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| <b>SUBJECT:</b>    | Sketch Plan Review of a Proposed Townhome Development in Erie Commons Filing No. 4.           |
| <b>CODE:</b>       | Erie Municipal Code, Title 10                                                                 |
| <b>PURPOSE:</b>    | Review of a Sketch Plan for 92 townhome units at the east end of Erie Highlands Filing No. 4. |
| <b>DEPARTMENT:</b> | Community Development Department                                                              |
| <b>PRESENTER:</b>  | Deborah Bachelder AICP, Senior Planner                                                        |

**PLANNING COMMISSION:** Planning Commission reviewed and commented on the Sketch Plan application at their May 18, 2016 meeting; see Attachments for Draft Planning Commission Minutes.

**Owners:** Community Development Group

**Applicant:** Arsenault Holdings  
371 Centennial parkway, Suite 200  
Louisville, CO 80027

**Location:** Northeast corner of Erie Parkway and South Briggs Street



## Existing Conditions within Sketch Plan Area:

Zoning: Erie Commons PD Amendment No. 6 – Mixed Use Residential

Project Size: 6.75 Acres

Existing Use: Vacant

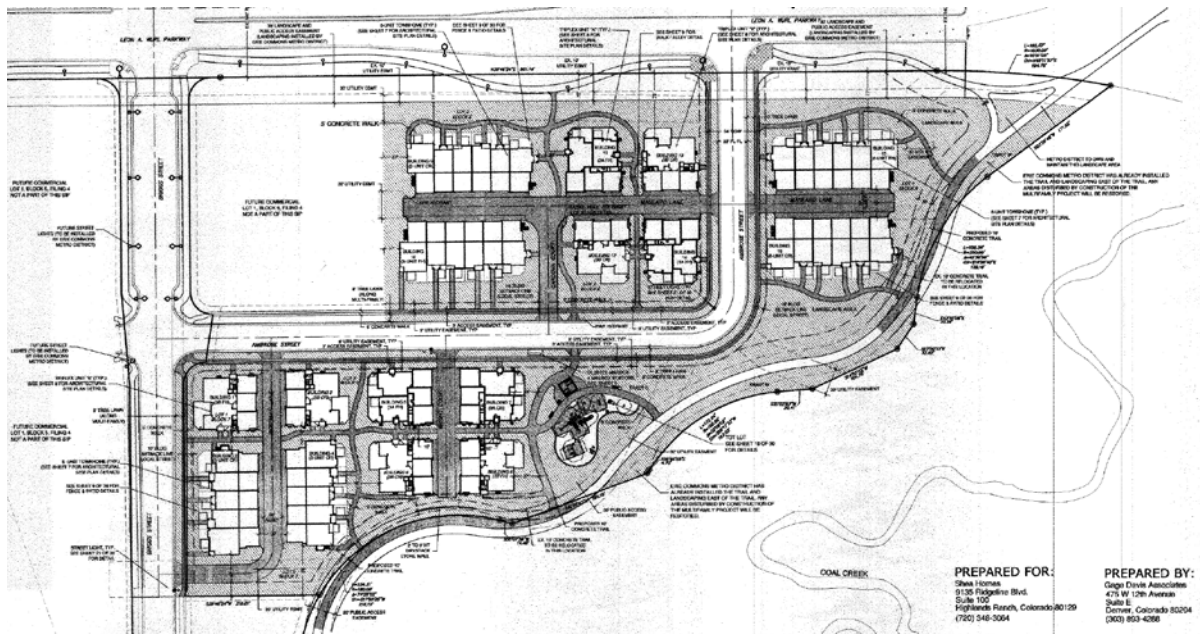
## Adjacent Land-Use/Zoning:

|              | ZONING                                                         | LAND USE                            |
|--------------|----------------------------------------------------------------|-------------------------------------|
| <b>NORTH</b> | Erie Commons PD:<br>Old Town Commercial                        | Commercial                          |
| <b>SOUTH</b> | Erie Commons PD:<br>Old Town Commercial<br>Village Residential | Vacant<br>Single Family Residential |
| <b>EAST</b>  | Erie Commons PD:<br>Coal Creek Open Space/Park                 | Open Space and Trails               |
| <b>WEST</b>  | Erie Commons PD:<br>Old Town Commercial                        | Blue Mountain Montessori            |

