

COLLIERS HILL FILING NO. 4G

- PRELIMINARY PLAT

Board of Trustees – December 8, 2020

Request

Review of a Preliminary Plat:

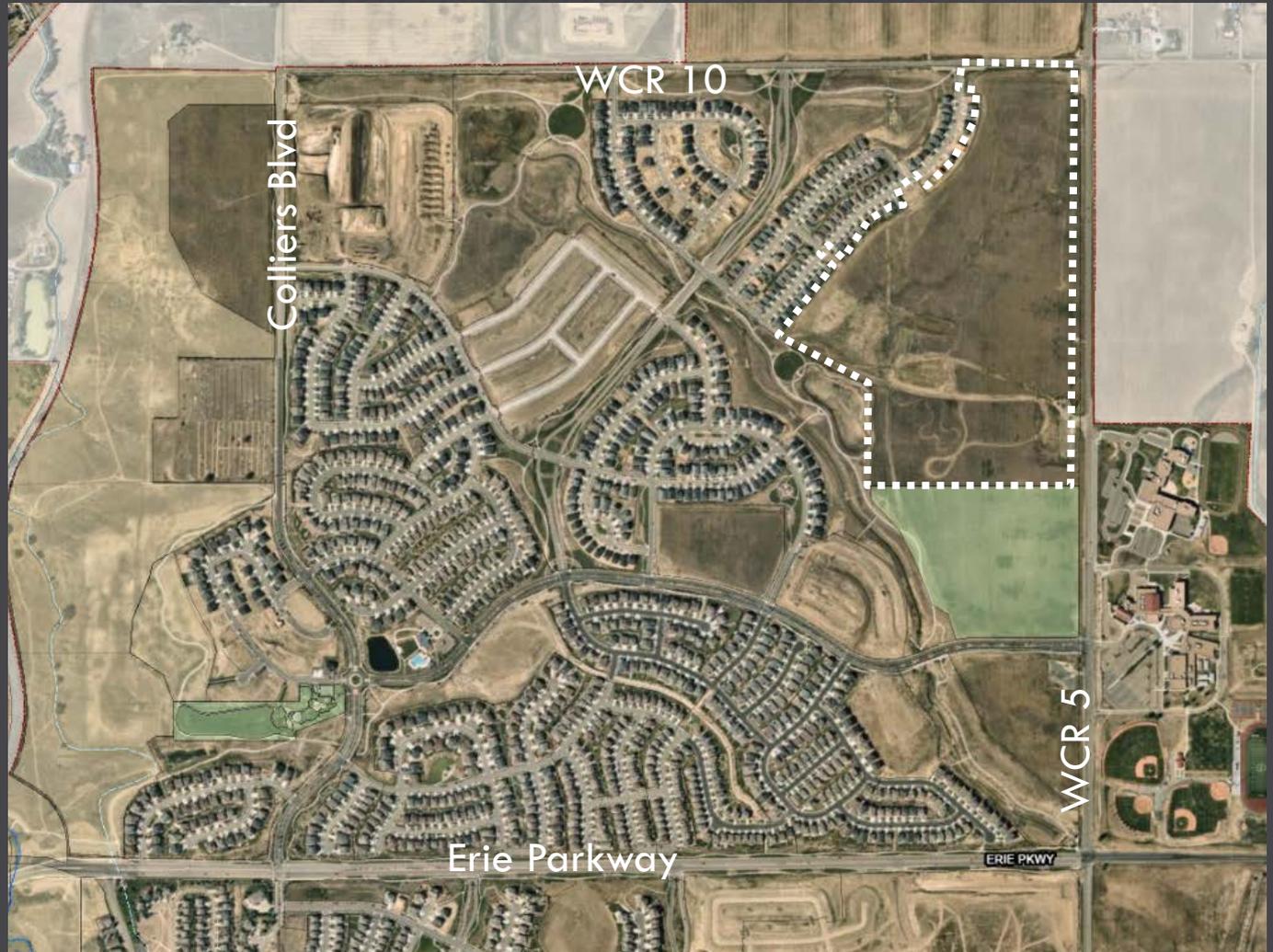
- 205 single-family lots, 1 private amenity lot & 9 tracts for a neighborhood park, landscaping, drainage, utility, & trail connections

PUD Amendment # 5 Update

- PUD Amendment # 5 was approved by the BOT on 11/10/20
 - This permitted SFD in the 4G plat area.

