

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
April 5, 2017**

SUBJECT: **Agenda #17-___ :**
 Consideration Of A Resolution By The Planning Commission
 Of The Town Of Erie, Colorado Favorable To The Site Plan
 For 2700 Vista Parkway, Tract 15, Vista Ridge Master Final
 Plat, Town of Erie, County of Weld, State of Colorado.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Public hearing for consideration of a Site Plan application at
 2700 Vista Parkway, Erie, Colorado.

DEPARTMENT: Community Development

PRESENTER: Hannah Hippely AICP, Senior Planner

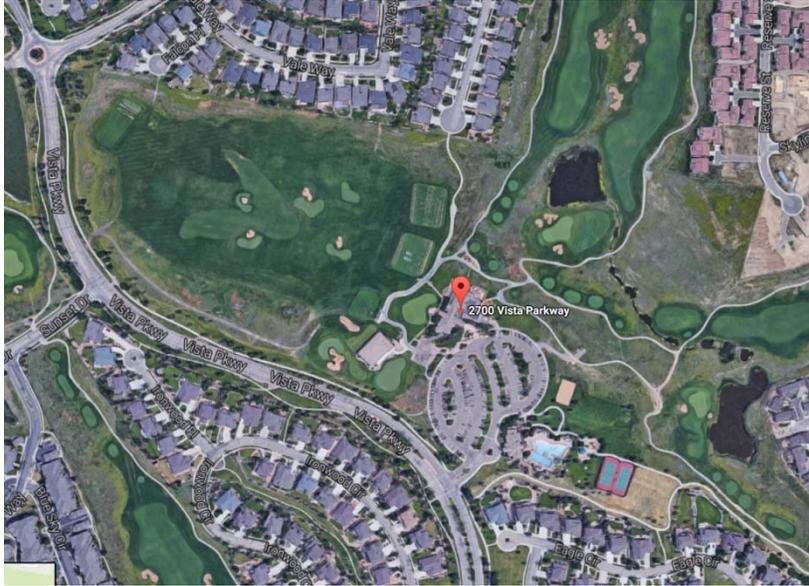
STAFF RECOMMENDATION: Approval with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Colorado National Golf Club HQ LLC
 2700 Vista Parkway
 Erie, CO 80026

Applicant: Retherford Enterprises/Verizon Wireless
 7093 Silverthorn Drive
 Evergreen, CO 80439

Location: 2700 Vista Parkway, Tract 15, Vista Ridge Master Final Plat



Existing Conditions:

Zoning: PD – Planned Development
 Lot Size: 4.89 Acres
 Existing Use: Golf Club

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Planned Development	Golf Course
SOUTH	PD – Planned Development	Vista Ridge HOA Facility
EAST	PD – Planned Development	Golf Course
WEST	PD – Planned Development	Residential

Site Plan Application:

The applicant is proposing to construct an addition to the existing clubhouse in order to house and conceal a Verizon Wireless Telecommunication Facility. The additional is proposed at a maximum of 42 feet in height and will match the architecture, texture and color of the existing structure. Housed within the structure will be the antenna and remote radio head units. Associated equipment cabinets will be located at ground level at the north east corner of the clubhouse; these are also proposed to be screened.

Vehicular Access:

- Existing access drives internal to the property and at Vista Parkway provided the required vehicular access to and within the site.

Compliance with Design Guidelines:

Parking:

- No additional parking is required for the Telecommunication Facility.

Ground Mounted Mechanical Equipment:

- The ground mounted equipment area has met the screening requirements in 10.6.4.G.9 which requires that 80% of the view of ground mounted mechanical equipment be screened from view. A 7 feet 4 inch solid enclosure is proposed around the ground equipment however, the equipment height is 8 feet 6 1/8 inches. While approximately 14 inches of the mechanical equipment may extend above the fence, this is less than the 80% threshold.

Lighting:

- The development requires no additional outdoor lighting.

Landscaping:

- The minimum requirement for landscaping has been met by the previously approved Site Plan related to the golf club construction. Any landscaping impacted by the currently proposed development will be replaced.

SITE PLAN ANALYSIS:

The Site Plan was reviewed for conformance with Municipal Code 10.7.12. F.9 Approval Criteria. Staff finds the Site Plan in compliance with the Site Plan Approval Criteria as listed below.

- a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
Staff: The site plan is generally consistent with the Comprehensive Master Plan.
- b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
Staff: The site plan is consistent with the approved Planned Development (PD), subdivision plat, and Site Plan.
- c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;

Staff: The site plan generally complies with the development and design standards of the Code.

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

Staff: Adverse impacts are not anticipated.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The proposed Telecommunications Facility is compatible with the adjacent uses. The long term anticipated impact of the facility is the potential visual impact however, in this case the visual impact has been mitigated by concealing the facility within the copula addition to the structure.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held as follows:

Neighborhood Meeting Date: March 9, 2017

Neighborhood Meeting Location: Vista Ridge Academy

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

PUBLIC NOTICE:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: March 15, 2017

Property Posted: March 20, 2017

Letters to Adjacent Property Owners: March 20, 2017