

Chris LaRue

From: Chris LaRue
Sent: Friday, March 6, 2020 8:51 AM
To: Jack Bestall
Subject: Erie Village PD
Attachments: red lines.pdf; red lines 2.pdf; Referral comments.pdf

Jack:

Attached are some redlines and referral comments. We can talk about the redlines when we meet.

Thanks,
Chris



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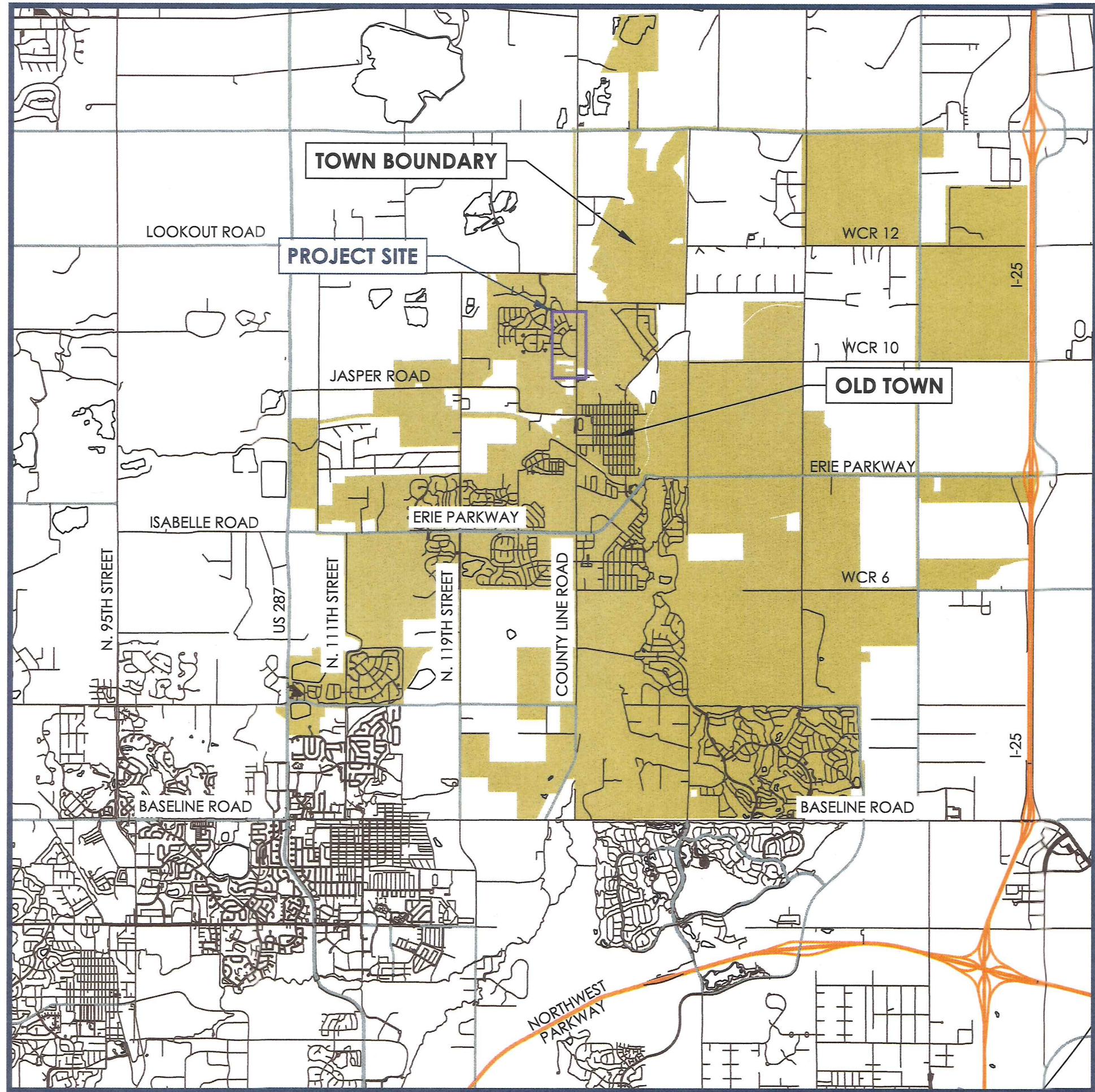
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ERIE VILLAGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 14.823 ACRES
PDA-001107-2019

GENERAL NOTES	
1.	THIS PD ZONING MAP MODIFIED THE DIMENSIONS SET FORTH IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AS PROVIDED FOR IN SECTION 10.2.7.D. <i>→ PUD reference</i>
2.	IN THE EVENT THAT THERE IS ANY DISCREPANCY BETWEEN THE TOWN CODE AND THIS PD, THEN THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THE PD ZONING MAP SHALL COMPLY WITH THE CODE.
3.	ALTA/ACSM LAND SURVEY PLAN PROVIDED BY FLATIRONS SURVEYING, DATED AUGUST 29, 2017, PROJECT NO. 17-70,166.

LEGAL DESCRIPTION	
PARCEL A:	BLOCKS 17 THROUGH 24, INCLUSIVE AND BLOCKS 26 AND 27, TOGETHER WITH OUTLOTS P, Q, R, S, T, U, W AND Z, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.
PARCEL B:	OUTLOT X, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.
PARCEL C:	OUTLOT V, ERIE VILLAGE FIFTH FILING REPLAT A, COUNTY OF BOULDER, STATE OF COLORADO.



SHEET INDEX	
1	COVER SHEET
2	PD SITE PLAN
3	ARCHITECTURAL STANDARDS
4	ARCHITECTURAL STANDARDS AND STREET SECTIONS

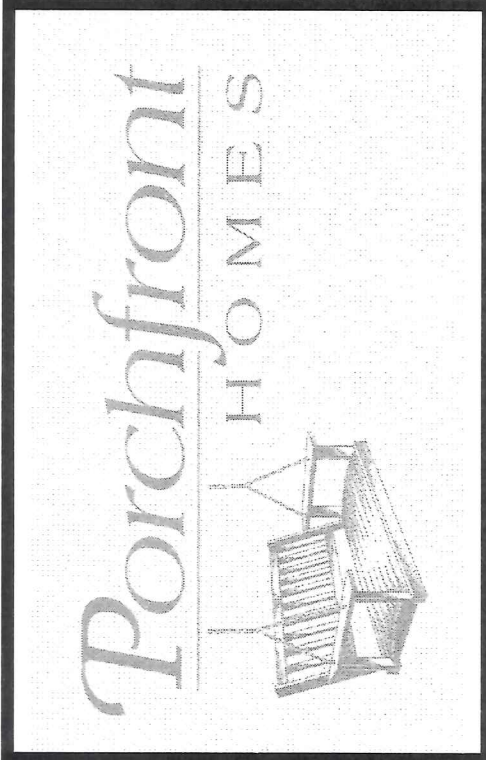
CONTACT INFO	
OWNER:	PORCHFRONT HOMES AT ERIE VILLAGE, LLC
DEVELOPER:	TIM COONCE PORCHFRONT HOMES
OWNER'S REPRESENTATIVE AND PLANNER:	JACK BESTALL BESTALL COLLABORATIVE
ENGINEER:	DONALD P. ASH, P.E.

SURVEYOR'S CERTIFICATE	
I, JOHN B. GUYTON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD DEVELOPMENT PLAN TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PD DISTRICT.	
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.	
JOHN B. GUYTON, PLS #16406 CHAIRMAN & CEO FLATIRONS, INC. COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR	

PLANNING COMMISSION CERTIFICATE	
THIS PD DEVELOPMENT PLAN WAS REVIEWED BY THE PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.	
CHAIRPERSON _____	DATE _____

BOARD OF TRUSTEES CERTIFICATE	
THIS PD DEVELOPMENT PLAN IS TO BE KNOWN AS "ERIE VILLAGE PD DEVELOPMENT PLAN AMENDMENT NO. 6" AND IS APPROVED AND ACCEPTED BY ORDINANCE NO. _____ PASSED AND ADOPTED AT THE REGULAR (SPECIAL) MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON _____, 20____.	
MAYOR _____	
ATTEST: _____	
TOWN CLERK _____	

CLERK & RECORDER CERTIFICATE	
STATE OF COLORADO } COUNTY OF BOULDER } I HEREBY CERTIFY THAT THIS PD DEVELOPMENT PLAN WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____	
BOULDER COUNTY CLERK AND RECORDER _____	



ERIE VILLAGE
PD AMENDMENT NO. 6
ERIE, COLORADO

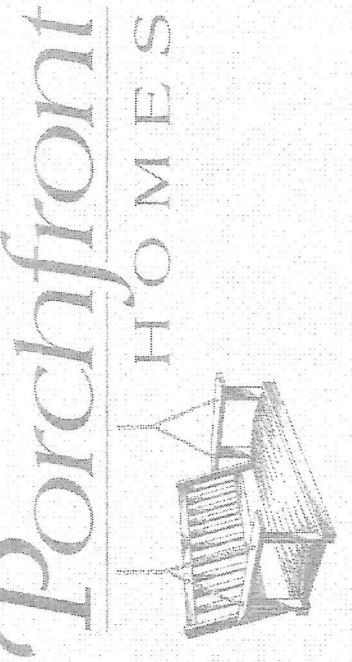
PROJ. NO. 1069
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CHECKED: DPA
CADD FILE: .dwg
DATE: 01/24/20
REVISIONS:

PLANNED DEVELOPMENT
SUBMITTAL
SHEET TITLE:
COVER SHEET

SCALE: AS NOTED
SHEET NUMBER:
1 of 4

ERIE VILLAGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 14.823 ACRES
PDA-001107-2019



ERIE VILLAGE PLANNED DEVELOPMENT (PD) DEVELOPMENT PLAN, ~~FILING 5,~~ 6TH AMENDMENT PDA-07-003

I. GENERAL PROVISIONS

AUTHORITY

THIS PLANNED DEVELOPMENT AMENDMENT, HEREAFTER REFERRED TO AS 'DEVELOPMENT PLAN' IS AUTHORIZED BY THE TOWN OF ERIE MUNICIPAL CODE.

APPLICABILITY

THE PROVISIONS OF THE DEVELOPMENT PLAN WILL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED BY THE DIRECTOR OR THE TOWN BOARD OF TRUSTEES.

ADOPTION

THE ADOPTION OF THE DEVELOPMENT PLAN SHALL EVIDENCE THE FINDINGS AND DECISION OF THE TOWN OF ERIE BOARD OF TRUSTEES THAT THIS DEVELOPMENT PLAN FOR ERIE VILLAGE IS IN GENERAL CONFORMITY WITH THE TOWN OF ERIE COMPREHENSIVE PLAN AND IS AUTHORIZED BY AND IN COMPLIANCE WITH THE TOWN OF ERIE MUNICIPAL CODE.

RELATIONSHIP TO TOWN REGULATIONS

THE PROVISIONS OF THIS DEVELOPMENT PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF ERIE VILLAGE, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE TOWN OF ERIE MUNICIPAL CODE, AS AMENDED, OR ANY OTHER APPLICABLE ORDINANCE OR REGULATION OF THE TOWN OF ERIE, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTERESTS OF RESIDENTS, OCCUPANTS, AND OWNERS OF THE PLANNED DEVELOPMENT AMENDMENT AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THE PLANNED DEVELOPMENT AMENDMENT, THE PROVISIONS OF THIS DEVELOPMENT PLAN REGULATING THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF THE TOWN OF ERIE AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE TOWN WITHOUT ANY LIMITATION ON ANY POWER OR REGULATION.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE DEVELOPMENT PLAN THAT COVERS THE SAME SUBJECT MATTER, THE PROVISION THAT IS MOST RESTRICTIVE OR COMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN UNLESS DETERMINED OTHERWISE BY THE DIRECTOR.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS OR THE TOTAL COMMERCIAL, BUSINESS INDUSTRIAL INTENSITY APPROVED FOR DEVELOPMENT WITHIN THE PLANNING AREA IS THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS APPROVED DENSITY TRANSFERS IF ANY). THE ACTUAL DWELLINGS OR LEVEL OF DEVELOPMENT FOR COMMERCIAL, BUSINESS OR INDUSTRIAL PROPERTIES MAY BE LESS DUE TO THE SUBDIVISION OR SITE PLAN REQUIREMENTS, OR OTHER REQUIREMENTS BY THE BOARD OF TRUSTEES.

PROJECT TRACKING

AT THE TIME OF SUBDIVISION FINAL PLAT, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT TO DATE, ALONG WITH THE FINAL PLAT SUBMITTAL TO ENSURE MAXIMUM DEVELOPMENT LIMITS ARE NOT EXCEEDED.

SIXTH AMENDMENT

THE PLANNED DEVELOPMENT, SIXTH AMENDMENT IS INTENDED TO:
-UPDATE ZONING REFERENCES THROUGHOUT THE DOCUMENT TO REFLECT ADOPTION OF THE MUNICIPAL CODE TITLE 10.
-AMEND THE PROVISIONS OF THE PRIOR PLANS RELATIVE TO FILING 5 TO ACCOMMODATE THE MIXED-USE CORE PROPOSED FOR FILING 5.

II. SINGLE FAMILY RESIDENTIAL

ERIE VILLAGE IS DESIGNED IN DENSITY RINGS PUTTING THE SMALLER LOTS AND THE HIGHER DENSITY NEAR THE FILING 5 CORE (CORE).

LOT SETBACK MINIMUMS

FRONT SETBACK: FILING 1: 20 FEET
FILING 2-5: 16 FEET (EXCLUDING SIDEWALK)
SIDE SETBACK: FIVE FEET
SITE SETBACK ADJOINING STREET ON FILING 1 & 5: 10 FEET; FILINGS 2-4: 16 FEET
REAR SETBACK: 8 FEET, EXCEPT ON DOUBLE FRONTAGE LOTS WHERE IT IS 16 FEET.

HEIGHT LIMIT THIRTY-FIVE FEET FOR FILINGS 1 THROUGH 5

MAXIMUM LOT COVERAGE 35% FOR SINGLE-FAMILY

ACCESSORY DWELLING UNITS OR USES IN SINGLE FAMILY AREAS

39 PERCENT OF ERIE VILLAGE LOTS PERMIT ACCESSORY DWELLING UNITS AND ACCESSORY USES BY RIGHT. (CALLED CARRIAGE HOUSES IN EARLIER DOCUMENTATION.) CARRIAGE HOUSES ARE NOW CLASSIFIED AS ACCESSORY DWELLING UNITS TO CONFORM WITH THE GENERAL REQUIREMENTS IN THE MUNICIPAL CODE. USES MAY INCLUDE HOME OCCUPATION, STUDIO OR RESIDENTIAL USE. ACCESSORY DWELLING UNITS MAY BE LEASED TO HOME-OWNERS FOR RESIDENTIAL USES.

THE SPECIFIC LOTS PERMITTING ACCESSORY DWELLING UNITS BY RIGHT ARE LISTED ON THE ATTACHED "ACCESSORY APARTMENT SCHEDULE, EXHIBIT A". ACCESSORY DWELLING UNITS WILL NOT BE PERMITTED BY RIGHT OR SPECIAL REVIEW ON LOTS NOT LISTED ON EXHIBIT "A". ACCESSORY DWELLING UNITS WILL CONFORM TO THE ERIE BUILDING CODE AND GENERAL REQUIREMENTS IN THE MUNICIPAL CODE.

