- PUD AMENDMENT NO. 2

Board of Trustees – May 12, 2020

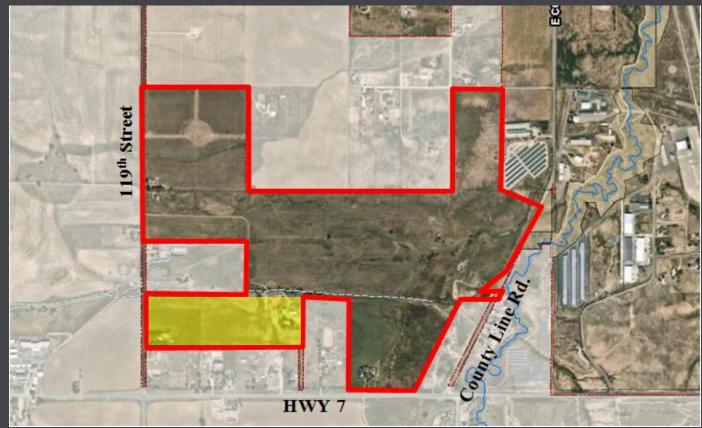
PUD Amendment Recommendations

Planning Commission 4-15-2020: Approval With Conditions

<u>Staff:</u> Approval With Conditions

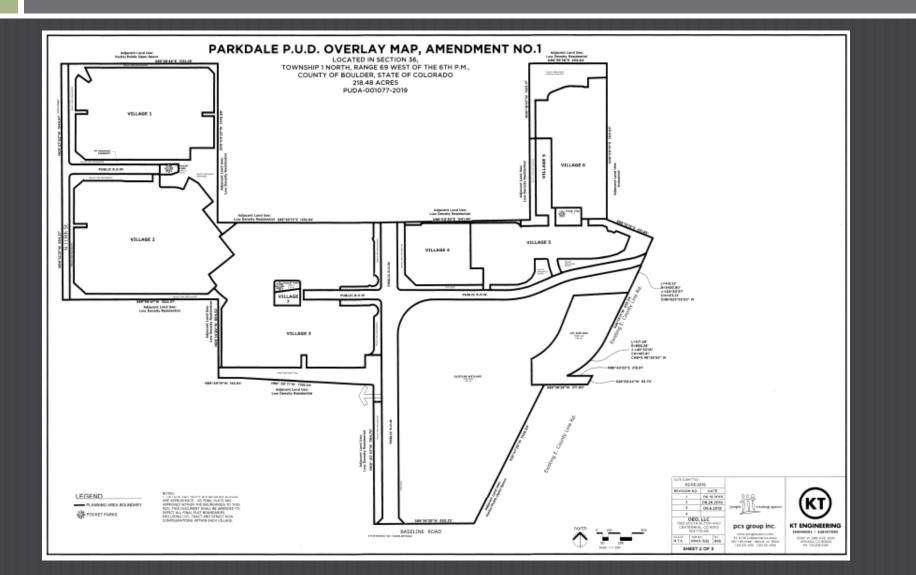
Location

- ~245 acres
- Zoned LR with PUD Overlay
- LDR on Comprehensive Plan Land Use Map

