

**TOWN OF ERIE
PLANNING COMMISSION MEETING
March 1, 2017**

SUBJECT:

PUBLIC HEARING:

Consideration of Resolution P17-04: A Resolution Regarding The Flatiron Meadows Preliminary Plat, Amendment No. 2, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

PURPOSE:

Consideration of a Preliminary Plat that includes 79 single-family detached lots, 8 tracts for parks, open space, and landscape, and 1 tract for future development.

PROJECT FILE NO:

PP-14-00015

ZONING:

SR (PUD) – Suburban Residential with Planned Unit Development Overlay

CODE:

Erie Municipal Code, Title 10

DEPARTMENT:

Community Development

PRESENTER:

Todd Bjerkaas PLA, Senior Planner

STAFF RECOMMENDATION

Approval of the Preliminary Plat with conditions.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner/Applicant: HT Flatiron LP
Dave Klebba
1515 Wynkoop Street, Suite 800
Denver, CO 80202

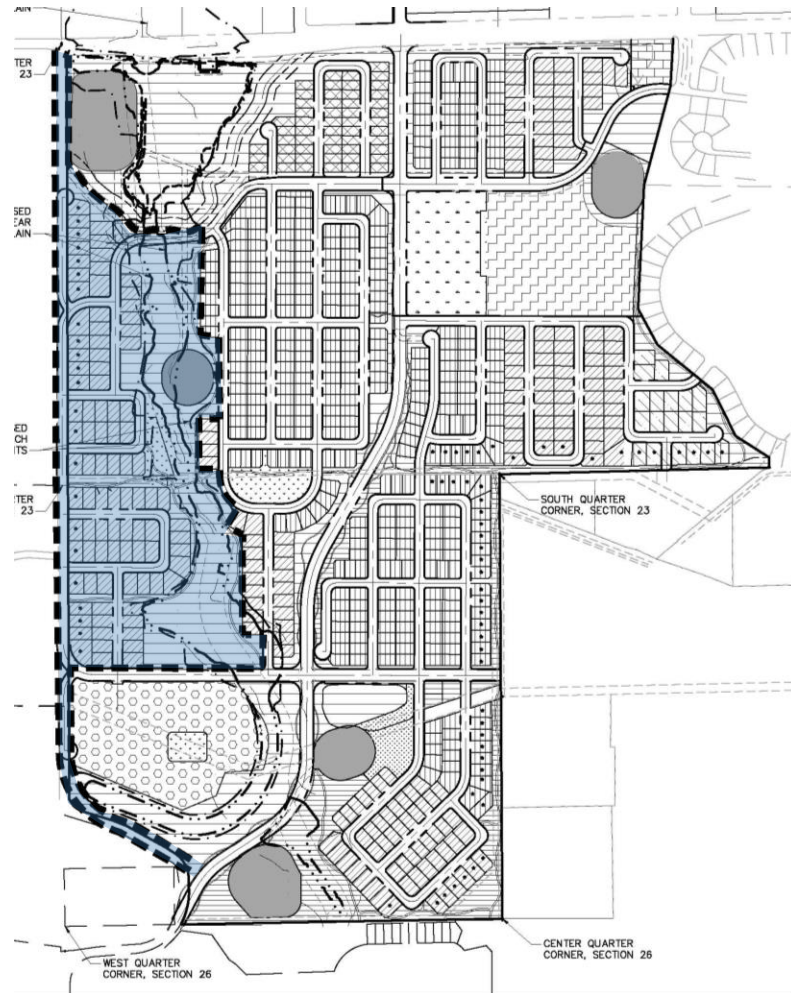
Location:

The Flatiron Meadows subdivision, shown in red below, is located at the southeast corner of Erie Parkway and N. 111th St.



Location (Cont'd):

To the right is the existing Preliminary Plat for Flatiron Meadows. The amendment area in this application is located on the west edge of the development against N. 111th Street and is highlighted in blue.

