TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
July 17, 2024

SUBJECT:	**PUBLIC HEARING: RESOLUTION P24-11** **Planned Development (PD) Amendment** A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Parkdale Masters Property Planned Development – Development Plan Amendment No. 1 with a Condition
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	Consideration of a Planned Development Amendment to allow residential development.
DEPARTMENT:	Planning and Development
PRESENTER:	Harry Brennan, Principal Planner

STAFF RECOMMENDATION:

PD Amendment:
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 the resolution recommending approval to the Town Council, with the condition that prior to consideration by the Town Council, Applicant shall make all technical corrections to the Application as required by the Town.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

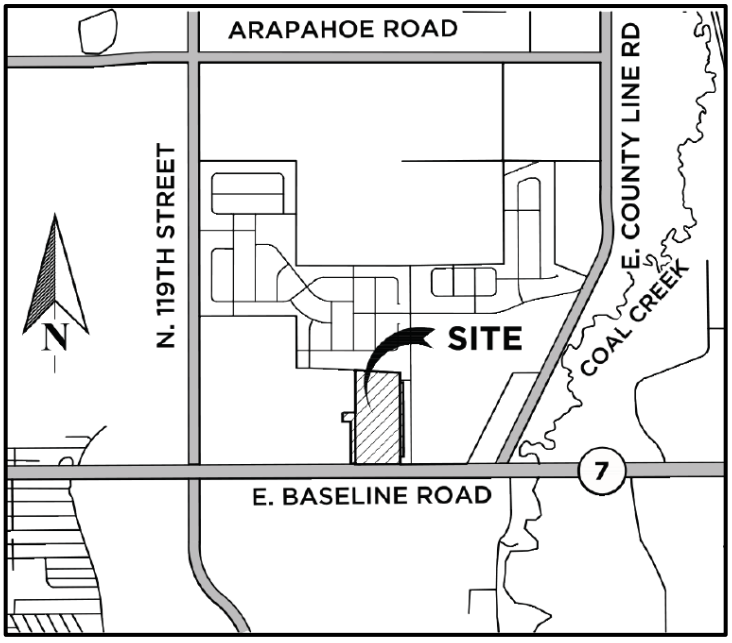
Applicant: OEO 2, LLC
7353 South Alton Way
Centennial, CO

Existing Conditions:

Zoning: PD-Planned Development
Project Size: 17.7 Acres (Total PD Area)
Existing Use: Undeveloped
Future Land Use: Medium Density Residential

Location:

Below is a map which depicts the site and surrounding area.

