

Nine Mile Corner PD-Development Plan

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST
AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
47.15 ACRES
PD-000831-2016

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

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 O N 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.

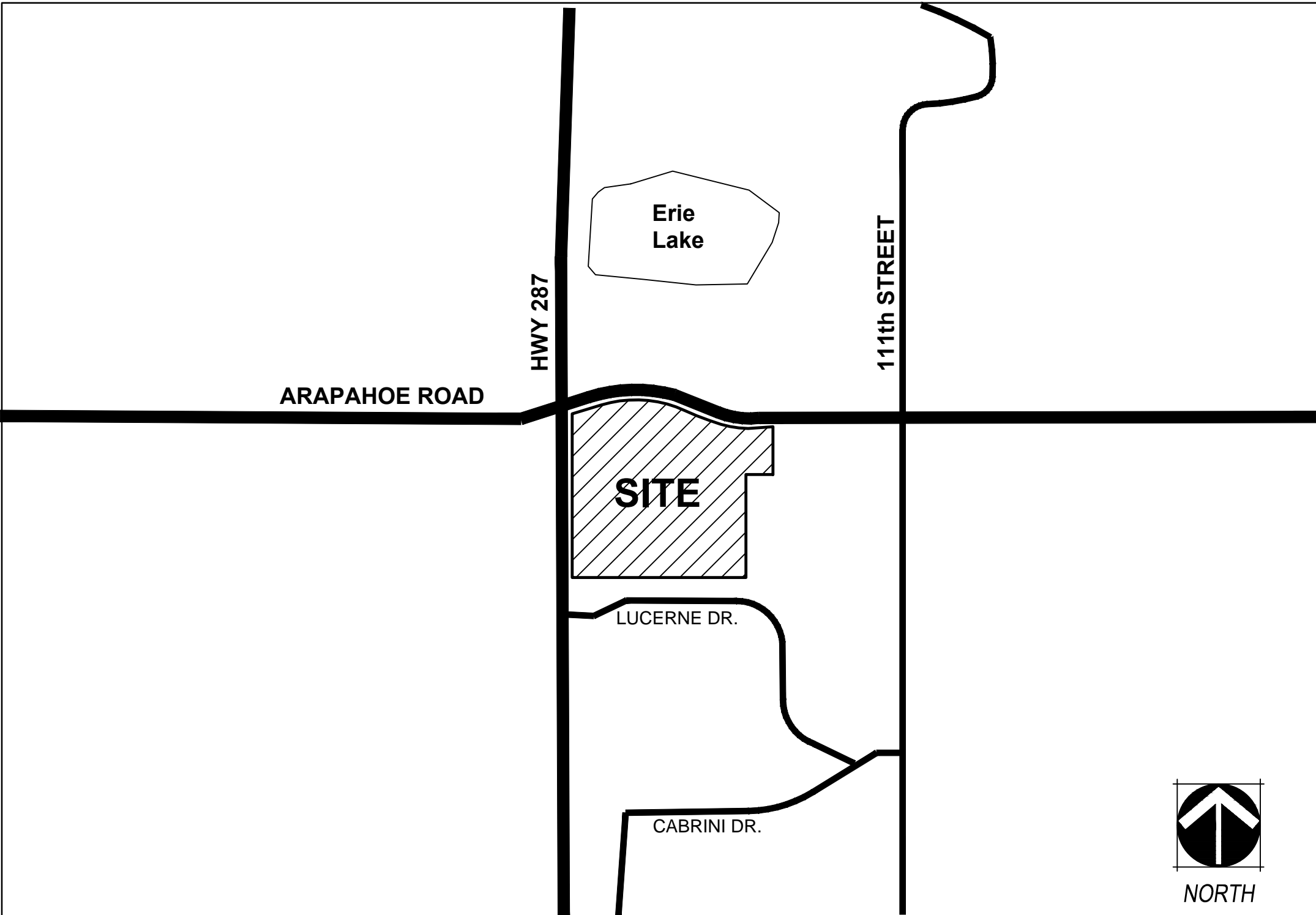
PARCEL II:

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.

VICINITY MAP



NOT TO SCALE

SHEET INDEX

- COVER SHEET
- PD DESIGN STANDARDS
- PD MAP

SURVEYOR'S CERTIFICATE

I, _____, 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 ____.

