

TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: November 15, 2016

SUBJECT: **PUBLIC HEARING:**

Consideration Of A Resolution By The Board Of Trustees Of Erie, Colorado Making Certain Findings Of Fact And Conclusions Favorable To The Vista Ridge Filing No. 1A, 1st Amendment Preliminary Plat; Imposing Conditions Of Approval; Approving The Vista Ridge Filing No. 1A, 1st Amendment Preliminary Plat With Conditions; And Setting Forth Details In Relation Thereto.

PURPOSE: Consideration of a Preliminary Plat that includes 9 single-family lots, 1 lot for the Mountain View Fire Protection District Fire Station, and 3 tracts for the roadway, drainage, and utilities.

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: Todd Bjerkaas PLA, Senior Planner

STAFF
RECOMMENDATION: Approval With Conditions

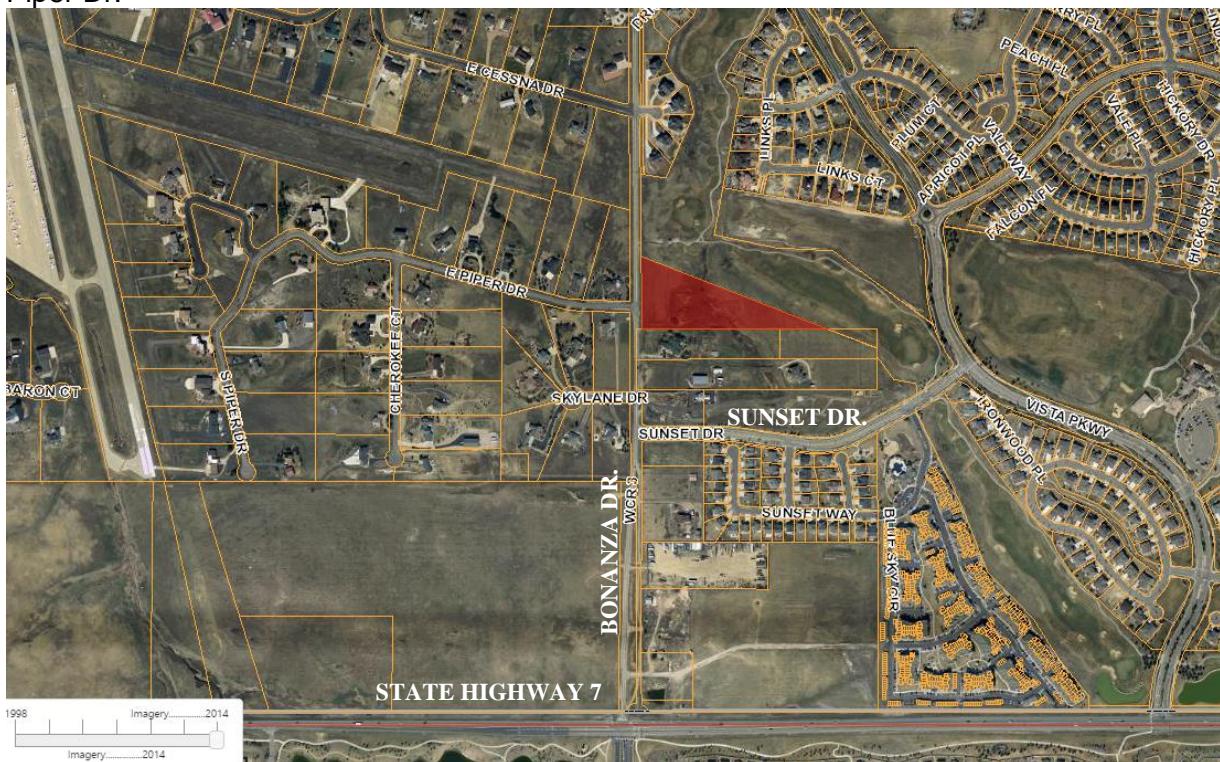
**PLANNING
COMMISSION**
RECOMMENDATION: Approval With Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant/Owner: Mountain View Fire Protection District
3561 N. Stagecoach Road, Unit 200
Longmont, CO 80504

Location:

The property is located on the east side of Bonanza Dr., north of Sunset Dr. and across from Piper Dr.



