

Applicant Presentation to Planning and Zoning Commission

February 15, 2024

UNION PARK - PDP

Planning and Zoning
February 15, 2024



A Sense of Place

UNION PARK - PDP



Benefits of the Approved ODP

A recommended City Plan transition that provides appropriate context between adjacent large retail Center (Front Range Village), Multi-Family (Affinity) and Single-Family Housing (English Ranch).

Commitment to a Child Day Care Center as noted in ODP.

Development that supports and is supported by Front Range Village.

Residential units will be enhanced with solar panels and townhome and condominium units will be either LEED gold or zero energy ready certified.

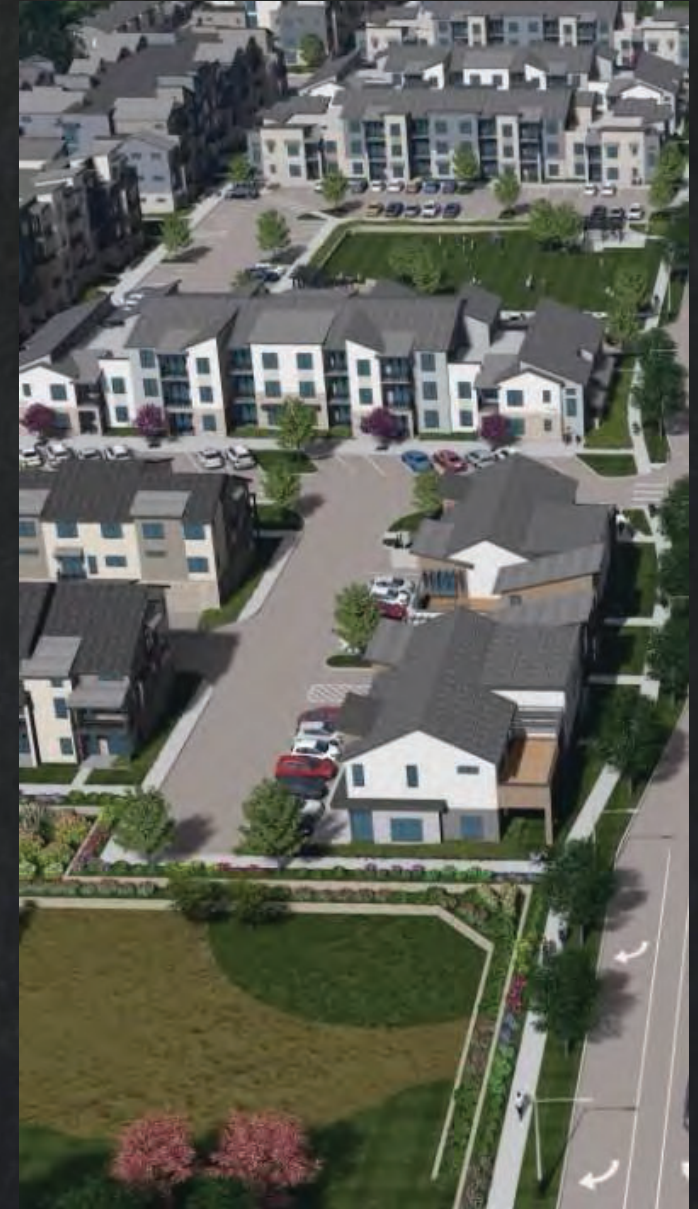


Continue the Commitment of the ODP

UNION PARK - PDP

Land Use Data

EXISTING ZONING:	HC - HARMONY CORRIDOR	
LAND USE:	MIXED USE PER APPROVED ODP	
MULTI-FAMILY BUILDINGS: (Apartments)	16 BLDGS.	457 UNITS TOTAL
S.F.A. BUILDINGS: (Town Homes)	24 BLDGS.	142 UNITS TOTAL
MIXED USE BUILDINGS	2 BLDGS.	4 UNITS TOTAL
NUMBER OF UNITS	603 TOTAL UNITS	
GROSS LAND AREA:	32.69 AC	
UNITS PER ACRE	18.4 UNITS PER ACRE (GROSS)	
TOTAL BEDROOMS	1,174 BEDROOMS	
PARK SPACE REQUIRED	MINIMUM 1.0 ACRE PER APPROVED ODP	
PARK SPACE PROVIDED	2.3 ACRES - PARK, SPACE / POOL AND CLUBHOUSE	
PARKING SPACES PROVIDED (REQUIRED)	931 (870 Required per Modification Request) 1.54 SPACES PER UNIT	



