



ERIE
COLORADO

Parkdale Masters Property Planned Development – Development Plan Amendment No. 1

Planning Commission

Harry Brennan, Senior Planner

July 17, 2024



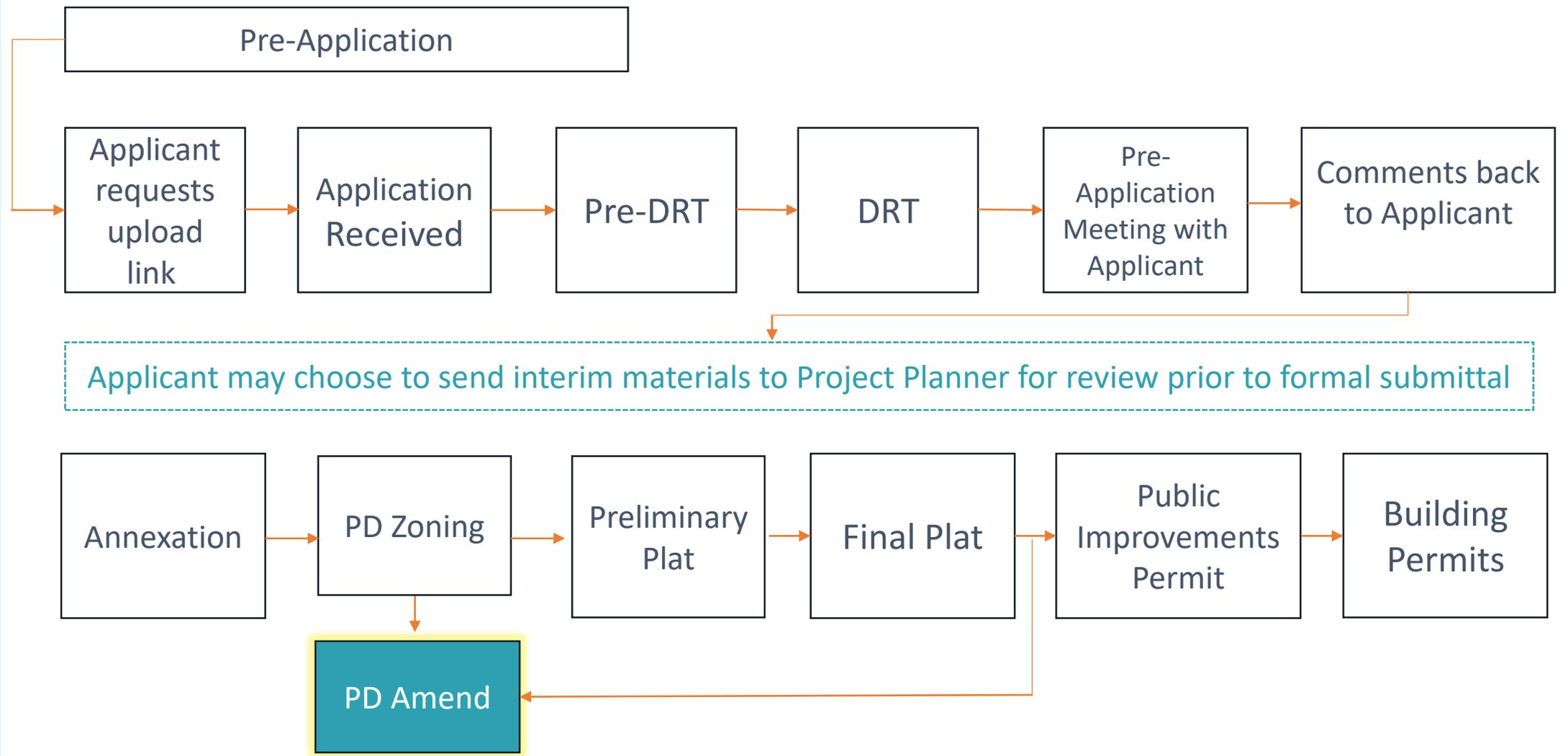
Request

Review of Planned Development (PD-DP) Amendment

- Project Size: 17.7 Acres
- Existing Zoning: Parkdale Masters Property PD
- Existing Use: Undeveloped