MINIMUM ARCHITECTURAL STANDARDS: SINGLE FAMILY RESIDENTIAL

THE FOLLOWING REFLECT THE MINIMUM ACCEPTABLE STANDARD FOR HOUSES IN ERIE VILLAGE. THE ERIE VILLAGE HOMEOWNER ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (EVHAARC) AND ERIE VILLAGE CORE ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE (EVCAARC) WORKS FROM MORE DETAILED GUIDELINES BASED ON THESE STANDARDS FOR REVIEW OF FILINGS 1-4 AND FILING 5 RESPECTIVELY. VARIATION FROM THESE STANDARDS REQUIRES APPROVAL BY EVHAARC, EVCAARC AND THE ERIE PLANNING COMMISSION.

DESIGN AND BUILDING FEATURES

- PLANS WILL BE SUBMITTED TO EVHAARC AND THE EVCAARC FOR APPROVAL PRIOR TO CONSTRUCTION
- SUBSTANTIALLY IDENTICAL HOME DESIGNS (INCLUDING MIRRORED PLANS) MUST BE A MINIMUM OF 400 FEET A PART IN ANY DIRECTION AND HAVE DIFFERENT ELEVATIONS AND DETAILING
- ALL HOUSES WILL HAVE COVERED FRONT PORCHES OF AT LEAST 6 FEET IN DEPTH AND 8 FEET IN WIDTH. PORCHES MAY NOT BE TWO STORIES IN HEIGHT AND THE FLOOR MUST BE A MINIMUM OF EIGHTEEN INCHES ABOVE THE ADJACENT FINISHED GRADE AND IN NO CASE LESS THAN 18" ABOVE THE ENFRONTING CURB HEIGHT.
- ROOFS SHALL BE SYMMETRICAL HIPPED, GAMBREL, OR GABLED (INCLUDING CLIPPED) WITH A PITCH OF NO LESS THAN 6:12 FOR A TWO-STORY RESIDENCE OR 8:12 FOR A SINGLE STORY. FOR "SKIRTED" OR "FLARED" THE MINIMUM PITCH IS 3:12. FLAT ROOFS MAY BE USED ONLY IF THEY ARE OCCUPIABLE AND ACCESSIBLE FROM AN INTERIOR ROOM.
- GARAGES OPENING TO THE FRONT OF THE LOT MUST BE SET BACK A MINIMUM OF 20 FEET FROM THE FRONT OF THE PRINCIPAL BUILDING. IF ENTERED FROM THE SIDE, THE GARAGE FRONT ELEVATION MAY NOT BE FORWARD OF THE HOUSE FRONT AND MUST HAVE APPROPRIATE WINDOW OR OTHER TREATMENT COMPATIBLE WITH THE HOUSE. OPENINGS FOR GARAGE DOORS MAY BE NO WIDER THAN 9 FEET NOR MORE THAN 8 FEET HIGH.
- EAVE DEPTH MUST BE 18" MINIMUM FOR THE PRINCIPAL BUILDING (AND ACCESSORY APARTMENT IF APPLICABLE) AND 12" FOR GABLE OVERHANGS. EAVES MUST BE CLOSED WITH SOFFITS.

MATERIALS

- EXTERIOR WALLS MAY BE OF WOOD SHINGLES, WOOD OR HARDBOARD CLAPBOARD WITH NO MORE THAN 51/2" EXPOSED TO THE WEATHER, BOARD AND BATTEN, BRICK, NATURAL OR ARCHITECTURAL STONE, OR STUCCO.
- WINDOWS OR DOOR FRAMES WILL BE SOLID WOOD OR QUALITY VINYL.

ACCESSORY DWELLING UNITS AND ACCESSORY BUILDINGS

- MATERIALS AND DESIGN SHALL CONFORM TO THE PRINCIPAL RESIDENCE IN STYLE, MATERIAL AND COLOR TREATMENT.

III. MIXED USE CORE AREA (FILING 5)

THE CORE AREA IS INTENDED TO FACILITATE MIXED COMMERCIAL, OFFICE AND RESIDENTIAL USES AS DEPICTED ON THE CONCEPT PLAN INCLUDED HEREIN AS APPENDIX D?

CONCEPT PLAN

THE CONCEPT PLAN SHOWS THE GENERAL CONFIGURATION OF THE THE MIXED-USE CORE THAT IS INTENDED, AND WOULD BE PERMITTED, BY THIS PD ZONING; HOWEVER, THE CONCEPT PLAN IS ILLUSTRATIVE IN NATURE AND DOES NOT REPRESENT A SITE PLAN. ANY DEVIATION REQUESTED OR REQUIRED BY THE TOWN FOR SITE PLAN APPROVAL IS PERMISSIBLE UNDER THIS PD ZONING AND SUCH DEVIATION SHALL NOT BE CONSTRUED TO REQUIRE FURTHER PD AMENDMENT. DEVELOPMENT OF THE PROPERTY SHALL BE SUBJECT TO THE TOWN CODES AND REGULATIONS IN PLACE AT THE TIME A DEVELOPMENT APPLICATION IS MADE TO THE TOWN.

PERMITTED USES

1. SINGLE FAMILY, ~~DUPLEX~~ AND ~~MULTI-FAMILY~~ TH
2. DENTAL OR MEDICAL OFFICE, CLINICS AND LABS
3. COMMUNITY GARDENS, OPEN SPACE, AND PARKS
4. RESIDENTIAL ASSEMBLY (HOA)
5. AUTOMATED TELLER MACHINES
6. BARS/TAVERNS AND RESTAURANTS (INDOOR AND OUTDOOR)
7. OFFICE, BUSINESS, OR PROFESSIONAL
8. PARKING LOTS
9. PARKING STRUCTURES (ONLY INTEGRATED INTO A BUILDING WITH ANOTHER PRINCIPAL USE)
10. CONVENIENCE STORE, GENERAL RETAIL, AND PERSONAL SERVICE ESTABLISHMENTS
11. CLOCK TOWER
12. GAZEBOS/TRELLIS/SHEDS
13. TRASH ENCLOSURES
14. RECREATION AND EXERCISE EQUIPMENT (INDOOR AND OUTDOOR)
15. MAINTENANCE EQUIPMENT AND SUPPLY STORAGE (ONLY IN ENCLOSED PARKING STRUCTURE OR GARAGE)

RESIDENTIAL DENSITY

THE MAXIMUM GROSS DENSITY BASED THE 14.283 ACRE FILING 5 SHALL NOT EXCEED 6 UNITS/ACRE. THE MAXIMUM NUMBER OF UNITS SHALL BE 86 UNITS. THE CONCEPT PLAN INDICATES 32 SINGLE FAMILY DETACHED AND 38 TOWNHOME UNITS FOR A TOTAL OF 70 RESIDENTIAL UNITS.

BUILDING HEIGHT

BUILDING HEIGHT SHALL NOT EXCEED 35 FEET.

STREETS

INTERIOR STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION. STREETS SHALL BE AS SHOWN ON EXHIBIT C, STREET SECTIONS, FILING 5 PRIVATE STREET.

PARKING STANDARDS

THE PARKING STANDARDS FOR COMMERCIAL USES. MAY BE REDUCED UP TO 20% IN AGGREGATE BASED ON THE TYPE AND EXTENT OF THE OVERALL MIXED-USES IN THE CORE AREA. FACTORS CONTRIBUTING TO THE PARKING STANDARD REDUCTION INCLUDE: A) SHARED PARKING BETWEEN USES; B) VARIATION OF HOURS OF OPERATION; C) REDUCTION OF THE RETAIL STANDARD TO 1 SPACE/300SF; D) PROXIMITY TO EXISTING AND PLANNED RESIDENTIAL; AND E) PEDESTRIAN TRAIL & WALKWAY CONNECTIVITY.

WALKWAYS

ALL WALKWAYS SHALL MEET TOWN OF ERIE STANDARDS; HOWEVER, THE SIDEWALKS INTERNAL TO FILING 5 MAY HAVE ATTACHED SIDEWALKS. ALL WALKWAYS SHALL BE MAINTAINED BY THE OWNERS ASSOCIATION.

PARKS AND OPEN SPACE

THE AMOUNT OF LAND TO BE DEDICATED, AND THE METHOD OF MEETING THE DEDICATION REQUIREMENT SHALL BE DETERMINED BY THE BOARD OF TRUSTEES AS PROVIDED IN THE MUNICIPAL CODE; HOWEVER, THIS PD ZONING ACKNOWLEDGES THAT THE NUMBER OF PEOPLE RESIDING IN FILING 5 SHALL BE BASED ON THE 1-38 PERSONS PER UNIT STANDARD SPECIFIED ON THE CONCEPT PLAN.

COMMON AREA MAINTENANCE

THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR ALL EXTERIOR MAINTENANCE OF THE CONTINUUM OF CARE RETIREMENT COMMUNITY, INCLUDING ALL STRUCTURES, LANDSCAPED AREAS, PRIVATE STREETS, PARKING AREAS, DRIVEWAYS, TRIALS AND WALKWAYS, RECREATION EQUIPMENT, LIGHTS AND SIGNS.

IV. AGRICULTURAL AREA AND USES

AREAS DESIGNATED "AGRICULTURAL" IN FILING 2 WILL CONTINUE TO BE FARMED, AS WELL AS ALL OTHER AREAS UNTIL THEY ARE DEVELOPED. REQUESTS FOR STRUCTURES AND PARKING WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS THE NEED DEVELOPS TO SUPPORT AGRICULTURAL SALES, OR RECREATION, AND RECREATIONAL PARKING.

SETBACKS, SIZES AND HEIGHTS FOLLOW STANDARDS IN THE RESOURCE PRESERVATION CATEGORY IN THE MUNICIPAL CODE. MINIMUM ARCHITECTURAL STANDARDS ENUMERATED ABOVE DO NOT APPLY TO AGRICULTURAL OR RECREATION BUILDINGS WHICH MAY BE LOCATED IN THE AGRICULTURAL PARCELS PLATTED IN FILING 2.

UNDEVELOPED LAND IN ALL FILINGS IN ERIE VILLAGE WILL CONTINUE TO BE FARMED UNTIL IMPROVED.

V. MULTI-FAMILY RESIDENTIAL

THE MULTI-FAMILY PARCEL IS VESTED FOR A TOTAL OF 98 DWELLING UNITS. THE PARCEL SIZE IS 7.248 ACRES PLUS 1.821 ACRES OF OPEN SPACE PREVIOUSLY DEDICATED TO THE TOWN OF ERIE. CALCULATED ON THE LARGER SITE, DENSITY IS 9.25 UNITS PER ACRE; CALCULATED ON THE SMALLER SITE, DENSITY IS 13.25 UNITS PER ACRE. THE SITE MAY BE DEVELOPED AT THIS DENSITY UNDER THE EXISTING TOWN OF ERIE MULTI-FAMILY DEVELOPMENT AND ZONING CODE.

MULTIFAMILY BULK AND DENSITY STANDARDS:

LOT SETBACK/BUILDING SEPARATION MINIMUMS:

FRONT SETBACK: 16'
SIDE TO SIDE BUILDING SEPARATION: 8'
REAR SETBACK (WEST PROPERTY LINE) - DWELLING UNIT: 15'
REAR SETBACK (WEST PROPERTY LINE) - OPTIONAL GARAGE: 9'
REAR SETBACK (NORTH PROPERTY LINE) - DWELLING UNIT: 25'
REAR SETBACK (NORTH PROPERTY LINE) - OPTIONAL GARAGE: 19'
REAR SETBACK (SOUTH PROPERTY LINE) - 15'
REAR TO SIDE SETBACK - 30'
CW BIXLER SETBACK - 20'
SIDE SETBACK ADJOINING STREET - 16'

HEIGHT LIMIT: 35'

MAXIMUM BUILDING COVERAGE: 35%

PRIVATE STREET SECTION: THE 51' ROW AS DETAILED ON SHEET 3 OF 5

TOWNHOME RESIDENTIAL

TOWNHOMES ARE LOCATED IN THE INNER AREA OF THE VILLAGE CORE NEAR COUNTY LINE ROAD, ADJOINING A CENTRAL COMMON OPEN SPACE. ALL TOWNHOMES ARE ALLEY LOADED FRONTING ON LANDSCAPED OPEN SPACE OR THE LANDSCAPED COURTS.

LOT SETBACK/BUILDING SEPARATION MINIMUMS:

FRONT SETBACK: 12' ?
SIDE BUILDING SEPARATION: 8'
REAR SETBACK GARAGE: 9' ?
SIDE SETBACK ADJOINING STREET - 10'
MAXIMUM BUILDING COVERAGE: 35%

ERIE VILLAGE
PD AMENDMENT NO. 6
ERIE, COLORADO

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PLANNED DEVELOPMENT
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SHEET TITLE:
ARCHITECTURAL
STANDARDS

SCALE: AS NOTED
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3 of 4

ERIE VILLAGE
PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

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ERIE VILLAGE PLANNED DEVELOPMENT (PD) DEVELOPMENT PLAN, FILING 5,
6TH AMENDMENT
PDA 07-003

VI. GENERAL

ROAD WIDTH
ROAD WIDTHS HAVE BEEN CAREFULLY REVIEWED WITH THE TOWN AND ARE SHOWN ON THE STREET SECTIONS IN EXHIBIT C.

MEDIANS AND ISLANDS
ERIE VILLAGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPING, WATERING AND MAINTENANCE AND OF MEDIAN STRIPS, COMMON AREAS AND CUL DE SAC ISLANDS. ALTHOUGH IT IS NOT THE INTENT OF THE TOWN TO TAKE OVER MAINTENANCE OF THOSE AREAS, THE TOWN SHALL HAVE THE RIGHT TO DO SO.

SIDEWALKS
IN FILING 1, SIDEWALK WIDTH AND LOCATION RELATE TO PROJECTED USAGE WITH SIDEWALKS ON BOTH SIDES OF MAJOR THOROUGHFARES, ONE SIDE OF LOWER TRAFFIC STREETS AND EXCLUDED IN CUL DE SACS. IN SUBSEQUENT FILINGS, SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF THE STREET EXCEPT THAT CUL DE SACS MAY HAVE ATTACHED SIDEWALKS.

FLOODPLAIN STANDARDS
LOTS ADJACENT TO COAL CREEK INCLUDE LAND WHICH IS IN THE 100-YEAR FLOOD PLAIN BUT OUTSIDE THE FLOODWAY. THE FLOOD PLAIN IS CLEARLY IDENTIFIED ON THE FINAL PLAT. TITLE INSURANCE OR OTHER WRITTEN NOTIFICATION WILL INFORM PURCHASERS OF SUCH LOTS THAT NO BUILDINGS ARE PERMITTED WITHIN THE 100-YEAR FLOODPLAIN. (NOTE THAT FEMA PERMITS BUILDINGS ON SUCH LOTS WITHOUT FLOOD INSURANCE AS LONG AS THE BUILDING IS OUT OF THE FLOODPLAIN.

