



TOWN OF ERIE
 Community Development Department – Planning Division
 645 Holbrook Street – PO Box 750 – Erie, CO 80516
 Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed.

STAFF USE ONLY			
FILE NAME:			
FILE NO: <u>PP-00150-2020</u>	DATE SUBMITTED: <u>3/23/2020</u>	FEES PAID:	

PROJECT/BUSINESS NAME: Erie Highlands PA 10
PROJECT ADDRESS: N/A. Located south of Highview Dr., north of Filing 12, East of Filing 11, West of Glacier Dr.
PROJECT DESCRIPTION: Planning Area 10 of the Erie Highlands PUD

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)
 Subdivision Name: Tract E of Erie Highlands Preliminary Plat No.3
 Filing #: _____ Lot #: _____ Block #: _____ Section: _____ Township: _____ Range: _____

OWNER (attach separate sheets if multiple)	AUTHORIZED REPRESENTATIVE
Name/Company: <u>Clayton Properties Group II, Inc.</u>	Company/Firm: <u>Clayton Properties Group II, Inc.</u>
Contact Person: <u>Bruce Rau</u>	Contact Person: <u>Bruce Rau</u>
Address: <u>4908 Tower Rd</u>	Address: <u>4908 Tower Rd</u>
City/State/Zip: <u>Denver, CO 80249</u>	City/State/Zip: <u>Denver, CO 80249</u>
Phone: <u>303-486-8500</u> Fax: _____	Phone: <u>303-486-8500</u> Fax: _____
E-mail: <u>brau@oakwoodhomesco.com</u>	E-mail: <u>brau@oakwoodhomesco.com</u>

MINERAL RIGHTS OWNER (attach separate sheets if multiple)	MINERAL LEASE HOLDER (attach separate sheets if multiple)
Name/Company: <u>William H peltier/Boulder Valley Coal Co.</u>	Name/Company: <u>Encana Oil & Gas Inc.</u>
Address: <u>5503 S. Franklin Lane</u>	Address: <u>370 17th Street, Suite 1700</u>
City/State/Zip: <u>Littleton, CO 80121</u>	City/State/Zip: <u>Denver, CO 80202</u>

LAND-USE & SUMMARY INFORMATION	
Present Zoning: <u>MR</u>	Gross Site Density (du/ac): <u>9.6</u>
Proposed Zoning: _____	# Lots/Units Proposed: <u>124</u>
Gross Acreage: <u>12.84</u>	Gross Floor Area: _____

SERVICE PROVIDERS	
Electric: <u>United Power</u>	Gas: <u>Xcel Energy</u>
Metro District: <u>Erie Highlands Metro District No. 1</u>	Fire District: <u>Mountain View Fire District</u>
Water (if other than Town): _____	Sewer (if other than Town): _____

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00	SERVICE PLAN	
			\$ 10,000.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

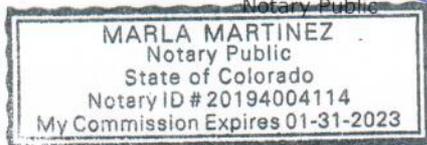
Owner: [Signature] Date: 3/6/2020
 Owner: Bruce Rau Date: 3/6/2020
 Applicant: [Signature] Date: 3/6/2020

STATE OF COLORADO)
 County of Denver) ss.

The foregoing instrument was acknowledged before me this 12th day of March, 2020, by Bruce Rau.

My commission expires: 1-31-2023
 Witness my hand and official seal.

