

**TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, August 3, 2022**

SUBJECT: Resolution P22-05: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve with Conditions the Parkdale P.U.D. Overlay Map, Amendment No. 3

PURPOSE: Consideration of an amendment to the Parkdale P.U.D. Overlay Map, Amendment No. 2

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

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.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

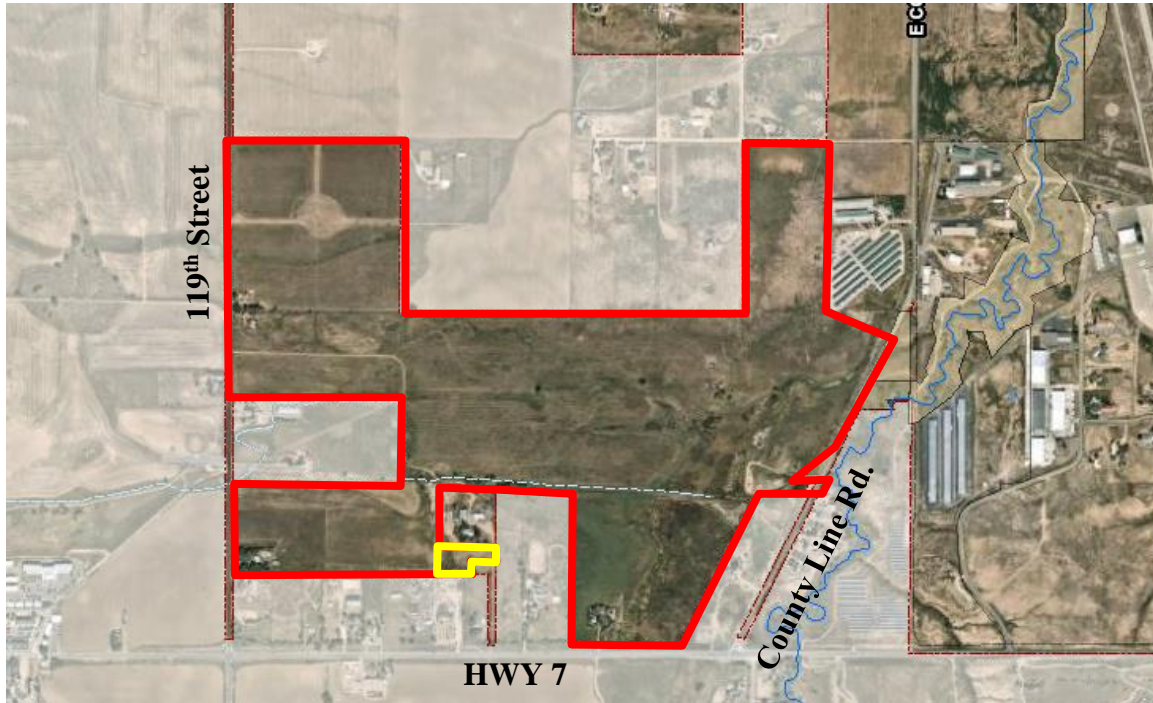
Applicant: OEO 2, LLC
7353 South Alton Way
Centennial, CO 80112

Existing Conditions:

Zoning: LR – Low Density Residential and PUD – Planned United Development
Project Size: 247.39 Acres
Existing Use: Vacant Property/existing single family home/platted lots

Location:

The property is generally located north of HWY 7 between 119th Street and County Line Road. The existing PUD boundaries are shown in red below. The proposed PUD expansion area is shown in yellow.

