



PLANNING COMMISSION WORK SESSION

Wednesday, May 21, 2025 at 5:30 PM

MEETING LOCATION

1201 Broad Street, Meeting House, Milliken, CO 80543

Zoom Meeting Details

To Join via Zoom

<https://us02web.zoom.us/j/89770464682?pwd=qgExT4LaBYUCyMWBPgzvGbpCnAMQj.1>

Meeting ID: 897 7046 4682

Passcode: 684486

One tap mobile

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1. Discussion Topics

a. PUD Zoning Discussion

ACCOMMODATION NOTICE

The Town of Milliken complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the Town of Milliken. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the Town of Milliken, please contact the Town Clerk, Caree Rinebarger at (970) 660-5045 within 3 to 5 days before the scheduled meeting date in order to allow the Town to better accommodate your request.

NOTE

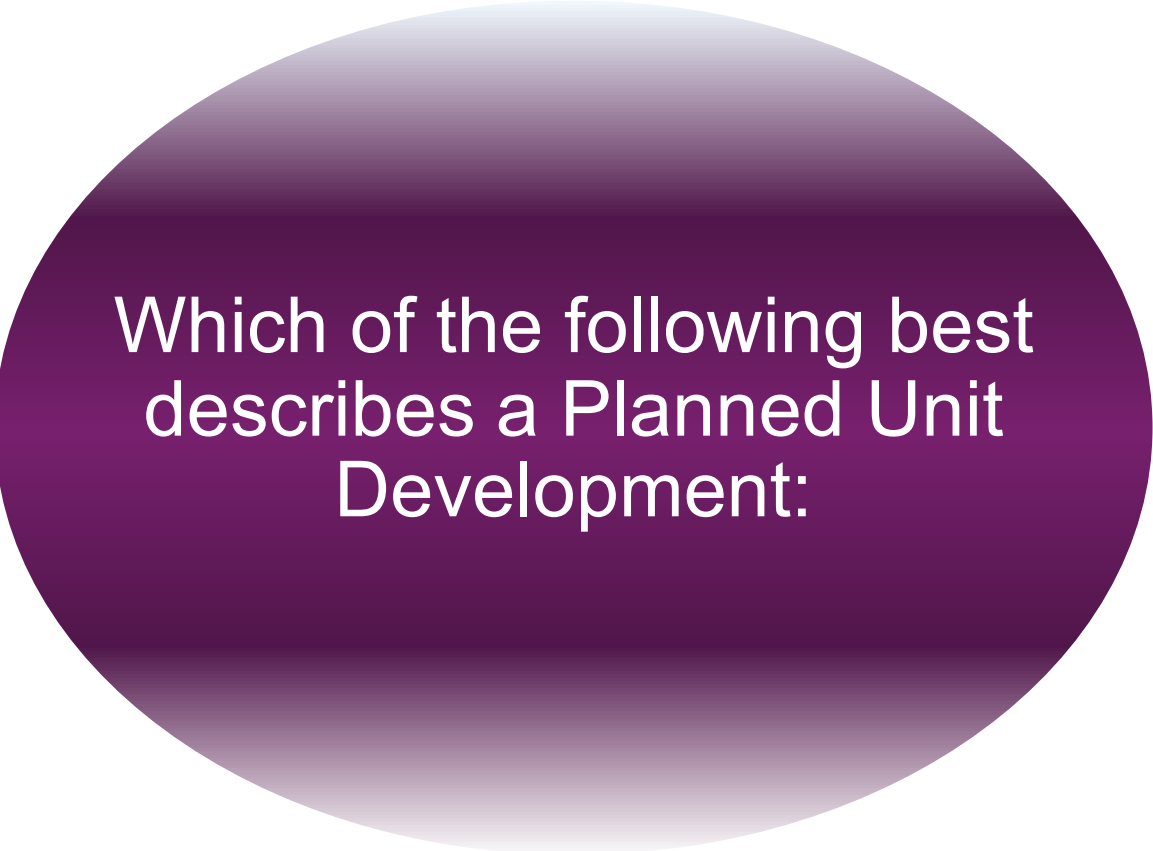
Headings in this agenda are for organizational purposes only. The board of trustees may take formal action on any matter reasonably related to any item listed under any section of this agenda. *Town of Marble v. Darien*, 181 P.3d 1148 (Colo. 2008); *Benson v. McCormick*, 578 P.2d 651 (1978).

