

ERIE JUNCTION

- PRELIMINARY PLAT

Board of Trustees – January 25, 2022

Request

Review of a Preliminary Plat:

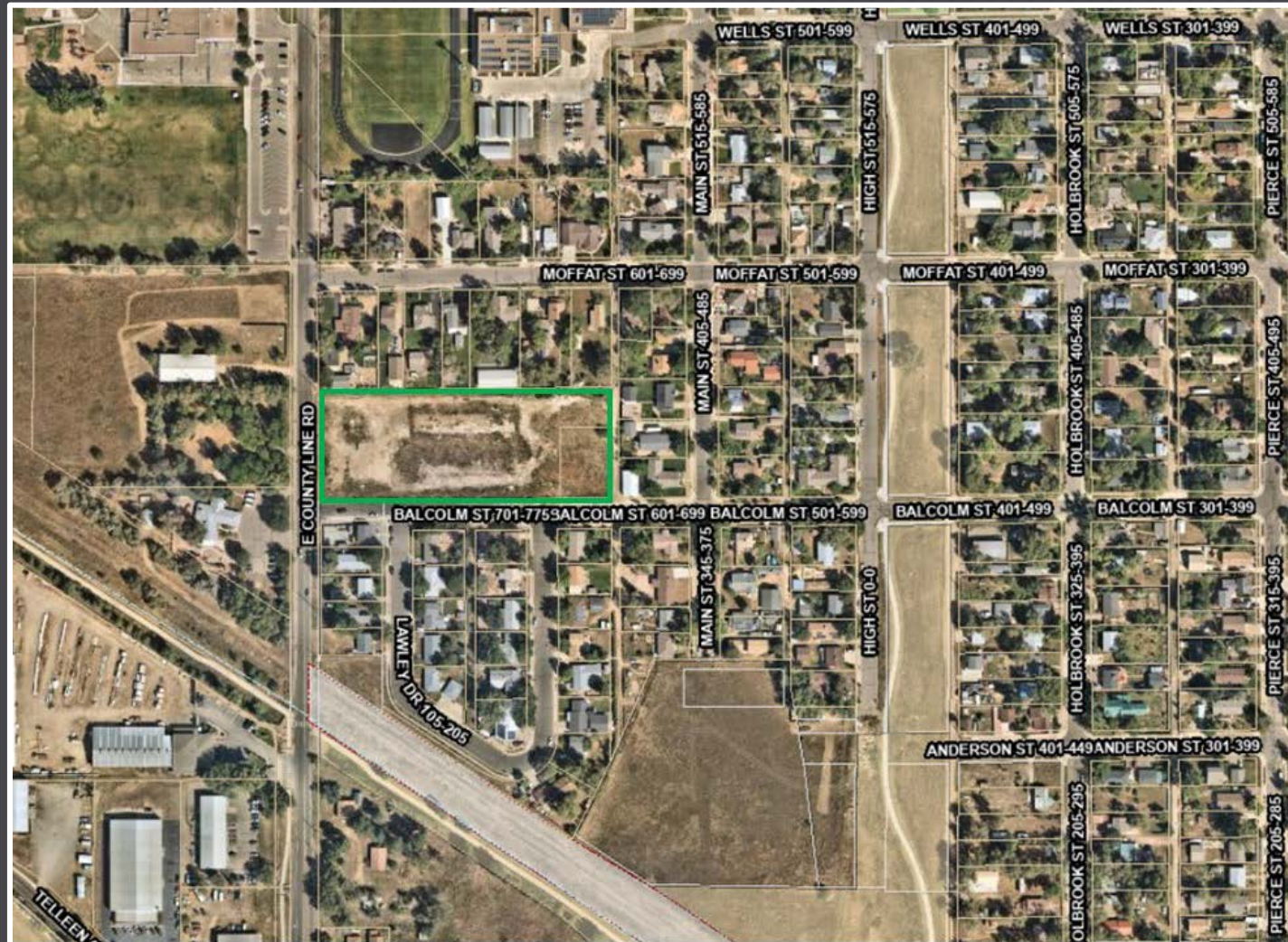
- 23 single-family attached lots;
 - 20 duplex lots; &
 - 3 townhome/triplex lots
- 4 tracts for access, landscaping, utilities, walk connections, & drainage

Future Required Applications – All Quasi-Judicial Reviews

- Final Plat & DA
- Special Review Use:
 - To allow duplex & single-family attached (townhome/triplex) uses within the OTR zone
- Site Plan for the SFA (townhome/triplex)
- Those applications are pending Preliminary Plat approval

