



TOWN OF ERIE

Community Development Department

645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Nine Mile Corner- Evergreen Devco, Inc.

PROJECT ADDRESS: Southeast corner of Highway 287 and Arapahoe Road - Erie, CO

PROJECT DESCRIPTION: UOÄ^:[] } ä * LÖ[{ { ^! 8443 äÄ ~ |cæ ä Ä^ç^[] { ^} c

LEGAL DESCRIPTION (Please see attached Exhibit A - Legal Description)

Subdivision Name:

Filing #: Lot #: Block #: Section: Township: Range:

OWNER (attach separate sheets if multiple)

Name/Company: Town of Erie and Town of Erie Urban Renewal Authority

Contact Person: A.J. Krieger

Address: 645 Holbrook St. P.O. Box 750

City/State/Zip: Erie, CO 80516

Phone: 303-926-2700 Fax:

E-mail: townadministrator@erieco.gov

AUTHORIZED REPRESENTATIVE

Company/Firm: Norris Design

Contact Person: Ryan McBreen

Address: 1101 Bannock St.

City/State/Zip: Denver, CO 80204

Phone: 303-892-1166 Fax:

E-mail: rmcgreen@norris-design.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Kerr-McGee Oil & Gas Onshore LP

Address: 1099 18th Street, Suite 1800

City/State/Zip: Denver, CO 80202

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Kerr-McGee Oil & Gas Onshore LP

Address: 1099 18th Street, Suite 1800

City/State/Zip: Denver, CO 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: Community Commercial / Planned Development

Proposed Zoning: Planned Development

Gross Acreage: 47.15 acres

Gross Site Density (du/ac):

Lots/Units Proposed:

Gross Floor Area:

SERVICE PROVIDERS

Electric: Xcel Energy

Metro District: N/A

Water (if other than Town):

Gas: Xcel Energy

Fire District: Mountain View Fire and Rescue

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment PD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<i>Per discussion with City staff: \$6200 + \$471.50 (\$10 x \$47.15 AC) = \$6671.50</i>		<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Amendment (major)	\$ 1100.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Major	\$ 1000.00	VARIANCE	
<input type="checkbox"/> Minor	\$ 400.00		\$ 600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	
			\$ 10,000.00
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: _____

Date: _____

Owner: _____

Date: _____

Applicant: Russell Perkins

Date: 12/8/16

STATE OF Arizona)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me
this 8th day of December, 2016.

by Tracie Whitley

My commission expires: January 15, 2017
Witness my hand and official seal.

Russell Perkins
Applicant

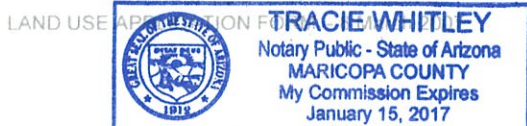


EXHIBIT A - LEGAL DESCRIPTION

PARCEL A:

