

**TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, November 6, 2019**

SUBJECT:

PUBLIC HEARING:

1. Planned Unit Development Amendment

Resolution P19-30: A Resolution of the Planning Commission of the Town of Erie Recommending That The Board of Trustees Approve with Conditions The Parkdale P.U.D. Overlay Map, Amendment No. 1

PURPOSE:

Consideration of an amendment to the Parkdale P.U.D. Overlay Map, which currently includes 800 dwelling units on 270 acres.

CODE REVIEW:

Erie Municipal Code, Title 10

DEPARTMENT:

Planning and Development

PRESENTER:

Audem Gonzales, Senior Planner

STAFF RECOMMENDATION:

1. Planned Unit Development (PUD) (Resolution P19-30)

Staff finds the PUD Amendment application for the Parkdale P.U.D. Overlay Map, Amendment No. 1 in compliance with the Planned Unit Development Approval Criteria and recommends the Planning Commission adopt Resolution No. P19-30 recommending approval to the Board of Trustees with the following conditions of approval:

- a. Applicant shall make technical corrections to the Parkdale P.U.D. Overlay Map, Amendment No. 1 zoning map as directed by Town staff prior to recordation of the map.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

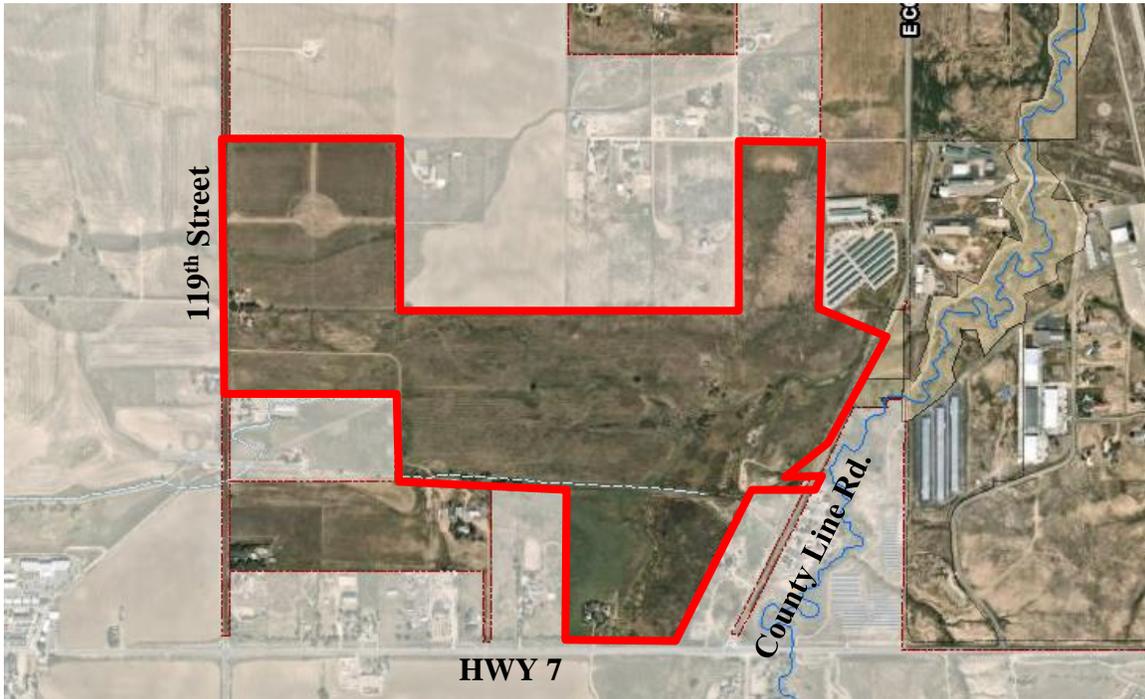
Applicant: OEO, LLC
7353 South Alton Way
Centennial, CO 80112

Existing Conditions:

Zoning: LR – Low Density Residential / PUD
Project Size: ~218 Acres
Existing Use: Vacant Property/Existing single family homes

Location:

The property is generally located north of HWY 7 between 119th Street and County Line Road.

