

**TOWN OF ERIE**  
**PLANNING COMMISSION AGENDA ITEM**  
**Meeting Date: February 15, 2017**

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| <b>SUBJECT:</b>     | <b>GENERAL BUSINESS:</b>                                                                                                                                                                                                                                                                          |
|                     | A Sketch Plan Review of Parkdale (Erie Gateway South)                                                                                                                                                                                                                                             |
| <b>CODE REVIEW:</b> | Erie Municipal Code, Title 10                                                                                                                                                                                                                                                                     |
| <b>PURPOSE:</b>     | 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. |
| <b>DEPARTMENT:</b>  | Community Development                                                                                                                                                                                                                                                                             |
| <b>PRESENTER:</b>   | Todd Bjerkaas PLA, Senior Planner                                                                                                                                                                                                                                                                 |

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| <b>STAFF RECOMMENDATION:</b> | N/A |
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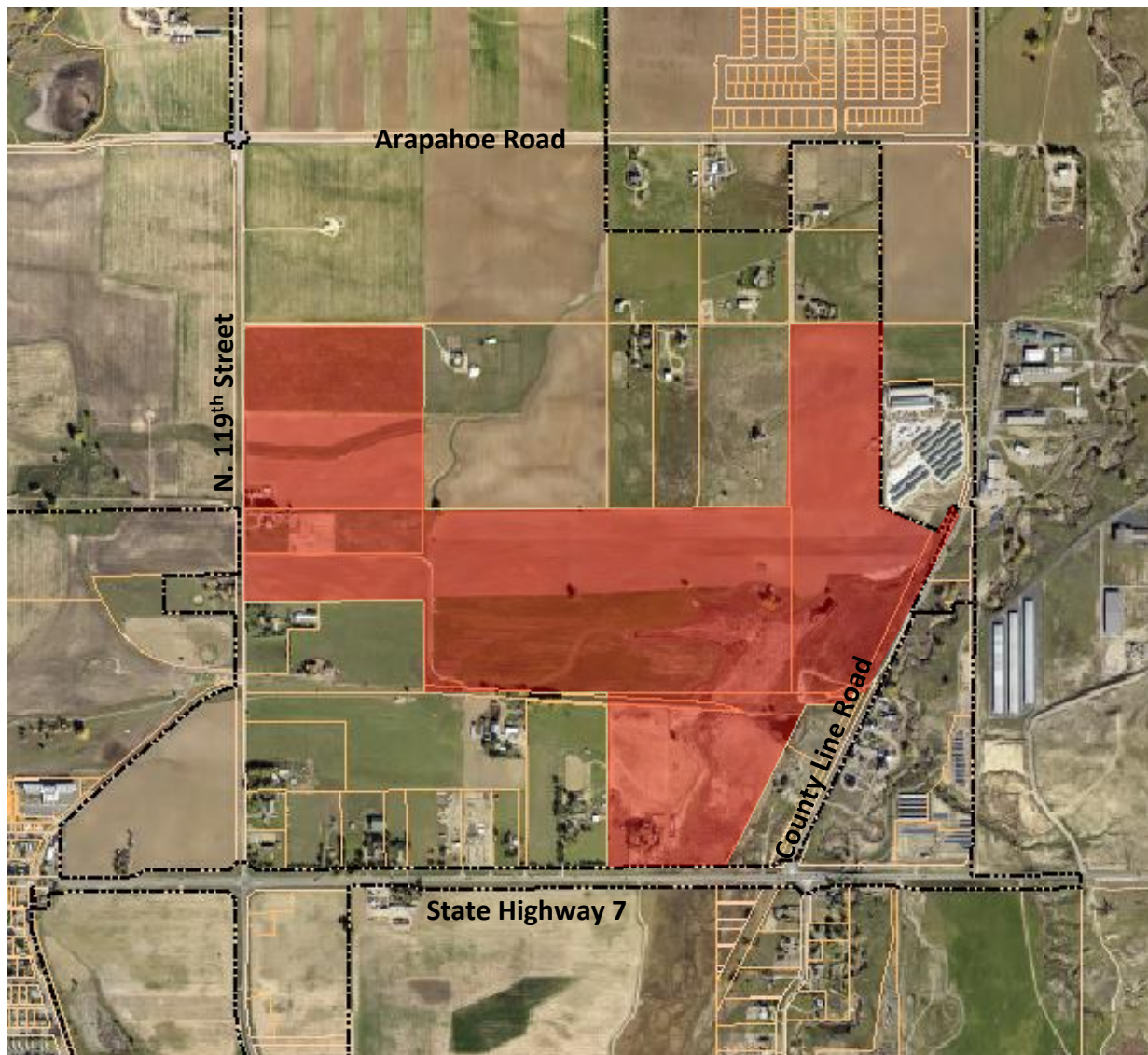
**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

