



Erie Gateway South Annexation No. 9

Board of Trustees

August 9, 2022

Request

- OEO 2, LLC requests annexation to the Town of Erie for ~121 acres of property, initial zoning to PD – Planned Development, approval of an Annexation Agreement and acceptance of dedications and easements shown on the Parkdale Filing No. 4 final plat.
- Application package includes 2 Resolutions and 2 Ordinances
 - Findings of Fact Resolution 22-92
 - Annexation Ordinance 16-2022
 - Initial Zoning Ordinance 17-2022
 - Annexation Agreement and Annexation Plat 22-95



Location

Generally located south of Arapahoe Road between 119th Street and County Line Road.



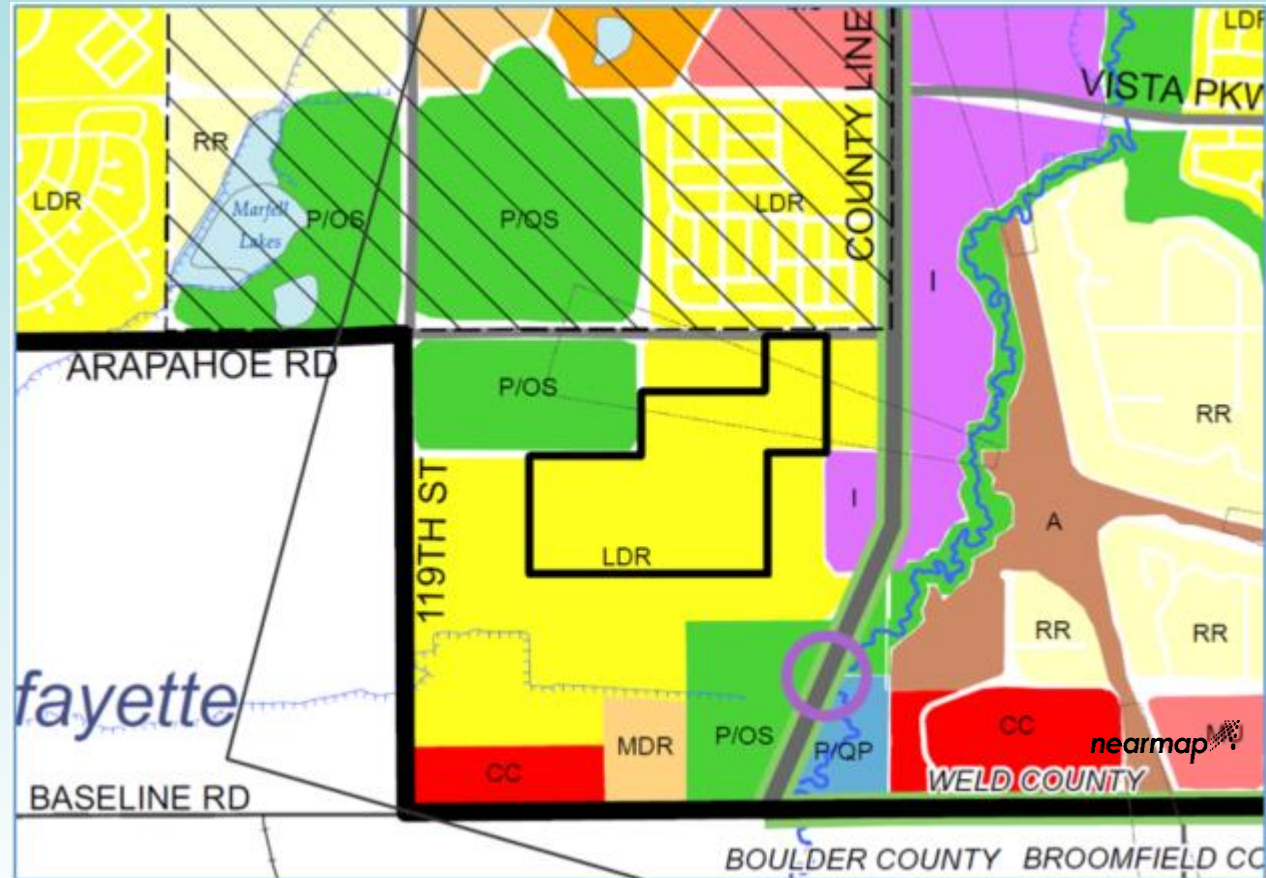
Project Information

- Existing Zoning: A – Agricultural (Boulder County)
- Comprehensive Plan: LDR – Low Density Residential (2-6)
- Existing Land Use: SFD homes, accessory buildings and ag uses
- Annexation Acreage: 121.41 acres
- Zoning Acreage: 121.41 acres
- Proposed Zoning: PD – Planned Development