BRIAN J. DENNIS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38069

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD ZONING MAP IS TO BE AS THE " _____ 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 THE ____ DAY OF _____, 20 ____.

TINA HARRIS
MAYOR

ATTEST
TOWN CLERK

PLANNING COMMISSION CERTIFICATE

REVIEWED BY THE PLANNING COMMISSION ON THE ____ DAY OF
_____, 20 ____.

CHAIRPERSON
ERIE PLANNING COMMISSION

DATE

CLERK & RECORDER CERTIFICATE

STATE OF COLORADO)
) ss.
COUNTY OF _____)

I HEREBY CERTIFY THAT THIS PD-DEVELOPMENT PLAN WAS FILED IN MY OFFICE
ON THIS ____ DAY OF _____, 20 ____ A.D. AND WAS RECORDED
AT RECEPTION NO. _____.

COUNTY CLERK AND RECORDER

OWNER:
TOWN OF ERIE

645 HOLBROOK STREET
P.O. BOX 750
ERIE, CO 80516

DATE:

11-16-16

12-09-16

03-03-17

05-04-17

06-16-17

SHEET TITLE:

COVER SHEET

Nine Mile Corner PD-Development Plan

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST
AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
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ARTICLE I - GENERAL PROVISIONS

A. Application

Provisions of the Nine Mile Corner Planned Development-Development Pan ("PD-DP") shall apply to all parcels of land as delineated on the attached Nine Mile Corner PD-DP map.

1. Applicability

The provisions of the PD-DP shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this PD-DP through its approval by the Erie Board of Trustees.

2. Adoption

The adoption of this PD-DP shall evidence the findings and decision of the Erie Town Board of Trustees that this PD-DP for the Nine Mile Corner Development ("Nine Mile") is in general conformity with the Town of Erie Comprehensive Plan approved June 6, 2007 and updated in 2015; is authorized by the Town of Erie UDC, as amended.

3. Relationship to the Town of Erie Regulations

Except as explicitly stated within this Erie Nine Mile Corner PD-DP document, development shall follow the Town of Erie, Colorado Unified Development Code (UDC), as amended.

In the event of any conflict between this document and any other ordinances, codes, regulations or policies, this document shall control, except in instances concerning building code, fire code, and other safety issues.

4. Overall Concept

The Erie Nine-Mile Corner project is designed as mixed-use, master planned project designed to serve the Town of Erie. This PD proposes two distinct but complementary planning areas. The first of the two planning areas, PA-1, is envisioned to develop as a commercial/retail center with a variety of uses permitted that will take advantage of its high visibility location at the corner of Highway 287 and Arapahoe Road. An assortment of commercial and retail uses are permitted that will serve current and future residents of the Town of Erie. Planning Area 2 (PA -2) is located further east in a less visible portion of the site. This planning area will develop as multi-family residential housing which will provide another housing option for current and future Town of Erie residents. The residential uses will serve to transition from the high intensity non-residential uses proposed on the western portion of the project property to the lower density residential uses located directly adjacent to the east. At the time of development, care will be taken to provide inter-connectivity between the two planning areas, as well as, provide connectivity to the surrounding community.

ARTICLE II - CONTROL PROVISIONS

A. Planning Area Boundaries

The Planning Area boundaries are approximate and are shown on the PD-DP map. Modifications to the Planning Areas will be as depicted by the developer at the time of site specific plan review without an amendment to the PD-DP.

B. Road Alignments

The PD-DP is intended to depict general locations of streets, entryways, and individual Planning Areas. At the time of Preliminary Plat approval, the Community Development Department shall allow modifications for the purpose of establishing:

- Final street alignments.
- Final Configuration of Planning Areas provided that the size of a Planning Area does not increase/decrease by more than 25%.
- Final access and parking location.
- Landscaping adjustments and drainage improvements/layout.

ARTICLE III - DEFINITIONS

A. Definitions

Unless otherwise stated, the definitions contained in Chapter 11 of the UDC, as amended, shall apply to this PD-DP and accompanying PD-DP Standards.