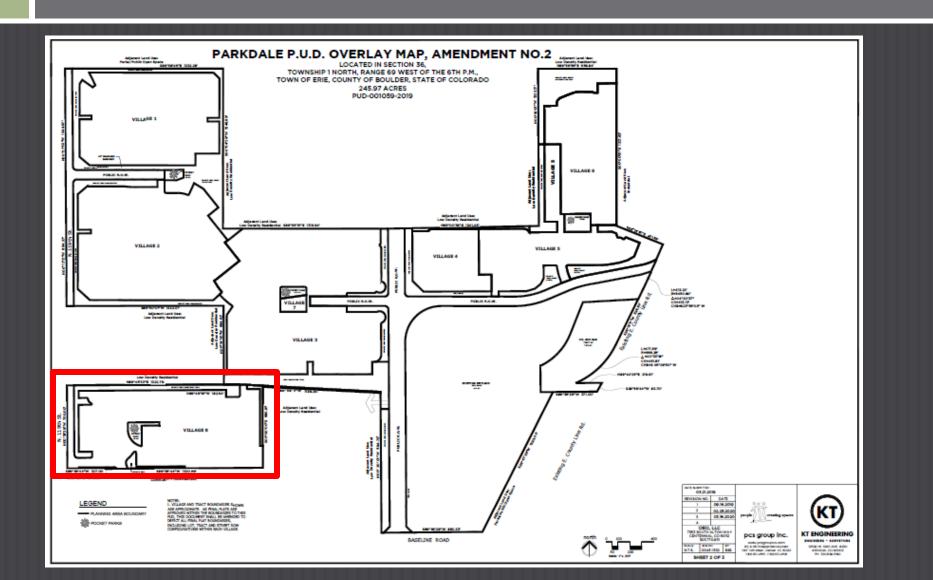


- Additional area added with Amendment No. 2

Existing Parkdale PUD Overlay Map



Existing Parkdale PUD Overlay Map



Existing Parkdale PUD Overlay Map

PARKDALE P.U.	D. OVERLAY MAP, AMENDMENT LOCATED IN SECTION 36.	NO.1								
	LUCATED IN SECTION 36, HIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., UNTY OF BOULDER, STATE OF COLORADO 218.48 ACRES									
The Standards presented here are intended to modify the following sections of the Unified Development Colle-	PUDA-001077-2019	PARKDALE DI	MENSIO	NAL STA	NDARDS	SUMMA	RY CH	ART		
 Architectural Variety and Character - Section 30.8.7 ELs., a. Architectural Variety 	ARCHITECTURAL STANDARDS - LR ZONING	MINIMUM LOT MINIMUM LOT SETBACKS (PT.) (23.4.5.0					04.8.0			
L Design Blandards (d) the identical would give elevation and be repeated directly across any street from the same model give and elevation.	SINGLE FAMILY ATTACHED RESIDENTIAL			DARDS						
(c) he denotes made part revealed with an imposed of the provided on the prove for the sentences of the sentence of the senten	(VILLAGE 6)	DISTRICT	WIDTH (PT.)	AREA (S.P.)	PRONT (2.3.6.7)	SIDE CCC11	SIDE CALL	REAR	HT,	
(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.	The Standards presented here are intended to modify the following sectors of the United Development Cede		50'		PRIN 20'			PRIN 207		
b. Architecturel Character - Section 10.6.7 E1.4 Each single family detached model plan and elevation shall domonstrate the following design atimitutes:	 Building Drientetion - Section 30.6.7 P-1.c.4. If a tot does not already trent a public street, each residential tot shall be provided with tot fromtage 	UR (SPD) (VILLAGE 1-4)	CORNER	5,000	ACC 30'	10'	5'	ACC 5'		
 Design Standards (A) Each elevation shall include a minimum of two windows (or one window and one dator) par face. 	onte a private alley which provide: access to a public street. b. Devellings may be priorited towards the private alley with both the primary pedestrian deer and									
(8) Each front and near elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged.	garage facing the private alley.		45		PRIM 20"			PRIN 20'		
(c) A variety of warfwerk should be used, single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the avoidabland Riple.	 Private Alky Geoign Where private alkys are provided, the private alky shall be constructed of decosative colored and patterned payers in decosative solvered and patterned concessor. 	LR (SFD) (VILLAGE 5)	SD' CDRNER LOTS	4,725	ACC 30'	14,	5'	ACC 57		
(c) the mass soul extend beyond the primary facade by a minimum of one fact. (d) As elevation of the heres that faces a streat, park, trail contider or noen space area shall provide an "Enhanced Elevation". An "Enhanced Elevation"	b. When private alleys are provided between perpendicular public streets, the private alley shell provide			-						
intel poside trave or more of the following design embracements listed in (1) through (3) telow. Application of the design embracement shall be applied in a manament that is consistent with the design elements of the tornes. Side and near elevelois design enhancements shall be consistent with the design elements of the torne design elements of (1) through the d	visual and physical breaks to prevent a whicular through persenge between the pelote streets. Nonever, prediction through encode shall be provided. 4. Landscaping within the private alley tract shall cancels of a variety of skrubs and grazes, which will help breaks on the value segme of driveneys and garages. When a visual and physical break in respired.	LR (SFA) P (VILLAGE 6)	35	2,500	PRIN 11'	14'	8	PRJN 12	PRIN 35' ACC 25'	
 (2) A change is well piece by consider good or more of the Millionive systems: As additional well piece draws (Millionium as Neal In wellth and one fost projection, 	to prevent through passage. Lendecaping shell enhance thet ensu and contribute to remaining a liament. 5. Architectural Diameter - Section 10.6.1 P.1.4 (8)(6.0)).							PRIN 20'		