**Existing Conditions within the Amendment Area:**

Zoning: SR (PUD) – Suburban Residential with Planned Unit Development Overlay
Project Size: 59.53 Acres (size of the amendment area)
Existing Use: Vacant Land

Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	SR (PUD) – Suburban Residential	LDR – Low Density Residential
SOUTH	SR (PUD) – Suburban Residential	LDR – Low Density Residential
EAST	SR (PUD) – Suburban Residential	LDR – Low Density Residential
WEST	A – Agricultural (Boulder County)	AG – Agriculture P/OS – Parks/Public Open Space

Purpose of Preliminary Plat:

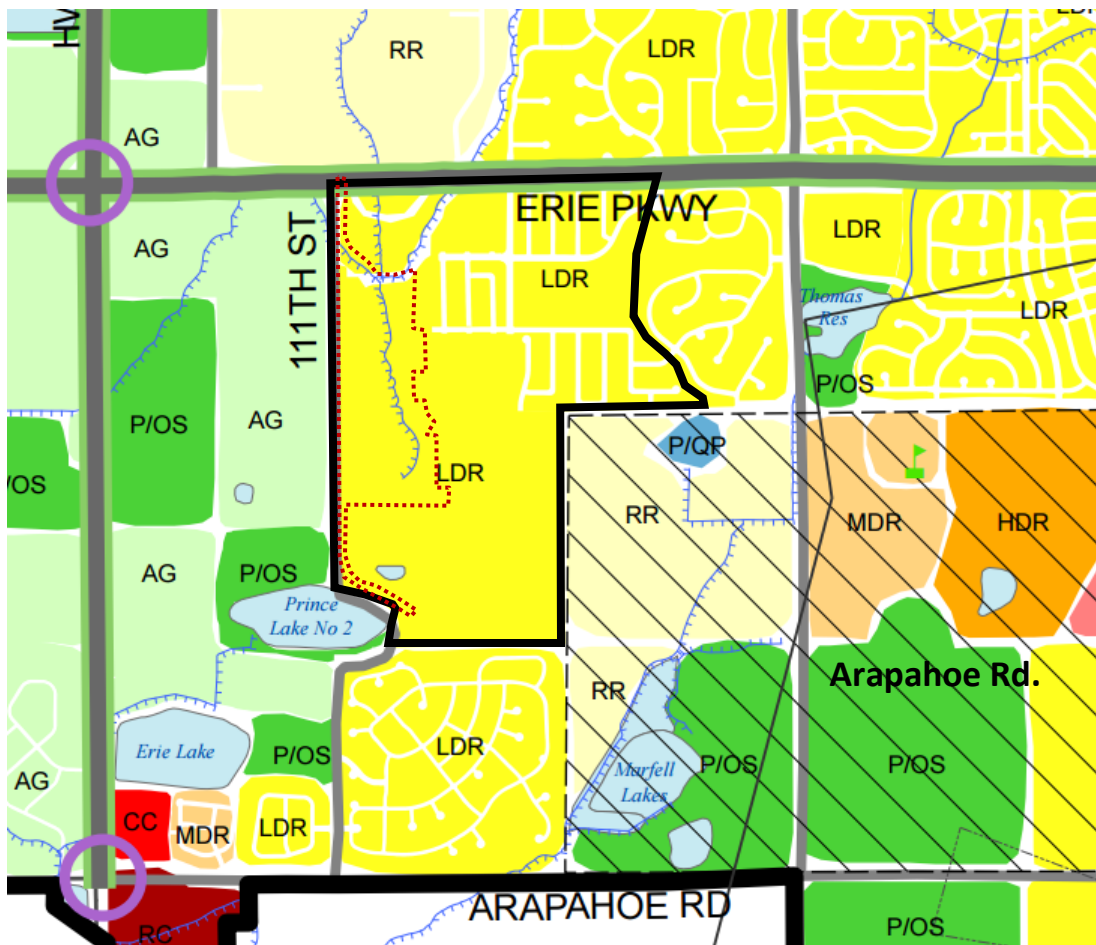
The proposed Flatiron Meadows Preliminary Plat, Amendment No. 2 modifies a portion of the previously approved Preliminary Plat along the western boundary of the development. Amendment No. 2 proposes adjusting the internal road layout of the plan, reducing the number of proposed single-family detached lots from 92 down to 79, eliminating two road crossings of the Prince Tributary which runs south to north through the Flatiron Meadows subdivision, and eliminating the previously proposed terminus of N. 111th Street.