Contact: Caree Rinebarger, Town Clerk (CRinebarger@town.milliken.co.us | 970-587-4331)

Agendas will be published a minimum of 24-hours in advance of the meeting start time.

PLANNED UNIT DEVELOPMENT

"A UNIQUE AND TRULY INNOVATIVE PROJECT."



Which of the following best describes a Planned Unit Development:

- a. A new mixed use development that is larger in scale and scope to a subdivision.
- b. A low density subdivision with extensive common areas and open green spaces.
- c. A condominium development or building that conforms to municipal planning specifications.
- d. A conventional single use subdivision of single-family homes.

16-2-220 of Milliken Municipal Code:

“Intent. The Planned Development or Planned Unit Development District (PUD) is intended to permit and encourage the development of a unique and truly innovative project, constructed within a reasonable period of time in relation to the project's size and scope, and which benefits the Town economically. The PUD District is intended to:

INTENT

- “Allow and encourage **compatible uses** to be developed in accordance with an overall development plan in harmony with the environment and surrounding neighborhood;
- **Allow for innovations** in residential, commercial, and industrial development and renewal so that the growing demands of the population may be met by greater variety of types, design and layout of buildings and the conservation and more efficient use of open space ancillary to said buildings. **Encourage a diversity** of housing types, maintaining high quality living environments;

INTENT

- Provide a mix of retail, office, employment, civic, and recreation uses conveniently located to housing;
- Lessen the burden of traffic on streets and highways by encouraging land uses which decrease trip length;
- Facilitate use of the most appropriate design and construction techniques in the development of land;
- Encourage integrated community planning and development.”

TRADITIONAL ZONING OR P.U.D.

Traditional

- Defined Intent and Purpose
- Defined Uses and Conditional Uses
- Defined Dimensional Requirements (Minimum lot area, lot coverage, lot width, density, setbacks, building height)
- Infrastructure requirements (e.g. street width) based on Code and Design Criteria
- Follows all Subdivision Standards and other Municipal Code requirements

P.U.D.

- Negotiated Uses and Conditional Uses (if any)
- Negotiated Dimensional Requirements
- Follows all Subdivision and other Municipal Code Requirements

OR

- Exceptions and modifications to design criteria and subdivision standards are well documented and conform to acceptable engineering, architectural and planning principles and practices.

R-1 Zoning

120 E Lilac St
Lot Size: 7508 Sq Ft
Lot Width: 65'
Approx. Driveway Width: 17'

Distance between driveways of
120 and 140: Approx. 43'

140 E Lilac St
Lot Size: 7507 Sq Ft
Lot Width: 65'
Approx. Driveway Width: 20'

Distance between driveways of
140 and 160: Approx. 45'

160 E Lilac St
Lot Size: 7508 Sq Ft
Lot Width: 65'
Approx. Driveway Width: 20'



CRITERIA FOR APPROVAL

- MDP and FDPs both have submittal and documentation requirements including but not inclusive of:
 - ✓ Standard submittal requirements (title report, proof of ownership, application)
 - ✓ Description of character of proposed development, goals/objectives, explanation of how the development incorporates innovative design, rationale behind the assumptions and choices made by the applicant and explanation of the manner in which it has been planned to conform to the Comp Plan.
 - ✓ Proposed maximum limits or amounts of all design standards including alternative development standards requested to apply to the P.U.D.

CRITERIA FOR APPROVAL

- ✓ Description of proposed open space and an explanation of how said open space shall be integrated with surrounding developments both existing and proposed.
- ✓ Development schedule.
- ✓ Quantitative Data (number/type of dwelling units, parcel size, lot coverage, gross and net residential, commercial and industrial densities, amount of open space, water/sewer demand, environmental studies and Ecological Characterization Plan.
- ✓ Dimensional requirements including max height.
- ✓ Off-site connection methods for utilities.
- ✓ Employment estimates and housing demand.