Development Review Process



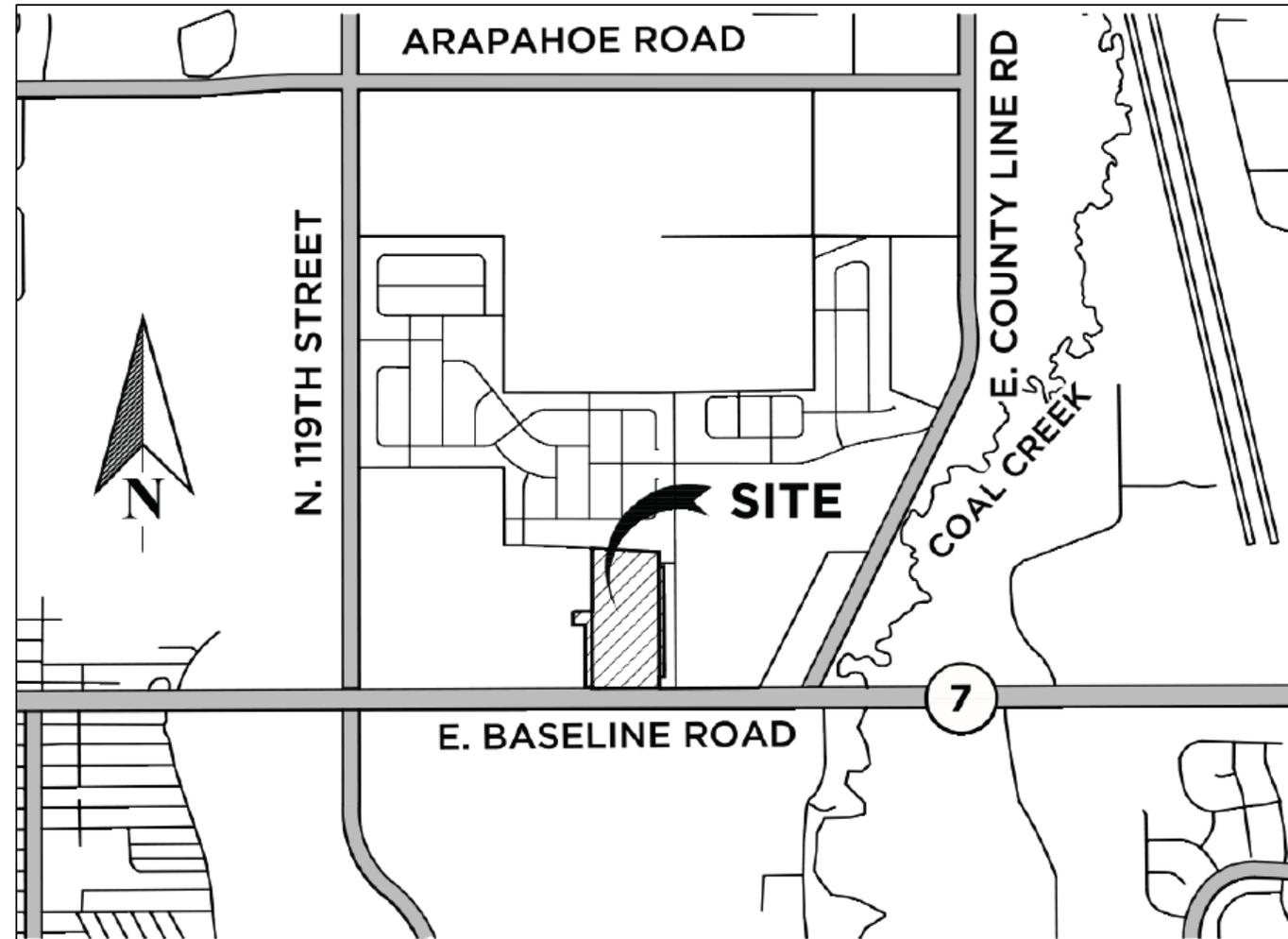


Overview

- **Background**
- Proposal
- Decision