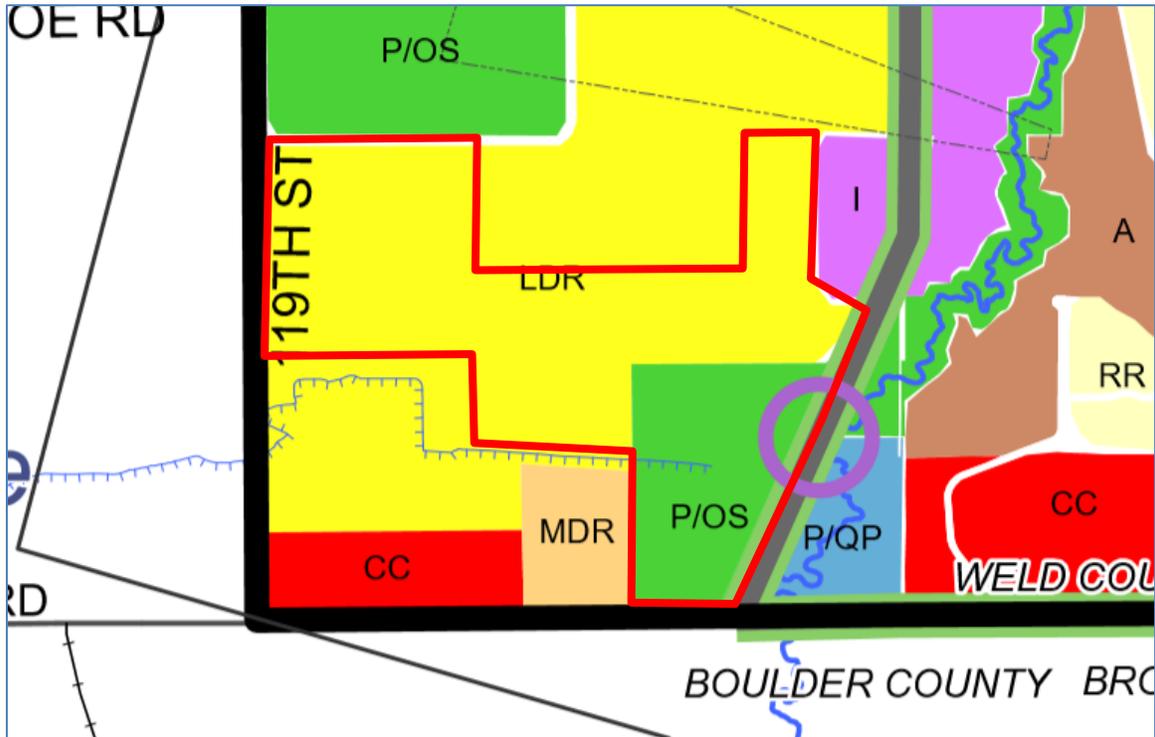


Adjacent Land-Use/Zoning:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	A – Agricultural (Boulder County)	LDR – Low Density Residential P/OS – Parks/Public Open Space
SOUTH	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)
EAST	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)
WEST	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)