OTHER CRITERIA

- Subdivision:
 - Intent: Any Subdivision review under subdivision regulations be carried out either:
 - Subsequent to the approval of an MDP; or
 - Simultaneously with the review of an FDP; or
 - Within the time frame specified in the development schedule included in the approved MDP and FDP.
- Special Review conducted when:
- Failure to begin subdivision platting and/or draw building permits for construction as detailed in the approved development schedule *within 18 months of the schedule starting date* or extensions thereto;
 - Inactivity or documented lack of progress on any stage of the project for more than two years from the last completed benchmark in the approved development schedule as determined either by staff or Planning Commission.

Land Use	Density/F.A.R.	Acreage	# of Units
Low Density Res.	4 d.u./acre	1,215	5,130
Med. Density Res.	12 d.u./acre	67	804
High Density Res.	25 d.u./acre	50	1,250
Commercial	F.A.R./ 0.25	59	642,510 sq. ft.
Office/Commercial	F.A.R./ 0.25	35	272,250 sq. ft.
Industrial	F.A.R./ 0.25	206	2,243,340 sq. ft.
Golf Course	N/A	426	N/A
Parks	N/A	260	N/A
Open Space	N/A	184	N/A
Totals		2,502	

Land Use	Area														TOTALS	%OF TOTAL
	I	II	III	IV	V	VI	VII	VIII	IX	X	XI	XII	XIII	XIV		
Low Density Res.		162	63	94	74	78	108	231		268	137				1,215	49%
Medium Density Res.		22					12	16	17						67	3%
High Density Res.		26					8	10	6						50	2%
Commercial		39					6	6	4		4				59	2%
Office/Commercial		35													35	1%
Industrial	37											107	62		206	8%
Golf Course								70		232	124				426	17%
Parks		62	20	56	10	25	20	27	11	20	9				260	11%
Open Space										104				80	184	7%
Arterial (ROW)																74
Totals	37	346	83	150	84	103	154	360	38	624	274	107	62	80	2,502	100%



PUD Zoning



2543 E Carriage Dr
Lot Size: 5538 Sq Ft
Lot Width: 42.8'
Approx. Driveway Width: 16'

2553 E Carriage Dr
Lot Size: 5215 Sq Ft
Lot Width: 41.53'
Approx. Driveway Width: 16'

2563 E Carriage Dr
Lot Size: 4978 Sq Ft
Lot Width: 43.04'
Approx. Driveway Width: 16'

Distance between driveways of
2543 and 2553: Approx. 24'

Distance between driveways of
2553 and 2563: Approx. 45'



PUD Zoning

2524 E Carriage Dr
Lot Size: 6485 Sq Ft
Lot Width: 67.19'
Approx. Width of Driveway: 16'

Distance between driveways of 2524
and 2544: Approx. 43'

