



ERIE
COLORADO

675 Moffat Street SRU

Town Council

Harry Brennan, Senior Planner

April 9th, 2024



Request

Review of SRU

- Project Size: 7,500 SF (Lot Size)
- Dwelling Units: 2
- Size of Dwelling Units: 4,926 SF (combined)
- Existing Zoning: Old Town Residential (OTR)
- Existing Use: Undeveloped



Overview

- Background
- Proposal
- Decision

Location

The subject site is east of the Moffat & County Line Rd intersection, and south of Erie Middle School



West

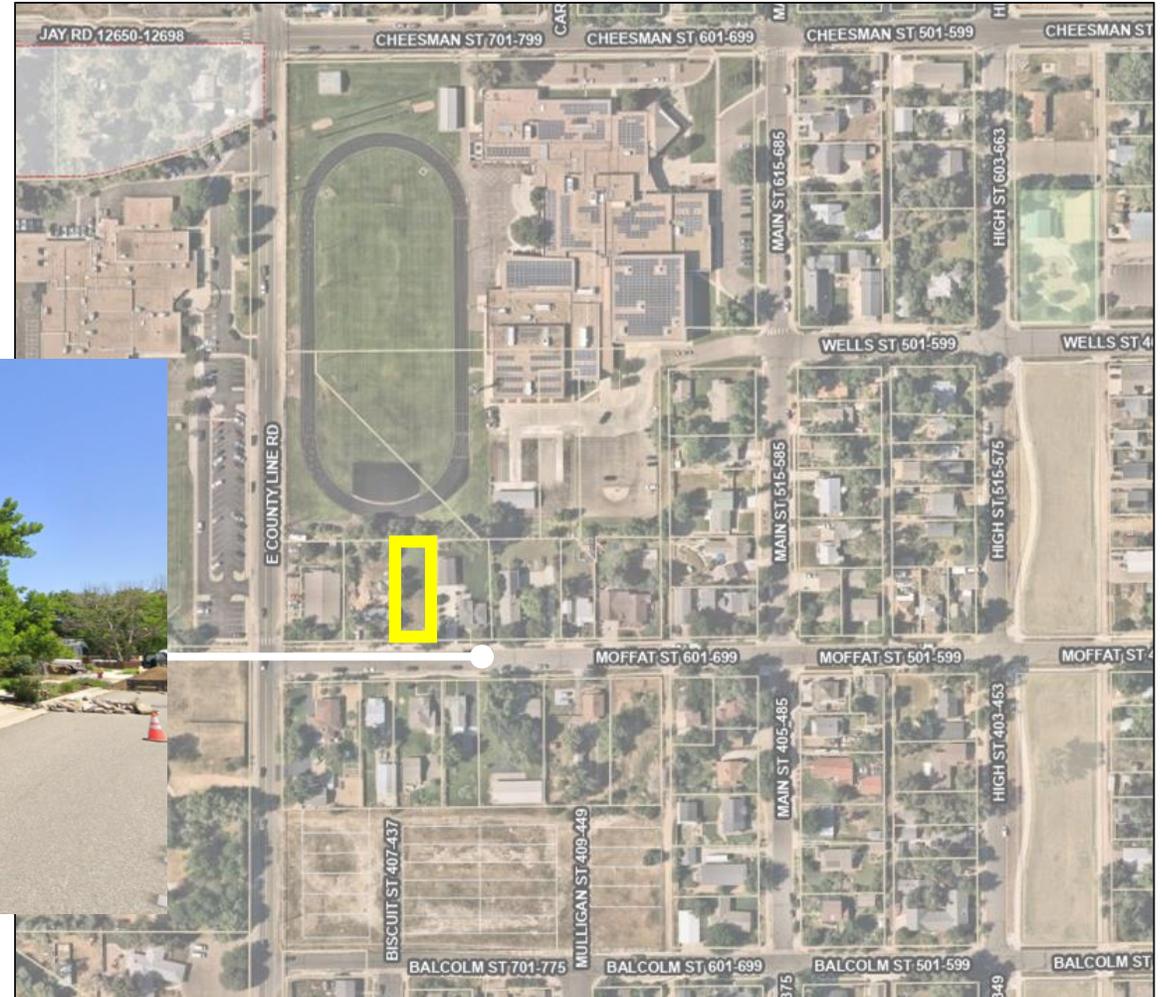


Location

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East



Location

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South

