



Parkdale PUD Amendment No. 3

Planning Commission

August 3, 2022

Request

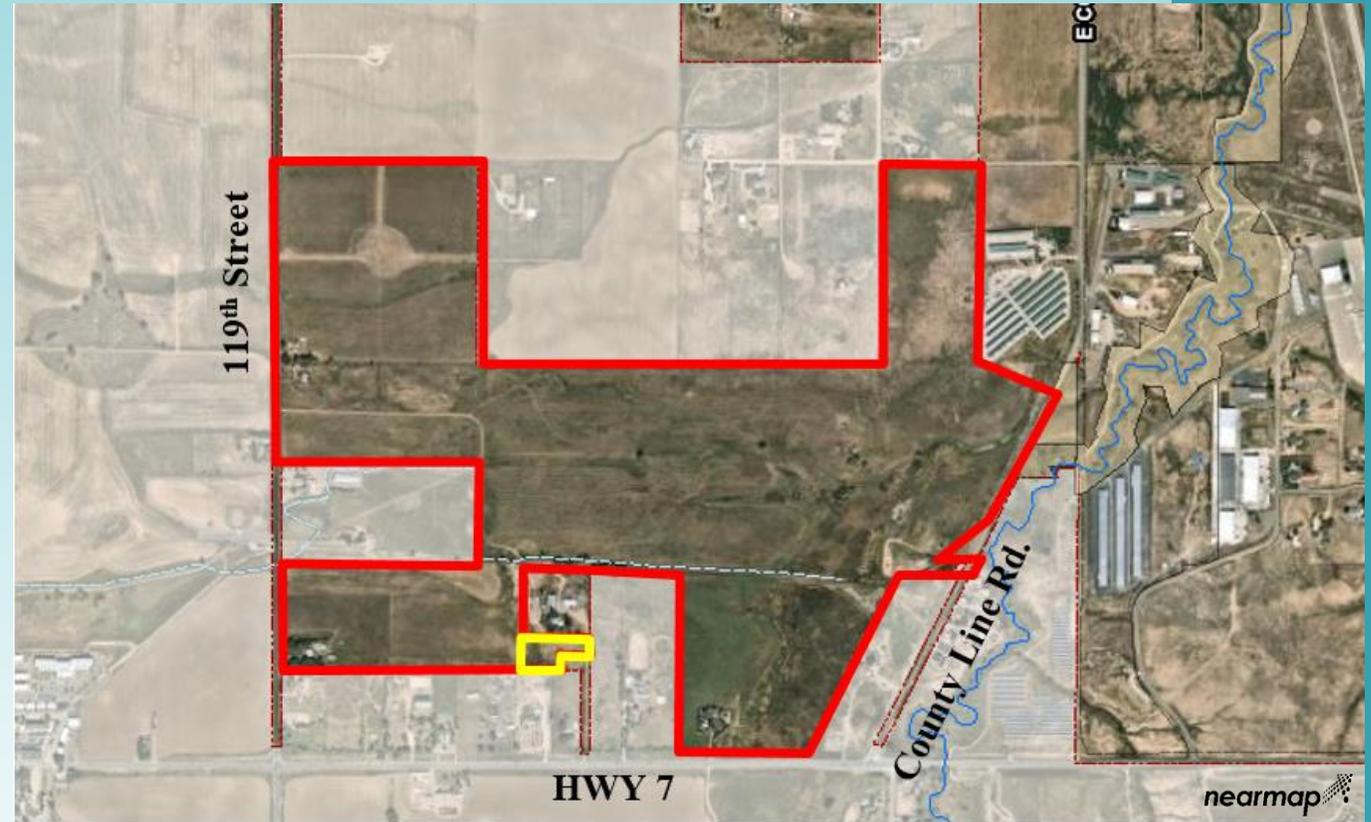
Review of PUD – Planned Unit Development amendment:

- Project Size: 247.39 -acres
- Zoning: LR – Low Density Residential with PUD overlay.
- Existing Use: Vacant property/existing SFD home/platted lots