Comprehensive Plan

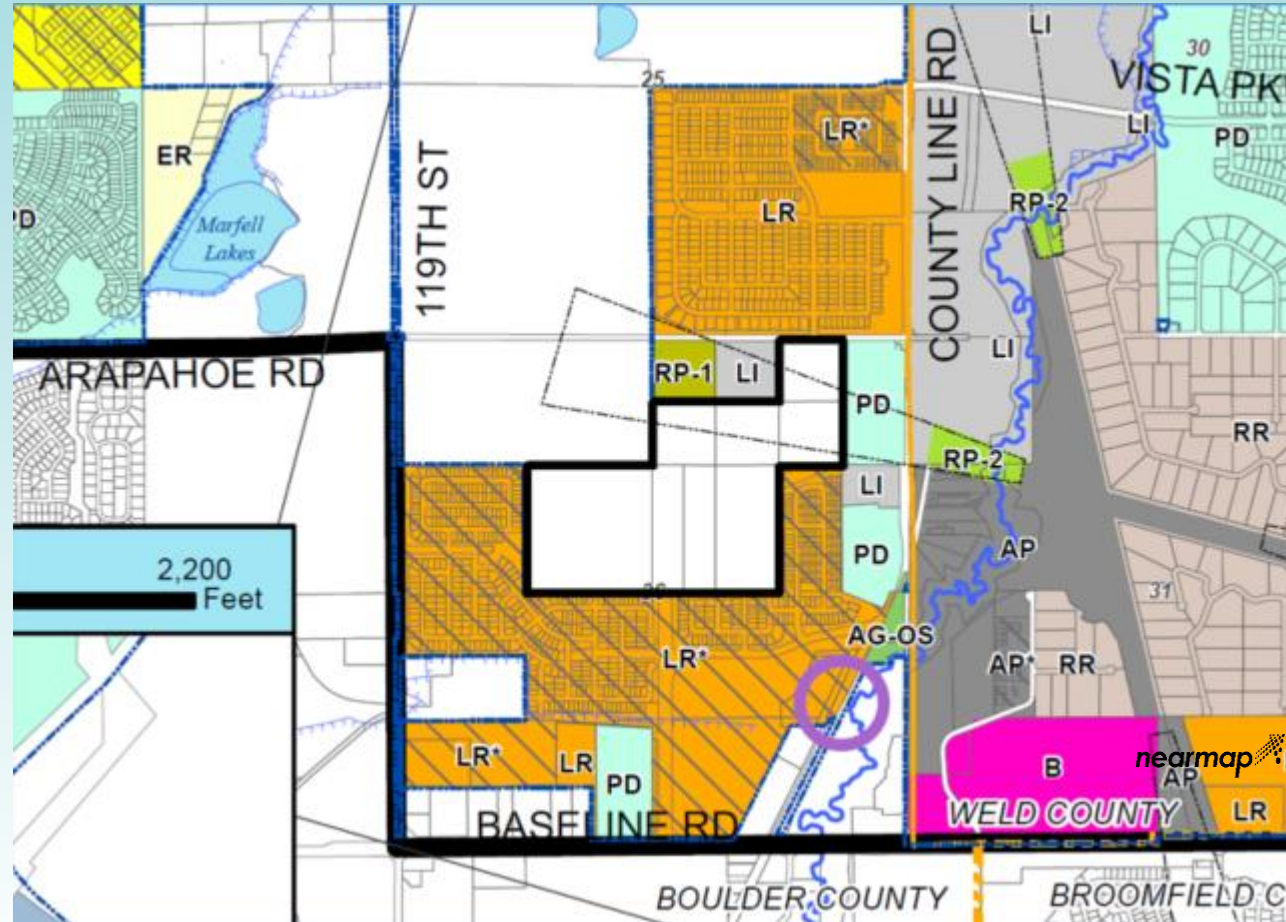
LDR – Low Density Residential



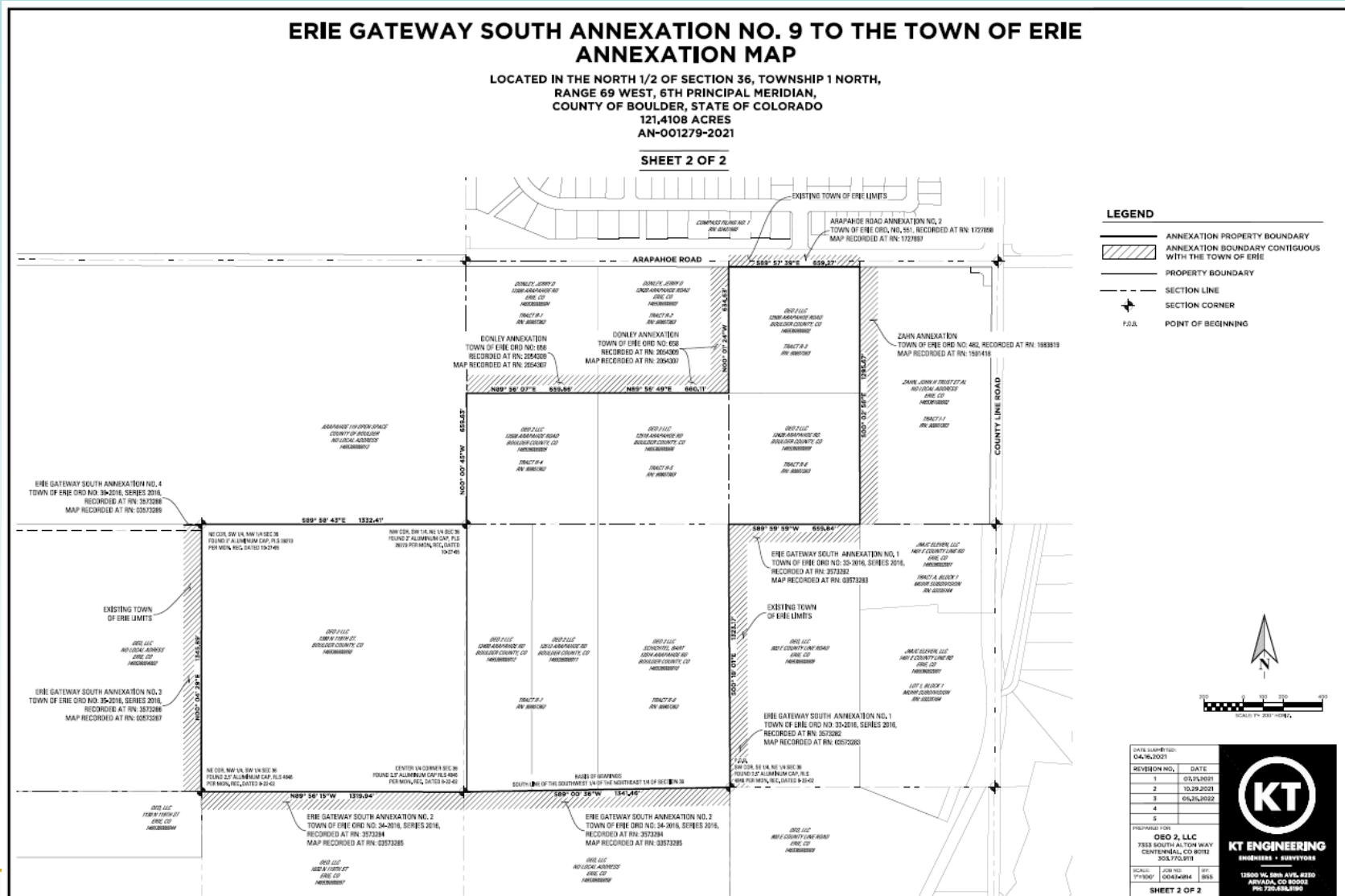
TOWN OF ERIE
1874

Zoning

A – Agricultural,
Boulder County

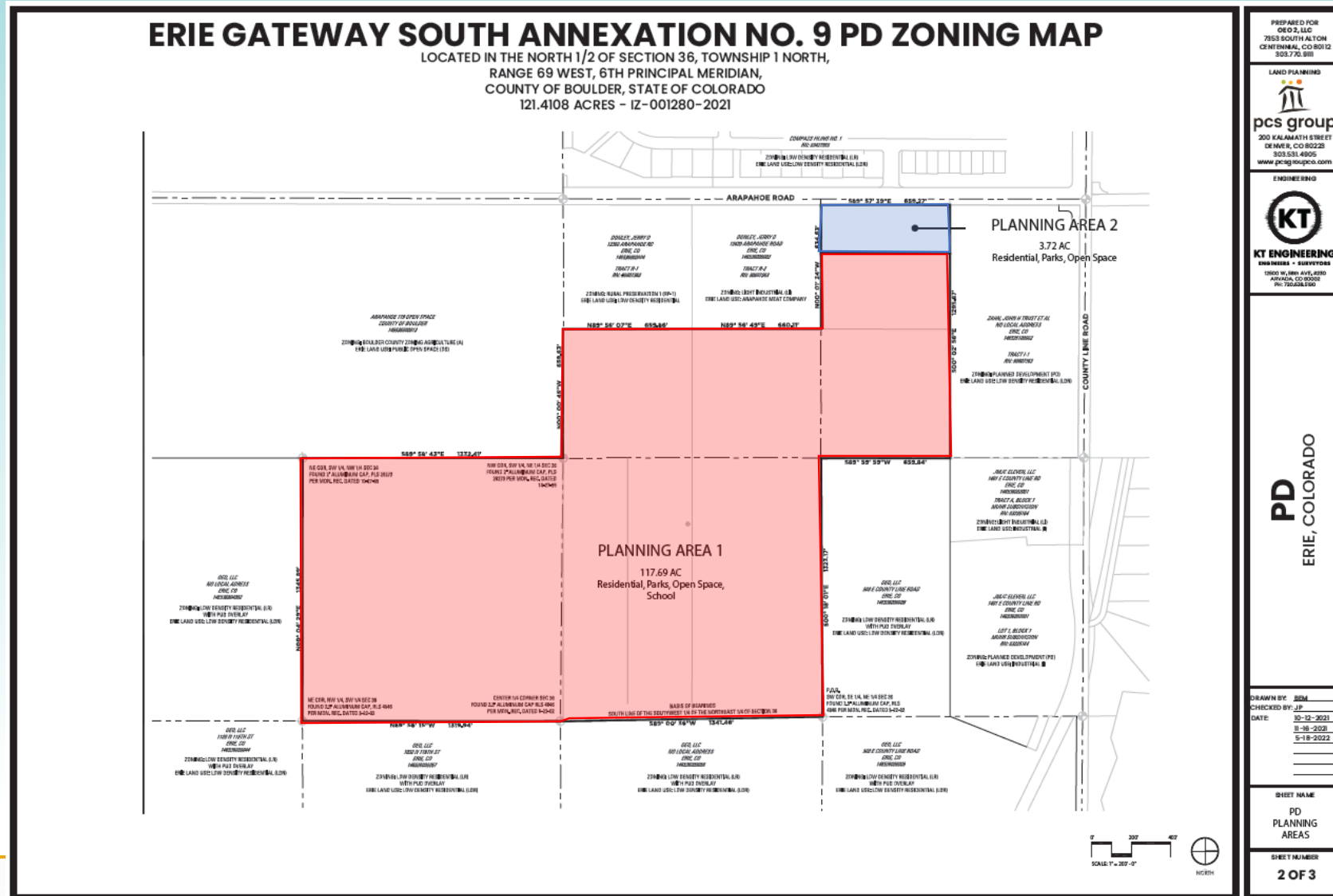


Annexation Map



TOWN OF ERIE
1874

Initial Zoning Map



TOWN OF ERIE
 1874

Initial Zoning Map

ERIE GATEWAY SOUTH ANNEXATION NO. 9 PD ZONING MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO
121.4108 ACRES - IZ-001280-2021

PLANNING AREA 1 - DEVELOPMENT STANDARDS

The Standards presented here are intended to modify the following sections of the Unified Development Code:

A. Architectural Standards - Single Family Detached Residential

1. Architectural Variety and Character - Section 10.6.7 E1.c

a. Architectural Variety

1. Design Standards

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

2. Architectural Character - Section 10.6.7 E1.d

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

1. Design Standards

- (A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.
