

JANUARY 7TH VERSION Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado
553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)
ZON2025-00001

General Provisions Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable.

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or composes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Statement of Commitments

1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
Filing No. 2	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
Filing No. 3	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
Filing No. 4	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
Filing No. 5	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Commercial; Business; Retail; Food and Beverage Service
	F	0.50 AC	Park
Filing No. 6	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
	NA	NA	NA
Filing No. 7	NA	NA	NA
Filing No. 8	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amendment makes the following changes:

1. Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
2. All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*. As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
3. Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
4. Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*.

9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

10. PD Amendment No. 4

- Filing No. 6:
- Add Religious Assembly as a Permitted Land Use to Tract D
 - Add CBR district as a Permitted Land Use to Tract F.
 - Modifications to Table II on Sheet 2
 - Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
 - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
 - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

11. Amendment #5

Filing No. 8:
 -Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:
 -Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

12. Amendment #6

Filing No. 5 - TRACT B:
 -Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

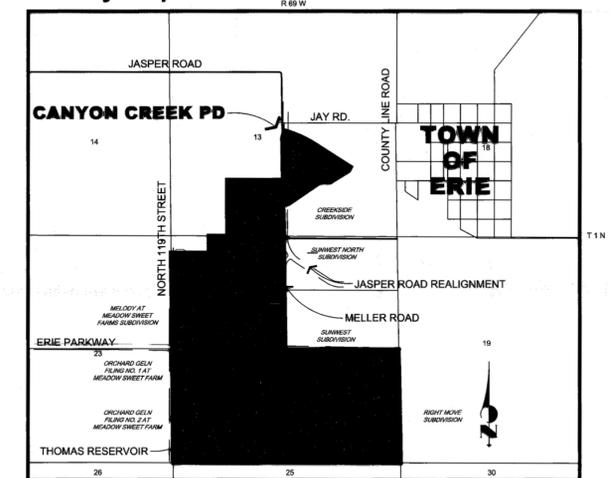
13. Amendment #7

Filing No. 5 - Tract B
 Establish Setbacks

14. Amendment #8

- Filing No. 9
 - Changed land use categories and realigned planning area boundaries
 - Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
 - Added pocket parks as a use in the SFD-P and TH Categories
 - Added minimum lot sizes
 - Added setbacks
 - Added permitted encroachments into building setbacks
 - Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
 - Removed maximum lot coverage
 - Added Sheet 3 of 7 addressing Architectural Standards

Vicinity Map



Scale: 1" = 2000'

Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director on this ___ day of _____, 20__.

 Planning and Development Director

Clerk & Recorder's Certificate

State of Colorado)
 County of Boulder) ss.

I hereby certify that this PD Amendment Plan was filed in my office on this ___ day of _____, 20__ and was recorded at Reception Number _____.

 Boulder County
 Clerk & Recorder

15. Amendment #9

- Filing No. 10
 - Changed zoning and associated land use categories and realigned planning area boundaries
 - Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
 - Added minimum lot sizes
 - Added setbacks
 - Added Sheet 4 of 8 addressing Architectural Standards

16. Amendment #10

Filing No. 8
 Revised rear yard setbacks for alley loaded homes in Filing No. 8

17. Amendment #11

Filing No. 5 - Tract B
 Changed land use categories from Medium Density Residential (MDR) and Day Care (DC) to Commercial, Business, Retail (CBR) and Food and Beverage Services (FB). Setbacks were added for new uses.

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553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No.'s)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 5	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Day Care Facility	DC
	4) Medium Density Residential	MDR
	5) Commercial / Business / Retail / Food and Beverage	CBR/FB
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P

III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'

V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - CBR	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
Filing No.7 - CBR	30'	5'	20'	5'
Filing No.8 - SFD	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	20'	5'

VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory *	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - CBR	0'	NA	NA	35'	25'
Filing No. 6 - SFD	10'	30%	30%	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA	35'	NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED

* Maximum coverage of required yard
 ** - 55' permitted for the domed portion of the church structure only.
 - A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60
 - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.
 *** A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)	SIDE OR REAR WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT (feet)
	To garage	To bldg.	Interior lot	Along street		
Filing No.1 - SFD	20'	20'	5'	15'	15'	
Filing No.2 - SFD	20'	20'	5'	15'	15'	
Filing No.3 - SFD	20'	20'	5'	15'	15'	
Filing No.4 - SFD	20'	20'	5'	15'	15'	
Filing No.5 - CBR	N/A	0'	0'	0'	20'	20'
Filing No.6 - SFD	20'	20'	5'	15'	15'	
- RA	20'	20'	10'	20'	20'	
- CBR	N/A	20'	5/0*	20'	20'	
Filing No.7 - SFD	20'	20'	5'	15'	15'	
Filing No.8 - MDR	20'	15'	5/0*	10'	15' / 5' Alley Loaded Garage	
Filing No.9 - SFD	25'	25'	10'	20'	20'	
- TH****	20'	5'	5/0/*	5'	5'	
- SFD-P****	20'	15'*****	5'	10'	10'	

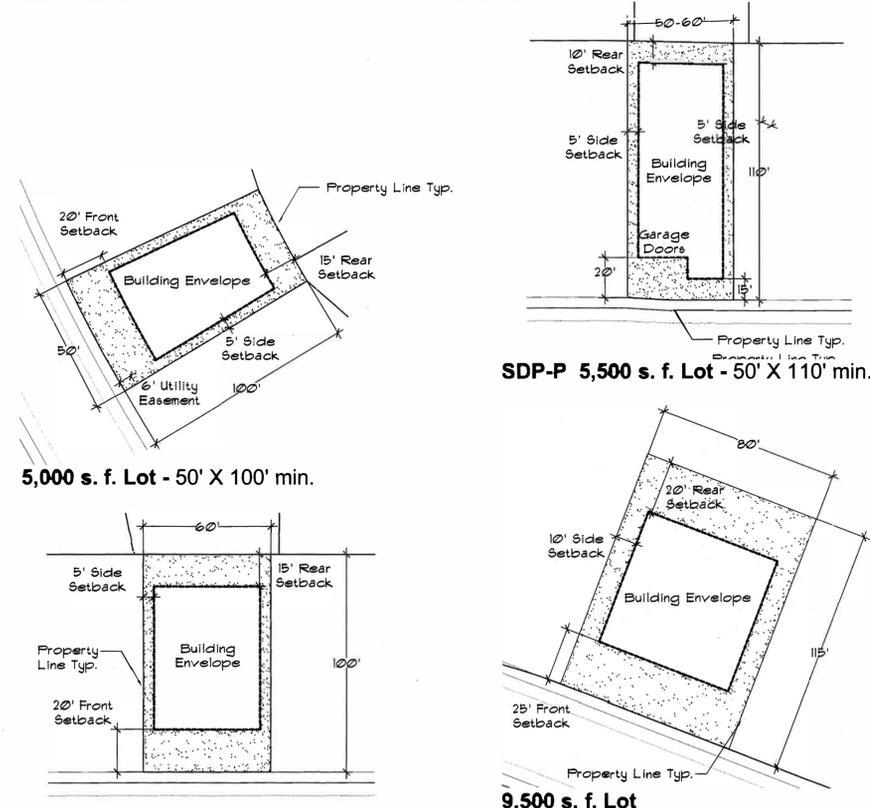
*Side Yard setbacks are 0-feet for attached buildings only.
 **Eaves and freepiece cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.
 *** Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.
 ****Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side bt lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.
 *****Side load garage.
 ***** Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD Amendment covering Filing 5 Planning Area

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
Commercial / Business / Retail**	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Child Daycare			N
Building Material Sales			N
Carwash			N
Chamber			N
Crematorium			N
Elementary School			N
Gas Station			N
Health Care Facility, Outpatient			N
Golf Course			N
Golf Driving Range			N
Helistop			N
Highway Right-of-Way			N
Kennel or Animal Daycare (Indoor or Outdoor)			N
Laundry			N
Nursing Home			SR
Office Building			N
Drive - Through Uses			N
Stadium			N
Vehicle Service and Repair (Heavy or Light)			N
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y
Food and Beverage Services	FB	FB	Y