PART OF THE NORTH HALF NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH HALF NORTHEAST QUARTER FROM WHENCE THE NORTHWEST CORNER OF SAID NORTH HALF NORTHEAST QUARTER BEARS NORTH 00°04'00" EAST; THENCE SOUTH 89°48'30" EAST ALONG THE SOUTH LINE OF SAID NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 1434.83 FEET; THENCE NORTH 00°14'20" EAST, 845.98 FEET TO THE SOUTH LINE OF THAT PROPERTY CONVEYED BY FLOYD E. HARRIS AND NEVADIA HARRIS TO LEONARD L. LANHAM AND NINA E. LANHAM, RECORDED MAY 15, 1968 ON FILM 635 AT RECEPTION NO. 879012; THENCE NORTH 89°41'50" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 366.57 FEET TO A POINT ON THE EAST LINE OF THAT PROPERTY CONVEYED BY DEED FROM FLOYD EUGENE HARRIS AND NEVADIA HARRIS TO THE TOWN OF ERIE, A MUNICIPAL CORPORATION, RECORDED APRIL 29, 1968 IN FILM 633 AT RECEPTION NO. 877395; THENCE SOUTH 00°58'00" WEST ALONG SAID EAST LINE, 31.12 FEET TO THE CENTERLINE OF THE SOUTH BOULDER CANYON IRRIGATION DITCH; THENCE TRAVERSING ALONG THE CENTERLINE OF SAID DITCH AND THE SOUTH LINE OF PROPERTY DESCRIBED ON FILM 633 AT RECEPTION NO. 877395, THE FOLLOWING COURSES AND DISTANCES: SOUTH 71°36'00" WEST 508.65 FEET; THENCE SOUTH 73°48'00" WEST, 241.52 FEET; THENCE NORTH 89°40'00" WEST, 140.82 FEET; THENCE NORTH 77°42'00" WEST, 114.23 FEET; THENCE NORTH 62°24'00" WEST, 118.52 FEET TO A POINT ON THE WEST LINE OF THE NORTH HALF NORTHEAST QUARTER OF SAID SECTION 34; SAID POINT BEING ALSO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED ON FILM 633 AT RECEPTION NO. 877395; THENCE SOUTH 00°04'00" WEST ALONG SAID WEST LINE OF THE NORTH HALF NORTHEAST QUARTER, A DISTANCE OF 675.12 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED RECORDED APRIL 15, 1983 AT RECEPTION NO. 543786, AND IN DEED RECORDED FEBRUARY 20, 1997 ON FILM NO. 2187 AT RECEPTION NO. 1678309,
COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL B:

A PORTION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4, 20 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89°41'50" WEST ALONG SAID NORTH LINE, 230.64 FEET; THENCE SOUTH 00°58' WEST, 469.96 FEET; THENCE SOUTH 89°41'50" EAST, 618.52; THENCE NORTH 00°14'20" EAST, 469.93 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4; THENCE NORTH 89°41'50" WEST, ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF BOULDER BY THE DEED RECORDED NOVEMBER 29, 1913 IN BOOK 381 AT PAGE 127,

COUNTY OF BOULDER, STATE OF COLORADO.

PARCEL C:

PARCEL I:

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH 0°09' WEST 642.7 FEET; THENCE SOUTH 69° 45' EAST 211.4 FEET; THENCE NORTH 85° EAST 195 FEET; THENCE NORTH 71°53' EAST 718 FEET; THENCE NORTH 24°20' EAST 539 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION, 20 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE OF SAID SECTION TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF BOULDER BY THE DEED RECORDED NOVEMBER 29, 1913 IN BOOK 381 AT PAGE 127;

AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED APRIL 29, 1968 UNDER RECEPTION NO. 877396;

AND EXCEPT THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, BY THE DEED RECORDED FEBRUARY 8, 1983 UNDER RECEPTION NO. 532304.

AND EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO BY THE DEED RECORDED JANUARY 2, 1998 UNDER RECEPTION NO. 1759789.

PARCEL II:

A PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, THENCE SOUTH 0°09' WEST, 642.7 FEET; THENCE SOUTH 69°45' EAST, 2.59 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, THE TRUE POINT OF BEGINNING; THENCE SOUTH 69°45' EAST, 208.81 FEET; THENCE NORTH 85°0' EAST, 195.00 FEET; THENCE NORTH 71°53' EAST, 718.00 FEET; THENCE SOUTH 0°58' WEST, 31.12 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH BOULDER CANYON DITCH; THENCE WESTERLY, ALONG THE SAID DITCH CENTERLINE AS FOLLOWS: SOUTH 71°36' WEST, 508.65 FEET; SOUTH 73°48' WEST, 241.52 FEET; NORTH 89°40' WEST, 140.82 FEET; NORTH 77°42' WEST, 114.23 FEET; NORTH 62°24' WEST, 118.52 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH

0°04' WEST, ALONG THE SAID WEST LINE OF THE NORTHEAST QUARTER, 11.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS DIVISION OF HIGHWAYS, STATE OF COLORADO BY DEED RECORDED FEBRUARY 8, 1983 UNDER RECEPTION NO. 532304.