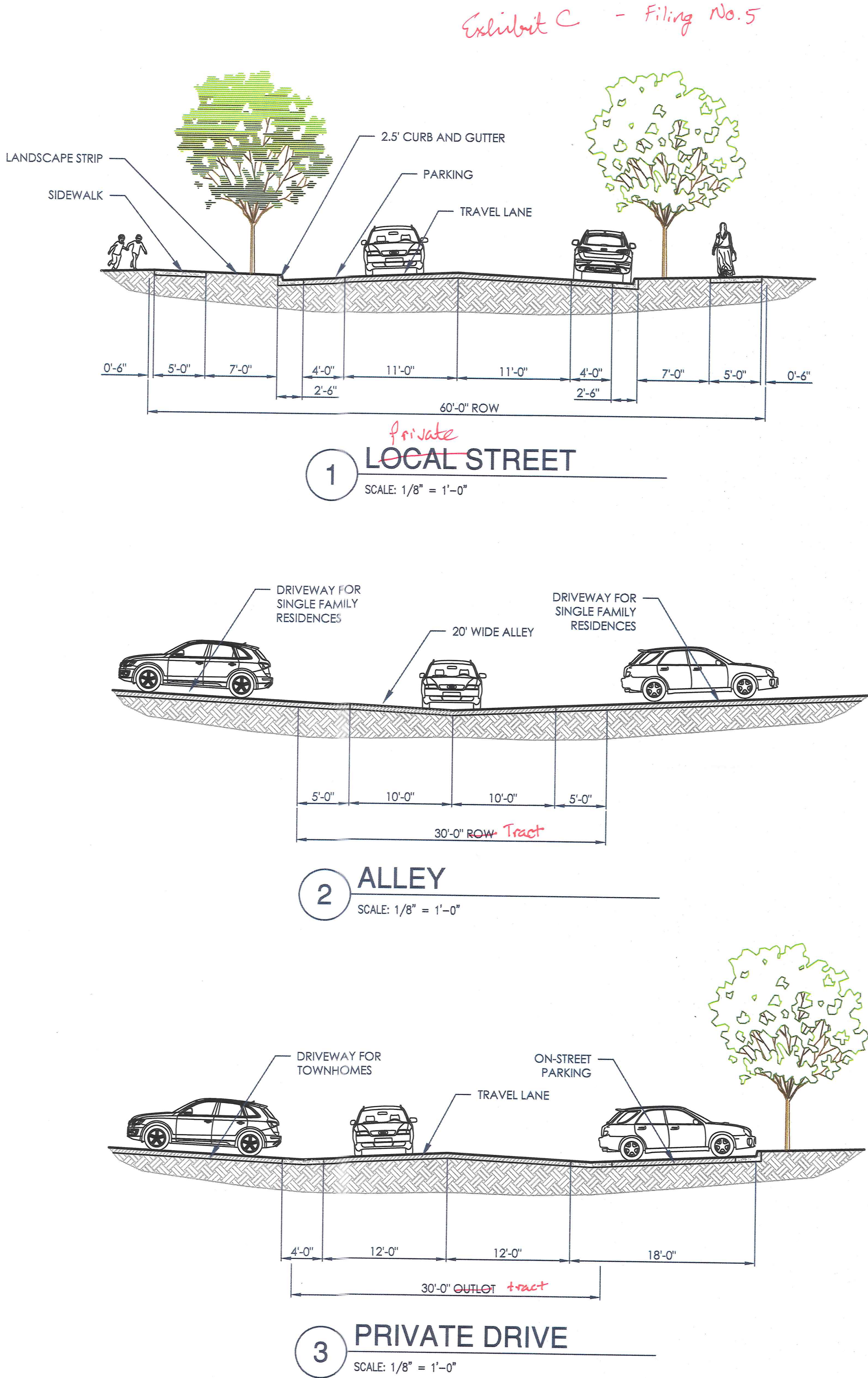
LANDSCAPING
A LANDSCAPE PLAN FOR ALL PUBLIC AREAS WILL BE SUBMITTED IN COMPLIANCE WITH TOWN REGULATIONS AND STANDARDS FOR TOWN STAFF REVIEW AND APPROVAL.

OPEN SPACE STANDARDS AND RESTRICTIONS
ONLY FENCES FOLLOWING DESIGN CRITERIA, IN APPENDIX E, IN LOCATIONS APPROVED BY TOWN STAFF ARE PERMITTED ON PROPERTY LINES ADJACENT TO PARKS, OPEN SPACE, DRAINAGE AREAS AND PEDESTRIAN TRAIL LOTS. FENCES IN DRAINAGE AREAS OR THE FLOOD PLAIN WILL BE OPEN RAIL TYPE FENCE, APPROXIMATELY 42 INCHES TALL WITH THE BOTTOM RAIL NO LOWER THAN 6 INCHES FROM THE GROUND AND WILL FOLLOW APPROVED BY THE TOWN. PERMANENT CHAIN LINK FENCE IS NOT ALLOWED ERIE VILLAGE. TITLE INSURANCE OR OTHER WRITTEN NOTIFICATION WILL INFORM PURCHASERS OF IMPROVEMENT RESTRICTIONS ON LAND IN PUBLIC SERVICE COMPANY EASEMENTS. IN NO CASE WILL RESIDENCES, GARAGES OR ACCESSORY BUILDINGS BE PERMITTED IN SUCH EASEMENTS.

PARKS AND OPEN SPACE
OPEN SPACE WILL BE KEPT IN A NATURAL STATE WITH NATIVE GRASS COVERAGE. DEVELOPER WILL RESTORE IT WHEREVER DISTURBED BY DEVELOPMENT. PARK IMPROVEMENT PLANS WILL BE SUBMITTED FOR STAFF REVIEW AND APPROVAL. THE RIGHT OF WAY DEDICATED IN THIS AREA AND ADJACENT OUTLOT K AND OUTLOT O WILL BE DEVELOPED AS OPEN SPACE BY THE DEVELOPER AND MAINTAINED BY THE TOWN OF ERIE. THE DEDICATED AREA ALONG COAL CREEK MAY BE DESIGNATED AS OPEN SPACE OR AS NATURE PRESERVE AS THE TOWN PREFERS. ITS TRAILS WILL BE PART OF THE BOULDER CREEK-COAL CREEK TRAIL SYSTEM. TRAILS AND OPEN SPACE IN OUTLOT "B" WILL BE MAINTAINED BY THE TOWN OF ERIE.

THREE TOT LOTS LARGER THAN ONE HALF ACRE SERVE THE 189 RESIDENCES IN FILINGS 2, 3 AND 4. NO TOT LOTS WERE REQUIRED IN FILING 1. THE TOT LOT FOR FILING 2 WILL BE IN OUTLOT "I", FOR FILING 2 AND 3 OUTLOT "M", BEFORE THE 155TH/ SINGLE FAMILY BUILDING PERMIT IS ISSUED, A TOT LOT WILL BE BUILT IN FILING 1, OUTLOT "A".

THE ERIE VILLAGE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF PARKS, TRAILS AND OPEN SPACE WHICH PRIMARILY BENEFIT THE HOMEOWNERS. THE TOWN MAY TAKE OVER MAINTENANCE WHEN AND IF IT CHOOSES.



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PD AMENDMENT NO. 6

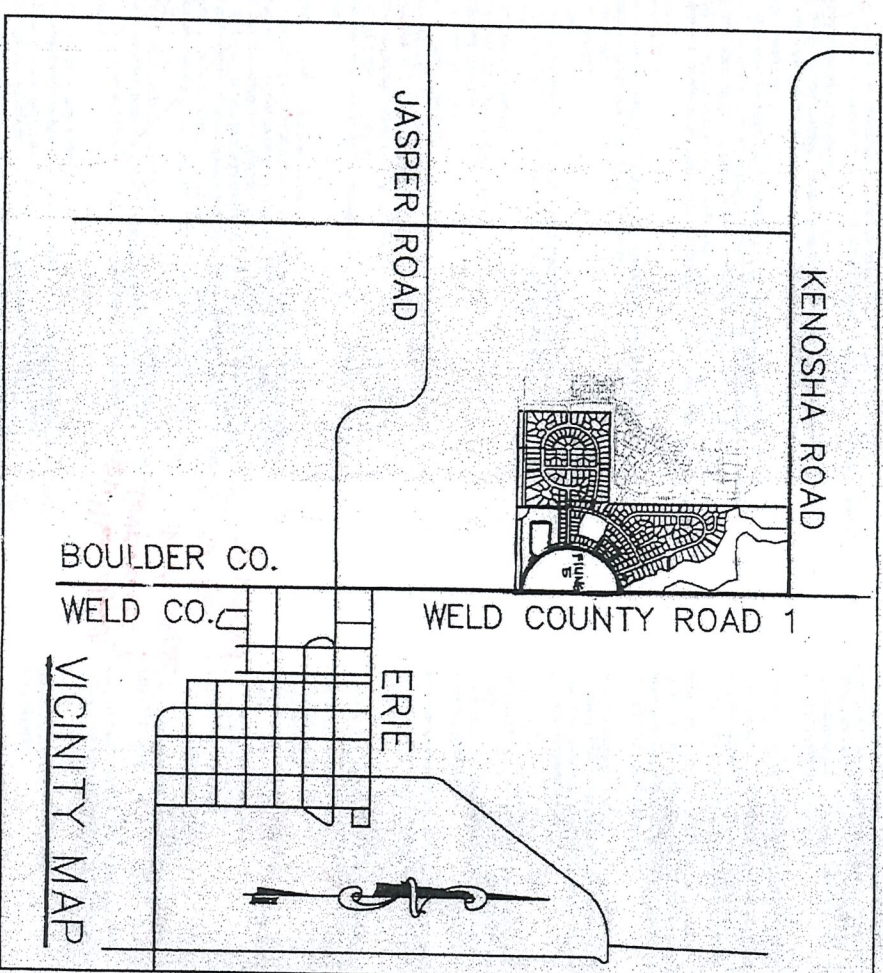
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SCALE: AS NOTED
SHEET NUMBER:

ERIE VILLAGE PLANNED DEVELOPMENT "PD" DEVELOPMENT PLAN, FIFTH AMENDMENT

PDA 07-003



PD AMENDMENT CERTIFICATES

1. PLANNING COMMISSION CERTIFICATE

THIS PD AMENDMENT WAS REVIEWED BY THE TOWN OF ERIE PLANNING COMMISSION ON THIS 21st DAY OF March, 2008.

CHAIRMAN *[Signature]*

ATTEST: PLANNING COMMISSION SECRETARY *[Signature]*

2. BOARD OF TRUSTEES CERTIFICATE

THIS PD AMENDMENT IS HEREBY APPROVED BY THE TOWN OF ERIE BOARD OF TRUSTEES ON THIS 22nd DAY OF April, 2008.

MAYOR *[Signature]*

ATTEST: TOWN CLERK *[Signature]*

3. CLERK & RECORDER CERTIFICATE

STATE OF COLORADO) ss:
 COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS PD AMENDMENT PLAN WAS FILED IN MY OFFICE ON THIS 22nd DAY OF April, 2008, A.D. AND WAS RECORDED AT RECEPTION NUMBER 2935226. Fee \$1.00

(SIGNATURE) Hilary Hall, Sally McElroy
 BOULDER COUNTY CLERK AND RECORDER Deputy

Erie Village Planned Development "PD" Development Plan, Fifth Amendment
PDA 07-003

I GENERAL PROVISIONS

Authority: The Erie Village Board of Trustees, hereinafter referred to as "Development Plan" is authorized by the Town of Erie Municipal Code.

Applicability: The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption: The provisions of this Development Plan shall evidence the findings and decision of the Town of Erie Board of Trustees that this Development Plan for Erie Village is in general conformity with the Town of Erie Comprehensive Plan and is authorized by and is in compliance with the Town of Erie Municipal Code.

Relationship to Town Regulations: The provisions of this Development Plan shall prevail and govern the development of Erie Village, provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, as amended, or any other applicable ordinance or regulation of the Town of Erie, shall be applicable.

Easement: To further the mutual interests of residents, occupants, and owners of the Planned Development Amendment and of the public in the preservation of the integrity of the Planned Development Amendment, the provisions of this Development Plan regulating the use of land and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict: Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development: The total number of dwellings or the total commercial, business, or industrial intensively approved development within the Planning Area is the maximum development requested for planning or construction (the approved density standards, if any). The actual number of dwellings or level of development for commercial business, or industrial properties may be less due to the subdivision or site plan requirements or other requirements by the Town Board of Trustees.

Project Tracking: At the time of subdivision final plat, the applicant shall provide a summary of the development to date, along with the final plat submitted to ensure maximum development limits are not exceeded.

Fifth Amendment: The Planned Development, Fifth Amendment is intended to:
- Update zoning references throughout the document to reflect adoption of the Municipal Code Title 10.
- Amend the provisions of the prior plans relative to Filing 5 to accommodate the Continuum of Care Retirement Community proposed for Filing 5.

4 SINGLE FAMILY RESIDENTIAL (Filing 1,2,3,4)

Erie Village is designed in density rings pulling the smaller lots and highest density near the Filing 5 core (Core). Filing 5 further from the core have larger lots and lower carriage house density.

Lot Setback Minimum

Front Setback: Filing 1: 20 feet
Filing 2-4: 15 feet (excluding sidewalk)

Side Setback: Five Feet

Side Setback: adjoining street on corner lot: Filing 1: 10 feet; Filing 2-4: 15 feet

Rear Setback: Eight feet except on double frontage lots where it is 15 feet

Height Limit: Thirty five feet for Filings 1 through 4.

Maximum Lot Coverage: 35% for single family.

Accessory Dwelling Units or Uses in Single Family Areas

Thirty nine percent of Erie Village lots permit accessory dwelling units and accessory uses by right (Called Carriage houses in earlier documentation). Carriage houses are now classified as accessory dwelling units to conform with the general requirements in the Municipal Code. Uses may include home occupation, studio or residential use. Accessory dwelling units may be leased to non-owners for residential uses.

The specific lots permitting accessory dwelling units by right are listed on the attached "Accessory Apartment Schedule, Exhibit A". Accessory dwelling units will not be permitted by right or special review on lots not listed on Exhibit A. Accessory buildings will conform to the Erie building code and general requirements in the Municipal Code.

Minimum Architectural Standards: Single Family Residential

The following reflect the minimum acceptable standard for houses in Erie Village. The Erie Village Homeowner Association Architectural Review Committee (EVHARC) works from more detailed guidelines based on these standards. Variation from these standards requires approval by EVHARC and the Erie Planning Commission.

Design and Building Features

- Plans will be submitted to EVHARC for approval prior to construction.
- Substantially identical home designs (including mirrored plans) must be a minimum of 400 feet apart in any direction and have different elevations and detailing.
- All houses shall have covered front porches of at least 5 feet in depth and 8 feet in width. Porches may not be two stories in height and the floor must be a minimum of eighteen inches above the adjacent finished grade.
- and in no case less than 18" above the adjoining curb height.
- Roofs shall be symmetrical hipped, gambrel or gabled (pitching sloped) with a pitch of no less than 6:12 for two story residences or 8:12 for single story. For "stepped" or "stepped" the minimum pitch is 3:12. Flat roofs may be used only if they are occupiable and accessible from an interior room.

Garages opening to the front of the lot must be set back a minimum of 20 feet from the front of the principal building. If entered from the side, the garage front elevation may not be forward of the house front and must have appropriate window or other treatment compatible with the house. Openings for garage doors may be no wider than 3 feet nor more than 8 feet high.

- Eave depth must be 18" minimum for the principal building (and accessory apartment if applicable) and 12" for gable overhangs. Eaves must be closed with soffits.
- Materials: Exterior walls may be of wood shingles, wood or hardboard clapboard with no more than 5 1/2 inches exposed to the weather, board and batten, brick, natural or architectural stone, or stucco.
- Window or door frames will be solid wood or quality vinyl.
- Accessory Dwelling Units and Accessory Buildings: Materials and design shall conform to the principal residence in style, material and color treatment.

III MIXED USE CORE AREA (Filing 5)

The core area is intended to facilitate mixed office, commercial, and residential uses associated with a continuum of care retirement community as depicted on the Concept Plan included herein as Appendix D.