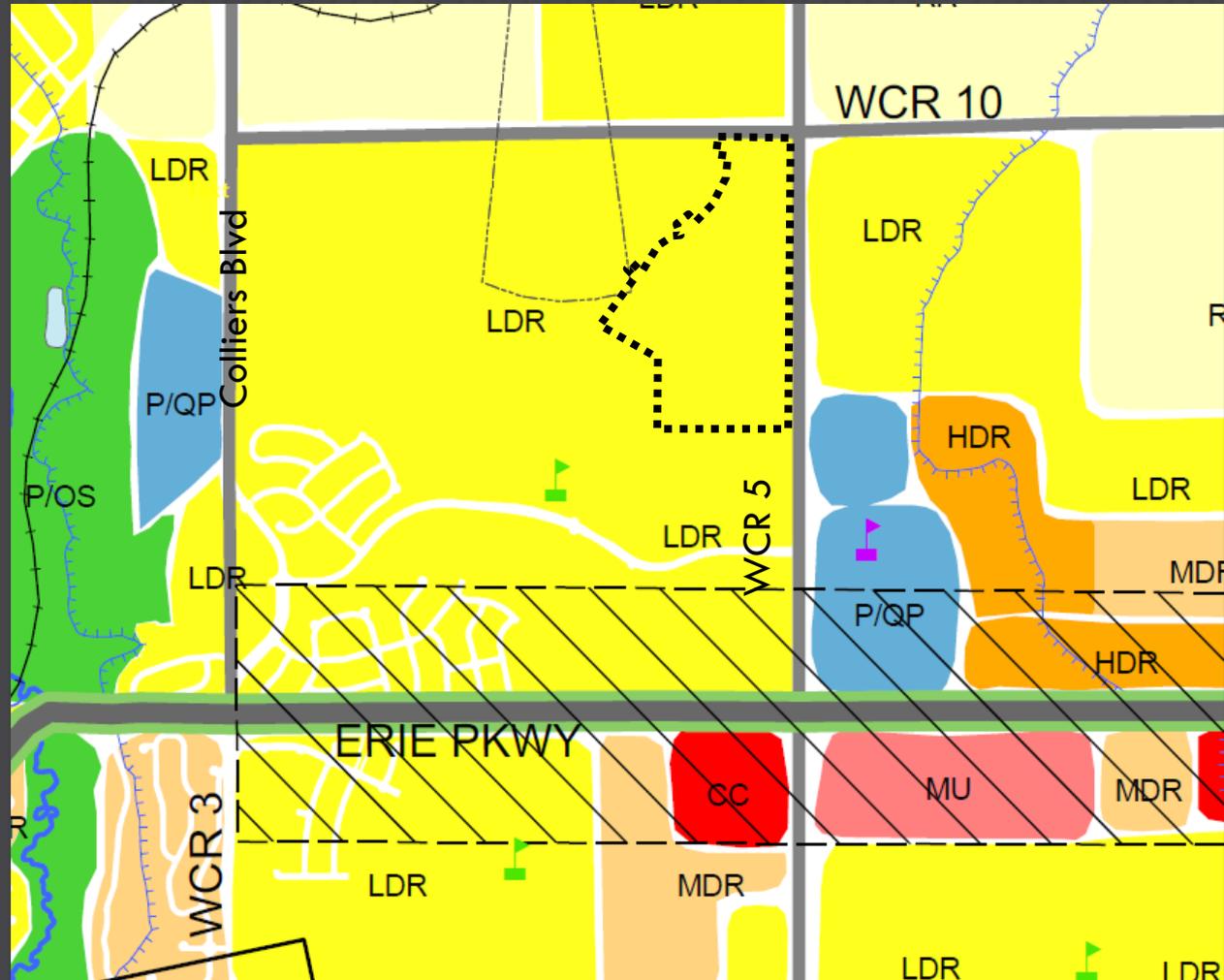
Location

- 82.01 acres
- Tract E of F 4C
- Vacant



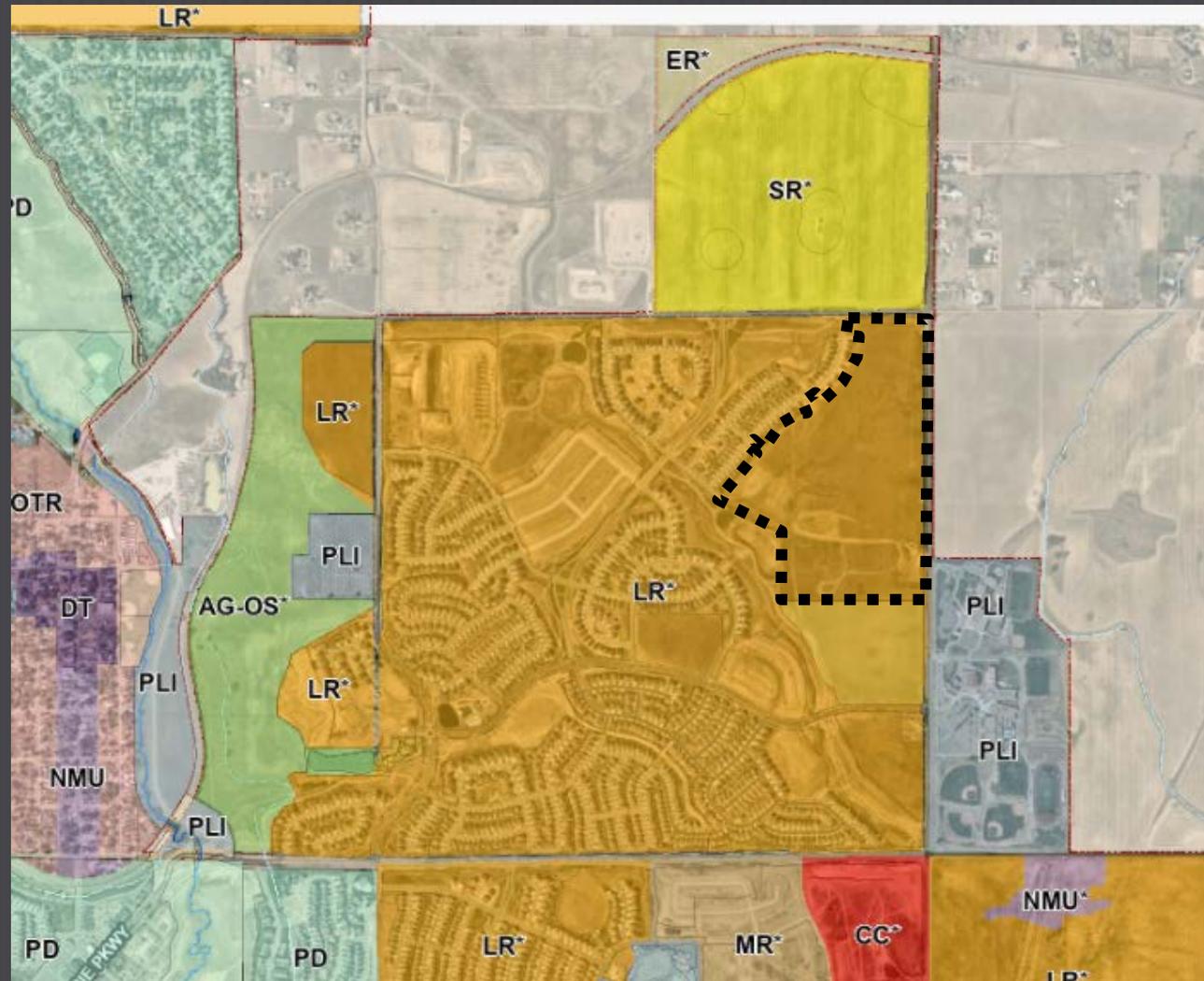
Comprehensive Plan

- In general compliance (LDR)
- Density: 2-6 du/ac
 - Overall Colliers Hill: 2.98 du/ac
 - Filing 4G: 2.49 du/ac
- Allows mix of housing: SFD, SFA, TH, etc.
- SFD consistent



Zoning

- LR & Colliers Hill PUD
 - SFD for 4G area consistent with PUD
- LR: max density of 5 du/ac
 - 2.98 du/ac proposed for all of Colliers Hill
 - 2.49 du/ac for 4G area

