



TOWN OF ERIE

Community Development Department – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME:

PROJECT ADDRESS:

PROJECT DESCRIPTION:

LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name:

Filing #: Lot #: Block #: Section: Township: Range:

OWNER *(attach separate sheets if multiple)*

Name/Company:
Contact Person:
Address:
City/State/Zip:
Phone: Fax:
E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm:
Contact Person:
Address:
City/State/Zip:
Phone: Fax:
E-mail:

MINERAL RIGHTS OWNER *(attach separate sheets if multiple)*

Name/Company:
Address:
City/State/Zip:

MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:
Address:
City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning:
Proposed Zoning:
Gross Acreage:

Gross Site Density (du/ac):
Lots/Units Proposed:
Gross Floor Area:

SERVICE PROVIDERS

Electric:
Metro District:
Water *(if other than Town)*:

Gas:
Fire District:
Sewer *(if other than Town)*:

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input checked="" type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE \$ 600.00	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN \$ 10,000.00	
All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.			

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Porchfront Homes @ Erie Village LLC Date: 8/22/19
 Owner: Mary Coonce Date: 8/22/19
 Applicant: Mary Coonce Date: 8/22/19

STATE OF COLORADO)
 County of Boulder) ss.

The foregoing instrument was acknowledged before me this 22 day of August, 2019, by Mary Coonce.

My commission expires: 2/12/2022.
 Witness my hand and official seal.

BRETT D STEURY
 Notary Public
 State of Colorado
 Notary ID # 20094036461
 My Commission Expires 02-12-2022

Brett D Steury
 Notary Public

March 30 2020

Mr. Chris Larue, Senior Planner

The Town of Erie

Erie, Colorado 80516

RE: BIXLER PLACE at ERIE VILLAGE
Erie Village Filing No. 5 - PD Amendment Statement

Mr. Larue:

Porchfront Homes – Erie Village LLC requests a PD amendment of Erie Village Filing No. 5, in order to revise the senior assisted living use to a mixed-use neighborhood plan – Bixler Place at Erie Village as originally envisioned. This is 3rd Submittal of the application also requests that the age restrictive covenant for residents of the planned senior assisted community be removed.

The Sketch Plan prepared for the mixed-use village PD Amendment is in conformance with the Town of Erie Comprehensive Master Plan; and was reviewed favorably by the Planning Commission on April 3 and Board of Trustees on May 4 2019. A preapplication meeting was held with Town staff on June 10 2019 to outline the process and submittal requirements necessary to obtain approval of a Final Plat and Site Plan for the project. After approval of the PD Amendment and removal of the age restrictive covenant; a Preliminary Plat, Site Plan, associated technical reports; landscape architecture and architecture plans will be submitted.

1. Identification of the Public Benefit Provided within the PD Zone District.

The Erie Village PD zoning district benefits the public based on PD approval criteria.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.
 - *The request to amend the PD is consistent with the current PD zoning and will allow the revision of the plan to develop a project with a unique mix of land uses.*
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district.
 - *Modifications have been made to the UDC regulations within the PD district to allow for architecture that fits the character of the village and the geometry of the site; providing enhanced pedestrian connectivity and a compatible mix of uses.*
- c. The PD zoning district will promote the public health, safety, and general welfare.
 - *The plan is beneficial to the public health, safety and general welfare of the Village.*
- d. The PD zoning district is consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space and Trails Master Plan, and other Town plan and policy documents.
 - *The PD zoning conforms to the Town of Erie Comprehensive Plan; Transportation Master Plan and Parks, Recreation, Open Space, and Trails Master Plan; and Town development policies.*
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining

Bestall Collaborative Limited

Planning Environment Construction Management Development

sufficient levels of service to existing development.