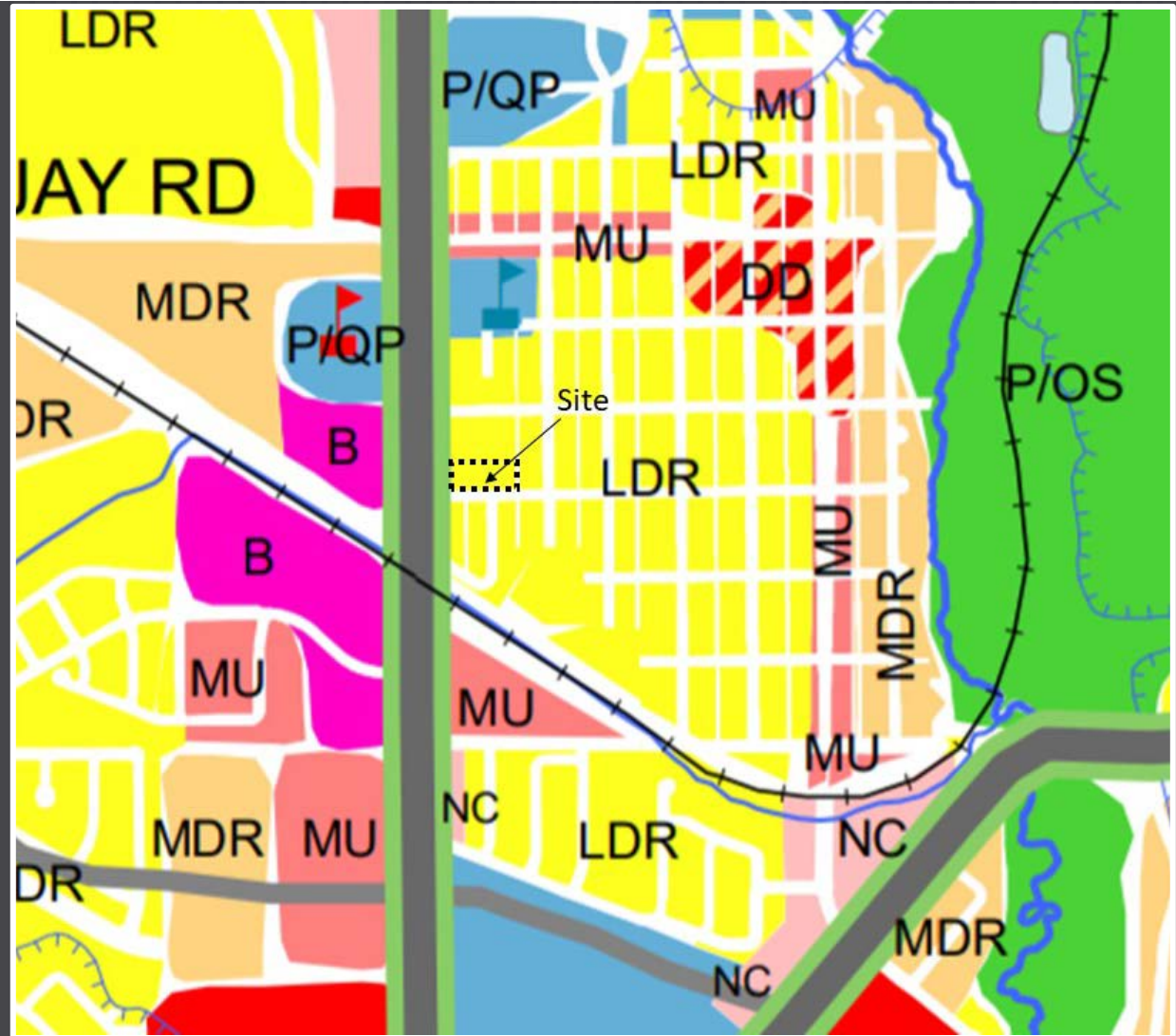
Location

- NE of County Line Rd & Balcolm St in Old Town
- 2.73 acres
- Concrete business
 - Demolished in 2014