- (B) Each elevation shall include no more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 55% of new elevations are required to include more than one wall plane.
- (C) 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.
- (D) The main roof should extend beyond the primary facade by a minimum of one foot.

(E) An elevation of the home that faces a street, park, mall corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide one 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 design enhancements shall be consistent with the design elements of the front elevation.

(1) The addition of one window unit.

(2) A change in wall plane by providing one or more of the following options:

- An additional wall plane change. Minimum six feet in width and one foot projection.
- A projecting or cantilevered living space.
- A bay or bowed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafters, tails, corbels, brackets, columns or pilasters.

(5) The use of a minimum of two 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 treatments.

(6) Columns or 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 "raft" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 3"x3" minimum finished.

c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.

(B) When masonry cladding is used it shall be used in locations where it is logical and appropriate. In instances where masonry meets 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 feet from the corner.

2. Orientation of Buildings to the Street - Section 10.6.7 E2

Each residence shall have at least 11 primary pedestrian doorway for access to the dwelling unit facing and generally 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. Unless prohibited by terrain or other site constraints, the orientation of the home shall respect the predominant relationship of building to building and building to street along the same block or the facing block.

3. Garages - Section 10.6.7 E3

a. Diversity of Garage Orientation:

(A) All single-family homes shall provide garages that meet one of the requirements below, and a variety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:

(1) Attached garages where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 4 feet, and a minimum of 10 feet behind the most forward plane of main floor living space or a front porch.

(2) Garages recessed a minimum of 4 feet behind the front facade of the living space, or flush with or behind the front porch.

(3) Side-loaded garages.

(4) Garages recessed a minimum of 2 feet beneath a second floor living space.

b. Width/Facade Ratio

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

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 enclosed. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4

For model plans with a front porch, the front porch shall be a minimum size of 60 square feet including the stoop and any projections, minimum depth of 5.

PLANNING AREA 2 - DEVELOPMENT STANDARDS

B. Architectural Standards - Single Family Attached Residential Townhome

1. Architectural Character - Section 10.6.7 F1.d(1)(b)

a. For townhome buildings, individual dwelling units shall either be differentiated or may express a purposely uniform design.

2. Architectural Character/Materials - Section 10.6.7 F1.f

a. When masonry cladding is used, it shall be 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 feet from the corner.