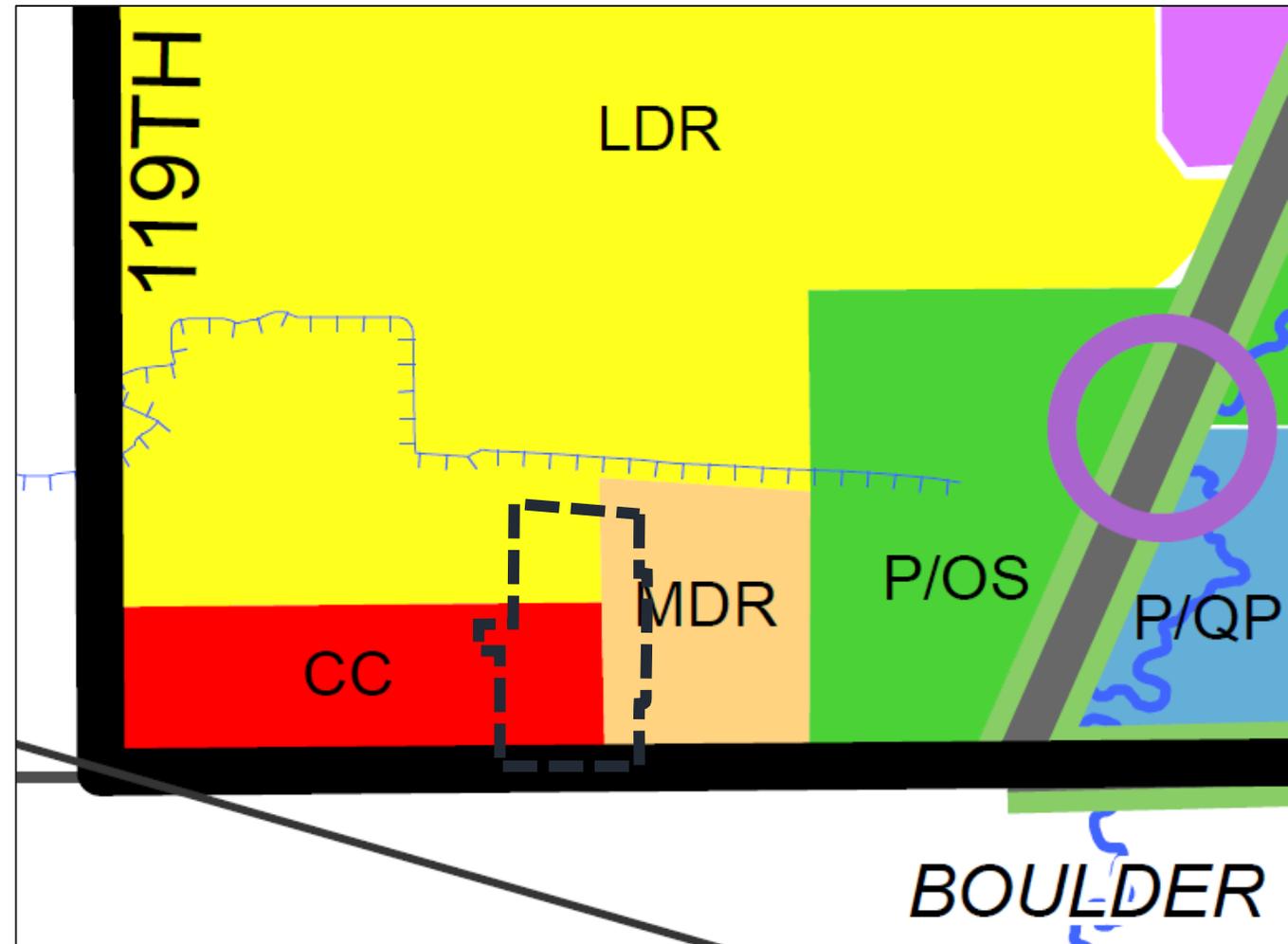
Location

The subject site is generally located north of Baseline Road and west of Coal Creek Boulevard.