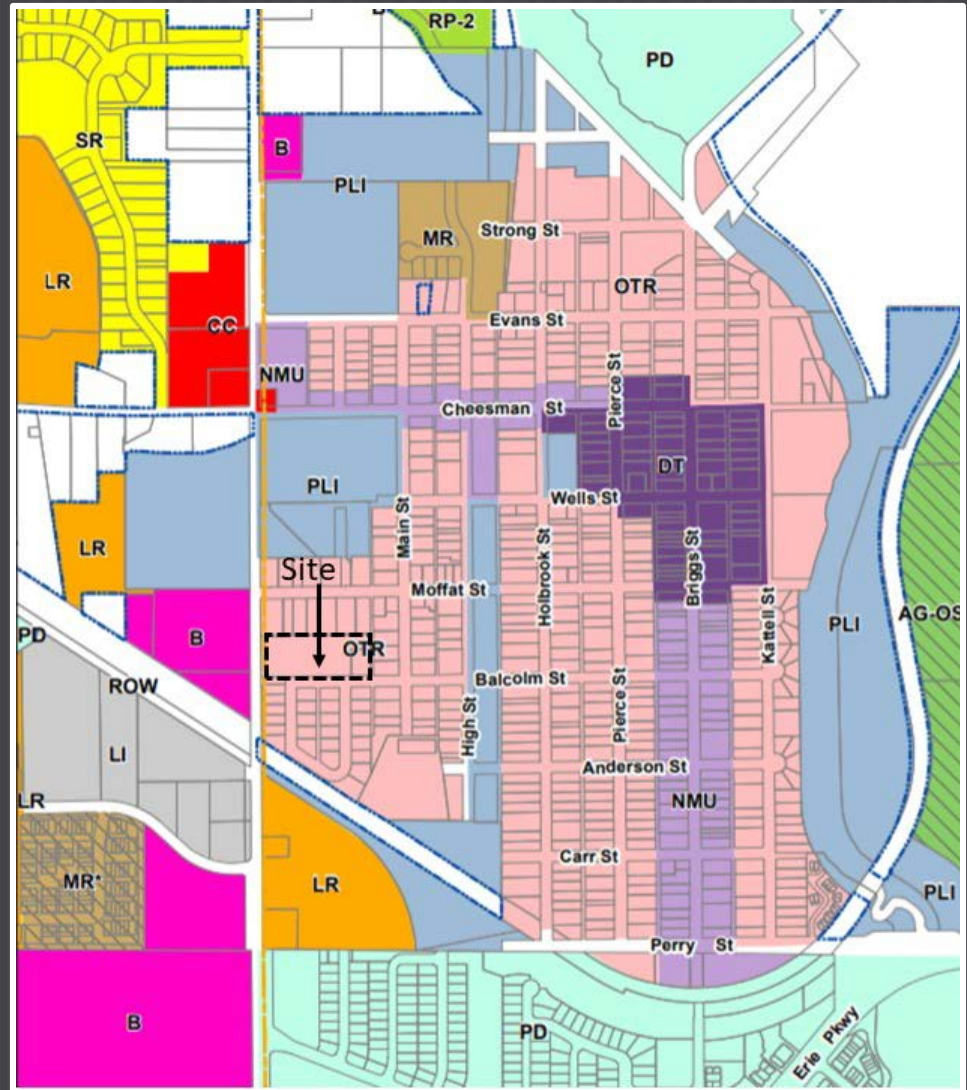
Comprehensive Plan

- LDR (2 to 6 du/ac)
- Allows SFD, Duplex, SFA
- Preliminary Plat
 - 23 SFA
 - 8.42 du/ac (consistent with zoning)



