

**TOWN OF ERIE
PLANNING COMMISSION MEETING
March 15, 2017**

SUBJECT: **PUBLIC HEARING:**
Consideration Of A Resolution Regarding The Wise Farms Zoning Map, Rezoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Rezoning.

PURPOSE: The applicant proposes to rezone the Wise Farms property from RR – Rural Residential to 87.64 Acres of AG/OS Agricultural/Open Space and 83.795 Acres of ER-Estate Residential.

PROJECT FILE NO: RZ-000789-2016

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: Hannah L. Hippely, AICP, Senior Planner

STAFF RECOMMENDATION

Approval with conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant: Jasper Land Investments, LLC
 9162 S. Kenwood Court
 Highlands Ranch, CO 80126

Owners: Wise Homestead, LLC; and,
 Elizabeth Kissell

Location: The Wise Farms property is located south of Jasper Road and west of 119th Street. The property is separated by the RTD railroad right of way.



Existing Conditions:

Current Zoning: Current zoning is RR – Rural Residential; the applicant is proposing a concurrent Rezoning and PUD Overlay application.

Rezoning Size: 171.435 Acres

Existing Use: On the property are two existing single family houses and associated accessory structures; historic farm structures; one oil/gas facility; with the majority of the property being used for agriculture.

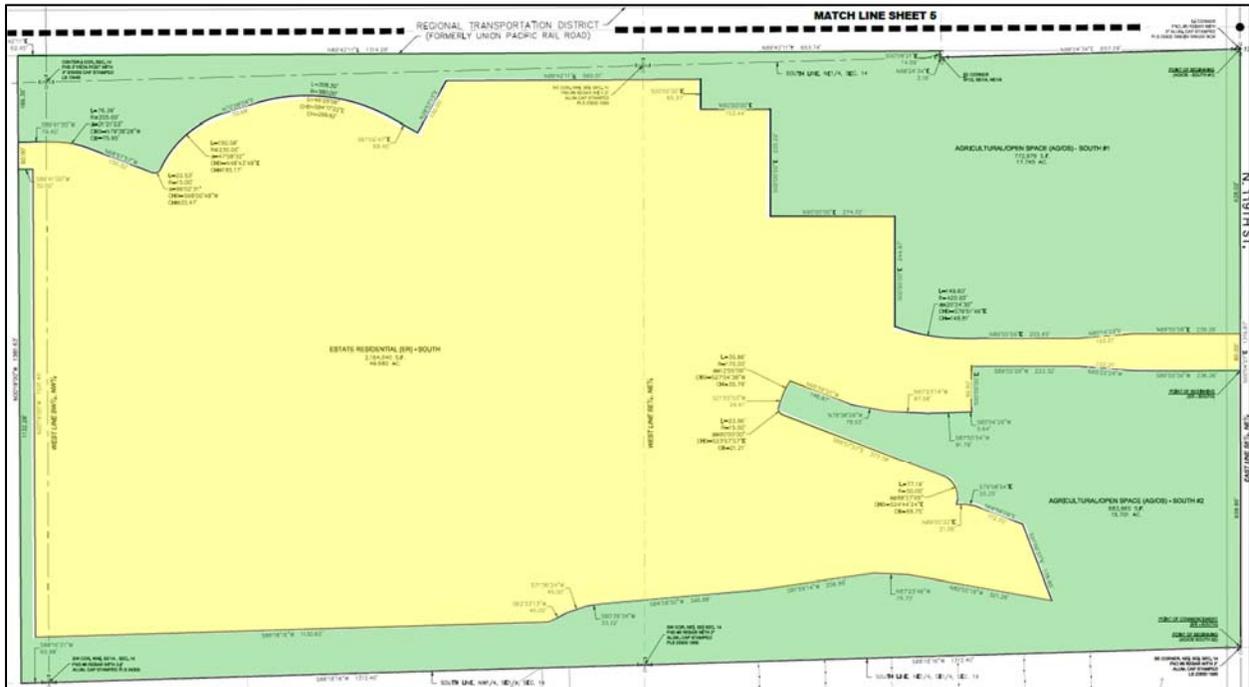
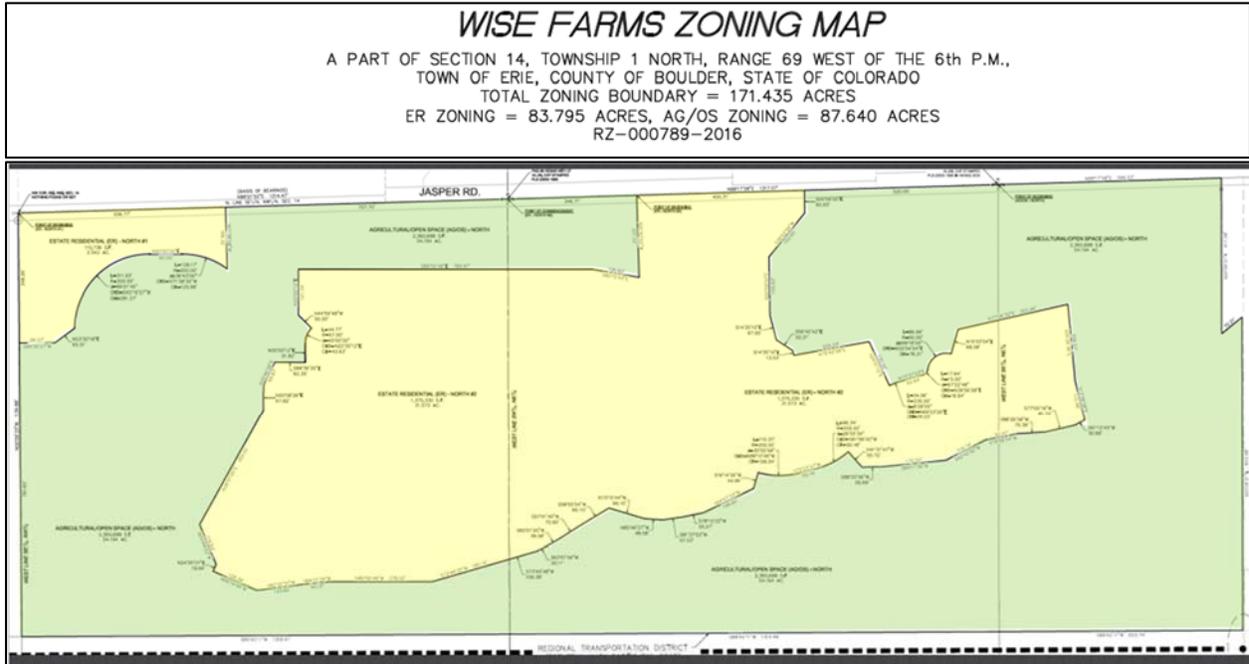
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Rural Residential Neighborhood Mixed Use AG-OS Agricultural – Open Space A-Agricultural: Boulder County	Single Family Residential Erie Historical Museum Boulder County/Town Open Space Farm/Agriculture
EAST	A-Agricultural: Boulder County RR -Rural Residential: Boulder County ER- Estate Residential	Farm/Agriculture Single Family Residential
SOUTH	RR – Rural Residential: Boulder County	Single Family Residential
WEST	A-Agricultural: Boulder County	Farm/Agriculture

