



# Erie Highlands Preliminary Plat No. 5

Planning Commission

August 3, 2022

# Request

## Review of a Preliminary Plat:

- 10.699-acres
- 116 alley-loaded townhome lots
- 10 tracts for landscaping, trails, alleys, and utilities



# Location

Erie Highlands: South of Erie Parkway, west of WCR 5.

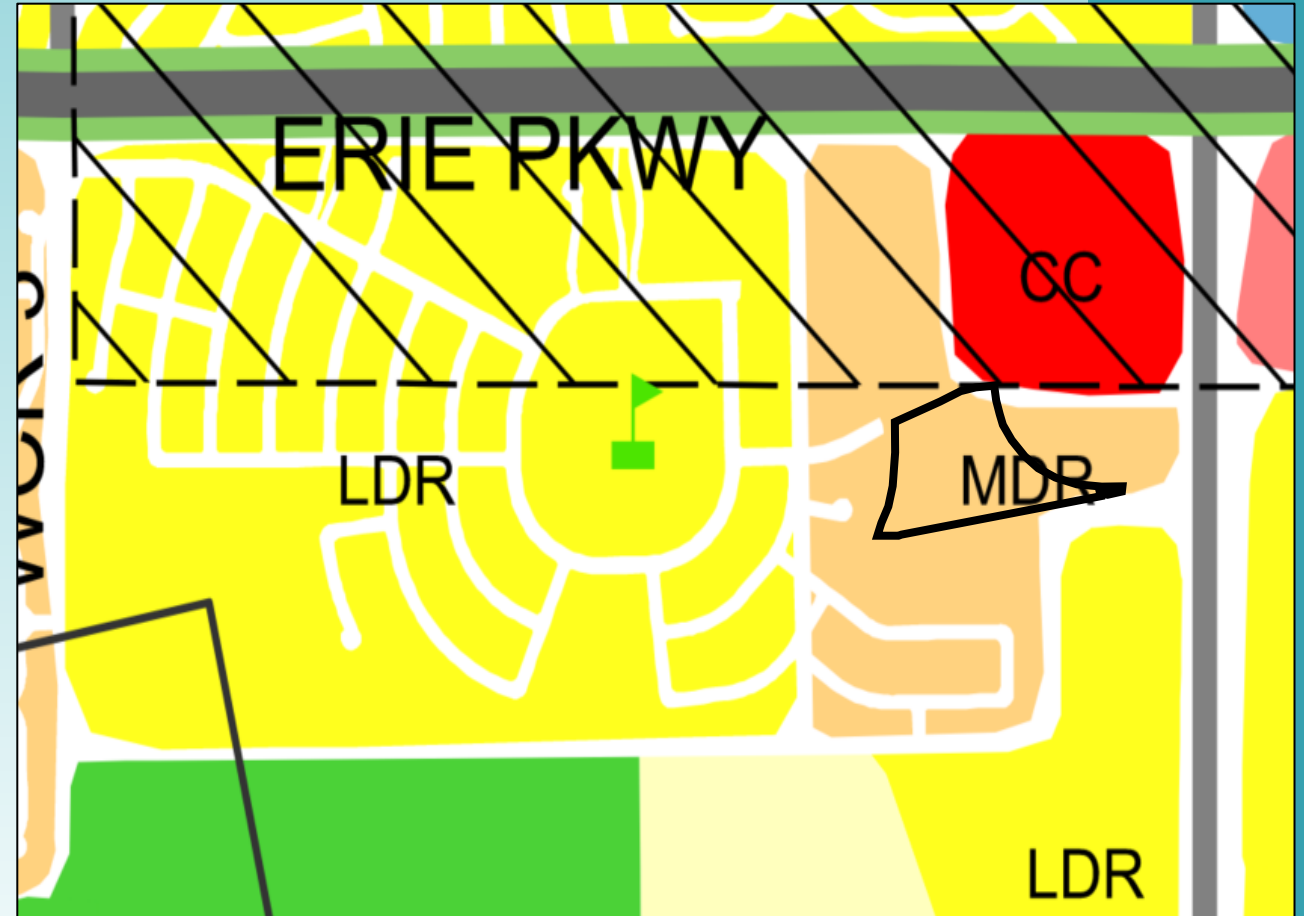
PA 10: South of Highview Dr, west of Glacier Dr.