 (3) A coverance parts or obst. (4) The addition of advitatural detail elements such as: shutters, serve brackets, represent refer tails, oriteds, limits, plantes, plantes, organized advitation of the positions of parts position of advitation of the position of the posit	a. The weaper individualities of each destilling and may be suppresed through maxing and entrrine materials, taken than attending to give each building the appearance of a large single family home. b. Roaf overhange shall be a minimum of IP.	LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	PRIN IF	10,	8	ACC 5		
atore, store, trick, store, trick, lag siding, shingler, band and heller, or other decordive siding tradiners. (7) Calumns or costs extending more than 36 inches store the ground which support structural dimensis such as	4. Garage Placement & Design - 30.6.7 F-2.b-(3).							PRIN 20'		
(1) Cubiniti Structures destinands mente casas provinces and province metals subjects as subjects as subjects and metal metals and metals and province subjects and provinces and pro	a. Where a garage hipsele protrudes beyond the primary structure facade, the front porth shall entend beyond the garage façade plane to provide visual depth to the overall primary situative facade 5. Front Roches	POCKET PARKS	50'	10,890	PRIN 8'	10'	5	MUN 20		
 Heterials (a) All extension materials shall be of legal quality, used in assistations and theated appropriately to provide an attractive 	a. Owelling units that side onto the public street shall include a wrap around possis that distends a									
and long lealing appearance.	retreasure of 32 feet lives the lives of the desiling unit tavatric the sear and is a minimum depth of 5 Seat.	1. ZERO LOT LINE SETBACKS SHALL BE PERMETTED FOR ATTACHED BUILDINGS PROVIDED THAT THE BUILDING MEETS TH					THE 20NE			
(iii) When vasaemy classing used should be in locatione where its mass is logical and appropriets. In instances where the estimic saver of the have the massing should continue to a natural transition point such as an inside corner of a projecting well, a column, a door or window or other adjuar point. In cases when no such flattone solution may the corner, the massing half estimat at least the first from the corner.	 All eraps around porchas shall be a minimum of 300 space feet, which includes the frank panks and are prevent introp. All evades dual includes a front parch that is a winimum of 30 space feet and 5 feet in depth, which 	 Barry characteristics, non-oversenance, and respective to encounter of a rest and the result, and, the services. 					D REAR			
2. Orientation of Owellings to the Street - Section 19.6.7 (2	 An instance shall include a more party state is a minimum of the signal wave and a minimum of states. 	4. UMPACLOSED COVERED	2 PATTOS AND DE	COSS ARE PERMIT	ETTED TO ENCILO	ACH UP TO 8 PER	T INTO THE	NEAR SETBACK.	W10T	
Each residence and there are a least 1 primary potentian decrease for access to the dwelling unit facing and generally visible from the trant let line at the property and	6. Enhanced Elevation	 Leeving deep covered names and peops are retenting to exclude up to a net into the new approach. Reporting of monit sectors to its a subvert were a skaked book is retented to the similar work of regime into the similar work of the sectors. Report case. <li< td=""><td></td></li<>								
within 12 best of the most howard piece of the opcycle level living spaces. On come test, the patestein dorivery was taken any adjacent dories. Unless pinalized by terms any order as complexity, the orderation of the howard and repetits the patestein dorivery in the large land buildings in during the statest and pinalized by anyon do not been pinalized by market the adjacent doriver and the large land the patestein dorivery and the large land buildings in during the statest and pinalized by anyon do not been pinalized by the statest and the doriver and the large land the large land buildings in during the statest and pinalized by anyon do not pinalized