Concept Plan

The Concept Plan shows the general configuration of the Continuum of Care Retirement Community that is intended, and would be permitted, by this PD zoning; however, the Concept Plan is illustrative in nature and does not represent a Site Plan. Any deviation from the Concept Plan requested or required by the Town for Site Plan approval is permissible under this PD zoning and such deviation shall not be construed to require further PD amendment. Development of the property will be subject to the Town codes and regulations in place at the time a development application is made to the Town.

Age Restrictions

- The occupancy of all residential dwelling units in Erie Village Filing 5 shall be restricted as follows:
1. The maximum number of persons occupying a dwelling unit shall be two (2) persons.
 2. At least one person occupying a dwelling unit shall be sixty-two (62) years of age or older (a "Qualified Occupant").
 3. No person under the age of nineteen (19) years of age shall be allowed to occupy a dwelling unit.
 4. If only one of the occupants is sixty-two (62) years of age or older and that occupant ceases to occupy the dwelling unit, the remaining occupant who is a spouse, sibling or child of the Qualified Occupant that has been in the same dwelling unit for at least the previous six (6) months (a "Remaining Occupant") may continue to reside in the same dwelling unit. However, if a second occupant is added to the dwelling unit, or if the Remaining Occupant vacates the dwelling unit, the new occupant must be a Qualified Occupant.
 5. The Guest Quarters allowed by Erie Village Filing 5, as defined in the Erie Village PD Amendment No. 5, shall be exempt from the age restriction requirements.

Permitted Uses

- The following uses listed in the Erie UDC are permitted by right in the Mixed Use Core Area (Filing 5):
1. Single Family, Duplex and Multi-Family.
 2. Assisted Living Facilities (including special needs care as part of the assisted living facility)
 3. Adult Day Care (as part of the assisted living facility)
 4. Dental or Medical Offices, Clinics and Labs
 5. Community Gardens, Open Space, and Parks
 6. Residential Assembly (HOA)
 7. Automated teller machines
 8. Bar/ Taverns and Restaurants (indoor and outdoor)
 9. Office, Business or Professional
 10. Parking Lots
 11. Parking Structures (only integrated into a building with another principal use)
 12. Convenience Store, General Retail and Personal Service Establishments
 13. Clock Tower
 14. Gasboiler/Traffic Sheds
 15. Trash Enclosures
 16. Recreation and Exercise Equipment (indoor and outdoor)
 17. Maintenance Equipment and Supply Storage (only in enclosed parking structure or garage)
 18. Guest Quarters

Use Enhancers

Special Needs Care: Supportive personalized care with protective oversight and supervision on a 24-hour basis in a separate, secured group living area of not more than 15 units in a COOH-style licensed Assisted Living Facility. Supportive personalized care includes assistance with activities of daily living, 3 daily meals, housekeeping, linen service, social and recreational activities, and supervision and assistance of medication, bathing, dressing, toileting and other care as needed including ad with needs. Special needs care does not include skilled nursing care.

Adult Day Care: A day time community based program located on the main floor of the Assisted Living Building for seniors, age 62 and older, providing a variety of health assistance, social and related support services within a protective environment, fully supervised by a trained staff.

Guest Quarters: One guest suite of 500 to 600 s.f. to accommodate any guest of the seniors housing community residents at the Operations Management Company for no longer than 10 days. This guest room shall not be offered to the public.

Residential/Assisted Living Uses

Use	Intended Amenities and Services	Type of Residential Unit	#Units	%Units
Assisted Living	Complete amenities/services, 3 meals/day, supportive care focused program.	Multi-Family, Apartment.	67	37%
Personalized Care	Complete amenities/services, 1 meal/day, optional supervised care program.	Multi-Family, Apartment.	37	20%
Intermediate Care	Basic amenities/services, 10 meals/day, optional services and care.	Multi-Family, Apartment	38	20%
Independent Living	Basic amenities/services, 10 meals/day, optional services and care program.	Single Family Attached, Duplex	38	20%
Independent Living	Basic amenities/services, 10 meals/day, optional services and care program.	Single Family Detached	5	3%
Total Units: (based on Concept Plan)			183	100%

Maximum Number of Units: (the number of units may vary as noted below, but shall not exceed) 189

Personnel Distribution: The intended distribution of the various types of residential units at build-out assuming the anticipated market demand for the units is realized. The assisted living facility and assisted living units will be constructed as Phase 1. The independent living multi-family apartments will be built in Phase 1, or as a separate Phase 2, depending on market demand. Construction of the independent living duplexes and detached single family units will begin in Phase 1 and continue to build-out as sales warrant. To ensure the intended distribution of units is achieved, the number of units of each type shall not vary more than 10 percent up or down unless approved by the Director of Community Development, with the exception that the number of single family detached units may be 3 to 7 units. In no event shall the total number of residential units exceed 189.

Residential Density

The maximum gross density based on the 11.2 acre Filing 5 shall not exceed 11 units per acre. The maximum number of units shall be 189 Units.

Building Setbacks and Spacing

- All buildings shall setback at least 15 feet from any street. Additionally, all duplex and single family units shall setback at least 15 feet from parking lots and access drives (measured from back of curb). The following minimum spacing between detached structure standards are established:
- 25 feet between two-story structures
 - 20 feet between two-story and one-story structures
 - 15 feet between one-story structures, rear to rear
 - 10 feet between one-story structures, side to side

Building Height

Building height shall not exceed 35 feet.

Streets

Interior streets shall be privately owned and maintained by the Owners Association. Streets shall be as shown on Exhibit C, Street Sections, Filing 5 Private Street.

Parking Standards

The following defines the parking standards by use or type of residential unit:

Use	Spaces per unit
Assisted Living Apartment:	0.50 space/unit
Intermediate Care Apartment:	0.75 space/unit
Independent Living Apartment:	1.00 space/unit
Duplex:	2.00 space/unit
Single Family:	1.00 space/unit
Employee Parking:	1.00 space/employee (at maximum shift)
Guest parking:	0.25 space/family unit
Existing Onsite Building	See Municipal Code

Parking of uses not listed above shall comply with the Town of Erie Municipal Code.

Walkways

All walkways shall meet Town of Erie standards; however, the streets internal to Filing 5 may have attached sidewalks. All walkways shall be maintained by the Owners Association.

Parks and Open Space

The amount of park and open space land to be dedicated, and the method of meeting the dedication requirement shall be determined by the Board of Trustees as provided in the Municipal Code; however, the PD zoning acknowledges that the number of people residing in Filing 5 shall be based on the 1.38 persons per unit standard specified on the Concept Plan.

Common Area Maintenance

The Owners Association shall be responsible for all exterior maintenance in the Continuum of Care Retirement Community, including all structures, landscaped areas, private streets, parking areas, driveways, walks and walkways, recreation equipment, lights and signs.

IV AGRICULTURAL AREA & USES

Areas designated "Agricultural" in Filing 2, will continue to be farmed, as with all other areas until they are developed. Requests for structures & parking will be submitted for review and approval as the need develops to support agricultural sales, or recreation, and recreational parking.

Setbacks, sizes and heights follow standards in the Resource Preservation category in the Municipal Code. Minimum architectural standards enumerated above do not apply to agriculture or recreational buildings which may be located in the agricultural parcels planned in Filing 2.

Undeveloped land in all Filings in Erie Village will continue to be farmed until improved.

V MULTI-FAMILY RESIDENTIAL

The multi-family parcel is zoned for a total of 98 dwelling units. Parcel size is 7.248 acres plus 1.821 acres of open space previously dedicated to the Town of Erie. Calculated on the larger site, density is 9.25 units per acre, calculated on the smaller site, density is 13.5 units per acre. The site may be developed at this density under the existing Town Of Erie Multifamily development and zoning code.

Streets: Because there is no throughway through the multifamily residential, all streets and sidewalks will be owned and maintained by the property owner and multifamily homeowner association.

Landscaping: A landscape plan will be submitted for Town Staff review and approval.

Multifamily Bulk and Density Standards:

Lot Setback / Building Separation Minimums:

Front Setback: 15'

Side to Side Building Separation: 8'

Rear Setback (West Property Line) - Dwelling Unit: 15'

Rear Setback (West Property Line) - Optional Garage: 9'

Rear Setback (North Property Line) - Dwelling Unit: 25'

Rear Setback (North Property Line) - Optional Garage: 19'

Rear to Side Setback - 30'

CIV Rider Setback - 20'

Sites Setback adjoining Street - 15'

Private Street Section: The 61' ROW as related on sheet 3 of 5

VI GENERAL

Road Width: Road widths have been carefully reviewed with the Town and are shown on the street sections in Exhibit C.

Medians & Islands: The Erie Village Homeowners Association will be responsible for landscaping, watering and maintenance of median strips, common areas and curbside islands. Although it is not the intent of the Town to take over maintenance of these areas, the Town shall have the right to do so.

Sidewalks

In Filing 1, sidewalks with a location relative to proposed usage with sidewalks on both sides of major thoroughfares, one side of lower traffic streets and located in short cut de sacs may have attached sidewalks. Sidewalks will be located on both sides of the street except that cut de sacs may have attached sidewalks.

Flood Plain Standards

Lot adjacent to Coal Creek include land which is in the 100 year flood plain but outside the floodway. The flood plain is clearly identified on the final plat. The insurance or other written notification will inform purchasers of such lots that no buildings are permitted within the 100 year flood plain. (Note that FEMA permits building on such lots without flood insurance as long as the dwelling is out of the flood plain.)

Landscaping

A landscape plan for all public areas will be submitted in compliance with Town regulations and standards for Town Staff review and approval.

Open Space Fencing Standards and Restrictions

Only fences following design criteria in Appendix E, in locations approved by Town Staff are permitted on property lines adjacent to parks, open space, drainage areas and pedestrian trail outcrops. Fences in drainage areas or the flood plain will be open rail type fence, approximately 42 inches tall with the bottom rail no lower than 6 inches from the ground and will follow approved by the Town. Permanent chain link fence is not allowed in Erie Village. The insurance and/or other written notification will inform purchasers of improvement restrictions on land in Public Service Company Easements. In no case will residences, garages or accessory buildings be permitted in such easements.

Parks & Open Space

Open space will be kept in a natural state with native grass coverage. Developer will restore it whenever disturbed by development. Park improvement plans will be submitted for Staff review and approval. The right-of-way dedicated in this area and adjacent to Outlook K and Outlook O will be developed as open space by the developer and maintained by the Town of Erie. The dedicated area along Coal Creek may be designated as open space or as native preserve as the Town prefers. Its trails will be part of the Boulder Creek - Coal Creek trail system. Trails and open space in Outlook "B" will be maintained by the Town of Erie.

Three lots larger than one-half acre serve the 189 residences in Filings 2-4. No lot lots were required in Filing 1. The lot for Filing 2 will be in outlook "T", for Filing 3 and 4 in Outlook "M". Before the 15th single family building permit is issued, a lot lot will be built in Filing 1, Outlook "A".

The Erie Village Homeowner's Association will be responsible for the maintenance of parks, trails and open space which primarily benefit the homeowners. The town may take over maintenance when and if it chooses.

Appendix A

Lots Permitting Accessory Dwelling Units by Right

Block	Filing 1 Lot	Filing 2 Lot	Filing 3 Lot	Filing 4 Lot
C	1,3			
1	2,3,6,7,10,11 13,14,16,17			
2	3,4,5,6			
3	12,13			
4		9,15,16,17,22		
5		5,6,8,11,12 18,19,23,24		
6		5,6,7,8		
7		14,15		
8		4,5,6		
9	2,3		5, 11	12,13,14,15 16,18,25,26
10	2,3		7,10,11,12,13	
11	1,2,3,4,5,6			
No Block 12				
13			5,6,7,8,9,10,12 13,14,15,16,17	16,19,21,22,23 24,25,26,28
14			12,3	
No Block 15				
16			1,2,4,5,7,8,9,13 14,15,17,18	
TOTAL	Filing 1 28	Filing 2 23	Filing 3 34	Filing 4 17

↓
2.5 km med.
✓ 100%

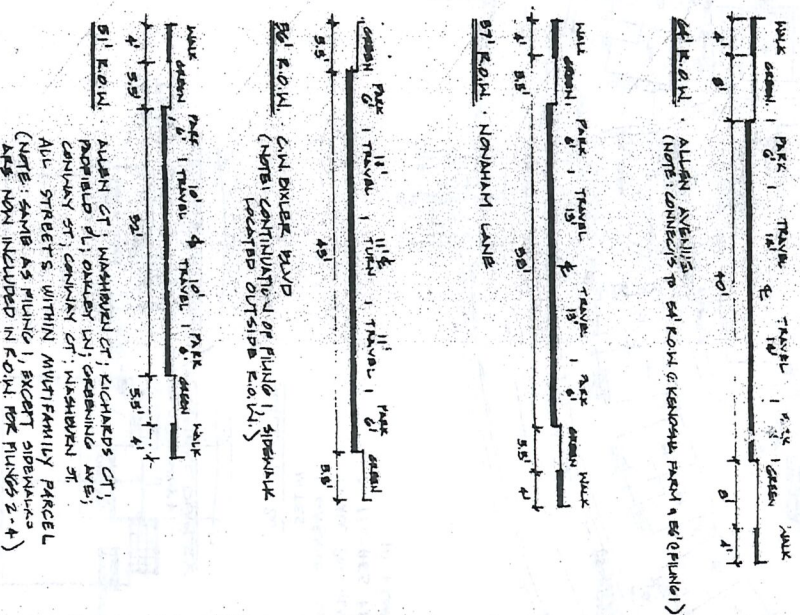
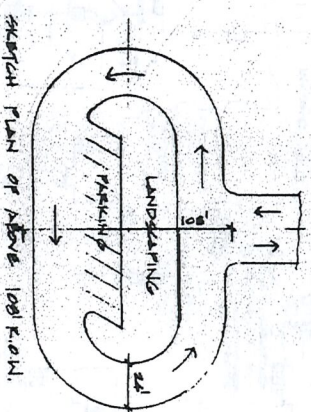
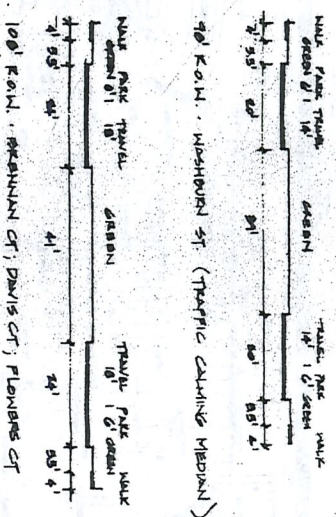
Uses Permitted in Filing 2 Agricultural Parcels (Rural Preservation)

Uses Permitted By Right: Agriculture, Produce Stand, Publicly Owned Facility - Ene

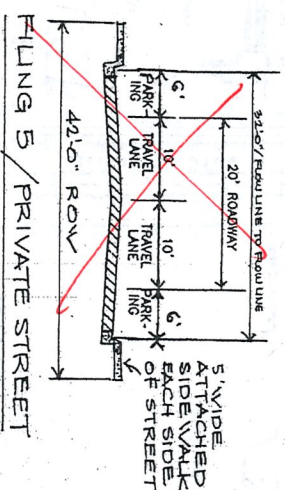
Uses Which May Be Permitted By Special Review: Open Space and Parks, Publicly Owned Facility - Other

