

**TOWN OF ERIE
BOARD OF TRUSTEES
June 27, 2017**

SUBJECT: Erie Highlands Planning Areas 8 and 9 Sketch Plan - 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.

CODE: Municipal Code, Title 10

PURPOSE: Board of Trustees review and comment on a Sketch Plan application for 260 dwelling units on 40.5 acres in Erie Highlands.

DEPARTMENT: Community Development Department

PRESENTER: Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION: See Attachments for Staff Review Memo Comments

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: J Dearmin, LLC
10343 Federal Boulevard, Unit 515
Westminster, CO 80260

The Jack Shell and Sonya Shell Family Trusts
10015 Meade Court
Westminster, CO 80031

WY&K Holdings, LLC
28221 Hidden Village Drive
Evergreen, CO 80439

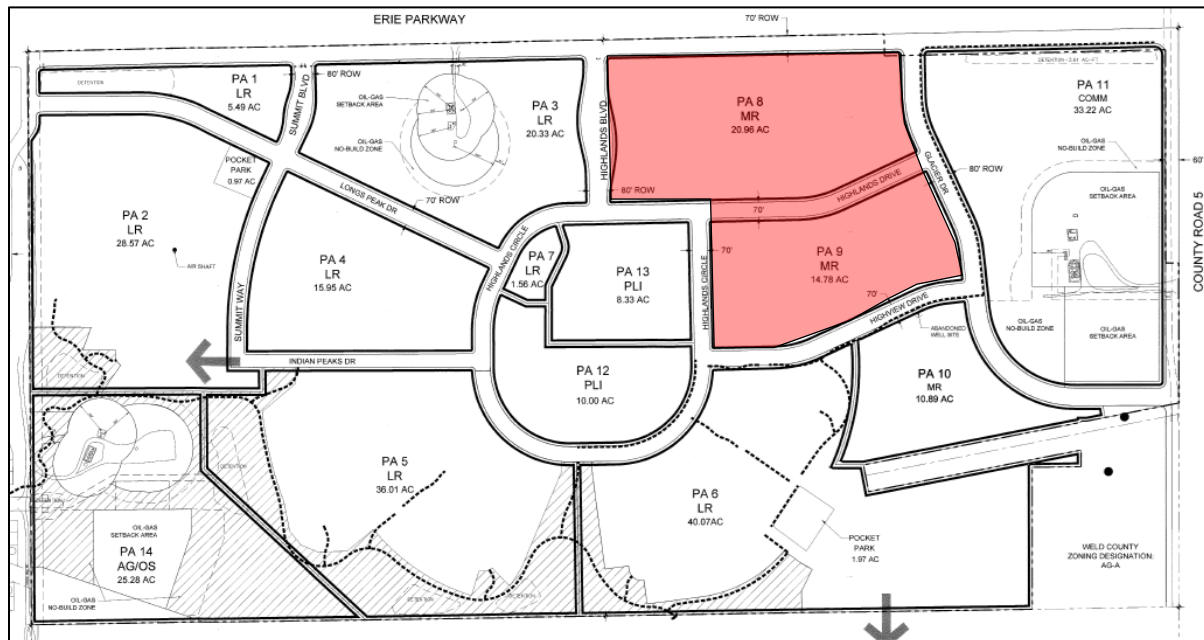
J Gaz, LLC
4955 West 6th Avenue
Arvada, CO 80003

Applicant: Oakwood Homes, LLC
4908 Tower Road
Denver CO, 80249

Location: The Erie Highlands development is located south of Erie Parkway; west of Road 5 and Blake's Auto Salvage Yard; and, east of the Grandview Subdivision.



Planning Areas were designated by the approved PUD. Planning Areas 8 and 9 are the north east portions of the areas designated for residential development.



Existing Conditions within Sketch Plan Area:

Zoning: MR – Medium Density Residential with PUD – Planned Unit Development Overlay.