control mean. Unless the statest and the doriver and the large land to anyong that is an ended to build a trade of the large land and the large land and the large land to any adjust or anglesched control mean. Unless the advacement of dorivers and the large land to build a build the large land to build the large land to build the large land to build the large land the large land to build the large land to build the large land to build the large land the large land to build the large land the larg	An elevation of the home that have public or private open space that contains table, belowables or public ensembles have been provide as "Debased Elevation". An "Drivanced Debasion" shall provide hime an 'manu of the informating debage enhancements itself below. Application of the design enhancement shall be applied in a manument that is considered with the single of the home.	INFINITIAN DESCRIPTION OF THE PROPERTY OF THE FRONT SETERCH, AND 5" INTO THE SIDE ABUTTING THE SIDE								
	(1) A change in wall place by providing one or more of the following options: I. An additional wall place change, minimum of sie feet in width and one foot prejective-									
1. Garages - Sentian 10 & 7 E3	 A projecting or cantilevered living sease. 									
These regulations for garages shall be applied to non-living space or storage areas within garages whether used for storage of automotives or other terms.	 It is hay or bound window. As additional window or the street facing side of the home. 									
a. Diversity of Garage Crientation: Unlicedet for parages oriented to alleive, all single family homes shall provide garages that meet one of the receivements.	 Additional architectural elements such as shutters, neve brackets, espessed refer tails, codieds, linkels, initians, columns or planters. 									
balow, and, a nativity in gamps orientation by providing a minimum of 2 of the following gamps orientations on any single block: (1) Received gamps: these the primary gamps door gamps in the forth of the end the gamps is received a minimum of 2 feet behind the most forward	(4) The use of a minimum of two esterior stability materials that can include reaterials such as Millionry Journey, struct, brist, stacco, ar tile, tao caling, shingler, board and batter, or other decordine									
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.	siding treatments. Variations of the same material, of the same or different color will be considered									
 (2) Side-loaded garages. (4) Garages received a minimum of 2 feet beneath a second fleor living space. 	different materials. The coverage of the second material does not need to be distributed eventy or all sides of the home.									
 Width/Paradel Ratio The width of a frant loaded gamage shall not exceed KIMs of the width of the Next elevation. 	 STREAM, LOT MOR SETERCE MALINE BECOME PROVIDENT OF MINIMUM MILLE, BANKE, AND DEVELOPMENTS 	10 120 (0.150 WELLS	STREET SETTINGS AND ISSUES, AND INVESTIG	TO BOX OF WINDOW						
 Three or Hare Car Garage Onterlation The third, key of of any three bity or more garage shall other: 		. js L	OCAL STREET	ROW						
 Have a different is interdation from the final time; an Both the researced standard the final time by at least two frest when having the same onestation; or Shell be tenden is the final time. 		10 10			0120.3010				_	
 First Elling this isolate place with a fixer stage, the fixer stage and include the plactors and main that are passed in fixer of a door that non-be research resonance? The maximum walks of a covered third adopt that is three field in elds. 			~~~~	40/04	04.90 DATE 1 06.78.301 7 06.38.301	- M	-	6	<u>т</u>	
 Your Roches - Issau ILLST M For Isodel place with a front porch, the front parch shall be a minimum size of fifty sparse feet. 			TRES	1863	4 08.6.209 4 080, LLC 80479 ALTONING (CANAL, CO 8012	7 164	-			
			AF +	CD IOAN ATA	2013/771.911 2013/771.911 20140/802 811 0043/1803 863	Here 300	pup inc.	TRADEWOOD COMPANY	A PREEKING 16 • SUBVEYERS 1. BOD AVE. ROOM DA. CO-ROOMI	

