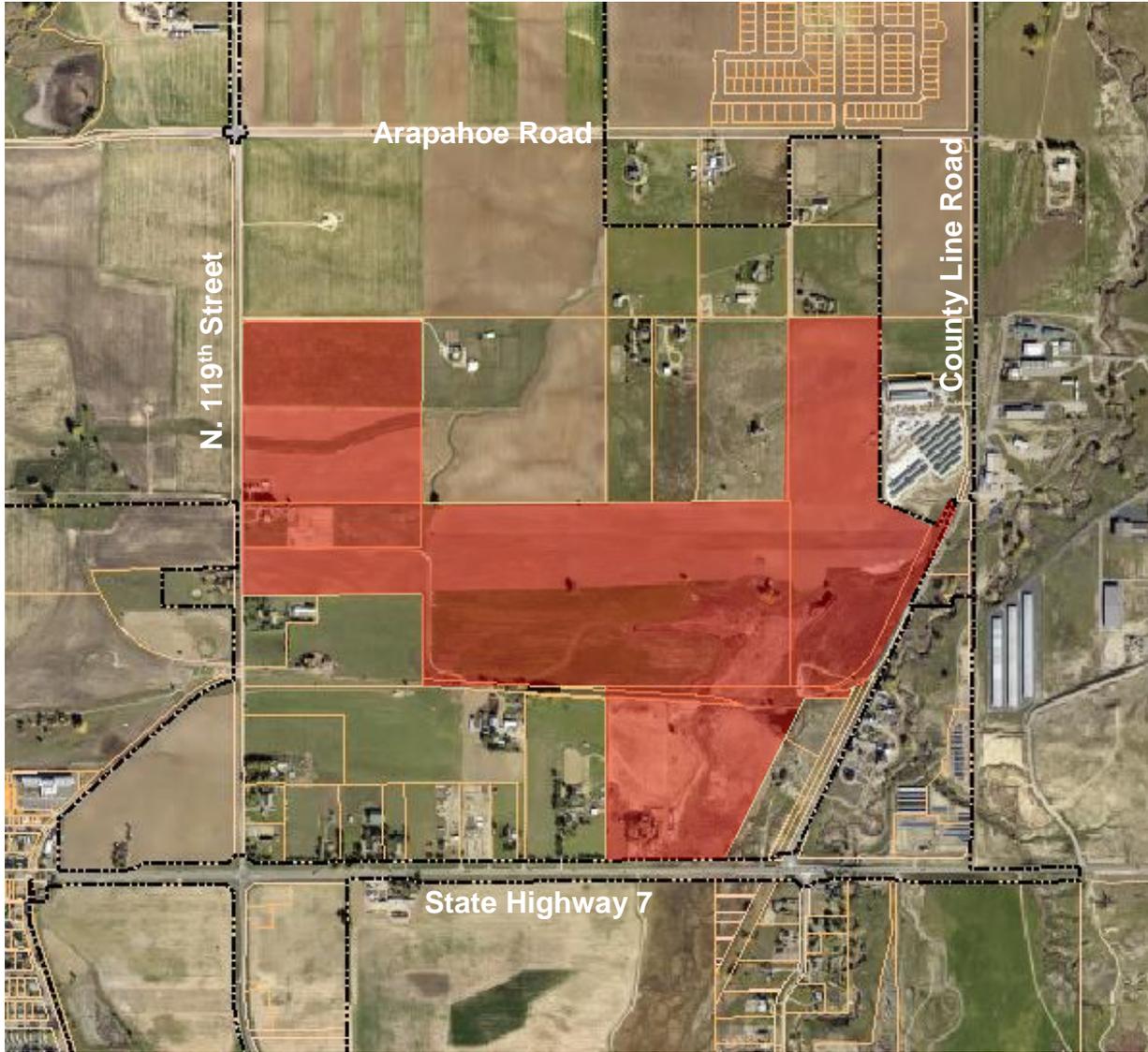
**Land Owners:** Linn S. McDonald  
Richard Douglas Schillawski  
Sonja J. Lewis

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**SUMMARY AND BACKGROUND OF SUBJECT MATTER**

**Location:**

The subject properties are generally located north of Colorado State Highway 7, west of County Line Road, south of Arapahoe Road, and east of N. 119<sup>th</sup> Street.



**Purpose of PUD Overlay:**

The PUD Overlay District is generally used when there is special public interest that doesn't coincide with the traditional zoning in a geographic area. The PUD Overlay District may only be used when an application is not able to meet the requirements of a standard zone classification. The PUD is a mapped area with restrictions in addition to, or less than, those in the underlying traditional zone. Rather than attempt to create a new zoning category, an overlay zone is superimposed over the traditional zone and establishes additional regulations, or reduces or extends the existing uses. The underlying zoning identifies permitted land uses, the overlay zone may provide design restrictions, additional setbacks, or other exceptions to the base district regulations.

General purposes of a PUD are as follows:

- a. Establish a procedure for the development of larger parcels of land in order to reduce or eliminate the rigidity, delays, and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- b. Ensure orderly and thorough planning and review procedures that will result in high-quality urban design.
- c. Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity.
- d. Provide a mechanism for considering mixes of uses that can be made compatible by application of careful and imaginative treatment of interrelationships of activity.
- e. Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.
- f. To convert land so poorly developed as to be a public liability.
- g. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended.
- h. Encourage the assembly of properties that might otherwise be developed in unrelated increments to the detriment of surrounding neighborhoods.
- i. To simplify processing of development proposals for developers and the Planning Commission by providing for concurrent review of land use, subdivision, public improvements and siting considerations.