Development Data:

- Preliminary Plat Amendment Size: 59.53 acres
- Number of Residential Lots: 79 lots (20.33 acres)
- Number of Future Development Tracts: 1 tract (0.22 acres)
- Number of Tracts (OS/Parks/Landscape): 8 tracts (31.82 acres)
- Right-of-Way: 7.15 acres
- Residential Density Proposed: 2.23 dwelling units per acre
- Residential Density Allowed (PUD): 2.3 dwelling units per acre

Compliance with Town of Erie Comprehensive Plan

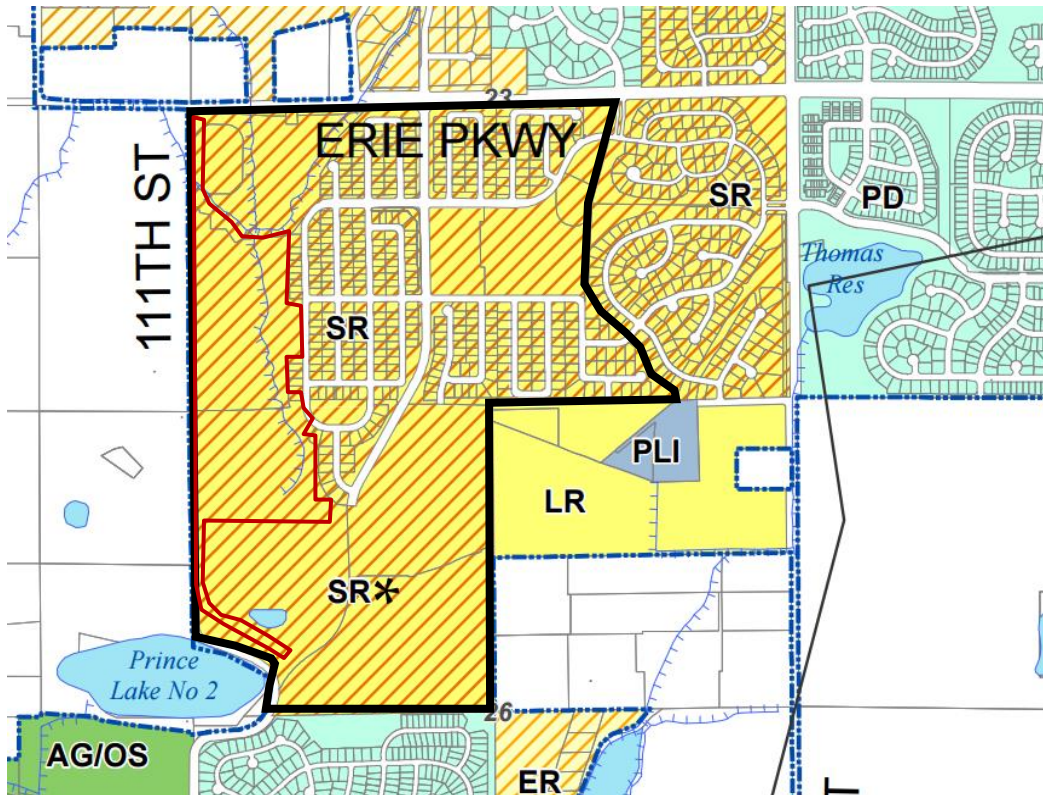
The application is in compliance with the Land Use designations on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan anticipates Low Density Residential land uses with a density of 2-6 du/ac for this property.



Compliance with the Town of Erie Zoning Map

The property is zoned SR – Suburban Residential with a PUD – Planned Unit Development Overlay. The single-family residential lots within this amendment are shown within the SR(PUD) zoned district.

The overall density resulting from this Amendment No. 2 is 2.23 units/acre and is in compliance with the SR zoning district's maximum density of 3 units/acre.

