ERIE VILLAGE -PD AMENDMENT NO. 6

Board of Trustees-October 13, 2020



PD Amendment No. 6:

- Remove existing senior assisted living facility (183 du) use & replace with a mixed use plan:
 - 76 du (6.42 acres) SFD & TH
 - Commercial (2.113 acres)
- Creation of dimensional standards for the residential

Location



Location

- 14.823 acres
- W of County line/CW Bixler
- 1 existing commercial bldg.



Comprehensive Plan

- MU: mix of residential, commercial, retail, & office
- <u>Amendment:</u>
- Generally consistent
 - 2 types of housing
 - New commercial area
 - 5.5 DU/AC (12.35 previous)



Zoning

- PD:
 - Continuum of care facility
 - Office
 - Commercial
 - 183 Residential DU (SFD, Duplex, Multi)
 - Covenant Restriction (2 people/62 yrs old)



Zoning: PUD Amendment



Zoning: PUD Amendment



Standards

Modifications to UDC limited to Filing No. 5 – Alley loaded products

• Minor adjustments to dimensional standards table

Single-Family Detached Standards:

ABOVE-GRADE FEATURES INCLUDING EAVES 2. ENCROACHMENTS ARE ALLOWED IN SIDE / WINDOW WELLS. 3. ENCROACHMENTS ARE ALLOWED IN FRONT	16' 5' 16' 8' 35' FRONT, SIDE AND REAR SETBACKS OF UP TO TWO (2') FEET FOR AND OVERHANGS. AND REAR SETBACKS OF UP TO THREE (3') FEET FOR BELOW GRADE SETBACKS OF UP TO SIX (6') FEET FOR COVERED FRONT PORCHES. ETBACKS OF UP TO SIX (6') FEET FOR COVERED FORTH PORCHES. ETBACKS OF UP TO SIX (6') FEET FOR COVERED FORCHES OR DECKS.	Generally consistent with UDC & overall PD
	LOT SETBACK & BUILDING SEPARATION MINIMUMS: FRONT SETBACK: SIDE BUILDING 5'REAR SETBACK: SIDE SETBACK ADJOINING STREET MINIMUM LOT AREA NOTES: 1. ENCROACHMENTS ARE ALLOWED IN THE FRONT, SIDE A ABOVE-GRADE FEATURES INCLUDING EAVES AND OVERHAN 2. ENCROACHMENTS ARE ALLOWED IN SIDE AND REAR SETB WINDOW WELLS. 3. ENCROACHMENTS ARE ALLOWED IN FRONT SETBACKS OF UP	IGS. ACKS OF UP TO THREE (3') FEET FOR BELOW GRADE

Architectural Style

- No changes
- Consistent & complementary to Erie Village & UDC
- Complementary Elevations
 - 4 sided arch reminiscent of the Victorian style



SINGLE FAMILY DETACHED

SINGLE FRANKY ATTACHED & PLICK





Commercial Style Examples











Housing Diversity

- With 149.15 acres (entire PD) UDC requires:
 - 3 types; or
 - 2 types with 1 variation; or
- Erie Village provides:
 - SFD with 1 variation; &
 - Duplexes
- Amendment # 6 adds an additional housing type TH

PD Zoning 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.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.
- c. The PD zoning district will promote the public health, safety, and general welfare.
- d. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.
- 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 sufficient levels of service 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.

PD Zoning Approval Criteria

- 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.
- h. The PD zone district is not likely to result in significant 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.
- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- 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.
- I. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held December 23, 2019. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of the Public Hearings were provided as follows:

Published in the Colorado Hometown Weekly: Property Posted by: Letters to adjacent property owners by:

September 23, 2020 September 25, 2020 September 25, 2020

Recommendations

- Staff finds the Erie Village PD Overlay Map Amendment No. 6 in compliance with the PD Approval Criteria & recommends the BOT adopt the Ordinance recommending Approval the amendment
- On 9/16/20, the PC voted unanimously to recommended the BOT Approve the Erie Village PD Amendment No. 6

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