

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
November 1, 2017**

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**SUBJECT:** PUBLIC HEARING  
Flatiron Meadows PUD Overlay Map Amendment No. 3

**PURPOSE:** Proposal to amend the Flatiron Meadows PUD Overlay Map Amendment No. 2 to modify dimensional standards and add architectural standards to Planning Area SR-5.

**PROJECT FILE NO:** PUDA-000881-2017

**LOCATION:** Flatiron Meadows  
SE Corner of Erie Parkway and N. 111<sup>th</sup> St.

**OWNER/  
APPLICANT:** HT Flatiron LP  
1515 Wynkoop Street, Suite 800  
Denver, CO 80202

**DEPARTMENT:** Department of Planning & Development  
Todd Bjerkaas PLA, Director of Planning & Development

**CODE:** Municipal Code Title 10

**REQUEST:** Consideration of Resolution P17-\_\_: A Resolution Regarding The Flatiron Meadows PUD Overlay Map Amendment No. 3, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.

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**STAFF RECOMMENDATION**

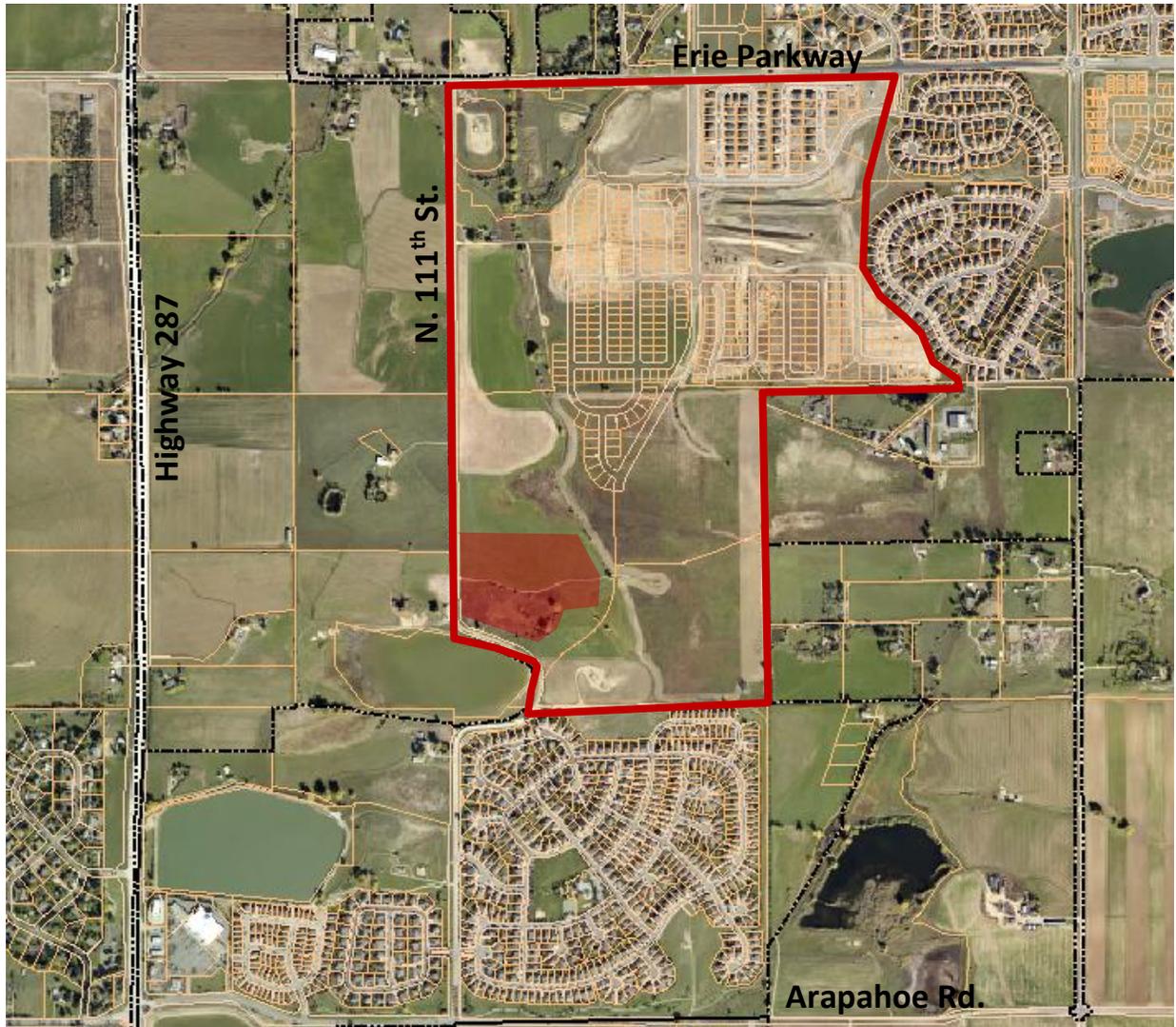
Staff recommends that the Planning Commission recommend approval to the Board of Trustees for the third amendment of the PUD Overlay for Flatiron Meadows, by approving Resolution No. P17-\_\_, with the following condition:

1. Technical corrections to the Flatiron Meadows PUD Overlay Map Amendment No. 3 shall be made to the Town's satisfaction.