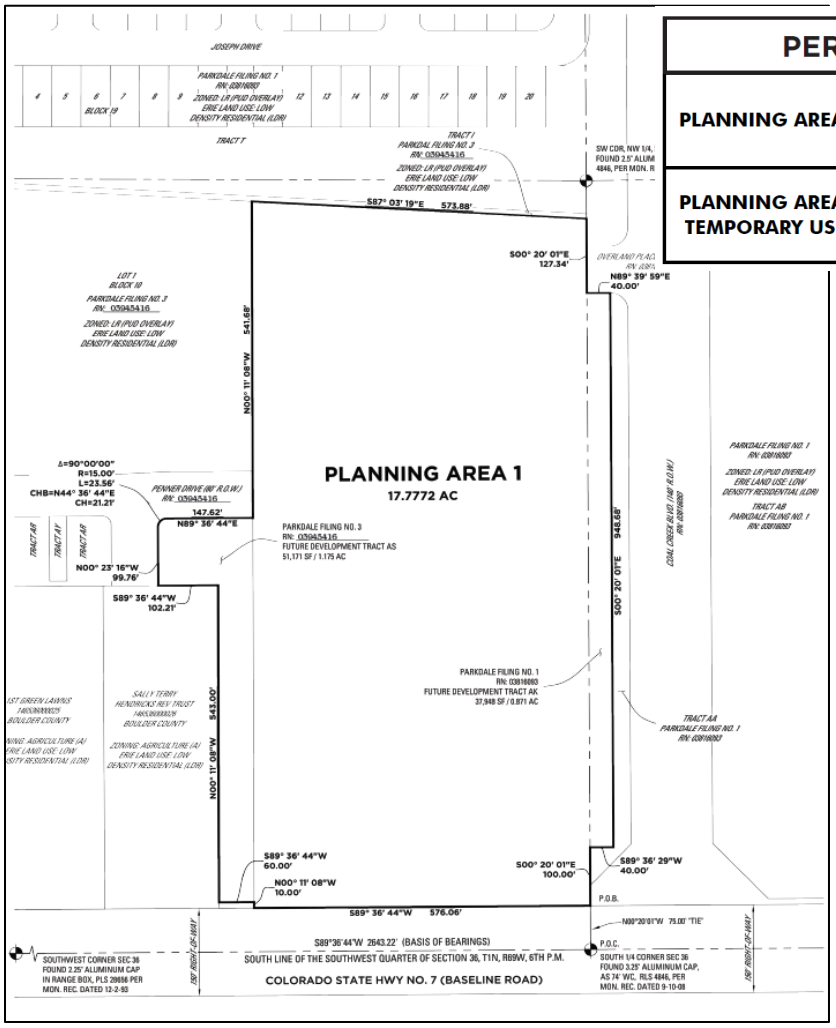


Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Low Density Residential (LR) with PUD Overlay	Parkdale Residential
SOUTH	Across HWY 7 - Boulder County	Agricultural
EAST	Across Coal Creek Blvd. - Low Density Residential (LR) with PUD Overlay	Open Space
WEST	Low Density Residential (LR) with PUD Overlay; and Boulder County	Parkdale Residential; Community Commercial (Future)

PD Amendment Overview:

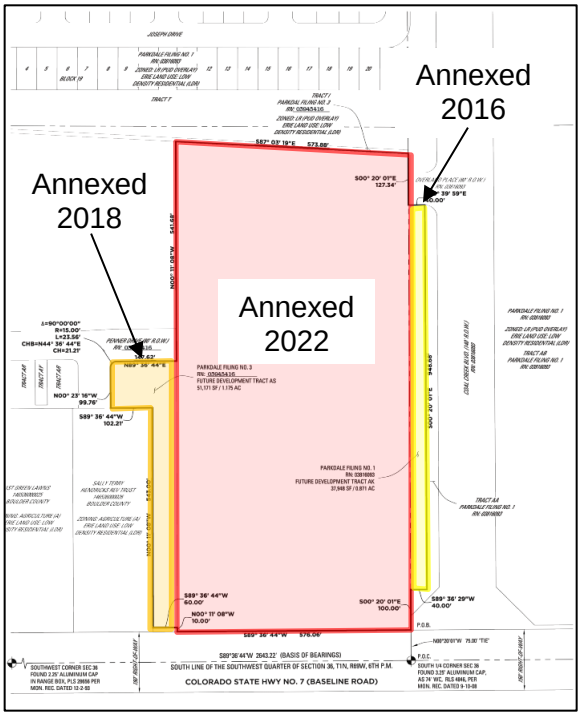
This PD Amendment application proposes adding duplex residential as an allowed land use to the Planned Development – Development Plan. The applicant proposes no changes to the existing lot and development standards. The property has an approved Final Plat – no changes will occur to the number of lots or dwelling units through this PD-DP 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

Site History and Specific Development Information:

The subject site is a component of the larger Parkdale neighborhood/area. The Town of Erie annexed the east and west portions of the subject site in Erie Gateway South Annexations No.1 (2016) and No.7 (2018), and later annexed the core of the site in Erie Gateway South Annexation No.8 in 2022.



The Town zoned the initial 2016 area into the broader Parkdale zoning scheme – Low Density Residential with PUD Overlay, while the 2018 area has Low Density Residential zoning without the PUD Overlay. The Town approved an initial PD Zoning for the Erie Gateway Annexation No. 8 at the time of annexation in 2022. The Parkdale Masters Property PD-DP approved in 2023 replaced and consolidated the three previous zoning schemes into one singular PD zoning.

The applicant proposes to add duplex development as an allowed use, where only single-family detached development is allowed currently. This application does not propose any other changes to the PD-DP.

Future Required Applications:

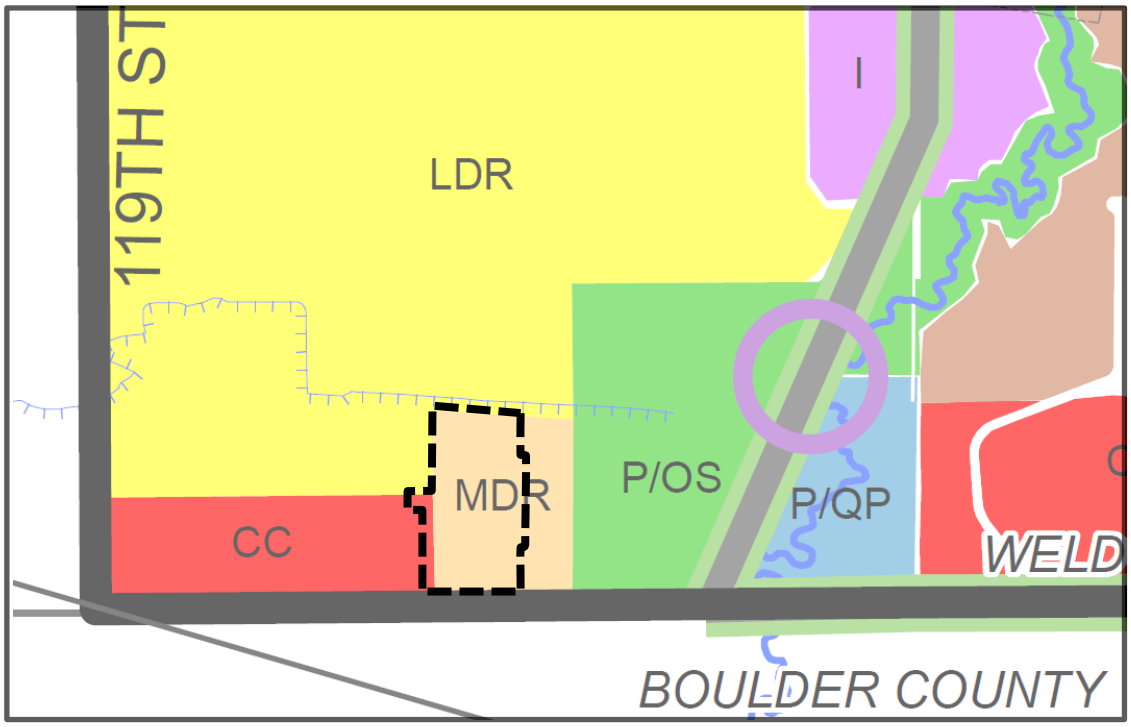
There is already an approved Final Plat for this project. The next steps for development of the subject site will include Public Improvement Permits and Building Permits.

Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan's Future Land Use Plan Map is intentionally general in nature to allow for flexibility and is intended to provide broad guidelines for land use. The Future Land Use Map designates most of this site Medium Density Residential (MDR). Additionally, Community Commercial (CC) and Low Density Residential (LDR) comprise small portions of the west side of the site - approximately 2.5 acres and 1 acre, respectively.

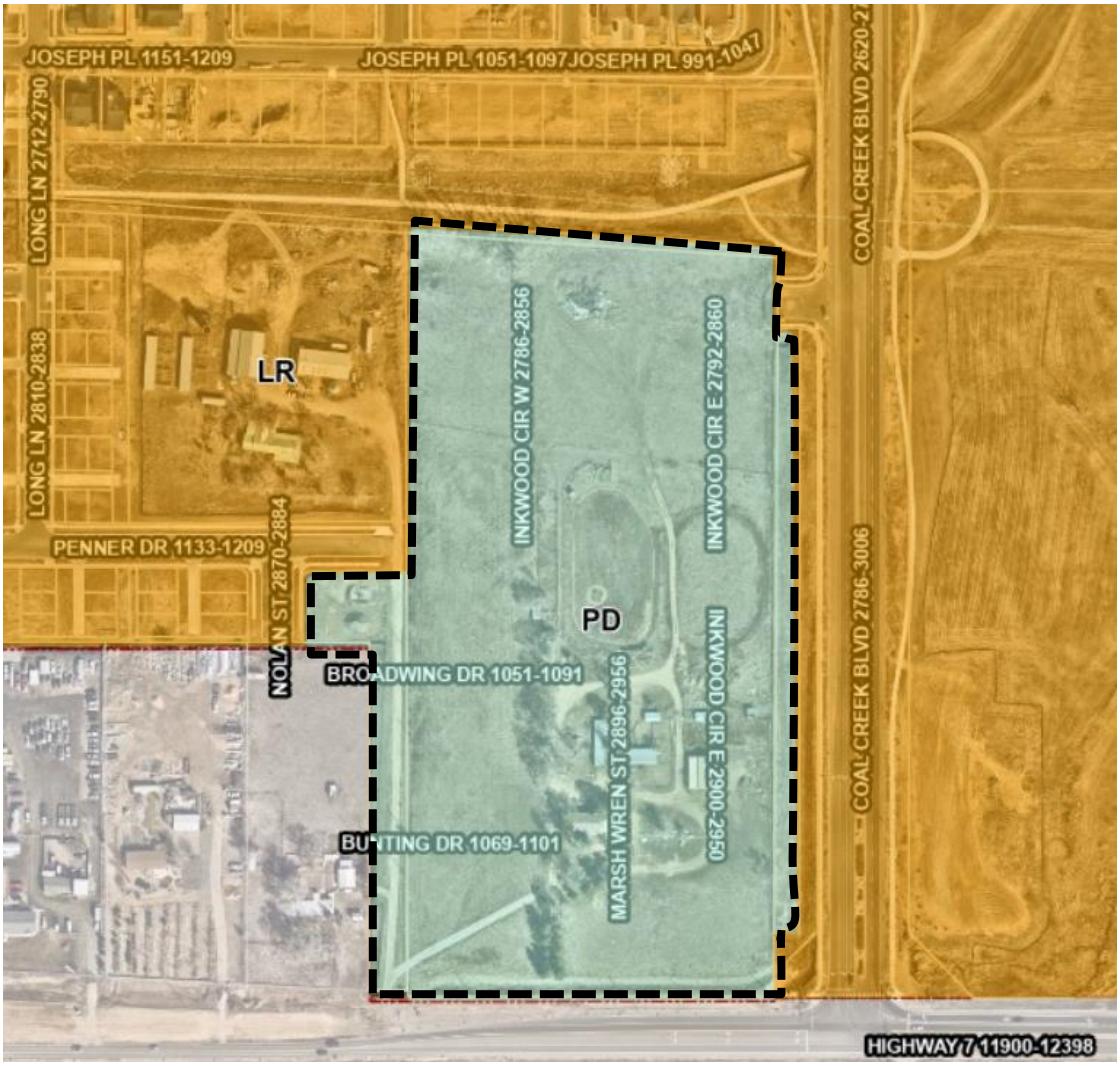
The Comprehensive Plan indicates a density of 6-12 dwelling units per acre within the MDR designation, and 2-6 dwelling units per acre in the LDR designation. The associated Final Plat includes a density of approximately 6 dwelling units per acre, indicating this application is in the appropriate range.