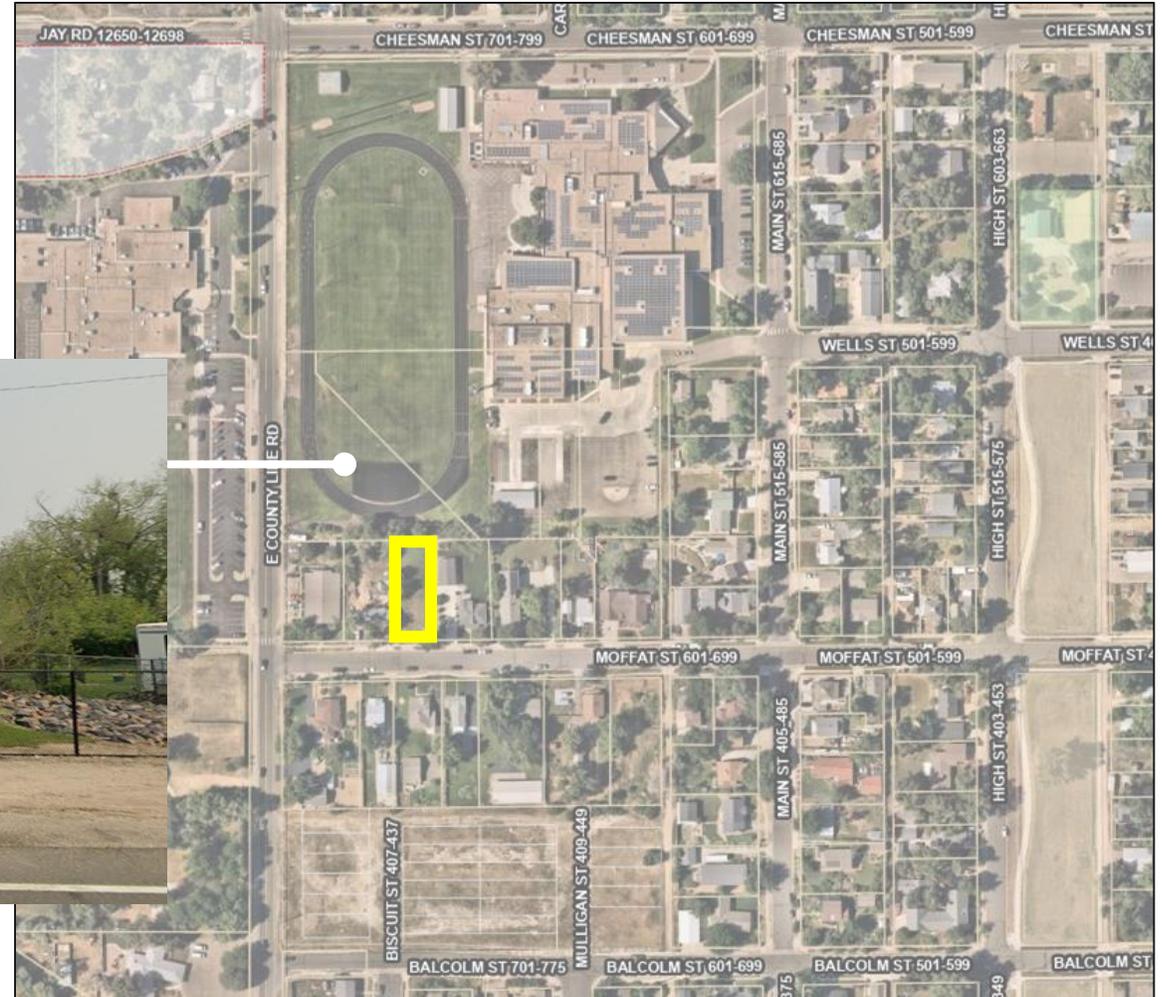


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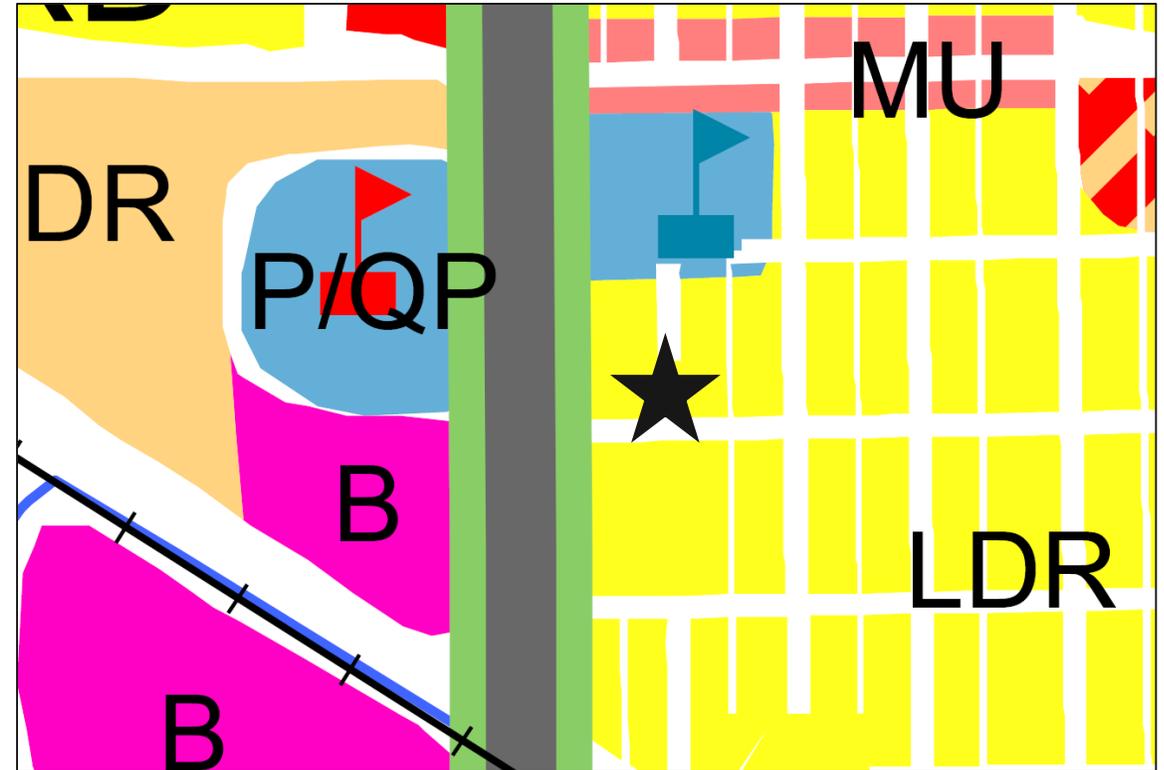


North



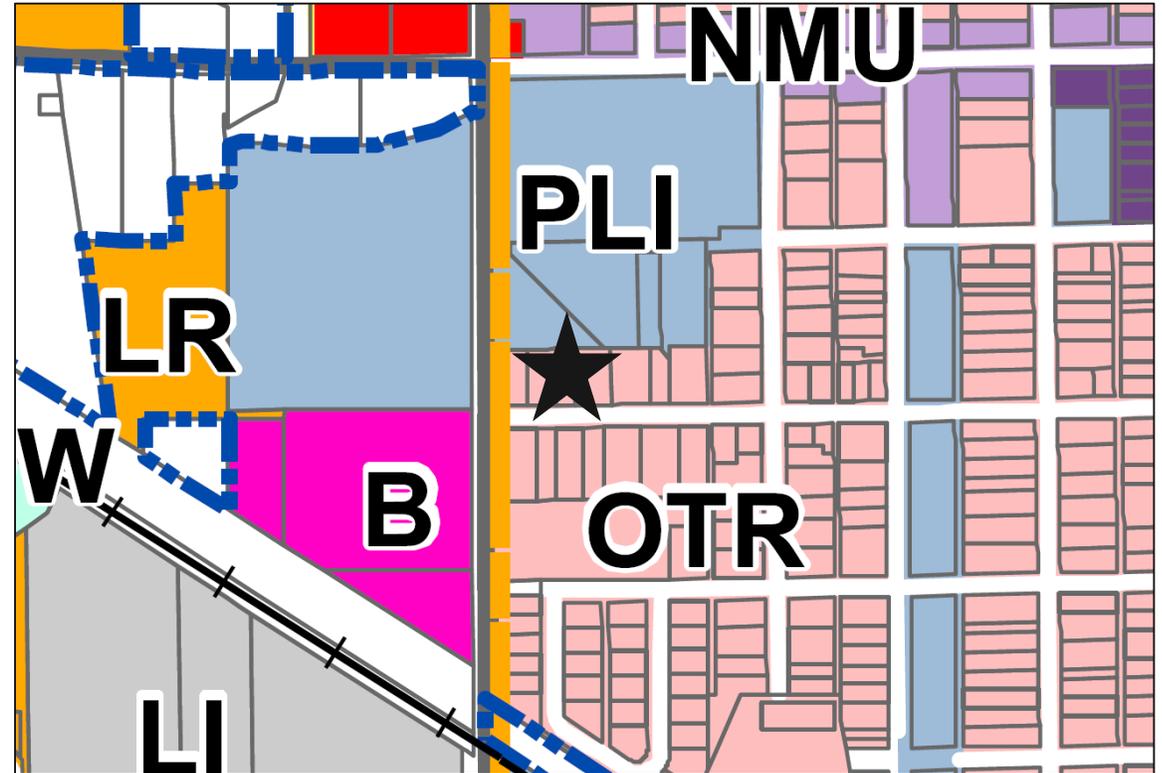
Comprehensive Plan

- Low Density Residential – Anticipates a mix of housing types including Single-Family Detached and Duplex