June 16, 2017

Town of Erie - Community Planning and Development
Mr. Todd Bjerkaas
645 Holbrook St.
Erie, CO 80516

RE: Nine Mile Corner PD Rezoning – Written Statement
Case Number: PD-000831-2016

Dear Mr. Bjerkaas,

On behalf of the Applicant, Evergreen Devco, Inc., we are pleased to provide this PD Rezoning Application for Nine Mile Corner within the Town of Erie, Colorado, an approximately 43 acre property located on the southeast corner of HWY 287 and Arapahoe Road. The Applicant is requesting to rezone to PD in order to permit the opportunity to develop the property as a cohesive mixed-use project that includes both commercial/retail and high density residential uses. The following responds to the requirements for a written statement as identified within Section 10.7.23 Planning Development (PD) Zoning of the Town of Erie Unified Development Code.

- i. The character and development concept for the PD.
Response: The property nearest to HWY 287 will develop as commercial/retail uses generating sales tax and jobs, with high-density residential uses located on the easternmost portion of the site diversifying the housing stock in Erie and providing attainable housing options for Town residents. The development will provide complementary and supportive services for the existing development within the Town of Erie and will increase the diversity of housing types available to the community.
- ii. A comparative chart that lists the UDC regulation that is requested to be modified and the proposed modified PD regulation that will replace it.
Response: Please reference the attached PD Rezoning Design Standards chart (revised June 16, 2017) which illustrates justifications for each request.
- iii. Justification statement for each requested modification to the UDC regulations.
Response: Please reference the attached PD Rezoning Design Standards chart (revised June 16, 2017) which illustrates justifications for each request.
- iv. Identification of the greater public benefit provided within the PD zonedistrict.
Response: A small portion of the site is currently zoned PD. By permitting the rezoning of the entire property, a cohesive, master planned development can occur as opposed to independent,

piecemeal developments which may or may not develop in a cohesive and complementary fashion. A well planned development that encompasses a mix of uses provides a greater public benefit.

- v. A development schedule that identifies timing and phasing of development.
Response: The development timeline of the project will occur based on design time, the Town of Erie review and approvals process and existing market conditions. The Applicant intends to work through the Town of Erie rezoning and development process as timely as possible with the residential portion of the project initiating construction first and the commercial portion initiating construction second due to the extended timing of anchor tenant commitments and store opening schedules compared to the immediate market demand for attainable housing in west Erie.

- vi. General consistency of the development with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.
Response: The proposed PD and uses proposed is consistent with the Town of Erie Comprehensive Plan, Transportation Master Plan, and Parks, Recreation, Open Space and Trails Master Plan. Specifically, the development meets the Comprehensive Plan development character goals of maintaining a balanced land use mix of commercial and residential land uses, promoting contiguous and compact growth both on-site and adjacent to other development, complementing the uses and character of the surrounding area, incorporating both safe and convenient circulation of both pedestrian and vehicular traffic, and providing the community with easy access to a variety of goods, services, and employment opportunities. As the project develops in the future these Master Plans will be consulted to ensure compliance.

- vii. General compatibility with, and effect on, surrounding properties.
Response: The property is located along HWY 287 and Arapahoe Road, which are major transportation corridors and would be ideal locations for the higher intensity uses proposed. There are compatible, existing commercial/retail uses to the north of the site within the Town of Erie. To the northeast, east and south are single-family residential uses to which this development will ensure compatibility through appropriate buffer and landscaping measures. Concurrent with this PD rezoning request, a conceptual site plan is provided detailing the buffering, setbacks, and landscaping that enhance the compatibility and limit adverse impacts between neighboring land uses. The proposed PD zoning will permit a development that is compatible and complementary to all the surrounding uses. It will provide further diversity in the area's housing types as well as more commercial/retail choices for consumers.

viii. Provision for adequate, police, fire, and school services.

Response: The project is located within the Town of Erie boundaries. Through discussions with Town Staff all indications are that there is the ability for the property to be more than adequately served by police, fire and school services. As the project moves through the Town of Erie approvals process the Applicant is committed to working with the Town to ensure these services are all provided.

