

**TOWN OF ERIE
PLANNING COMMISSION MEETING
March 18, 2020**

SUBJECT:

PUBLIC HEARING:

Consideration of Resolution P20-09: A Resolution of the Planning Commission of the Town Of Erie Approving a Site Plan for Nine Mile Corner Lot 11, Tract G and Tract H.

PURPOSE:

This Nine Mile Corner Site Plan proposes to develop Lot 11 into a multifamily residential development comprised of 287 one and two bedroom apartments located within 12 buildings, a clubhouse and 9 garage buildings. Tract G is the stormwater detention pond for the development and in addition the tract acts as a buffer to Arapahoe Road and development to the north. Tract H is an open tract where fencing and landscaping will provide a buffer between the apartments and the adjacent development to the east. Tract A of the Nine Mile Corner subdivision (which is not a part of this site plan) provides a buffer to the neighborhood to the south.

PROJECT NO.:

SP-000832-2016

CODE:

Erie Municipal Code, Title 10

DEPARTMENT:

Planning and Development

PRESENTER:

Hannah Hippely, Senior Planner

STAFF RECOMMENDATION:

Staff finds the Site Plan for Nine Mile Corner Lot 11, Tract G and Tract H in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P20-09 approving the Site Plan with the following conditions:

- a. The approval of the Site Plan shall not be effective until the Final Plat and PD Amendment is approved and recorded;
- b. Prior to the signature of the final Site Plan document by the Planning Commission Chair and the Planning and Development Director, the Applicant shall make technical corrections to the Site Plan and related documents as directed by Town staff.
- c. Prior to the issuance of any Building Permit exercising this approval, all fees due to the Town shall have been paid.
- d. A Site Improvement Agreement may be required prior to the issuance of a Public Improvement Permit.
- e. Prior to issuance of a Public Improvement Permit or Building Permit, the existing prescriptive ditch easement for the Boulder Canyon Ditch shall be vacated.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Location: Southeast corner of Hwy 287 and Arapahoe Road (outlined in red)

Owners: Town of Erie URA
645 Holbrook St.
Erie, CO 80516

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645 Holbrook St.
Erie, CO 80516

Applicant: Evergreen 287 & Arapahoe, LLC
1873 S. Bellaire St., Suite 12000
Denver, CO 80222



Existing Conditions:

Existing Use: Vacant Land
Property Size: 47.21 acres

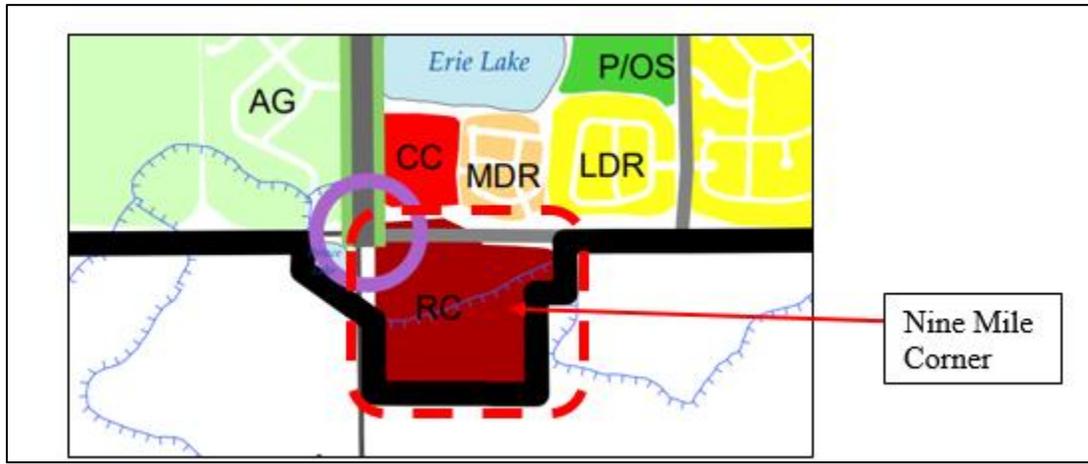
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Arapahoe Ridge PD – Planned Development	Commercial; Single Family Residential
EAST	RR – Rural Residential (Boulder County)	Single Family Residential
SOUTH	R1 – Medium Density Residential (City of Lafayette)	Single Family Residential
WEST	A – Agricultural (Boulder County)	Rural residential

Compliance with Town of Erie Comprehensive Plan:

The property is shown as RC – Regional Commercial in the 2015 Comprehensive Plan, Land Use Plan Map (see map below). The Comprehensive Plan contemplates Regional Commercial primary land uses as “More intense retail and

employment uses designed to serve the community or region, including general retail, employment (e.g. business parks), retail with outdoor storage, “big box” retail centers, and regional malls.” Under secondary land uses in Regional Commercial, “Up to 30% medium or high density residential is permitted as a secondary use. Open space and recreation, general commercial, places of worship, other public uses are also appropriate.” The commercial uses and design standards listed in the PD are consistent with the Comprehensive Plan designation. The high density residential uses comprise less than 30% of the PD and are also consistent with the Comprehensive Plan designation.



