



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/21/2021

File #: 21-390, **Version:** 1

SUBJECT:

A Study Session to review and discuss Phase II Amendments to Title 10 Unified Development Code (UDC) of the Erie Municipal Code and the new Development Design Standards booklet.

DEPARTMENT: Planning & Development

PRESENTER: Fred Starr, Director of Planning & Development

TIME ESTIMATE: 60 minutes

STAFF RECOMMENDATION:

Review and discuss the proposed Phase II UDC changes and Development Design Standards and identify any changes desired by the Board.

No formal action will be taken as part of this Study Session. Hearings for the final draft of the UDC and Development Design Standards will follow final legal review.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In 2019, the Board of Trustees Work Plan directed staff to provide updates to the Unified Development Code (UDC).

The Board of Trustees has adopted several changes to various chapters of the UDC over the past two years which addressed items identified as in need of revision. The adopted amendments include:

- October 2019: Amended Flashing or Moving Signs in Chapter 6.
- November 2019: Enacted a new Chapter 13 regarding Wireless Communication Facilities.
- December 2019: Enacted a new Annexation Subdivision Plat process in Chapter 7.
- February 2020: Expanded the flexibility for Planned Development Zoning in Chapter 7.
- March 2020: Addressed and clarified a number of standards throughout the UDC including in Chapters 2, 3, 4, 5, 6, 7, 11, and 12.
- November 2020: Streamlined and addressed a number of technical issues throughout the UDC including in Chapters 1, 2, 3, 5, 8, and 10 ("Phase I" updates).
- August 2021: Established new Agricultural Holding zone district to accommodate a streamlined annexation and initial zoning process for agricultural properties within the Town's

growth boundary.

- August 2021: Amended Development Improvement Guarantees in Chapter 7.

Throughout the Phase I and Phase II updates, staff has worked with the Planning Commission, Board of Trustees, the development community, the Homebuilders Association (HBA) of Metro Denver, and other Town departments to solicit comments and suggestions for revisions to the UDC. In coordination with Town staff Martin Landers, the Principal of Plan Tools, LLC has worked to incorporate the changes and revise the UDC into a more usable form.

On September 1, 2021, the Planning Commission held a study session to discuss this item. Overall, the Commission was supportive of the proposed changes and Development Design Standards. A majority of the Planning Commission recommended adding additional language to the revised Section 10.7.3 *Annexations* procedure to add context and cite the specific Colorado state statute governing annexations. Planning and legal staff will work to incorporate this change into the final version.

Proposed UDC Amendments and New Development Design Standards Booklet

The sections and items below are part of the current proposed UDC amendments, which are being called "Phase II" updates (refer to staff memo for additional details):

UDC Amendments:

- Chapter 2 - Zone Districts
- Chapter 3 - Use Regulations
- Chapter 4 - Dimensional Standards
- Chapter 5 - Subdivision Standards, Design, and Improvements
- Chapter 6 - Development and Design Standards
- Chapter 7 - Review and Approval Procedures
- Chapter 9 - Nonconformities
- Chapter 11 - Definitions

New Development Design Standards Booklet:

- A Development Design Standards booklet has been created for new single-family, duplex, and attached residential development.
 - New proposed design standards book which includes site and building design standards applicable to new residential development

Board Priority(s) Addressed:

- ✓ Small Town Feel
- ✓ Effective Governance

ATTACHMENTS:

1. Chapter 2 Redline

2. Chapter 3 Redline
3. Chapter 4 Redline
4. Chapter 5 Redline
5. Chapter 6 Redline
6. Chapter 7 Redline
7. Chapter 9 Redline
8. Chapter 11 Redline
9. Development Design Standards