Union Park – Land Use Data

UNION PARK - PDP



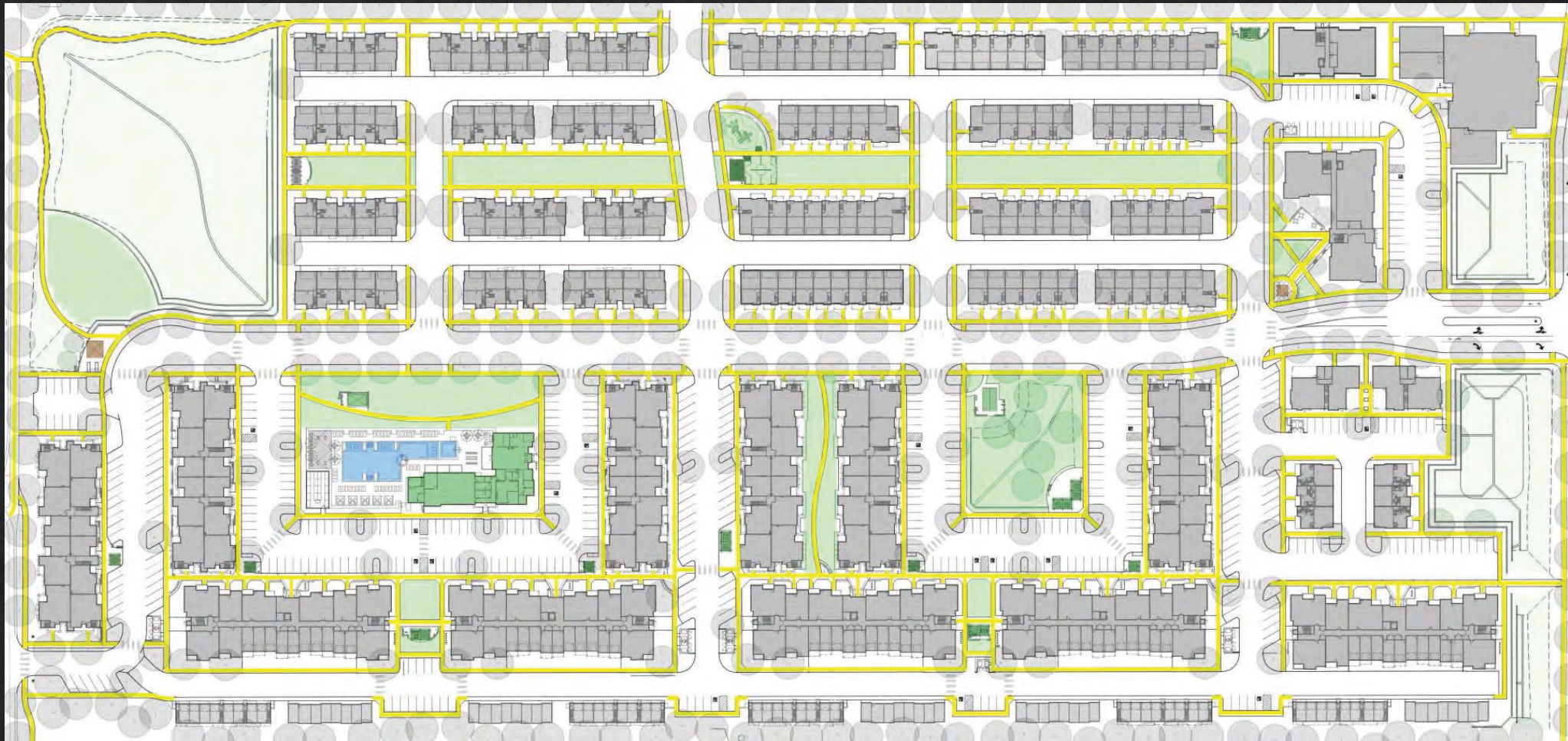
Union Park Vision

UNION PARK - PDP



“A Sense of Place”

UNION PARK - PDP



PARK SPACE REQUIRED MINIMUM 1.0 ACRE PER APPROVED ODP

PARK SPACE PROVIDED 2.3 ACRES - PARK, SPACE / POOL AND CLUBHOUSE

PEDESTRIAN CONNECTIVITY AND WALKABILITY THROUGHOUT

Union Park – Parks, Open Spaces and Trails

UNION PARK - PDP

Challenges of a Consistent Streetscape

