

TOWN OF ERIE
BOARD OF TRUSTEE AGENDA ITEM
Board Meeting Date: August 23, 2016

SUBJECT: **RESOLUTION:**
PUBLIC HEARING: Consideration Of A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 487 Graham Circle; And, Setting Forth Details In Relation Thereto.

PURPOSE: Consideration of a Special Review Use for an Accessory Dwelling Unit in the PD-Planned Development zone district.

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: R. Martin Ostholthoff, Director

FISCAL INFORMATION: Cost as Recommended: n/a
Balance Available: n/a
Budget Line Item Number: 000.00.000.000000.000000
New Appropriation Required: Yes No

STAFF RECOMMENDATION: Staff supports the Special Review Use application for the Accessory Dwelling Unit at 487 Graham Circle and recommends the Board of Trustees approve the application.

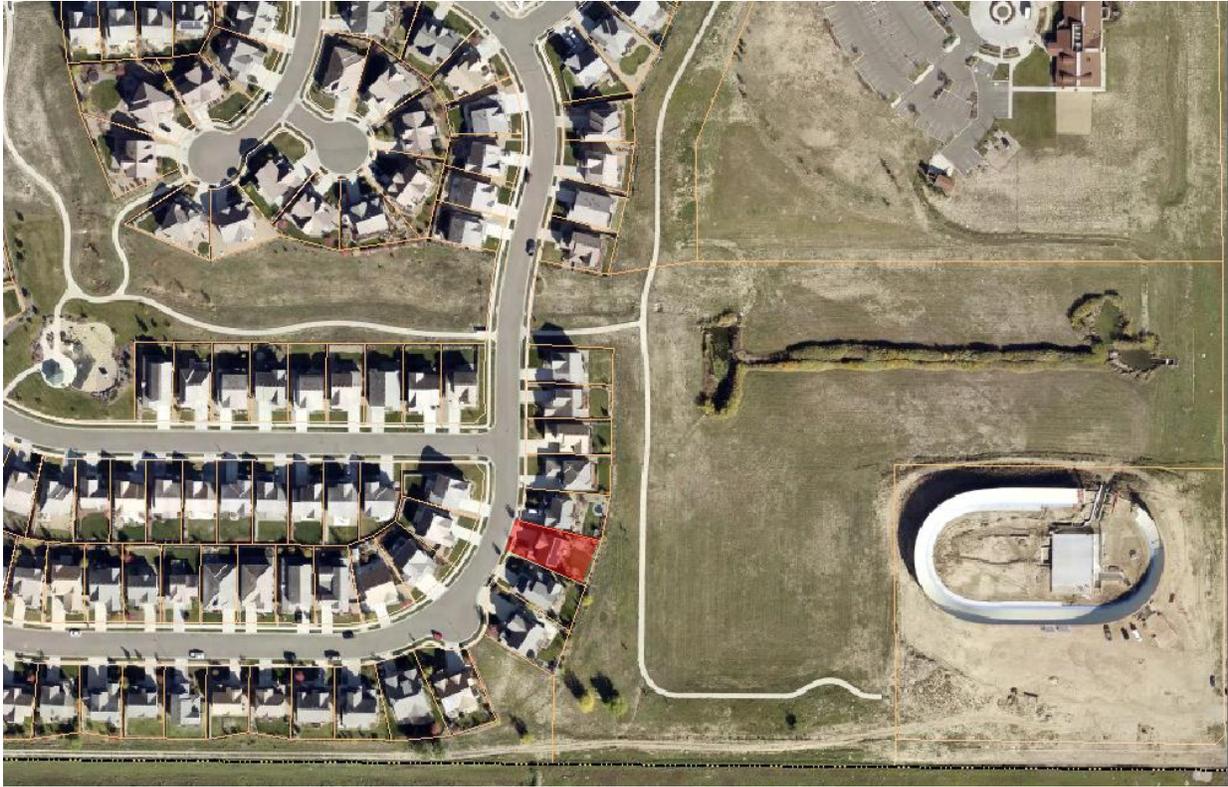
PLANNING COMMISSION: At the August 3, 2016 public hearing, the Planning Commission approved Resolution P16-11, by unanimous vote, recommending approval of the Special Review Use application allowing an Accessory Dwelling Unit.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

GENERAL INFORMATION:

Applicant: John Diehl
487 Graham Circle
Erie, CO 80516

Location: The site is located at 487 Graham Circle, and is described as Lot 21, Block 6, Canyon Creek Filing No. 6, Town of Erie, County of Boulder, State of Colorado.