Staff find that this application generally complies with the Comprehensive Plan. The subject site is outlined in black, below.



Compliance with Town of Erie Zoning Map:

The subject property is zoned PD – the Parkdale Masters Property PD. The property is outlined in black on the zoning map, below. Staff find that this application is generally consistent with zoning in this area.



Housing Diversity:

The Town of Erie's housing diversity regulations seek to ensure that as the Town grows, there is variation in available housing choices. The housing diversity requirement is calculated using the acreage of residentially zoned property. Including the subject property, the entire Parkdale neighborhood will have 141.6 acres of residentially zoned property. The Housing Diversity requirements are as follows:

- Three housing types; or
- Two housing types and one variation.

As currently planned, the Parkdale development will have three housing types, at minimum. The three types consist of detached single-family homes, duplexes, and townhomes.

This PD-DP will not add to the housing diversity requirement, as all the requirements have previously been met.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Parkdale Masters Property PD-DP Amendment for conformance with Municipal Code, Title 10, UDC Section 10-7-20 Approval Criteria. Staff finds this application in compliance with the Approval Criteria as listed below.

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.

   Staff: This PD-DP Amendment is consistent with the purpose of the PD zone district. The application will create benefits by unifying the area under one set of development standards and will contribute to the overall unique neighborhood design within the Parkdale area.

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.

   Staff: The PD-DP, in association with the broader Parkdale neighborhood, creates a mix of lot sizes, housing types, and neighborhood design that would not be possible without the modifications to the UDC regulations contained in this PD-DP.

c. The PD zone district will promote the public health, safety, and general welfare.

   Staff: This PD-DP promotes health safety and welfare in its design and integration with park and open space areas, vehicular circulation networks, a nearby school site.

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.

   Staff: The PD-DP is generally consistent with the Town's comprehensive and transportation plan. It also complies with other long term policy documents including those related to parks, recreation, trails and open space.

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.

   Staff: Town staff referred this application to the relevant public agencies for review. There are no outstanding concerns related to provision of utilities, public services, or public safety.

f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

   Staff: This application is consistent with the overall Parkdale traffic study and the plan provides for adequate traffic circulation, safety, parking, and convenience.

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.

   Staff: Bicycle and pedestrian connections proposed through the associated plat will

provide connections to future and existing trails, parks and open spaces, and to the greater Parkdale neighborhood which includes a school site.

h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: The PD-DP will not result in significant adverse impacts to the natural environment or significant scenic/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.

Staff: The PD-DP will not result in significant adverse impacts on properties in the vicinity of the project.

j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: Uses proposed in this application are compatible and consistent with the surrounding Parkdale area. The associated preliminary plat includes a large buffer tract from Hwy-7.

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.

Staff: This PD-DP along with the greater Parkdale area will provide multiple housing types with different building forms and lot sizes, which will contribute to a variety of housing choices in the Town.

l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief and interest will be provided through design standards and through parks, open space, and landscaping as provided in the associated final plat application.

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.

Staff: Staff feel that the modifications in this PD-DP are offset by public benefit in neighborhood design that would not be achieved under another zone district.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on June 10, 2024. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	6/26/24
Property Posted:	6/28/24
Letters to adjacent property owners within 500':	6/28/24