Location

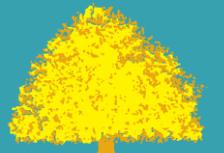
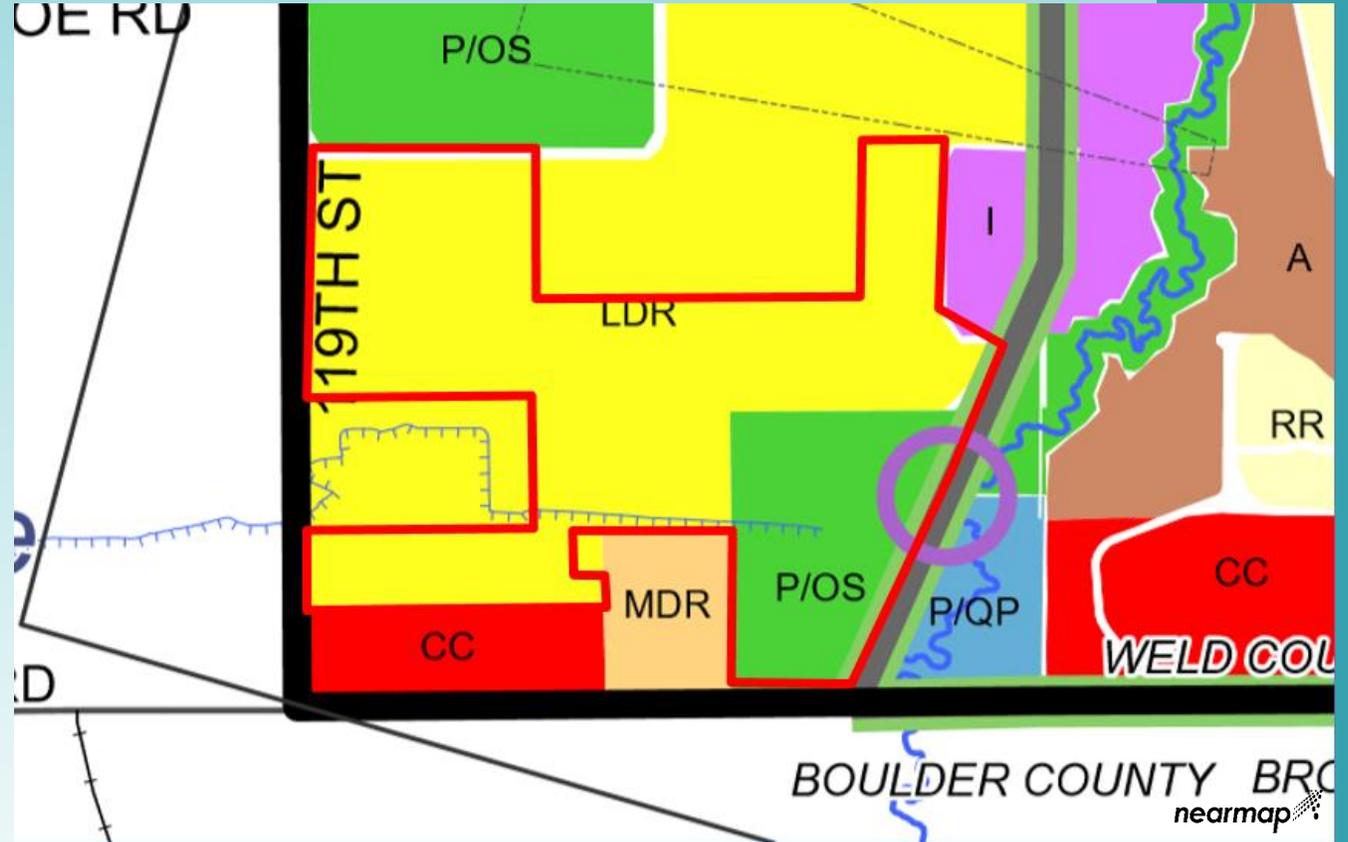
Generally located north of HWY 7 between 119th Street and County Line Road.