Conflict : An urban streetscape is desired . Tree lawns may not be appropriate.

Conflict: A balance of walkability along urban sidewalks and providing appropriate tree pit areas.

Conflict: PFA requirement of a minimum 15' and maximum 30' setback does not allow the building to be pushed further away from curb

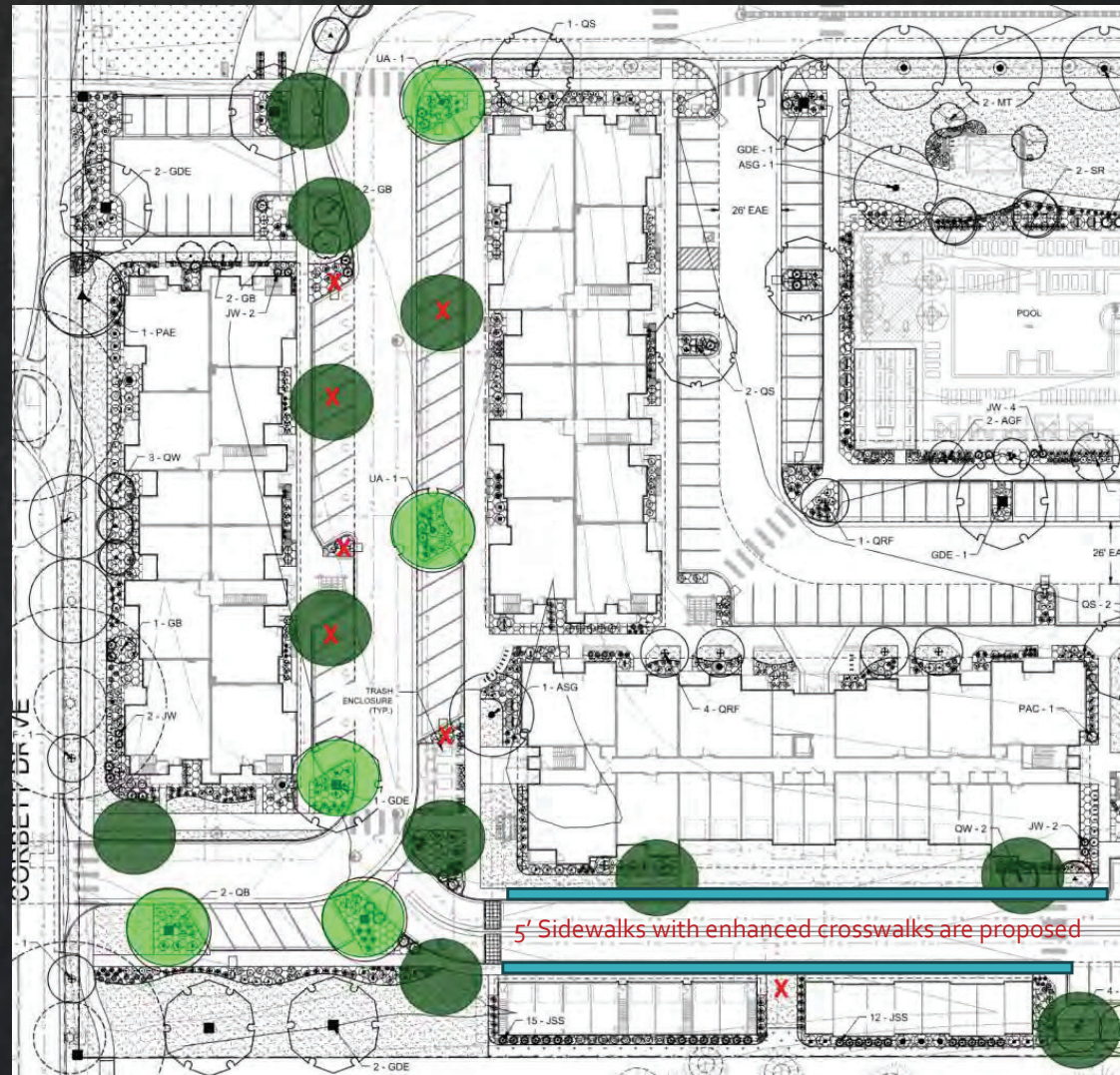
Conflict: LUC and ODP requires articulation of the facade which also tightens the walkability of the streetscape