TOWN OF ERIE  
1874

# Comprehensive Plan

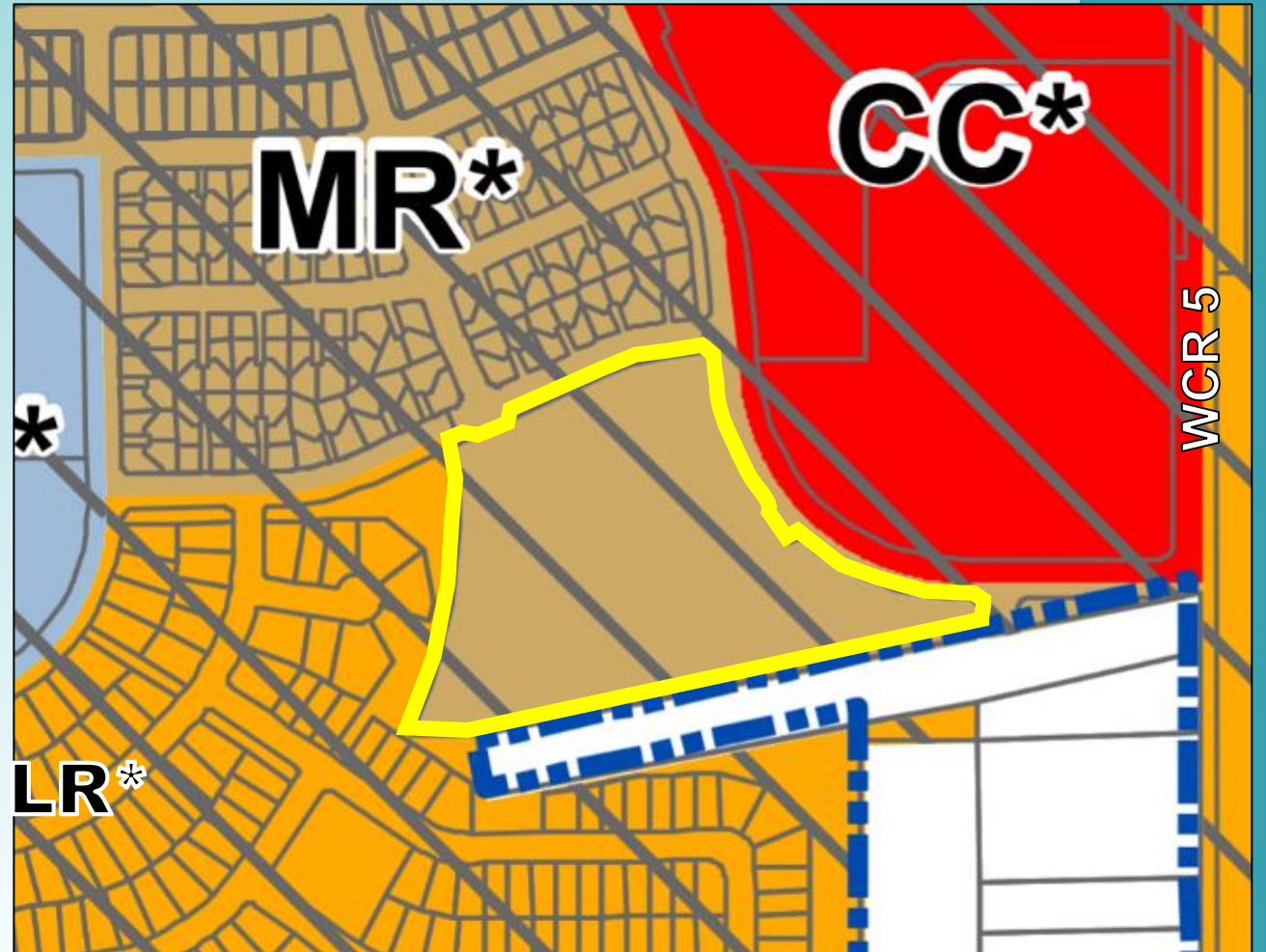
MDR – Medium Density Residential



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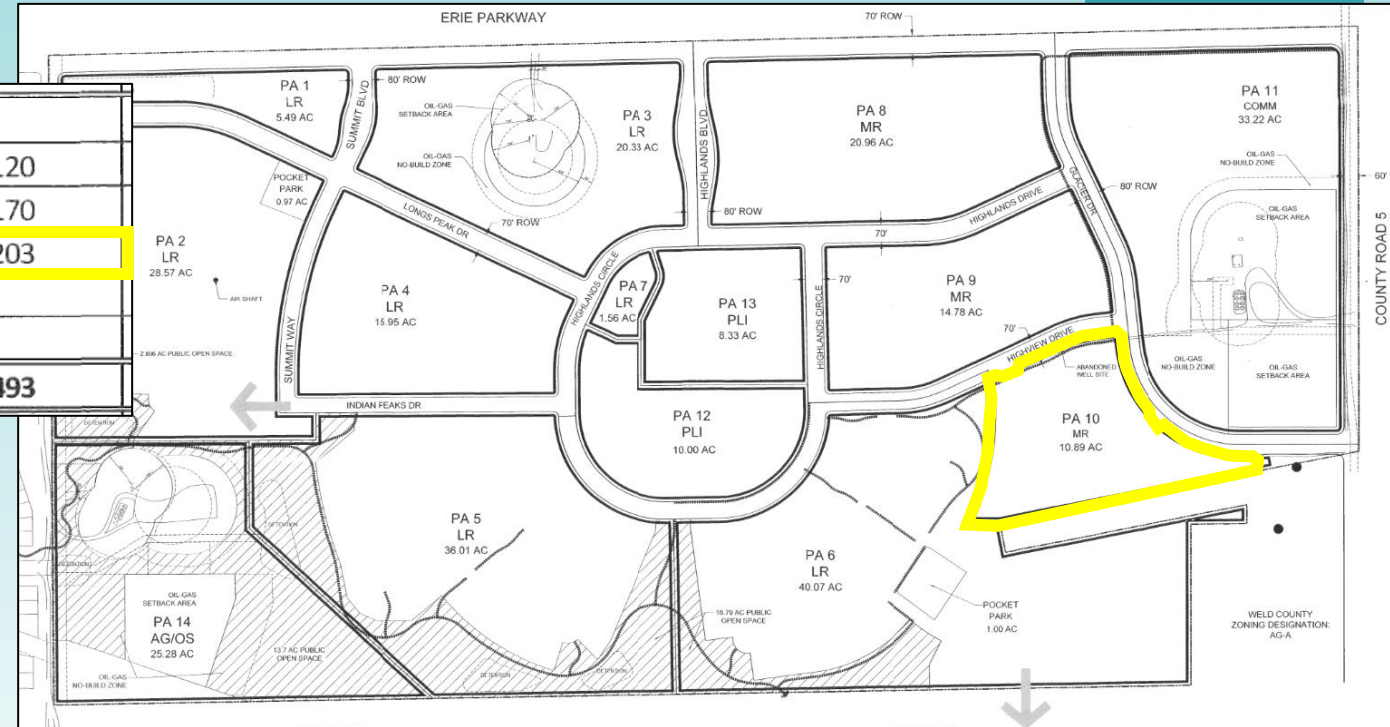
# Zoning

MR – Medium Density  
Residential with PUD  
Overlay



# Erie Highlands PUD

| MEDIUM DENSITY RESIDENTIAL |    |       |         |     |
|----------------------------|----|-------|---------|-----|
| PA 8                       | MR | 20.96 | SFD     | 120 |
| PA 9                       | MR | 14.79 | SFD     | 170 |
| PA 10                      | MR | 10.89 | TH/ APT | 203 |
| SUBTOTAL                   |    | 46.64 |         |     |
| RIGHT OF WAY               |    | 10.56 |         |     |
| SUBTOTAL                   |    | 57.20 |         | 493 |



