

TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: October 24, 2017

SUBJECT:	GENERAL BUSINESS:
	A Sketch Plan Review of the Schmidt subdivision
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred.
DEPARTMENT:	Planning & Development
PRESENTER:	Todd Bjerkaas PLA, Director of Planning & Development

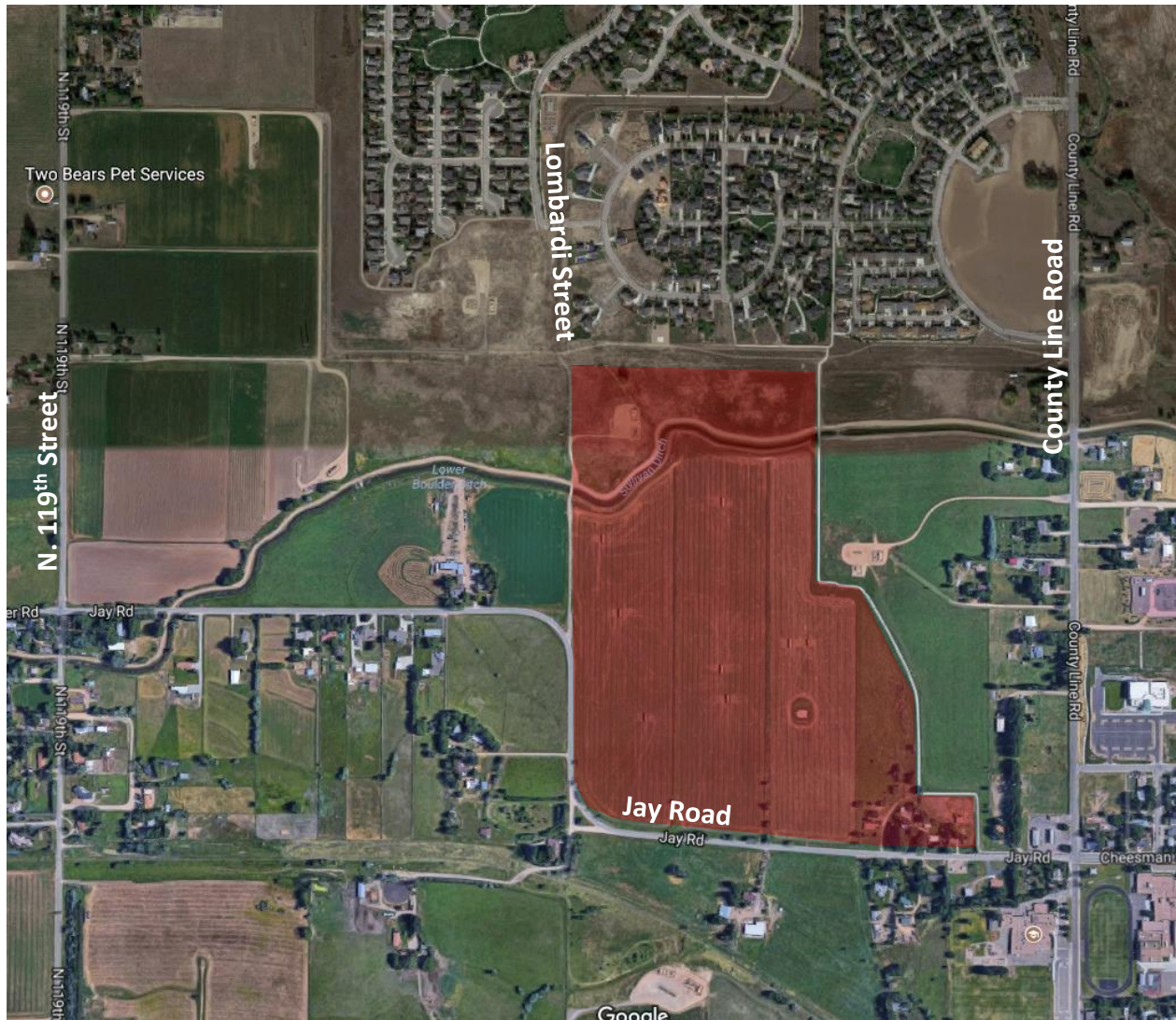
STAFF RECOMMENDATION:	N/A
PLANNING COMMISSION:	Planning Commission reviewed and commented on the Sketch Plan application at their October 18, 2017 meeting.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner/Applicant: TI Residential, LLC
Andrew Trietley
9801 E. Easter Ave
Centennial, CO 80112

Location:

The Schmidt subdivision is located north and east of the reverse curve of Jay Road. It is west of the Lost Creek Farms subdivision and south of the Erie Village and Kenosha Farms subdivisions.