ARTICLE IV - LAND USE REGULATIONS

A. Non-Residential Planning Area - PA-1

- Intent - To provide for a range of retail goods and services, business and professional services which support residential uses, and complementary public community services and facilities.
- Use Permitted by Right include those uses permitted under the Regional Commercial designation within Table 3-1: *Table of Permitted Uses* in section 10.3.1 of the Town of Erie UDC as amended.
Any other uses consistent with the purposes of this section and compatible with the uses set forth herein may be allowed at the discretion of the Director of Community Development. Other uses not itemized or not reasonably similar to those listed shall not be allowed unless and until the use is approved by the Town of Erie according to the procedures for the PD Amendment Process contained within the Town of Erie UDC as hereafter amended.
- Special Review Uses include those uses permitted through Special Review Use under the Regional Commercial designation within Table 3-1: Table of Permitted Uses in Section 10.3.1 of the Town of Erie UDC as amended.
- Accessory Uses include those uses permitted under the Regional Commercial designation within Table 3-2: Table of Accessory Uses in Section 10.3.3 of the Town of Erie UDC as amended. The following Accessory Uses are also permitted:
 - Outdoor Display and Storage* - Permanent or temporary display and/or storage of retail merchandise, materials and equipments shall be permitted at the location of retail sites for primary uses occupying a building at least 25,000 square feet in gross floor area. Such Outdoor Display and Storage areas shall be designated on an approved site plan.
 - Seasonal Display* - As an Accessory Use to Uses Permitted by Right, seasonal items shall be permitted to be displayed outside utilizing retail parking and sidewalk space. Such uses include, but are not limited to, Christmas tree centers during the winter season, gardening and plant centers during the summer season, and other similar seasonal display uses. Such seasonal display areas shall be designated on an approved site plan.

B. High Density Residential Planning Area - PA-2

- Intent- To provide for high density residential development at a gross density of 22 DU/AC. 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.
- Uses Permitted by Right include multifamily dwellings, carriage units over garages, and those permitted in HR Zone District subsection 3.1.E of the UDC as amended.
- Uses Permitted by Special Review- See HR Zone District uses in subsection 3.1.E of the UDC as amended.

ARTICLE V - DEVELOPMENT STANDARDS

A. Non-Residential Design Standards (PA-1):

Non-Residential design within Erie Nine Mile Corner PD-DP shall follow the standards for Regional Commercial (RC) set forth within section 10.6.8 *Commercial and Public/Institutional Use Categories, Mixed-use Design Standards* of the Town of Erie UDC as amended.

B. Residential Design Standards (PA-2):

Residential design within Erie Nine Mile Corner PD-DP shall follow the standards set forth within section 10.6.7 *Residential Use Category Design Standards* of the Town of Erie UDC as amended, except as noted below:

- The following standards replace Section 10.6.7.D *General Standards for All Residential Development* of the Town of Erie, Colorado Unified Development Code (UDC) as amended.
- Building Design and Character
 - Building Orientation*
 - Design Standards*
 - The primary entrance and facade of individual residential buildings within a multi-family development shall be oriented towards:
 - Primary internal or perimeter streets, or
 - 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.
 - 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.
 - Architectural Character*

These standards shall apply to all multi-family residential development within the Erie Nine Mile Corner PD-DP.

 - Design Standards*
 - 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.
 - The maximum length of any multi-family building shall be 220 feet.
 - The facades of all multi- family buildings shall be articulated through the incorporation of 2 or more of the following:
 - Balconies;
 - Bay or box windows;
 - Insets or other relief in the wall plane;
 - Porches;
 - Dormers;
 - Variations in materials; or
 - Variations in roof forms.
 - 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.
 - Roof overhangs shall be a minimum of 12 inches.
 - 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.
 - Architectural Variety*
 - Design Standards*
 - Multi-Family*
 - Multi-Family residential uses within the Erie Nine Mile PD-DP are only required to provide a minimum of one housing type.
 - Multi-Family residential uses shall permit a maximum of 55% of the total planned dwelling units with the same number of bedrooms.
 - Shall incorporate a minimum of 3 models.
 - Apartment buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.
 - Apartment buildings shall provide concentrated dwelling unit access points. Monotonous access balconies and corridors running the length of a building shall be prohibited.
 - Distinct building designs, as required above, shall be easily distinguished through a minimum of 2 of the following:
 - A variation in length of 30 percent or more;
 - A variation in the footprint of the building of 30 percent or more;
 - A distinct variation in color and use of materials;
 - A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or
 - A distinct variation in building height and roof form.

d. Materials

i. Intent

Materials shall be uses that maximize the quality, value, and longevity of the Nine Mile Corner residential uses through the use of durable materials that will minimize maintenance costs and improve the overall appearance of the development.

ii. Design Standards

- Primary exterior building materials on multi-family structures shall be constructed from durable materials with product warranties or an industry expected life of a minimum of 25-years.
- Exterior Insulating and Finish System (EIFS) shall not be permitted.
- Vinyl siding shall not be permitted on multi-family structures.
- All multi-family structures shall utilize durable roofing materials with product warranties or an industry expected life of a minimum of 25 years.