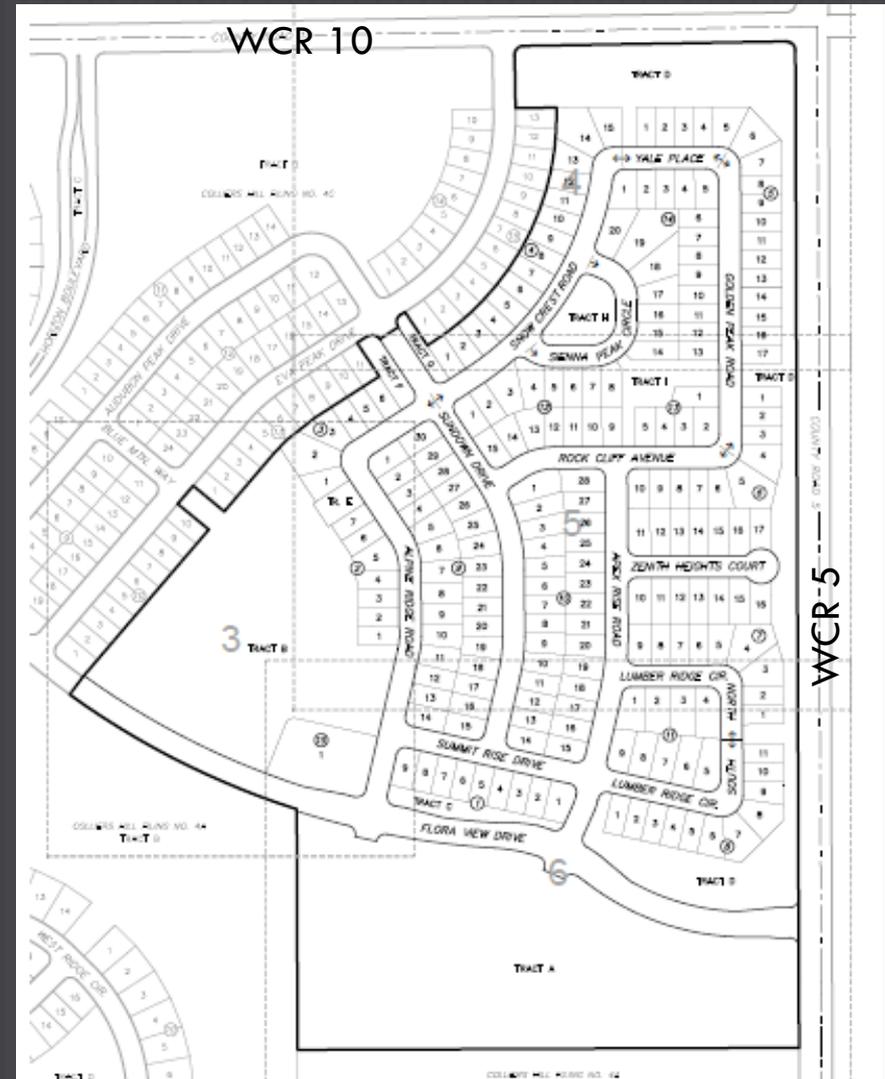


Housing Diversity

- UDC requires:
 - 6 types;
 - 5 types with 1 variation; or
 - **4 types with 2 variations**
- Colliers proposes:
 - SFD (0-4,499 sq ft / 5,000 to 9,999 sq ft / 10,000 to 39,999 sq ft)
 - Duplex (under construction)
 - Apartments
 - Townhomes
- Future Filings will need to provide the 2 housing types