Comprehensive Plan

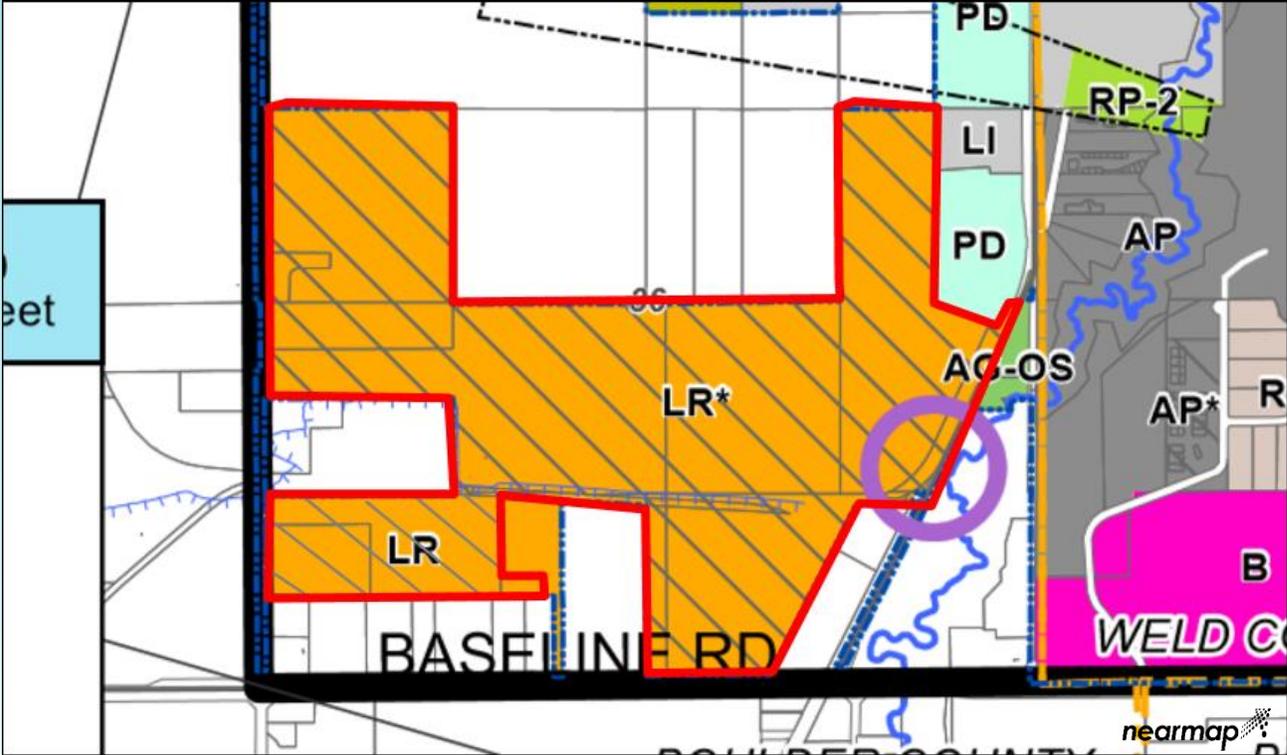
LDR – Low Density Residential

P/OS – Parks and Open Space

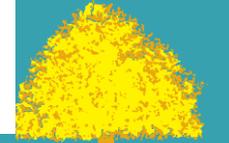
