

**TOWN OF ERIE
TOWN COUNCIL
March 20, 2024**

SUBJECT: **PUBLIC HEARING: 675 Moffat Street Special Review Use (SRU)**
A Resolution of the Town Council of the Town of Erie Approving
the 675 Moffat SRU.

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Duplex development is a Special Review Use in the OTR zone district.
This application requests approval of the SRU to allow a new duplex
and detached garage at 675 Moffat Street.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

Special Review Use
Staff finds the 675 Moffat SRU complies with the approval criteria and recommends the
Town Council approve the resolution.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Nathan and Sarah Hull
368 Painted Horse Way
Erie, CO 80516

Existing Conditions:

Zoning: Old Town Residential (OTR)

Project Size: 7,500 SF (Lot Size)

Existing Use: Undeveloped

Future Land Use: Duplex Residential

Location Map:

Below is a map depicting the site and surrounding area with the subject site shown outlined in yellow:



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Public Lands & Institutions	Erie Middle School
SOUTH	Old Town Residential (OTR)	Single Family Residential
EAST	Old Town Residential (OTR)	Single Family Residential
WEST	Old Town Residential (OTR)	Single Family Residential

Development Data:

- Lot Size: 7,500 SF
- Number of Dwelling Units: 2
- Size of Dwelling Units: 4,926 SF (combined, both units)
- % of Front Yard Landscaped: 75.5% (driveway excluded per UDC)
- Parking Spaces: 4 spaces in a detached garage

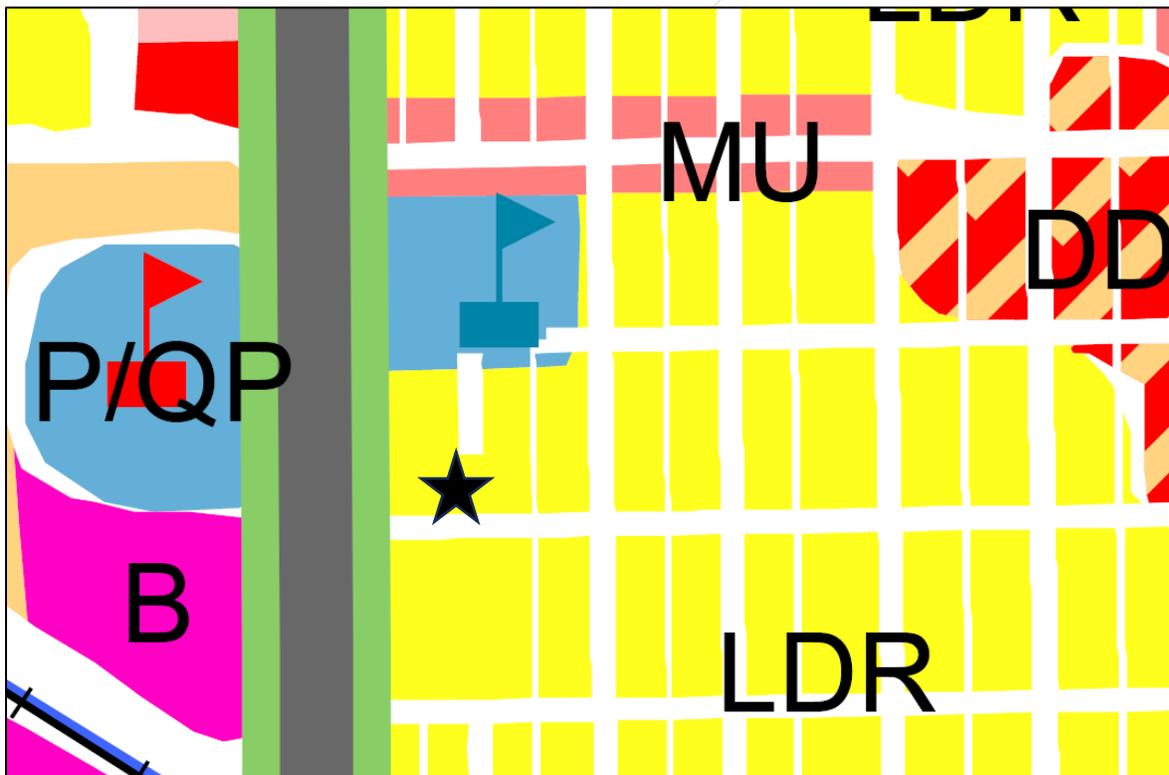
Future Required Applications:

The next steps for development of the subject site will include building permit application(s) as necessary.