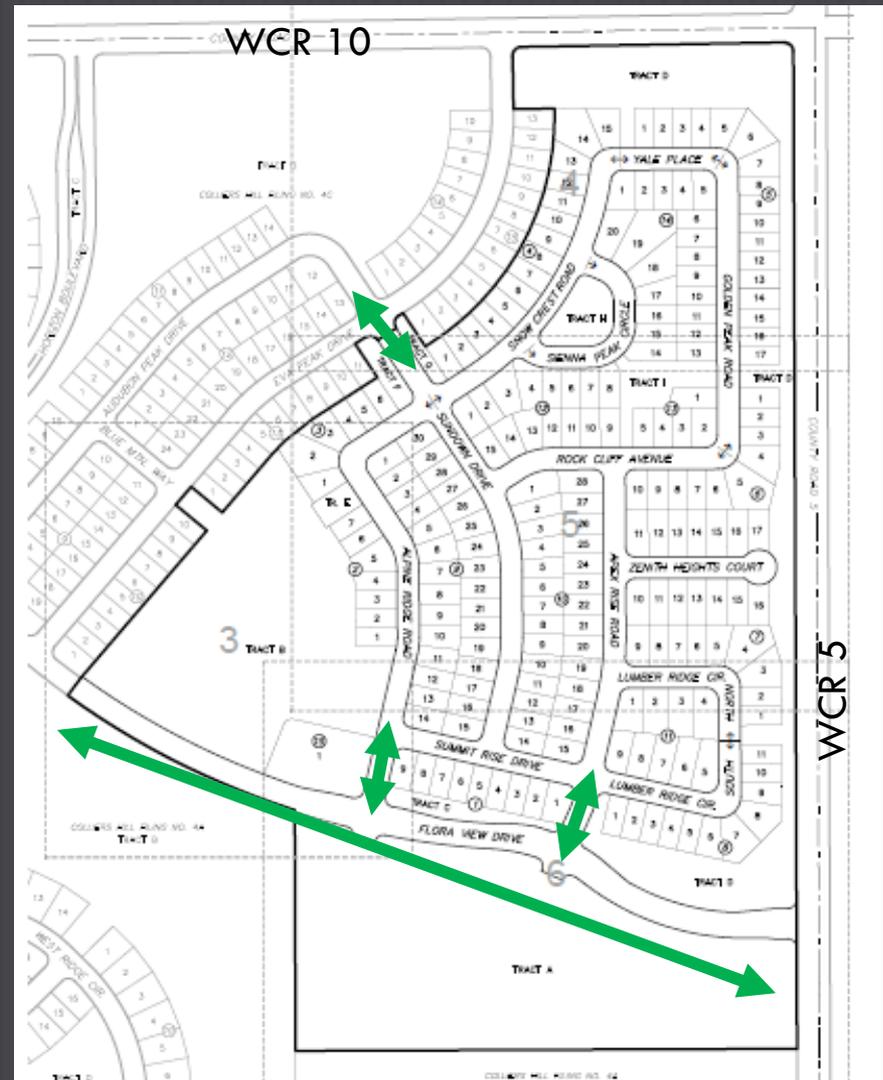
Preliminary Plat

- 205 SFD Lots / 1 private amenity lot / 9 Tracts
- Neighborhood Park
- 5,000 to 12,500 sq. ft lots



