

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

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING S 89°00'36" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

-CENTER 1/4 CORNER OF SECTION 36 BEING A FOUND 2.5" ALUMINUM CAP, RLS 4846,

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284;

THENCE ALONG THE NORTHERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 34-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573284 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°00'36" W A DISTANCE OF 1341.46 FEET;
- 2) N 89°56'15" W A DISTANCE OF 1319.94 FEET TO A POINT ON THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286;

THENCE N 00°04'29" E ALONG SAID EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 3, TOWN OF ERIE ORDINANCE NO. 35-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573286 AND THE EASTERLY LINE OF ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288 A DISTANCE OF 1345.89 FEET TO THE NORTHEAST CORNER OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 4, TOWN OF ERIE ORDINANCE NO. 36-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573288, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36;

THENCE S 89°58'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 36 A DISTANCE OF 1332.41 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT R-4 OF A PLAT OF SURVEY RECORDED AT RECEPTION NO. 90807363;

THENCE N 00°00'45" W ALONG THE WESTERLY LINE OF SAID TRACT R-4 A DISTANCE OF 659.63 FEET TO THE SOUTHWEST CORNER OF DONLEY ANNEXATION, TOWN OF ERIE ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID DONLEY ANNEXATION, TOWN OF ERIE ORDINANCE NO. 658, RECORDED ON 6/20/2000 AT RN: 2054309 THE FOLLOWING THREE (3) COURSES:

- 1) N 89°56'07" E A DISTANCE OF 659.86 FEET;
- 2) N 89°56'49" E A DISTANCE OF 660.11 FEET;
- 3) N 00°01'24" W A DISTANCE OF 634.63 FEET TO A POINT ON THE SOUTHERLY LINE OF ARAPAHOE ROAD ANNEXATION NO. 2, TOWN OF ERIE ORDINANCE NO. 551, RECORDED ON 9/4/1997 AT RN: 1727898;

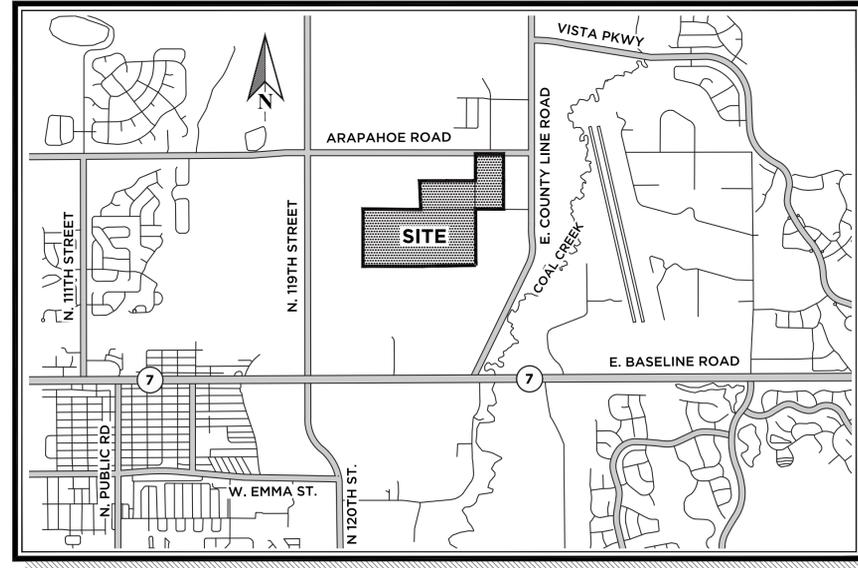
THENCE S 89°57'39" E ALONG SAID SOUTHERLY LINE A DISTANCE OF 659.27 FEET TO A POINT ON THE WESTERLY LINE OF ZAHN ANNEXATION, TOWN OF ERIE ORDINANCE NO. 482, RECORDED ON 3/17/1997 AT RN: 1683819;

THENCE S 00°02'56" E ALONG SAID WESTERLY LINE A DISTANCE OF 1295.67 FEET TO THE NORTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282;

THENCE ALONG THE NORTHERLY AND WESTERLY LINE OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, TOWN OF ERIE ORDINANCE NO. 33-2016, SERIES 2016, RECORDED ON 2/3/2017 AT RN: 3573282 THE FOLLOWING TWO (2) COURSES:

- 1) S 89°59'59" W A DISTANCE OF 659.84 FEET;
- 2) S 00°18'01" E A DISTANCE OF 1323.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,288,656 SQUARE FEET, OR 121.4108 ACRES MORE OR LESS.