SHEET 3 OF 3

Proposed PUD Amendment No. 2

- Creation of Village 8 planning area (duplexes and single-family homes)
- Creation of Village 8 dimensional and architectural standards
- Creation of pocket park planning area within Village 8
- General cleanup of PUD language

Proposed PUD Amendment No. 2

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PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.2											
ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5 & VILLAGE 8)	LOCATED IN SECTION 35, TOWNSHIP 1 NORTH, RANGE 59 WEST OF THE 5TH P.M.,	PARKDALE DIMENSIONAL STANDARDS SUMMARY CHART									
The Renderts presented here we intended to madify the following sections of the Unified Revelopment Cable	TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO 245,97 ACRES		NONDR	NUM LIDT	MINUMUM LOT SETBACKS (FT.) FLAGR						
 Architectural Variative and Dissector - Social 2047 81 at Architectural variativy 	PUD-A001059-2019	STANDARDS									
Liberige Standards (4) in Early I model due slowitze shall be repeated directly across any street from the same model due and elevation	ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE 6)	DESTRUCT	WICTH (FT.)) AREA (S.F.)	FRONT ISAAR	STDE R.1.7	SIDE NAME	REAR INDAM	HT.		
(b) his period word give develop and the repeated more than one with every 4 just on the same give of any sizes,	ATTACHED RESIDENTIAL (VILLAGE 0) The Daskets presented have are intervied to mailly the following sections of the Unified Development Calor		50'		PR3N. 201			PRIN 20'			
(2) A midmum of 3 abstractive elevations for each model plus shall be submitted to the Town for review.		LR.(SPD) (VILLAGE 1+4)	55° CORNER	5,000	ACG + 39	10'	*	A05+51	1		
b. Artiflastand Denetter - Sector 10 AP to a Sector legis family detected registration and elevation shall demonstrate the following design attribution	 Building-Directation - Analise 12.6.7 P 2.0-1. If a let does not should fried a public struct, such subtestial let shall be provided with let from tage ante a private alloy which 		LOTS		ALLA 1 30			AUG 13			
Design Rendems (0) fact devides duel include a relations of two relations (or one wholes and one doer) per face.	provides soons to a public street. b. Describing may be advected tasceds the private siley with bath the privary peletrate class and gauge being the private siley.		457		PR3N 201			PRIN, - 20'			
(iii) fact front and rear elevation shall include more than one wall plane. Attochtion that adds shades and shaal interest in		UR (SPD) (VILLAZE 5)	57 [°]	4,725	AEG + 39	30'	8	A00+5*	1		
encouraged. 65) A variety of motiferms should be used. Single unitorized not gluthes should be availad, example where a single motif	 Where private views are provided, the private view shall be constructed of decarytive calored and petterned prevent or decorytive salared and patiented same te. 	LOTS			ALLA - SV			ACC11-3			
instances as essential desterit of the Architectural Sigle,	b. When private alleys are previded between perpendicular public streets, the private alley shall pravide visual and physical breaks to prevent a vehicular through prevent between the public streets, however, petentian through access shall be previded.								PAIN 35		
(b) The main real should earend beyond the primary facable by a minimum of one four.	4. Landwaying within the private alloy trust shall we start at a vertexy of struke and greases, which will have break up the story of agreement of diversity and an event. When a visual agreement is required to greater through greases. Another give the intervent through greases. The story of the story	LR. (SFA) ^(F) (VULASE 6)	35'	2,599	PRIN 11	10'	5'	PRIN. • 12'	ACC 25		
(2) An elevation of the theme that these a street, park the contrast concease area shall provide an "Universal Elevation". An "Universal Elevation" and the state of the street is an elevation of the Street on the street of the street of the street is an elevation of the street of the street of the street of the street is an elevation of the street of the street of the street of the street is an elevation of the street is an elevation of the street is an elevation of the street of the	was and cantificate to meeting a barrier.	(vinterie b)									
Else and there alread an definition enhancements shall be completed with the deal of determine of the free electrons. (1) The outplice of our device web, (2) A determine from all places by providing one or more all the following options).	 Architectural Character - Justian (20.5.7.5.14-10)(A/F). The unique individualize of each dwelling unit may be expressed through rewards and estartist meterials, rather than attanging to 							PRIN 201	1		