2. Parking and Garage Placement:

On-street parking spaces may be counted towards guest parking for a multi-family development, provided the on-street spaces are located on an adjacent or internal street that allows on-street parking. On-street parking spaces being counted towards the minimum requirement for guest parking shall be identified on plans at time of submittal to the Town. Required dwelling unit parking shall be off-street and may consist of the use of garages, tandem parking, and surface parking.

a. Apartments

- Carports and common garages shall be limited to 100 feet in length.
- Garage doors of attached garages shall not comprise more than 45 percent of the total length of an apartment building's front facade, and the plane of not more than 4 adjacent garage doors shall be offset by at least 2 feet from the plane of the any additional adjacent garage doors.

b. Parking and Garage Placement

Parking lots and freestanding parking structures (detached garages or carports) shall not occupy more than 50 percent of each perimeter public street frontage.

C. Vehicular Parking Requirements

Parking for Erie Nine Mile Corner shall follow the standards set forth within section 10.6.6 *Off-Street Parking and Loading* of the Town of Erie UDC as amended, except as noted below:

- Non-Residential I Parking (PA-1):
 - Parking for permitted non-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:
- | | |
|------------------------------|-------------------------------------|
| Parking (Large Retail Uses)* | 1 parking space per 250 square feet |
|------------------------------|-------------------------------------|
- *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.
- Shared parking between non-residential parcels is permitted in order to meet overall parking requirement.
- Parking Dimensions for non-residential uses shall follow *Table 6.6-Parking Dimensions* of the Town of Erie UDC as amended, except as noted below:

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'

*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.

- Residential Parking (PA-2):
 - 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:

Dwelling, Multi-Family	1 bedroom dwelling unit = 1.5 parking spaces per dwelling unit
	2+ bedroom dwelling unit = 2.0 parking spaces per dwelling unit
	Guest Parking = 1.0 parking space per 4.0 dwelling units

- Parking requirements may be met by any combination of the following: garage, tandem, and surface parking.

D. Landscape Buffer

A landscape buffer at least 30 feet in width shall be provided between the PA-1 Commercial Planning Area and the PA-2 Residential Planning Area. If accessory structures, fences, walls a minimum 3 feet in height, or any combination thereof are located between the planning areas, the landscape buffer along these portions may be reduced to 15 feet in width.

ARTICLE VI - ANCILLARY USE STANDARDS

A. Signs

A Master Signage Plan shall be prepared and submitted as a part of Site Development Plan.

OWNER:

TOWN OF ERIE

645 HOLBROOK STREET
P.O. BOX 750
ERIE, CO 80516

DATE:

11-16-16

12-09-16

03-03-17

05-04-17

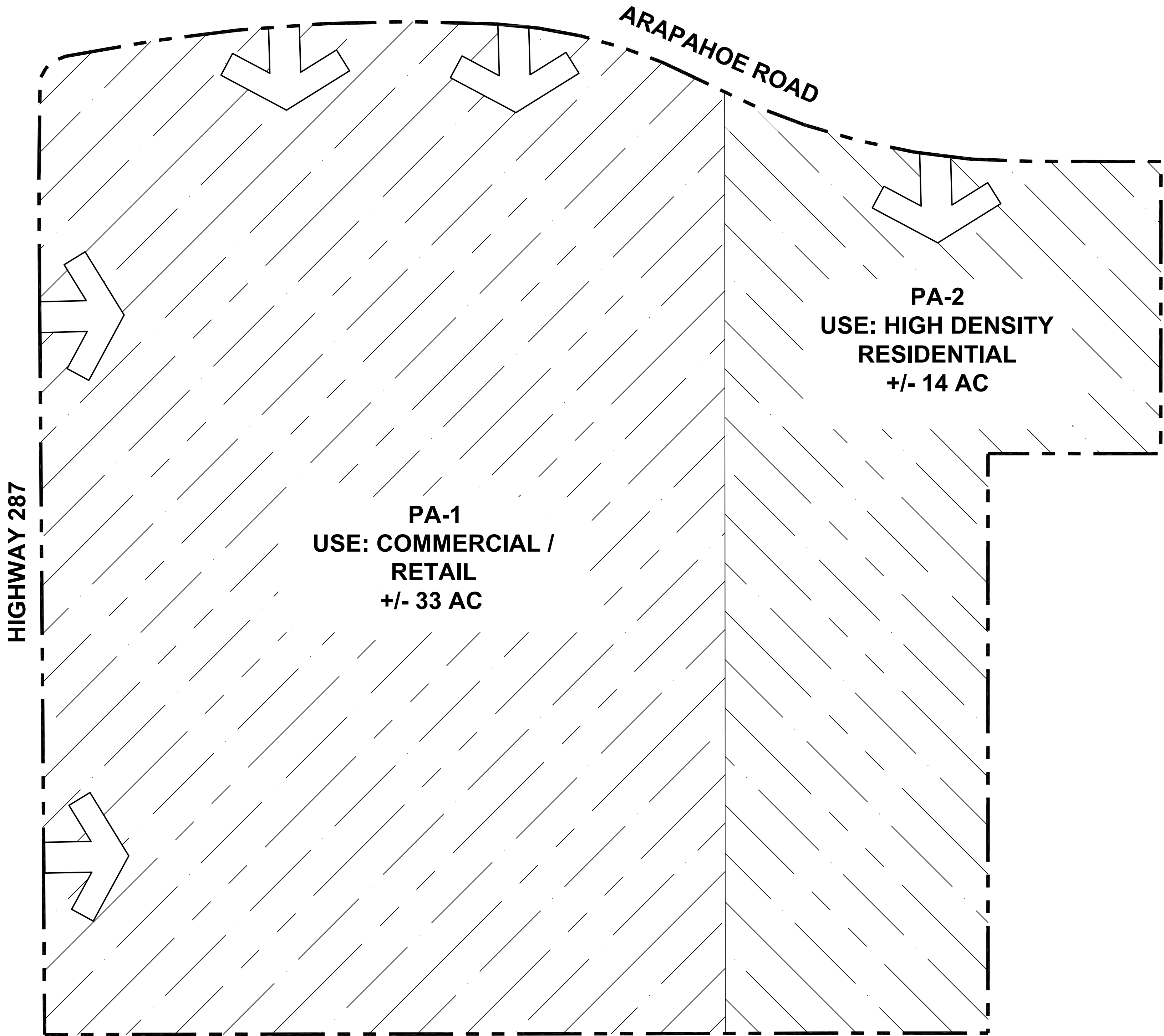
06-16-17

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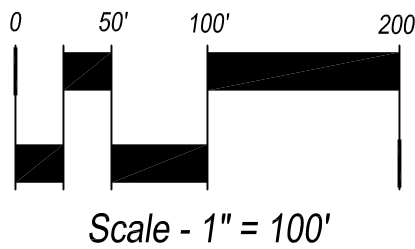
PD GUIDELINES

Nine Mile Corner PD-Development Plan

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST
AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.
47.15 ACRES
PD-000831-2016



Note: Access points are conceptual and subject to change during the development process.



LAND USE SUMMARY TABLE				
TRACT	AREA	USE	MAX DU	% OF TOTAL AREA
PA-1	~33 AC	COMMERCIAL/RETAIL	N/A	70%
PA-2	~14 AC	HIGH DENSITY RESIDENTIAL	308	30%
TOTAL	47.2 AC		308	100%