- *The mixed-use was intended from the inception of Erie Village and adequate*

services and facilities have been planned and are available to serve the property without diminishing service levels to existing development.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.
- *This use was intended since the inception of Erie Village and the PD plan provides for an appropriate level of vehicular circulation and parking facilities*
- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
- *The plan provides for a safe and separated vehicular and pedestrian/bicycle circulation system linking the neighborhood with local parks, the commercial area, open space; and a designed connection to the community spine trail.*
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- *Development of the plan will not have adverse impacts to the natural environment; and significant scenic and historic features.*
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
- *Development of the plan will not result in adverse impacts to adjoining properties.*
- j. Proposed uses will be compatible in scale with uses on properties adjacent the PD district.
- *The uses in the plan will be compatible with the properties in the vicinity.*
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- *The plan provides for an appropriate range of housing types and densities for the size of the residential development area.*
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- *The plan configuration provides an opportunity for arcing streets and pedestrian ways along landscape courts which creates unique vistas and views of the architecture and open space.*
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.
- *Modifications have been made to the single-family and townhome front and rear yard setbacks mirroring the Erie Village setbacks, to achieve the benefits of alley access and homes fronting on landscaped courts, tree lawns and open space.*
 - *Modifications to commercial parking standards have been made, to allow reductions up to 20% tailored to the type and extent of the village core mixed-use factors, including: shared parking, retail standard revision - 1 space/300sf, hours of operation, pedestrian walking distances & connectivity to residential.*

2. Character and Development Concept.

The PD amendment, allowing a mixed-use neighborhood, conforms with the General Comprehensive Plan providing a broader range of housing, office and retail choices. The plan for Bixler Place has been arranged in a traditional neighborhood development pattern, integrating the existing commercial building with two new commercial buildings, arranged around parking and pedestrian walkways linking to adjoining single-family and townhomes. The homes reflect the design traditions prevalent in the existing housing of Erie Village.

The single-family detached homes and townhomes are within walking distance of the commercial - arrayed on an arcing roadway and pedestrian walkway system that fit the semi-circular shape of the parcel, paralleling C.W. Bixler Boulevard on the west and County Line Road on the east. The detached single-family homes are located on two blocks nearest to C.W. Bixler Boulevard across from the existing single-family and duplex homes. Townhomes are located in the inner area of the neighborhood near County Line Road, adjoining a central common open space. All homes are alley loaded with principal entrances located on C.W. Bixler with treelawns, landscaped open space and a landscaped court with sidewalks.

The commercial area at Bixler Place is located at the southwest corner of County Line Road and C.W. Bixler Boulevard. Adjoining the existing office building, two new commercial buildings will house office, services, food & beverage and retail businesses. Accessed off of C.W. Bixler Boulevard at Tyler Place and Washburn Avenue at the roundabout. Vehicle access and parking for the commercial area is separated from the residential. Pedestrian linkages to the commercial, residential and open space areas are made with a landscaped walkway system integrated with treelawns, landscape courts and open space.

3. General Compatibility with and effect on Surrounding Properties.

The proposed plan is compatible with the uses on the surrounding properties which have been developed with single family and duplex residential; and is consistent with the Comprehensive Master Plan and original Erie Village PD mixed-use plan for the property. The property is restricted, by covenant, to occupancy levels no greater than 2 people/residential unit, with one occupant being at least 62 years old. Currently zoned PD – allowing for uses associated with an assisted living community: office, retail, residential, medical services and adult day-care.

4. General Consistency of the Development.

The proposed Bixler Place PD plan is in conformance with the Town of Erie Comprehensive Plan which designates the site as Mixed Use (MU). Mixed Use is defined in the UDC (section 10.11.3), in part, as the development of a parcel of land with 2 or more different uses including, but not limited to, residential, office, retail, public uses, personal service or entertainment uses, designed, planned and constructed as a unit. The plan's circulation system conforms with the Town's Transportation Master Plan. Park requirements were met for the property at the time of development of prior phases and conform with the Town's Parks, Recreation, Open Space, and Trails Master Plan. A trail connection from the Village Core to the community spine trail is included in the plan and will be developed with the project.

5. Total land area to be subdivided.

- 14.82 acres including Outlot X, south of C.W. Bixler Boulevard.

