

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
Board Meeting Date: March 1, 2017

SUBJECT:	GENERAL BUSINESS:
	A Sketch Plan Review of Flatiron Meadows Planning Area H
CODE REVIEW:	Erie Municipal Code, Title 10
PURPOSE:	A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred.
DEPARTMENT:	Community Development
PRESENTER:	Todd Bjerkaas PLA, Senior Planner

STAFF RECOMMENDATION:	N/A
------------------------------	-----

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Owner/Applicant: HT Flatiron LP
Dave Klebba
1515 Wynkoop Street, Suite 800
Denver, CO 80202

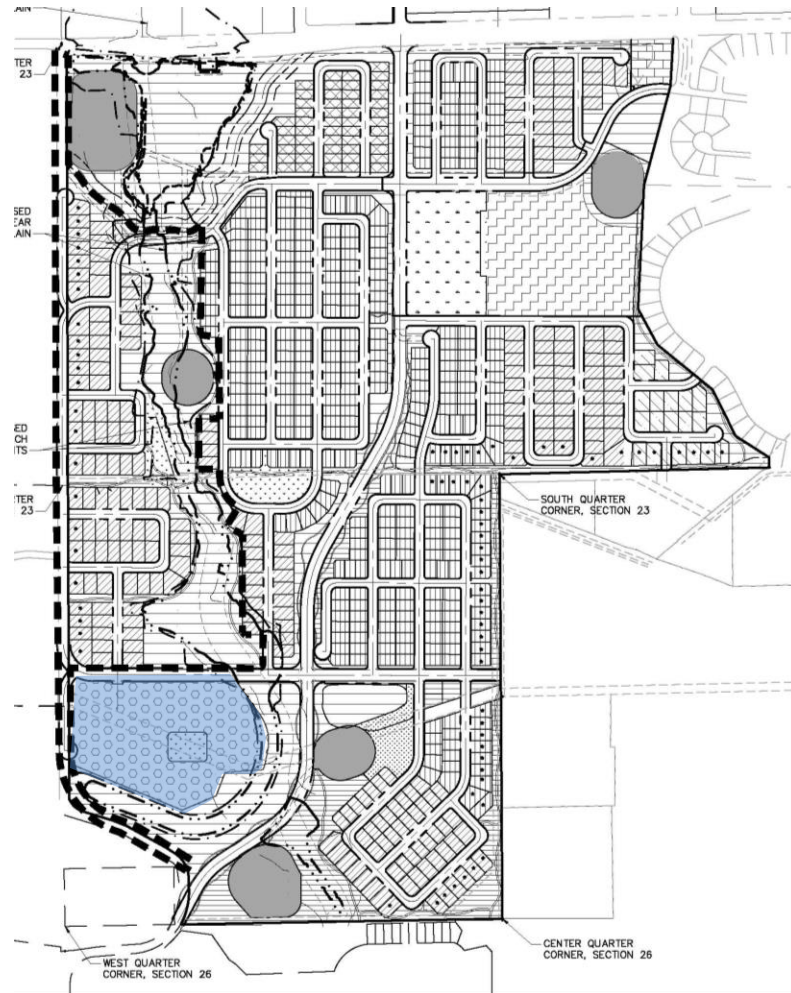
Location:

Planning Area H is located within the Flatiron Meadows subdivision shown in red below. The Flatiron Meadows subdivision is located at the southeast corner of Erie Parkway and N. 111th St.



Location (Cont'd):

To the right is the existing Preliminary Plat for Flatiron Meadows. The sketch plan shows the proposed layout for Planning Area H which is located in the southwest corner of Flatiron Meadows and is highlighted in blue. This Planning Area will be the final development phase of the subdivision.