Exhibit C

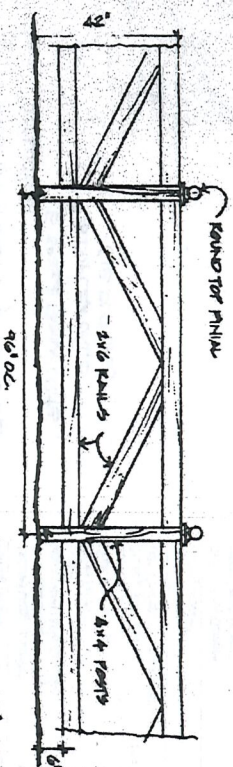
ERIE VILLAGE DEVELOPMENT PLAN
Street Sections (Typical)



put in the
rectum
from new ps



Keep

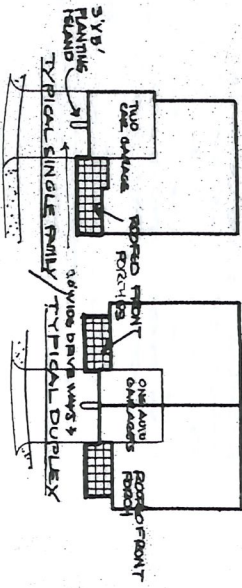


- ATTACH ALL RAILS WITH 3" MIN DECK SCREWS
- 2"x4" W/IDE MESH GRID MAY BE ATTACHED ON THE PRIVACY SIDE AT OWNER'S OPTION

- Posts to get set and done
- All wood stained the same stain - Williams
- Painted the doors and the hall wood to be preserved

ERIE VILLAGE SENIORS HOUSING

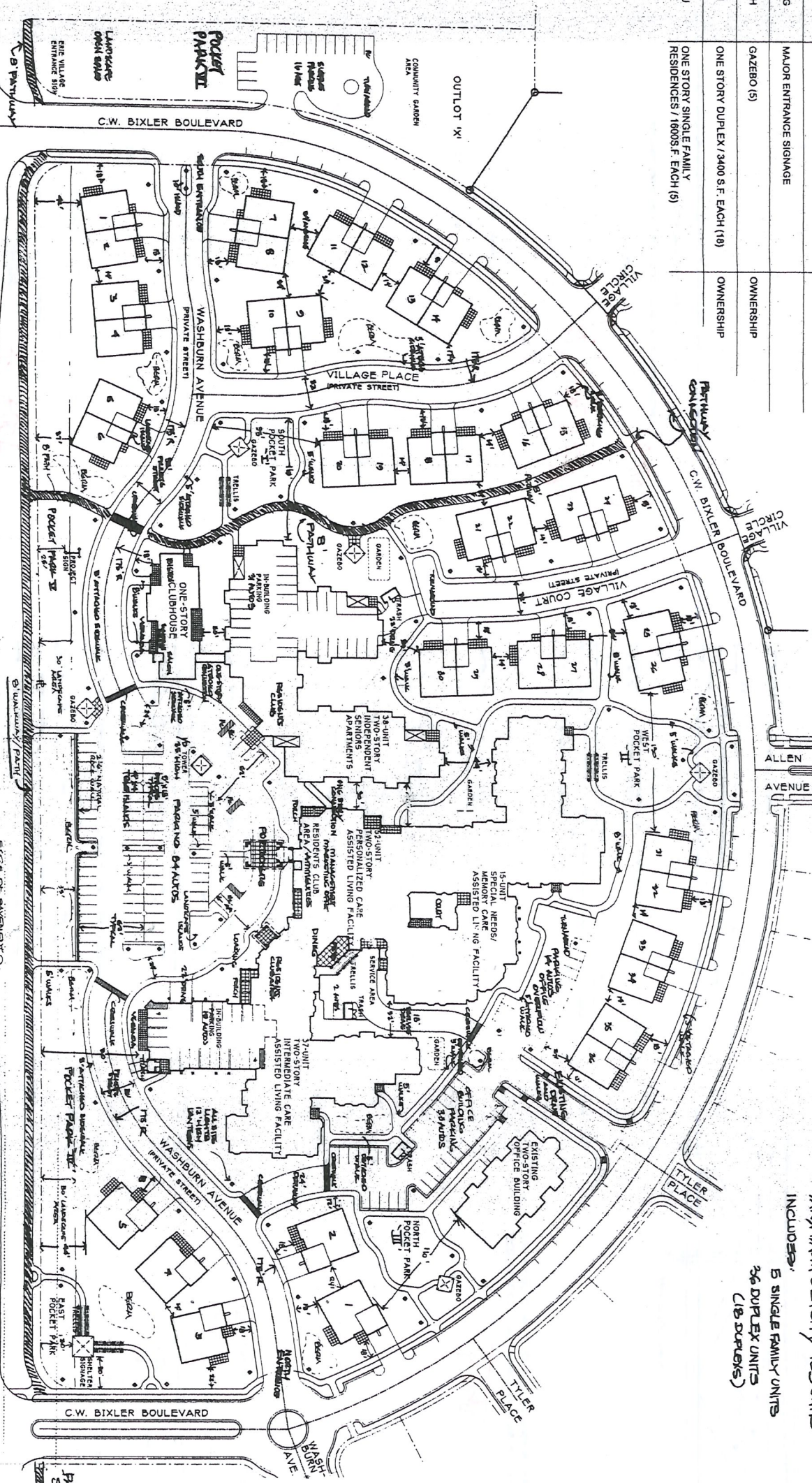
SIZE	BUILDING	USE
A	TWO STORY ASSISTED LIVING FACILITY	104 UNITS INCLUDING 19 INBUILDING PARKING SPACES
B	TWO STORY SENIORS APARTMENTS	38 UNITS INCLUDING 31 INBUILDING SPACES
C	ONE STORY CLUBHOUSE	INDEPENDENT SENIORS GATHERING AREA
D	EXISTING TWO STORY OFFICE BUILDING	10,500 S.F.
E	IDENTIFICATION TOWER 40' HEIGHT 14X14	LANDMARK
F	ENTRY SHELTER / SIGNAGE	
G	MAJOR ENTRANCE SIGNAGE	
H	GAZEBO (5)	OWNERSHIP
I	ONE STORY DUPLEX / 3400 S.F. EACH (18)	OWNERSHIP
J	ONE STORY SINGLE FAMILY RESIDENCES / 1600S.F. EACH (6)	



SCALE 1" = 20'

- NOTES
1. GARAGES SETBACK 4'-0"
 2. ALL PORCHES ROOFED
 3. PORCHES PROJECT 4'-0" IN FRONT OF GARAGES

MAXIMUM DENSITY / 183 UNITS INCLUDED
5 SINGLE FAMILY UNITS
36 DUPLEX UNITS
(18 DUPLEXES)



Concept Plan Residents

Type of Unit	# Units	Person/Unit	Residents
Assisted Living - Personalized Care Apartments	15	1.00	15
- Protective Care	52	1.10	58
- Personalized Care	52	1.25	47
Assisted Living - Intermediate Care Apartments	38	1.33	51
Independent Living Apartments	38	1.33	51
Independent Living Single Family and Duplex	41	2.00	82
Total	183	1.38	253

The following table identifies the parking required for, and provided by, the Concept Plan:

Parking Required	Units	Standard	Concept Plan Required Spaces
Assisted Living Apartment:	67	0.50 space/unit	34
Intermediate Care Apartment:	37	0.75 space/unit	28
Independent Living Apartment:	38	1.00 space/unit	38
Duplex:	36	2.00 space/unit	72
Single Family:	5	2.00 space/unit	10
Employee Parking:	40	1.00 space/employee (at maximum shift)	40
Guest parking:	142	0.25 space/multi-family unit	36
Existing office building:	10,428	1.00 space/500sq. ft. (current office use)	35
Total Concept Plan spaces required:			293

Concept Plan Provided Spaces

Single Family Garages:	10
Duplex Garages:	10
Duplex Driveways:	36
Multi-family Garages:	36
Main Parking Lot:	64
Kitchen Parking Lot:	3
Existing Office building Lot:	42
Total Off-street parking spaces:	70
- On-street, Private Streets:	70
- On-street, Bixler Blvd (east side):	32
Total On-street parking spaces:	102
Total Concept Plan parking spaces provided:	378

Parking for uses not listed above shall comply with the Town of Erie Municipal Code.

Concept Plan Park Activity Areas

#	Function	Location	Approx. Size	Amenities
P1	Pocket park	South of Independent Apartments	35,000 sq. ft.	Trail connection, golf green, garden, shuttle board, horse shoes, horse, picnic table, gazebo, child play area
P2	Pocket park	West of ALF at Allen Avenue	13,000 sq. ft.	Walkway, tennis, gazebo, child play
P3	Pocket park	East of Office Bldg at Tyler Place	9,000 sq. ft.	Walkway, gazebo, office bldg, patio
P4	Suburban Area	N Bixler Blvd & County Line Road	21,000 sq. ft.	Trail connection, shelter, overlook
P5	Shelter Area	County Line Road, east of Clubhouse	10,000 sq. ft.	Trail connection, shelter, overlook
P6	Office X	S Bixler Blvd & County Line Road	19,500 sq. ft.	Erie Village entry signage, garden
	Total area (approx)		107,500 sq. ft.	2.5 acres

NOTE: PARKING SPACES SHALL BE ADA COMPLIANT



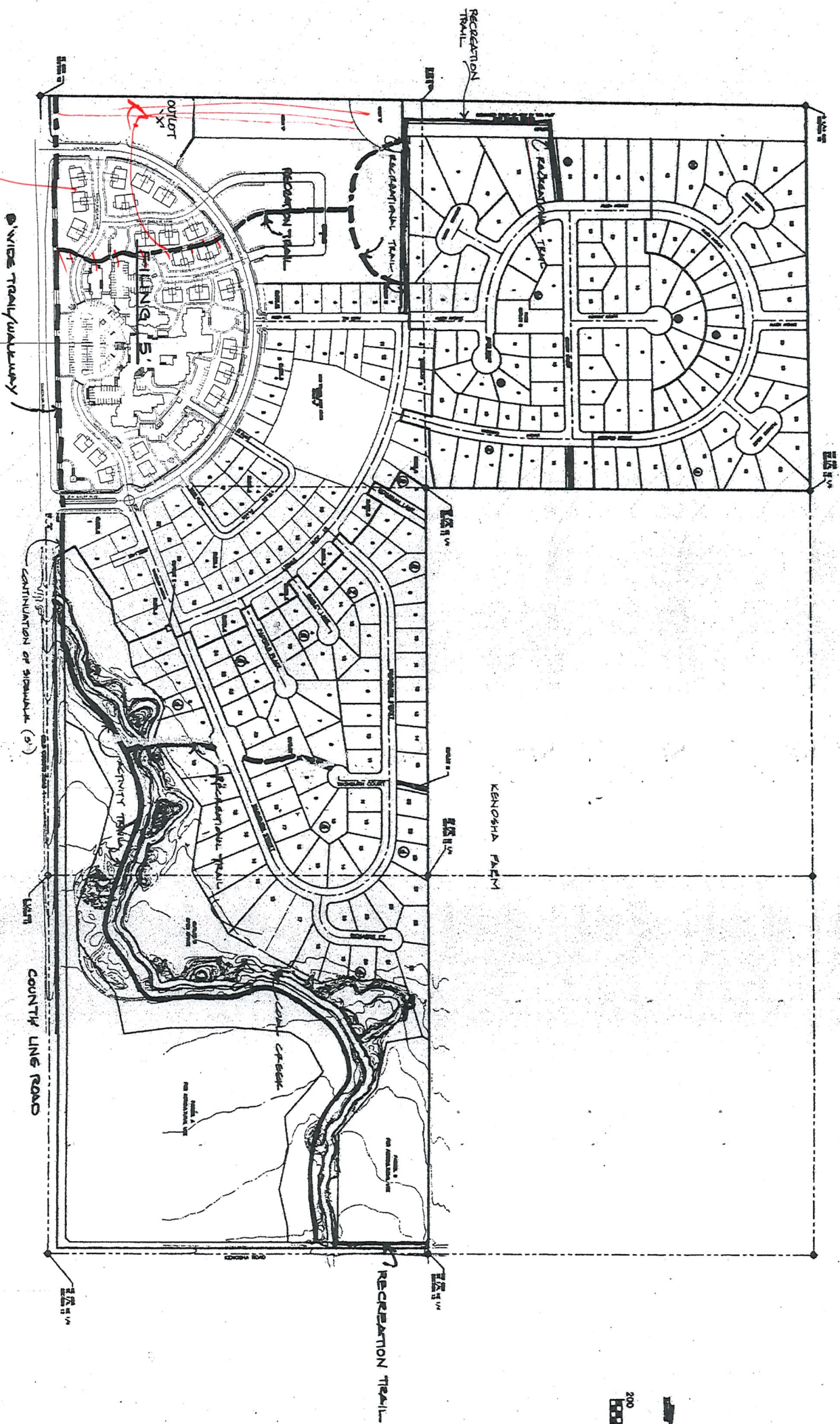
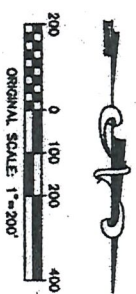
SCALE 1" = 60' - 0"

ERIE VILLAGE SENIORS HOUSING
183-UNIT CONTINUUM OF CARE RETIREMENT COMMUNITY
ERIE, COLORADO



JUNGE/ASSOCIATES

AN ADVANCE ABOVE BOLDER COLORADO 80501 FAX 303 441-5261 303 441-7262



Replace with concept plan
- Remove trail
- Add trail on south

Keep

ERIE VILLAGE
COMPOSITE MAP
TRAIL MAP CONCEPT PLAN

SHEET 5
OF 5



Memo

To: Chris LaRue
From: David Pasic, P.E., Civil Engineer
Date: TBD
Subject: **Erie Village Filing 5 PD Amendment – Review 2**
CC: Joe Smith, Wendi Palmer, Chad Schroeder, Tyler Burhenn

General Comments

1. Conceptual Plot Plan shows drainage easement to be vacated. This easement has existing storm water infrastructure. The infrastructure shall be removed and relocated prior to vacation of the easement.
Response: Noted.
Town Follow-Up: Comment to remain as reminder. No further response needed with the PDA.
2. On the conceptual plot plan, there is an existing flared end section conveying runoff to Lot 5 shown. This stormwater will need to be re-routed.
Response: Noted.
Town Follow-Up: Comment to remain as reminder. No further response needed with the PDA.
3. Alleys shown on the Conceptual Site Plan shall be 20' instead of 18' to meet IFC requirements. This will also be reflected in the December 2019 update of the Town's Standards and Specifications.
Response: Revised
Town Follow-Up: Revision made on PD Development Plan. Conceptual Plot Plan and Site Plan shall be updated as well.
4. The two Local Roads shall be built to the Town's Local Road Standard Section and connected with a Local Road Standard Section. If the layout and sections proposed are to remain, all road shall be designated as private drives to be owned and maintained by the HOA/Metro District.
Response: Revised – all roadways have been designated as private drive; and the street sections have been revised to match the Erie Village standard or fit the existing and planned conditions.
Town Follow-Up: Revision made on PD Development Plan. Conceptual Plot Plan and Site Plan shall be updated as well. Also, revise street sections on page 4 of the Development Plan to read as Private Street.
5. Tract 9 along the garage frontages of the Townhomes shall be built paved to private alley standards.
Response: Noted.
Town Follow-Up: Please reflect this on the conceptual plot plan and site plan.
6. The acceleration and deceleration lanes from County Line Road to Bixler Boulevard shall be evaluated with this project for conformance to current traffic conditions.
Response: Noted.