Conflict: Street Lights, Underground Utilities and Easements

Solution - Parking islands can be added to provide more consistency but will reduce overall parking counts

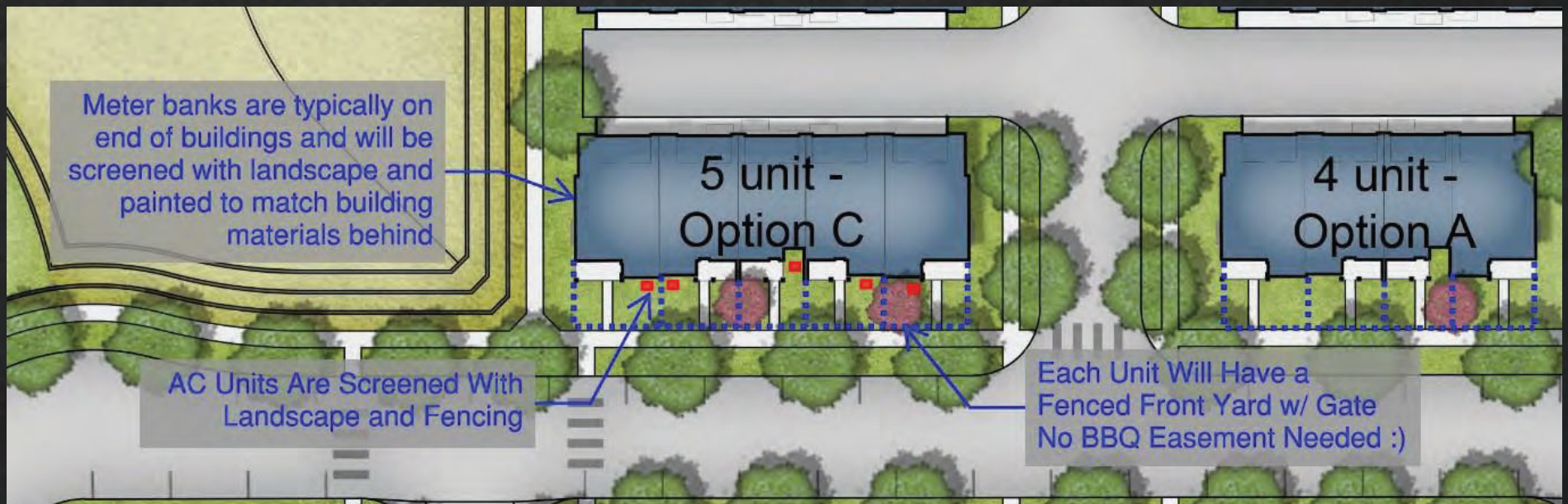
Solution – Relook at tree pit locations in sidewalks so that trees can be added where possible