NOTE:
 + Uses not specifically addressed in this table shall be allowed according to the Land Use Table in the UDC for the CC zone district.
 ++ Land Uses: Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

Lot Typicals



Planner: Independent Architecture 2017 Larimer St. Denver, CO 80202 303.433.5303
 Applicant: Emerald Development 4949 N. Broadway, Ste. 105 Boulder, CO 303.444.4552
 REVISION DATE: AMENDMENT DATE: ISSUE DATE: 02-07-2025

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ZON2025-00001

CANYON CREEK FILING 9

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - The addition of one (1) window unit.
 - A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - A covered porch or deck.
 - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - Side-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- Have a different orientation from the first two (2); or
- Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

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CANYON CREEK FILING 10

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

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Design Standards

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - The addition of one (1) window unit.
 - A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - A covered porch or deck.
 - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - Side-loaded garages.
 - Alley-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- Have a different orientation from the first two (2); or
- Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

CANYON CREEK FILING 5

Development and Design Standards shall default to the UDC Section 10-6-8 - Commercial and public/institutional use categories, mixed-use design standards.

Planner:
Independent Architecture
2017 Larimer, t.
Denver, CO 80205
303.433.5303

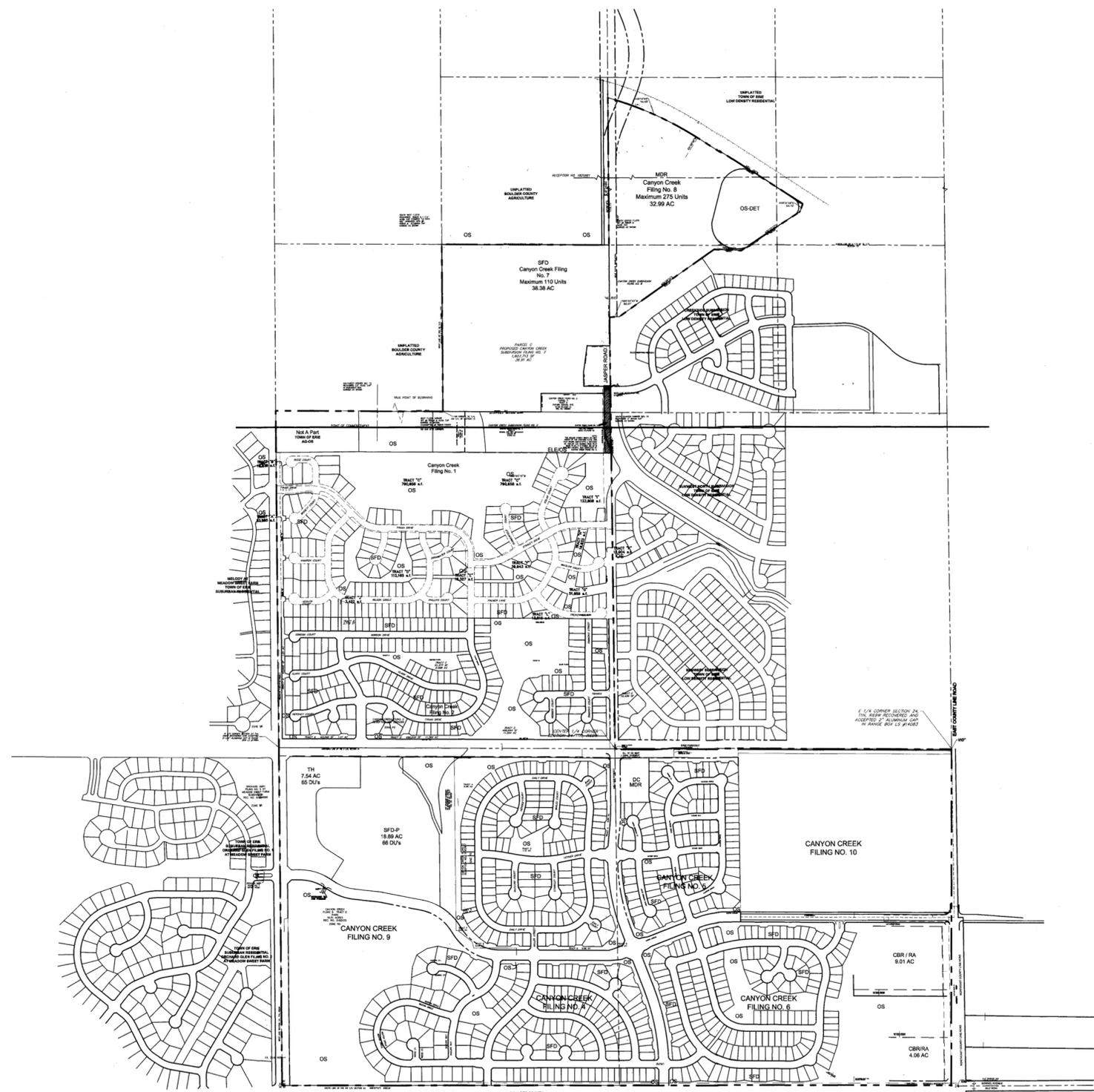
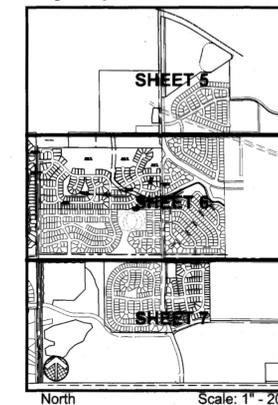
Applicant:
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