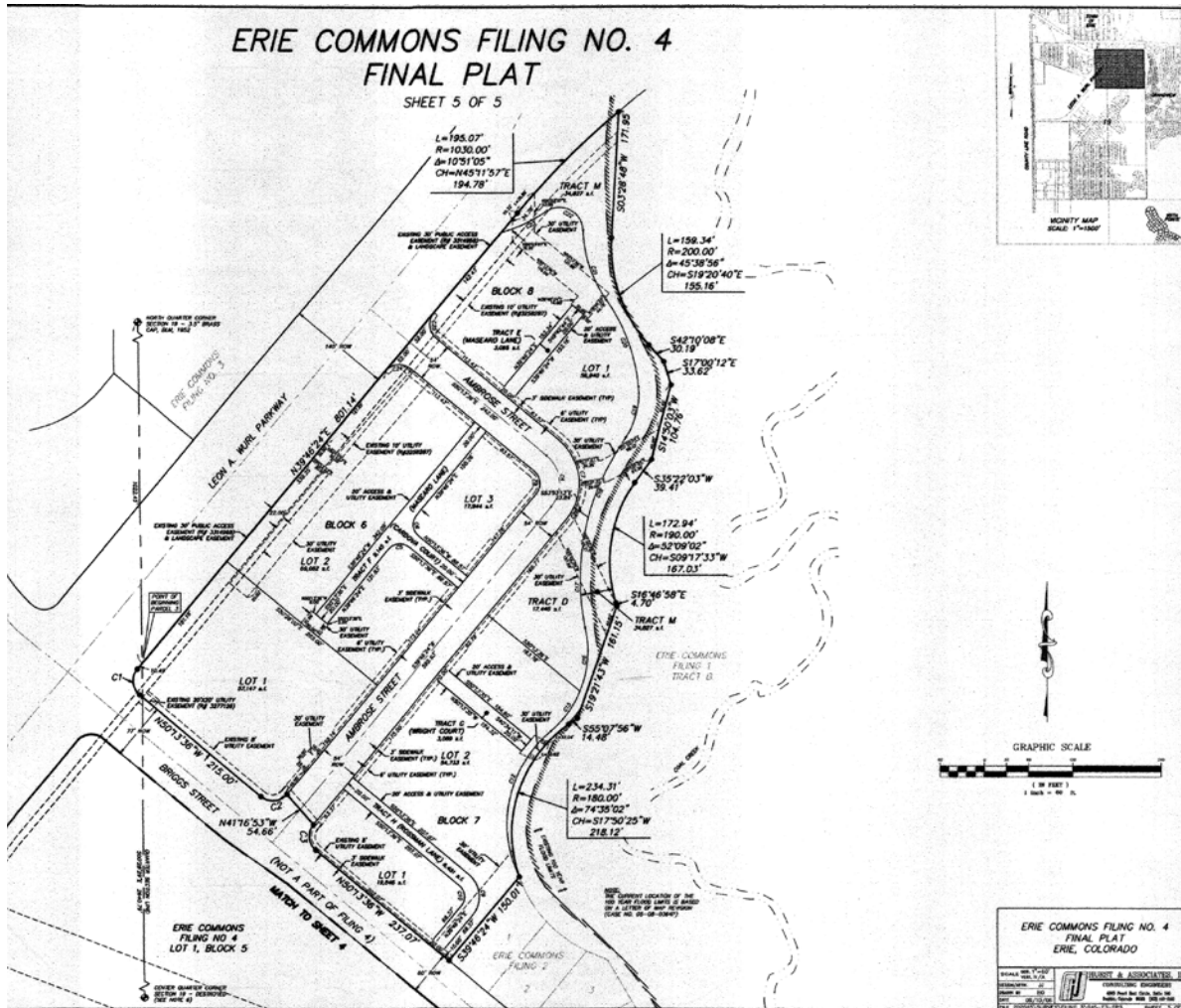
## Background Information:

The portion of Erie Commons Filing No. 4 that is currently proposed for development of 92 townhome units was previously platted for a Site Plan from 2006 that has expired. The previous Site Plan included 64 townhome and triplex units with a pocket park. The expired Site Plan below is not in effect and is included to illustrate how the dwelling units were oriented to the streets and alleys on the recorded final plat.