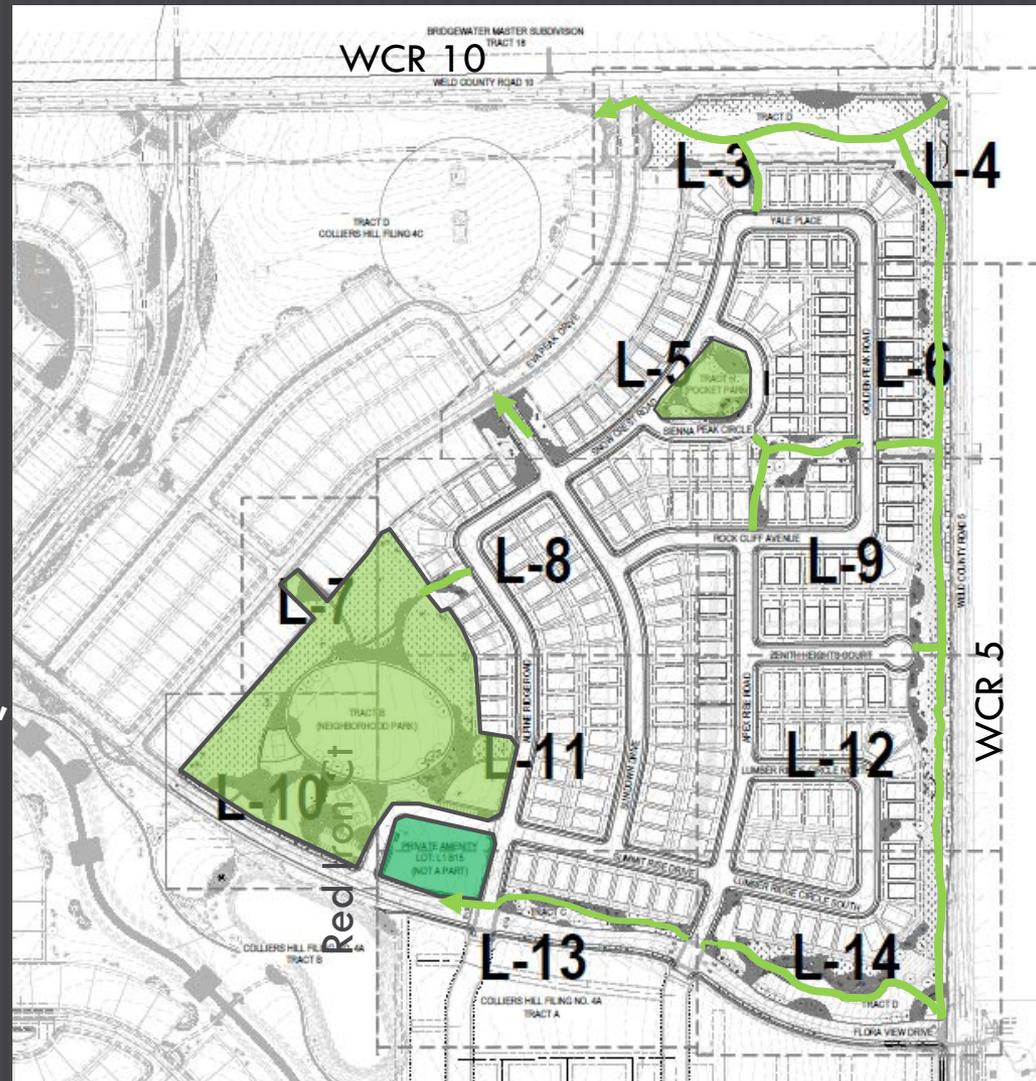
Preliminary Plat - Roadways

- Traffic study was reviewed – no concerns
- Extension of Flora View Drive
- 3 connections
 - Sundown Dr
 - Alpine Ridge Rd
 - Apex Rise Rd



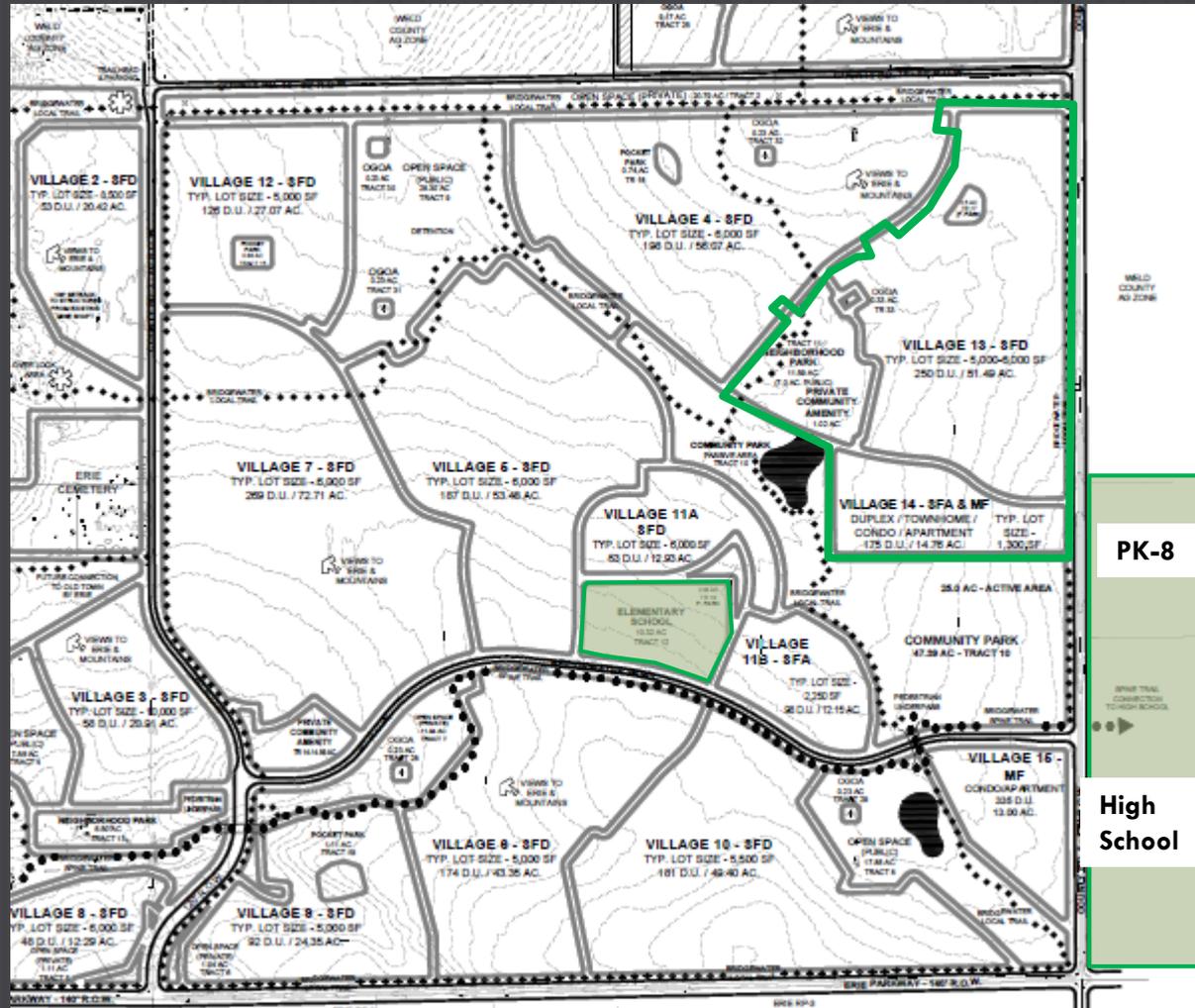
Preliminary Plat - Parks, Open Space, & Trails