Town Follow-Up: Comment to remain as reminder. No further response needed with the PDA.



MEMORANDUM

TO: Chris LaRue

FROM: Charles M. Buck, P.E., PTOE

DATE: February 27, 2020

SUBJECT: Traffic Engineering Review – Erie Village Filing No. 5, PD Amendment
PDA-001107-2019
FHU # 95-190

I have reviewed the submittal materials provided for Erie Village Filing No. 5, located along the west side of County Road within the loop formed by Bixler Boulevard. An existing commercial building occupies a portion of the site. The materials were provided on a flash drive, which included numerous documents and drawings. I have examined these materials specifically from the perspective of traffic engineering and transportation planning but not general civil or utility engineering.

I have previously reviewed a prior submittal (per my referral response dated 12/02/19). Based on the response letter provided in this current submittal (Bestall Collaborative Limited, 01/20/20), my previous comments have been adequately addressed. I have no further comments at this time.

This constitutes my review of the current submittal for Erie Village Filing No. 5. Please call if you have questions or if I can provide any additional information.

Chris LaRue

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Friday, January 31, 2020 10:30 AM
To: Development Referral
Subject: Erie Village Filing 5 PDA-001107-2019

We do not have any additional comments at this time. We appreciate being involved in the planning process.

Thank you,

LuAnn Penfold, Fire Prevention Specialist

Mountain View Fire Rescue
3561 N. Stagecoach Road, Longmont, CO 80504
303-772-0710 x1121 | lpenfold@mvfpd.org | www.mvfpd.org



Chris LaRue

From: Darren Champion
Sent: Monday, December 16, 2019 4:33 PM
To: Development Referral
Cc: Patrick Hammer; Michael McGill; Parks Admin
Subject: Development Referral - Erie Village Filing No. 5 PD Amendment - Parks and Rec Comments.

Hi Chris,

We have reviewed this application and find no conflicts with our interests. The spine trail route along County Line Road will be reviewed as part of the preliminary/final plat process.

Thanks,



Darren Champion *CPSI* | Parks and Open Space Project Coordinator
Town of Erie | Parks & Recreation Department
150 Bonnell Avenue | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2886 | Cell: 303-591-1280 | Fax: 303-665-9420
www.erieco.gov/parksandrec | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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Chris LaRue

From: Dan Hill <dhill@udfcd.org>
Sent: Tuesday, February 18, 2020 4:51 PM
To: Development Referral
Cc: Jim Watt
Subject: RE: MHFD Comments - Erie Village Filing No. 5

Hello Chris,

This is in response to the request for our comments concerning the Erie Village Filing No. 5 resubmittal. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

Please feel free to contact me or Jim with any questions or concerns.

Thanks,

Dan Hill, P.E., CFM

Project Engineer

MILE HIGH FLOOD DISTRICT

2480 W. 26th Ave Suite 156-B | Denver, Colorado 80211

Office: 303-455-6277 | **Direct:** 303-749-5427 | www.mhfd.org

Protecting People, Property, and our Environment



MILE HIGH FLOOD DISTRICT



[MHFD is Hiring! Click here to find out more.](#)

From: Dan Hill
Sent: Thursday, December 5, 2019 15:18
To: developmentreferral@erieco.gov
Cc: Jim Watt <jwatt@udfcd.org>
Subject: MHFD Comments - Erie Village Filing No. 5

Hello Chris,

This is in response to the request for our comments concerning the Erie Village Filing No. 5 PD Amendment (PDA-001107-2019) project. We appreciate the opportunity to review this proposal and have no comment, as this project does not include any major drainage features. We do not need to receive any future submittals on this project.

Please feel free to contact me or Jim with any questions or concerns.

Thanks,

Chris LaRue

From: Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>
Sent: Wednesday, February 19, 2020 2:28 PM
To: Development Referral
Subject: RE - PDA-001107-2019 - Erie Village Filing No. 5

Chris,

The RTD has no comment on this project.

Thanks,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

Chris LaRue

From: United Power Plat Referral <platreferral@UnitedPower.com>
Sent: Wednesday, February 12, 2020 3:41 PM
To: Development Referral
Subject: Erie Village Filing No. 5 - PD Amd - PDA-001107-2019

Hello,

Thank you for inviting United Power, Inc. to review and comment on the Erie Village Filing No. 5 - PD Amd - PDA-001107-2019. After review of the information provided, this project is just west of the end our territory. There appears to be an existing neighborhood next to the project location. Since United Power does not provide service to this neighborhood, whoever does, would be your provider for this proposed site. Please let if I have miss understood the information provided or if you have questions.



Thank you,

Samantha

Right of Way Administrative Assistant
303-637-1324



500 Cooperative Way | Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future – The Cooperative Way

www.unitedpower.com

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 26, 2020

Town of Erie Community Development Services
645 Holbrook / PO Box 750
Erie, CO 80516

Attn: Chris LaRue

Re: Erie Village Filing No. 5 – 2nd referral, Case # PDA-001107-2019

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. Utility easements for natural gas and electric distribution facilities must be within each presumably individually-owned lot for connectivity throughout the development.

Please also note that PSCo has existing electric transmission lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to go to the website at www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

PSCo owns and operates existing natural gas and electric distribution facilities along Bixler Boulevard. The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Chris LaRue

From: Chris LaRue
Sent: Friday, June 12, 2020 12:13 PM
To: Jack Bestall
Cc: Deborah Bachelder; Fred Starr
Subject: Erie Village PD amendment
Attachments: EV-PD Development Plan 2020-04-03 with red text.pdf

Jack:

Attached are redline comments on the PD amendment. The biggest deal will be that our attorney has advised us that the architecture standards and other items that were to be reviewed by the HOA need to be in the PD. This means the references to the new architecture review committed will need to be deleted from the PD amendment.

We can meet soon and go over everything. Provide me some times in the next week or two and I'll look at the calendar.

Thank you,



Chris LaRue | Senior Planner
Town of Erie | Planning & Development
645 Holbrook Street | P.O. BOX 750 | Erie, CO 80516
Phone: 303-926-2776 | Fax: 303-926-2706
www.erieco.gov/department | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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ERIE VILLAGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 14.823 ACRES
PDA-001107-2019

ERIE VILLAGE PLANNED DEVELOPMENT (PD) DEVELOPMENT PLAN, FILING 5, 6TH AMENDMENT PDA 07-003

I. GENERAL PROVISIONS

Authority

This planned development amendment, hereafter referred to as 'development plan' is authorized by the Town of Erie Municipal Code.

Applicability

The provisions of the development plan will run with the land. The landowners, their successors and assigns, shall be bound by this development plan, as amended by the director of planning & development or the Town Board of trustees.

Adoption

The adoption of the development plan shall evidence the findings and decision of the Town of Erie Board of trustees that this development plan for Erie Village is in general conformity with the Town of Erie comprehensive plan and is authorized by and in compliance with the Town of Erie Municipal Code.

Relationship to Town Regulations

The provisions of this development plan shall prevail and govern the development of Erie Village, provided, however, that where the provisions of this development plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, as amended, or any other applicable ordinance or regulation of the Town of Erie, shall be applicable.

Enforcement

To further the mutual interests of residents, occupants, and owners of the planned development amendment and of the public in the preservation of the integrity of the planned development amendment, the provisions of this development plan regulating the use of land and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without any limitation on any power or regulation.

Conflict

Where there is more than one provision within the development plan that covers the same subject matter, the provision that is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the director.

Maximum Level of Development

The total number of dwellings or the total commercial, business industrial intensity approved for development within the planning area is the maximum development requested for platting or construction (plus approved density transfers if any). The actual dwellings or level of development for commercial, business or industrial properties may be less due to the subdivision or site plan requirements, or other requirements by the Board of trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Sixth Amendment

The planned development, sixth amendment is intended to:
-update zoning references throughout the document to reflect adoption of the Municipal Code title 10.
-amend the provisions of the prior plans relative to Filing 5 to accommodate the mixed-use core proposed for Filing 5.

II. SINGLE FAMILY RESIDENTIAL (Filings 1-2-3-4-5)

Erie Village is designed in density rings putting the smaller lots and the higher density near Filing 5.

Lot Setback Minimums

Front setback:	Filing 1:	20'
	Filing 2-5: (excluding sidewalk)	16'
Side setback:		5'
Side setback adjoining street		

	Filing	16'
	Filings 2-4 (5 remove 4):	16'
		8'
Rear setback:	(except on double frontage lots)	16'
	Filings 1-5	35'
Height limit:		
Maximum lot coverage: single-family		45% - Just delete the lot coverage - not in UDC

Notes:

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

Accessory Dwelling Units or Uses in Single Family Areas

39 percent of Erie Village lots permit accessory dwelling units and accessory uses by right. (called carriage houses in earlier documentation.) Carriage houses are now classified as accessory dwelling units to conform with the general requirements in the Municipal Code. Uses may include home occupation, studio or residential use. Accessory dwelling units may be leased to home-owners for residential uses.

The specific lots permitting accessory dwelling units by right are listed on the attached "accessory apartment schedule, exhibit a". Accessory dwelling units will not be permitted by right or special review on lots not listed on exhibit "a". Accessory dwelling units will conform to the erie building code and general requirements in the Municipal Code.

Minimum Architectural Standards: Single Family Residential (ask attorney - leave original language-add standards for this new area into the PD.)

The following reflect the minimum acceptable standard for houses in Erie Village. The Erie Village Homeowner Association Architectural Review Committee (EVHAARC) - Filings 1-4 and Bixler Place at Erie Village Owner Association Architectural Review Committee (BPEVOAARC) - Filing 5 work from more detailed guidelines based on these standards for review respectively. The BPEVOAARC guidelines mirror the standards set originally for the area adjacent Filing 5. Variation from these standards requires approval by EVHAARC - Filing 1-4 and BPEVOAARC - Filing 5 and the Erie Planning Commission (why have 2 architectural reviews if they both have to approve? why not use the original review committee?).

- Design and Building Features** to EVHAARC and the BPEVOAARC for approval prior to construction (building permit)
- town will need to receive a letter of approval from teh ARC with building permit submittal)
 - Substantially identical home designs (including mirrored plans) must be a minimum of 400 feet a part in any direction and have different elevations and detailing
 - All houses will have covered front porches of at least 6 feet in depth and 8 feet in width. Porches may not be two stories in height and the floor must be a minimum of eighteen inches above the adjacent finished grade and in no case less than 18" above the fronting curb height.
 - Roads shall be systematized to be single lane roads with a center line and a ditch on each side that 16:12 roofs may be used only if they are occupiable and accessible from an interior room.
 - Garages opening to the front of the lot must be set back a minimum of 20 feet from the front of the principal building, if entered from the side, the garage front elevation may not be forward of the house front and must have appropriate window or other treatment compatible with the house. openings for garage doors may be no wider than 9 feet nor more than 8 feet high.
 - Eave depth must be 18" minimum for the principal building (and accessory apartment if applicable) and 12" for gable overhangs. eaves must be closed with soffits.

Materials

- Exterior walls may be of wood shingles, wood or hardboard clapboard with no more than 5.5" exposed to the weather, board and batten, brick, natural or architectural stone, or stucco.
- Windows or door frames will be solid wood or quality vinyl.

Accessory Dwelling Units and Accessory Buildings

- Materials and design shall conform to the principal residence in style, material and color treatment.

III. MIXED USE CORE AREA (FILING 5)

The core area is intended to facilitate mixed commercial, office and residential uses as depicted on the concept plan included herein on sheet 4.

Concept Plan

The concept plan shows the general configuration of the the mixed-use core that is intended, and would be permitted, by this PD zoning: however, the Concept Plan is illustrative and does not represent a Site Plan. Any deviation requested or required by the Town for site plan approval is permissible under this PD zoning and such deviation shall not be construed to require further PD Amendment. Development of the property shall be subject to the Town codes and regulations in place at the time a development application is made to the Town.

Permitted Uses

Residential & Community commercial uses consistent with the UDC are allowed, with the following exceptions:

- Transit Center
- College or University
- Public or Private School
- Hospital
- Laboratory
- Substance Abuse Treatment Facility
- Athletic Fields & Courts

Residential Density

The maximum gross density based on the 14.28 acre Filing 5 may vary depending on the site plan but shall not exceed 5.5 units/acre. The maximum number of units shall be approximately 76 units. The Concept Plan indicates 32 single family detached and 38 townhome units for a total of 70 residential units.

Building Height

Building height shall not exceed 35 feet.

Streets

Interior streets shall be privately owned and maintained by the BPEVOA BPEVOAARC as shown on Sheet 3, street sections, Filing 5 private drive.

Parking Standards

The parking standards for commercial uses may be reduced based on the type and extent of the mix of uses in the core area and will adhere to 10.6.6.e. of the UDC.

Walkways.

All walkways shall meet Town of Erie standards. However, sidewalks internal to Filing 5 on private streets may be attached, and must be maintained by the Bixler Place at Erie Village Owners Association (BPEVOA). Sidewalks must be located within the right of way on public streets. Sidewalks should meet town standards - detached

Common Area Maintenance

The BPEVOA BPEVOAARC shall be responsible for all exterior maintenance of the Village core area, including all structures, landscaped areas, private streets, parking areas, driveways, trails and walkways, recreation equipment, lights and signs.

IV. AGRICULTURAL AREA AND USES

Areas designated "agricultural" in Filing 2, will continue to be farmed, as well as all other areas until they are developed. Requests for structures and parking will be submitted for review and approval as the need develops to support agricultural sales, or recreation, and recreational parking.

Setbacks, sizes and heights follow standards in the resource preservation category in the Municipal Code. Minimum architectural standards enumerated above do not apply to agricultural or recreation buildings which may be located in the agricultural parcels platted in Filing 2.

Undeveloped land in all Filings in Erie Village will continue to be farmed until improved.

V. MULTI-FAMILY RESIDENTIAL

Filing #1?

The multi-family parcel is vested for a total of 98 dwelling units. The parcel size is 7.248 acres plus 1.821 acres of open space previously dedicated to the Town of Erie. Calculated on the larger site, density is 9.25 units per acre; calculated on the smaller site, density is 13.25 units per acre. The site may be developed at this density under the existing Town of Erie multi-family development and zoning code.

Multifamily Bulk and Density Standards:

Lot Setback/Building Separation Minimums:

Front setback:	16'
Side to side building separation:	8'
Rear setback (west property line) - dwelling unit:	15'
Rear setback (west property line) - optional garage:	9'
Rear setback (north property line) - dwelling unit:	25'
Rear setback (north property line) - optional garage:	19'
Rear setback (south property line):	15'
Rear to side setback:	30'
CW Bixler setback:	20'
Side Setback Adjoining Street:	16'
Height Limit:	35'
Maximum Building Coverage:	35%
Private Street Section: 51' row as detailed on sheet 3 of 5	

Townhome Residential

Filing No. 5

Townhomes are located in the inner area of the Filing 5 near County Line Road, adjoining a central common open space. All townhomes are alley loaded fronting on landscaped open space or the landscaped courts with a minimum of 30 feet in width.

Lot Setback/Building Separation Minimums:

Front Setback:	8'
Side Building Separation (setback/delete operation	6' Use interior lot and along street
Rear Setback (Garage/remove garage)	6'
Side Setback Adjoining Street	8' (Use 10')
Minimum Lot Area	2,000 SF

Notes:

- check these encroachments against the setbacks. For example # 3 would make it 2'
- Encroachments are allowed 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 are allowed in side and rear setbacks of up to three (3) feet beyond the building foundation for below grade window wells.
- Encroachments are allowed in front setbacks of up to six (6') feet for covered front porches.
- Encroachments are allowed in rear setbacks of up to six (6') feet for covered porches or decks.