Compliance With Nine Mile Corner PD Amendment No. 1:

The Nine Mile Corner Development Plan designates two planning areas. The Residential Planning Area 2 of the Development Plan was drafted with the proposed development in mind and permits high density residential development. The site plan is in compliance with the other relevant bulk standards, setbacks, and design requirements of the PD. The PD Amendment public hearing is scheduled for the 3/24/2020 Board of Trustees meeting and the final document will need to be recorded prior to this site plan being effective.

SITE SPECIFIC DEVELOPMENT INFORMATION:

The applicant is proposing to construct an apartment complex consisting of 287 dwelling units. Seven building types are included in the plans; the building types three sizes of apartment buildings (18, 28, and 51 unit buildings), a carriage house product where an apartment is located over a garage, two sizes of garage buildings, and the clubhouse. The garage buildings and carriage houses are located along the east and west property boundaries. The 28 unit building, of which there are five, are located at the north and south ends of the development. The largest and tallest of the buildings, the two 51 unit buildings, are located most internal to the site. The internal location of the largest buildings was intended to allow the development to relate to the existing area in a compatible manner. The intensity of the development steps down in height from the center outward, with the shortest buildings (the garage building and carriage houses) being located at the perimeter.

Architecture:

The architecture of the buildings is intended to complement the commercial portion of the Nine Mile Corner development using similar style, exterior materials, and design elements such as the pitched roofs instead of a more modern flat roof. The Residential Design Standards of the PD have been met by the site plan.

Vehicular Access:

The development will have two points of vehicular access. The main entry will be at a signalized full movement access onto Arapahoe Road at the north end of the apartment complex. The second access point is the three-quarter turning movement access at State Highway 287; this access crosses the commercial site to reach the southeast corner of the apartment complex.

Parking is provided onsite according to the PD requirements as detailed in the table:

PARKING DATA			REQUIRED	PROVIDED
REQUIRED VEHICLE PARKING SPACES				
ONE BEDROOM	155 DU X 1.5 SP/DU		233	
TWO BEDROOM	132 DU X 2.0 SP/DU		264	
GUEST SPACES	1 SP/4 DU		72	
TOTAL			569	
PROVIDED VEHICLE PARKING SPACES				
DETACHED GARAGE SPACES				80
ATTACHED GARAGE SPACES				84
TANDEM SPACES				66
SURFACE SPACES				319
SURFACE SPACES (COMPACT)				35
ACCESSIBLE SPACES			12	14
TOTAL PARKING SPACES				584
BICYCLE PARKING SPACES			32	32

Pedestrian Access:

Pedestrian pathways are to be constructed throughout the site as well as to the adjacent Arapahoe Road sidewalks. There are to be three points of pedestrian connectivity to the commercial site to the west, one located at the north of the development, in the middle of the development, and at the south end of the development. Residents of the apartment complex will have multiple opportunities to connect to the larger community by foot and bike.

Landscaping:

Landscape plans are included within the plan set. These plans detail how the requirements of a pocket park will be met and show how the site will be landscaped. Parking areas include landscape islands, the areas between buildings are landscaped, and the perimeter will be landscaped.

Utilities:

The development will be served by Town of Erie water, sewer, and stormwater utilities.

SITE PLAN ANALYSIS:

The Site Plan for Nine Mile Corner Lot 11, Tract G and Tract H was reviewed for conformance with Municipal Code, Title 10, Section 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 Town’s 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 proposed Nine Mile Corner Minor Subdivision Plat and PD Development 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 complies with all applicable development and design standards set forth in the PD.

- 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 have been mitigated to the extent practicable.

- 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 development proposed is compatible with the character of the surrounding land uses.

NEIGHBORHOOD MEETING:

A neighborhood meeting was held on October 30, 2019 at the Erie Community Center Meeting Room. Meeting minutes and notice information is included as an attachment.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly	February 12, 2020
Property Posted as required:	March 4, 2020
Letters to Adjacent Property Owners:	February 28, 2020