

TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: May 10, 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 Colliers Hill Preliminary Plat No. 2; Imposing Conditions Of Approval; Approving The Colliers Hill Preliminary Plat No. 2 With Conditions; And Setting Forth Details In Relation Thereto.

PURPOSE:

Consideration of a Preliminary Plat that includes 726 single-family lots, 12 tracts for parks, open space, and a private amenity, 2 tracts for future development, and 27 tracts for other landscaping and utility uses.

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

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	SR – Suburban Residential AG (Weld County) – Agriculture	Future Colliers Hill Phase Vacant (Unincorporated)
SOUTH	LR – Low Density Residential	Colliers Hill Residential
EAST	PLI – Public Lands & Institutions AG (Weld County) – Agriculture	Erie High School Vacant (Unincorporated)
WEST	AG/OS – Agriculture/Open Space	Town of Erie Open Space

Purpose of Preliminary Plat:

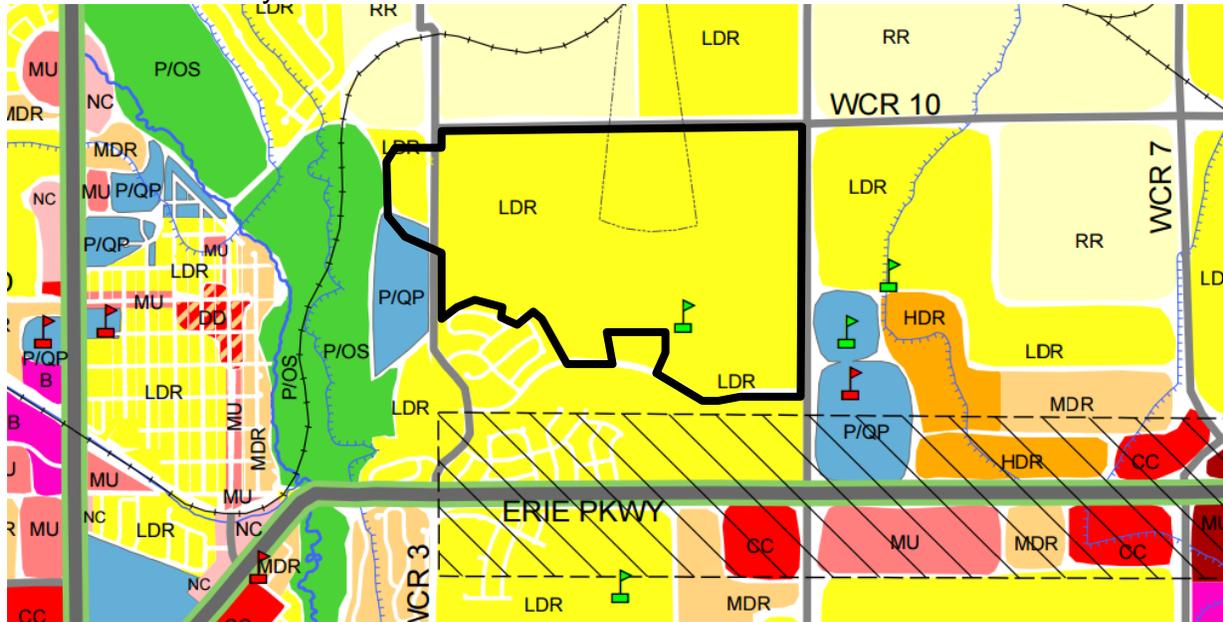
The Colliers Hill Preliminary Plat No. 2, also known as Phase 2 of Colliers Hill, proposes development of 726 single family lots throughout the LR zoned portion of the property. 12 tracts are shown to accommodate private and public parks, open space, and a private amenity. 2 tracts are reserved for future development, and the other 27 tracts accommodate other landscaping, buffers, and utility uses.

Development Data:

- Preliminary Plat Size: 400.74 acres
- Number of Residential Lots: 726 lots (119.45 acres)
- Number of Future Development Tracts: 2 tracts (86.97 acres)
- Number of Tracts (OS/Parks/Private Amenity): 12 tracts (98.91)
- Other Tracts (Landscape/Buffers): 27 tracts (95.41)
- Residential Density Proposed: 2.3 dwelling units per acre
- Residential Density Allowed: 5.0 dwelling units per acre