Existing Conditions:

Comprehensive Plan Designation: LDR-Low Density Residential
 Existing Zoning: PD-Planned Development (single-family Planning Area)
 Existing Land Use: Single-family residential
 Site Size: 6,749 square feet
 Principal DU Size: Approximately 1,884 square-feet

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Planned Development	Single-family residential
SOUTH	PD – Planned Development	Single-family residential
EAST	PD – Planned Development	Open Space/Drainage-Detention
WEST	PD – Planned Development	Single-family residential

BACKGROUND INFORMATION:

The applicant is requesting an ADU on a 6,749 square foot lot that has an existing residence located on the property. The ADU is proposed to be approximately 620-square-feet in size.

Title 10; Table 3-2 ‘Table of Accessory Uses’ of the Municipal Code indicates that an ADU is a Special Review Use in the all residential zone districts. The applicants’ proposal meets the ADU Use Specific Standards outlined in Section 3.3.G.1 of the Municipal Code as summarized below.

1. **Districts Allowed**

ADU allowed as an accessory use in all residential zone districts with a minimum lot size of 6,000 square feet.

- Property is zoned PD-Planned Development with a lot size of 6,749 square feet.

2. **Where Permitted on Lot**

ADU shall comply with applicable site, building and access standards.

- ADU is proposed to be located within the basement of the existing residence which meets site, building and access standards. A separate entry is proposed into the ADU from a garden level walkout.

3. **Size of ADU**

ADU cannot exceed 33 percent of the size of the habitable floor area of the principal dwelling unit, or 800 square feet, whichever is less. ADU located in Old Town are required to be a minimum of 500 square feet.

- Principal unit is approximately 1,884 square feet in habitable floor area and the proposed ADU is 620 square feet (32% of habitable floor area).

4. **Limit on Number**

Only one ADU may be located on a lot.

- One ADU is proposed.

5. **Parking Requirements**

Parking not required for properties that have on street parking on an adjacent street.

- Parking is provided on site.

6. **Design Standards**

ADU designed to maintain the style of principal unit.

- ADU is proposed within an existing structure.

ANALYSIS:

The Special Review Use Application to allow an ADU at 487 Graham Circle was reviewed for conformance with Erie Municipal Code, Title 10, Section 7.13.C.9 Approval Criteria. Staff makes the following findings.

- a. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;

***Staff:** The proposed ADU is compatible with the surrounding land uses and is not anticipated to have an impact on surrounding properties.*

- b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;

***Staff:** The applicant has demonstrated that the use specific standards of Section 3.3.G.1 of the Code and are met.*

- c. The proposed use is consistent with any applicable use-specific standards set forth in Section 3.2;
***Staff:** The applicant has demonstrated that the use specific standards of Section 3.3.G.1 of the Code are met.*
- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
***Staff:** The proposed ADU is compatible with the surrounding land uses and is not anticipated to have an impact on surrounding properties.*
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
***Staff:** The proposed ADU does not create adverse impacts on the surrounding properties.*
- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
***Staff:** The proposed ADU will utilize existing utility connections and not have an impact on municipal services.*
- g. Adequate assurances of continuing maintenance have been provided; and
***Staff:** The property owner will be required to maintain the property in compliance with the Code.*
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.
***Staff:** The proposed ADU does not create adverse impacts on the natural environment.*

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:
 Published in the Colorado Weekly: August 3, 2016
 Property Posted as required: August 5, 2016
 Letters to Adjacent Property Owners: August 5, 2016