Bestall Collaborative Limited

Planning Environment Construction Management Development

6. The total number of lots and proposed residential density. Total number of dwelling units yielded in the Concept Plan is 70 homes; 4.72 du/ac

- 32 Single-family detached homes
- 38 Townhomes: Lot - 2000 sf minimum lot size

7. Total square footage of floor area proposed.

40,000sf commercial - projected mix:

- 32,600sf office (11,000sf existing, 21,600sf new)
- 5,000sf retail (new)
- 2,400sf food & beverage (new)

8. The total land area to be preserved as open space.

Total open space on site: 3.178 acres

- Tract 1: Open Space; Tract 4: Landscape Court; Tract 5: Common Open Space; Tracts 6 & 7: Landscape Buffer/Drainage Easement
- Required open space & parks satisfied with prior Erie Village development project approvals

9. Land Use Summary Chart that identifies each land use type

ERIE VILLAGE FILING NO. 5 - LAND USE SUMMARY		
Description	Area (AC)	% of Total
Single Family Residential - 32 Lots	3.939	26.57%
Townhomes - 38 Units	2.481	16.74%
Commercial - 3 Buildings*	2.113	14.26%
Tracts	4.683	31.60%
Public ROW	1.606	10.83%
Total	14.823	100.000%

* Existing commercial building C1 not included in overall area calculations.

10. Requested Modifications to the UDC Regulations.

The following modifications allow for a TND scale to be created in the frontyard, alley served functionality and compact development patterns providing for more open space.

- Reduce SF front yard setback from 20' to 16'.
- Reduce townhome front yard setback from 20' to 8'.
- Reduce SF from 20' to 8' & townhome rear yard setback from 20' to 6'.
- Reduce townhome lot size from 2,500sf to 2,000sf.
- Encroachments in the front, side and rear setbacks of up to two (2') feet beyond building foundations for above-grade features including eaves and overhangs.

- Encroachments in side and rear setbacks of up to three (3') feet beyond the building foundation for below grade window wells.
- Encroachment in front setbacks of up to six (6') feet for covered front porches.
- Encroachment in rear setbacks of up to six (6') feet for covered porches or decks.

11. Bixler Place at Erie Village Design Standard Purpose

The intent of the Bixler Place Design Standards is to conform with the Town of Erie UDC Design Standards and mirror the original design standards for adjacent development at Erie Village. Bixler Place will have its own owner's association – Bixler Place at Erie Village Owners Association (BPEVOA) and building design will be reviewed by the BPEVOA Architectural Review Committee (BPEVOAARC). The Design Standards promote high-quality residential and commercial development; protect property values; encourage visual variety and architectural compatibility; and provide a design character similar to the scale of the existing development at Erie Village and its design guidelines.

- A. Promote new developments that are distinctive, have character, and relate and connect to established neighborhoods;
 - *Bixler Place is an extension of the existing neighborhood; providing a distinctive, mixed-use architectural character in conformance with the land use designation of the Erie Village PD and Town of Erie CMP for the parcel.*
- B. Provide variety and visual interest in the exterior design of buildings;
 - *Based on the architectural themes of Erie Village - building elevations are articulated and create variety and visual interest in the built environment.*
- C. Provide a variety of housing types, supporting a range of households & age groups;
 - *The planned housing types are suitable for a range of households and ages, including: 'starter homes', 'families' and 'empty nesters'.*
- D. Enhance the streetscape and diminish the prominence of garages and parking areas;
 - *The private drive configuration in Bixler Place consists of arcing intersecting drives on diagonals with landscaped tree-lawns creating a distinctive streetscape reminiscent of traditional village patterns of early America. All homes are alley loaded reducing the prominence of garages and parking – placing them away from primary village and home entries. Homes front landscape courts with walkways; tree-lawns and enhanced landscape open spaces.*
- E. Enhance public safety by preventing garages from obscuring main entrances or blocking views of the street from inside residences; and
 - *Residential entries are visible from inside homes; garages located in alley ways.*
- F. Improve the compatibility of attached multi-family residential and commercial development with the residential character of surrounding neighborhoods.
 - *The townhomes and new commercial buildings are located adjacent the existing commercial building, separate from existing single family and duplex dwellings in the surrounding neighborhood. The townhomes living spaces and decks orient toward the central landscaped commons. The townhome and commercial architecture*

conform with and complement the existing architectural character and scale of Erie Village.