Solution – Relook at utilities and street light locations to open up areas for trees



Challenges of a Consistent Streetscape

UNION PARK - PDP



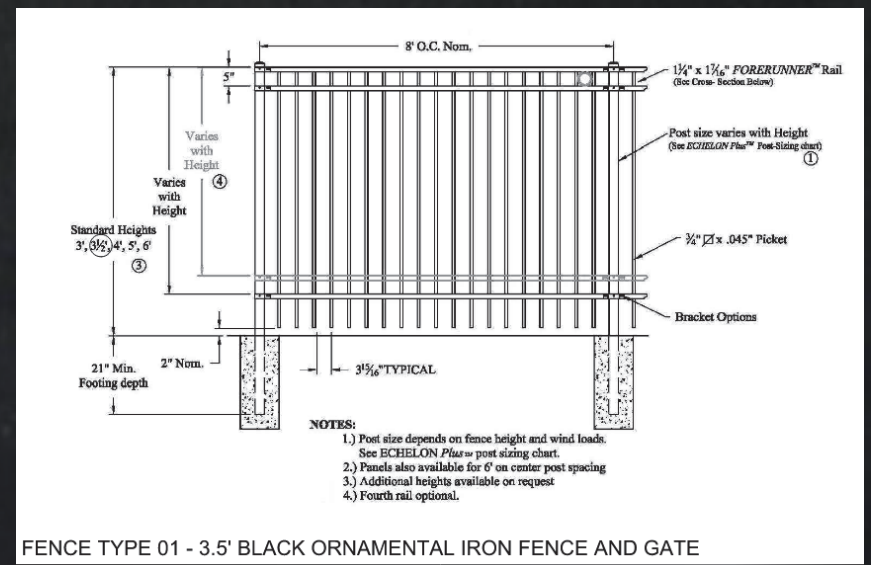
Screening of Utilities

Conflict : Screening of utility meter banks and AC units.

Solution – Apartment AC units are located and screened on rooftops (RTU's)

Solution – On ground AC units will be screened by front yard fence and by evergreens and uncut ornamental grasses to create year-round buffer.

Solution – Meter banks will be screened by evergreens and uncut ornamental grasses to create year-round buffer and painted to match materials behind.



Landscape – Form over Function

UNION PARK - PDP



Division 4.26 - Harmony Corridor District (H-C)

A minimum of **three (3) housing types** shall be required on any development parcels thirty (30) acres or larger

Housing Types

1. Single Family Attached
2. Multi-Family
3. Mixed-Use*

*No minimum Unit Counts are required in the HC Zone District to count towards the Housing Type Requirement.



1. Single Family Attached



2. Multi-Family



3. Mixed-Use

Building Types

UNION PARK - PDP



Division 3.8.30(F)(2) - Multi-Family and Single-Family Attached Dwelling Development Standards - Variation Among Buildings

For any such development containing more than five (5) buildings (excluding clubhouses/leasing offices), there shall be at least **three (3) distinctly different building designs**. For all developments, there shall be no similar buildings placed next to each other along a street, street-like private drive or major walkway spine. Building designs shall be considered similar unless they vary significantly in footprint size and shape. Building designs shall be further distinguished by including unique architectural elevations and unique entrance features within a coordinated overall theme of roof forms, massing proportions and other characteristics. Such variation among buildings shall not consist solely of different combinations of the same building features.