[Signature]
 Notary Public



Erie Highlands Planning Area 10

Preliminary Plat Narrative

September, 2021

a. *General project concept and purpose of the request:*

Oakwood Homes is proposing to begin the subdivision process for Planning Area 10 of Erie Highlands. This phase includes 116 units which are Townhome product. A typical townhome building consists of 3-5 attached units with separate drives. The buildings are configured with the garages facing an alley and fronts of homes facing a shared green court or open space. Each unit is 2-3 stories with a maximum height of 35'. Units have 2-car garage parking, along with additional guest parking in key locations.

b. The total land area included in the plat is 10.70 acres. This is a replat of Tracts X and QQ of Filing 16 which were set aside for open space and future development. Outside tract boundaries remain the same from the previously recorded Filing 16.

c. *The total number of lots, and if residential the proposed density:*

Planning Area 10 is zoned MR with a maximum of 203 dwelling units. The Preliminary Plat shows a total of 116 residential lots at a density of 10.8 units/acre.

d. N/A

e. The total land area to be preserved as open space is 3.88 acres. All open spaces are shared green courts and buffer areas. Public open space for Erie Highlands has already been dedicated in previous phases.

f. *A brief description regarding the phasing of the proposed subdivision:*

Oakwood Homes hopes to begin construction on the development in spring 2022 with models opening fall 2022. The site will most likely be split into 2-3 phases.

g. *A brief description regarding the availability and adequacy of existing infrastructure and other necessary services including schools, fire protection, water/sewer service, and utility providers:*

The Property is within the Town of Erie's infrastructure service area and will be designed in accordance with the Town of Erie Master Plans for water, sewer and drainage. This

Property was contemplated in the Master Plans, therefore capacity is available on the existing systems. Streets will be constructed in accordance with the Town of Erie's standards. Fire protection will be provided under the Mountain View Fire Protection District. Dry Utilities will be provided by United Power and Xcel.

Oakwood Homes has entered into an agreement with the School District and dedicated land for school purposes which will serve the development and the future residents thereof.

h. *A brief description regarding the location, function and ownership/maintenance of public and private open space, parks, trails, common areas, common buildings:*

The shared landscape tracts are primarily located between townhome buildings which face one another. This results in a common green court which is shared by the adjacent home owners. Four-foot pedestrian sidewalks link Planning Area 10 to proposed 8' trails along proposed Glacier Drive, Highview Drive and the existing spine trail in the Filing 11 open space. These trails connect to the school-neighborhood park site, Erie Parkway, and the future commercial site. All common landscape within Planning Area 10 will be maintained by the Metro District including snow removal.

i. *A brief description regarding the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.*

The oil and gas operations located throughout the property are consistent with the Surface Use Agreements. The existing covenants and design guidelines and any subsequent revisions are applicable to the residential portions of this sketch plan.

An abandoned oil and gas wellhead has been located in Tract B as part of the Filing 16 Final Plat documents. We are working to officially monument it's location. The 25' setback from this pipe is shown on the plans.



February 7, 2022

Shannon Moeller
Town of Erie
645 Holbrook St
Erie, CO 80516

RE: PP-001150-2020: Erie Highlands Preliminary Plat No. 5 Alternate Equivalent Compliance

Dear Ms. Moeller,

On behalf of Oakwood Homes, we would like to request an Alternative Equivalent Compliance of Section 10.6.7.F.1.c.ii(A) granting Lot 7 of Block 2, Erie Highlands Preliminary Plat No. 5. to front onto a green court (Tract E) with width as low as 24 feet for a distance of 18 feet. This is only necessary for the pinch point between Lot 7 and the property line to the west. The rest of the tract to the west opens up to 30' or more in width per code.

We believe the proposed alternate equivalent of a 24 foot wide greencourt is the same or better than the standard 30' greencourt in this location due to several reasons:

- A) Lot 7 is adjacent to additional open space to the west providing views to the foothills. The trail in the open space tract west of the property is 36' to the property line of Lot 7. This essentially creates a larger than normal greencourt along this western edge.
- B) The greencourt tract in front of Lot 7 also includes an easily accessible pedestrian circulation system. This pedestrian access not only provides access to North Vista Dr, but also to the open space and regional trail to the west identified in the PUD. This benefits the entire townhome neighborhood by providing access to the nearby open space.

This alternative equivalent still meets the intent of the overall site plan along with the Comprehensive Master Plan. For more information see the attached exhibit.

Sincerely,

Michael Weiher

Michael Weiher, RLA

Senior Associate