- Dedications mandated by PUD
- Community Park
- Neighborhood Park
- Pocket Park
- Private Amenity
- Internal sidewalks & connections to parks, overall community, & WCR 5 & 10



Preliminary Plat - Schools

- St. Vrain School District
 - Soaring Heights PK – 8
 - Erie HS
- Future elementary school site in Colliers
- New elementary school funded in Erie Highlands
- School district states the schools have sufficient capacity, & appropriate fees will be required



Preliminary Plat: Approval Criteria

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- 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.
- 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.
- 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.

Preliminary Plat: Approval Criteria

- 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.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- 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.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held February 6, 2020. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of this Public Hearings for the Preliminary Plat application was provided as follows:

Published in the Colorado Hometown Weekly:	November 18, 2020
Property Posted:	November 20, 2020
Letters to adjacent property owners:	November 20, 2020

Staff Recommendation

Staff recommends the BOT approve the Colliers Hill Filing No. 4G Preliminary Plat application, with the following conditions:

- a. At the time of final plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town;
- b. Applicant shall make technical corrections to the Colliers Hill Filing No. 4G Preliminary Plat as directed by Town staff.
- c. The Bridgewater P.U.D Overlay Map – Amendment No. 5 shall be approved and recorded before the approval of the Preliminary Plat is effective.
- d. The applicant shall provide documentation from the oil and gas easement holder approving the proposed encroachment of improvements.
- e. At the time of final plat, applicant shall address the Department of Parks and Recreation comments.
- f. The applicant shall comply with the recommendations of the Colorado Geologic Association as stated in their letter dated March 5, 2020.
- g. All newly submitted and updated reports (Phase I Environmental, Draft Phase I Environmental Site Assessment, Draft Geotechnical Site Development Study, & Wetland, Threatened, and Endangered Species Observation and Cultural Resources Review) shall be reviewed at the time of final plat. The applicant shall comply with any recommendations from the updates, and applicable requirements shall be incorporated into the final plat Development Agreement.

PC Recommendation

On 11/18/20 the PC recommended (6,1) the BOT approve the Colliers Hill Filing No. 4G Preliminary Plat application, with the following conditions:

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- b. Applicant shall make technical corrections to the Colliers Hill Filing No. 4G Preliminary Plat as directed by Town staff.
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- d. The applicant shall provide documentation from the oil and gas easement holder approving the proposed encroachment of improvements.
- e. At the time of final plat, applicant shall address the Department of Parks and Recreation comments.
- f. The applicant shall comply with the recommendations of the Colorado Geologic Association as stated in their letter dated March 5, 2020.
- g. The applicant shall provide the following updated reports with the final plat: Wetland, Threatened Endangered Species Observation and Cultural Resources Review; Phase I Environmental Site Assessment; and the Geotechnical Investigation.

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