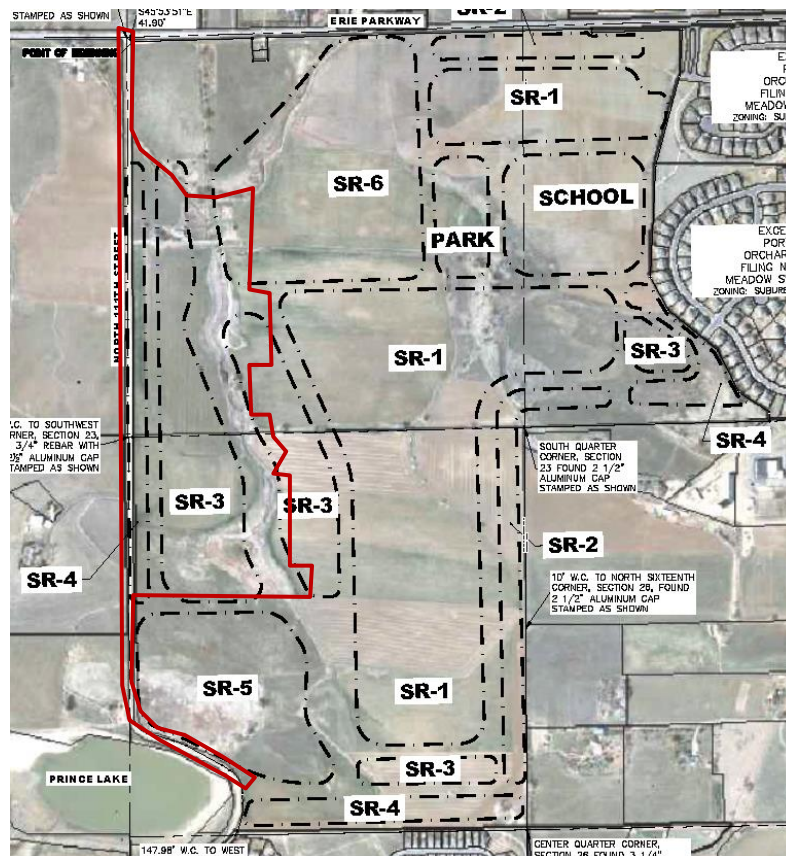


Compliance with the Flatiron Meadows PUD Overlay Map, Amendment No. 2

The Flatiron Meadows Master Development Agreement allows a maximum of 875 dwelling units in the subdivision. The PUD Overlay Map sets a max density for the development of 2.3 du/acre which calculates out to 845 units. With the modifications proposed in this plat and the anticipated unit count in the final planning area of Flatiron Meadows, it is anticipated that a total of 810 dwelling units, or 2.23 du/acre, will complete build-out of the subdivision. This unit count is in compliance with the Master DA and the PUD.

The PUD Overlay Map also sets minimum lot sizes for the area covered in this amendment. The amendment area includes SR-4 requirements for lots along N. 111th Street and SR-3 requirements for lots to the east. The requirements are shown on the next page. Lots within SR-4 that are adjacent to No. 111th Street are required to be a minimum of 80' wide and 10,000 sf in size. Lots within SR-3 area requirements to by a minimum of 75' wide and 9,375 sf in size. The proposed lots are in compliance with the PUD dimensional standards.

DIMENSIONAL STANDARDS SUMMARY CHART ³								
District	Max. DU's	Minimum Lot Size		Minimum Setbacks (ft.)			Rear	Max. Height (ft.)
		Width (ft)	Area (sq ft)	Front	Street	Interior Lot Line		
SR EXISTING (UDC Table 4.1)	3 DU/AC	75	SR: 10,000 MF: 5,000 p/DU	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR PROPOSED ¹	2.3 DU/AC ⁴ (Max. Project Density)							
PUD SR-1 65' X 110'		65'	7,150	20	20	Prin: 7.5	Prin: 20	Prin: 35
PUD SR-2 70' X 120'		70'	8,400	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR-3 75' X 125'		75'	9,375	20	20	Prin: 7.5	Prin: 20	Prin: 35
PUD SR-4 80' X 135'		80'	10,000	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR-5 ²	132	75'	5,000	25	20	10	Prin: 25	Prin: 35
PUD SR-6 55' X 110'	2.3 DU/AC ⁴ (Max. Project Density)	55'	5500	20	10	Prin: 5	Prin: 20	Prin: 35



Roadways:

As a part of the Preliminary Plat Amendment, the applicant proposes to rebuild N. 111th Street from Erie Parkway to Flatiron Meadows Boulevard as a rural arterial with a sidewalk on the east side. Two (2) street connections are shown from N. 111th Street into the subdivision and provide access to the main north-south road in this planning area.