Type 1 - Single Family Attached –
3 Building Design Variation Required

Variation #1 – Townhomes

Variation #2 – Brownstones

Variation #3 - Live-Work

Type 2 - Multi-Family –
3 Building Design Variations Required

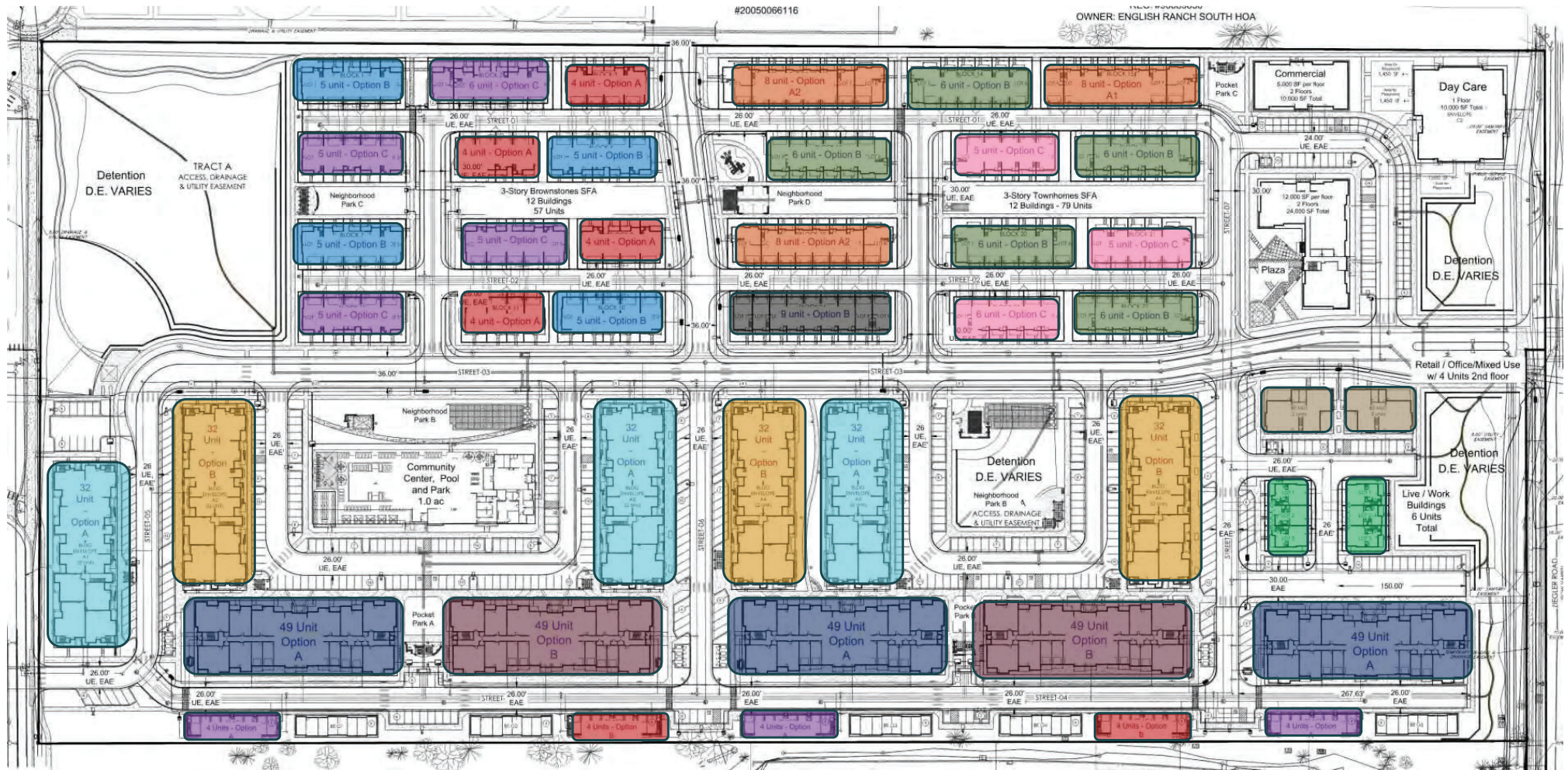
Variation #1 - 32-Unit Apartment

Variation #2 - 49-Unit Apartment

Variation #3 - 4-Unit Apartment

Type 3 - Multi-Use – Only Two buildings -
Variation is not required.