VICINITY MAP

1" = 2000'

PD NOTE:

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDE STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PD WILL COMPLY WITH THE LR ZONE DISTRICT FOR SINGLE FAMILY LOTS, AND MR FOR TOWNHOME LOTS.
2. THE TEMPORARY USES SHALL EXPIRE AND NO LONGER BE PERMITTED IN THIS PD WHEN THE PROPERTY DEVELOPS WITH THE PRINCIPAL USES LISTED IN PLANNING AREA 1 & 2.

DIMENSIONAL STANDARDS SUMMARY CHART

LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
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 ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0 FEET, THEN NO ENCR OACHMENT IS ALLOWED. NO ENCR OACHMENTS ARE PERMITTED IN EASEMENTS.
4. WINDOW WELLS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0 FEET, THEN NO ENCR OACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.
5. ON SINGLE FAMILY FRONT LOADED LOTS, REAR SETBACKS SHALL ALLOW FOR AN ENCR OACHMENT 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.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF KT ENGINEERING, LLC.

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD ZONING MAP IS TO BE KNOWN AS THE "ERIE GATEWAY SOUTH ANNEXATION NO. 9 PD ZONING MAP" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____, PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20__.

MAYOR _____
ATTEST _____
TOWN CLERK

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

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.

SHEET INDEX

- 1.....COVER
- 2.....PD PLANNING AREAS
- 3.....PD STANDARDS

PREPARED FOR
OEO 2, LLC
7353 SOUTH ALTON
CENTENNIAL, CO 80112
303.770.9111

LAND PLANNING



pcs group
200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
www.pcsgroupco.com