VI. GENERAL

Road Width

Road widths have been carefully reviewed with the Town and are shown on the street sections in exhibit c.

Medians and Islands

Erie Village Homeowners Association will be responsible for landscaping, watering and maintenance and of median strips, common areas and cul de sac islands. Although it is not the intent of the Town to take over maintenance of those areas, the Town shall have the right to do so.

Sidewalks

In Filing 1, sidewalk width and location relate to projected usage with sidewalks on both sides of major thoroughfares, one side of lower traffic streets and excluded in cul de sacs. In subsequent Filings, sidewalks will be located on both sides of the street except that cul de sacs may have attached sidewalks.

Floodplain Standards

Lots adjacent to coal creek include land which is in the 100-year flood plain but outside the floodway. The flood plain is clearly identified on the final plat. Title insurance or other written notification will inform purchasers of such lots that no buildings are permitted within the 100-year floodplain. (note that FEMA permits buildings on such lots without flood insurance as long as the building is out of the floodplain.

Landscaping

A landscape plan for all public areas will be submitted in compliance with Town regulations and standards for Town staff review and approval.

Open Space Standards and Restrictions

Only fences following design criteria, in appendix e, in locations approved by Town staff are permitted on property lines adjacent to parks, open space, drainage areas and pedestrian trail lots. Fences in drainage areas or the flood plain will be open rail type fence, approximately 42 inches tall with the bottom rail no lower than 6 inches from the ground and will follow approved by the Town. Permanent chain link fence is not allowed erie village. Title insurance or other written notification will inform purchasers of improvement restrictions on land in public service company easements. In no case will residences, garages or accessory buildings be permitted in such easements.

Parks and Open Space

Open space will be kept in a natural state with native grass coverage. Developer will restore it wherever disturbed by development. Park improvement plans will be submitted for staff review and approval. The right of way dedicated in this area and adjacent Outlot K and Outlot O will be developed as open space by the developer and maintained by the Town of Erie. The dedicated area along coal creek may be designated as open space or as nature preserve as the Town prefers. Its trails will be part of the boulder creek-coal creek trail system. Trails and open space in Outlot "B" will be maintained by the Town of Erie.

Three tot lots larger than one half acre serve the 189 residences in Filings 2, 3, 4 and 5. No tot lots were required in Filing 1. The tot lot for Filing 2 will be in Outlot "I", for Filing 2 and 3 Outlot "M". Before the 155th/ single family building permit is issued, a tot lot will be built in Filing 1, Outlot "A".

The Erie Village Homeowners Association will be responsible for the maintenance of parks, trails and open space which primarily benefit the homeowners. The Town may take over maintenance when and if it chooses.



ERIE VILLAGE PD AMENDMENT NO. 6 ERIE, COLORADO

PROJ. NO. 1069
DRAWN: -
CHECKED: DPA
CADD FILE: .dwg
DATE: 04/03/20

REVISIONS:

PLANNED DEVELOPMENT
SUBMITTAL
SHEET TITLE:
ARCHITECTURAL
STANDARDS

SCALE: AS NOTED
SHEET NUMBER:

2 of 4

ERIE VILLAGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 14.823 ACRES
PDA-001107-2019



ERIE VILLAGE
PD AMENDMENT NO. 6
ERIE, COLORADO

PROJ. NO. 1069
DRAWN: -
CHECKED: DPA
CADD FILE: .dwg
DATE: 04/03/20
REVISIONS:

PLANNED DEVELOPMENT
SUBMITTAL
SHEET TITLE:
STREET SECTIONS

SCALE: AS NOTED
SHEET NUMBER:

APPENDIX A

Lots Permitting Accessory Dwelling Units by Right

Block	Filing 1 Lot	Filing 2 Lot	Filing 3 Lot	Filing 4 Lot
C	1,3			
1	2,3,6,7,10,11 13,14,16,17			
2	3,4,5,6			
3	12,13			
4		9,15,16,17,22		
5		5,6,8,11,12, 18,19,23,24		
6		5,6,7,8		
7		14,15		
8		4,5,6		
9	2,3		5, 11	12,13,14,15 16,18,25,26
10	2,3		7,10,11,12,13	
11	1,2,3,4,5,6			
No Block 12				
13			5,6,7,8,9,10, 12 13,14,15,16,17	18,19,21,22,23 24,25,26,28
14			1,2,3	
No Block 15				
16			1,2,4,5,7,8,9,13 14,15,17,18	
TOTAL	Filing 1 28	Filing 2 23	Filing 3 34	Filing 4 17
ALL FILINGS	102 Accessory Dwelling Unit Lots			

APPENDIX B

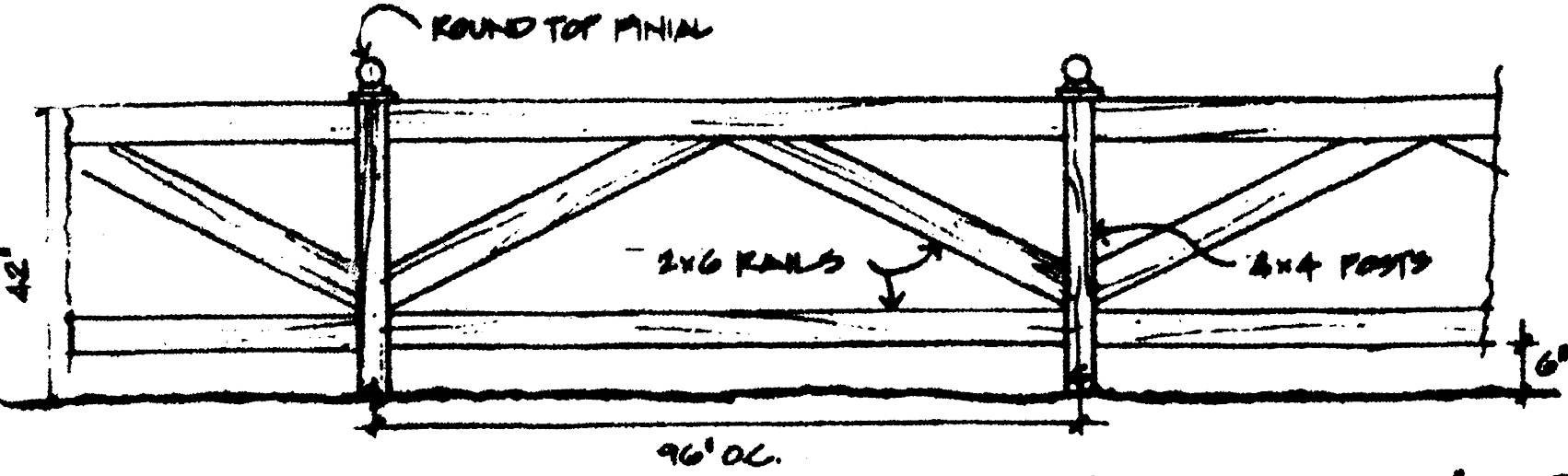
Uses Permitted in Filing 2 Agricultural Parcels (Rural Preservation)

Uses Permitted By Right: Agriculture, Produce Stand, Publicly Owned Facility - Erie

Uses Which May Be Permitted By Special Review: Open Space and Parks, Publicly Owned Facility - Other

ERIE VILLAGE DEVELOPMENT PLAN - APPENDIX E

Fence Design for Areas in Floodplain or Drainageways

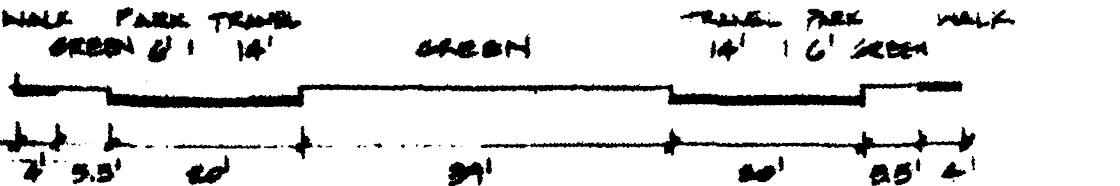


- ATTACH ALL RAILS WITH 3" MINI DECK SCREWS
- 2" x 4" WIRE MESH GRID MAY BE ATTACHED ON THE PRIVACY SIDE AT OWNER'S OPTION

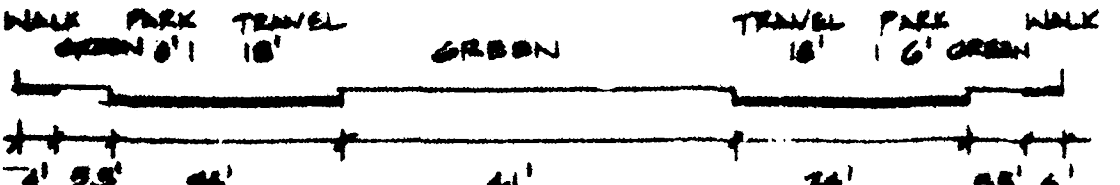
- POSTS TO BE SET 30" DEEP
- ALL WOOD STAINED TWO COATS SHERMAN-WILLIAMS LEONARD SW 3000 OR EQ.
- ALL WOOD TO BE REDWOOD

ERIE VILLAGE DEVELOPMENT PLAN - EXHIBIT C

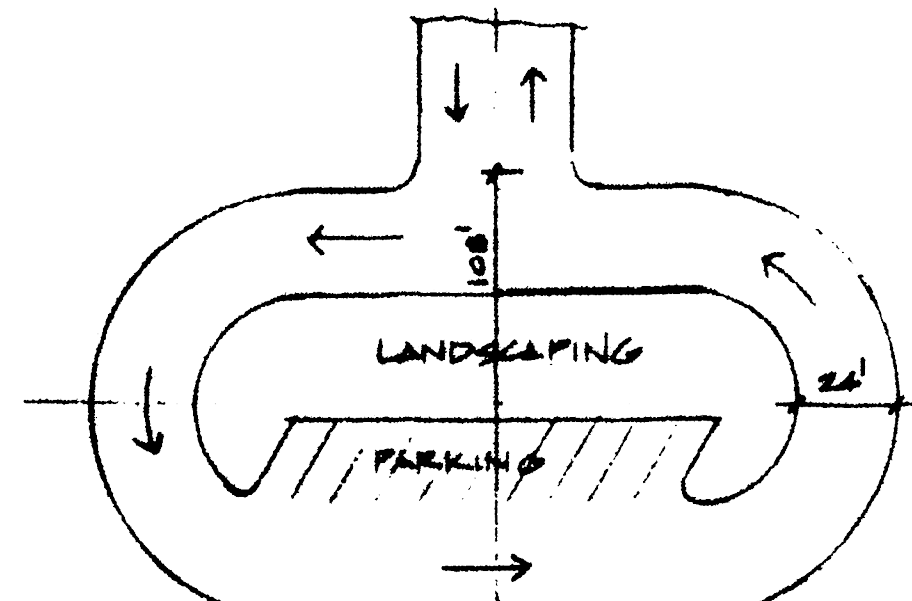
Street Section (Typical)



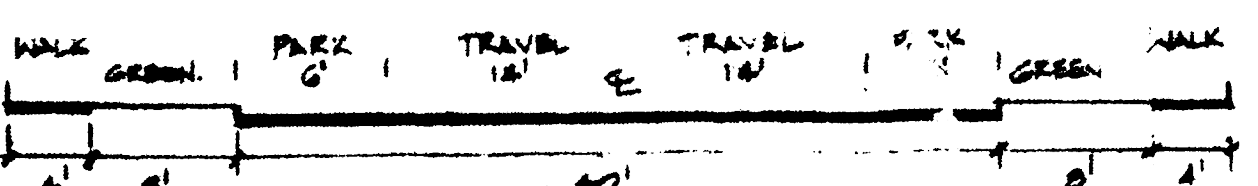
90' R.O.W. - WASHBURN ST. (TRAFFIC CALMING MEDIAN)



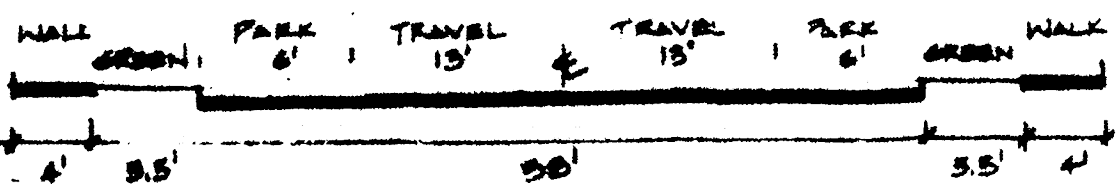
100' R.O.W. - BRENNAN CT; DAVIS CT; FLOWERS CT



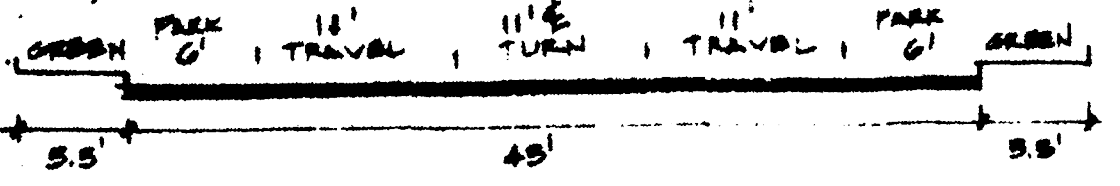
SKETCH PLAN OF ABOVE 100' R.O.W.



