

**TOWN OF ERIE
BOARD OF TRUSTEES MEETING
JANUARY 10, 2017**

SUBJECT: Sketch Plan Review of the Proposed Copper Ranch Apartment Development and Commercial Lots in Tract B of the Ranchwood Minor Subdivision.

CODE: Municipal Code, Title 10

PURPOSE: Review of a proposed Sketch Plan application that includes 216 apartments units on 13.5 acres and commercial lots on 12.56 acres in Tract B of the Ranchwood Minor Subdivision.

DEPARTMENT: Community Development Department

PRESENTER: Deborah Bachelder AICP, Senior Planner

STAFF RECOMMENDATION: See Attachments for Staff Review Memo Comments

PLANNING COMMISSION: Planning Commission reviewed and commented on the Sketch Plan application at their December 7, 2016 meeting; see Attachments for Draft Planning Commission Minutes.

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Legacy Bank
Oklahoma City, OK

Applicant: Cap Acquisitions, LLC
120 W. Cataldo, Suite 100
Spokane, WA 99201

Existing Conditions – Tract B:

Project Size: 28 Acres

Existing Use: Vacant land with Leyner Cottonwood Ditch

Zoning: CMU – Community Mixed Use:

The current zoning of Tract B is CMU; and, at 28 acres in size this of would require the applicant to provide 3 primary uses (commercial, office, residential, or public/institutional) with each chosen primary use occupying a minimum of 25% of the gross floor area of the entire CMU zone district.

Location: North of Erie Parkway and West of County Line Road



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	B-Business	Vacant Land - Ranchwood Tract C
SOUTH	B-Business	Vacant Land - Ranchwood Tract A
EAST	Erie Commons PD	Erie Community Center
WEST	LR-Low Density Residential	Single Family - Sunwest

Background Information:

The Ranchwood Minor Subdivision was originally platted into 3 Tracts (Tracts A, B, and C) that were all zoned B-Business in 2006. The plat allowed a split of the ownership of the property; currently all 3 tracts are under different ownerships.

In 2007, Tract B was rezoned to CMU-Community Mixed Use based on a Sketch Plan application that proposed an assisted living facility, office, and commercial development. Due to the US recession in 2007, the assisted living facility development concept did not move forward and the property reverted to bank ownership. This Sketch Plan application is for Tract B, which is still owned by the bank.

Site Specific Development Information:

The current Sketch Plan application is proposing 216 apartment units on 13.5 acres and commercial lots on 12.56 acres in Tract B of the Ranchwood Minor Subdivision. The applicant proposes to rezone the property from CMU-Community Mixed Use to 13.5 acres of HR-High Density Residential and 12.56 acres of Community Commercial. To accommodate the proposed apartment development, the applicant is proposing to underground the Leyner Cottonwood Ditch.

Sketch Plan Development Data:

Full Sketch Plan Area: 28.65 acres

Proposed Rezoning from CMU-Community Mixed Use:

- To CC – Community Commercial: 12.56 acres
- To HR-High Density Residential: 13.50 acres

Proposed Apartment Development:

- 216 apartments units; a clubhouse; and detached garages
- 12 – 3 story apartment buildings with a maximum mid-point height of the roof reported at 35 feet.
- A mix of apartment unit types are proposed; they include: 1 bedroom/1 bath; 2 bedroom/1 bath; 2 bedroom/2 bath; and 3 bedroom.
- Rezone a portion of the property to HR-High Density Residential which has an allowed density range of (10-16 dwelling units per acre); 16 dwelling units per acre proposed.
- Apartments are a Permitted Use by Right in the HR zone district
- Parking on the Sketch Plan meets the Towns parking quantity requirements; however, in the applicant’s narrative they ask the Town to consider reducing our parking requirement to 1.8 parking spaces per dwelling unit. This would reduce the number of parking spaces they currently show on the Sketch Plan by 100 parking spaces.

Streets:

The applicants proposed Sketch Plan includes extension of Jasper Road to County Line Road; the creation of a new Ranchwood Avenue that would connect Jasper Road to Erie Parkway; and, the extension of a stub street in Sunwest through a parking to connect with Ranchwood Avenue.

Parks and Open Space:

The current Code provisions would require the following park and open space dedications for the proposed 216 dwelling units:

	Proposed	Required
Pocket Park	0.47	0.30
Neighborhood Park	Fee-in-lieu	1.81
Community Park	Fee-in-lieu	3.01
Open Space	Fee-in-lieu	10.23

Natural Areas Inventory and Endangered Species:

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

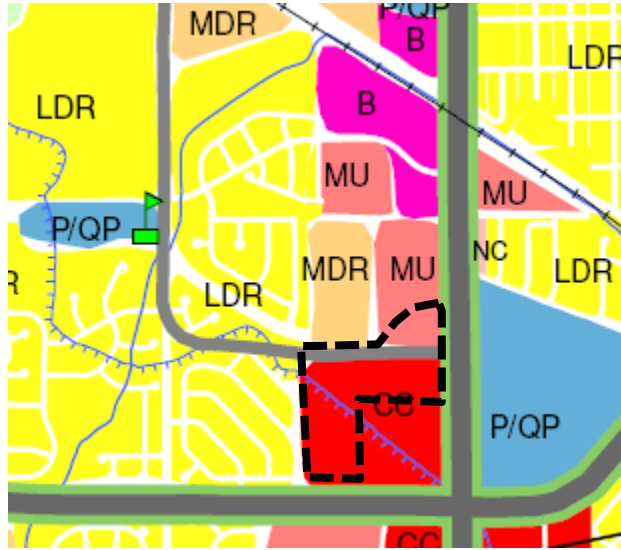
Open Space and Trails Advisory Board:

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

Compliance with Town of Erie Comprehensive Plan:

The Land Use designation on the Comprehensive Plan, Land Use Plan Map, for this portion of the Ranchwood Subdivision, is CC-Community Commercial and MU-Mixed Use.

The applicant is proposing to rezone the property to HR-High Density Residential in the area designated as CC on the Comprehensive Plan map; this would require that applicant to process a Comprehensive Plan Amendment application.



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 the attached staff review memos. Staff has areas of concern related to the proposed Sketch Plan application, our detailed comments are attached in our review memo to the application.

Public Comment:

The Town has received many public comments voicing concern over the proposed development and asking for denial of any application related to the proposed apartment development. All of the written comments that the Town has received are in the attachments for this agenda item.

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.