Existing Conditions within the Sketch Plan Area:

Zoning: SR – Suburban Residential with Planned Unit Development Overlay
PUD: SR-5
Size: 18.403 Acres
Existing Use: Vacant

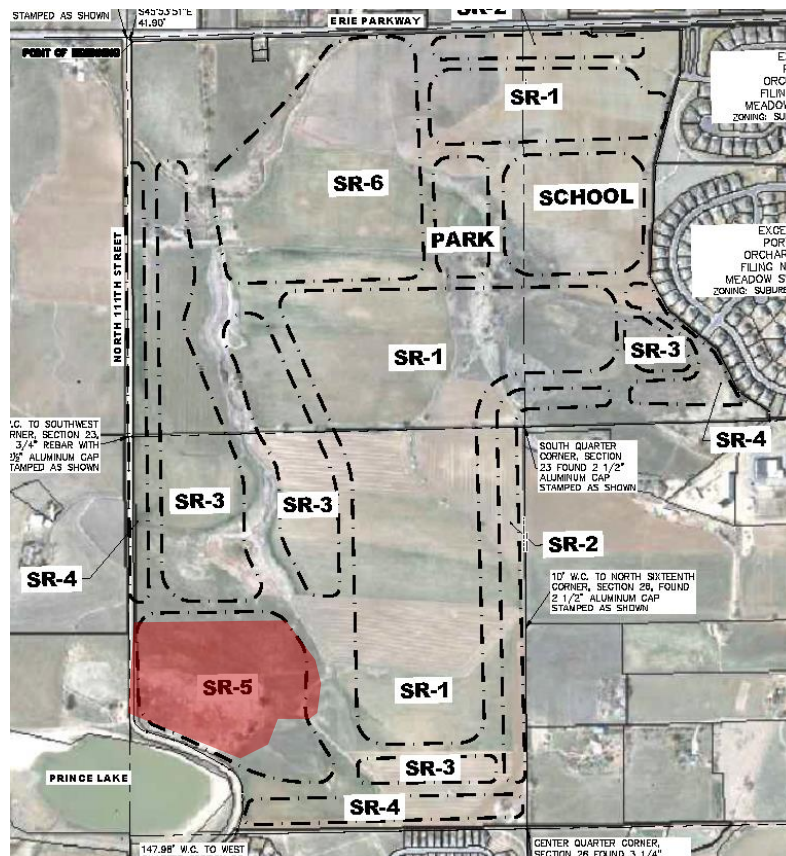
Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	SR (PUD) – Suburban Residential	LDR – Low Density Residential
SOUTH	SR (PUD) – Suburban Residential	LDR – Low Density Residential
EAST	SR (PUD) – Suburban Residential	LDR – Low Density Residential
WEST	A – Agricultural (Boulder County)	AG – Agriculture P/OS – Parks/Public Open Space

Flatiron Meadows Planning Area H Sketch Plan Summary Information:

- Area: **18.40 Acres (Total)**
8.52 Acres (Residential)
3.09 Acres (Right-of Way)
6.79 Acres (Private Open Space/Landscape Buffer)
1 Pocket Park
- Dwelling Units Proposed: 118 Paired Homes
- PA-H Density: 6.4 units/acre

The Sketch Plan application proposes 118 units in the southwest corner of the Flatiron Meadows Subdivision in an area designated “PUD SR-5” within the Flatiron Meadows PUD Overlay Map Amendment No. 2 (below). The PUD does not set a maximum density for the SR-5 area but instead sets a maximum number of 132 dwelling units.

