

# PARKDALE

- PUD AMENDMENT NO. 2

Board of Trustees – May 12, 2020

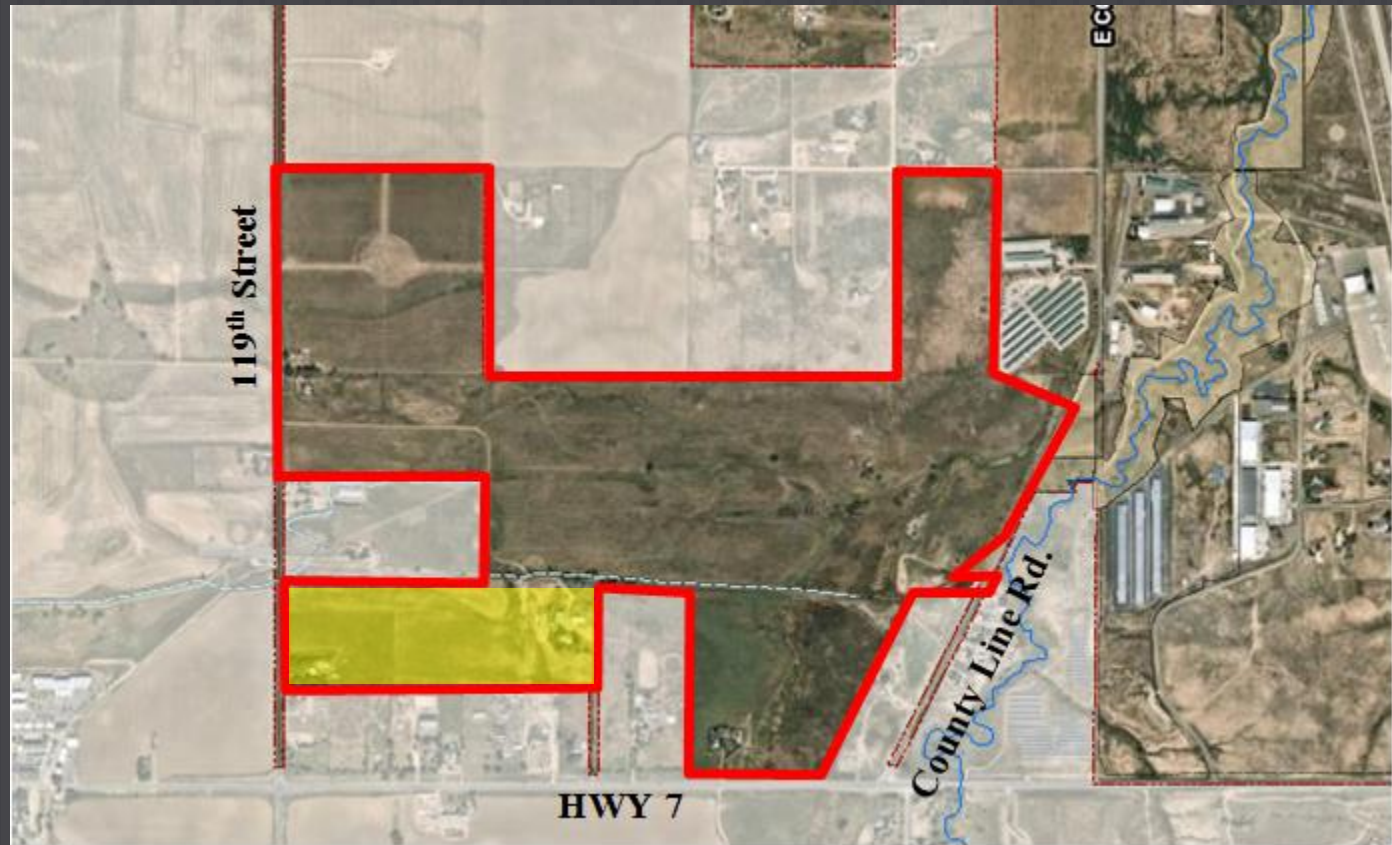
# PUD Amendment Recommendations

**Planning Commission 4-15-2020:** Approval With Conditions

**Staff:** 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



**PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 2**  
 LOCATED IN SECTION 36,  
 TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 245.97 ACRES  
 PUD-001059-2019