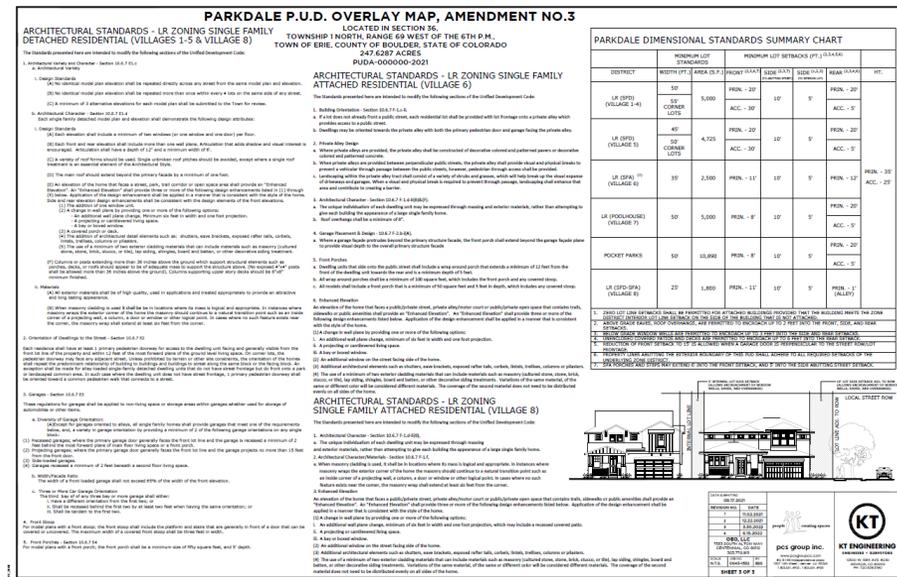
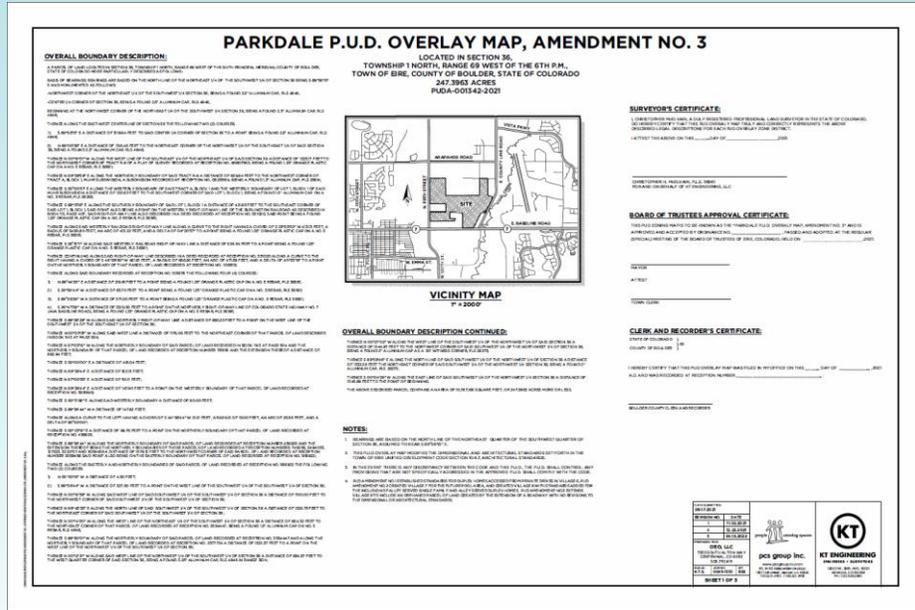
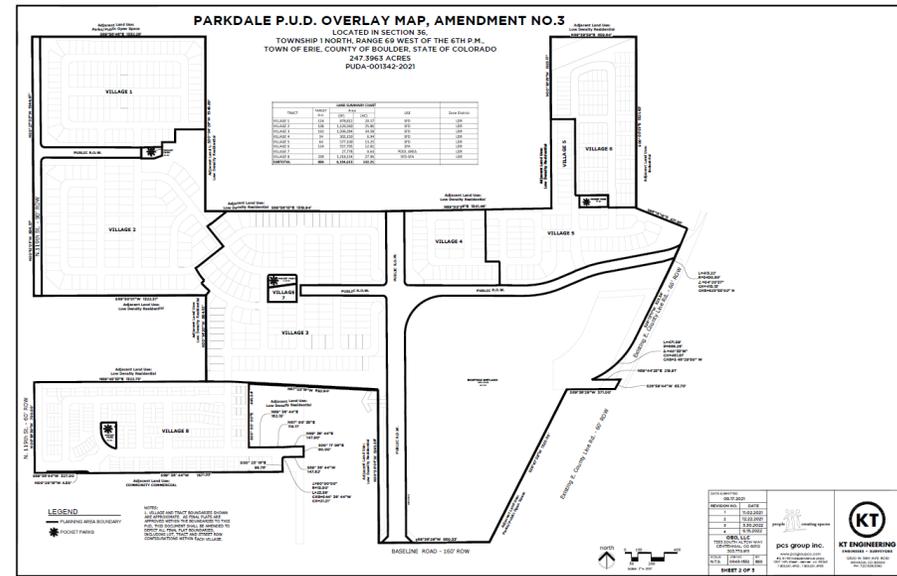