JANUARY 7TH VERSION Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado
553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)
ZON2025-00001

Key Map



Planner
 Independent Architecture
 2017 Larimer St.
 Denver, CO 80205
 303.433.5303

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 4949 N. Broadway, Ste. 105
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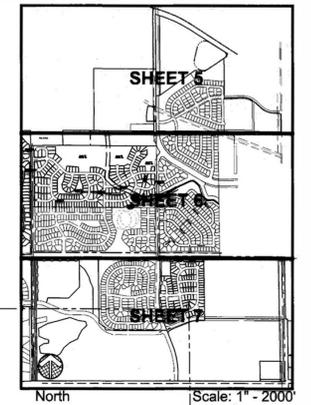
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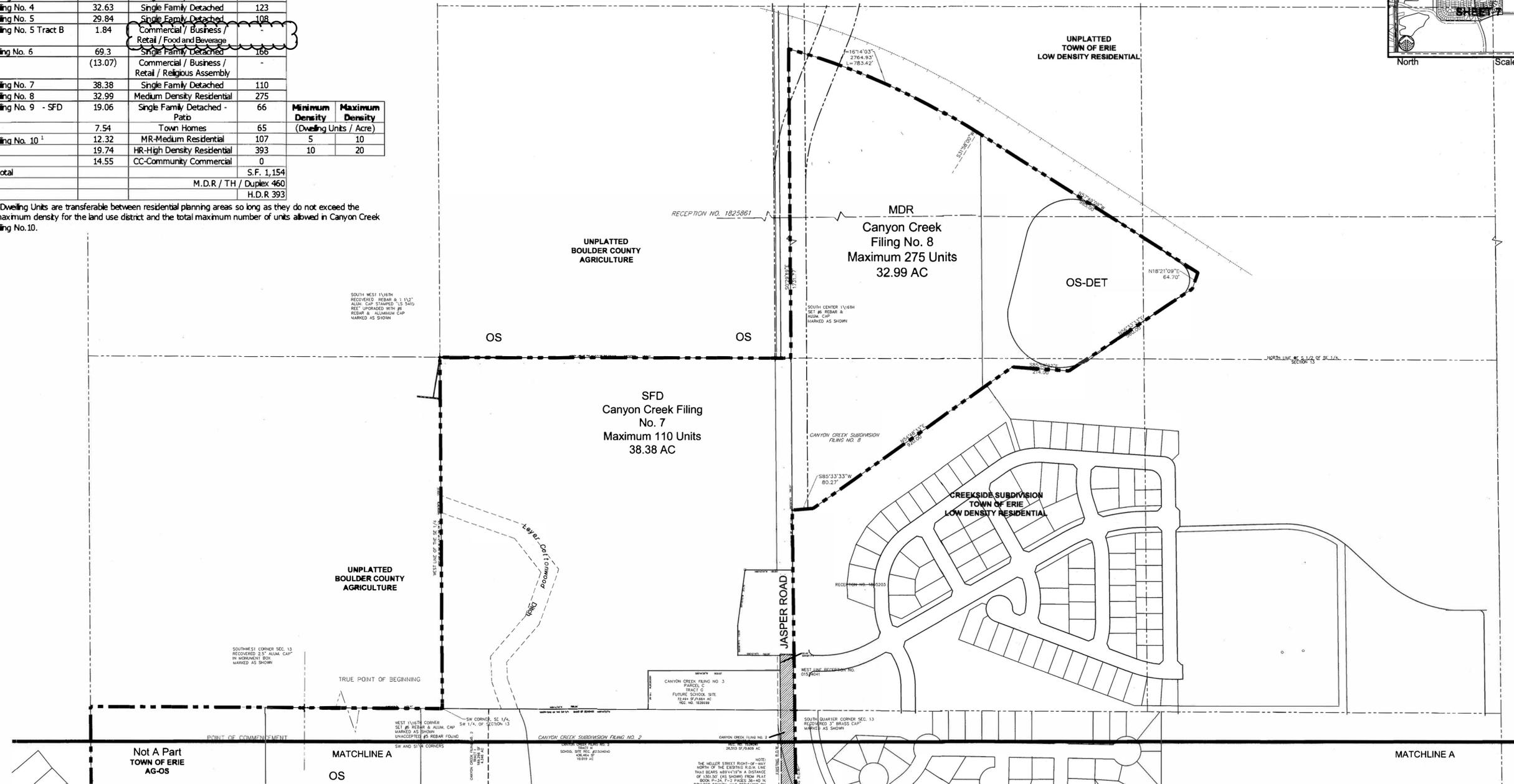
Key Map



