

**TOWN OF ERIE
PLANNING COMMISSION MEETING
Wednesday, July 18, 2018**

SUBJECT:

PUBLIC HEARING:

A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado.

PURPOSE:

Heshmat Properties LLC requests Site Plan approval to construct 6 duplexes (12 dwelling units) in Canyon Creek Subdivision Filing No. 5, 1st Amendment.

CODE REVIEW:

Erie Municipal Code, Title 10

DEPARTMENT:

Planning and Development

PRESENTER:

Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION:

Staff finds the Site Plan for the Canyon Creek Subdivision Filing No. 5, 1st Amendment in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt the resolution of approval with the following conditions of approval:

- a. The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded.
 - b. Staff may direct the consultants to make technical corrections to the documents.
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SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner: Heshmat Properties LLC
5385 Lookout Ridge Drive
Boulder, Colorado, 80301

Existing Conditions:

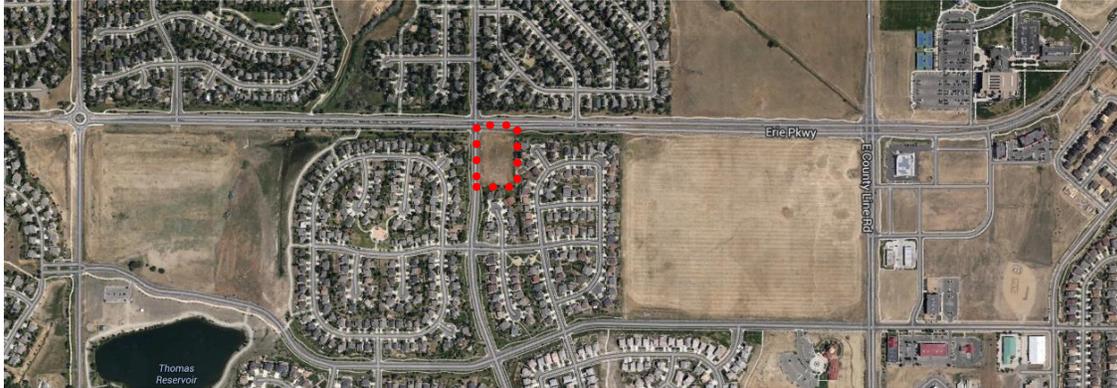
Zoning: Canyon Creek PD – Planned Development:
DC – Day Care and MDR – Medium Density Residential

Project Size: 1.843 Acres

Existing Use: Vacant Lot

Location:

The Site Plan for Canyon Creek Subdivision Filing No. 5, 1st Amendment is located on the southeast corner of Erie Parkway and Meller Street.

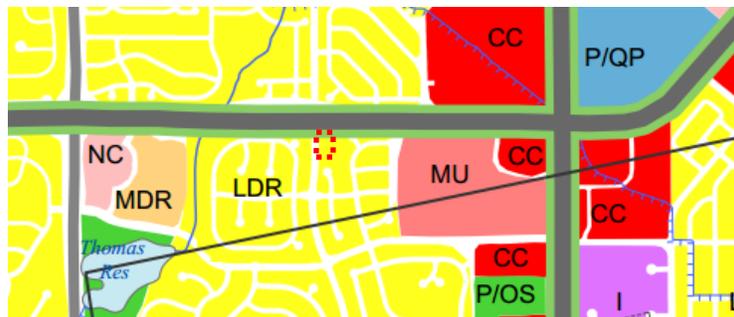


Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTHWEST	Canyon Creek PD – Planned Development	Single Family Residential
NORTHEAST	LR – Low Density Residential	Single Family Residential
SOUTH	Canyon Creek PD – Planned Development	Single Family Residential
EAST	Canyon Creek PD – Planned Development	Single Family Residential
WEST	Canyon Creek PD – Planned Development	Single Family Residential

Compliance with Town of Erie Comprehensive Plan:

The application is in Compliance with the Land Use designation of Low Density Residential on the 2005 Comprehensive Plan, Land Use Plan Map.



SITE SPECIFIC DEVELOPMENT INFORMATION:

The applicant is proposing to plat 12 lots for the dwelling units in Canyon Creek Subdivision Filing No. 5, 1st Amendment. Four dwelling units will face Erie Parkway and

the other 8 dwelling units will face onto a common open space that will side onto Meller Street. All of the garages are alley loaded. The alley access into the site is located on Meller Street; an emergency access from the end of the alley is also linked to Meller Street.

Development Data:

- Preliminary Plat Size: 1.843 acres
- Number of Duplex Lots Proposed: 12 lots
- Max. Number Dwelling Units Allowed - PD: 13 dwelling units
- Number of Tracts: 3 tracts
- Residential Density Proposed: 6.5 dwelling units per acre

Architecture:

- The proposed duplex dwelling units are two story structures.
- The architecture for the duplex dwelling units is in compliance with the Town of Erie UDC Development and Design Standards.

Parking:

- 2 car garage for each unit.
- Alley loaded garages.
- 5 additional parking spaces and one accessible space are provided on the alley.
- No parking is allowed on Erie Parkway and Meller Street as neither Erie Parkway nor Meller Street are designed for on street parking.

Lighting:

- Standard street lighting provided on street frontages.
- Lighting fixture types on the residences are cut-off fixtures.

Landscaping, Parks and Trails:

- 30 foot landscape buffer is provided on Erie Parkway and Meller Street; in addition to landscaping within the right of way.
- A formal park is not proposed within the duplex development; however, these dwelling units are close to the existing pocket parks in Canyon Creek.
- The open space dedication requirements for this site have been met through previous open space dedications within the overall Canyon Creek subdivision.
- HOA owned and maintained landscape areas within the development include the landscaped courtyard that 8 units front onto plus the landscaping areas along Erie Parkway and Meller Street.
- Sidewalks will be added along Erie Parkway and Meller Street frontages where needed. The internal sidewalk system connects the duplex dwelling units to adjacent streets.

Trash Service:

- Individual units will contract for local pickup service.

Utilities:

- Development will be served by Town utilities.

SITE PLAN ANALYSIS:

The Site Plan for the 6 duplexes (12 dwelling units) development within Canyon Creek Subdivision Filing No. 5, 1st Amendment 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 approved Preliminary Plat and the Canyon Creek PD Amendment No. 9.

- 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 Chapter 2, 3, 4 and 6.

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

Staff: Significant 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 development proposed is compatible with the character of the surrounding land uses.

STAFF RECOMMENDATION:

Staff finds the Site Plan for the Canyon Creek Subdivision Filing No. 5, 1st Amendment in compliance with the Site Plan Approval Criteria and recommends the Planning Commission adopt the resolution approving the Site Plan with the following conditions of approval:

- a. The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded.
- b. Staff may direct the consultants to make technical corrections to the documents.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on February 27, 2018. The required notice of the Neighborhood Meeting was provided.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	June 27, 2018
Property Posted as required:	June 22, 2018
Letters to Adjacent Property Owners:	June 25, 2018