Compliance with Town of Erie Comprehensive Plan

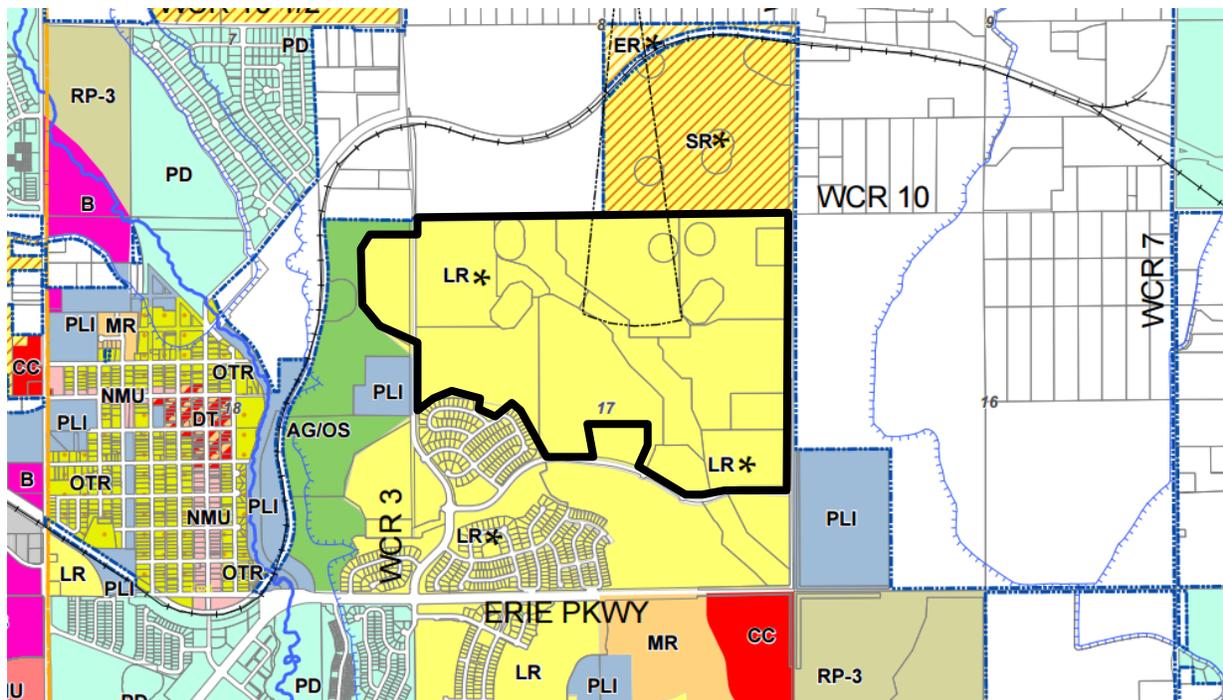
The application is in Compliance with the Land Use designations on the Comprehensive Plan, Land Use Plan Map. This particular property allows Low Density Residential land uses with a density of 2-6 du/ac.



Compliance with the Town of Erie Zoning Map

The property is zoned LR, Low Density Residential with a PUD, Planned Unit Development Overlay. The single-family residential lots are shown within the LR zone.

The density proposed in this Preliminary Plat No. 2 is 2.3 units/acre and is in compliance with the LR zoning districts maximum density of 5 units/acre.



Compliance with the Bridgewater PUD Overlay Map – Amendment No. 3

A maximum of 2,880 dwelling units is allowed by the PUD Overlay map for the full 966 acres of Colliers Hill. These 2,880 dwelling units can be developed through a variety of building types as permitted and required in each village of the PUD. Colliers Hill Phase 1 (Final Plat Filings 1-3) includes 720 single family lots while Phase 2 (Preliminary Plat No. 2) proposes another 726 single family lots for a total of 1,446 single family lots. The PUD contemplates 1,505 single family detached units in the same land area (Villages 2-10, 12) for Phase 1 and Phase 2.

Roadways:

As a part of the Preliminary Plat, the applicant proposes to provide three (3) new street connections to Weld County Road 10, three (3) new street connections to Colliers Boulevard, and three (3) new street connections to Colliers Parkway. The applicant will build the remaining portion of Colliers Boulevard from the cemetery north to the WCR 10 intersection. The applicant will also pave WCR 10, which is currently road base, between Colliers Boulevard and WCR 5.

A north-south collector, Horizon Boulevard, is featured in the center of the preliminary plat and provides a primary connection between Colliers Parkway and WCR 10. Horizon Boulevard features a landscaped median of varying widths and meandering landscape buffers between the roadway and rear of homes that will be maintained by the Homeowners Association and/or Metro District. Horizon Boulevard is the only vehicular crossing of the regional drainage in Phase 2.