Zoning

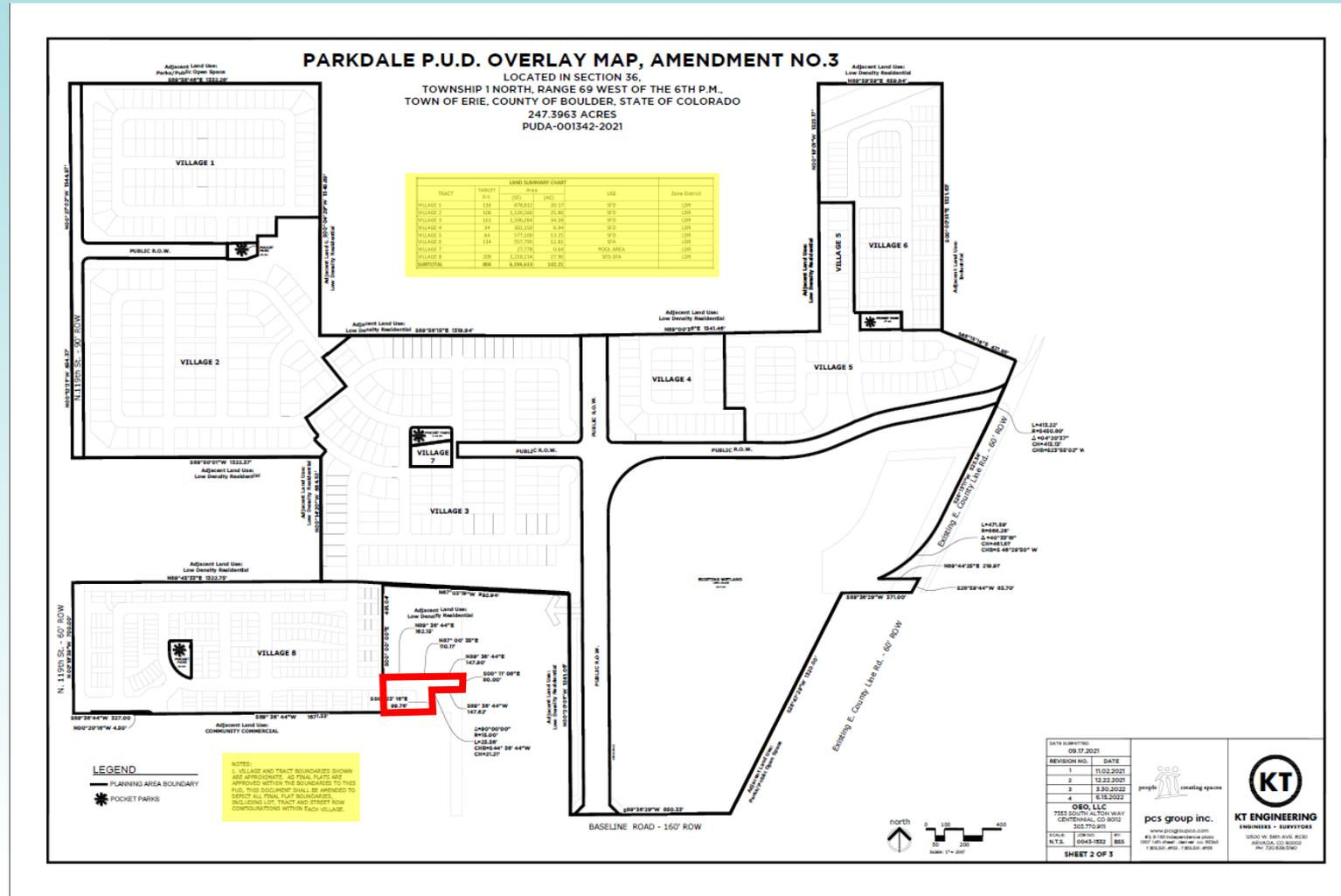
LR – Low Density Residential with PUD Overlay



Parkdale PUD Overlay Map, Amendment No. 3



Boundary Expansion & Additional Info.