Zoning

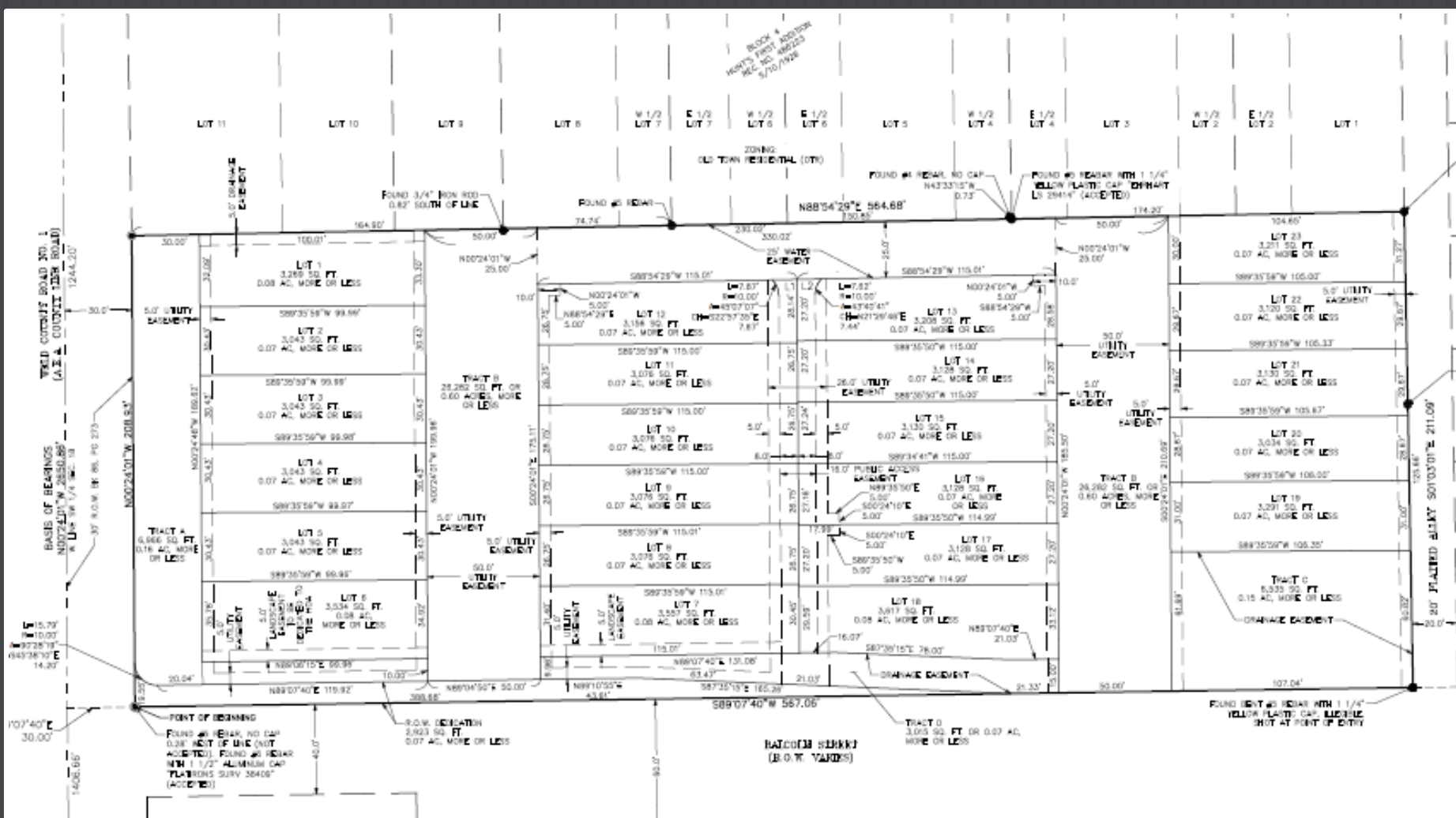
- Old Town Residential-OTR
 - Up to 16 du/ac for SFA
 - Minimum 3,000 s.f. lots
- Preliminary Plat proposes:
 - 8.42 du/ac
 - 3,043 to 3,617 s.f. lots
 - Alley loaded garages for a majority of the lots



Housing Diversity

- Erie Junction consists of 2.73 acres / UDC requires
 - 1 housing type
- Preliminary Plat proposes 2 housing types:
 - Duplexes; &
 - SFA (townhome/triplex)

Preliminary Plat



Preliminary Plat

- 6 front loaded duplex lots
- 14 alley loaded duplex lots
- 3 townhome/triplex lots
- 2 off street parking spaces per lot
- On street parking



Preliminary Plat - Roadways

- Traffic study was reviewed – no concerns
- Privately owned & maintained roads & alleys
- 2 new connections to Balcolm
- 2,923 s.f. of ROW for Balcolm