Wise Farms Rezoning Proposal:

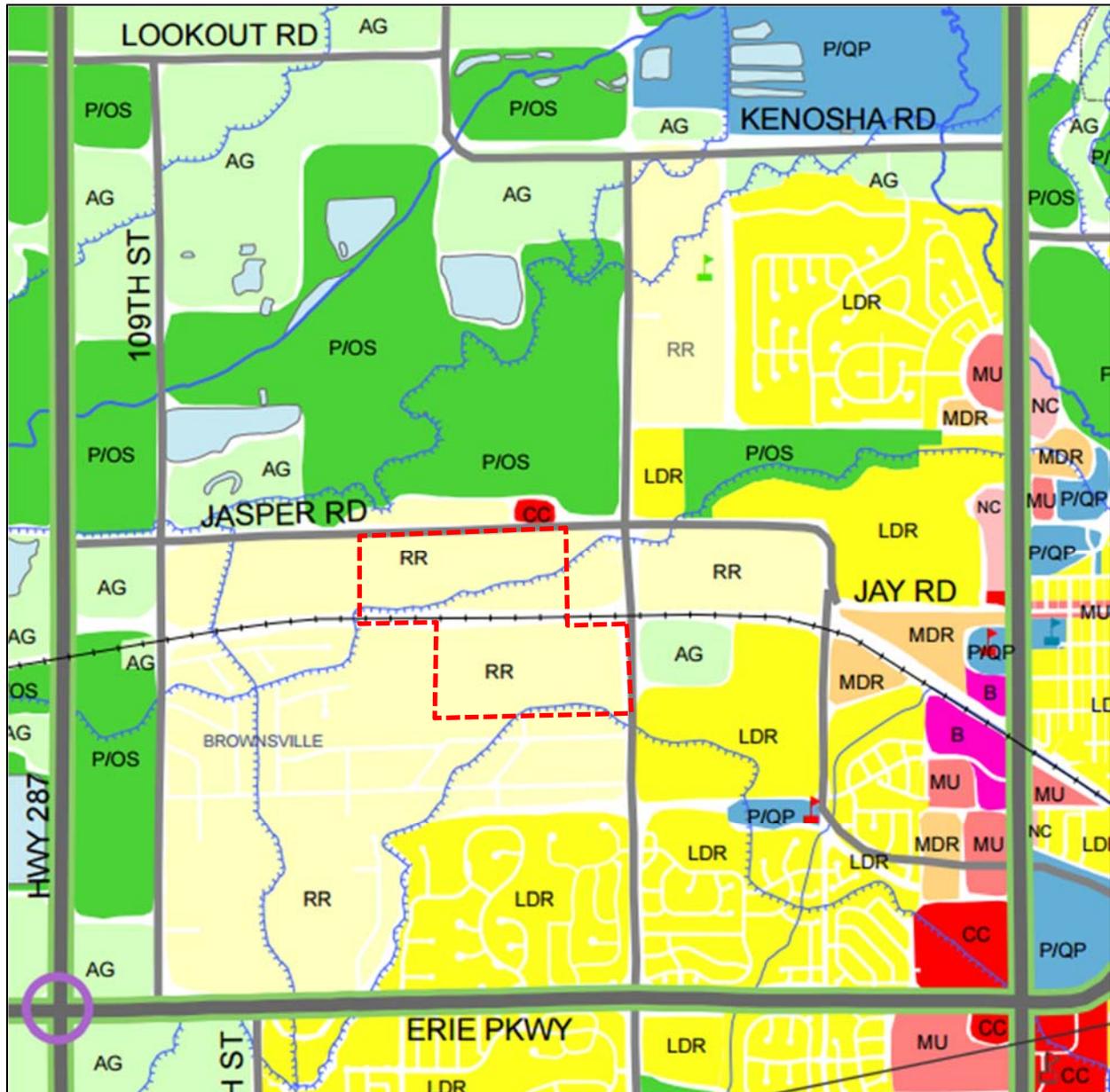
The applicant is requesting to rezone Wise Farms from RR – Rural Residential to:

<u>Proposed Zone District</u>	<u>Acres in Proposed District</u>
AG/OS - Agricultural/Open Space	87.64 acres
ER - Estate Residential	83.795 acres



Compliance with Town of Erie Comprehensive Plan:

The Rezoning and associated PUD application are in general Compliance with the Land Use designation of RR-Rural Residential on the 2005 Comprehensive Plan, Land Use Plan Map; as illustrated below. The density range of RR, in the Comprehensive Plan, is 0 to 2 dwelling units per acre; however, gross densities will not typically exceed 1 dwelling unit per acre. The applicant's proposal is for 102 dwelling units on approximately 169 acres; this equals a gross density of 0.60 dwelling units per acre.



STAFF REVIEW AND ANALYSIS

The Wise Farms Zoning Map was reviewed for conformance with Municipal Code 10.7.5 B.9. Rezoning Approval Criteria. Staff finds the Wise Farms Zoning Map in compliance with the Rezoning Approval Criteria as listed below.

- a. The Rezoning will promote the public health, safety, and general welfare;

Staff: The Wise Farms Zoning Map promotes the public health, safety, and general welfare.

- b. The Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;

Staff: The Erie Comprehensive Plan anticipates development in this area which is Erie's north western edge. The Wise Farms rezoning and associated PUD sets the maximum number of dwelling units allowed on the property at 102; this equals a gross density of 0.60 dwelling units per acre. The gross density proposed is within the 0 to 2 dwelling units per acre density range for the Rural Residential Land Use anticipated by the Comprehensive Plan.

- c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: The Wise Farms development will need to bring Town water to the site. All other facilities and services are available.

- d. The Rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

Staff: The Town and applicant have worked to preserve the significant natural features of the site including the existing healthy trees, riparian vegetation along the ditch, and the non-jurisdictional wetland on the east side of the property as public open space.

- e. The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

Staff: The rezoning from RR to a combination of AG/OS and ER along with the Wise Farms PUD creates AG/OS zoned buffers on all sides of the proposed development which is a reduction in zoning intensity from RR in those areas. Additionally, the application includes 1 acre lots at the perimeter of the developed area which provides a transition between the buffer and the interior lots.

- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

Staff: Future uses on the subject property will be single family homes; the same use which is found to the south and east in the existing neighborhoods. The residential density of 0.60 DUs per Acre is consistent with the existing residential densities in the area.

- g. The Zoning is generally consistent with the Towns' economic development goals and objectives to bring positive growth and sustainable revenues to the Town.

Staff: The project will bring positive growth and sustainable revenues to the Town.

NEIGHBORHOOD MEETING

As required by the Municipal Code a Neighborhood Meeting was held:

Neighborhood Meeting Date: February 13, 2017

Neighborhood Meeting Location: Erie Community Center

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	February 22, 2017
Property Posted:	February 27, 2017
Letters to adjacent property owners within 300':	February 24, 2017