Existing Conditions:

Zoning: PD – Vista Ridge PD (Planning Area 2-2: Low Density SF Detached)
Project Size: 4.49 Acres
Existing Use: Fire Station/Vacant Land

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Vista Ridge Planned Development	Golf Course
SOUTH	RP-2 – Rural Preservation 2	Residential
EAST	PD – Vista Ridge Planned Development	Golf Course

WEST	RR – Rural Residential	Erie Airpark Residential
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Purpose of Preliminary Plat:

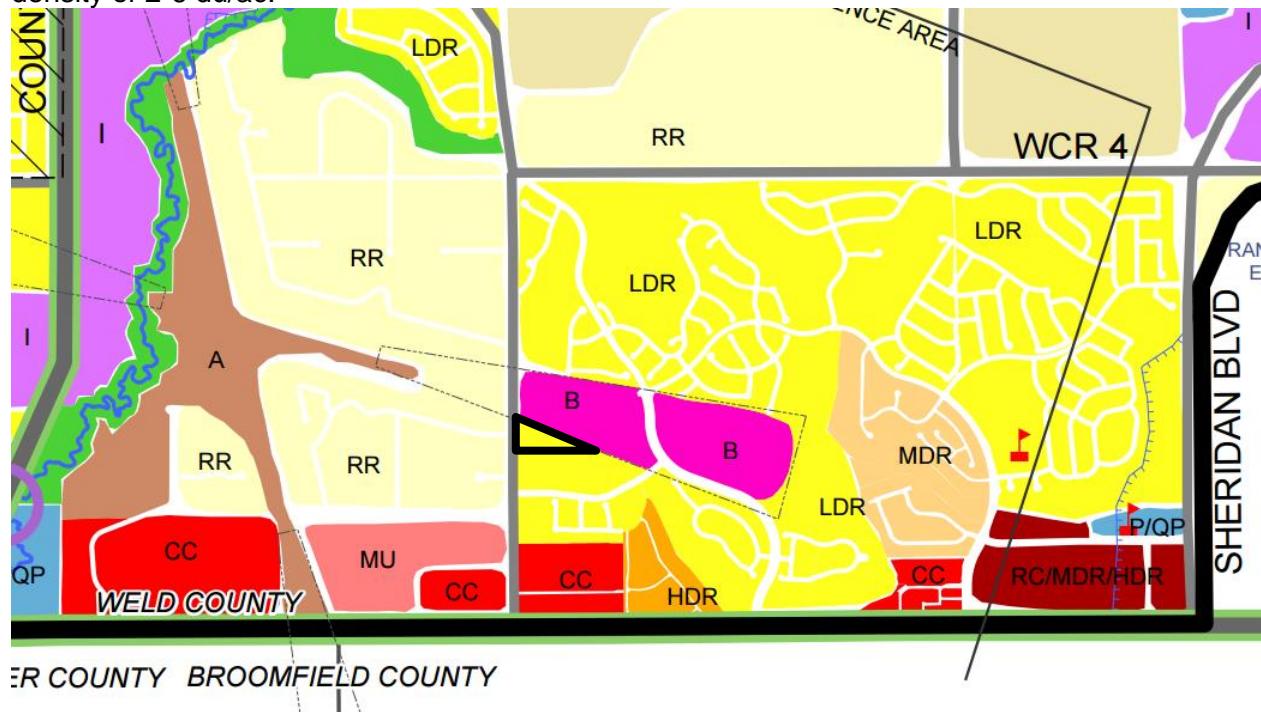
The Vista Ridge Filing No. 1A Preliminary Plat, 1st Amendment proposes development of 9 single family lots, 1 lot for the fire station under construction and 3 tracts for road, drainage and utilities.