Zoning

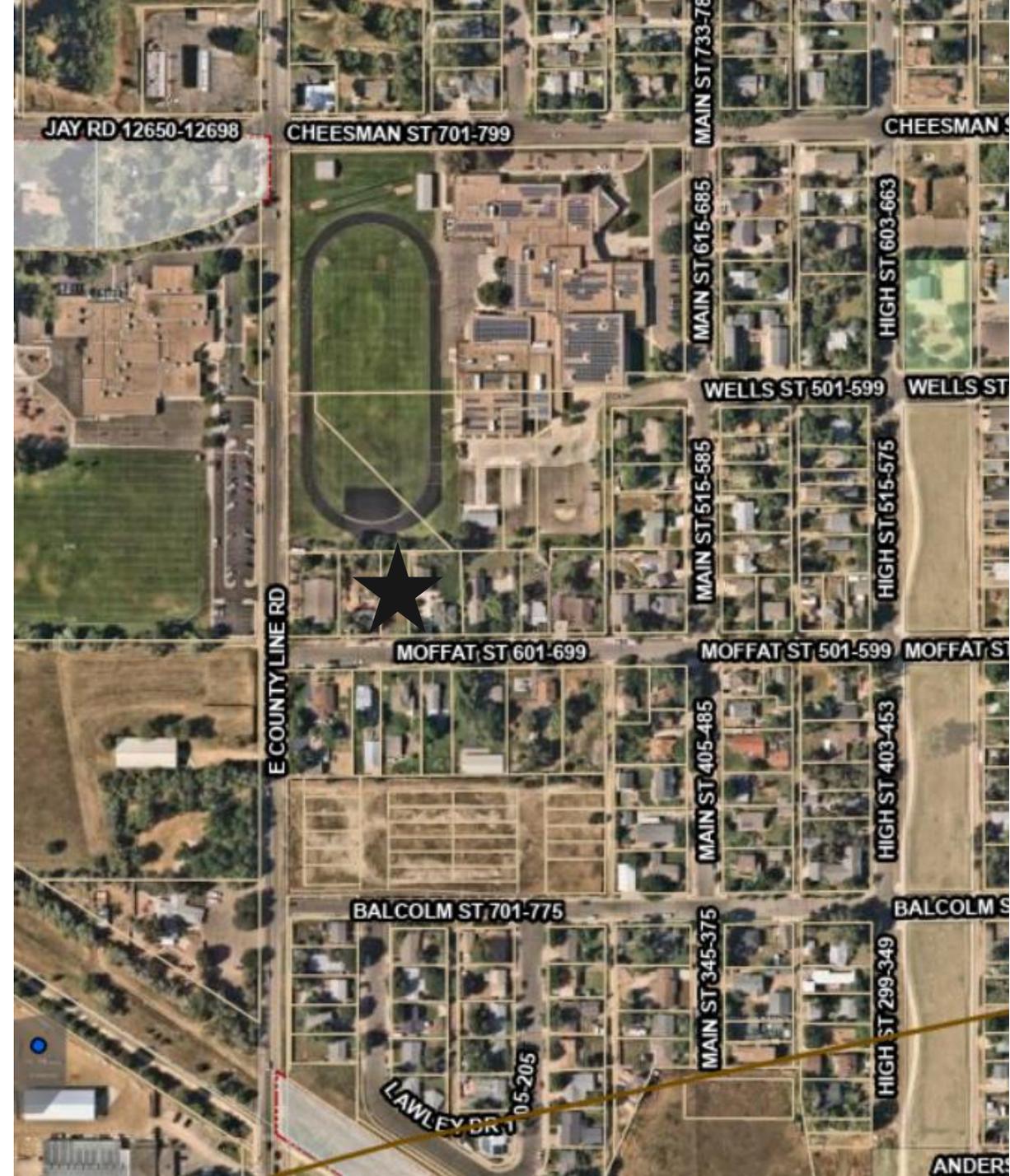
- Old Town Residential (OTR) – Allows duplexes as Special Review Use (SRU)





Environmental Hazards

There are no known undermining or geologic risks in this area.