Architectural Standards

PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.3

LOCATED IN SECTION 36,

TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,

TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO

247.6287 ACRES

PUDA-000000-2021

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5 & VILLAGE 8)

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Architectural Variety and Character - Section 10.6.7 F-1.1

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 more than once 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.

ii. Architectural Character - Section 10.6.7 F-1.2

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 and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. Articulation shall have a depth of 1/2" and a minimum width of 6".

(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 below:

(1) Through the following 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.

(2) The addition of one window unit.

(3) A projecting or cantilevered living space.

(4) An additional wall plane change. Minimum six feet in width and one foot projection.

(5) A projecting or cantilevered living space.

(6) A bay or boved window.

(7) A covered porch or deck.

(8) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, brackets, trellises, columns or pilasters.

(9) 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.

(10) 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.

ii. 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 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 F-2

Each residence shall have at least 1 primary pedestrian driveway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 22 feet of the most forward plane of the ground level living space. On some lots, the pedestrian driveway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall respect the predominant relationship of buildings to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley located single family detached dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such cases where the dwelling unit does not have street frontage, 1 primary pedestrian driveway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages - Section 10.6.7 F-3

These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automobiles or other items.

a. Diversity of Garage Orientation:

(A) Except for garages oriented to alleys, 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 2 feet behind the most forward plane of main floor living space or a front porch.

(2) Projecting garages, where the primary garage door generally faces the front lot line and the garage projects no more than 15 feet from the front door.

(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 shall not exceed 65% of the width of the front elevation.

c. Three or More Car Garage Orientation

The third bay of of any three bay or more garage shall either:

(1) Have a different orientation from the first two; or

(2) Be recessed behind the first two by at least two feet when having the same orientation; or

(3) Be tandem to the first two.

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 F-4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet, and 5' depth.

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Building Orientation - Section 10.6.7 F-1.1

If a lot does not already front a public street, each residential lot shall be provided with lot frontage onto a private alley which provides access to a public street.

Dwellings may be oriented towards the private alley with both the primary pedestrian door and garage facing the private alley.

2. Private Alley Design

a. Where private alleys are provided, the private alley shall be constructed of decorative colored and patterned pavers or decorative colored and patterned concrete.

b. When private alleys are provided between perpendicular public streets, the private alley shall provide visual and physical breaks to prevent a vehicular through passage between the public streets, however, pedestrian through access shall be provided.

c. Landscaping within the private alley tract shall consist of a variety of shrubs and grasses, which will help break up the visual expanse of driveways and garages. When a visual and physical break is required to prevent through passage, landscaping shall enhance that area and contribute to creating a barrier.

3. Architectural Character - Section 10.6.7 F-1.1-10(B)(F)

a. The unique individuality of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single family home.

b. Roof overhangs shall be a minimum of 6".

4. Garage Placement & Design - 10.6.7 F-1.2-1(A)

a. Where a garage facade protrudes beyond the primary structure facade, the front porch shall extend beyond the garage facade plane to provide visual interest to the overall primary structure facade.

5. Front Porches

a. Dwelling units that side onto the public street shall include a wrap around porch that extends a minimum of 12 feet from the front of the dwelling unit towards the rear and is a minimum depth of 5 feet.

b. All wrap around porches shall be a minimum of 100 square feet, which includes the front porch and any covered stoop.

c. All models shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered stoop.