Development Data:

- Preliminary Plat Size: 4.49 acres
- Number of Lots Proposed: 10 lots
- Number of Lots Allowed: 14 lots (Vista Ridge PD)
- Number of Tracts: 3 tracts
- Residential Density Proposed: 2.0 dwelling units per acre
- Residential Density Allowed: 3.0 dwelling units per acre (Vista Ridge PD)

Compliance with Town of Erie Comprehensive Plan

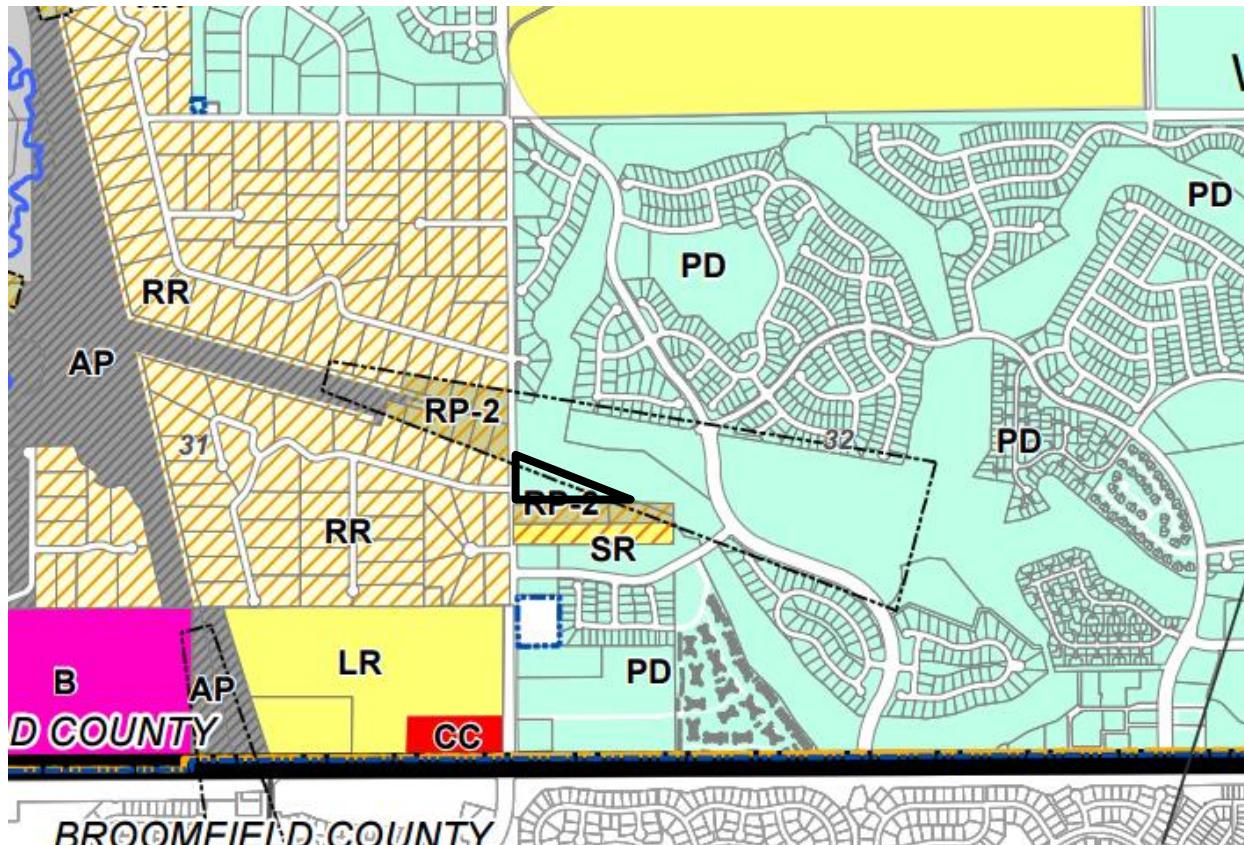
The application is in Compliance with the Land Use designations on the Comprehensive Plan, Land Use Plan Map. This particular property allows Low Density Residential land uses with a density of 2-6 du/ac.