(2) A driving in well plane by providing other or more of the behavior appliced. An additional and plane sharing. Majorane do first in static and are lead projection. A population or advicement being mass.	give each building the appendicular of a large single bendy home. b. Asset excelling of all be a relation of V [*] .	LR (PGGLHGUSE)	50'	5,000	PRIN 8'	10'	57		4		
A projecting ar card meriod bing space. A bay or boost alonew. (2) A covered part in a card.		(VILLASE 7)						ACC. 8			
(4) The addition of architectural datall elements such as similars, eave brackets, exposed rafter talk, certain, liftide, trailing, columns or plasters.	 Design Reserved & Design - 20.4, 7 F (2+-64). Where a gampa frepsia protocolar bayand the primary structure fraction the front pands shall extend bayand the gampa frepsia plane. 								4		
(5) The use of a midmum of two exterior electrics materials that can include materials such as masonry (cultured store, store, brick, stance, or tile), iso alding, sitingies, board and better, or other decositive significant,	to gravide shoul depth to the averall grimmy structure break							PRIN, - 20'			
(7) Solares at parts estrating must than 38 photo above the ground of this securit standure elements such as	 French Parates Excelling units they dide acts the solidic dreep shall include a versa around parak that extends a minimum of 13 feet from the 	POCKET PARKS	540'	10,265	PRDN • 87	10'	57	A00 • 5'	1		
(1) I strength is provided by the strength of a strength of a strength of the strength of t	front of the developing unit towards the near and is a minimum depth of 5 feet.										
L Heberhale	 All wrap maand parties shall be a minimum all 200 square livel, which indules the first parts and any several dialog. All models that include a front parts that is a minimum of 50 square first and 5 fact in degth, which includes my several stars. 	LR (SFD-SFA)	25'	1,800	PRIN, 11	16/		PRIM 11			
(4) All extends materials that be of high quality, used in applications and involved appropriately to provide an attractive and long leading approximate.	6. Enhanced Benetian	(VILLAGE 8)		-,				(ALLEY)			
(3) When meaning stability is used it shall be to be because when its mean it inplies and appropriate in the basis of the basis for meaning the solution in a stability of a stability of the basis of the basis.	An elevation of the home that frame spable/priorite streat, private siles/mater court or public/priorite span space that contains trails, addenvils as public amenias shall provide an "Etherned Counties". An "Ontenned Counties" shall gravide three or more of the	fig.									
making projection relative intervent of the harmonities making when it concluses in a second transition paper such as an indian source of a populating unit, a subset, a since or orbits we within the data particle. It can be written as such that we will a second as the second to a concern. The source or particle second as more the sources, the maintainty weight and a second as based as the second to be carried.	following design entransements bakel below. Applied as of the design entransement shell be applied in a memory that is a solution, with the main of the barro.	 DESTRICT DITERIOR LOT LINE DETERCE ON THE NEED OF THE REALING THAT IS NOT AT WORKER. ABOVE GRADE LAVER, ROOF OVERHANDER, ARE REMOTTED TO ENCROPHY UP TO 2 FEET INTO THE FRONT, SEDE, 			CAT, SELE, AN	E RIAR					
7. Entrated on all sentences to the Sentence Section 19,67 (1).	(1) A charge in well plane by graviting and at more of the following options: An additional well plane during, mechanics, of the following options: 	SETURIZED AND WARDOW WELLS ARE PERFECTED TO EVERYACH OF TO 3 FEET SHID THE SIDE AND ARAK BETWARKS.									
	 An oblighter at and prove charge, maximum of so teach month and are to standarder. A projecting an exercise wind living space. 		LINEACLICER COVERED ANTERS AND EXCENTIAN PREMITTED TO INCREMENT UP TO A PRET DITTO THE RAW SETMAN. INCLUTION OF PREMI RETRICK TO BY IS ALLOWED WHEN A GAMAGE DOOR IS PERFECTED AN TO THE REAR SETMAN.								
Each reduces and have at part 2 privary probables decrury for eaches in the decryst web taday and prove y depin from the fraction has a the property and artists 12 that at the result formed about at the privace level in tag space. As some lars, the spectralian decryst web states any appeart cortex, when previded by constitution at other than the state of the homes	 As buy ar based window. As additional scientary on the street facing side of the home. 	 PROPERTY LINES ABUTTING THE EXTENDED BOUNDARY OF THES PUS SHALL ASHERE TO ALL REQUIRED NOT INCOMING 2004 CONTRACT. 				D RETINCKS O	1112				