6. Enhanced Elevation

An elevation of the home that faces a public/private street, private alley/motor court or 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:

a. An additional wall plane change, minimum of six feet in width and one foot projection.

b. A projecting or cantilevered living space.

c. A bay or boved 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, brackets, 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.

ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 8)

The Standards presented here are intended to modify the following sections of the Unified Development Code:

1. Architectural Character - Section 10.6.7 F-1.1-10(B)

a. The unique individuality of each dwelling unit may be expressed through massing and exterior materials, rather than attempting to give each building the appearance of a large single family home.

2. Architectural Character/Materials - Section 10.6.7 F-1.1

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 street, private alley/motor court or 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:

a. An additional wall plane change, minimum of six feet in width and one foot projection, which may include a recessed covered patio.

b. A projecting or cantilevered living space.

c. A bay or boved window.

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

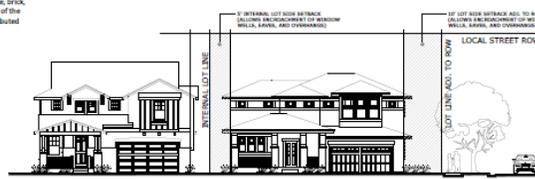
(3) Additional architectural elements such as shutters, eave brackets, exposed rafter tails, corbels, brackets, trellises, columns or pilasters.

(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.

PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART

DISTRICT	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.) (0.3-1.5)				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT (0.3-1.7)	SIDE (0.3-7)	REAR (0.3-4.0)	ALLEY (0.3-4.0)	
LR (SFD) (VILLAGE 1-4)	50'	5,000	PRIN. - 20'	10'	5'	PRIN. - 20'	
	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) (VILLAGE 6)	35'	2,500	PRIN. - 11'	10'	5'	PRIN. - 12'	PRIN. - 35' ACC. - 25'
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'
LR (SFD-SFA) (VILLAGE 8)	25'	1,800	PRIN. - 11'	10'	5'	PRIN. - 1' (ALLEY)	

- ZERO LOT LINE SETBACKS SHALL BE PERMITTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS THE ZONE (SEE ZONE OVERLAY MAP) LOT LINE SETBACK ON THE SIDE OF THE BUILDING THAT IS NOT ATTACHED.
- ABOVE GRADE EAVES, ROOF OVERHANGS, ARE PERMITTED TO ENDOACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
- DEVELOPER WINDOW WALLS ARE PERMITTED TO ENDOACH UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
- UNENCLOSED COVERED PATIOS AND DECKS ARE PERMITTED TO ENDOACH UP TO 6 FEET INTO THE REAR SETBACKS.
- REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET FRONT LOT FRONTAGE.
- PROPERTY LINES ADJUTING THE EXTERIOR BOUNDARY OF THIS RD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE UNDERLYING ZONE DISTRICT.
- SEALED PORCHES AND STEPS THAT EXTEND 6' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ADJUTING STREET SETBACK.



DATE SUBMITTED: 09-17-2021

REVISION NO.	DATE
1	11.02.2021
2	12.02.2021
3	3.26.2022
4	6.30.2022

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SHEET 3 OF 3



TOWN OF ERIE
1874

PUD Approval Criteria

- a. The PUD Rezoning is consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
- c. The PUD Rezoning is consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
- 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;
- 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;
- 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;
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- 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
- k. The PUD Plan provides public benefit(s).



Public Notice

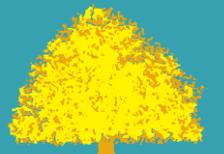
Neighborhood Meeting: July 5, 2022

Public Notice of Hearing:

Published in the Colorado Hometown Weekly: July 13, 2022

Property Posted: July 15, 2022

Letters to adjacent property owners: July 15, 2022



Staff Recommendation

Staff finds the PUD Amendment application for the Parkdale P.U.D. Overlay Map, Amendment No. 3 in compliance with the Planned Unit Development Approval Criteria and recommends the Planning Commission adopt Resolution No. P22-05 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. 3 zoning map as directed by Town staff prior to recordation of the map.





Parkdale PUD Amendment No. 3

Planning Commission

August 3, 2022