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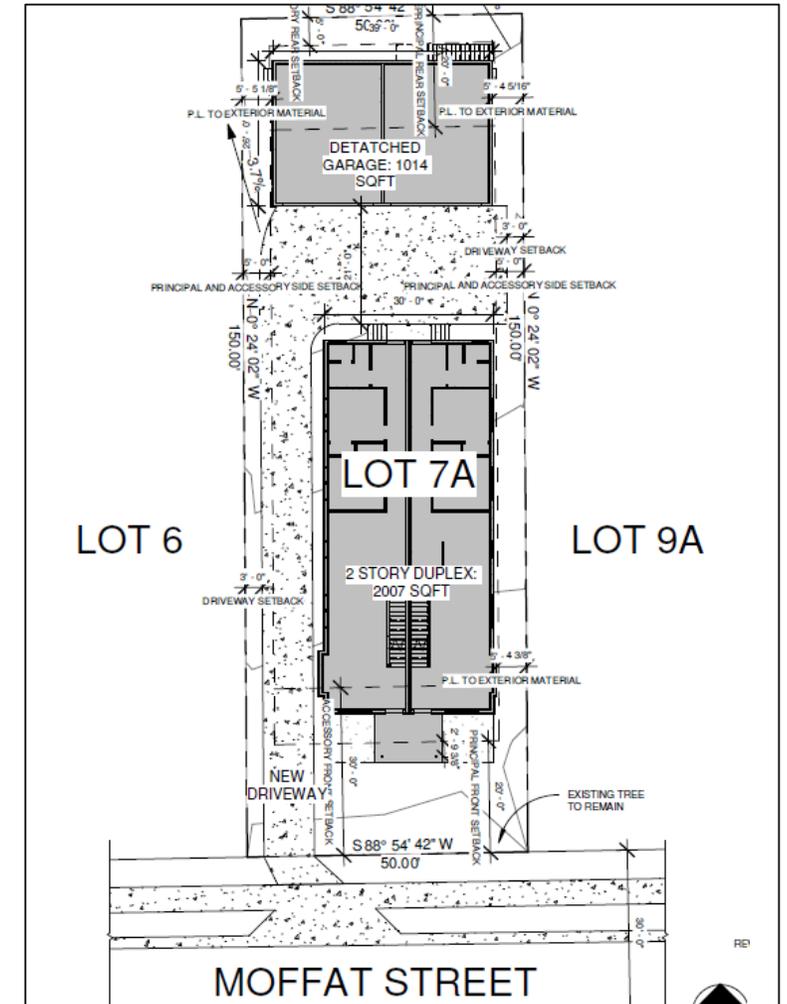
SRU

Overview

- A duplex (two attached dwelling units) with two stories and a basement; totaling roughly 4,926 SF combined (not including garage)

Access and Parking

- The existing curb cut will lead to a new shared driveway and a detached garage with 4 spaces



SRU

Architecture and Site Design

- Site design and scale of structures are designed to be compatible with neighborhood.

Utilities

- Utilities and municipal services are available to serve this property. This project makes use of existing Old Town infrastructure.





SRU

Drainage

- The drainage plans accommodate the surface flow created by the new non-permeable area using a combination of channelized flow paths and grading.

Parks, Open Space, and Trails

- The proposed duplex does not include a new subdivision of residential land, and therefore park and open space fees do not apply. The proposal will benefit from the existing park and trail network in and around Old Town.



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- ✓ Proposal
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Approval Criteria

UDC Section 10-7-11(C)(2)

- a. The proposed use is generally consistent with the town's comprehensive plan and all applicable provisions of this UDC and applicable state and federal regulations.
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located.
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in section 10-3-2.
- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Approval Criteria, continued

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable.
- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.
- g. Adequate assurances of continuing maintenance have been provided.
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.



Public Notice

Neighborhood Meeting

February 17th, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 3/20/24

Property Posted: 3/22/24

Letters to Adjacent Property Owners: 3/22/24



Planning Commission

The SRU was heard at the March 20, 2024, Planning Commission meeting. There were no public comments. Commissioners' comments included clarity on drainage, appreciation for the infill development and architectural character in keeping with Old Town.

The Planning Commission voted unanimously (5-0) to approve the SRU. The draft meeting minutes for the March 20, 2024 hearing are included in this packet.



Staff Recommendation

Staff finds the 675 Moffat SRU complies with the Approval Criteria and recommends the Town Council adopt Resolution 24-055 approving the Special Review Use at 675 Moffat.



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