**Existing Conditions within the Sketch Plan Area:**

Zoning: LR – Low Density Residential
AG/OS – Agriculture/Open Space

Size: 90.032 Acres

Existing Use: Vacant

Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	PD – Planned Development	LDR – Low Density Residential
SOUTH	A – Agricultural (Boulder County)	MDR – Medium Density Residential
EAST	SR – Suburban Residential	LDR – Low Density Residential
WEST	RR – Rural Residential (Boulder County)	LDR – Low Density Residential P/OS – Parks/Public Open Space

Schmidt Sketch Plan Summary Information:

- Area: **90.03 Acres (Total)**
27.1 Acres (Residential)
4.93 Acres (Right-of Way)
18.67 Acres (Open Space)
33.66 Acres (Undeveloped)
1 Pocket Park and 1 Detention Basin
- Dwelling Units Proposed: 119 Single Family Detached Lots & 1 Existing Home/Lot.
- Gross Density: 1.32 units/acre

The Sketch Plan application proposes 119 lots over 90.03 acres. The Schmidt Annexation Agreement provides for a maximum number of 150 units and the LR zone district provides for a maximum density of 5 units/acre.

The sketch plan area is bound by Jay Road to the south, Jay Road and the Jordan property to the west, Town of Erie right-of-way which includes PSCo transmission lines not the north, and the Lost Creek Farm subdivision and the Town's spine trail to the east.

The development includes single-family detached lot types within the central portion of the site. Two access points are proposed from a Lombardi Street Extension (which will be constructed by the developer) on the west and into a stub street from Lost Creek Farm to the east. No vehicular connections are proposed to the north or south.

To the north of the single family lots and within the property is the Lower Boulder Ditch. Town open space is shown from the north property line to 75' south of the ditch centerline and totals 18.67 acres. An undeveloped portion of the property is shown south of the single family lots and is located south of the zero strain line.

A Pocket Park is located within this sketch plan and central to the subdivision. Local trails are provided on the south and west sides of the subdivision along with connector trails to the existing spine trail to the east. As a part of the Lombardi Street extension, the developer will continue the existing trail on the south side of Erie Village west to Lombardi Street.

Compliance with the Unified Development Code and the Comprehensive Plan:

The application is in general compliance with the LR and AG-OS zone district requirements of the UDC and the Land Use designations on the Comprehensive Plan Map.

Parks and Open Space:

At the anticipated total unit count of 119 dwelling units for the Schmidt subdivision, the following Parks and Open Space requirements exist:

- *Neighborhood Park*: The development generates a requirement for 1.01 acres of Neighborhood Park. This acreage does not meet the minimum 7 acre Neighborhood Park requirement, and the developer will pay the Neighborhood Park Land and Development Construction Cost Fee at the time of Final Plat.
- *Pocket Park*: A total of 0.17 acres of pocket park are required. The pocket park shall be at least 0.25 acres in size.
- *Open Space*: The open space dedication requirement is 5.77 acres. The sketch plan shows a dedication to the Town in the amount of 18.67 acres. Further analysis shall occur during Preliminary Plat to insure that all public open space areas identified for dedication are eligible for credit.

SKETCH PLAN PROCESS

Below is the process outlined in Title 10 (UDC) of the Municipal Code for Sketch Plan review.

2. Step 2A (Development Application Submittal – Sketch Plan)

Two types of application submittals are required – first, a Sketch Plan, followed by a Preliminary Plat. The Sketch Plan requirements are listed in this Subsection. The Preliminary Plat requirements are listed below as “Step 2B.” Applications for Subdivision shall only be accepted for property annexed into the municipality. A Subdivision application cannot be reviewed concurrently with an annexation application.

a. Purpose

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

b. Sketch Plan Submittal Requirements

A Sketch Plan shall be prepared and submitted to the Community Development Director pursuant to the User’s Guide. An Alta Survey shall be prepared and submitted to illustrate the existing conditions on the property and, at a minimum, the Sketch Plan shall contain the following:

- i. Uses proposed;
- ii. Intensity or density of uses proposed;
- iii. Location of public and private open space;
- iv. Drainage Facilities;

- v. Road, street, and pedestrian networks proposed; and
- vi. Existing or proposed utilities and public services for the development.

c. *Staff Review*

The Community Development Department shall review the Sketch Plan, focusing on standards and criteria of this UDC that are applicable to the proposed development. The Community Development Department shall summarize the results of the review in writing and provide a copy to the applicant. The summary shall include any special information regarding the proposed project, plus an evaluation of the proposal with respect to the current policies of the Town, identifying areas of potential compatibility or conflict with these policies. All comments made by the Community Development Department shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

d. *Meeting to Discuss Sketch Plan*

At the request of the Community Development Director or applicant, the parties shall meet to discuss the results of the review. The applicant shall be informed of the necessary provisions of this UDC relating to subdivision application, including submittal requirements, required public improvements, design standards, and Development Agreements. The Community Development Director shall inform the applicant whether or not a Planning Commission Review shall be required.

e. *Planning Commission Review*

In addition to the staff review the Community Development Director may require that the Sketch Plan be reviewed by the Planning Commission or the applicant may request this review. The staff review summary shall be submitted to the Planning Commission for consideration. All comments made by the Planning Commission shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

f. *Effect of Review*

The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute. Since the Sketch Plan is conceptual only, there are no lapse provisions applicable.