We appreciate your timely review and assistance with this Application. Please do not to hesitate to contact me if you have any questions or further information is needed.

Sincerely,
Norris Design



Jared W. Carlon
Principal

HIGH-DENSITY RESIDENTIAL (HR) DESIGN STANDARDS - PD REZONING

	TOWN OF ERIE UDC STANDARDS	REQUESTED PD REZONING STANDARDS	JUSTIFICATION																																
MAX/MIN DENSITY (DU/AC)	Max: 16 DU/AC (20 DU/AC with density bonus)	Max: 22 DU/AC	The density proposed is consistent with typical suburban density for similar product found throughout the metro area. Additionally, this level of density will serve to help support the commercial development proposed directly adjacent.																																
MAXIMUM UNITS PER BUILDING	Maximum of 24 per building	Buildings three (3) stories or less in height shall contain a maximum of 28 units per building, and buildings four (4) stories in height shall contain a maximum of 44 units per building.	To provide enhanced setbacks from adjacent uses and provide better transitions between existing and proposed uses, larger buildings, to be located more central to the site are proposed to be provided.																																
BUILDING HEIGHT	Principal: 35 feet Accessory: 25 feet	Principal: 45 feet Accessory: 25 feet (Heights are measured from base of building to midpoint of highest peak) (Note: Buildings with a maximum height of 49’ and up to 4 stories tall shall be permitted internal to PA-2. Such buildings shall be located at least 400’ from the northern boundary and southern boundary of PA-2.)	Two, 4-story buildings, central to the site are proposed. To achieve high architectural quality, including roof pitches consistent with typical suburban development, a building height of 49’ for principal buildings is required. The height proposed will be in scale and typical for residential buildings of this height.																																
BUILDING LENGTH	Maximum of 156 feet	Maximum of 220 feet	To provide enhanced setbacks from adjacent uses, provide better transitions between existing and proposed uses, and more efficiently utilize the shape and size of the property, longer buildings are proposed. Site design and architectural treatments are provided to minimize any perceived adverse impacts.																																
BUILDING ORIENTATION	Primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.	(A) The primary entrance and facade of individual residential buildings within a multi-family development shall be oriented towards: (1) Primary internal or perimeter streets, or (2) Common open space, such as interior courtyards, parks, or on-site natural areas or features with a clearly defined and easily accessible pedestrian circulation system (B) Except for carriage units over garages and clubhouse/amenity center serving the residential uses, the primary entrances and facades shall not be oriented towards alleys, parking lots, garages, or carports.	To address the unique shape of the property and inherent design constraints, this standard was modified to more accurately reflect the intended design intent of the project.																																