**LEGEND**  
 PLANNED AREA BOUNDARY  
 POCKET PARK

**NOTES:**  
 1. VILLAGE AND TRACT BOUNDARIES SHOWN ARE APPROXIMATE. AS FINAL PLAT IS APPROVED WITHIN THE BOUNDARIES TO THIS PUD, THIS DOCUMENT SHALL BE AMENDED TO REFLECT ALL FINAL PLAT BOUNDARIES, INCLUDING LOT, TRACT AND STREET ROW CONSIDERATIONS WITHIN EACH VILLAGE.

**REVISION HISTORY**

REVISION NO.	DATE
1	05.18.2016
2	05.28.2016
3	05.16.2016
4	05.16.2016

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 CENTENNIAL, CO 80106  
 (303) 755-1100  
 www.pcsgrupegroup.com

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 1000 W. 10TH AVE. #200  
 BOULDER, CO 80502  
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 www.kt-engineering.com

**SHEET 2 OF 3**

# Existing Parkdale PUD Overlay Map

## PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO.1

LOCATED IN SECTION 35,

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

COUNTY OF BOULDER, STATE OF COLORADO

218.48 ACRES

PUDA-001077-2019

### ARCHITECTURAL STANDARDS - LR ZONING SINGLE FAMILY DETACHED RESIDENTIAL (VILLAGES 1-5)

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 E(1,4)  
a. Architectural Variety

#### 1. 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.

#### b. Architectural Character - Section 10.6.7 E(1,4)

Each single family detached model plan and elevation shall demonstrate the following design characteristics:

#### 1. Design Standards

- (A) Each elevation shall include a minimum of five windows (or one window and one door) per floor.  
(B) Both front and rear elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged.  
(C) A variety of roof forms should be used. Single eave 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 in (1) through (5) below. Application of the design enhancements 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 elevation.  
(1) The addition of one window unit.  
(2) A change in wall plane by providing one or more of the following options:  
- An additional wall plane change. Minimum six feet in width and one foot projection.  
- A projecting or cantilevered living space.  
- A bay or bowed window.  
(3) A covered porch or deck.  
(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, trellis, trellises, columns or planters.  
(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (poured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments.  
(F) Columns or posts extending more than 36 inches above the ground shall support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No supported "cave" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

#### 2. 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 should 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 Overhangs to the Street - Section 10.6.7 E(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 12 feet of the most forward plane of the ground level living space. The corner 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-fronted 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 E(3)

These regulations for garages shall be applied to non-living spaces 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 safety in garage orientation by providing a minimum of 2 of the following garage orientations on any single block:  
(1) Attached 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 85% of the width of the front elevation.

#### c. Three or More Car Garage Orientation

- The front bay of any three bay or more garage shall either:  
i. Have a different orientation from the first bay, or  
ii. Shall be recessed behind the first bay by at least two feet when having the same orientation; or  
iii. Shall be between the first bay.

#### 4. Front Steps

No model plan with a front steps, the front steps shall include the platform and stairs that are generally in front of a door that can be opened or closed. The minimum width of a covered front step shall be three feet in width.

### 5. Front Porches - Section 10.6.7 E(4)

For model plans with a front porch, the front porch shall be a minimum size of fifty square feet.

### 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(1,4)

- a. 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.  
b. 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 alleys 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 alleys 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 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(1,4) (B)(5)

- a. The unique individuality of each dwelling unit may be expressed through masonry 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 8".