UNION PARK - PDP



Division 3.8.30-(F)(3) - Multi-Family and Single-Family Attached Dwelling Development Standards - Variation of Color

(3) Variation of Color - For any such development containing more than fifty-six (56) dwelling units, there shall be at least three (3) distinct color schemes used on structures throughout the development. For all developments, there shall be no more than two (2) similarly colored structures placed next to each other along a street or major walkway spine.

Variation of Color and Materials – From Sheet SP 1

UNION PARK - PDP

Type1 - Single Family Attached -
Color and Material Options –

Variation #1 – Townhomes

Color and Material Scheme A
8 Unit Style A
8 Unit Style B



8 UNIT (A) TOWNHOMES - OPTION A



8 UNIT (B) TOWNHOMES - OPTION A

MATERIAL LEGEND	
	LAP SIDING ROYCROFT PEWTER - SW 2648
	STUCCO PAVESTONE - SW 7642
	STUCCO SPARE WHITE - SW 6203
	MANUFACTURED STONE BALA LIMESTONE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - PEPPERCORN - SW 7674
	WINDOWS - BLACK

Color and Material Scheme B
6 Unit Style A
9 Unit – Single Style



6 UNIT (A) TOWNHOMES - OPTION B

MATERIAL LEGEND	
	LAP SIDING FOGGY DAY - SW 6235
	STUCCO ARGOS - SW 7166
	STUCCO SPARE WHITE - SW 6203
	MANUFACTURED STONE PIONEER WESTERN LEDGE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - PEPPERCORN - SW 7674
	WINDOWS - BLACK

Variation of Color and Materials-Town Homes

UNION PARK - PDP



Type 1 - Single Family Attached - Color and Material Options –

Variation #1 – Townhomes

Color and Material Scheme C
6 Unit
5 Unit – Single Style

MATERIAL LEGEND	
	LAP SIDING WHITE HERON - SW 7527
	STUCCO MUSSLIDE - SW 9113
	STUCCO AMAZING GRAY - SW 7044
	MANUFACTURED STONE WINTER SKY LIMESTONE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - PEPPERCOORN - SW 7674
	WINDOWS - BLACK



Color and Material Scheme B/C
9 Unit – Single Style

MATERIAL LEGEND	
	LAP SIDING MUSSLIDE - SW 9113
	LAP SIDING FOGGY DAY - SW 6235
	STUCCO ARGOS - SW 7065
	STUCCO SPARE WHITE - SW 8203
	MANUFACTURED STONE PIONEER WESTERN LEDGE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - PEPPERCOORN - SW 7674
	WINDOWS - BLACK



Variation of Color and Materials – Town Homes

UNION PARK - PDP



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

32 UNIT APARTMENTS - OPTION A



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

49 UNIT APARTMENTS - OPTION A

Type 2 - Multi-Family - Color and Material Options

Color and Material Scheme A

32-Unit Apartment Building

49-Unit Apartment Building

MATERIAL LEGEND	
	LAP SIDING SERIOUS GRAY - SW 6206
	STUCCO SKYLINE STEEL - SW 1015
	STUCCO PAVESTONE - SW 7642
	MANUFACTURED STONE WINTERSKY LIMESTONE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - PEPPERCORN - SW 7674
	WINDOWS - BLACK