MINIMUM SETBACKS	<div><div>Front</div><div>Principal: 20’</div><div>Accessory: 30’</div></div> <div><div>Street</div><div>Prin: 20’</div><div>Acc: 20’</div></div> <div><div>Rear</div><div>Prin: 20’</div><div>Acc: 5’</div></div> <div><div>Interior Lot Line</div><div>Prin: 10’</div><div>Acc: 5’</div></div>	<table><tr><th colspan="8">MINIMUM BUILDING SETBACKS (FT.)⁽¹⁾⁽²⁾⁽⁵⁾ (see diagram below for further clarification)</th></tr><tr><th>PLANNING AREA</th><th>HWY 287 ROW</th><th>ARAPAHOE RD. ROW⁽³⁾</th><th>PA-1</th><th>PA-2</th><th>EAST PROPERTY LINE</th><th>SOUTH PROPERTY LINE(LAFAYETTE)⁽⁴⁾</th><th>INTERIOR LOT LINE ⁽⁷⁾</th></tr><tr><td>PA-1</td><td>30’</td><td>30’</td><td>N/A</td><td>P: 30’ ⁽⁶⁾ A: 10’ ⁽⁶⁾</td><td>N/A</td><td>100’</td><td>P: 10’ A: 5’</td></tr><tr><td>PA-2</td><td>N/A</td><td>100’ ⁽⁴⁾</td><td>P: 20’ ⁽⁶⁾ A: 5’ ⁽⁶⁾</td><td>N/A</td><td>See PD-DP Building Setback Dlagram</td><td>100’</td><td>P: 10’ A: 5’</td></tr></table> <div><div>(1) Setbacks shall allow for encroachments, providing they do not extend into easements or right of way, up to 3.0 feet beyond the building foundation for above-grade features including eaves, counterforts, fireplace box-out, stoops, bay windows, room cantilevers, and overhangs provided that the living space of the projection does not exceed 20 square feet in each instance and extend more than 2 feet. There shall be no more than two (2) above grade living space encroachments per elevation.</div><div>(2) Private streets, shared drives, and alleys are allowed if privately maintained.</div><div>(3) The setbacks along Arapahoe Road shall be measured from the ultimate development platted ROW line. Typical street parkstrips/tree lawns and sidewalks are allowed outside of the ROW so long as they are placed within a dedicated pedestrian or sidewalk easement.</div><div>(4) Parking areas, access drives, and drive aisles may be located in the required 100' building setback adjacent to Arapahoe Road and the southern property boundary. Such parking areas and drives shall be located at least 80' from Arapahoe Road right-of-way.</div><div>(5) All setbacks apply to principal and accessory structures unless otherwise noted.</div></div>	MINIMUM BUILDING SETBACKS (FT.) ⁽¹⁾⁽²⁾⁽⁵⁾ (see diagram below for further clarification)								PLANNING AREA	HWY 287 ROW	ARAPAHOE RD. ROW ⁽³⁾	PA-1	PA-2	EAST PROPERTY LINE	SOUTH PROPERTY LINE(LAFAYETTE) ⁽⁴⁾	INTERIOR LOT LINE ⁽⁷⁾	PA-1	30’	30’	N/A	P: 30’ ⁽⁶⁾ A: 10’ ⁽⁶⁾	N/A	100’	P: 10’ A: 5’	PA-2	N/A	100’ ⁽⁴⁾	P: 20’ ⁽⁶⁾ A: 5’ ⁽⁶⁾	N/A	See PD-DP Building Setback Dlagram	100’	P: 10’ A: 5’	Setbacks proposed have been tailored to meet the proposed site plan. These proposed alternative setbacks provide solu-tions to the unique design challenges presented by the site. The Applicant believes the setbacks proposed still meet the spirit and the overall intent of design that the Erie UDC is trying to achieve.
MINIMUM BUILDING SETBACKS (FT.) ⁽¹⁾⁽²⁾⁽⁵⁾ (see diagram below for further clarification)																																			
PLANNING AREA	HWY 287 ROW	ARAPAHOE RD. ROW ⁽³⁾	PA-1	PA-2	EAST PROPERTY LINE	SOUTH PROPERTY LINE(LAFAYETTE) ⁽⁴⁾	INTERIOR LOT LINE ⁽⁷⁾																												
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PA-2	N/A	100’ ⁽⁴⁾	P: 20’ ⁽⁶⁾ A: 5’ ⁽⁶⁾	N/A	See PD-DP Building Setback Dlagram	100’	P: 10’ A: 5’																												