ENGINEERING



KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PD
ERIE, COLORADO

DRAWN BY: BEM
CHECKED BY: JP
DATE: 10-12-2021
11-16-2021
5-18-2022

SHEET NAME

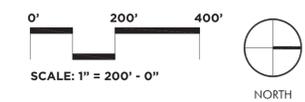
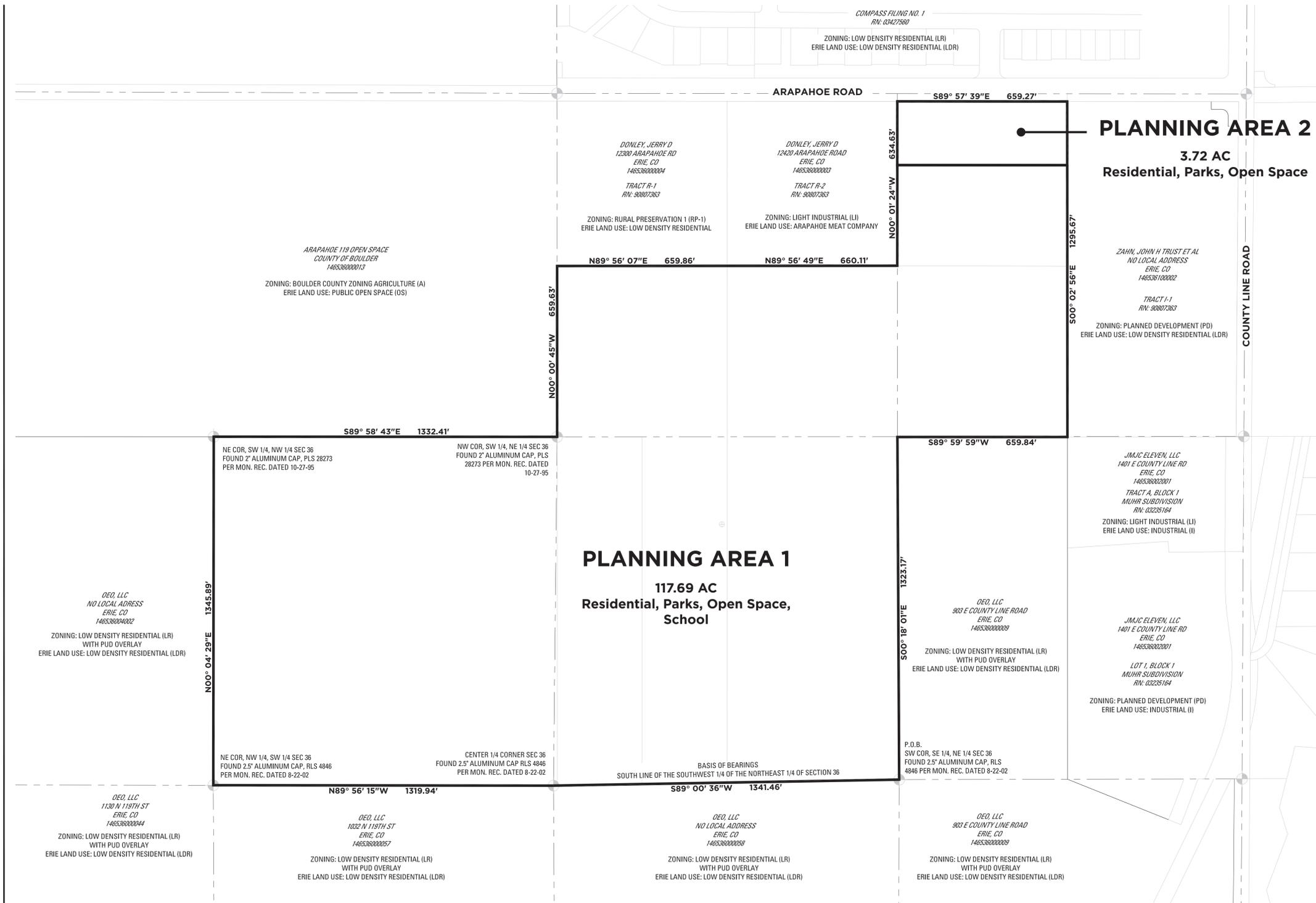
COVER SHEET

SHEET NUMBER

1 OF 3

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



PREPARED FOR
DEO 2, LLC
7353 SOUTH ALTON
CENTENNIAL, CO 80112
303.770.9111

LAND PLANNING

pcs group
200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
www.pcsgroupco.com

ENGINEERING

KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PD
ERIE, COLORADO

DRAWN BY: BEM
CHECKED BY: JP
DATE: 10-12-2021
11-16-2021
5-18-2022

SHEET NAME
PD PLANNING AREAS

SHEET NUMBER
2 OF 3

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

i. 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.

b. Architectural Character - Section 10.6.7 E1.d

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

i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear 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, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three 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 elevations.

(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 boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, 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 treatment.

(F) 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 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" 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 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.

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

Each residence shall have at least 1 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 homes shall repeat the predominant relationship of building to buildings and buildings 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) Recessed garages; where the primary garage door generally faces the front lot line and the garage is recessed a minimum of 4 feet, and a maximum 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 uncovered. 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 fifty 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 F-1.d-ii(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 F-1.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 three 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:

- i. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.
- ii. A projecting or cantilevered living space.
- iii. A bay or boxed window.

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

(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, 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, 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
OEO 2, LLC
7353 SOUTH ALTON
CENTENNIAL, CO 80112
303.770.9111

LAND PLANNING



200 KALAMATH STREET
DENVER, CO 80223
303.531.4905
www.pcsgroupco.com

ENGINEERING



KT ENGINEERING
ENGINEERS • SURVEYORS
12500 W. 58th AVE. #230
ARVADA, CO 80002
PH: 720.638.5190

PD
ERIE, COLORADO

DRAWN BY: BEM
CHECKED BY: JP
DATE: 10-12-2021
11-16-2021
5-18-2022

SHEET NAME

PD
NOTES &
ARCHITECTURAL
STANDARDS

SHEET NUMBER

3 OF 3