3. Enhanced Elevation

An elevation of the home that faces a public/private open space that contains trails, sidewalks or public amenities shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide one or more of the following design enhancements listed below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home.

(1) A change in wall plane by providing one or more of the following options:

- 1. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered porch.
- 2. A projecting or cantilevered living space.
- 3. A bay or bowed window.

(2) An additional window on the street facing side of the home.

(3) Additional architectural elements such as shutters, eave brackets, exposed rafters, tails, corbels, brackets, columns or pilasters.

(4) The use of a minimum of two 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 treatments. Variation of the same material, of the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

PREPARED FOR
DEO 2, LLC
7553 SOUTH ALTON
CENTENNIAL, CO 80112
303.776.5881

LAND PLANNING


pcs group
200 KALAMATH STREET
DENVER, CO 80225
303.531.4805
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ENGINEERING



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1902 W. 19th AVE., #200
ARAPAHO, CO 80004
PH: 760.683.6700

PD
ERIE, COLORADO

DRAWN BY: SDM
CHECKED BY: JP
DATE: 10-12-2021
11-18-2021
5-18-2022

SHEET NAME
PD
NOTES &
ARCHITECTURAL
STANDARDS
SHEET NUMBER
3 OF 3



TOWN OF ERIE
1874

PD – Planned Development

1. Applicability
2. Permitted Uses
3. Dimensional Standards
4. Development Standards
5. Oil and Gas Standards

USE TABLE	
	PERMITTED PRINCIPAL USES
PLANNING AREA 1	SINGLE FAMILY FRONT LOAD, PARKS, OPEN SPACE, SCHOOL, HOA FACILITIES, UTILITIES
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE, ANIMAL HOSPITAL USES AND EVENT CENTERS ARE SPECIFICALLY PROHIBITED USES
PLANNING AREA 2	TOWNHOME ALLEY LOAD ¹ OPEN SPACE, PARKS, HOA FACILITIES, UTILITIES
PLANNING AREA 2 TEMPORARY USES	OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE, ANIMAL HOSPITAL USES AND EVENT CENTERS ARE SPECIFICALLY PROHIBITED USES
1. ACCESSORY STRUCTURES ARE NOT PERMITTED ON LOTS WHERE VEHICULAR ACCESS IS PROVIDED TO THE REAR OF THE LOT BY AN ALLEY.	

Dimensional Standards

DIMENSIONAL STANDARDS SUMMARY CHART								
	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					
LOT TYPE	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	HEIGHT
SINGLE FAMILY FRONT LOAD	45'	4,500	PRIN. - 15'	NOT APPLICABLE	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. 25'
	50' CORNER LOTS		ACC. - 25'				ACC. - 5'	
PLANNING AREA 1 TEMPORARY USES	300'	125,000	PRIN. - 65'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 65'	ACC. - NA	ACC. - 25'		ACC. - 500'	
TOWNHOME ALLEY LOAD	20'	1,120	PRIN. - 8'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. 25'
	30' CORNER LOTS		ACC. - NA	ACC. - NA			ACC. - NA	
PLANNING AREA 2 TEMPORARY USES	300'	125,000	PRIN. - 200'	PRIN. - NA	PRIN. - 50'	NA	PRIN. - 500'	PRIN. - 35' ACC. 30'
	300' CORNER LOTS		ACC. - 100'	ACC. - NA	ACC. - 25'		ACC. - 500'	
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 THAT IS NOT ATTACHED.								
2. MULTIPLE PRINCIPAL BUILDINGS ON A SINGLE LOT SHALL BE SEPARATED BY A DISTANCE EQUAL TO THE DISTANCE THAT WOULD BE REQUIRED IF THEY WERE SEPARATED BY A LOT LINE.								
3. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0 FEET THEN NO ENCROAHCMENT IS ALLOWED. NO ENCROACHMENTS ARE PERMITTED IN EASEMENTS.								
4. WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0 FEET, THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.								
5. ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCROACHMENT INTO THE SETBACK OF UP TO 6 FEET FOR A ROOF TO BE CONSTRUCTED OVER AN AT GRADE PATIO OR OVER A DECK WHICH IS LESS THAN 30 INCHES ABOVE GRADE. GARAGES SHALL BE SET BACK A MINIMUM OF 20 FEET FROM THE STREET ROW, 15 FEET IF SIDE LOADED.								



