

ERIE HIGHLANDS

- PUD ZONING AMENDMENT NO. 3

Board of Trustees – November 9, 2021

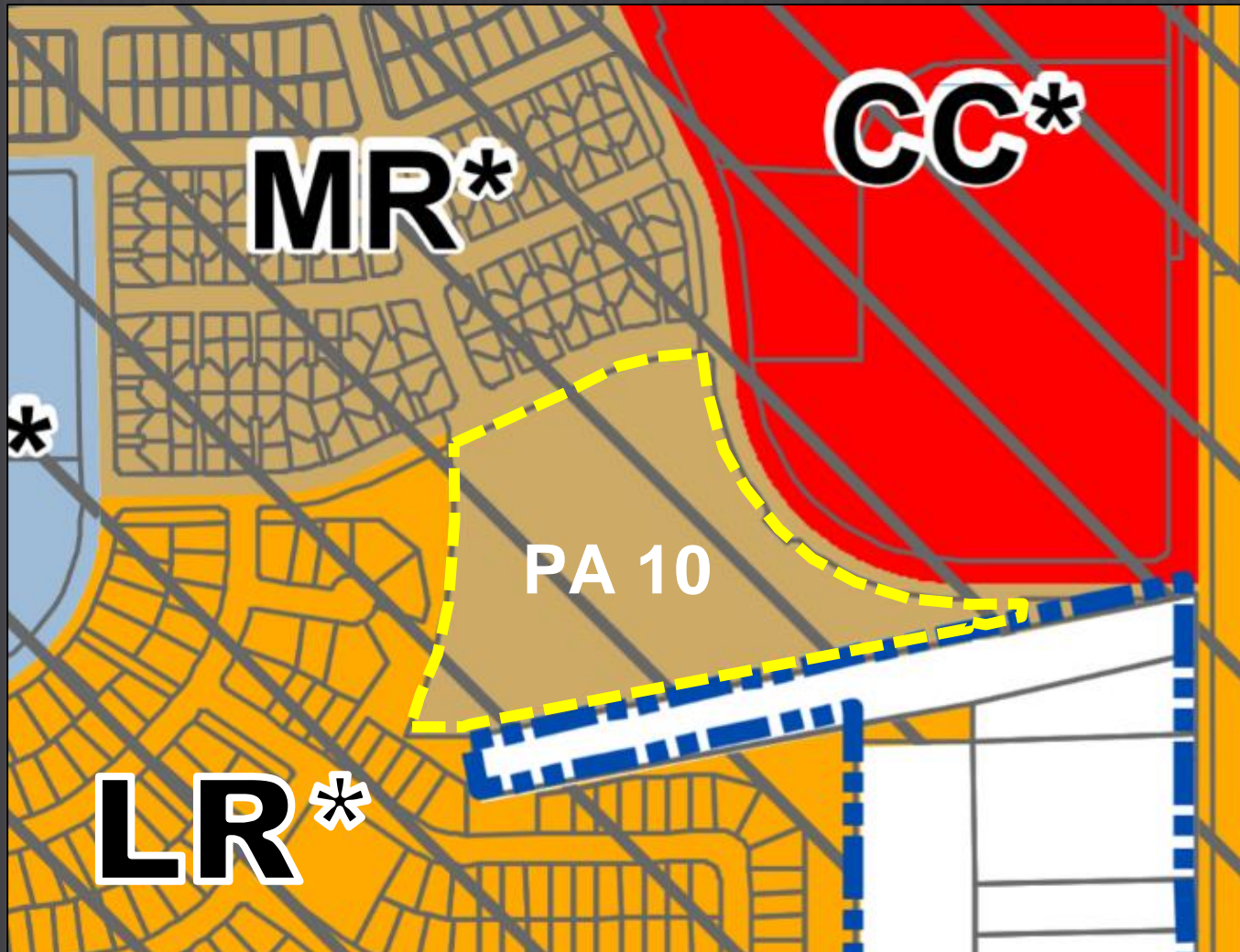
Staff Recommendation

Staff is recommending **approval** of the Erie Highlands PUD Zoning Map Amendment No. 3.