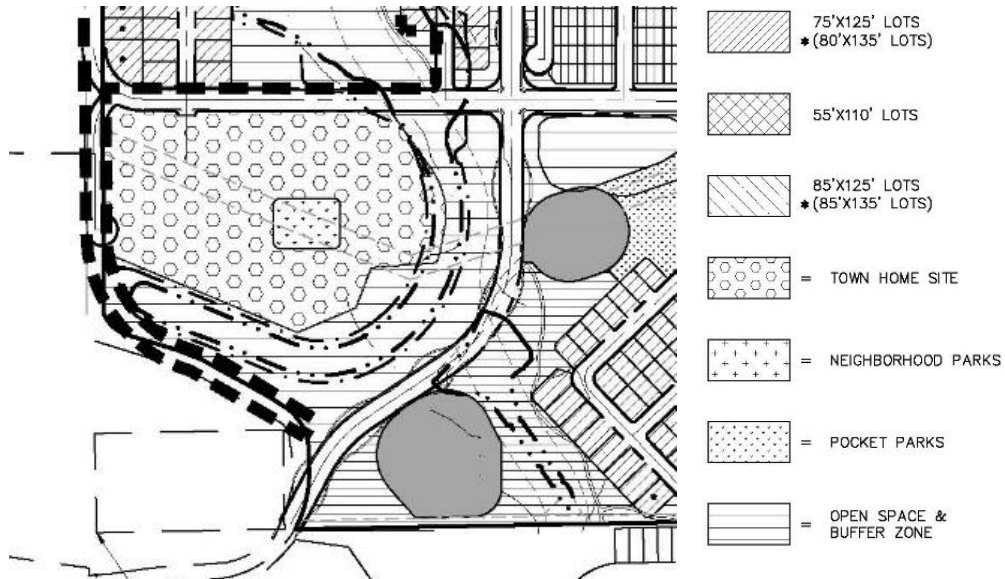


The sketch plan area is bound by drainage and open space areas to the south and east, single-family detached lots (SR-3 and SR-4) to the north which are currently in a Preliminary Plat Amendment application, and N. 111th Street and unincorporated Boulder County to the west.

The development features single-family attached lot types in the configuration of alley-loaded paired homes. Most lots would face interior common green spaces or adjacent open space.

Only the north facing lots on the southern stretch of the loop street are oriented directly to a street. Two access points are proposed from N. 111th Street (which will be reconstructed) and form a loop road for access through the SR-5 area.

A Pocket Park, as required by the Preliminary Plat (see enlargement below), is located within this sketch plan at its southeast edge adjacent to open space. A local trail on the north side of the area would connect into the single-family detached lots to the north. That trail would also provide a trail connection to the east, across the drainage way, and to the newly constructed Spine Trail.



Compliance with the Flatiron Meadows PUD Overlay Map Amendment No. 2:

The application is in general Compliance with the Land Use designations on the PUD Overlay Map and the product type identified in the Preliminary Plat. However the lot sizes and setbacks for this single-family attached product type cannot not be accommodated by the dimensional standards currently detailed in the existing PUD table for SR-5. The applicant, concurrent with preliminary plat and site plan applications, will submit an application for a PUD Amendment to accommodate the product type identified in this sketch plan. The existing PUD table is shown below with the SR-5 requirements highlighted in red and the proposed changes are shown in the image below that highlighted in blue.

DIMENSIONAL STANDARDS SUMMARY CHART ³								
District	Max. DU's	Minimum Lot Size		Minimum Setbacks (ft.)				Max. Height (ft.)
		Width (ft)	Area (sq ft)	Front	Street	Interior Lot Line	Rear	
SR EXISTING (UDC Table 4.1)	3 DU/AC	75	SR: <u>10,000</u> MF: 5,000 p/DU	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR PROPOSED ¹	2.3 DU/AC ⁴ (Max. Project Density)							
PUD SR-1 65' X 110'		<u>65'</u>	<u>7,150</u>	<u>20</u>	20	<u>Prin: 7.5</u>	<u>Prin: 20</u>	Prin: 35
PUD SR-2 70' X 120'		<u>70'</u>	<u>8,400</u>	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR-3 75' X 125'		75'	<u>9,375</u>	<u>20</u>	20	<u>Prin: 7.5</u>	<u>Prin: 20</u>	Prin: 35
PUD SR-4 80' X 135'		<u>80'</u>	10,000	25	20	Prin: 10	Prin: 25	Prin: 35
PUD SR-5 ²	132	75'	5,000	25	20	10	Prin: 25	Prin: 35
PUD SR-6 55' X 110'	2.3 DU/AC ⁴ (Max. Project Density)	<u>55'</u>	<u>5500</u>	<u>20</u>	<u>10</u>	<u>Prin: 5</u>	<u>Prin: 20</u>	Prin: 35

PUD SR-5 ²	132	30'	2,250	5	5	5	Prin: 5	Prin: 35
-----------------------	-----	-----	-------	---	---	---	---------	----------

Staff has not reviewed the above PUD changes in detail, but at the time of PUD application staff will use the dimensional standards for alley-loaded, single family attached products recently built by Boulder Creek Builders in Erie Commons and Canyon Creek as a framework.

