

**TOWN OF ERIE
PLANNING COMMISSION MEETING
February 20, 2019**

SUBJECT: **Agenda # 19-100**

Review of Ranchwood Sketch Plan

PURPOSE: Review and comment on a Sketch Plan application for 220 apartment dwelling units and 64,500 square feet of commercial/office space on 6 lots.

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. 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.

CODE REVIEW: Municipal Code, Title 10

DEPARTMENT: Planning and Development Department

PRESENTER: Chris LaRue, Senior Planner

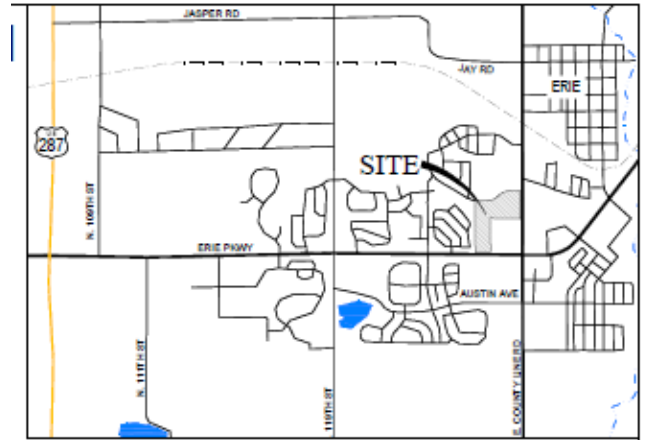
STAFF RECOMMENDATION: See Attachments for Staff and Referral Agency Comments

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Legacy Bank

Applicant: Chartered Development Corporation (Ward Ritter)
255 49th Street, Suite 3
Boulder, CO 80301

Location: The property is located northwest of Erie Parkway and County Line Road



Existing Conditions within Sketch Plan Area:

Zoning: Community Mixed-Use (CMU)

Project Size: 28.65 Acres

Existing Use: Vacant

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	B-Business	Vacant / Oil and Gas
SOUTH	B-Business / Canyon Creek PD-Planned Development	Vacant
EAST	Erie Commons PD-Planned Development	Erie Community Center
WEST	LR – Low Density Residential	Sunwest Subdivision-Single-Family

SITE SPECIFIC DEVELOPMENT INFORMATION:

The site is zoned Community Mixed-Use (CMU). The CMU district is intended for use along key transportation corridors and at important nodes in the Town on sites of typically 5 acres or larger. The CMU district is intended to include commercial, institutional, recreational, and service facilities needed to support surrounding neighborhoods and the community at large. Medium to higher-density housing should be incorporated within or located around the district, and development should facilitate pedestrian connections between residential and nonresidential land uses.

To ensure a balance of commercial, office, residential, and public/institutional primary use categories within the CMU each required principal is required by the UDC to occupy a minimum of 25 percent of the gross floor area of the entire CMU District development area. Given that the applicant is not proposing to develop in a manner consistent with the CMU requirements the property would need to be rezoned to MR

– Medium Density Residential for the apartments and CC – Community Commercial for the commercial lots. The Ranchwood Sketch Plan proposes designating 22.2 acres of the 28.65 acres site as Medium Density residential to accommodate the apartments. The remaining 6.45 acres would accommodate commercial/office.

A majority of the Sketch Plan property is proposed to be rezoned to Medium Density Residential (MR) to accommodate 220 apartment dwelling units. Most of the site would be developed as apartments which the applicant calls “manor homes”. The “manor homes” would include four units within each building and attached garages. This product would be identical to the ones that have been developed in Vista Ridge Filing No. 12, otherwise known as Montex South which is located west of King Soopers. A second type of apartment development would consist of four, three story, 24 unit apartment buildings consisting of one and two bedroom units. A small portion of the property is proposed to be zoned to Community Commercial (CC) along both Erie Parkway and East County Line Road to accommodate six lots, or 64,500 square feet, of commercial and office space. Staff is recommending that the depth of the proposed commercial along Erie Parkway be increased to where the stub street (Hoffman Drive) from Sunwest intersects with this property. This would be a depth that we typically see in our commercial and office developments currently occurring throughout the community.

To move forward with the concept presented in the Sketch Plan, the applicant will need to apply for the following land use applications:

- a. Comprehensive Plan Amendment
 - i. Change from CC, MDR, & MU to mostly MDR and some CC
- b. Preliminary Plat
- c. Rezone
 - i. Change from CMU to mostly MR and some CC
- d. Site Plan
- e. Final Plat

Below is the Sketch Plan for the Ranchwood site:



Sketch Plan Development Data:

- Preliminary Plat Size: 28.65 acres
- Residential Development:
 - Total Acres 17.10 acres
 - “Manor Home” 124 dwelling units
 - 3 story Apartment buildings 96 dwelling units
 - Total Dwelling Units 220 dwelling units
 - DU/AC 7.67 du/ac
- Commercial Development: 4.02 acres
- Amenities: 4.72 acres
 - Private common area 3.05 acres
 - Landscape buffer 0.77 acres
 - Pocket Park 0.90 acres

Streets:

Access into the site is proposed from Erie Parkway, County Line Road, and Jasper Road. The applicant's proposed Sketch Plan includes public and private roads within the development area. Staff would require the roads within the area to incorporate detached sidewalks and tree lawns to meet Town design standards. Jasper Road would need to be constructed and extended to align with Maxwell Avenue. A connection would be made into the Sunwest Subdivision via Hoffman Drive which stubs into the Ranchwood property.