## Expired Site Plan



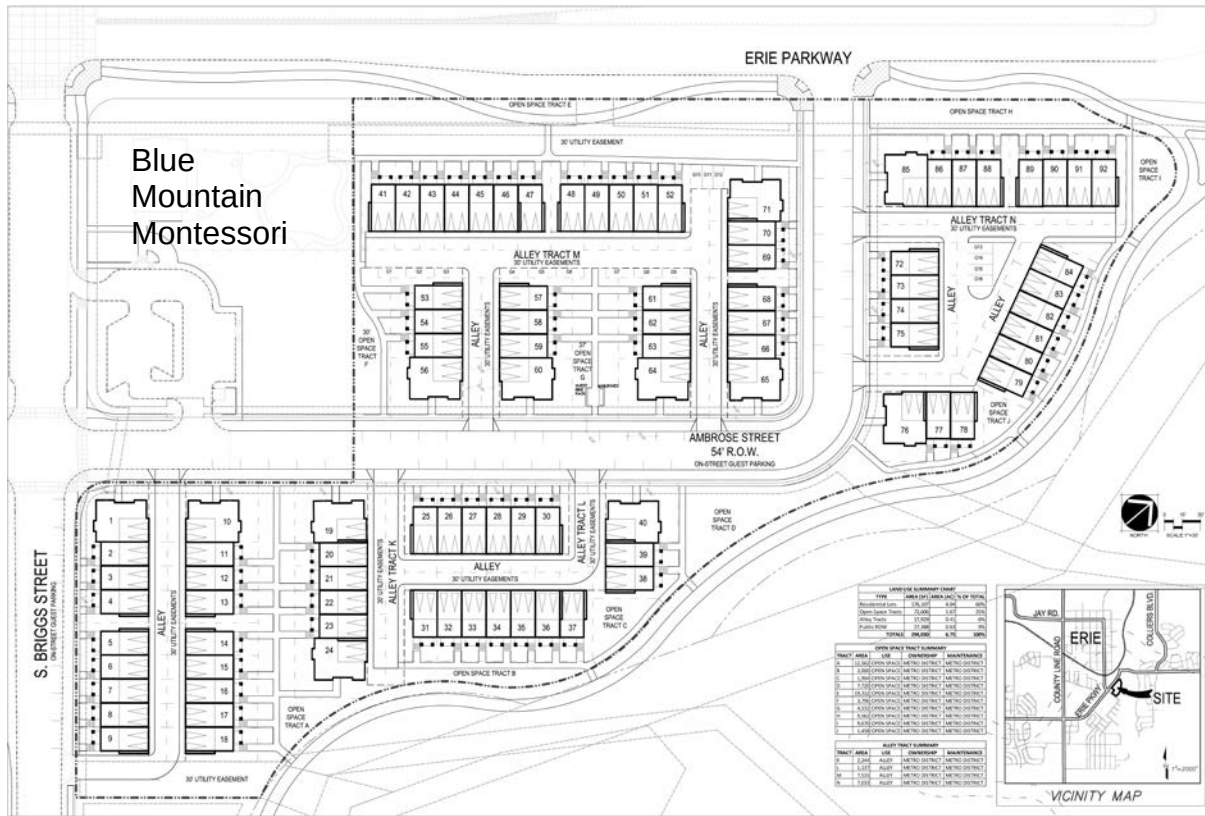
Below is the recorded final plat, it includes the street right of way of 54 feet for Ambrose Street, several private alleys, a tract for a pocket park and lots for the dwelling units. The applicant proposes to keep the existing platted right of way for Ambrose Street; of which only a portion of the road has been constructed next to the Blue Mountain Montessori School located on Lot 1 of Block 6. The other lots and tracts available for development within this portion of the final plat will need to be replatted to accommodate the development proposal in the new Sketch Plan application.



### Site Specific Development Information:

The current Sketch Plan application is for 92 townhomes near the intersection of Erie Parkway and South Briggs Street. The Blue Mountain Montessori pre-school is an existing school facility that has room on its lot to expand in the future.

## Proposed Sketch Plan



Sketch Plan Development Data:

Sketch Plan Area: 6.75 acres

Proposed Townhome Development:

- 92 townhome units.
- 11.5 gross density - Planning Area B-5A (8 acres).
- 2 & 3 bedroom units.
- 1,400 to 1,800 square foot unit size.
- 2 car garages that are alley loaded.
- 31 guest parking spaces are required; 16 off street spaces are proposed with the remainder being provided with on street parking.