12. Bixler Place at Erie Village Design Standard

A. Single Family Dwelling Architectural Standards

1. Architectural Variety and Character

i. Design Standards

(A) Identical model plans & elevations shall not be repeated directly across from the same model plan & elevation.

(B) Identical elevations shall not be repeated more than once every 4 lots on the same side of the street and/or landscape court.

(C) A minimum of 3 model plans and 2 elevations will be provided.

2. Architectural Character

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. Architectural articulation that creates shadow and visual interest is encouraged.

(C) A variety of roof forms may be used throughout the community.

(D) The main roof may extend beyond the primary façade by a minimum of one foot.

(E) Side elevations that face a street, landscape court, or open space area should be enhanced; and include three 3 of the following design elements consistent with the architectural style of the dwelling.

(1) Addition of one window

(2) A change in wall plane - minimum 6' length, 1' projection

(3) Projecting living space

(4) Covered porch or deck

(5) Addition of architectural elements, e.g.: shutters, rafter tails, corbels, lintels, columns, pilasters, shutters

(6) Use of two cladding materials, e.g.: masonry, cultured stone, brick, stucco, lap siding, shingles, board and batten

(7) Columns or posts extending more than 36" above the ground, e.g.: porches, decks, or roofs of adequate mass to support the structure above.

3. Materials

i. Design Standards

(A) Exterior materials shall be of a high quality; applied and treated to provide a long-lasting appearance.

(B) Masonry cladding may be used in locations where the mass is architecturally logical.

(C) When masonry wraps a corner, it should extend to a logical transition or termination point: a projecting wall, column, door, or other element.

4. Orientation of Dwellings

i. Design Standards

(A) On corner lots, doorways may be located to face adjacent streets or the landscapes.

(B) The orientation of lots shall repeat the predominant relationship of building to building and building to street along Bixler Boulevard

Bestall Collaborative Limited

Planning Environment Construction Management Development

- (C) The primary doorway of alley-loaded single-family dwellings shall be accessed from the landscape court connecting to Village Circle, Tyler Place and the treelawn sidewalk along Bixler Blvd.

5. Garages

i. Design Standards

- (A) All garages shall be located at the rear of the dwelling and loaded off of alleys.

6. Front Porch

i. Design Standards

- (A) The minimum front porch area shall be 60 square feet, excluding the stoop and any projections, with a minimum depth of 6 feet.

B. Townhome Architectural Standards

1. Building Orientation

i. Design Standards

- (A) The primary entrance of townhome buildings shall be accessed from:

- (1) Landscape courts
- (2) Landscaped open space
- (3) Tree-lawns

2. Architectural Character

i. Design Standards

- (A) All sides of the townhome buildings shall display a similar level of quality and architectural detailing.

- (B) Building designs, including roof forms, windows, doors, trim, and siding materials, shall be rooted in the Victorian architectural style.

- (C) The individual expression of each dwelling unit within a townhome building is encouraged; by use of exterior materials and color.

- (D) The maximum length of any townhome building shall be 156 feet.

- (E) Elevations of townhome buildings shall be articulated with the incorporation of 2 or more of the following elements:

- (1) Balconies;
- (2) Bay or box windows;
- (3) Insets or other relief in the wall plane;
- (4) Porches;
- (5) Dormers;
- (6) Variations in materials; or
- (7) Variations in roof forms.

- (F) Incorporation of a variety of roof forms is encouraged; and townhome buildings shall incorporate roof pitches of between 3:12 and 12:12.