Land Use Summary - Filing No's 1-10

Filing	Total Gross Acres	Use	Max. Number of Dwelling Units	Minimum Density (Dwelling Units / Acre)	Maximum Density (Dwelling Units / Acre)
Filing No. 1	79.95	Single Family Detached	208		
Filing No. 2	80.02	Single Family Detached	201		
Filing No. 3	49.76	Single Family Detached	172		
Filing No. 4	32.63	Single Family Detached	123		
Filing No. 5	29.84	Single Family Detached	108		
Filing No. 5 Tract B	1.84	Commercial / Business / Retail / Food and Beverage	-		
Filing No. 6	69.3 (13.07)	Single Family Detached	166		
Filing No. 7	38.38	Single Family Detached	110		
Filing No. 8	32.99	Medium Density Residential	275		
Filing No. 9 - SFD	19.06	Single Family Detached - Patio	66		
	7.54	Town Homes	65		
Filing No. 10 ¹	12.32	MR-Medium Residential	107	5	10
	19.74	HR-High Density Residential	393	10	20
	14.55	CC-Community Commercial	0		
Total			S.F. 1,154		
			M.D.R / TH / Duplex 460		
			H.D.R 393		

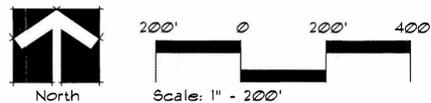
¹ Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.



Planner:
 Independent Architecture
 2017 Larimer St.
 Denver, CO 80205
 303.433.6303

