

**TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
November 1, 2017**

SUBJECT: **Agenda #17-403:**
Public Hearing: Consideration Of A Resolution Regarding The Minor Subdivision Plat Of Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 And Lot 2, Block 1, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Public hearing for consideration of a Minor Subdivision application to subdivide one commercial lot into 2 lots in Erie Commons Filing 3, Block 1.

DEPARTMENT: Community Development

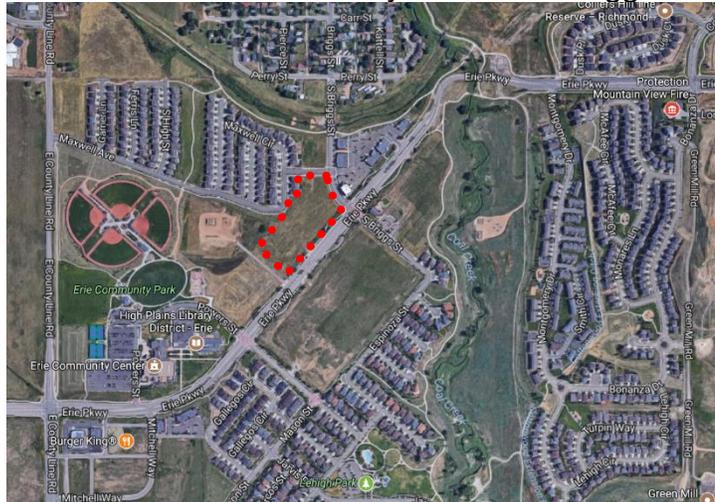
PRESENTER: Deborah Bachelder AICP, Planning Manager/Deputy Director of Planning & Development

STAFF RECOMMENDATION: Approval with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Boulder Community Health
4141 Arapahoe Road, Suite 206
Boulder, CO 80303

Location: Intersection of Erie Parkway and South Briggs Street



Project Process and Summary:

Minor Subdivision plats for non-residential lots require public hearings before the Planning Commission and Board of Trustees. Town staff has reviewed the Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1 plat and construction drawings and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

Project Description:

The Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1 plat is platting one existing commercial lot into 2 lots.

Site Specific Information:

- Existing Use: Vacant Lot
- Property Size: 6.10 acres
- Zoning: Erie Commons PD – Planned Development
- Number of Proposed Lots: 2 lots

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Planned Development Erie Commons	Vacant Lot – Commercial Single Family
SOUTH	PD – Planned Development Erie Commons	Vacant Lot - Commercial
EAST	PD – Planned Development Erie Commons	Commercial
WEST	PD – Planned Development Erie Commons	Single Family Community Park

Minor Subdivision Analysis

Staff finds the application is consistent with the Minor Subdivision Plat – Non-Residential Parcels approval criteria in Municipal Code, Section 10.7.7.F.10, as outlined below:

- a. The Minor Subdivision is generally consistent with the Town’s Comprehensive Master Plan;

Staff: The application is in Compliance with the Land Use designations on the 2005 Comprehensive Plan, Land Use Plan Map. The layout and size of lots, access, circulation, and utilities is consistent with commercial developments as identified in the NC – Neighborhood Commercial land use designation of the Comprehensive Plan.

- b. The Minor Subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;

Staff: The commercial lots meet the requirements of the Erie Commons PD Development Guide.

- c. As applicable, the Minor Subdivision is generally consistent with the terms and conditions of any previously approved development Plan;

Staff: The commercial lots meet the requirements of the Erie Commons PD Development Guide and other development documents for Erie Commons.

- d. The Minor 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.

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 design of the Minor Subdivision plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- e. The Minor 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 Minor Subdivision plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- f. The Minor 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: Significant impacts are not anticipated for the natural environment.

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

Staff: The Minor Subdivision plat provides vehicular and pedestrian connections to adjacent roadways.

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

Staff: The Minor Subdivision plat will not have significant adverse impacts on adjacent properties.

- 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 services and facilities currently exist.

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

Staff: Adequate infrastructure capacity is available for the phasing of development.

Neighborhood Meeting:

As required by the Municipal Code a Neighborhood Meeting was held as follows:

Neighborhood Meeting Date: September 20, 2017
Neighborhood Meeting Location: Erie Community Center

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

Public Notice:

The required notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: October 11, 2017
Property Posted: October 13, 2017
Letters to Adjacent Property Owners within 300': October 13, 2017