Comprehensive Plan

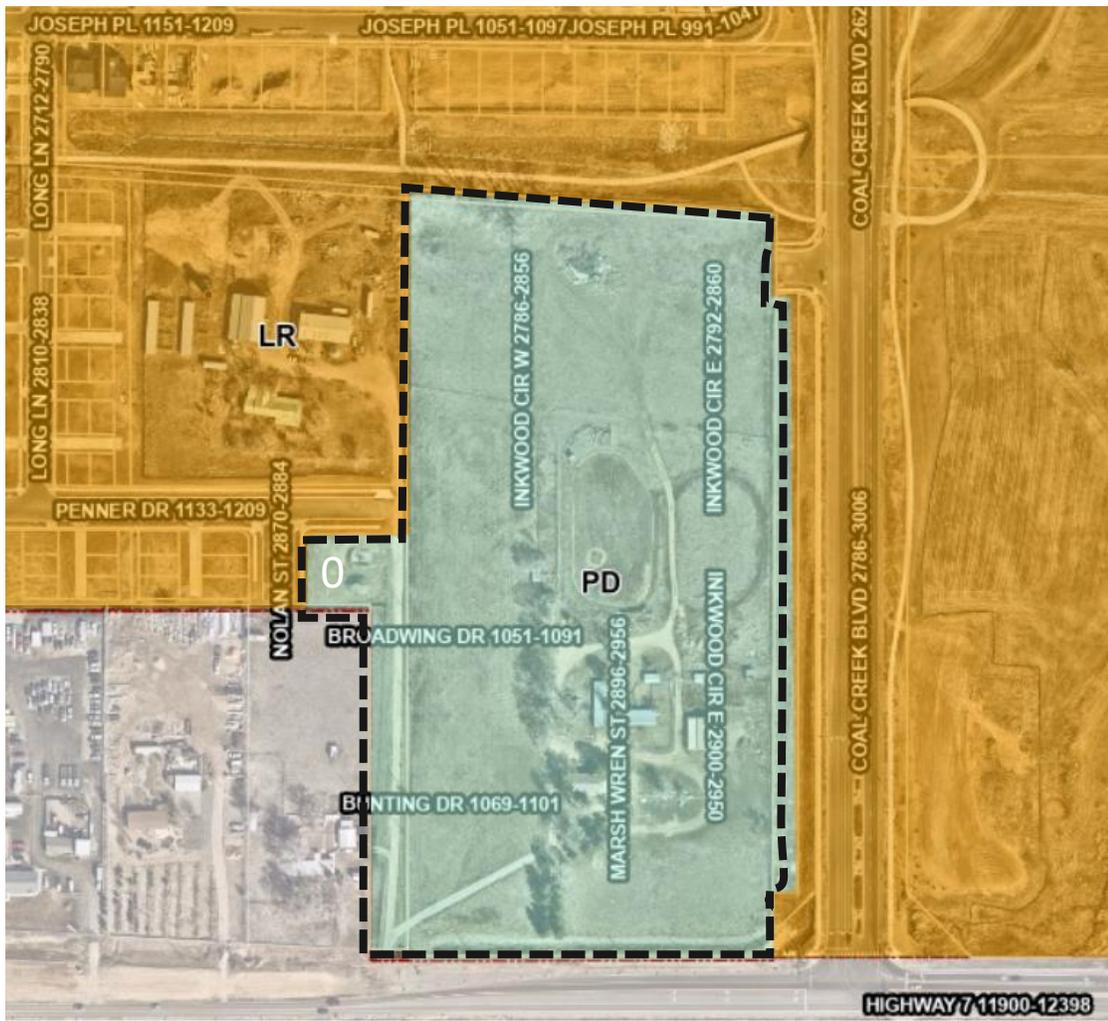
Medium Density
Residential





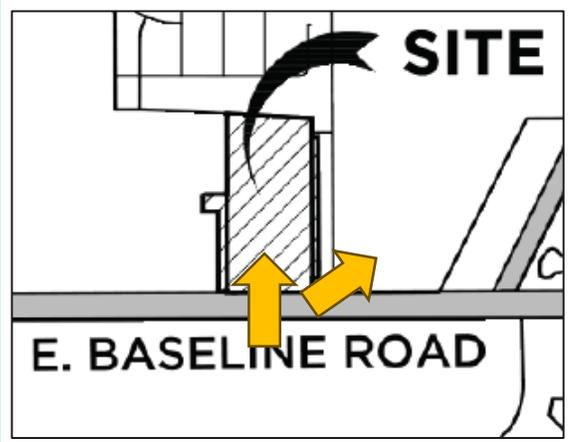
Zoning

Parkdale Masters