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|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Land Owners:</b> | The Millican Revocable Living Trust<br>Linn S. McDonald<br>Lafayette-7 LLP<br>Richard Douglas Schillawski<br>Sonja J. Lewis<br>BNSF Railway Company |
| <b>Applicant:</b>   | OEO LLC<br>Matt Janke<br>7353 South Alton Way<br>Centennial, CO 80112                                                                               |

**Location:**

The subject properties are generally located north of Colorado State Highway 7, west of County Line Road, south of Arapahoe Road, and east of N. 119<sup>th</sup> Street.



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

Zoning: LR – Low Density Residential  
 Project Size: 218.48 Acres  
 Existing Use: Agriculture, Single Family Homes, Vacant

**Adjacent Zoning and Comprehensive Plan Land Use Designation:**

|              | CURRENT ZONING                                                                                                            | COMPREHENSIVE PLAN-<br>LAND USE MAP DESIGNATION                                                                            |
|--------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>NORTH</b> | A – Agricultural (Boulder County)                                                                                         | LDR – Low Density Residential<br>P/OS – Parks/Public Open Space                                                            |
| <b>SOUTH</b> | A – Agricultural (Boulder County)<br>C1 – Regional Business (City of Lafayette)                                           | LDR – Low Density Residential<br>Commercial (City of Lafayette)<br>Opportunity Parcel (City of Lafayette)                  |
| <b>EAST</b>  | PD – Planned Development<br>LI – Light Industrial<br>Ag/OS – Agriculture/Open Space<br>P – Public (City of Lafayette)     | I – Industrial<br>P/OS – Parks/Public Open Space<br>Public Facility (City of Lafayette)                                    |
| <b>WEST</b>  | RR – Rural Residential (Boulder County)<br>P – Public (City of Lafayette)<br>DR – Developing Resource (City of Lafayette) | Existing Open Space (City of Lafayette)<br>County Open Space (City of Lafayette)<br>Opportunity Parcel (City of Lafayette) |

**Parkdale Sketch Plan Summary Information:**

- Area: **218.48 Acres (Total)**  
76.26 Acres (Residential)  
40.92 Acres (Dedicated Public Open Space)  
31.76 Acres (Private Open Space/Landscape Buffer)  
4 Pocket Parks (min. 0.93 acres total required)
- Dwelling Units Proposed: 550 Single-Family Detached Homes  
102 Paired Homes
- Gross Density: 2.98 units/acre

The Sketch Plan application proposes a new gateway into the Town of Erie through construction of a new entrance from State Highway 7, a realignment of County Line Road as a landscaped parkway, and the development of residential units and landscape areas on both sides of this new north-south arterial. A collector road heading east from the arterial provides access to the Messersmith-Boehle Open Space properties along Coal Creek and the original County Line Road alignment. A single access point into the subdivision is located off N. 119<sup>th</sup> Street. The

plan also provides for several road stubs into adjacent properties that could be developed in the future.

