

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

SUBJECT:	GENERAL BUSINESS:
	A Sketch Plan Review of the Vista Ridge Filing 6, Lot 7 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: **Bonanza Drive Development Corporation**
James Spehalski
9750 W. Cambridge Place
Littleton, CO 80127

Location:

The Vista Ridge Filing 6, Lot 7 subdivision is located north and east of the State Highway 7 and Bonanza Drive intersection. It is located immediately west of the Blue Sky apartments.

In the image below, Filing 6 is outlined in red. The future Lot 7 is shaded in red.

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

Zoning: PD – Vista Ridge Planned Development (PA 7-1 – Commercial)

Comprehensive Plan: CC – Community Commercial

Size: 10.627 Acres

Existing Use: Vacant

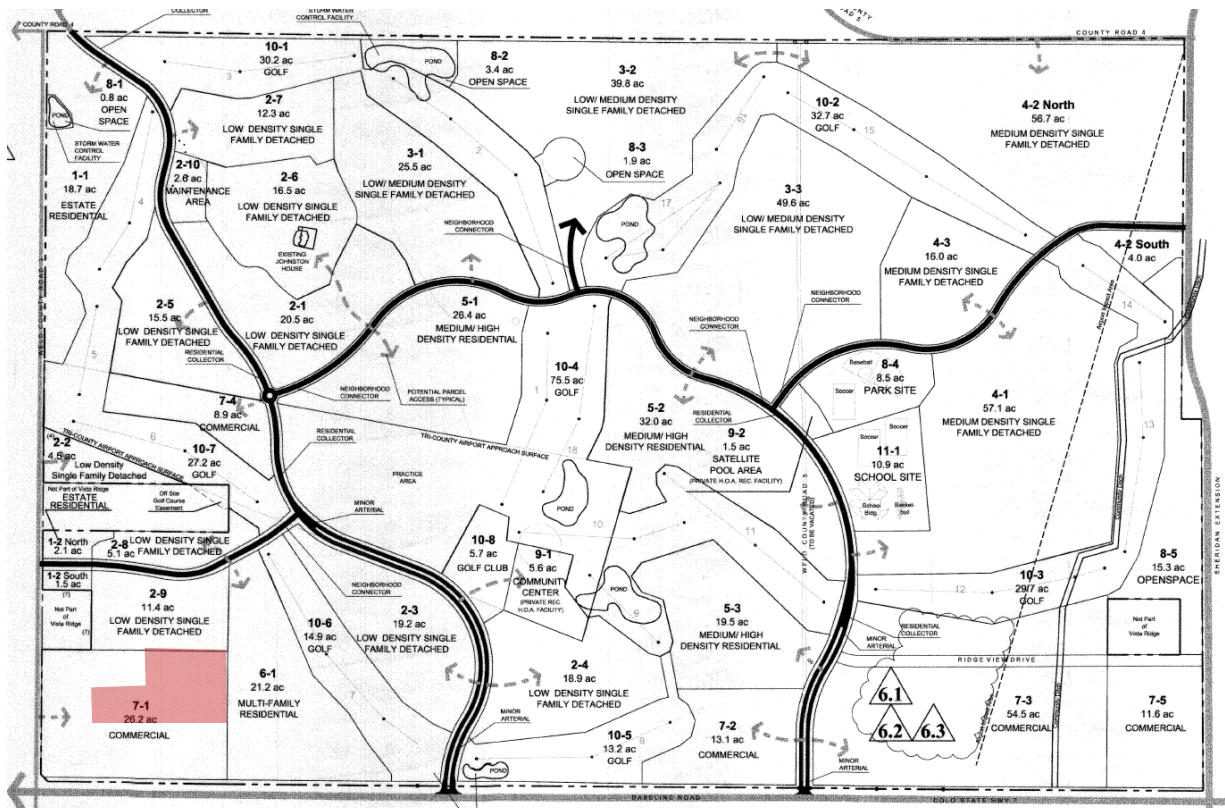
Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	PD – Vista Ridge Planned Development (PA 2-9 – Low Density SF Detached)	LDR – Low Density Residential
SOUTH	PD – Vista Ridge Planned Development (PA 7-1 – Commercial)	CC – Community Commercial
EAST	PD – Vista Ridge Planned Development (PA 6-1 – Multi-Family Residential)	HDR – High Density Residential
WEST	PD – Vista Ridge Planned Development (PA 7-1 – Commercial)	CC – Community Commercial

Vista Ridge Filing 6, Lot 7 Sketch Plan Summary Information:

- Area: **10.627 Acres (Total)**
5.05 Acres (Residential)
0.96 Acres (Roadway)
1.29 Acres (Alleys/Parking)
3.327 Acres (Private Park/Landscape/Detention)
- Dwelling Units Proposed: Maximum of 116 Single Family Attached Townhome Units.
- Gross Density: 10.92 units/acre

The Sketch Plan application proposes 116 units over 10.627 acres in the southwest corner of the Vista Ridge Subdivision in an area designated 7-1 Commercial in the Vista Ridge Development Plan Amendment No. 6 (below). The Vista Ridge PD allows for a maximum number of 2494 units for the entire subdivision but no units are contemplated for Planning Area 7-1. The applicant will be required to submit a Rezoning land use application to amend the Vista Ridge PD to allow for residential uses in this planning area. The Comprehensive Plan Map also designates this area as Community Commercial. The applicant will be required to submit a Comprehensive Plan Amendment land use application to provide for residential uses in this area.



The sketch plan area is bound by the private road Common Drive to the south, Blue Sky to the east, Vista Ridge single family homes to the north, and a future commercial pad lot and existing commercial storage to the west.

The development includes 23 single-family attached townhome buildings. The townhomes are an alley-loaded product with 3, 4, 5, or 6 units in each. Slightly more than half of the buildings face internal common greens while the remainder face Commons Drive or the internal private drive. Each unit will have a two-car garage accessed from an alley. All guest parking will be in parking lots or along the private drives with the central portion of Commons Drive contemplated with parallel parking.

Three access points are proposed from Commons Drive (which will be improved by the developer) to the south. There are no road stubs from existing residential to the east and north.

A pocket park is proposed in the western half of the sketch plan area.

Compliance with the Unified Development Code and the Comprehensive Plan:

The application is not in general compliance with the PD or the Land Use designations on the Comprehensive Plan Map. As previously stated, amendments to the PD and the Comprehensive Plan Maps will be required.

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.