Property PD



Surrounding Context

EAST: Zoned LR with Parkdale PUD Overlay

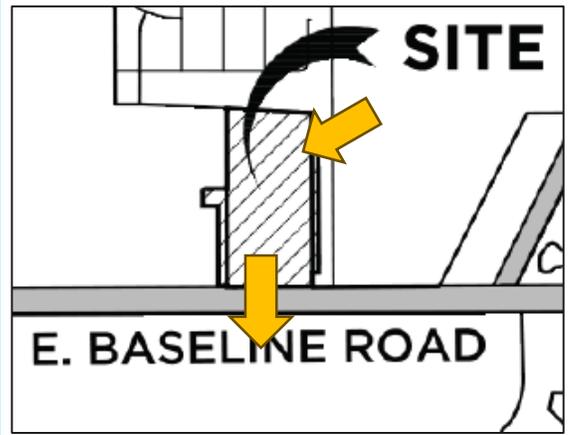
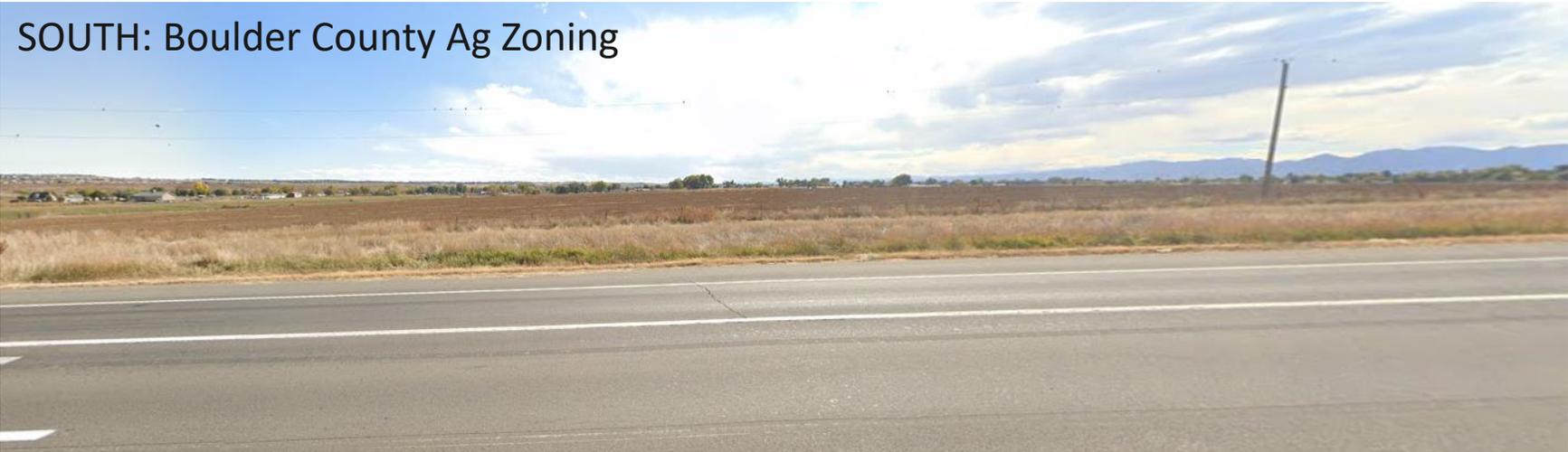