and repeat the proceedings of pulliple to tailongs are pullings to stress along the same dock or the tacky place. An exception shall be made for alloy-backed shall-banky detached dwalling units that do not have stress thertage but do from onto a gark.	(3) Additional antibiostural elements such to shutters, even brockets, expaned refer tolis, carbels, intals, trelines, columns or plinaters.	 SPA PORCHES AND STEPS MAY EXTEND # INTO THE PROMI SETMACK, AND 5' INTO THE SIDE AMATTING STREE M. 					NG STREET SE	8404			
or landscaped common area. In such case where the dealing unit dees not have street frontage, 1 primary pedestrian doorway shall be ordered a common protection work that connects to a street.	(4) The use of a minimum of two exterior dedding materials that can include materials such as measury joultured store, stans, brids, stans, at the , iso sting, stranges, based and includes, or other descentes only treatments. Waterians of the same material, of the							CONTRACT AND IN MANY			
3. families - Instan 10.4.7 03	come or different color will be considered different metoriels. The coverage of the occard material data not need to be distributed events on N sides of the home.			OLLOWS WOLLN	INDROACHERIT OF IN AVEL AND EVERATED	HORON I		IALIGNE INC. MULS, GAILS	ETRADUATION TO BOW EDAD-HEINT D' BORCOW AND CHERNINGE		
 transpire - texture 200,710. These regulations for gampes shall be applied to non-bing space or storage areas within gampes whether used for storage of 	ARCHITECTURAL STANDARDS - LR ZONING			1			1	E LOCAL	STREET NOW		
autemobiles er ofher lixers.	SINGLE FAMILY ATTACHED RESIDENTIAL (VILLAGE B)							10 10			
a. Character of Section & Persistent (Character is a section of the control of the follow, and, a vertexp is groups of testation by grounding a without of 2 of the following groups attestations as any ongle theory.	The Standards presented here are intended to madify the following partians of the Unified Excellopment Cade:				\prec	\geq		2	2		
213. Received interview when the reference means face research from the fact by the second is many a second a when we of it	 Antification of Character - Section 30.6.7 (-1.4-4)6, The unique individualizes of each dwelling unit-may be expressed through meeting. 				_			12)		
 fair 2 address the most forward plane of multi-four ledge pace or a first poor. (2) Projecting program where the planery parage four paramity tarse the front let line and the parage projects no more than 15 feet. From the hord para. 	and esterior materials, rather than attempting to give each building the appearance of a large single hands have.					-		2.55	6		
 (3) This leaded property (4) Gauges revealed a minimum of 2 feet bereath a second facer bing space. 	 Antihestural Character/Veterials - Jackies 12.4.3 F-12. When measurity diskling is used, it shall be in largeland where its mean is legited and appropriate, in instances where 			<u>i i i i</u>	14 - 4			1	90 C		
b. Milliofrance talls	reasonry school the extention somer of the home the measury should continue to a natural trendition path such as to initial content of spraighting will, a takenty, a class or window or other legical paths, it cause above to cost.						HI .courtes	M (
the width of a front loaded gauge dual not ecceed time, of the earth of the host elevation.	feature exists near the samer, the mesanry who shall estanded loost six feet from the samer.										
c. Three or Here Ear Gamps Weisstation The third hay of any three bay or more parage shall either Livia a different outstation from the that base or	 University Observations An elevation of the inservation that function public/private research private adaptive terms are public/private agent space that contains trade, do 			OMT N	00.03.0910						
 That be reasonable in the first two by at least two first when having the same of reliations of Shall be reasonable built of the first two by at least two first when having the same of reliations of Shall be reasonable that the first two. 	"Unhanced Counter". An "Unhanced Councies" shall provide three or more of the following design enhancements listed below: Applicat applied in a memory that is consistent with the sigle of the home.	ian af the design anthenesment of	el bo		EN IND. DATE						
4. Exercises	(ii) A sharing in well place by practicing and an even at the following applicat. An utilitized well place change, minimum of the four in width and are fast prejection, which new induce a respect optim. 				1 De 18 28	· 60	Ť	1	(т)		
For model place with a fract stoop, the fract stoop shall let late the platform and stains that are generally is fract of a door that can be covered or anonymet. The maximum wight of a covered front stoop shall be three feet in wight.	E. A projecting at certificvened living spece.				a 0.7 26 200 4	20 3×000	Hannielan	' I V	2		
A Devi Renter (Sector 1997)	III. A bay at based wheten:				OFO.LLC			`			