Architectural Standards

ERIE GATEWAY SOUTH ANNEXATION NO. 9 PD ZONING MAP

LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH,
RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
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4. Front Stoop

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5. Front Porches - Section 10.6.7 E4

For model plans with a front porch, the front porch shall be a minimum size of 85 square feet including the stoop and any projections, minimum depth of 5.

PLANNING AREA 2 - DEVELOPMENT STANDARDS

B. Architectural Standards - Single Family Attached Residential Townhome

1. Architectural Character - Section 10.6.7 F1.d(1)(b)

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 - 1. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.
 - 2. A projecting or cantilevered living space.
 - 3. A bay or bowed window.
- (2) An additional window on the street facing side of the home.
- (3) Additional architectural elements such as shutters, eave brackets, exposed rafters, tails, corbels, brackets, columns or pilasters.
- (4) The use of a minimum of two 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 treatments. Variations of the same material, if the same or different color will be considered different materials. The coverage of the second material does not need to be distributed evenly on all sides of the home.

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ENGINEER/SEAL



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PD
ERIE, COLORADO

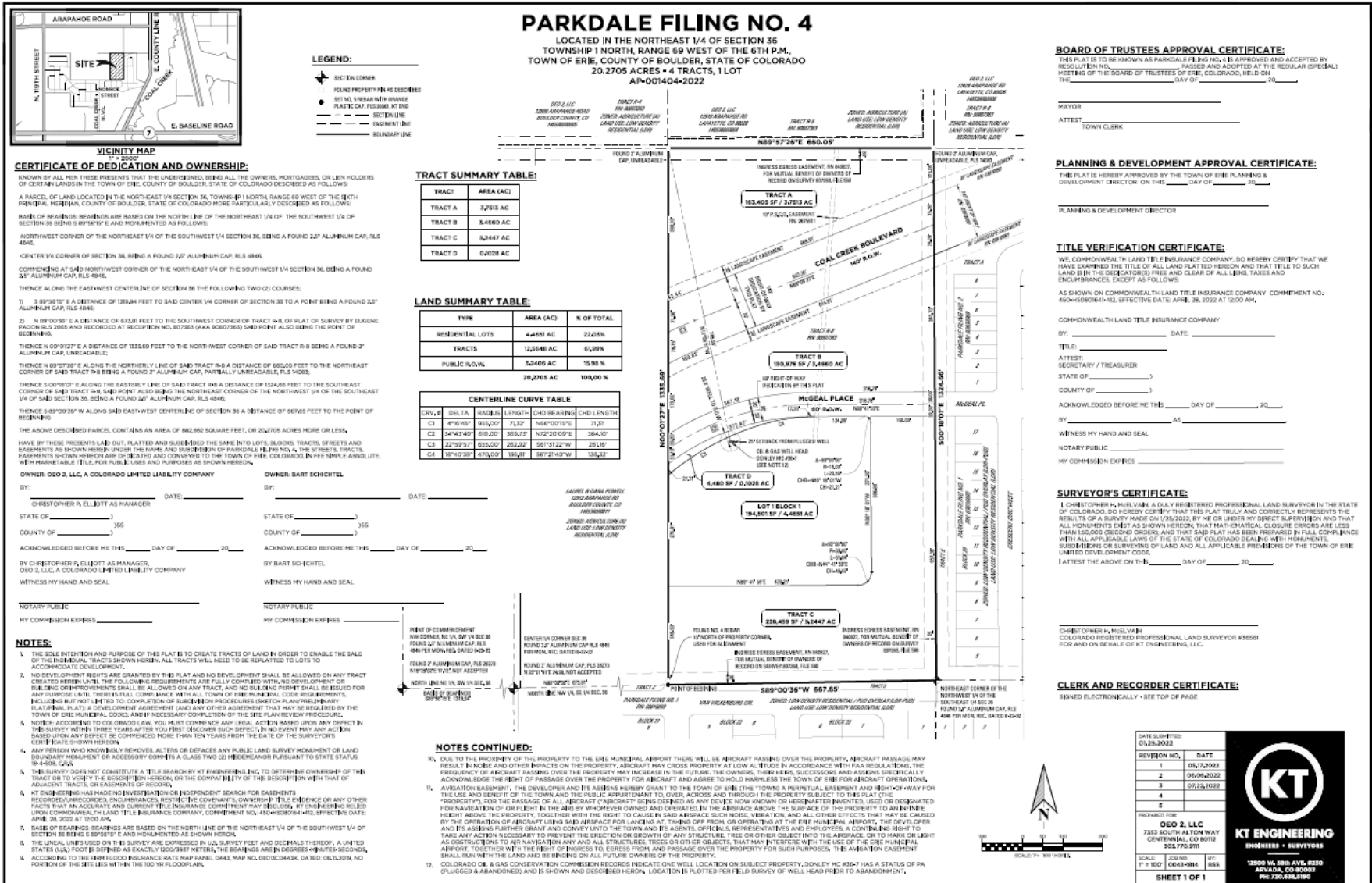
DRAWN BY: JSM
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SHEET NAME
PD
NOTES &
ARCHITECTURAL
STANDARDS
SHEET NUMBER
3 OF 3