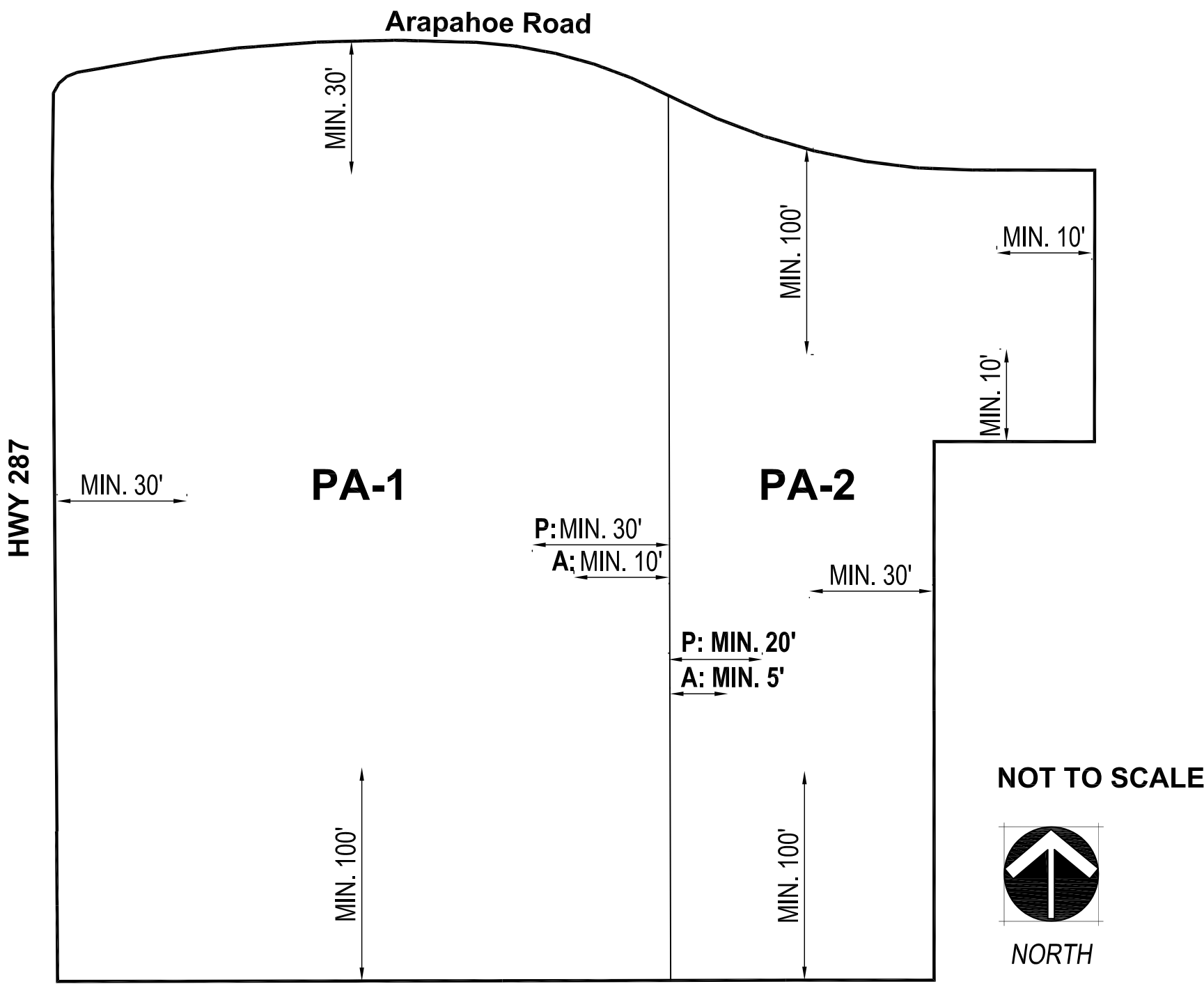
DIMENSIONAL STANDARDS TABLE				
MINIMUM LOT STANDARDS				
PLANNING AREA	WIDTH (FT.)	AREA (S.F.)	MAX HEIGHT ⁽²⁾	MAX DENSITY
PA-1	N/A	N/A	PRINCIPAL: 45' ACCESSORY: 25'	N/A
PA-2	N/A	N/A	PRINCIPAL: 45' (3 stories max.) ⁽¹⁾ ACCESSORY: 25'	22 DU/AC

- (1) 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.
- (2) Maximum height of spires on religious facilities shall be 60 feet.

DIMENSIONAL STANDARDS TABLE (CONT.)							
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 Diagram	100'	P: 10' A: 5'

- (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.
- (2) Private streets, shared drives, and alleys are allowed if privately maintained.
- (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.
- (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.
- (5) All setbacks apply to principal and accessory structures unless otherwise noted.
- (6) Parking areas, access drives, and drive aisles may be located in the required principal building setback, but no closer than the accessory building setback.
- (7) 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 not attached.

Building Setback Diagram



Note: 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.