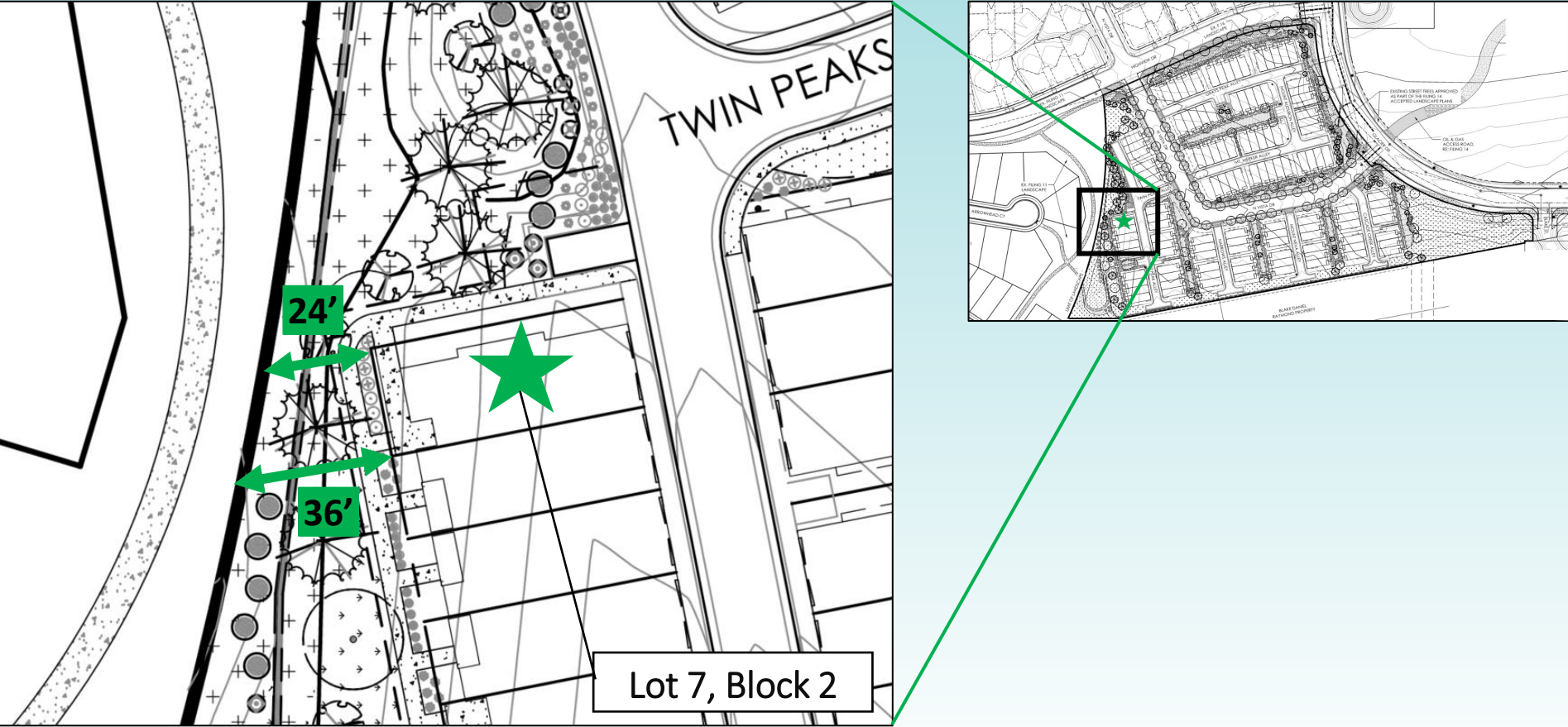
# Erie Highlands Housing Diversity

| Housing Type           | Housing Variation                                                                                                                              |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Single-Family Detached | Lots in the under 5,000 square foot range.<br>Lots in the 5,000 to 9,999 square foot range.<br>Lots in the 10,000 to 39,999 square foot range. |
| <b>Townhouse</b>       | <b>Alley Loaded</b>                                                                                                                            |