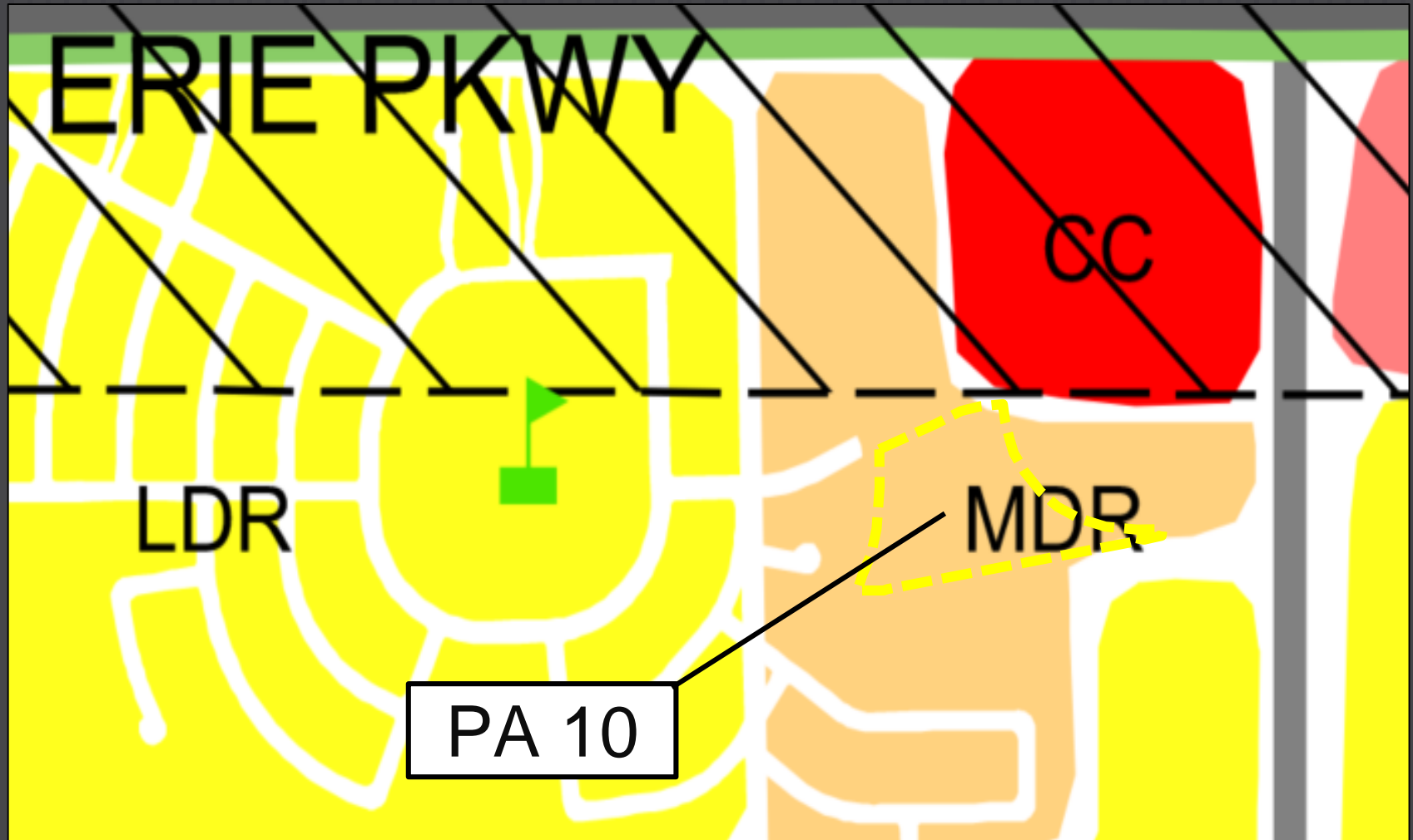
Location



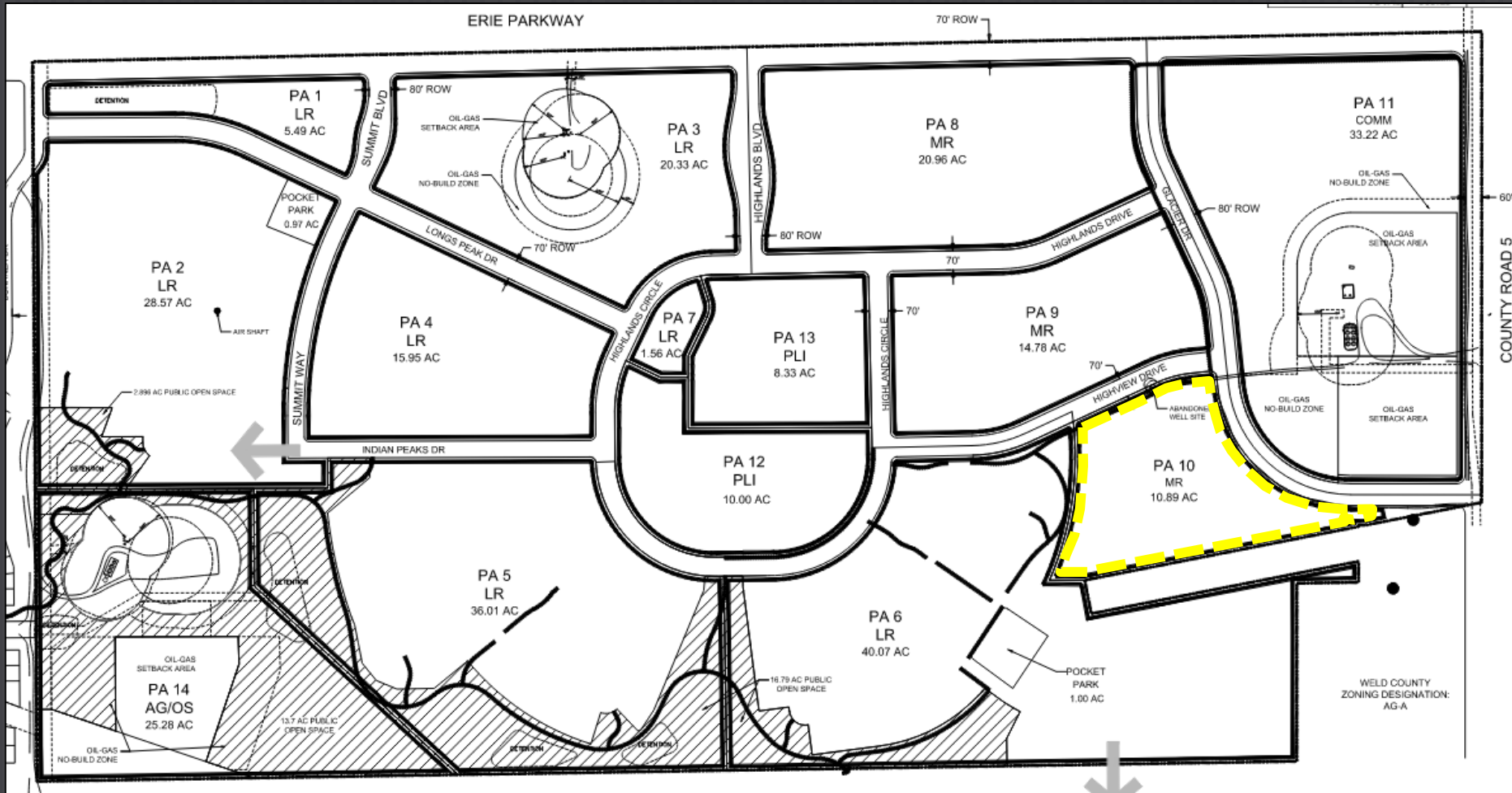
Zoning



Comprehensive Plan



Erie Highlands PUD Zoning Map Amd. No. 3



PUD Amendment – Existing Standards

LAND USE SUMMARY

TRACT	ZONE DISTRICT	AREA (ACRES)	PRIMARY USE	DWELLING UNITS	PUBLIC OPEN SPACE PROVIDED
LOW DENSITY RESIDENTIAL					
PA 1	LR	5.49	SFD	7	
PA 2	LR	28.57	SFD	125	2.896
PA 3	LR	20.33	SFD	37	
PA 4	LR	15.95	SFD	86	
PA 5	LR	36.01	SFD	84	16.633
PA 6	LR	40.07	SFD	146	
PA 7	LR	1.46	AMENITY	0	
SUBTOTAL		147.88			
RIGHT OF WAY		16.79			
SUBTOTAL		164.67		485	19.53
MEDIUM DENSITY RESIDENTIAL					
PA 8	MR	20.96	SFD	120	
PA 9	MR	14.79	SFD	170	
PA 10	MR	10.89	TH/ APT	203	
SUBTOTAL		46.64			
RIGHT OF WAY		10.56			
SUBTOTAL		57.20		493	

PUD Amendment – Design Standards

DESIGN STANDARDS PA-10

The standards presented here are intended to modify the following sections of the Unified Development Code.