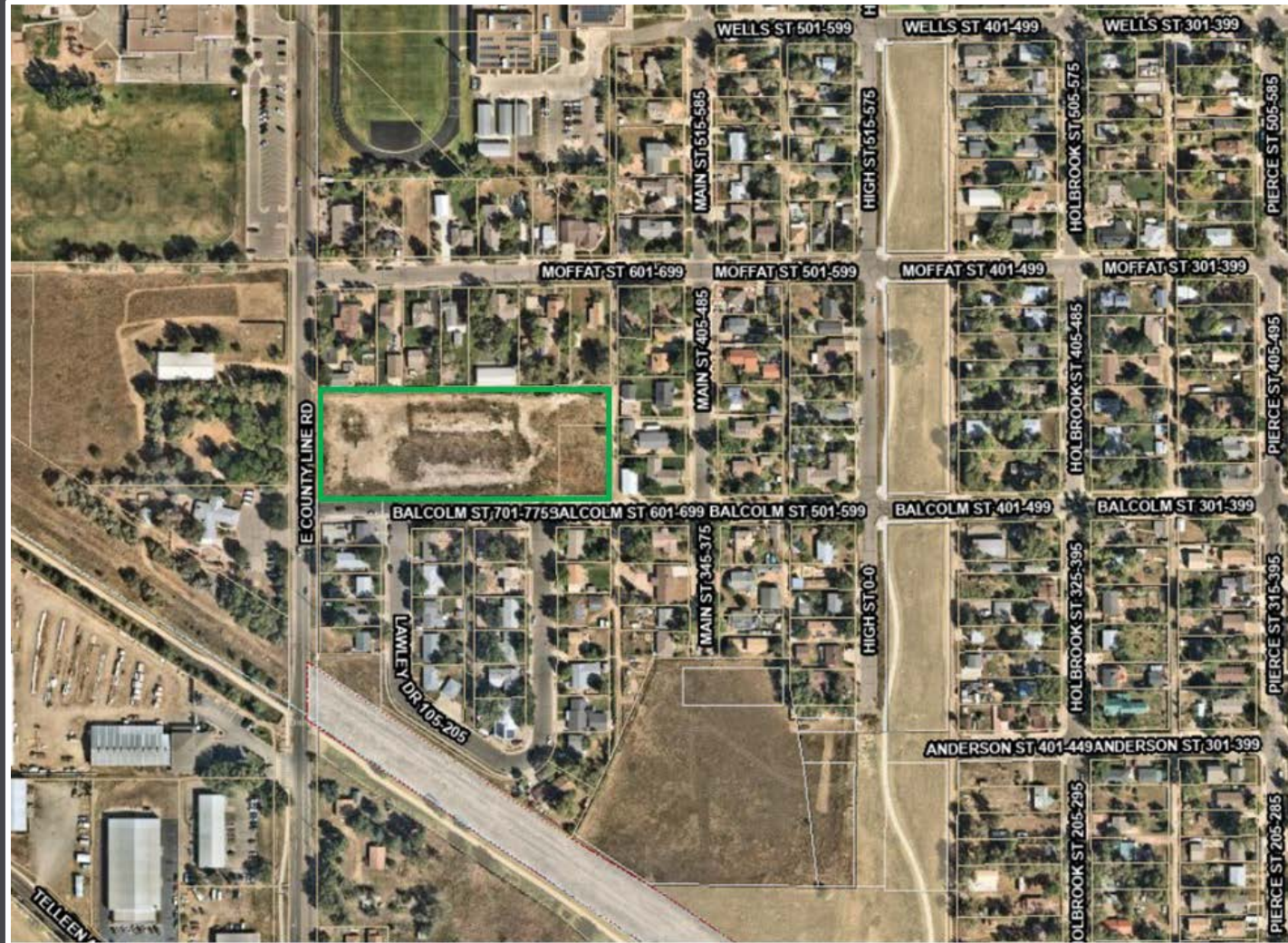
Preliminary Plat - Parks, Open Space, & Trails

- 8' walk parallels County Line Rd
- Pocket Park within a 1/4 mile
- Neighborhood & Community Parks requirements met with cash-in-lieu
- Internal sidewalks & connections to overall community



Environmental

- No undermining
- No O & G impacts
- Phase I & II environmental reports
- No RECs
- Hydrocarbons noted below RSLs in an area of the of old building
- VCUP



Preliminary Plat: Approval Criteria

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Preliminary Plat: Approval Criteria

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Public Notice / Comment

As required by the Municipal Code a Neighborhood Meeting was held October 21, 2020. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of this Public Hearings for the Preliminary Plat application was provided as follows:

Published in the Colorado Hometown Weekly:	January 5, 2022
Property Posted:	January 7, 2022
Letters to adjacent property owners:	January 7, 2022

No public comments have been received

PC Recommendation

On 12/15/21 the PC unanimously (5,0) recommend the BOT approve the Erie Junction Preliminary Plat application with one condition.

Staff Recommendation

Staff recommends the BOT approve the Erie Junction Preliminary Plat application (Resolution # 22-03), with the following condition:

- a. At the time of Final Plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town.

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