Utilities:

The property will be served by the Town of Erie for water and sanitary services. The Town does not currently have sanitary service available to serve this portion of the Colliers Hill development. In order to provide sanitary service, off-site improvements that have not yet been constructed in other developments at the time of final plat will be built by the developer. These off-site improvements include sanitary main construction through the unincorporated Weld County parcel to the north, Morgan Hill, and a portion of Andalusia. The new sanitary sewer main will tie into to the Town's North Water Reclamation Facility (NWRf) Interceptor in Andalusia.

The developer is responsible for construction of water mains throughout the Colliers Hill Preliminary Plat 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 United Power for electric, Source Gas 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.

Public Service Company of Colorado (PSCo) has an overhead electric transmission line and associated easements along the north edge of the property just south of and parallel to Weld County Road 10. A proposed condition of approval by staff states that

any improvements proposed within and across the easement and lines at final plat be reviewed by PSCo pursuant to the easement agreement.

Drainage and Erosion:

A Drainage Study was submitted and reviewed. The developed areas within Preliminary Plat No. 2 drain towards a drainage channel running diagonally through the center of the development. The collected runoff is released into this channel and conveyed to two large detention areas located in the north and west portion of the plan before crossing Weld County Road 10. The drainage area is also designed as a major open space and trail corridor with three pedestrian crossings and one vehicular crossing.

Natural Areas Inventory:

The Town of Erie Natural Areas Inventory does not identify a natural area within the Colliers Hill Preliminary Plat No. 2.

Threatened and Endangered Species and Significant Habitats

A site specific Wetland, Threatened and Endangered Species Observations and Cultural Resources Review, completed by CTL Thompson, was submitted to assess threatened and endangered species and significant habitats.

The report concludes that no threatened or endangered species or obvious habitats were observed on the subject property.

Parks, Open Space and Trails:

The applicant is preserving a large open space corridor running diagonally across the site along with smaller open space areas and corridors. A Community Park, Neighborhood Park, three (3) Pocket Parks, a Private Amenity, and several other active and passive recreational improvements are proposed throughout this preliminary plat. Spine Trails are proposed in the major open space corridors with local trails and connections distributed throughout the subdivision.

Public Dedication Requirements:

The public parks and open space dedication requirements for the Colliers Hill property are based on the requirements of the Bridgewater Planned Unit Development (PUD) Overlay Map – Amendment No. 3. The required dedications for parks and open space in the Preliminary Plat No. 2 area can be found on the table below next to the dedications proposed. Dedication acreage requirements of the UDC, which don't apply to this application, are shown greyed out and for comparison and information purposes only. Regardless of the number of lots final platted, actual dedication requirements shall not change.

Public Dedications	Required by UDC (acres)	Required by PUD (acres)	Proposed for Preliminary Plat (acres)
Pocket Park	1.01	1.80	3.49
Neighborhood Park	6.08	8.00	8.00
Community Park	10.13	44.10*	47.12*
Open Space (Town)	34.43	20.70	40.28

* 25 acres is required to be Active Area in the PUD Overlay Map

Parks

The developer is showing three (3) pocket parks as required in the Bridgewater PUD Overlay Map. The pocket parks total 3.49 acres in size, exceeding the 1.8 acres required by the PUD. All pocket parks shall be owned and maintained by the Homeowners Association and meet the design requirements of the Parks, Recreation, Open Space, and Trails (PROST) Master Plan.

Within the limits of Colliers Hill Preliminary Plat No. 2, the Bridgewater PUD requires dedication of 8 acres for a Neighborhood Park and 44.10 acres for a Community Park which the preliminary plat meets. The Neighborhood Park will include approximately 1 acre for a private amenity and will be the second of the three Neighborhood Parks required in Colliers Hill.

The 47.12 acre Community Park is broken into two tracts. Tract HH includes the 25 acres of Active Area as required in the PUD. The remaining 22.12 acres of Community Park is located in Tract GG as passive use per the PUD. A reuse water pond is located in Tract GG for irrigation purposes.

The applicant is also proposing additional active and passive recreational improvements in landscape tracts and open space areas (Tracts A, F, M, W, Z, and GG). While these improvements are not credited towards the UDC's or PUD's park requirements, they provide an additional layer of outdoor recreational opportunities available to the residents and visitors of Colliers Hill.

Open Space

101.9 acres of Open Space were dedicated to the Town in Daybreak Filing 1A. 11.41 acres of Open Space were dedicated in Colliers Hill Filing 3D. 40.28 acres of open space are proposed for dedication to the Town in Preliminary Plat No. 2 consistent with the Bridgewater PUD Overlay Map.