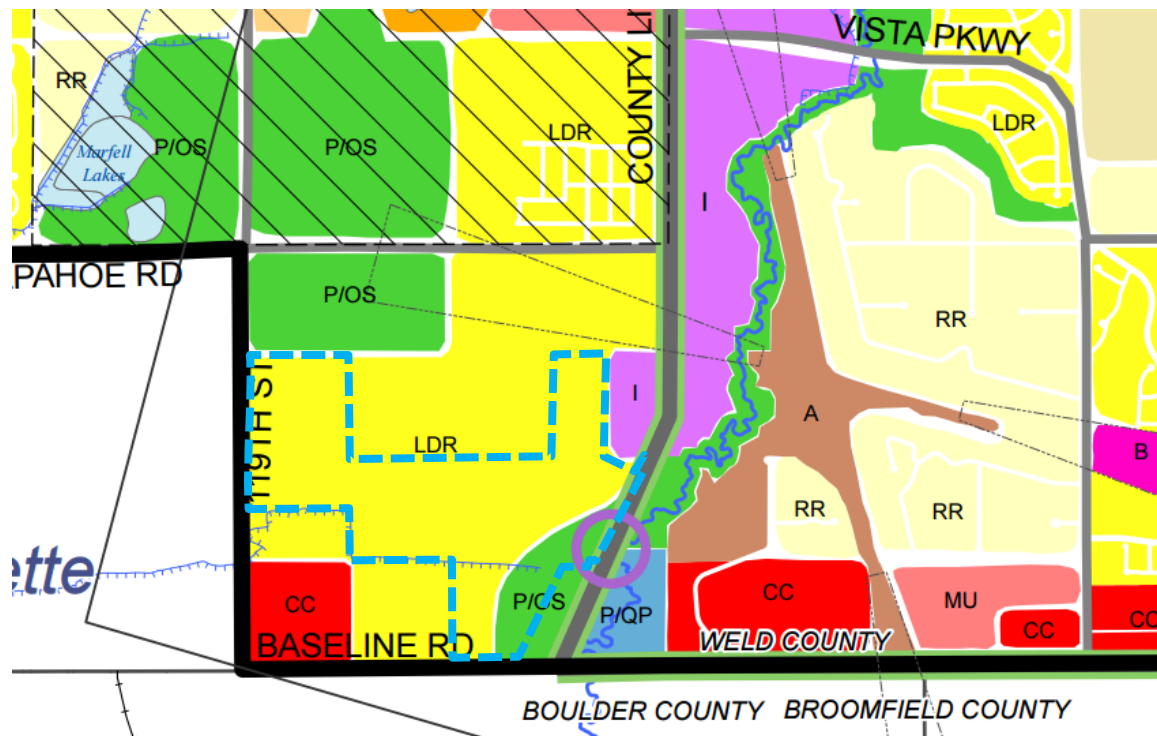
The development incorporates multiple single-family detached lot types described by the applicant as ranging from larger Manor Home and Country Home lots down to Village Home and Patio Home lots. Alley-loaded Paired Homes, mostly facing interior common green spaces, are proposed in the northeast portion of the subdivision adjacent to Tri-County Storage.

Wetlands exist at the southeast corner of the site, and the applicant is preserving the wetlands as dedicated open space. This open space area is in compliance with the Town's Comprehensive Plan Land Use Plan Map which designates the wetlands as Parks/Public Open Space. An east-west Spine Trail alignment is proposed from the Great Bark Dog Park on N. 119<sup>th</sup> Street in Lafayette east through an open space corridor, through an underpass beneath the new County Line Road alignment, along the north edge of the wetlands, across the old County Line Road alignment, and connects into the existing Coal Creek Trail.



### Compliance with Town of Erie Comprehensive Plan:

The application is in general Compliance with the Land Use designations on the Comprehensive Plan, Land Use Plan Map. This property allows for residential and park/public open space land uses.



### Mix of Housing:

To meet the UDC Mix of Housing Type requirement (UDC 10.6.7.D.) for the full development of 218.48 acres, the Parkdale development should provide one of the following UDC housing diversities:

- 4 housing types, or
- 3 types and 1 variation, or
- 2 types and 2 variations.

In this Sketch Plan, the applicant is providing two housing types with two variations within the development. The applicant anticipates that the two housing types would consist of single-family detached homes and duplexes; the two variations would consist of at least two variations in the single-family detached lot sizes.

### **Parks and Open Space:**

At the proposed unit count of 652 dwelling units for the Parkdale subdivision, the following Parks and Open Space requirements exist:

- *Neighborhood Park*: The development generates a requirement for 5.57 acres of Neighborhood Park. As this acreage falls short of the minimum 7 acre Neighborhood Park requirement, the developer will be required to make payment of the Neighborhood Park Land and Development Construction Cost Fee at Final Plan.
- *Pocket Park*: A total of 0.93 acres of pocket park are required. Based on the layout of the subdivision and compliance with the UDC's location requirements, at least four pocket parks, as shown in the Sketch Plan, are required and would exceed the 0.93 acre requirement.
- *Open Space*: The open space dedication requirement at Parkdale's proposed unit count is 31.59 acres. The Sketch Plan represents an open space dedication in the amount of 40.92 acres. Further analysis shall occur during Preliminary Plat to insure that all public open space areas identified for dedication are eligible for credit.

### **Open Space and Trails Advisory Board:**

The Open Space and Trails Advisory Board have provided the applicant with comments in the attached memo.

## **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.