NORTH: Zoned Parkdale PD



Surrounding Context

SOUTH: Boulder County Ag Zoning



Southwest: Zoned Parkdale PD



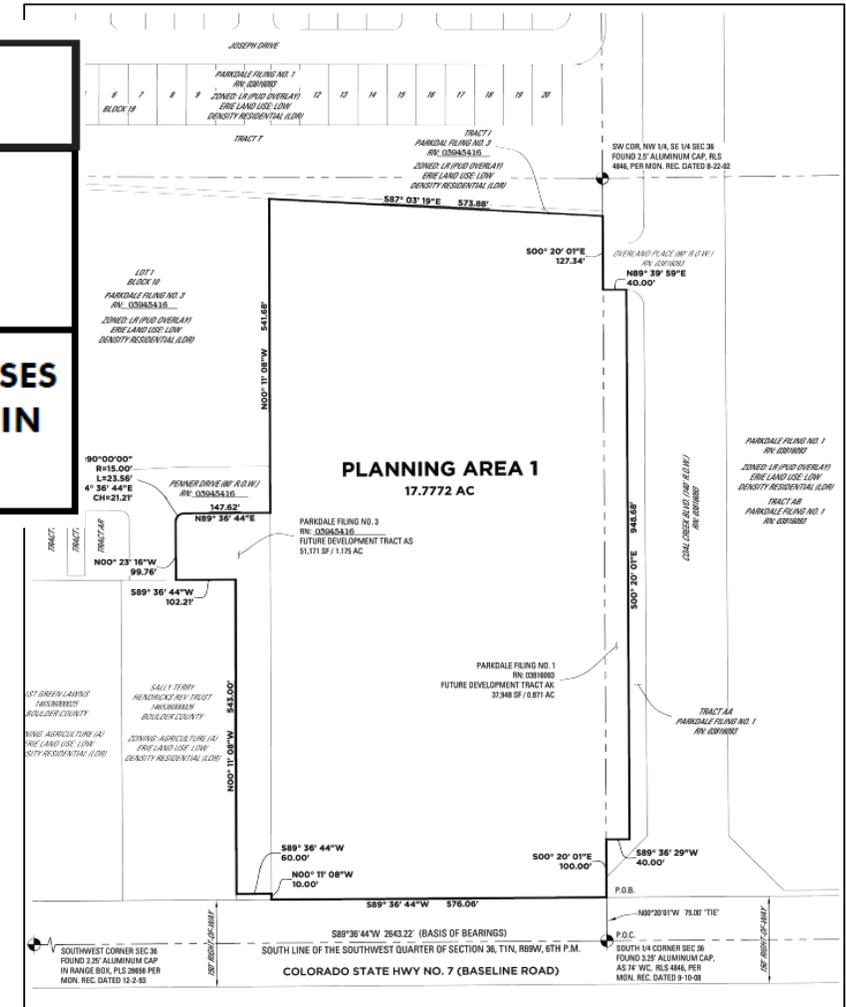


Overview

- ✓ Background
- **Proposal**
- Decision

Proposed PD Amendment

PERMITTED USES BY RIGHT:	
PLANNING AREA 1	DETACHED SINGLE FAMILY, DUPLEX - ALLEY LOAD, PARKS, OPEN SPACE
PLANNING AREA 1 TEMPORARY USES	OPEN SPACE, PRINCIPAL AND ACCESSORY USES AS DEFINED IN THE AG HOLDING DISTRICT IN THE MUNICIPAL CODE