#### 4. Garage Placement & Design - 10.6.7 F(2-b)(4)

- a. Where a garage facade protrudes beyond the primary structure facade, the front porch shall extend beyond the garage facade plane to provide visual depth 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 300 square feet, which includes the front porch and any covered steps.  
c. All wrap around porches shall include a front porch that is a minimum of 50 square feet and 5 feet in depth, which includes any covered steps.

#### 6. Enhanced Elevation

An elevation of the home that faces public or private open space that contains trellis, trellises 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 enhancements 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:

- i. An additional wall plane change, minimum of six feet in width and one foot projection.  
ii. A projecting or cantilevered living space.  
iii. A bay or bowed 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, trellis, trellises, columns or planters.  
(4) The use of a minimum of two exterior cladding materials that can include materials such as masonry (poured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatments. Variations of the same materials, 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.) (10.3.4.5.6)				HT.
	WIDTH (FT.)	AREA (S.F.)	FRONT (10.3.4.7)	SIDE (10.3.1) (20 feet/10' Street)	SIDE (10.3.1) (20 feet/10' Street)	REAR (10.3.4.8)	
LR (SFD) (VILLAGE 1-4)	50'	5,000	FRONT - 20'	10'	5'	FRONT - 20'	
	55' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFD) (VILLAGE 5)	45'	4,725	FRONT - 20'	10'	5'	FRONT - 20'	
	50' CORNER LOTS		ACC. - 30'			ACC. - 5'	
LR (SFA) <sup>(1)</sup> (VILLAGE 6)	35'	2,500	FRONT - 11'	10'	5'	FRONT - 12'	
LR (POOLHOUSE) (VILLAGE 7)	50'	5,000	FRONT - 8'	10'	5'	FRONT - 20'	
						ACC. - 5'	
POCKET FARMS	50'	10,896	FRONT - 8'	10'	5'	FRONT - 20'	
						ACC. - 5'	

- 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 THAT IS NOT ATTACHED.
- ABOVE GROUND EXTERIOR ROOF OVERHANGS ARE PERMITTED TO OVERHANG UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS.
- REAR GROUND EXTERIOR ROOF OVERHANGS ARE PERMITTED TO OVERHANG UP TO 3 FEET INTO THE SIDE AND REAR SETBACKS.
- UNPAVED COVERED PATIOS AND DECKS ARE PERMITTED TO OVERHANG UP TO 8 FEET INTO THE REAR SETBACK.
- REDUCTION OF FRONT SETBACK TO 15' IS ALLOWED WHEN A GARAGE DOOR IS PERPENDICULAR TO THE STREET ROW/LOT FOOTPRINT.
- PROPERTY LINES ADJUTING THE EXTERIOR BOUNDARY OF THIS PUD SHALL ADHERE TO ALL REQUIRED SETBACKS OF THE APPLICABLE ZONING DISTRICT.
- SFA PROFILES AND STAIRS MAY EXTEND 8' INTO THE FRONT SETBACK, AND 5' INTO THE SIDE ADJUTING STREET SETBACK.



DATE PREPARED	01.20.2019
REVISION NO.	DATE
1	08.19.2019
2	08.28.2019
3	08.28.2019
4	

PROJECT	1000 W. 3RD AVE. #201
CLIENT	KT ENGINEERING
DESIGNER	KT ENGINEERING
DATE	08.28.2019
BY	KT ENGINEERING
CHECKED	KT ENGINEERING
DATE	08.28.2019

PROJECT	1000 W. 3RD AVE. #201
CLIENT	KT ENGINEERING
DESIGNER	KT ENGINEERING
DATE	08.28.2019
BY	KT ENGINEERING
CHECKED	KT ENGINEERING
DATE	08.28.2019

SHEET 3 OF 3

# Proposed PUD Amendment No. 2

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- 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



[illegible]



# 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, 2019
Property Posted:	April 24, 2019
Letters 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

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

# PARKDALE

- PUD AMENDMENT NO. 2

Board of Trustees – May 12, 2020