A total of 136.6 acres of public Open Space would be required by the UDC for the maximum buildout of 2,880 units; however, the PUD requires 144.80 acres of open space be dedicated to the Town at final buildout. Through Phase 1 and this Phase 2 of Colliers Hill, a total of 153.59 acres are dedicated and proposed to be dedicated to the Town. This total dedication not only meets the requirements of the PUD but exceeds the open space required at full buildout of Colliers Hill.

Pedestrian Trails:

Approximately 2.32 miles of Spine Trail are proposed in Phase 2 of Colliers Hill. These trails, along with the 2.34 miles of built and/or proposed Spine Trail in Phase 1, will provide a total of 4.65 miles of Spine Trails through the first two phases of Colliers Hill. Spine Trails are owned and maintained by the Town of Erie.

The primary Spine Trail alignment travels diagonally across the subdivision adjacent to the subdivision's drainage from the future Community Park in the southeast to the WCR 10 and Colliers Boulevard intersection to the northwest. Three crossings, including a pedestrian bridge, the Horizon Boulevard culvert/underpass, and boardwalk allow for neighborhood access to the Spine Trail from either side of the drainage corridor. Horizon Boulevard includes an underpass for the Spine Trail similar to the two pedestrian underpasses in Colliers Hill Filing 1 and Filing 3. At buildout, the Spine Trail

from the corner of Erie Parkway and WCR 5 to the corner of Colliers Boulevard and WCR 10 will be over 1.4 miles in length without any at grade crossings with streets.

The Spine Trail then extends west from the Colliers Boulevard and WCR 10 intersection into Town Open Space and travels south along the west side of the cemetery to tie into future trails in Colliers Hill Phase 1.

An additional 2.14 miles of local trails to be maintained by the HOA/Metro District extend the trail network throughout the residential areas creating additional trail loops and connections to the regional Spine Trail network.

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 designation of Villages in the Bridgewater Planned Unit Development (PUD) Overlay Map – Amendment No. 3. A copy of the PUD Overlay Map is attached. Villages 2, 4, 5, 7, 11, and 12, of which the Preliminary Plat No. 2 is a part, designate these areas as Single Family - Detached units.

Schools:

The proposed subdivision is located in the St. Vrain Valley School District. The applicant has already dedicated a 10 acre site to the school district for a future elementary school.

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 one-half (½) mile to the south and west of Colliers Hill Preliminary Plat No. 2.

Oil/Gas Facilities:

The property has a Surface Use Agreement (SUA) and Pipeline Letter Agreement in place with the mineral rights owners and pipeline owners within the property, Anadarko Entities and Kerr McGee Gathering. There are existing oil and gas facilities on the site. The preliminary plat shows the removal of several of these facilities from the development area. Anadarko has submitted an objection letter which is attached stating that the proposed preliminary plat does not conform to the existing Surface Use Agreement. However, the property owner and Anadarko are in negotiations, and Anadarko requests that any approval of the preliminary plat be conditioned upon a final agreement between Anadarko and the applicant. A condition of approval has been provided requiring execution of a Surface Use Agreement (SUA) between the owner of Colliers Hill and any mineral rights owner(s) allowing full use of the surface as shown in the Preliminary Plat prior to any Final Plat recordations.

Soils and Geology:

The Colorado Geological Survey (CGS) reviewed various technical/engineering documents and studies provided by the applicant that address subsidence risks, soil conditions and ground water levels for the property. Portions of the site are undermined; however, in CTL Thompson's Subsidence Investigation, they determine subsidence hazard is low in this portion of Colliers Hill and proposed no foundation length restrictions or other mitigation recommendations. CGS concurs with the recommendations.

The Geotechnical Investigation report provided by the applicant also addresses soil conditions for the property. The report states that expansive soils exist. Additional investigations will be performed during grading design to determine the extent and depth of sub-excavation and again after site grading to be the basis for foundation and pavement design to mitigate expansive soil issues.

APPROVAL CRITERIA - STAFF ANALYSIS:

The proposed Preliminary Plat for Colliers Hill Preliminary Plat 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 2005 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 LR – Low Density Residential zoning district and the Bridgewater PUD Overlay Map – Amendment No. 3.

- 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 Bridgewater PUD Overlay Map – Amendment No. 3.

- 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 February 9th, 2016 at 6:00 p.m. at The Overlook at Colliers Hill. The required notice for the Neighborhood Meeting was provided and a copy of the minutes and sign-in sheet are attached.

The applicant held a second neighborhood meeting on March 24th, 2016 at The Overlook. A copy of the meeting summary and sign-in sheet is also attached.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	April 20, 2016
Property Posted as required:	April 22, 2016
Letters to Adjacent Property Owners:	April 22, 2016