Proposed PD Amendment

DIMENSIONAL STANDARDS SUMMARY CHART

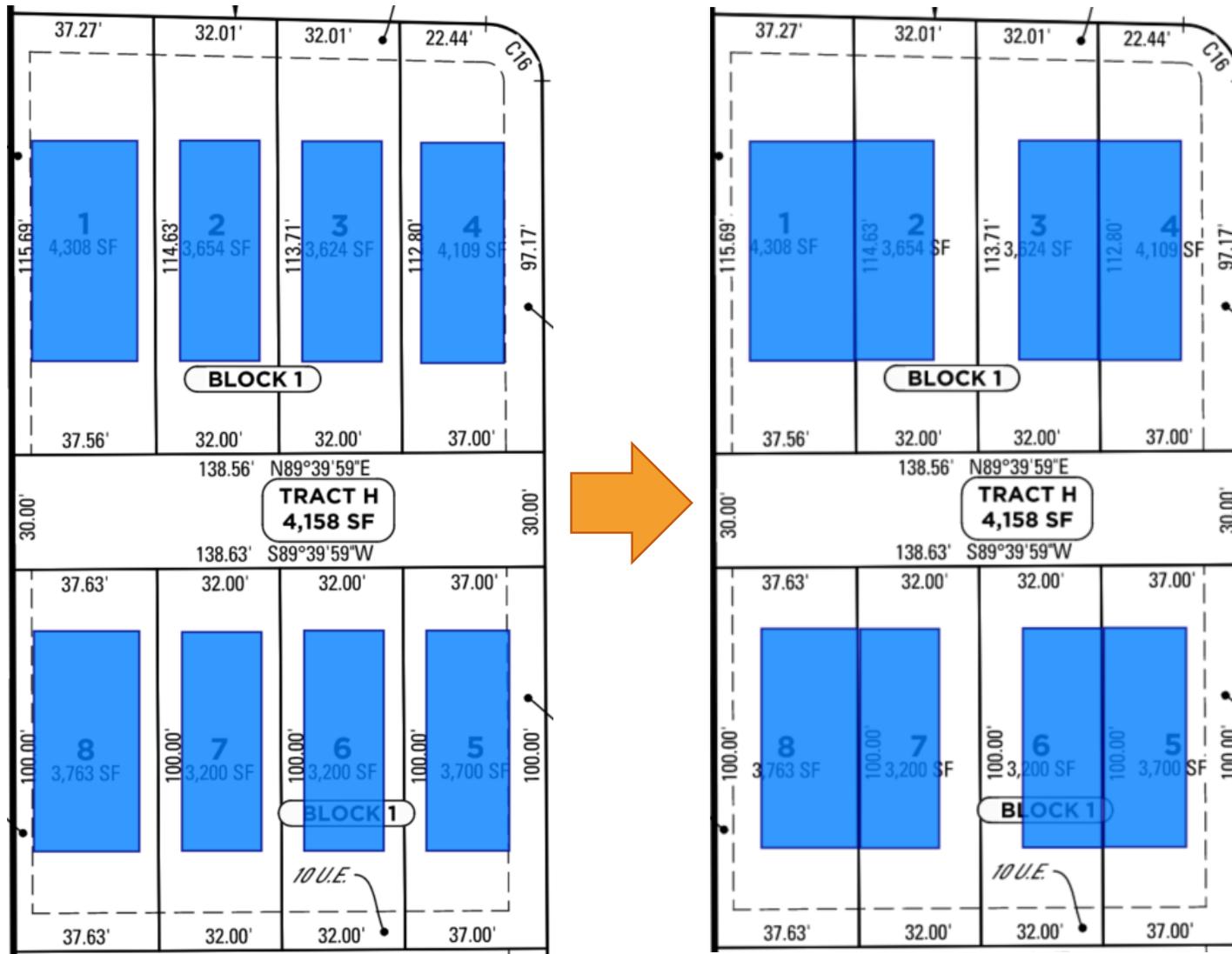
LOT TYPE	MINIMUM LOT STANDARDS		MINIMUM LOT SETBACKS (FT.)					HEIGHT
	WIDTH (FT.)	AREA (S.F.)	FRONT ON STREET	FRONT ON GARDEN COURT	SIDE (TO ABUTTING STREET)	SIDE (TO INTERIOR LOT)	REAR	
SINGLE FAMILY/DUPLEX ALLEY LOAD	32'	2,800	PRIN. - 10'	PRIN. - 5'	10'	5'	PRIN. - 0'	PRIN. - 35' ACC. NA
	37' CORNER 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 ENCROACH UP TO 2 FEET INTO THE FRONT, SIDE, AND REAR SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED.

2. WINDOW WELLS ARE PERMITTED TO ENCROACH UP TO 3 FEET INTO THE SIDE SETBACKS, EXCEPT WHERE THE SETBACK IS 0', THEN NO ENCROACHMENT IS ALLOWED. WINDOW WELLS ARE REQUIRED TO HAVE A COVER.

3. DUPLEX HOMES MAY HAVE A 0' SIDE SETBACK ON THE INTERIOR SIDE WHERE THE TWO UNITS ARE ATTACHED. ON THE UNATTACHED SIDE, THE APPLICABLE INTERIOR OR STREET SIDE SETBACK SHALL APPLY.

Proposed PD Amendment



No change to number or dimensions of lots.

No change to number of dwelling units.



Overview

- ✓ Background
- ✓ Proposal
- **Decision**



Approval Criteria

UDC Section 10.7.20.C.2.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- 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 zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.



Approval Criteria

- d. The PD zone district is generally consistent with the town's comprehensive 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.



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.

Approval Criteria

- 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.
- l. 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

Neighborhood Meeting

- June 10, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 6/26/24

Property Posted: 6/28/24

Letters to Adjacent Property Owners: 6/28/24



Neighborhood Meeting Summary

- June 10, 2024
- Two attendees
- No questions or concerns



Staff Recommendation

Staff finds the Parkdale Masters Property Planned Development – Development Plan Amendment No. 1 complies with the Planned Development Approval Criteria and recommends the Planning Commission adopt Resolution P24-11.



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