**Parkdale PUD Details:**

The PUD Overlay proposed with this application creates seven (7) villages that designate the number of dwelling units, residential use type, and area designated for the village. The PUD sets a maximum number of dwelling units at 642 with 114 of those units being an attached residential product.

Major public right-of-way locations are designated along with the locations of public open space, privately maintained open space, pocket parks, trails, and oil and gas facilities.

The PUD also modifies the dimensions standard of the LR-Low Density Residential District and adds architectural standards. The PUD contemplates single-family detached (SFD) products and single-family attached (SFA) products in the form of paired homes or duplexes.

Below is a table of the existing UDC standards to compare against the proposed PUD standards for SFD and SFA. These standards are consistent with other PUDs and PDs in the Town that accommodate single-family detached and single-family attached products:

	<b>UDC - SF</b>	<b>PUD – SFD</b>	<b>PUD - SFA</b>
<b>LOT WIDTH</b>	50' (60' Corner)	45' (50' Corner)	35'
<b>LOT SIZE</b>	5,000 sf	4,725 sf	2,635 sf
<b>FRONT SETBACK</b>	20'	20'	11'
<b>STREET SETBACK</b>	20'	10'	10'
<b>INTERIOR SETBACK</b>	5'	5'	5'
<b>REAR SETBACK</b>	20'	20'	12'

The applicant has also proposed to add architectural standards to Parkdale. These standards are consistent with the standards adopted in the Colliers Hill, Erie Highlands, and Flatiron Meadows PUDs. These PUD standards provide for four sided architecture and enhanced elevations for portions of the home that face streets, parks, trail corridors, and open space.

**Adjacent Zoning and Comprehensive Plan Land Use Designation:**

	<b>CURRENT ZONING</b>	<b>COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION</b>
<b>NORTH</b>	A – Agricultural (Boulder County)	LDR – Low Density Residential P/OS – Parks/Public Open Space
<b>SOUTH</b>	LR – Low Density Residential A – Agricultural (Boulder County) C1 – Regional Business (City of Lafayette)	LDR – Low Density Residential Commercial (City of Lafayette) Opportunity Parcel (City of Lafayette)
<b>EAST</b>	PD – Planned Development LI – Light Industrial Ag/OS – Agriculture/Open Space P – Public (City of Lafayette)	I – Industrial P/OS – Parks/Public Open Space Public Facility (City of Lafayette)
<b>WEST</b>	RR – Rural Residential (Boulder County) P – Public (City of Lafayette) DR – Developing Resource (City of Lafayette)	Existing Open Space (City of Lafayette) County Open Space (City of Lafayette) Opportunity Parcel (City of Lafayette)

## **STAFF ANALYSIS AND SUMMARY**

### **Compliance with Town Standards:**

Staff finds the application is consistent with the Approval Criteria of Title 10, Section 7.6.D.9 PUD Overlay Rezoning:

- a. **The PUD Rezoning is generally consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;**  
Staff comment: The identification of land uses is consistent with the purpose of the PUD Overlay District.
- b. **The PUD Rezoning will promote the public health, safety, and general welfare;**  
Staff comment: The residential uses will promote the public health, safety and general welfare.
- c. **The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this Code;**  
Staff comment: Dimensional standards that accommodate single-family detached and single family attached residential uses and architectural standards that promote high quality, four-sided, articulated, and properly oriented architecture, and the designation of areas for parks, open space, trails and right-of-ways are generally consistent with the Comprehensive Plan.
- d. **The PUD Rezoning is generally consistent with the PUD standards in Section 2.7.D.2;**  
Staff comment: The dimensional and architectural standards are generally consistent with the PUD standards in Section 2.7.D.2 of the UDC.
- e. **Adequate facilities and services (including roads 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 comment: Adequate facilities and services are available or will be available prior to home construction.
- 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 comment: The proposed PUD Rezoning will not result in adverse impacts upon the environment, wildlife and vegetation that cannot be mitigated.
- 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 comment: The proposed PUD Rezoning will not result in adverse impacts upon scenic and historic features in the vicinity of Parkdale.
- h. **The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;**  
Staff comment: The proposed PUD Rezoning will not result in adverse impacts upon properties in the vicinity of Parkdale.

- 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 comment: The proposed uses on the Parkdale property will be compatible in scale with properties in the vicinity of Parkdale.
  
- 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 the development or Development Agreement submitted by the applicant; and**  
Staff comment: Any proposed phasing of the Parkdale property will be covered in individual development agreements.
  
- k. **The PUD Plan provides public benefit(s).**  
Staff comment: The proposed PURD Rezoning provides public benefit in providing multiple residential housing types in Parkdale, high quality, four-sided, articulated, and properly oriented architecture, and parks, open space, trails, and transportation within a residential neighborhood. It also provides for a new gateway into the Town of Erie.

**NEIGHBORHOOD MEETING:**

As required by the Municipal Code a Neighborhood Meeting was held on November 21<sup>st</sup>, 2017 at 6:00 p.m. 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 Daily Times Call:	February 5, 2018
Property Posted as required:	February 2, 2018
Letters to Adjacent Property Owners:	February 2, 2018