- (G) Roof overhangs shall be a minimum of 8 inches to establish shadow lines and complement the pitch and architectural style of the structure.

- (H) Horizontal variations in materials in a townhome building elevation shall occur in conjunction with a change in wall plane, preferably at the inside corner of a wall.

3. Architectural Variety

i. Design Standards

- (A) A minimum of two models will be provided (3-10 buildings)

- (B) Townhomes shall be designed to incorporate visually heavier elements at the building base, with lighter elements above.

Bestall Collaborative Limited

Planning Environment Construction Management Development

- (C) Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.
 - (D) Within each townhome building, individual dwelling units shall be differentiated through 2 or more of the following methods:
 - (1) Use of distinct color variation between individual dwelling units;
 - (2) Use of distinct variations in materials between individual dwelling units;
 - (3) Use of distinct variations in architectural features – porch or similar feature;
 - (4) Use of distinct roof forms;
 - (5) Variation in the front façade plane of individual dwelling units (2-foot min).
4. Materials
- i. Design Standards
 - (A) Primary exterior building materials on multi-family structures shall be constructed from durable materials.
 - (B) Exterior Insulating and Finish System (EIFS) shall not be permitted.
 - (C) All multi-family structures shall utilize durable, environmentally sensitive roofing materials - product warranties or an industry expected life of a minimum of 25 years
5. Parking and Garage Placement
- i. Design Standards
 - (A) On-street parking spaces may be counted toward townhome guest parking, provided on-street spaces are located on adjacent or internal streets.
 - (B) Required dwelling unit parking shall be off-street.
 - (C) Garages shall be alley loaded.
 - (D) Garage doors shall be either be recessed a minimum of 2 feet behind the rear elevation of the primary facade; or recessed a minimum of 2 feet beneath a second-floor bay or deck.
6. Alleys
- i. Design Standards
 - (A) To break up the appearance of long expanses of garages, 1 or more of the following techniques shall be employed:
 - (1) The incorporation of individual planting or hardscape areas between alley-loaded garages; or
 - (2) The incorporation of landscape open spaces between townhome buildings; or
 - (3) The incorporation of a roadway alignment that creates visual variation along alley ways.
- C. Commercial Architectural Standards
1. Building Orientation
- i. Design Standards
 - (A) All primary buildings shall be oriented towards a public street.
 - (B) Buildings with frontage on open space shall have an equally detailed façade, constructed of equally high-quality materials, facing or open space.
 - (C) Buildings shall be arranged and grouped so their primary orientation compliments adjacent, existing development and:
 - (D) Building functions that do not directly serve the public, such as loading bays, and blank walls, should not be placed directly along the street.

2. Building Massing and Façade
 - i. Design Standards
 - (A) A single, large, dominant building mass shall be avoided.
 - (B) Buildings shall be designed to integrate variations in height, texture, color and façade depth.
 - (C) All building facades shall have similar levels of architectural detailing.
3. Wall Articulation
 - i. Design Standards
 - (A) Primary structures having walls exceeding 60 feet in length shall incorporate 3 or more of the following features at least every 40 feet:
 - (1) Change in color,
 - (2)) Change in texture, or material;
 - (3)) Projection, recess, and/or reveal expressing structural bay or other aspect of the architecture with a minimum change of plane of 12 inches;
 - (2) Window and/or fenestration change in rhythm;
 - (3) Awnings; or
 - (4) Gable or other projecting architectural feature.
4. Entrances
 - i. Design Standards
 - (A) Each building & tenant space shall have a clearly defined main pedestrian entrance within the storefront of the building featuring at least 2 of the following elements:
 - (1) Canopy or portico;
 - (2) Overhang;
 - (3) Recesses or projection;
 - (4) Arcade;
 - (5) Archway;
 - (6) Outdoor patio;
 - (7) Display window;
 - (8) Architectural tilework or moldings integrated into the building design; or
 - (9) Integrated planter, wing wall incorporating landscape or seating area.
 - (10) Distinctive signage
5. Roofs
 - i. Design Standards
 - (A) Where flat roofs are used, a parapet wall at least 18 inches in height shall be used on all sides of the structure. The design or height of the parapet shall include at least 1 change in setback or height of at least 2 feet along each 60 lineal feet of façade.
6. Ground Floor Treatment
 - ii. Design Standards
 - (A) Buildings shall set a human scale at grade along street facades and entryways through the use of windows, door, column, and beam elements.
7. Building Materials
 - i. Design Standards
 - (A) No more than 25 percent of each façade of the building shall be finished with metal material.
 - (B) Façade materials shall not create excessive glare when viewed from any public street or from any residential area.
 - (C) Building glazing should be transparent. Glass with a reflectance greater than 20 percent shall not cover more than 10 percent of any exterior façade of a primary or accessory structure.