County Line Road and Erie Parkway to the east and south of the proposal are considered to be a community gateway by the UDC. As a gateway, additional design standards shall

apply. These standards include a 30 foot landscape buffer, an eight foot sidewalk, screening of parking, and limits on fencing and signage.

Parks and Open Space / Dedication Requirements:

A conceptual open space and conceptual developed park plan was submitted with the application. A Pocket park within a ¼ mile of the residents would be required and is depicted on the Sketch Plan. Pocket parks shall comply with all Town Standards and Specifications.

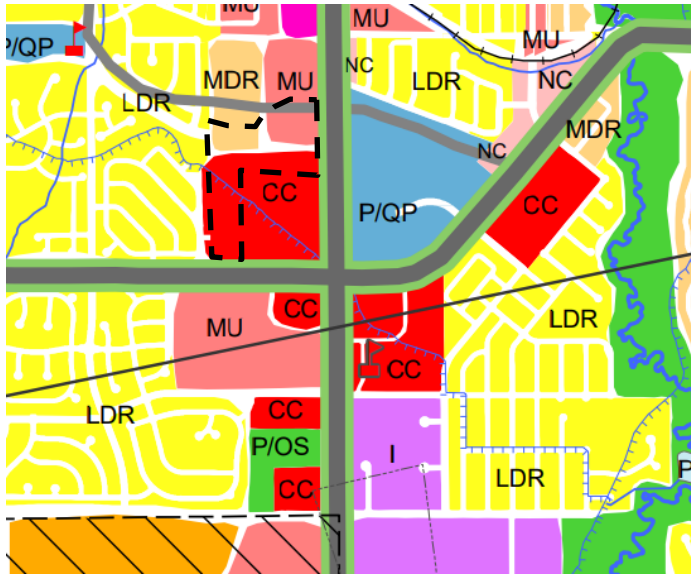
The required dedications for public parks and open space dedications are based on the Town of Erie Municipal Code. The table below details how these requirements are proposed to be met.

Public Dedications	Required by UDC (acres)	Proposed for Preliminary Plat (acres)
Pocket Park	0.31	1.69
Neighborhood Park	1.90	Fee in Lieu
Community Park	3.17	Fee in Lieu
Open Space	10.80	Fee in Lieu

Future plan submittals should illustrate how parks and trails connections are being made to the existing trail infrastructure. A spine trail connection shall be established from the existing spine trail to the west through this proposed Sketch Plan development. Appropriate neighborhood and community park fees in-lieu shall be required. The Parks Division has provided the applicant with comments. The applicant will continue to explore the open space options.

Compliance with Town of Erie Comprehensive Plan:

The majority of the property is designated as CC - Community Commercial on the Comprehensive Plan, Land Use Plan Map. Small areas of the site are also designated as MDR – Medium Density Residential and MU – Mixed Use. The CC designation provides a mix of general retail (e.g. grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. MDR areas should incorporate a mix of housing types and recognizable community centers such as park, recreation, and neighborhood or community commercial areas in a neighborhood setting. MU areas should provide a mix of residential at 6-12 du/ac, commercial, retail, and office uses in a compact, pedestrian-oriented environment. The submitted site plan does not meet the definition of CC and MU per the characteristics, as the Sketch Plan proposes developing most of the site as residential with some commercial land uses. The proposal would be consistent with the small area of MDR as the proposed development would provide a density of 7.67 du/ac.



Compliance with Municipal Code Title 10 (UDC)

Town staff has reviewed the proposed Sketch Plan for compliance with the UDC and has provided the applicant with comments. Future applications will need to account for the provided comments.

Natural Areas Inventory and Endangered Species:

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

The Leyner Cottonwood Ditch traverses through the center of the property. The applicant intends to pipe the ditch to facilitate the development. With future applications documentation will be required from the ditch company regarding the piping of their infrastructure.

Open Space and Trails Advisory Board:

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

Undermining:

There are several mines that operated within the limits of the property (the Stewart, Lister, and Garfield mines). The submitted Report of Mine Subsidence is dated 2007, and will need to be updated. The report is not conclusive on the locations or mitigation of the mine infrastructure located on site. Further information will be required to determine any impacts due to undermining. CGS will need to provide a review for future submittals.

Oil/Gas Facilities:

Existing Wells:

There is one existing oil and gas well just north of the site on the neighboring property. This well site is accessed by an oil and gas road off of County Line Road however, this access does not traverse the Sketch Plan area.

Future Wells:

No future oil and gas are identified.

Gas Distribution Pipelines:

There is a gas line easement along County Line Road. All gas distribution pipelines will need to be located in easements in conformance with the Municipal Code, at the time of Final Plat.

Surface Use Agreements (SUA):

The applicant has not provided an SUA for the property; this documentation will be required with a Preliminary Plat application.

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.