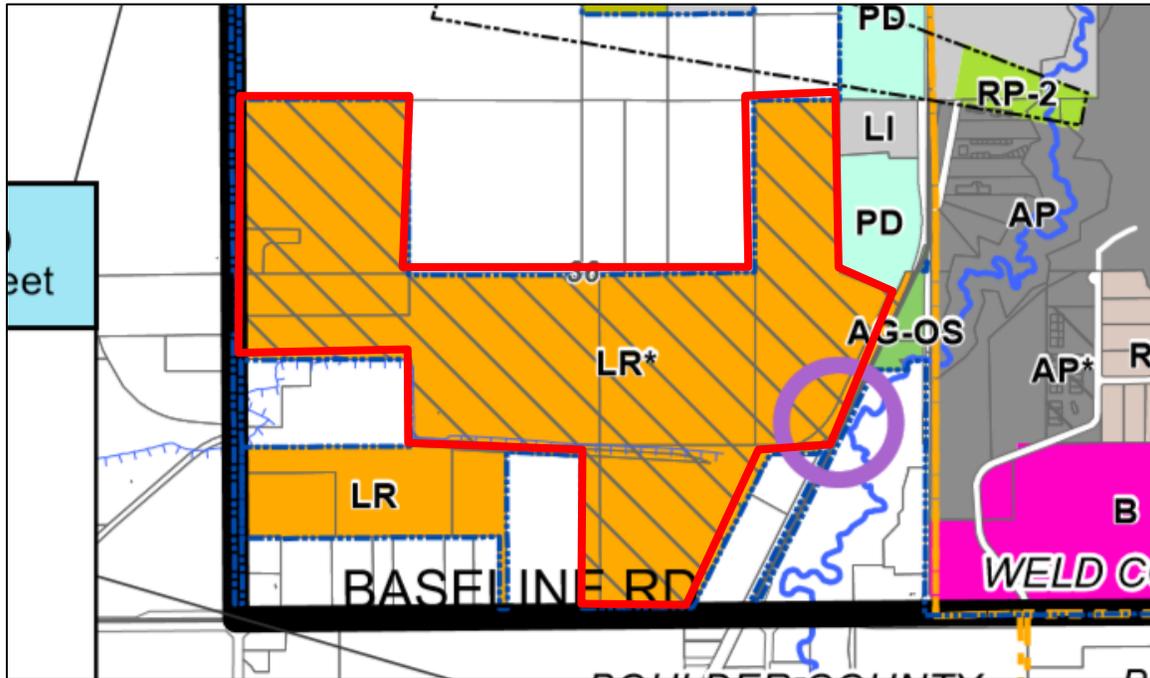
Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows the Low Density Residential (LDR) designation for the Parkdale property. Low Density Residential requires a density of 2-6 dwelling units per acre. Overall, the Parkdale project proposes 595 dwelling units (2 Filings) on ~218 acres for a density of 2.5 dwelling units per acre. Highlighted in a red line below is the Parkdale PUD site on the Comprehensive Plan Map.



Compliance with Town of Erie Zoning Map:

The subject property is zoned LR – Low Density Residential with a PUD – Planned Unit Development Overlay. The density proposed in Parkdale Filing No. 1 and 2 is 2.5 units/acre, which complies with the LR zoning district maximum density of 5 units/acre. The zoning map below shows the site highlighted with a red line.



PLANNED UNIT DEVELOPMENT INFORMATION:

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 1st Amendment Details:

The original Parkdale PUD was approved in 2018. This PUD created 6 villages that designated residential types for each village area within the zoning boundary. The PUD modified the dimensional standards of the LR-Low Density Residential zone district and architectural standards. The PUD contemplated single-family detached and single-family attached products.

The Parkdale PUD 1st Amendment includes the following amendments:

- 1. Creation of Village 6 (duplex products) architectural standards
- 2. Creation of Village 7 planning area (poolhouse lot)
- 3. Creation of Village 7 dimensional standards
- 4. Creation of pocket park planning areas
- 5. Creation of pocket park dimensional standards
- 6. General cleanup of PUD map, dimensional standards, notes, etc.

Dimensional Standards:

The following graphic shows the proposed changes to the dimensional table that exists in the current Parkdale PUD. Added/amended elements are shown in red text while proposed deletions are shown in red strike throughs.

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART							
DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) (2,3,4,5,6)				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT (2,3,6,7)	SIDE (2,3,7) (TO ABUTTING STREET)	SIDE (1,2,3) (TO INTERIOR LOT)	REAR (2,3,4,6)	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	PRIN. - 35' ACC. - 25'
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFD) (VILLAGE 5)	45'	4,725	PRIN. - 20'	10'	5'	PRIN. - 20'	
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFA) ⁽⁷⁾ (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'	
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
POCKET PARKS	50'	10,890	PRIN. - 8'	10'	5'	PRIN. - 20'	
						ACC. - 5'	
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. ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENCROACH UP TO 2 FEET BEYOND THE BUILDING FOUNDATION INTO THE FRONT, SIDE, AND REAR SETBACKS. 3. BELOW GRADE WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET BEYOND THE BUILDING FOUNDATION INTO THE SIDE AND REAR SETBACKS. 4. UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENCROACH UP TO 6 FEET INTO THE REAR SETBACK. 5. REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE ROW-IT-ACCESSES; STREET ROW/LOT FRONTAGE. 6. PROPERTY LINES ABUTTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT, UNLESS NOTED IN THE PUD; 7. SFA PORCHES AND STEPS MAY EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ABUTTING STREET SETBACK.							