Applicant:
 Emerald Development
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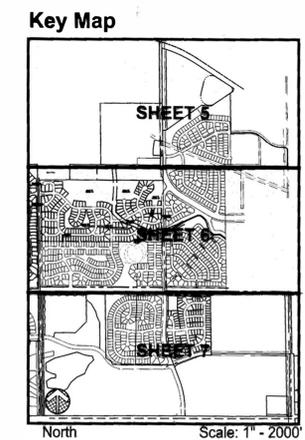
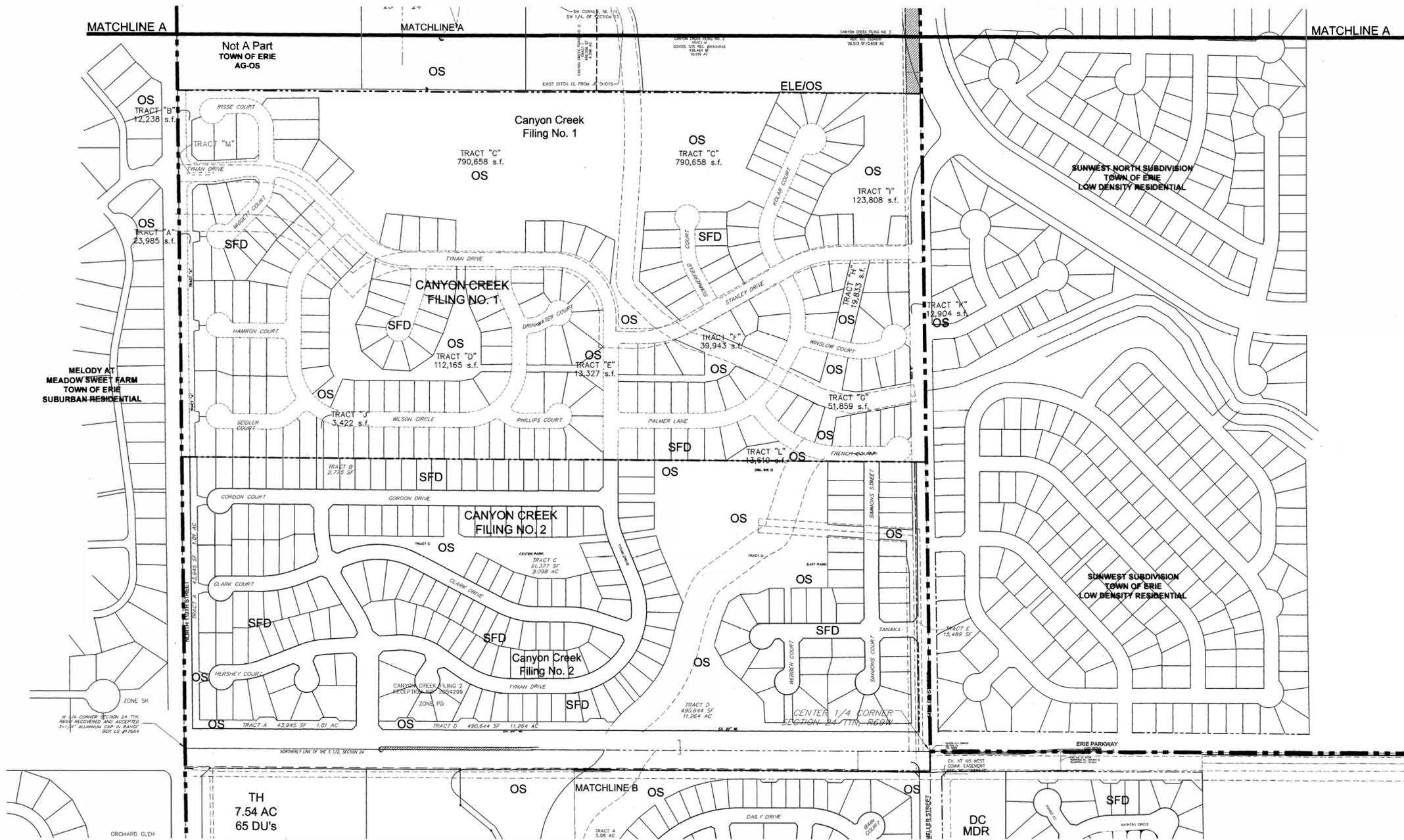


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2017 Larimer, t.
Denver, CO 80205
303.433.6303

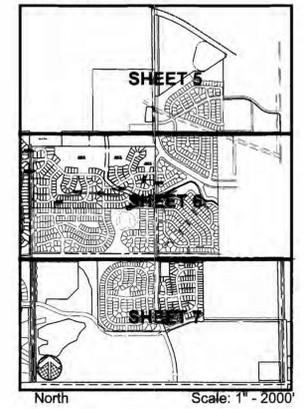
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North Scale: 1" = 2000'

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