8. Color
 - ii. Design Standards
 - (A) Primary colors should be compatible with the existing and planned residential and commercial building color palette.
9. Parking
 - iii. Standards
 - (A) Commercial parking requirements may be reduced up to 20%
 - (B) Revised retail parking standard: 1 space/300sf.

14. Subdivision phasing.

The first phases of Bixler Place will be initiated with the single-family residential along C.W. Bixler Boulevard and the new commercial building at the corner of C.W. Bixler Blvd and County Line Road. The townhomes would begin in the 2nd phase progressing south from the commercial area along County Line Road.

15. Existing Infrastructure and Services

There is water, sanitary sewer and storm drainage facilities adjacent the property. St. Vrain Valley School District, Mountain View Fire Rescue, Excel Energy (electric power and gas) are currently serving the planned community adjacent the property.

16. Public & Private Amenities

Approximately 2.1 acres is allocated to landscaped common areas and open space to be maintained by the Home Owner Association. These areas include the ellipse common area, landscape court pedestrian linkage and Outlot X open space landscaped area. In addition, the buffer and drainage area along County Line Road contains 1.6 acres of landscaped open space. The ellipse is planned as an open space amenity in the heart of the Townhomes – providing a gathering and circulation area. Outlot X, across from the Village south of C.W. Bixler Boulevard is planned as a landscaped open space and connection to the community Spine Trail. Trails and sidewalks will also make pedestrian connections to the existing parks.

17. Existing or Proposed Covenants & Restrictions

The property will remain in the existing Homeowner's Association. Design Review of the Village Core architecture will be administered under a separate process. There is a covenant recorded against the property by separate instrument, restricting the use and occupancy of dwelling units (2 people/unit). A request for the repeal of this covenant has been made as a part of this application, concurrent to the PD Amendment.

18. Existing and proposed easements.

The following existing easements will be relocated and vacated as indicated in the Development Plan: a) a 30' wide Drainage Easement that crosses the north west portion of the site; and b) a 30' wide utility easement which crosses the north east portion of the site. The 50' wide Vessels Oil & Gas Company easement located along the east property line contains an underground gas line; and will remain in place. There are no other oil and gas facilities, easements or setbacks that affect the proposed development.

Proposed easements to be dedicated include: a) 10' utility easement which would be located along the east side of Bixler Boulevard; b) 10' utility easement dedicated along both sides of the local streets; c) additional easements along the 30' public alley, the 30' wide landscape court, and the private drives as required.

Bestall Collaborative Limited

Planning Environment Construction Management Development

19. Existing and proposed street right-of-ways.

Existing street right-of-way includes a 61.0' wide ROW for Bixler Boulevard and a 90.0' ROW for County Line Road. Proposed new local streets would utilize a 60.0' ROW and the proposed public alley would utilize a 30.0' ROW. Private drives would be contained in a 30.0' wide Outlot with a public access easement dedicate as part of the outlot dedications.

We look forward to seeking review at public hearing for this project.

Thank you.



Jack Bestall, Principal

Bestall Collaborative Limited

Donald P. Ash, LLC

Professional Engineering and Development Services

5649 Pennsylvania Avenue • Boulder, Colorado 80303