TOWN OF ERIE
1874

Annexation Plat



Annexation: Approval Criteria

a) The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq., as amended).



Initial Zoning: Approval Criteria

- a) The initial zoning will promote the public health, safety, and general welfare.
- b) The initial zoning is generally consistent with the town's comprehensive master plan and the purposes of this UDC.
- c) The initial zoning is generally consistent with the stated purpose of the proposed zoning district.
- d) 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.
- e) The initial zoning 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 significantly mitigated.
- f) The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.
- g) Future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property.
- h) The initial zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.



Public Notice

Annexation Public Notice:

- The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly, on July 6, 2022, July 13, 2022, July 20, 2022, July 27, 2022, and August 3, 2022.

Annexation and Initial Zoning Public Notice:

- The required notice for the Annexation and Initial Zoning applications are in compliance with Sections 10.7.3 and 10.7.4 of the Municipal Code as follows:
- IZ - Published in the Colorado Hometown News: July 20, 2022
- Property Posted as required: July 20, 2022
- Letters to Adjacent Property Owners: July 21, 2022



Staff Recommendation

Findings of Fact – Resolution No. 22-92

- Staff finds the Erie Gateway South Annexation No. 9 annexation application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code and with C.R.S. 31-12-108. Staff recommends the Town Board of Trustees adopt the resolution, making certain findings of fact in favor of the proposed annexation.

Annexation – Ordinance No. 16-2022

- Staff finds the Erie Gateway South Annexation No. 9 annexation application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code and with C.R.S. 31-12-108. Staff recommends the Town Board of Trustees adopt the ordinance, annexing the property into the Town of Erie.

Initial Zoning – Ordinance No. 17-2022

- Staff finds the Erie Gateway South Annexation No. 9 Initial Zoning application in compliance with Section 7.4, Initial Zoning, of the Town of Erie Municipal Code and recommends the Town Board of Trustees adopt the ordinance, zoning the property to PD – Planned Development.

Annexation Agreement and Annexation Plat – Resolution No. 22-95

- Staff recommends the BOT accept all dedications and easements as shown on the final plat for the Parkdale Filing No. 4 Subdivision and approve the associated Annexation Agreement.





Erie Gateway South Annexation No. 9

Board of Trustees

August 9, 2022