



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 4/7/2021**

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**File #:** 21-132, **Version:** 1

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**SUBJECT: General Business**

**PUBLIC HEARING: Consideration of a Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve the Erie Highlands PUD Zoning Map Amendment No. 3.**

**DEPARTMENT:** Planning & Development Department

**PRESENTER:** Shannon Moeller, AICP, Senior Planner

**STAFF RECOMMENDATION:**

Approval

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

All of Erie Highlands is located South of Erie Parkway, east of Bonanza Drive, and west of Weld County Road 5. Planning Area 10 is located south of Highview Drive, east of the existing residences in Planning Area 6 and west of County Road 5.

In 2013, the property was rezoned to Low Density Residential (LR), Medium Density Residential (MR), Agriculture/Open Space (AG/OS), Community Commercial (CC), and Public Lands & Institutions (PLI), and the original Erie Highlands PUD was approved. The residential portions of the PUD anticipated a mix of housing types including single-family and attached residences. Planning Area 6 and Planning Area 10 have been planned as single-family detached and townhomes/multi-family, respectively, since the original PUD approval. The single-family homes have been constructed.

The first amendment to the PUD was approved in 2016 to adjust boundaries of existing planning areas, modify the boundary of the public open space dedication to match the lot layout of the Preliminary Plat, modify the Development Standards for the HOA pool site in Planning Area 7, and update the Land Use Summary table.

The second amendment to the PUD was approved in 2020 to establish standards in Planning Area 9 to allow for a "carriage house" residential product type fronting onto motorcourts to be introduced into the community.

This third PUD Amendment would modify Erie Highlands Planning Area 10, including the creation of residential design standards and dimensional standards for townhomes, in the following ways:

Acres in Planning Area 10:

The proposal would revise the number of acres in Planning Area 6 and Planning Area 10 to be consistent with the concurrently-proposed rezoning boundary. Planning Area 10 would increase in size from 10.89 acres to 11.12 acres, however no increase to the maximum number of units permitted in the planning area is proposed.

Design Standards for Planning Area 10:

The proposal would establish residential design standards for townhomes in Planning Area 10 to reflect the specific product type and site design proposed for the area, which is alley-loaded townhomes fronting primarily onto green courts. In particular:

- Architectural detailing will be focused on visible areas of the building, rather than alley or side elevations not visible from streets or common open spaces.
- Architectural standards will allow for flexibility for the differentiation of individual units within a building, or for the articulation of each overall building facade.
- Garage access will be restricted to alleys.
- Alley landscaping standards have been created with the specific product design and site context in mind.

Dimensional Standards for Planning Area 10:

The proposal would establish dimensional standards for townhomes in Planning Area 10. Generally, the proposed standards would:

- Decrease the minimum permitted lot size from 2,500 square-feet per dwelling unit to 1,200 square-feet per dwelling unit.
- Reduce front, street side, interior side, and rear setbacks to accommodate alley-loaded townhomes designed to front predominately onto green courts and establish a minimum street front setback for lots if fronting onto a street.
- Permit specific, limited encroachments into some setbacks such as covered porches, window wells, eaves, overhangs, and roofs.

Overall, the proposed amendment is intended to accommodate the anticipated townhome product and site design, fulfills the housing diversity requirements for Erie Highlands, and does not permit an increase in density in this Planning Area, nor in Erie Highlands overall.

**ATTACHMENTS:**

1. PC Resolution P21-05
2. Proposed PUD Overlay - Erie Highlands PUD Overlay Amendment No. 3
3. Staff Report
4. Existing PUD Overlay - Erie Highlands PUD Overlay Amendment No. 2
5. Application and Narrative

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6. Other Applicant Materials
7. Referral Comments
8. Neighborhood Meeting Summary
9. Notifications