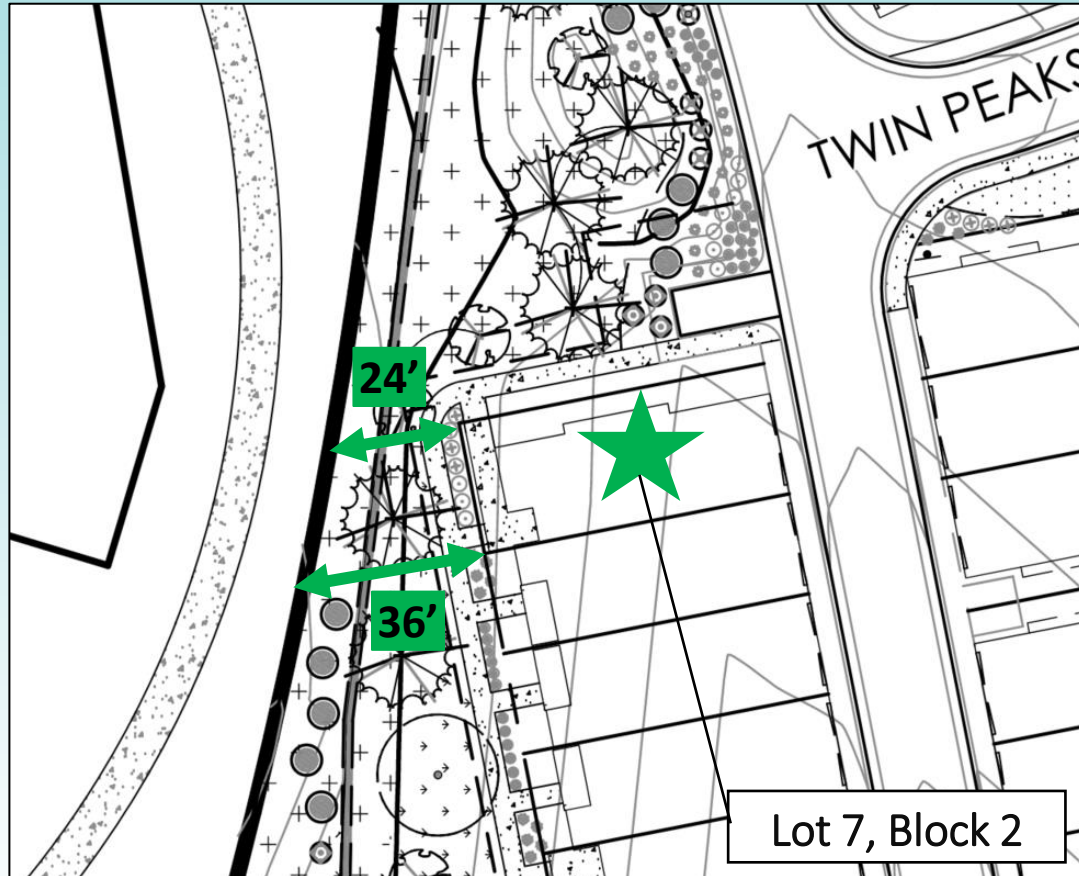
# Site Layout



# Alternative Equivalent Compliance



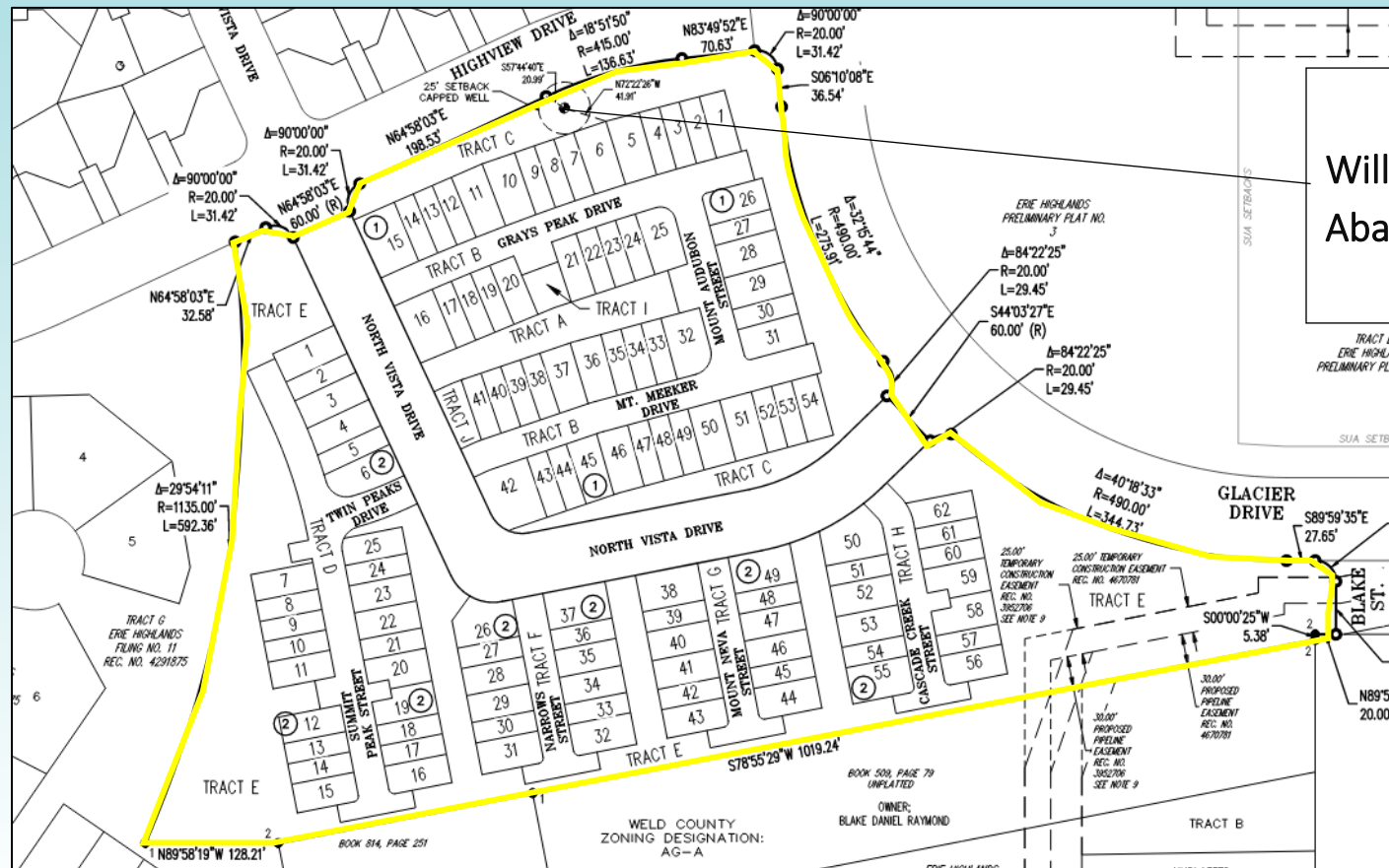
# Alternative Equivalent Compliance



## 10.6.1.C.4

- a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;
- b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard;
- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

# Oil/Gas



## William H. Peltier #1 Plugged and Abandoned Well



# 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

Neighborhood Meetings: July 21, 2020, and Nov. 18, 2021

Public Notice of Hearing:

Published in the Colorado Hometown Weekly: July 13, 2022

Property Posted: July 15, 2022

Letters to adjacent property owners: July 8, 2022



# Staff Recommendation

**Approval:** Adopt the Resolution recommending approval to the Board of Trustees with the following conditions of approval:

- a. At the time of Final Plat, Applicant shall execute a Development Agreement in a form approved by the Town;
- b. Applicant shall perform the actions described in the letter from Oakwood Homes to the Town of Erie dated June 28, 2022, including re-plugging the William H Peltier #1 well per COGCC standards prior to approval of the Final Plat; and
- c. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by Town staff.





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