HIGH-DENSITY RESIDENTIAL (HR) DESIGN STANDARDS - PD REZONING (CONT.)

	TOWN OF ERIE UDC STANDARDS	REQUESTED PD REZONING STANDARDS	JUSTIFICATION
BUILDING DESIGN AND CHARACTER	On multi-family buildings of 10 dwelling units or less, the massing and use of exterior materials is encouraged to be arranged to give each building the appearance of a large single-family home. This includes duplexes, manor homes, and stacked tri-plex/quad-plex homes but does not necessarily apply to townhomes in which the unique individualism of each dwelling unit is expressed.	(A) All sides of a multi-family building shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall not be restricted to a single facade. Building details, including roof forms, windows, doors, trim, and siding materials, shall reflect the architectural style of the building. Step downs at building ends are required for all three-story buildings. (B) The maximum length of any multi-family building shall be 220 feet. (C) The facades of all multi-family buildings shall be articulated through the incorporation of 2 or more of the following: (1) Balconies; (2) Bay or box windows; (3) Insets or other relief in the wall plane; (4) Porches; (5) Dormers; (6) Variations in materials; or (7) Variations in roof forms. (D) Multi-family buildings shall incorporate roof pitches of between 3:12 and 12:12; however, alternative roof forms may be permitted at the discretion of the Community Development Director. (E) Roof overhangs shall be a minimum of 12 inches. (F) Horizontal variations in materials along the facade of a multi-family building shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.	This project is offering a unique product in that several of the freestanding garages will have carriage units over the top. With the inherent intent of these buildings to provide garages for the community, and also provide additional residential unit variations, designing a building that looks like a large single-family home is not feasible for this building type. All other buildings in the community will have more than 10 units.
GENERAL STANDARDS	Multi-family developments shall meet one of the following: (A) A minimum of 50 percent of the total planned dwelling units shall vary in size from other dwelling units by at least 250 square feet.	Multi-family residential uses shall permit a maximum of 55 percent of the total planned dwelling units with the same number of bedrooms.	This standard was revised to better reflect the expected market demand for unit types within this planned community.
PARKING (NUMBER)	1 BR - 1.5 spaces/DU 2+ BR - 2.0 spaces/DU Guest - 0.33 spaces/DU	Intend to meet using garage, tandem, and surface parking. Parking for permitted residential uses shall be provided at the rates set forth within Table 6.6-1: Off-Street Parking Schedule A of the Town of Erie UDC as amended, except as noted below: 1 BR - 1.5 spaces/DU 2+ BR - 2.0 spaces/DU Guest - 1 space per 4 DU	The proposed parking ratio is consistent with the Applicant's experience with parking needs. The Applicant feels that it is important not to overpark and create a sea of parking.
PARKING (GARAGE LOCATION)	Parking lots and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage.	Parking lots and freestanding parking structures (detached garages or carports) shall not occupy more than 50 percent of each perimeter public street frontage.	For the residential portion of the development there is only one public street frontage along the perimeter, Arapahoe Road. The PD-DP is proposing a minimum 100' building setback in this area. This increased setback will allow for enhanced landscaping and buffering treatments, which will minimize any perceived adverse impacts of allowing increased parking in this area. The unique design challenges presented by the site and the desire to provide easily accessible parking to all residents make this request necessary.
PARKING (GARAGE LENGTH)	Carports and common garages shall be limited to 60 feet in length.	Carports and common garages shall be limited to 100 feet in length.	Carriage units are proposed to be provided above garages. In order to provide a flexible and desirable living space, overall lengthening of garages was required.