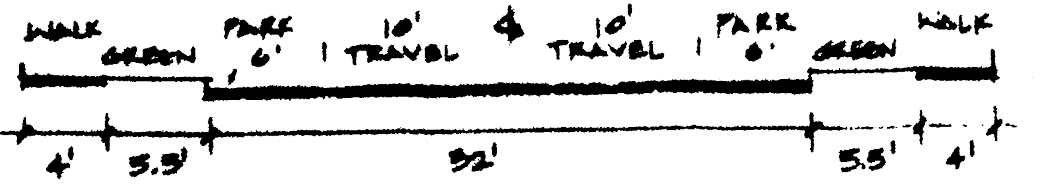
64' R.O.W. - ALLEN AVENUE (NOTE: CONNECTS TO 54' R.O.W. @ KENDRA FARM & 66' (FILING 1))



57' R.O.W. - NONAHAM LANE

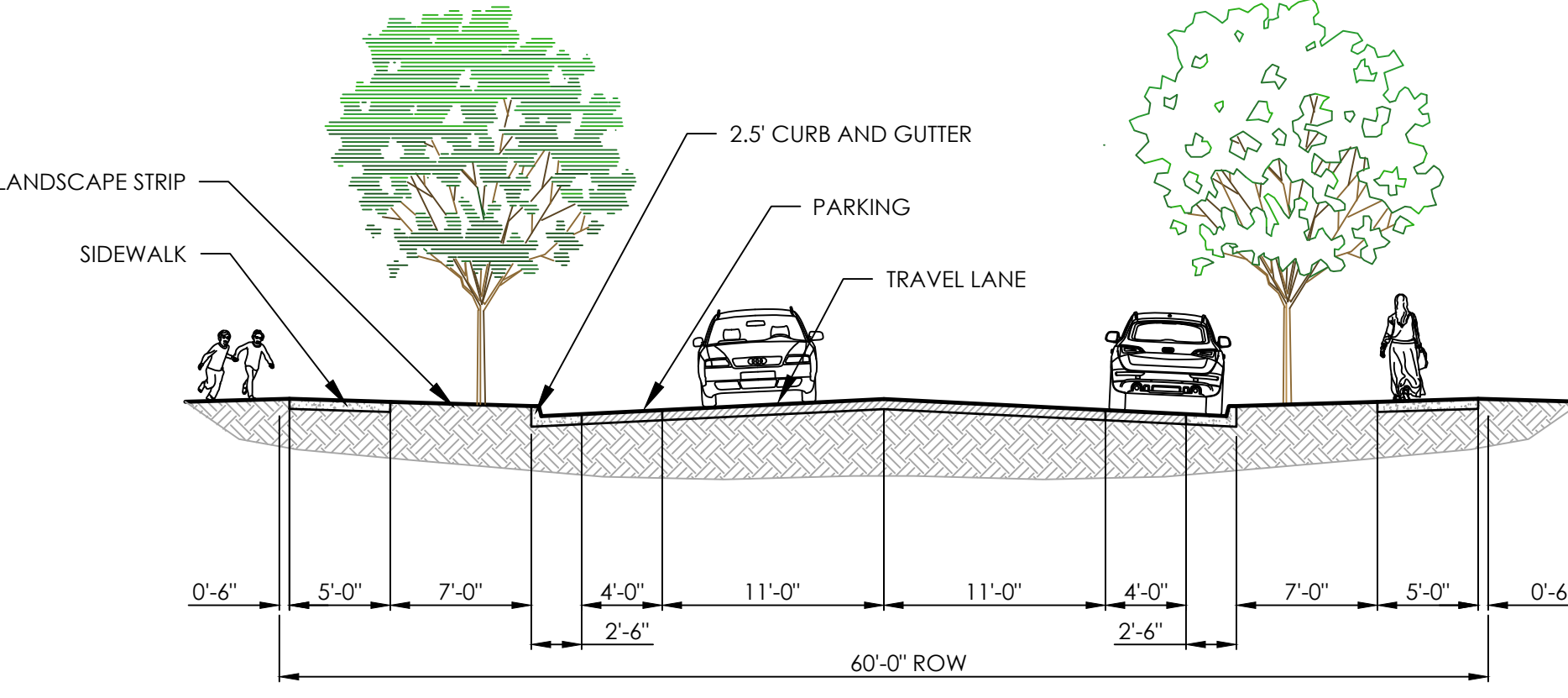


50' R.O.W. - C.W. DIXLER BLVD (NOTE: CONTINUATION OF FILING 1, SIDEWALK LOCATED OUTSIDE R.O.W.)



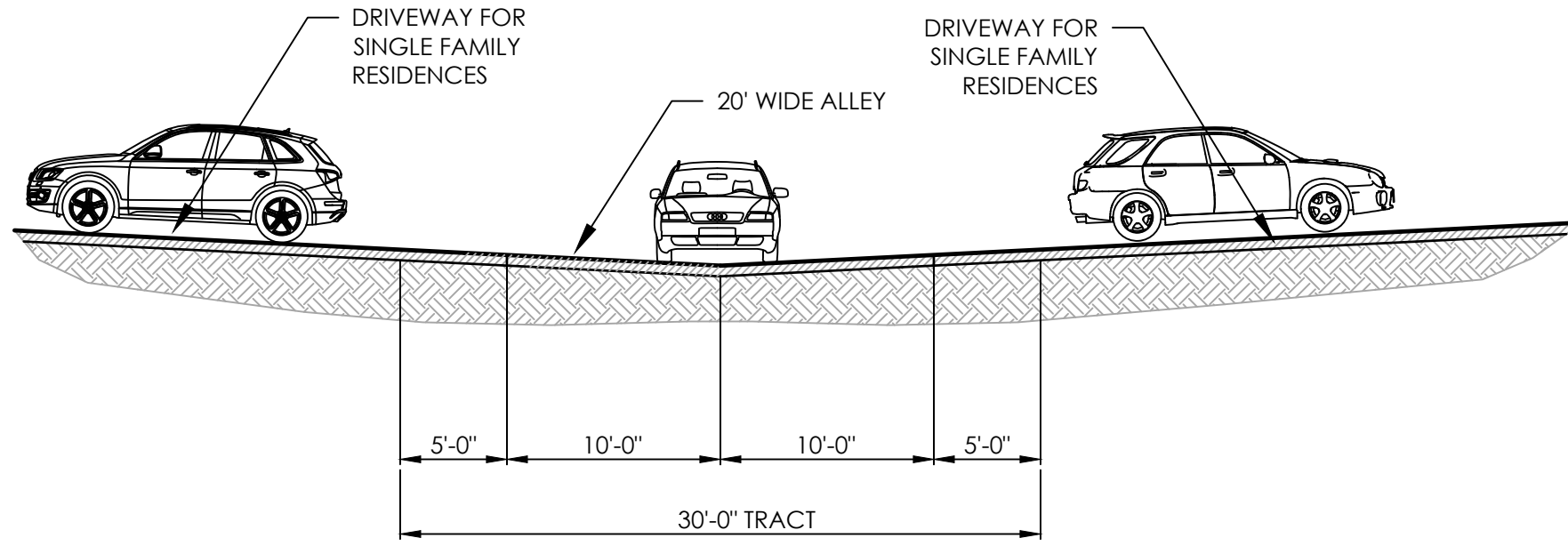
51' R.O.W. - ALLEN CT; WASHBURN CT; RICHARDS CT; PROFIELD BL; OAKLEY LN; GREENING AVE; CONWAY ST; CONWAY CT; WASHBURN ST. ALL STREETS WITHIN MULTIFAMILY PARCEL (NOTE: SAME AS FILING 1, EXCEPT SIDEWALKS ARE NOW INCLUDED IN R.O.W. FOR FILINGS 2-4)

Filing 5 Street Section



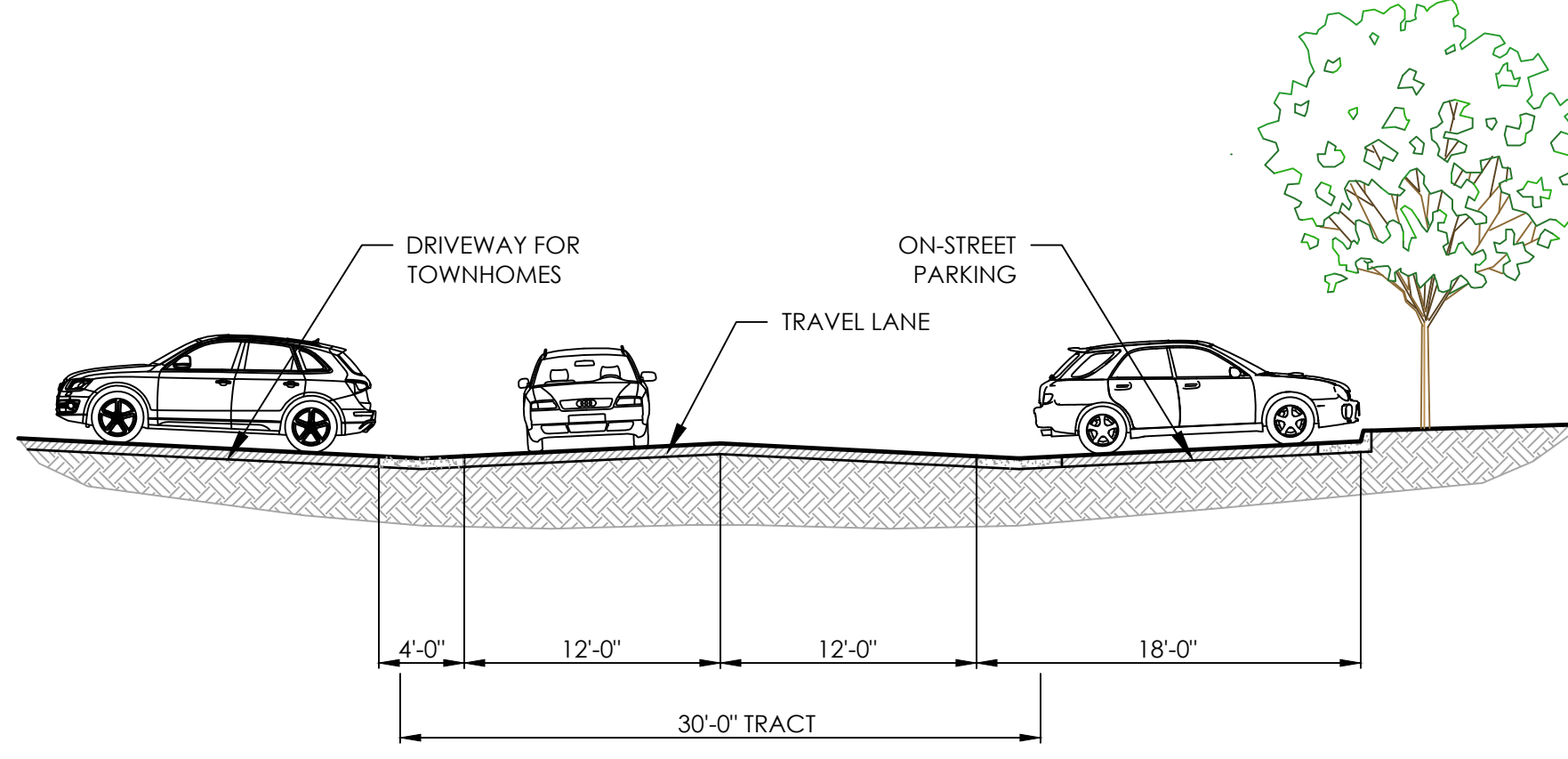
1 PRIVATE STREET

SCALE: 1/8" = 1'-0"



2 ALLEY

SCALE: 1/8" = 1'-0"



3 PRIVATE DRIVE

SCALE: 1/8" = 1'-0"

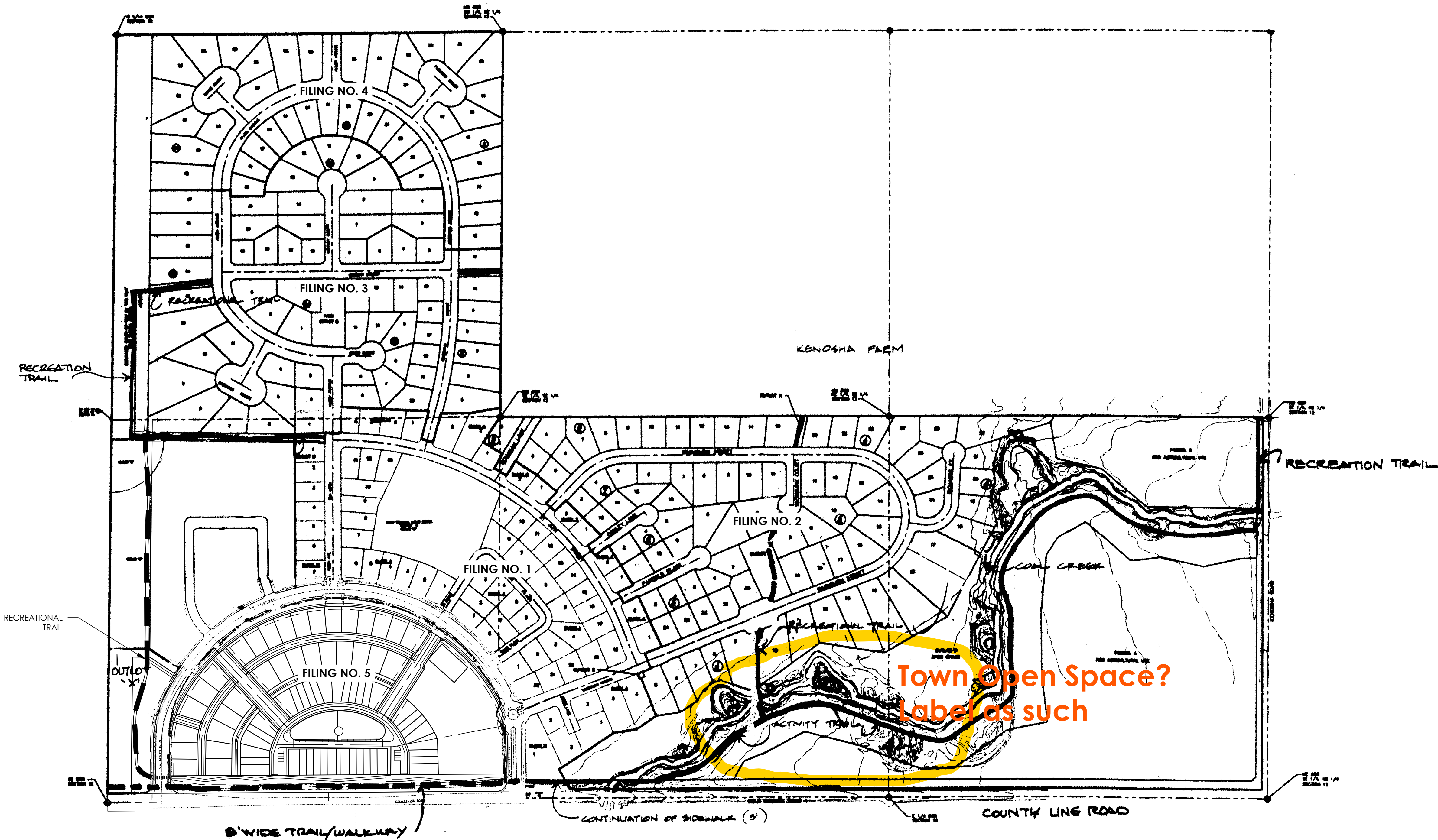
ERIE VILLAGE PLANNED DEVELOPMENT - DEVELOPMENT PLAN AMENDMENT NO. 6

LOCATED IN THE SE 1/4 OF SECTION 12, T1N, R69W OF THE 6TH P.M.
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
AREA = 14.823 ACRES
PDA-001107-2019

add general concept map before this sheet



ERIE VILLAGE
PD AMENDMENT NO. 6
ERIE, COLORADO



PROJ. NO. 1069
DRAWN: -
CHECKED: DPA
CADD FILE: .dwg
DATE: 04/03/20
REVISIONS:

PLANNED DEVELOPMENT
SUBMITTAL
SHEET TITLE:
PD SITE PLAN

SCALE: 1" = 200'
SHEET NUMBER:

4 of 4

Chris LaRue

From: Chris LaRue
Sent: Wednesday, July 15, 2020 4:54 PM
To: Jack Bestall - Bestall Collaborative Limited (jack@bestallcollaborative.com)
Cc: Deborah Bachelder
Subject: Erie Village
Attachments: 200708-CH-PUD Amend 05-04.pdf

Hi Jack:

The sections regarding single-family and townhome design standards are 10.6.7.E and 10.6.7.F.

Attached is the PUD example that shows the code variation references. Please look at page 7.

Thank you,



Chris LaRue | Senior Planner
Town of Erie | Planning & Development
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Chris LaRue

From: Chris LaRue
Sent: Friday, August 7, 2020 2:44 PM
To: Jack Bestall - Bestall Collaborative Limited (jack@bestallcollaborative.com)
Cc: Deborah Bachelder
Subject: Erie Village Fil No. 5 core area
Attachments: Erie Village Filing 5 Amendment 6 Standards Submittal 4 Revision clean071720.docx

Hi Jack:

Please see the attached redlines on Erie Village. Let me know if you want to talk about them. We would like to see the text put into the overall document and do a check on that.

Thank you,
Chris



Chris LaRue | Senior Planner
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