Parks and Open Space:

The overall Erie Commons development has previously dedicated approximately:

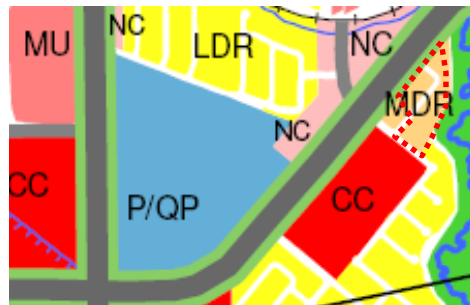
- 82 acres of open space;
- 55 acres for our community park;
- 7 acres for a neighborhood park; and,
- 2 pocket parks.

The dedication of acreage for parks and open space has been met by these previous dedications. There is one issue related to pocket parks that staff and the applicant would like direction on. The Standard Criteria for a pocket park requires that pocket parks be

located within  $\frac{1}{4}$  mile of the residences they are intended to serve. The closest park to the site is the neighborhood park which included a pocket park equivalent in costs when it was built. The neighborhood park is approximately  $\frac{1}{3}$  of a mile away from the southern end of the site and about  $\frac{1}{2}$  of a mile away from the northern end of the site. Staff recommended that a pocket park be provided in the previously approved Site Plan and we are recommending it again with this new development plan. The applicant does not want to provide a pocket park; so, staff is requesting direction on this issue.

#### **Compliance with Town of Erie Comprehensive Plan:**

The Land Use designation on the Comprehensive Plan, Land Use Plan Map, for this portion of the Erie Commons neighborhood, is MDR – Medium Density Residential (Gross Density of 6-12 Dwelling Units/Acre). This site is proposed with 11.5 dwelling units per acre.



#### **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 a few areas of concern related to the proposed layout for the townhome development, our detailed comments are attached in our review memo to the application. Our general concerns include:

1. Lack of a pocket park.
  - a. The closest park within Erie Commons is beyond our  $\frac{1}{4}$  mile walking distance to a park. Staff recommends that the applicant provide a pocket park.
  - b. OSTAB was also concerned over the lack of a pocket park within the proposed development. Please see their attached review comments.
2. Concern over the townhomes facing Erie Parkway.
  - a. Staff is concerned with the volume of traffic on Erie Parkway being a problem for the future townhome owners of units oriented with front outdoor porches facing the street. Staff recommends that the majority of units be side loaded to Erie Parkway.
3. Concern over the townhomes adjacent to the Coal Creek spine trail.
  - a. Multifamily development front doors should be oriented to a street or common courtyard that is a minimum of 30 feet wide with walkways that connect to adjacent streets. The applicant submittal faces several units directly onto the Coal Creek spine trail. The Coal Creek spine trail is a regional trail; which is our highest volume trail corridor with the highest speeds. Staff recommends that access onto the spine trail should be limited to distinct access points and setbacks should be adhered to so that conflicts between homeowners and trail users can be minimized. Staff is recommending that the majority of units be side-loaded to the spine trail similar to what is proposed in the Sketch Plan on the south end of the development. This allows for views into the

- open space while funneling all users to the spine trail on one common walk system.
- b. OSTAB was also concerned over the orientation and location of the townhomes to the spine trail. Please see their attached review comments.
- 4. Orientation of alley and garages to the Coal Creek spine trail.
  - a. The alley in Tract N extends very close to the spine trail which does not leave much room for landscape screening of the backside and row of garages for dwelling units 89-92. Additionally, staff is concerned about winter snow plowing that would be needed in the alley pushing snow onto the sidewalk system.

#### **Compliance with Erie Commons PD Amendment No. 6:**

Town staff has generally reviewed the proposed Sketch Plan for compliance with the Erie Commons PD requirements and has provided the applicant with detailed comments in the attached staff review memos. Currently, the proposed development does not meet the minimum lot size of 2,000 square feet and the lot setback requirements on all lots. The applicant will need to amend the Erie Commons PD to accommodate the proposed development. The Erie Commons PD Zoning Map and Development Guide are attached for your reference.

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### **SKETCH PLAN PROCESS**

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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.