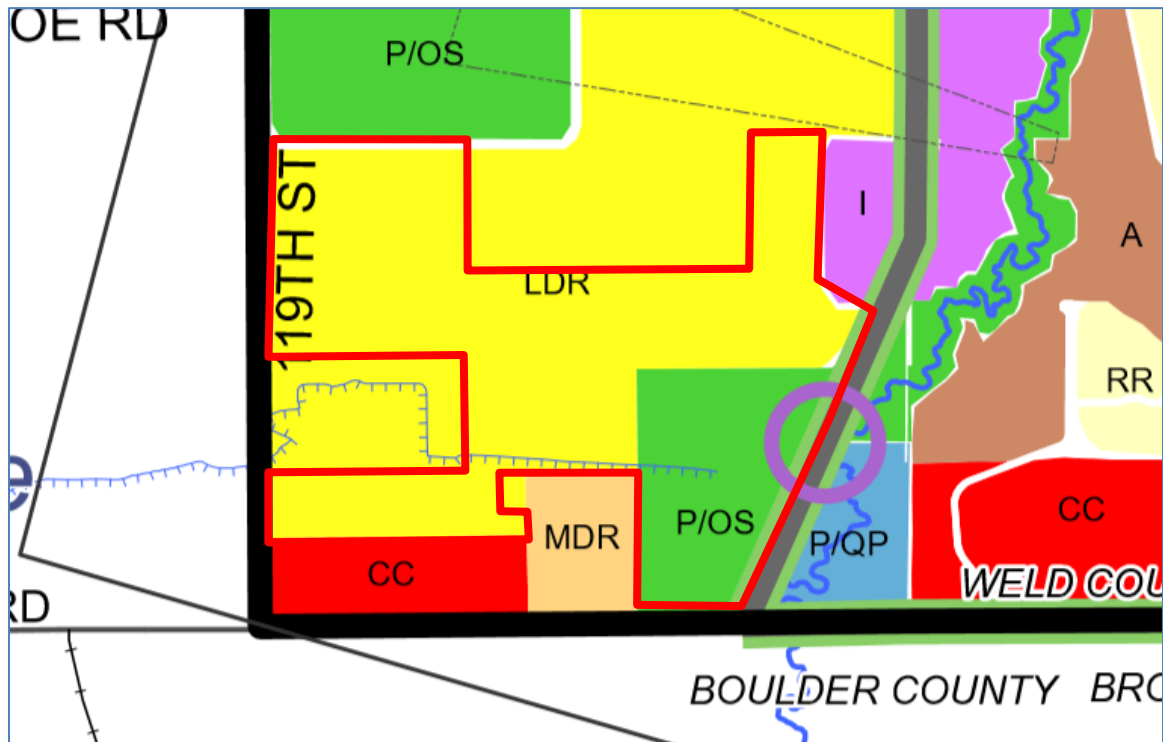


Adjacent Land-Use/Zoning:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	A – Agricultural (Boulder County)	LDR – Low Density Residential P/OS – Parks/Public Open Space
SOUTH	LR – Low Density Residential A – Agricultural (Boulder County) C1 – Regional Business (City of Lafayette)	LDR – Low Density Residential Commercial (City of Lafayette) Opportunity Parcel (City of Lafayette)
EAST	PD – Planned Development LI – Light Industrial Ag/OS – Agriculture/Open Space P – Public (City of Lafayette)	I – Industrial P/OS – Parks/Public Open Space Public Facility (City of Lafayette)
WEST	RR – Rural Residential (Boulder County) P – Public (City of Lafayette) DR – Developing Resource (City of Lafayette)	Existing Open Space (City of Lafayette) County Open Space (City of Lafayette) Opportunity Parcel (City of Lafayette)

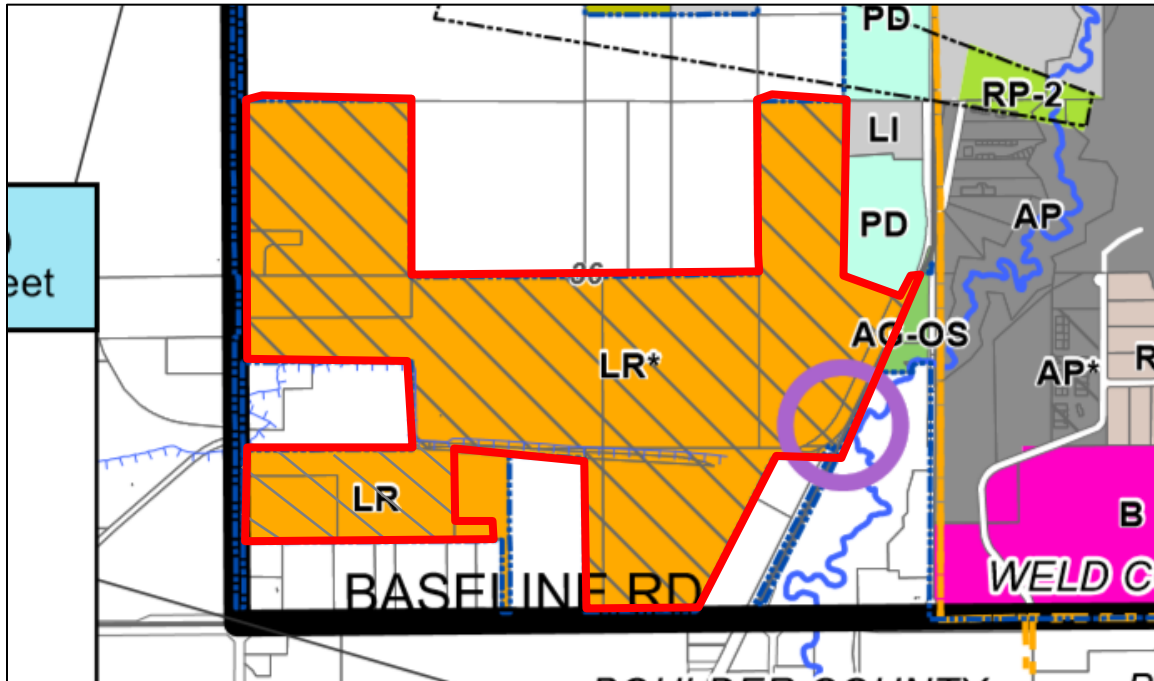
Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows the Low Density Residential (LDR) designation for the Parkdale property. Low Density Residential requires a density of 2-6 dwelling units per acre. Overall, the Parkdale project proposes 806 dwelling units (multiple filings) on ~247 acres for a density of 3.2 dwelling units per acre. The Parkdale PUD is shown as an overlay on the Comprehensive Plan Map below.