COMMUNITY COMMERCIAL (CC) DESIGN STANDARDS - PD REZONING

	TOWN OF ERIE UDC STANDARDS	REQUESTED PD REZONING STANDARDS	JUSTIFICATION																																
PARKING (LARGE FORMAT / ANCHOR RETAIL)	1 per 200 sf	1 per 250 sf (Note: This parking standard applies to Large Retail uses only. “Large Retail Uses” shall mean those located in a building 25,000 square feet or larger in gross floor area.)	The parking requirements have been clarified to apply to large format retail, anchor, junior anchor, and inline retail uses. The proposed standard is based on the Applicant’s previous experience and typical tenant requirements for parking needs. Parking for outlot/pad sites will still meet the requirements of the Erie UDC.																																
PARKING	N/A	Shared parking is permitted between parcels in order to meet code requirements.	This variation has been added to clarify that shared parking between uses is permitted. This is a typical scenario in these types of commercial/retail developments.																																
SIGNAGE	N/A	A Master Signage Plan shall be prepared and submitted as a part of Site Development Plan.	With the site plan still being worked through, a master signage plan that serves the whole of the project would be a better way to provide a cohesive sign design that is appropriately located and tailored to the proposed site plan.																																
PARKING- LOCATION	No more than 70 percent of the total parking provided shall be located between the front facade of the principal entranceway and the principal adjacent street, except in Old Town, where all off street parking shall be located to the rear or side of all primary buildings and not along primary street frontages.	No more than 70% of the total parking provided shall be located between the front facade of the principal entranceway and the principal adjacent street. This requirement does not apply in situations where a drive lane and/or outlots are located between the principal parking lot and the principal adjacent street.	With the proposed of outlot/pad sites along Hwy 287, the Applicant does not believe the parking in front on the anchor retail (as identified on the accompanying concept plan) is subject to this requirement, and thus has suggested language that further clarifies this understanding.																																
PARKING DIMENSIONS	60° & 90° parking dimensions	Per PD-DP Parking Dimensions chart below: <table><tr><th colspan="7">Parking Dimensions (Large Retail Uses)*</th></tr><tr><th rowspan="2">Parking Angle</th><th rowspan="2">Curb Length</th><th rowspan="2">Stall Length</th><th colspan="2">Aisle Width</th><th colspan="2">Bay Width</th></tr><tr><th>One Way</th><th>Two Way</th><th>One Way</th><th>Two Way</th></tr><tr><td>90 degrees</td><td>9.0'</td><td>18.5'</td><td>24'</td><td>24'</td><td>61'</td><td>61.0'</td></tr><tr><td>60 degrees</td><td>10.5'</td><td>18.6'</td><td>24'</td><td>24'</td><td>61'</td><td>61.2'</td></tr></table> <small>*Note: This parking standard applies to Large Retail uses only . "Large Retail Uses" shall mean those located in a building 25,000 square feet or larger in gross floor area.</small>	Parking Dimensions (Large Retail Uses)*							Parking Angle	Curb Length	Stall Length	Aisle Width		Bay Width		One Way	Two Way	One Way	Two Way	90 degrees	9.0'	18.5'	24'	24'	61'	61.0'	60 degrees	10.5'	18.6'	24'	24'	61'	61.2'	The revised parking dimension requirements have been clarified to apply to large retail uses. The proposed standard is based on the Applicant’s previous experience and typical tenant requirements for parking needs. Parking for remaining uses will meet the requirements of the Erie UDC.
Parking Dimensions (Large Retail Uses)*																																			
Parking Angle	Curb Length	Stall Length	Aisle Width		Bay Width																														
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October 13, 2016

Martin Ostholthoff, Director
Department of Community Development
Town of Erie
PO Box 750
645 Holbrook Street
Erie, CO 80516

Re: Authorization for the submittal of PD zoning and Site Development Plan Application
(Entitlement Applications) for property located at the southeast corner of Highway 287 and Arapahoe
Road, Parcel Number 146534100005, Owned by the Town of Erie

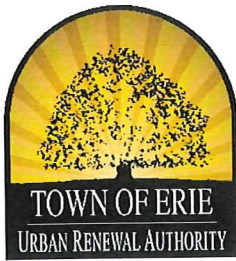
Dear Mr. Ostholthoff,

The Town of Erie, Colorado, as owner of said property identified above, hereby authorizes the applicant,
Evergreen Devco, Inc. to process the Entitlement Applications on behalf of the Town of Erie, Colorado.

Sincerely,



A.J. Krieger
Town Administrator



October 13, 2016

Martin Ostholthoff, Director
Department of Community Development
Town of Erie
PO Box 750
645 Holbrook Street
Erie, CO 80516

Re: Authorization for the submittal of PD zoning and Site Development Plan Application (Entitlement Applications) for properties located at the southeast corner of Highway 287 and Arapahoe Road, Parcel Numbers 146534100016, 146534100015, and 146534100006 owned by the Town of Erie Urban Renewal Authority

Dear Mr. Ostholthoff,
The Town of Erie Urban Renewal Authority, as owner of said properties identified above, hereby authorizes the applicant, Evergreen Devco, Inc. to process the Entitlement Applications on behalf of the Town of Erie Urban Renewal Authority.

Sincerely,


A.J. Krieger
Executive Director