2544 E Carriage Dr
Lot Size: 5284 Sq Ft
Lot Width: 43.04'
Approx. Width of Driveway: 16'

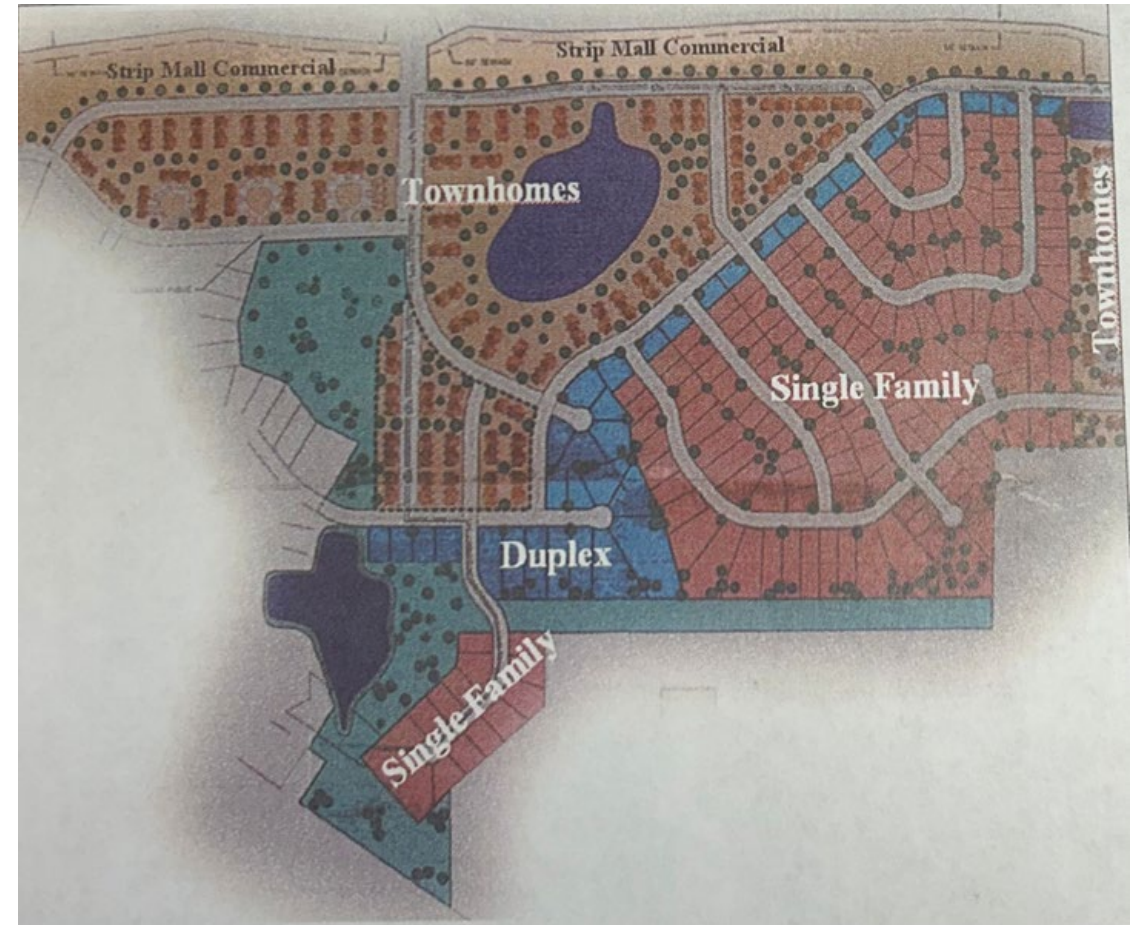
Distance between driveways of 2544
and 2564: Approx. 31'

2564 E Carriage Dr
Lot Size: 4950 Sq Ft
Lot Width: 45.00'
Approx Width of Driveway: 16'



LAND USE TABLE:

LAND USE:	ACREAGE:	PERCENT OF TOTAL:
HIGH DENSITY RESIDENTIAL	26.457	7.6%
MEDIUM DENSITY RESIDENTIAL	21.905	6.3%
LOW DENSITY RESIDENTIAL	115.816	33.5%
COMMON OPEN SPACE	19.014	5.5%
SCHOOL/PARK SITE	17.986	5.2%
RECREATIONAL FACILITY/PARK SITE	25.919	7.5%
COMMERCIAL	44.166	12.8%
INDUSTRIAL	34.563	10.0%
STREET RIGHT-OF-WAY	40.302	11.6%
TOTAL	346.128	100.0%



WHAT A P.U.D. IS *NOT*

- The provisions concerning P.U.D's are not intended to eliminate or replace the requirements applicable to the subdivision of land or airspace.
- P.U.D.s are not intended to be used to evade or circumvent subdivision, zoning or other requirements of the Municipal Code, State Statutes or other regulations.

...Instead

A P.U.D. should be a **value-added** development where the relaxing of traditional zoning standards results in a community benefit, enhancing the community economically, environmentally, culturally and providing recreational opportunities.