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

32 UNIT APARTMENTS - OPTION B



1 FRONT ELEVATION
Scale: 1/8" = 1'-0"

49 UNIT APARTMENTS - OPTION B

Color and Material Scheme B

32-Unit Apartment Building

49-Unit Apartment Building

MATERIAL LEGEND	
	LAP SIDING NETWORK GRAY - SW 7073
	STUCCO SNOWBOUND - SW 7004
	STUCCO ARGOS - SW 7085
	MANUFACTURED STONE BALA LIMESTONE - SUNSET STONE
	STANDING SEAM METAL SLATE GRAY
	ARCHITECTURAL SHINGLES ESTATE GRAY
	TRIM - IRON ORE - SW 7059
	WINDOWS - BLACK

Variation of Color and Materials

UNION PARK - PDP

MATERIAL LEGEND

- LAP SIDING**
SERIOUS GRAY - SW 6256
- STUCCO**
SKYLINE STEEL - SW 1015
- MANUFACTURED STONE**
WINTERSKY LIMESTONE - SUNSET STONE
- STANDING SEAM METAL**
SLATE GRAY
- ARCHITECTURAL SHINGLES**
ESTATE GRAY
- TRIM** - PEPPERCORN - SW 7674
- WINDOWS** - BLACK

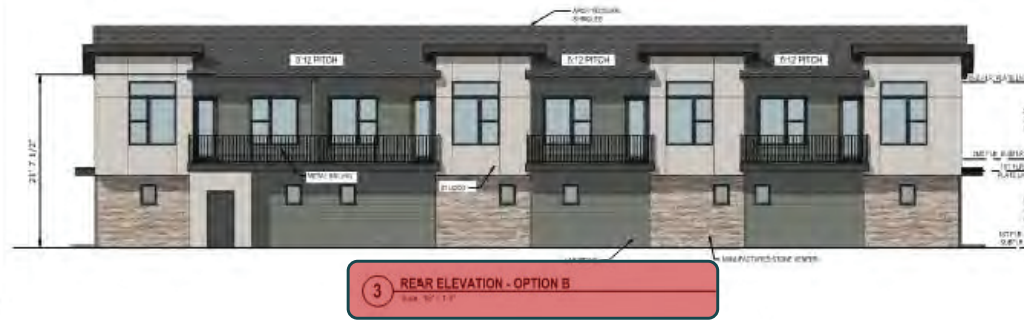


Type 2 - Multi-Family - Color and Material Options

Variation #3 - 4-Unit Apartment Unit Over Garage

MATERIAL LEGEND

- LAP SIDING**
RETREAT - SW 6207
- STUCCO**
DRIFT OF MIST - SW 9166
- MANUFACTURED STONE VENEER**
BALA LIMESTONE - SUNSET STONE
- STANDING SEAM METAL**
SLATE GRAY
- ARCHITECTURAL SHINGLES**
ESTATE GRAY
- TRIM** - PEPPERCORN - SW 7674
- WINDOWS** - BLACK



Color and Material Option A

Color and Material Option B

MATERIAL LEGEND

- SIMULATED WOOD SIDING**
- STUCCO**
SNOWBOUND - SW 7004
- THIN BRICK**
CAVALRY GRAY - GENERAL SHALE
- MANUFACTURED STONE VENEER**
LAVON GREY - SUNSET STONE
- STANDING SEAM METAL**
SLATE GRAY
- TRIM** - PEPPERCORN - SW 7674
- WINDOWS** - BLACK



Type 3 - Multi-Use - Color and Material Options

Variation #1 - 2 Unit Apartments on Second Story -

Variation of Color and Materials

UNION PARK - PDP



Overall Density

Building Type	# of Units
2-4 story Apartments	457
2-3 story Townhomes	136
3 story Live-Work	6
Mixed Use	4
TOTAL Residential Units = 603 units	
2 story Mixed Use - 6,100 sf	
Commercial/Office/Daycare - 44,000 sf	

Open Discussion - Questions and Answers