Project Size: 40.5 Acres

Existing Use: Vacant

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	LR/PUD – Low Density Residential	Colliers Hill – Single Family Residential
SOUTH	LR – Low Density Residential	Erie Highlands - Single Family Residential
EAST	CC – Community Commercial	Erie Highlands – Vacant Commercial
WEST	LR/PUD – Low Density Residential PLI – Public Lands Institutional	Erie Highlands - Single Family Residential Erie Highlands – School and Park Site

Sketch Plan Development Data:

Planning Area 8 is proposed to for 104 single family homes on lots 47 feet wide by 100 feet long. These lots will comply with the current PUD Overlay requirements. The applicant presents a new product, called the Carriage House, which would create one hundred and fifty six single family dwellings in Planning Area 9. The Carriage House product is not able to meet the UDC requirements and a PUD is necessary in order to allow the product, the existing PUD would be amended to accomplish this.

Dwelling Unit Summary:

PA	UNITS	PA AREA (AC)	UNITS/ACRE
PA8	104	23.62	4.4
PA9	156	16.88	9.2

The applicant has included buffer tracts at the edges of the development. A trail is located within this buffer along Glacier Drive. A trail along Erie Parkway is also included and connections to these trails provided a through block connections and cul-de-sac bulbs.

Tract Summary:

PA 8 & 9 TRACT SUMMARY CHART				
TRACT	AREA (SF)	USE	OWNERSHIP	MAINTENANCE
A	127,864	LANDSCAPE AND OPEN SPACE	EHMD	EHMD
B	5,711	LANDSCAPE AND OPEN SPACE	EHMD	EHMD
C	7,105	LANDSCAPE AND OPEN SPACE	EHMD	EHMD

*EHMD - ERIE HIGHLANDS METRO DISTRICT

Land Summary Chart:

TYPE	AREA (AC)	% OF TOTAL AREA	LOTS	DU/AC
RESIDENTIAL UNITS	26.37	65.1%	260	6.4
TRACTS	3.23	8.0%		
PUBLIC ROW	10.90	26.9%		
TOTAL	40.50	100.0%		

Development Summary Chart:

LAND USE	ACRES	% ACRES	UNITS	% UNITS	DU /AC
SINGLE FAMILY RESIDENTIAL	26.4	65.1%			
PARK HOUSE (47'X100') MIN.			104	40.0%	
CARRIAGE HOUSE			156	60.0%	
PUBLIC OPEN SPACE (PA 2, PA 5, PA 6 & PA 14)	0.0	0.0%			
PRIVATE OPEN SPACE/ TRACTS	3.2	8.0%			
PUBLIC RIGHT OF WAY	10.9	26.9%			
TOTAL	40.5	100.0%	260	100.0%	6.4
Public open space dedicated in PA's 2, 5, 6, & 14					

Streets:

The applicants proposed Sketch Plan includes construction of the roads within and immediately adjacent to the planning areas.

Staff recommends that all of Glacier View Drive be constructed as part of the development of these final single family residential phases of Erie Highlands. The road network proposed by the applicant and anticipated by the Town as part of all previous approvals should be completed at this time.

Parks and Open Space:

The proposed 260 dwelling units were contemplated as part of the larger Erie Highlands development and all parks and open space required for the development has been provided in previous filings.

Natural Areas Inventory and Endangered Species:

The Town of Erie Natural Areas Inventory does not identify a natural area within the proposed project area.

Open Space and Trails Advisory Board:

The Open Space and Trails Advisory Board have provided the applicant with comments. Please see attachments.

Compliance with Town of Erie Municipal Code Title 10:

Town staff has generally reviewed the proposed Sketch Plan for compliance with the Code requirements and has provided the applicant with detailed comments in staff review memos. The Carriage House product presents a large departure from current development patterns and Staff has areas of concern related to that portion of the proposed Sketch Plan application and is looking for direction on these areas, our detailed comments are attached in our most recent review memo to the applicant.

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.