Parks and Open Space:

At the anticipated total unit count of 810 dwelling units for the entire Flatiron Meadows subdivision, the following Parks and Open Space requirements exist:

- *Neighborhood Park:* The development generates a requirement for 6.93 acres of Neighborhood Park. The developers have already dedicated a Neighborhood Park over 7 acres in size.
- *Pocket Park:* A total of 1.15 acres of pocket park are required. Based on the existing preliminary plat, four pocket parks are required in Flatiron Meadows. The pocket park shown in the Sketch Plan is the fourth of the four pocket parks. It is anticipated that the four pocket parks will total over 6 acres collectively.

- *Open Space*: The open space dedication requirement at Flatiron Meadows anticipated unit count is 39.24 acres. The Preliminary Plat represents a land dedication to the Town in the amount of 79.17 acres with 44.64 of those acres meeting the open space criteria in the UDC. Further analysis shall occur during Preliminary Plat to insure that all public open space areas identified for dedication are eligible for credit.

SKETCH PLAN PROCESS

Below is the process outlined in Title 10 (UDC) of the Municipal Code for Sketch Plan review.

2. Step 2A (Development Application Submittal – Sketch Plan)

Two types of application submittals are required – first, a Sketch Plan, followed by a Preliminary Plat. The Sketch Plan requirements are listed in this Subsection. The Preliminary Plat requirements are listed below as “Step 2B.” Applications for Subdivision shall only be accepted for property annexed into the municipality. A Subdivision application cannot be reviewed concurrently with an annexation application.

a. Purpose

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. Sketch Plan is required to allow early, informal evaluation of a proposed subdivision before detailed planning and engineering work has been undertaken and before substantial expenses have been incurred by the applicant.

b. Sketch Plan Submittal Requirements

A Sketch Plan shall be prepared and submitted to the Community Development Director pursuant to the User’s Guide. An Alta Survey shall be prepared and submitted to illustrate the existing conditions on the property and, at a minimum, the Sketch Plan shall contain the following:

- i. Uses proposed;
- ii. Intensity or density of uses proposed;
- iii. Location of public and private open space;
- iv. Drainage Facilities;
- v. Road, street, and pedestrian networks proposed; and
- vi. Existing or proposed utilities and public services for the development.

c. Staff Review

The Community Development Department shall review the Sketch Plan, focusing on standards and criteria of this UDC that are applicable to the proposed development. The Community Development Department shall summarize the results of the review in writing and provide a copy to the applicant. The summary shall include any special information regarding the proposed project, plus an evaluation of the proposal with respect to the current policies of the Town, identifying areas of potential compatibility or conflict with these policies. All comments made by the Community Development Department shall not be binding on the Town’s consideration of any subsequent

application, and are intended only to provide an informal evaluation of the proposed project.

d. *Meeting to Discuss Sketch Plan*

At the request of the Community Development Director or applicant, the parties shall meet to discuss the results of the review. The applicant shall be informed of the necessary provisions of this UDC relating to subdivision application, including submittal requirements, required public improvements, design standards, and Development Agreements. The Community Development Director shall inform the applicant whether or not a Planning Commission Review shall be required.

e. *Planning Commission Review*

In addition to the staff review the Community Development Director may require that the Sketch Plan be reviewed by the Planning Commission or the applicant may request this review. The staff review summary shall be submitted to the Planning Commission for consideration. All comments made by the Planning Commission shall not be binding on the Town's consideration of any subsequent application, and are intended only to provide an informal evaluation of the proposed project.

f. *Effect of Review*

The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute. Since the Sketch Plan is conceptual only, there are no lapse provisions applicable.