

ERIE GATEWAY SOUTH ANNEXATION NO. 8 ZONING MAP

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 1 NORTH, RANGE 69 WEST, 6TH PRINCIPAL MERIDIAN,
COUNTY OF BOULDER, STATE OF COLORADO

15.7314 ACRES
IZ-001141-2020

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36 BEING S 89°36'44" W AND MONUMENTED AS FOLLOWS:

-SOUTHWEST CORNER OF SECTION 36, BEING A FOUND 2.25" ALUMINUM CAP IN RANGE BOX, PLS 28656 PER MON REC DATED 12-2-93.

-SOUTH 1/4 CORNER OF SECTION 36, BEING A FOUND 3.25" ALUMINUM CAP, AS A 75' W.C. RLS 4846 PER MON REC DATED 9-10-08.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 36;

THENCE N 00°20'01" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36 A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY NO. 7 (BASELINE ROAD) SAID POINT ALSO BEING THE SOUTHWEST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283 AND THE POINT OF BEGINNING;

THENCE S 89°36'44" W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 576.06 FEET TO THE SOUTHEAST CORNER OF ERIE GATEWAY SOUTH ANNEXATION NO. 7, ORD. NO. 05-2018, RECEPTION NO. 3649284;

THENCE ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 7 THE FOLLOWING TWO (2) COURSES;

1. N 00°11'08" W A DISTANCE OF 1209.44 FEET;
2. S 87°03'19" E A DISTANCE OF 573.88 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID ERIE GATEWAY SOUTH ANNEXATION NO. 1, ORD. NO. 33-2016, RECEPTION NO. 03573283;

THENCE S 00°20'01" E ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1176.06 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 685,260 SQUARE FEET OR 15.7314 ACRES MORE OR LESS.

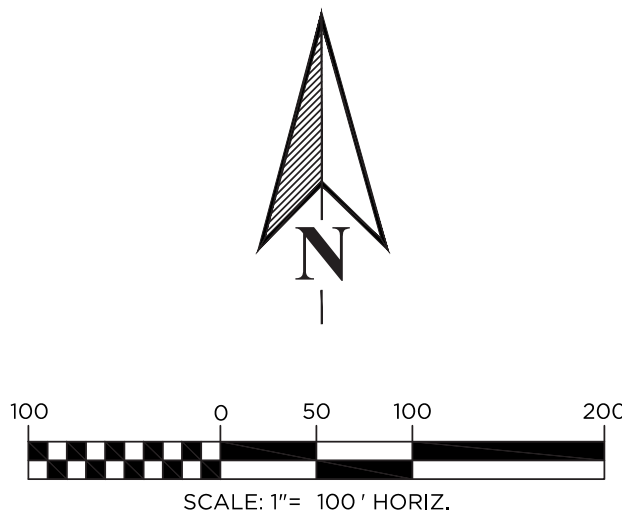
PD NOTE:

1. THIS PD ZONING MAP CREATES STANDARDS THAT SUPERSEDE STANDARDS FOUND IN MUNICIPAL CODE TITLE 10. IN THE EVENT THAT THERE IS A DISCREPANCY BETWEEN THE MUNICIPAL CODE AND THIS PD, THE PD SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS PD ZONING MAP SHALL COMPLY WITH THE MUNICIPAL CODE. ANY DEVELOPMENT STANDARDS NOT ADDRESSED IN THIS PD WILL COMPLY WITH THE MR ZONE DISTRICT.
2. THE TEMPORARY USES SHALL EXPIRE AND NO LONGER BE PERMITTED IN THIS PD WHEN THE PROPERTY DEVELOPS WITH THE PRINCIPAL USES LISTED IN PLANNING AREA 1.
3. OIL & GAS SETBACKS SHALL BE AS FOLLOWS - 350' SETBACK FROM AN ACTIVE WELL SITE, 25' FOR PLUGGED AND ABANDONED WELLS SITES. NO ROW IS PERMITTED WITHIN 150' OF AN ACTIVE WELL SITE.