Compliance with Town of Erie Zoning Map:

The subject property is zoned LR – Low Density Residential with a PUD – Planned Unit Development Overlay. The density proposed in Parkdale Filing No. 1, 2 & 3 is 3.2 units/acre, which complies with the LR zoning district maximum density of 5 units/acre. The zoning map below shows the site highlighted with a red line.



PLANNED UNIT DEVELOPMENT INFORMATION:

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.

Parkdale PUD Details:

The original Parkdale PUD was approved in 2018. This PUD created 6 villages that designated residential types for each village area within the zoning boundary. The PUD modified the dimensional standards of the LR-Low Density Residential zone district and architectural standards. The PUD contemplated single-family detached and single-family attached products. In 2019, Parkdale PUD Amendment No. 1 was approved. This amendment created additional villages for duplexes, a pool house, and pocket parks. The amendment also modified dimensional/architectural standards for those new villages. In 2020, Parkdale PUD Amendment No. 2 was approved which created the village 8 (duplex and single-family) area and standards as well as a pocket park area within that village.

The Parkdale PUD 3rd Amendment includes the following amendments:

- 1. Expands the Village 8 area eastward to a portion of land that anticipates 6 new single-family detached homes to be platted with a future Minor Subdivision application.
- 2. Adds village acreage to map and includes platted lots and ROW
- 3. General cleanup of PUD language

PUD Map:

Staff requested the applicant amend sheet 2 (PUD map) to include platted lots and ROW for all recorded plats, acreage amounts for each village and target DU amounts. This sheet also shows the expanded PUD boundary for Village 8.

Dimensional Standards:

There are no changes to the dimensional standards found in the existing Parkdale PUD Overlay Map, Amendment No. 3 document. The new PUD area will be subject to the existing Village 8 standards found in the existing approved PUD amendment no. 2.

Architectural Standards:

The applicant proposes to amend the existing front porch dimensional requirements to include a 5-foot minimum depth under the single-family detached section of the PUD. This minimum depth provision was not included in previous versions of the PUD. Staff has been using the 5-foot depth requirement when reviewing single-family home architecture within Parkdale. The 5-foot depth is listed in the PUD under the duplex and townhome architectural sections. Staff fully supports making this PUD more clear by adding this additional requirement.

The applicant has also proposed to add clarifying language to the wall plane change requirement found in the Design Standards for single-family detached homes. Staff requested they add a 12" depth and 6' width requirement to what constitutes a wall plane change. This standard has been used when reviewing single-family home architecture within Parkdale. Staff fully supports making this PUD more clear by adding this additional language.

APPROVAL CRITERIA - STAFF ANALYSIS:

The application was filed in October of 2021 and is subject to the Unified Development Code provisions in place at that time. Therefore, staff has reviewed the application to the Approval Criteria in place at time of the application submittal.

The Parkdale P.U.D. Overlay Map, Amendment No. 3 application was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.6.D.9 Approval Criteria. Staff finds the PUD Amendment in compliance with the Approval Criteria as listed below.

- a. The PUD Rezoning is generally consistent with the purpose of the PUD overlay district in Subsection 2.7.D.1;
Staff: The UDC standards of the LR zone district are not conducive to construction of an alley loaded product. Modifications to these standards are required to achieve the development pattern and proposed design. This PUD Amendment results in high quality urban design and allows a compatible mix of residential housing types within the Parkdale development.
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
Staff: The PUD rezoning allows the Parkdale development to provide a range of housing types and urban design that contribute to the Town. The Town is seeing more alley loaded products within subdivisions which all contribute to expanding the housing diversity found within the overall community.
- c. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
Staff: The PUD Amendment supports and permits the development of this area as detailed in the site plan. This development is consistent with the goals of the Comprehensive Plan and achieves the housing diversity requirement of the UDC in a high quality manner.
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;

Staff: The requested variations from the UDC do not include anything precluded from variation by this section.

- e. Adequate facilities and services (including streets 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: 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: No adverse impacts resulting from this PUD Amendment have been identified. The area under consideration has been anticipated for development and the PUD Amendment will not affect the development impacts.

- 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: No adverse impact resulting from this PUD Amendment have been identified. The area under consideration has been anticipated for development and the PUD Amendment will not affect the development impacts.

- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: The proposed PUD Amendment will not result in adverse impacts upon properties in the vicinity of Parkdale.

- 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: Existing uses in the area consist of sporadic single-family home development and some commercial uses. The proposed changes in the PUD do not introduce a non-compatible housing type.

- 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 development or Development Agreement submitted by the applicant; and

Staff: Phasing of this development, if applicable, will be covered in an individual development agreement associated with the final plat of any subdivision.

- k. The PUD Plan provides public benefit(s).

Staff: The PUD Amendment allows the development of alley loaded duplex and single family detached products, provides housing variety desired by the Comprehensive Plan and required by the UDC. The result provides public benefit by increasing housing choice within Town and providing a high quality of design.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on July 5, 2022. The required mailed and posted notice for the Neighborhood Meeting were provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	July 13, 2022
Property Posted as required:	July 15, 2022
Letters to Adjacent Property Owners:	July 15, 2022

PUBLIC COMMENTS:

No written public comments have been received for these applications.