Provide Particles - Social State 104
 For example place with a fract partic, the fract place and be a relation of all of Fig. stores from

- (2) An eddtlanelwindew an the street fieling side of the hame.
- (3) Additional entitizational elements such as structure, eavy breakets, engineer refler tails, carbols, linkets, ballous, calance or piteters,

(c) The can all evolutions of two exterior dealing research that are include entertials such as meanly (active) dates, steep, bids, dates, at left, the date, steep, and exist boths, at the research and the same are affiness, caller will be cardiated different metrics. The county of the accord metric dates are associated and accord and accord accor

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INCOMPANY - RUNNING

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All A. M. S. Santana and S. S. Santana and S. Santa

CENTINHAL, CO ANTE 342,736,971

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SHEET & OF 2

Paired Home (Duplex) Design



URBAN DUPLEXES



Paired Homes (Blue) and Single-Family Detached (Red)

(Illustrative not part of application. For geographic context only)



PUD ZONING: 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

As required by the Municipal Code a Neighborhood Meeting was held on November 13, 2019. Notice of the meeting was provided in compliance with the Municipal Code.

Notice of these Public Hearings have been provided as follows:

Published in the Colorado Hometown Weekly:April 22, 2019Property Posted:April 24, 2019Letters to adjacent property owners:April 24, 2019

Staff Recommendation – PUD Amendment

PUD Amendment

Staff finds the PUD Amendment application for the Parkdale P.U.D. Overlay Map, Amendment No. 2 in compliance with the Planned Unit Development Approval Criteria and recommends the Board of Trustees approve the Ordinance with the following condition of approval:

a. Applicant shall make technical corrections to the Parkdale P.U.D. Overlay Map, Amendment No. 2 zoning map as directed by Town staff prior to recordation of the map.

APPLICATION STEPS

- Planning Commission is the recommending body for the PUD Amendment
- BOT is the decision making body for the application
- Preliminary Plat
- Final Plat

- PUD AMENDMENT NO. 2

Board of Trustees – May 12, 2020