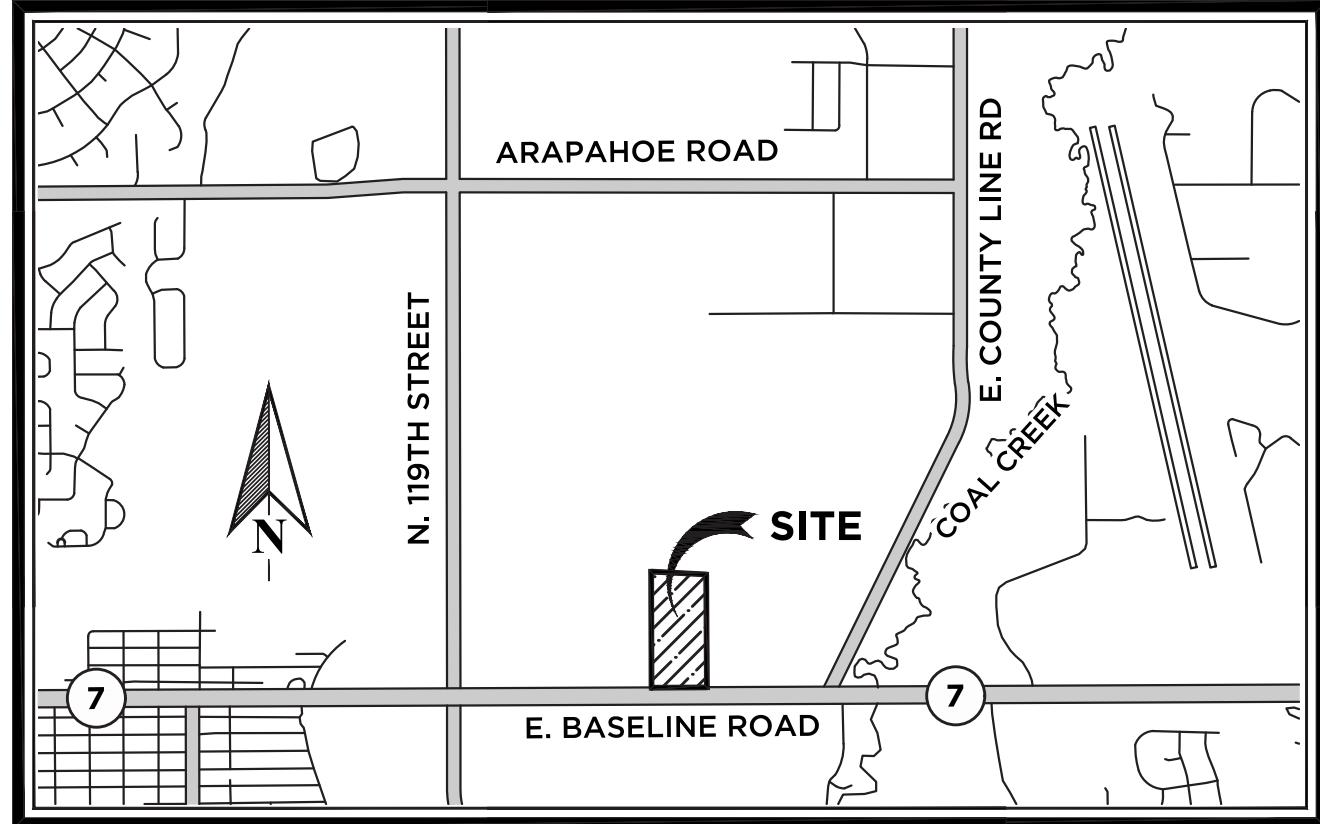
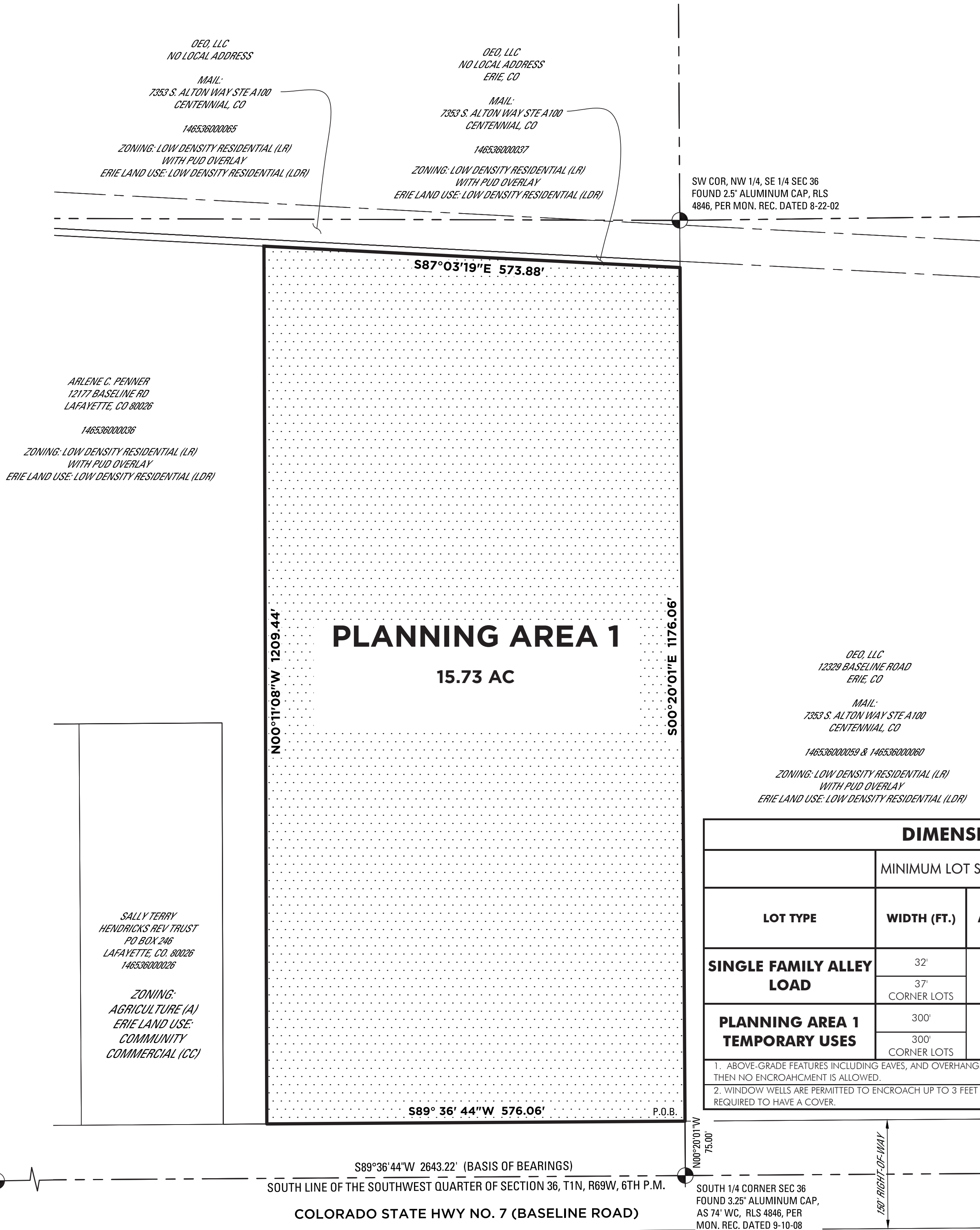
| USE TABLE | |
|--------------------------------|---|
| VILLAGE | PERMITTED PRINCIPAL USES |
| PLANNING AREA 1 | SINGLE FAMILY ALLEY LOAD, PARKS, OPEN SPACE, UTILITIES |
| PLANNING AREA 1 TEMPORARY USES | OPEN SPACE, UTILITIES, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE |

LEGEND:

- ZONING BOUNDARY
- PROPERTY BOUNDARY
- SECTION LINE
- ABANDONED RAILROAD R.O.W. ACQUIRED BY OEO, LLC
- SECTION CORNER



SOUTHWEST CORNER SEC 36
FOUND 2.25" ALUMINUM CAP IN
RANGE BOX, PLS 28656 PER MON.
REC. DATED 12-2-93



VICINITY MAP
1" = 2000'

SURVEYOR'S CERTIFICATE

I, _____, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD ZONING MAP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH PUD OVERLAY ZONE DISTRICT.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20__.

(SURVEYOR'S NAME)

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR # (SEAL)

BOARD OF TRUSTEES APPROVAL CERTIFICATE

THIS PD ZONING MAP IS TO BE KNOWN AS THE " _____ PD ZONING MAP" 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 _____) ss.

I HEREBY CERTIFY THAT THIS PD ZONING MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20__ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.

COUNTY CLERK AND RECORDER

DIMENSIONAL STANDARDS SUMMARY CHART

| | MINIMUM LOT STANDARDS | | MINIMUM LOT SETBACKS (FT.) | | | | | |
|---|-----------------------|-------------|----------------------------|-----------------------|---------------------------|------------------------|--------------|-------------------------|
| LOT TYPE | WIDTH (FT.) | AREA (S.F.) | FRONT ON STREET | FRONT ON GARDEN COURT | SIDE (TO ABUTTING STREET) | SIDE (TO INTERIOR LOT) | REAR | HEIGHT |
| SINGLE FAMILY ALLEY LOAD | 32' | 3,200 | PRIN. - 10' | PRIN. - 5' | 10' | 5' | PRIN. - 0' | PRIN. - 35' ACC. NA |
| | 37' CORNER LOTS | | | | | | ACC. - NA | |
| PLANNING AREA 1 TEMPORARY USES | 300' | 625,000 | PRIN. - 200' | PRIN. - NA | PRIN. - 50' | NA | PRIN. - 500' | PRIN. - 35' ACC. 30' |
| | 300' CORNER LOTS | | ACC. - 100' | ACC. - NA | ACC. - 25' | | ACC. - 500' | |
| 1. ABOVE-GRADE FEATURES INCLUDING EAVES, AND OVERHANGS ARE PERMITTED TO ENCR OACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. | | | | | | | | |
| 2. WINDOW WELLS ARE PERMITTED TO ENCR OACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCR OACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER. | | | | | | | | |

SHEET INDEX

1.....COVER - PD PLANNING AREA

2.....PD STANDARDS

PREPARED FOR

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

LAND PLANNING



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ENGINEERING



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MASTERS PD
ERIE, COLORADO

DRAWN BY: BEM

CHECKED BY: JP

DATE: 8-2-2021

8-30-2021

9-8-2021

SHEET NAME

COVER
SHEET

SHEET NUMBER

1 OF 2

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PLANNING AREA 1 – DEVELOPMENT STANDARDS

The Standards presented here are intended to modify the following sections of the Unified Development Code:

A. Architectural Standards – Alley Loaded Single Family Detached Residential

1. Architectural Variety and Character - Section 10.6.7 E1.c

a. Architectural Variety

i. Design Standards

(A) No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.

(B) No identical model plan elevation shall be repeated within every 4 lots on the same side of any street.

(C) A minimum of 3 alternative elevations for each model plan shall be submitted to the Town for review.

b. Architectural Character - Section 10.6.7 E1.d

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

i. Design Standards

(A) Each elevation shall include a minimum of two windows (or one window and one door) per floor.

(B) Each front elevation shall include more than one wall plane. Articulation that adds shadow and visual interest is encouraged. 50% of rear elevations are required to include more than one wall plane.

(C) A variety of roof forms should be used. Single unbroken roof pitches should be avoided, except where a single roof treatment is an essential element of the Architectural Style.

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

(E) An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation design enhancements shall be consistent with the design elements of the front elevations.

(1) The addition of one window unit.

(2) A change in wall plane by providing one or more of the following options:

- An additional wall plane change. Minimum six feet in width and one foot projection.

- A projecting or cantilevered living space.

- A bay or boxed window.

(3) A covered porch or deck.

(4) The addition of architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.

(5) The use of a minimum of two exterior cladding materials that can include materials such as masonry (cultured stone, stone, brick, stucco, or tile), lap siding, shingles, board and batten, or other decorative siding treatment.

(F) Columns or posts extending more than 36 inches above the ground which support structural elements such as porches, decks, or roofs should appear to be of adequate mass to support the structure above. (No exposed 4"x4" posts shall be allowed more than 36 inches above the ground). Columns supporting upper story decks should be 8"x8" minimum finished.

c. Materials

(A) All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long-lasting appearance.

(B) When masonry cladding is used it shall be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six feet from the corner.

2. Orientation of Dwellings to the Street - Section 10.6.7 E2

Each residence shall have at least 1 primary pedestrian doorway for access to the dwelling unit facing and generally visible from the front lot line of the property and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street. Unless prohibited by terrain or other site constraints, the orientation of the homes shall repeat the predominant relationship of building to buildings and buildings to street along the same block or the facing block. An exception shall be made for alley-loaded dwelling units that do not have street frontage but do front onto a park or landscaped common area. In such case where the dwelling unit does not have street frontage, 1 primary pedestrian doorway shall be oriented toward a common pedestrian walk that connects to a street.

3. Garages - Section 10.6.7 E3

All garages will be rear loaded.

4. Front Stoop

For model plans with a front stoop; the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three feet in width.

5. Front Porches - Section 10.6.7 E4

For model plans with a front porch; the front porch shall be a minimum size of fifty square feet including the stoop and any projections, minimum depth of 5'.

EXISTING USES – DEVELOPMENT STANDARDS

AGH Zone District

Temporary Agricultural uses shall follow the AGH zone district development standards found in the Town of Erie UDC, except the dimensional standards found in Chapter 4. Page 1 of this PD establishes the dimensional standards for the uses.

PREPARED FOR

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SHEET NAME

PD
NOTES &
ARCHITECTURAL
STANDARDS

SHEET NUMBER

2 OF 2