1. Architectural Character - Section 10.6.7.F.1.d.ii. (A)
 - A. Design Standards
 - i. Elevations of a multi-family building visible from streets or common open space shall display a similar level of quality and architectural detailing. The majority of a building's architectural features and treatments shall be used on these visible elevations.
2. Architectural Variety - Section 10.6.7.F.1.e.ii. (B)(2)

Architectural features shall comply with either A or B below:

 - A. Individual dwelling units may be differentiated within a building through 2 or more of the following methods:
 - Use of distinct color variation between individual units
 - Use of distinct variations in materials between individual units
 - Use of distinct variations in architectural style or features, such as a porch or similar feature between individual units
 - Use of distinct variations in roof form
 - A variation in the plane of the front facade to provide a minimum 3 foot variation between individual dwelling units
 - B. If individual units are not differentiated within a building then the facades of the entire building shall be articulated thru the incorporation of 2 or more of the following:
 - Balconies
 - Bay or box windows
 - Insets or other relief in the wall plane
 - Porches
 - Dormers
 - Variations in materials
 - Variations in roof forms
3. Garages - Section 10.6.7.F.2.b
 - A. All garages shall face the alley.
4. Landscaping - Section 10.6.7.F.3
 - A. Alleys
 - i. To break up the appearance of long expanses of garages, the use of planting area on either side of the alley where the alley intersects with a public street shall be employed.
 - ii. To screen headlights, the use of opaque planting materials at the ends of alleys shall be employed as necessary.

PUD Amendment – Dimensional Standards

Proposed PA10 Standards

DEVELOPMENT STANDARDS - PA10								
ZONE DISTRICT	MIN LOT WIDTH	MIN LOT NET AREA (SF)	(A) FRONT SETBACK 3,5	(B) STREET SIDE SETBACK 3,4,5	(C) INTERIOR SIDE SETBACK 2,3,4,5	(D) REAR	(E) STREET FRONT	MAX. HEIGHT
MR	N/A	1,200	5'	15'	5'	0'	5'	35'

1) Accessory Structures are not permitted.

2) Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building that is not attached.

3) Covered porches may project up to one (1) foot into front setback provided there are at least three (3) feet from the property line

4) Window wells may project not more than two (2) feet into side setback provided window wells are at least three (3) feet from side lot line.

5) Above grade eaves, roof overhangs and roofs over porches may project up to two (2) feet into front and side setbacks provided they are at least three (3) feet from the property line

UDC MR Standards

ZONE DISTRICT	MIN LOT WIDTH	MIN LOT NET AREA (SF)	FRONT SETBACK	STREET SIDE SETBACK	INTERIOR SIDE SETBACK	REAR	STREET FRONT	MAX. HEIGHT
MR	MF: None	MF: 2,500 per DU	Prin: 20 Acc: 30	20	5'	Prin: 20 Acc: 5'	n/a	Prin: 35 Acc: 25

¹ Zero lot line setbacks shall be permitted for attached buildings provided that the building meets the zone district interior lot line setback on the side of the building not attached.

UDC Section 10.4.2.A.1.b.v. Roofs Over Porches and Other Exterior Approaches
Roofs over porches, stairways, landings, terraces, or other exterior approaches to pedestrian doorways may project up to 6 feet into a front setback, provided that the roof projections shall comprise no more than 50 percent of the total length of the building's facade. The covered porch or entrance area projecting into the front setback shall remain exterior to the building and enclosed by no more than a railing. The projection shall be at least 5 feet front the property line.

UDC Section 10.4.2.A.1.b.iv. Incidental Architectural Features
 Cornices, eaves, canopies, window wells, chimneys, bay windows, ornamental features, and other similar architectural features may project not more than 2 feet into any required setback provide these projections are at least 5 feet from the lot line.

Process Steps

- Preliminary Plat – Public Hearings (PC, BOT)
- Final Plat
- Site Plan Review – Public Hearing (PC)

PUD Amendment: Approval Criteria

- a. The PUD Rezoning is consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;
- b. The PUD Rezoning will promote the public health, safety, and general welfare;
- c. The PUD Rezoning is consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
- e. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;
- f. The PUD Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- g. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;
- h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- j. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of the development or Development Agreement submitted by the applicant; and
- k. The PUD Plan provides public benefit(s).

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held on July 21, 2020 online. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of this Public Hearing was provided as follows:

Published in the Colorado Hometown Weekly:	October 20, 2021
Property Posted:	October 20, 2021
Letters to adjacent property owners within 500':	October 22, 2021

Staff Recommendation

Staff is recommending **approval** of the Erie Highlands PUD Zoning Map Amendment No. 3.

PC Recommendation

At the public hearing on October 20th, the Planning Commission **unanimously (5-0) recommended approval.**

ERIE HIGHLANDS

- PUD ZONING AMENDMENT NO. 3

Board of Trustees – November 9, 2021