Utilities:

The property will be served by the Town of Erie for water and sanitary services. The developer is responsible for construction of water mains and sewer mains throughout the Preliminary Plat, Amendment No. 2 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 parks, open space, and common areas.

Utility service providers for the property are Xcel Energy for electric and 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 Preliminary Plat, Amendment No. 2 drain to the east towards the Prince Tributary and then north into the Flatiron Meadows detention pond. The drainage area is also designed as a major open space and trail corridor with two proposed pedestrian crossings.

Parks, Open Space, and Trails:

At the anticipated total unit count of 810 dwelling units for the entire Flatiron Meadows subdivision, the following Parks and Open Space requirements exist:

- *Neighborhood Park:* The development generates a requirement for 6.93 acres of Neighborhood Park. The developers have already dedicated a Neighborhood Park over 7 acres in size.
- *Pocket Park:* A total of 1.15 acres of pocket park are required. Based on the existing preliminary plat, four pocket parks are required in Flatiron Meadows. The pocket park shown in this Preliminary Plat is the third of the four pocket parks. It is anticipated that the four pocket parks will total over 6 acres collectively.
- *Open Space:* The open space dedication requirement at Flatiron Meadows anticipated unit count is 39.24 acres. The Preliminary Plat represents a land dedication to the Town in the amount of 79.17 acres with 44.64 of those acres meeting the open space criteria in the UDC. Staff will verify at Final Plat that all public open space areas identified for dedication remain eligible for credit.
- Pedestrian Trails: A Spine Trail is under construction along the east side of the open space area. With the removal of the two vehicle crossing of Prince Tributary, the applicant is proposing two pedestrian trail crossings. These trails will provide access to the Spine Trail and the local trail network and street network on the east side of the tributary. Spine Trails will be owned and maintained by the Town of Erie. Local trails are the responsibility of the Homeowner's Association.

Housing Diversity:

UDC Section 10.6.7.D.1 details housing diversity requirements for proposed subdivisions within the Town. However, housing diversity is already dictated through the previously approved Preliminary Plat. The area within the Amendment are Single Family - Detached units. The area immediately to the south, which is also the final phase of the development, will incorporate Single-Family – Attached units.

Schools:

The subdivision is located in the Boulder Valley School District. The applicant has dedicated a school site to the district. The PK-8 is under construction.

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 has an existing fire station at Bonanza and Erie Parkway, approximately three miles to the east of Flatiron Meadows.

Oil/Gas Facilities:

The property has a Surface Use Agreement (SUA) in place with the mineral rights owners and pipeline owners within the property. There are existing oil and gas facilities on the site and the setbacks dictated by the SUA are shown shaded on Sheet LU1 of the Preliminary Plat.

Soils and Geology:

The Colorado Geological Survey (CGS) reviewed various technical/engineering documents and studies provided by the applicant that address soil conditions and ground water levels for the property. The reports and response letters from CTL Thompson list recommendations to address the shallow groundwater levels and soil consolidation. Staff's proposed condition of approval in the attached Resolution requires the developer to follow the recommendations of CTL Thompson and CGS during the final plat process and in generating the associated construction drawings.

APPROVAL CRITERIA - STAFF ANALYSIS:

The proposed Flatiron Meadows Preliminary Plat, Amendment No. 2 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 SR – Suburban Residential zoning district and the Flatiron Meadows PUD Overlay Map – Amendment No. 2.*

- 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's 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 Flatiron Meadows PUD Overlay Map – Amendment No. 2.*

- 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 or will be constructed with the subdivision 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 February 22nd, 2017. The required notice for the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Daily Times Call:	February 14, 2017
Property Posted as required:	February 13, 2017
Letters to Adjacent Property Owners:	February 14, 2017