## **SUMMARY AND BACKGROUND OF SUBJECT MATTER**

### **Location:**

The portion of Flatiron Meadows subject to the PUD Amendment (highlighted in red) is located in the southwest corner of the Flatiron Meadows subdivision and generally described as future Filing No. 13. Flatiron Meadows subdivision (outlined in red) is located at the southeast corner of Erie Parkway and N. 111<sup>th</sup> Street and is generally described as a portion of the South ½ of Section 23 and the Northwest ¼ of Section 26, Township 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian.



### **Project History:**

The Flatiron Meadows PUD Overlay was originally approved in 2007 and varied certain SR zoning Dimensional Standards, primarily lot size and setback standards.

The 1<sup>st</sup> Amendment to the PUD Overlay was approved in 2013 and modified Planning Area SR-6 by incorporating a portion of Planning Area SR-1 into the SR-6 area. The amendment changed the dwelling units in that area from multi-family to single-family detached lots.

The 2<sup>nd</sup> Amendment to the PUD Overlay was approved in 2016 and added architectural standards to three areas of the Flatiron Meadows subdivision.

The 3<sup>rd</sup> Amendment to the PUD Overlay proposed with this application modifies lot dimensions in the SR-5 planning area to provide for paired home products and also adds architectural standards to this area similar to the single-family detached standards adopted with the 2<sup>nd</sup> Amendment.

**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.

**Flatiron Meadows PUD Amendment No. 3 Details:**

The 3<sup>rd</sup> Amendment to the PUD Overlay proposed with this application modifies the dimensions standards and adds architectural standards within Planning Area SR-5. The amendment contemplates single-family attached products in the form of paired homes or duplexes.

While previous preliminary plats have allowed for single-family attached products in the form of townhomes in Planning Area SR-5, the PUD’s dimensional standards for SR-5 have never accommodated this product type. Below is a table of the existing PUD standards and how they are modified with this 3<sup>rd</sup> Amendment. These standards are consistent with other PUDs and PDs in the Town that accommodate single-family attached products:

	<b>EXISTING PUD</b>	<b>PROPOSED PUD</b>
<b>LOT WIDTH</b>	75'	30'
<b>LOT SIZE</b>	5,000 sf	2,250 sf
<b>FRONT SETBACK</b>	25'	5'
<b>STREET SETBACK</b>	25'	5'
<b>INTERIOR SETBACK</b>	10'	5'
<b>REAR SETBACK</b>	25'	5'

The applicant has also proposed to add architectural standards to this area of Flatiron Meadows. These standards are consistent with the standards adopted in the 2<sup>nd</sup> Amendment of the Flatiron Meadows PUD for Toll Brothers immediately to the north and are consistent with the standards from the Colliers Hill and Erie Highlands 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. The PUD is not proposed for the remaining areas of Flatiron Meadows as the existing homes and plans for the other homebuilders in Flatiron Meadows are already approved and would become legal, non-conforming structures, thus putting a burden on homeowners when updating, modifying, or adding onto their homes.

**Adjacent Land Use and Zoning:**

	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	SR – Suburban Residential	Single-family residential (Flatiron Meadows)
<b>SOUTH</b>	A - Agricultural (Boulder Co.)	Prince Lake No. 2
<b>EAST</b>	SR – Suburban Residential	Single-family residential (Flatiron Meadows)
<b>WEST</b>	A - Agricultural (Boulder Co.)	Agricultural & Rural Residential

## **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 attached residential uses and architectural standards that promote high quality, four-sided, articulated, and properly oriented architecture 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 amendment 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 amendment will not result in adverse impacts upon scenic and historic features in the vicinity of Flatiron Meadows.
- 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 amendment will not result in adverse impacts upon properties in the vicinity of Flatiron Meadows.

- 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 Flatiron Meadows property will be compatible in scale with properties in the vicinity of Flatiron Meadows.
  
- 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: The proposed phasing of the Flatiron Meadows property has been and will be covered in individual development agreements.
  
- k. **The PUD Plan provides public benefit(s).**  
Staff comment: The proposed amendment to the PUD Overlay provides public benefit in providing another residential housing type in Flatiron Meadows and high quality, four-sided, articulated, and properly oriented architecture within a residential neighborhood.

**NEIGHBORHOOD MEETING:**

As required by the Municipal Code a Neighborhood Meeting was held on October 19<sup>th</sup>, 2017. 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 11, 2017
Property Posted:	October 12, 2017
Letters to adjacent property owners within 300':	October 13, 2017