Compliance with the Town of Erie Zoning Map

The property is zoned PD – Vista Ridge Planned Development. The property is located within Planning Area 2-2 which is identified as Low Density Single Family Detached.

The density proposed in this Preliminary Plat is 2.0 units/acre and is in compliance with the PD Planning Area 2-2 maximum density of 3 units/acre.



Roadways:

As a part of the Preliminary Plat, the applicant proposes to provide one (1) street connection to Bonanza Dr. and terminating as a cul-de-sac on the east end of the property. The road will meet the requirements of the Vista Ridge PD and be owned and maintained privately either by the owner or an HOA to be determined at Final Plat. The new road will align with Piper Dr. to the west.

Utilities:

The property will be served by the Town of Erie for water and sanitary services, and the developer is responsible for construction of the mains within the Preliminary Plat area.

At the time of building permit, raw water fees are collected that allow the Town to purchase water rights ensuring an adequate water supply for potable water and wastewater services. In addition, raw water fees are collected at final plat approval for irrigation of common areas.

Utility service providers for the property are United Power for electric, Xcel for gas, and Century Link Communications and Comcast for telephone, internet, and cable television services. Utility easements for these providers will be established at the time of final plat.

Drainage and Erosion:

A Drainage Study was submitted and reviewed. The developed areas within the Preliminary Plat drain towards a channel running diagonally through the center of the plat. Post development the runoff will be collected into underground storm pipes and released into the drainage channel to the north.

Natural Areas Inventory:

The Town of Erie Natural Areas Inventory does not identify a natural area within the Vista Ridge Filing No. 1A, 1st Amendment Preliminary Plat area.

Wetlands/Significant Habitats

A site specific study, completed by ERO Resources Corporation, was submitted to the U.S. Army Corps of Engineers to request a Jurisdictional Determination for drainage and wetlands on the property. The corps subsequently made a preliminary jurisdictional determination that waters of the U.S. exist on the property. The area was determined to be relatively small, and the Corps subsequently issued a nationwide permit to disturb the qualified areas.

Schools:

The proposed subdivision is located in the St. Vrain Valley School District. No school site is proposed on the property. The homebuilder will be responsible for paying a fee-in-lieu of land dedication to SVVSD for each building permit to satisfy the requirements of the Town's Intergovernmental Agreement with SVVSD.

Police Services:

The Erie Police Department provides service to the property.

Fire Protection:

The Mountain View Fire Protection District provides fire and emergency medical services to this property. The district is constructing a fire station on Lot 10 of this preliminary plat.

APPROVAL CRITERIA - STAFF ANALYSIS:

The proposed Preliminary Plat for Vista Ridge Filing No. 1A, 1st Amendment was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.7.C.10. Approval Criteria. Staff finds the Preliminary Plat in compliance with the Preliminary Plat Approval Criteria as listed below.

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
Staff: The proposed subdivision is generally consistent with the 2015 Comprehensive Plan Land Use Plan Map land use designation of LDR – Low Density Residential.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
Staff: The proposed subdivision is in compliance with the Low Density Single Family Detached requirements of the Vista Ridge Development Plan.

- 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.

Staff: *The proposed subdivision meets the applicable Town and PD standards.*

- 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.

Staff: *The proposed subdivision meets the Town's UDC standards that have not otherwise been modified in the Vista Ridge Development Plan.*

- 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.

Staff: *The proposed subdivision will meet applicable Federal and State standards.*

- 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.

Staff: *No significant adverse impacts are anticipated with the proposed subdivision.*

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: *The proposed subdivision will be integrated into the existing road and pedestrian network.*

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: *No significant adverse impacts are anticipated with the proposed subdivision.*

- 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.

Staff: *Adequate facilities are available to serve the proposed subdivision.*

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: *Adequate infrastructure is proposed and will be available to serve the proposed subdivision.*

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on October 18th, 2016 at 6:00 p.m. at The Mountain View Fire Station in Grandview. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	October 26, 2016
Property Posted as required:	October 27, 2016
Letters to Adjacent Property Owners:	October 28, 2016