The PUD Amendment is proposing to change the corner lot minimum width for Villages 1-4 from 60 feet to 55 feet. The Amendment also proposes changing the Village 6 minimum lot area from 2,635 sf. to 2,500 sf. The 2,500 sf. minimum is already the minimum required in the UDC for single-family attached products.

Other proposed amendments to the Dimensional Standards Chart focus on modifying the LR standards for the proposed Village 7 (poolhouse area) and pocket park areas. The principal structure front setbacks and street side setbacks are changing from 20 feet to 8 and 10 feet. Every other setback dimension shown on this Chart for Village 7 and pocket park areas are the same requirements in the UDC.

The applicant has worked with Town staff on cleaning up the notes section found below the chart to be more concise and clear with the exception of note 7 adding encroachment language for porches and steps into side abutting street setbacks up to 5 feet.

Architectural Standards:

The applicant has also proposed to add architectural standards for the Village 7 planning area which is comprised of paired homes only. These standards are consistent and complementary with the standards for the single-family attached portions of Colliers Hill 4F and Flatirons Meadows Filing 13. 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. The proposed architecture standards are specific to Village 6 paired homes only.

APPROVAL CRITERIA - STAFF ANALYSIS:

1. Planned Unit Development (PUD)

The Parkdale P.U.D. Overlay Map, Amendment No. 1 application was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.6.D.9. Approval Criteria. Staff finds the PUD Amendment in compliance with the Approval Criteria as listed below.

- a. The PUD Rezoning is generally consistent with the purpose of the PUD overlay district in Subsection 2.7.D.1;
Staff: The UDC standards of the LR zone district are not conducive to construction of an alley fronted duplex. Modifications to these standards are required to achieve the development pattern and proposed design. This PUD Amendment results in high quality urban design and allows a compatible mix of residential housing types within the Parkdale development.
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
Staff: The PUD rezoning allows the Parkdale development to provide a range of housing types and urban design that contribute to the Town. This is one of the first projects to allow housing units to front onto a shared private alley.
- c. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
Staff: The PUD Amendment supports and permits the development of this area as detailed in the site plan. This development is consistent with the goals of the Comprehensive Plan and achieves the housing diversity requirement of the UDC in a high quality manner.
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
Staff: The requested variations from the UDC do not include anything precluded from variation by this section.
- e. 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;
Staff: 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: No adverse impacts resulting from this PUD Amendment have been identified. The area under consideration has been anticipated for development and the PUD Amendment will not affect the development impacts.
- 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: No adverse impact resulting from this PUD Amendment have been identified. The area under consideration has been anticipated for development and the PUD Amendment will not affect the development impacts.
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
Staff: The proposed PUD Amendment 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: Existing uses in the area consists of the sporadic single-family home development and some commercial uses. The proposed changes in the PUD do not introduce a non-compatible housing type.
- 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 development or Development Agreement submitted by the applicant; and
Staff: Phasing of this development, if applicable, will be covered in an individual development agreement associated with the final plat of any subdivision.
- k. The PUD Plan provides public benefit(s).
Staff: The PUD Amendment allows the development of duplex products fronting onto private alleys, provides housing variety desired by the Comprehensive Plan and required by the UDC. The result does provide public benefit by increasing housing choice within Town and providing a high quality of design.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on June 4, 2019. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	October 16, 2019
Property Posted as required:	October 18, 2019
Letters to Adjacent Property Owners:	October 18, 2019

PUBLIC COMMENTS:

No written public comments have been received for these applications.