Compliance with Town of Erie Comprehensive Plan:

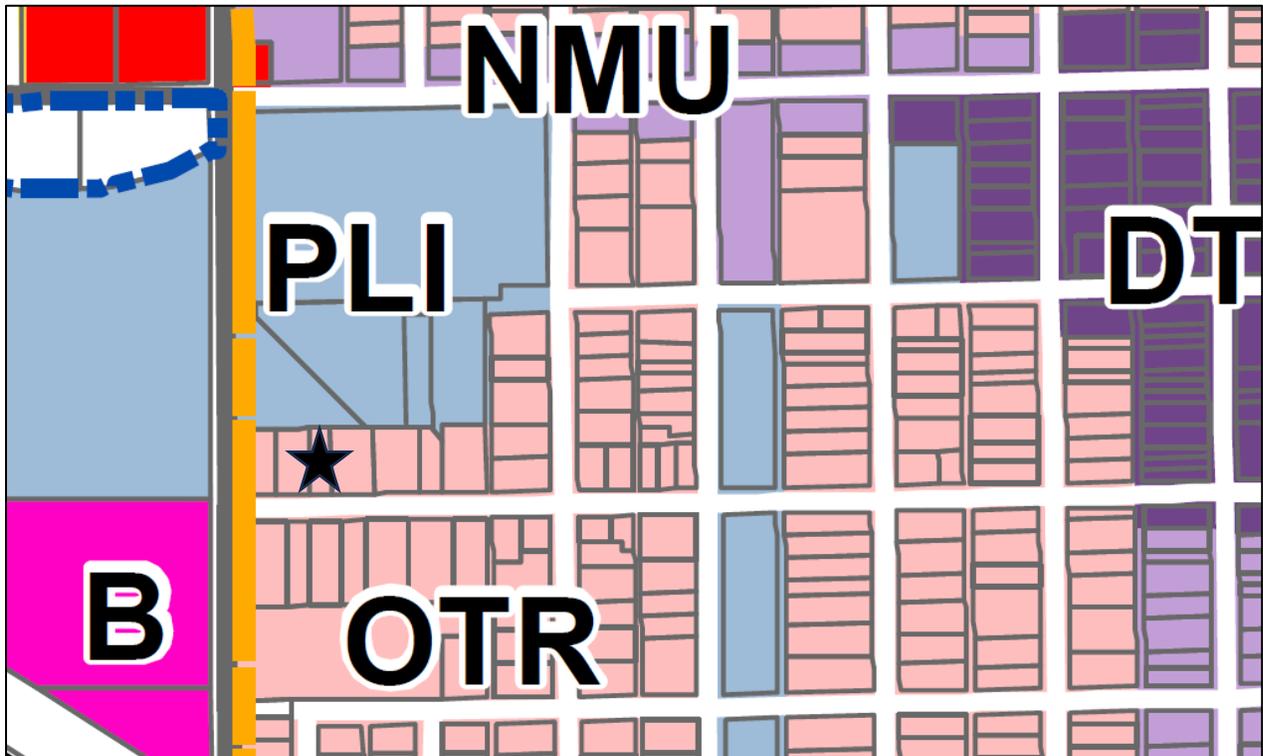
This SRU generally complies with the Land Use designations on the 2015 Updated Comprehensive Plan Land Use Map. The Land Use Map designates this project area as Low Density Residential (LDR). The LDR designation anticipates a range of housing types, including single family detached and duplex housing. Staff find this application is consistent with the character and development intensity in this area.

The subject site is indicated by the black star, below.



Compliance with Town of Erie Zoning Map:

The subject property is zoned Old Town Residential (OTR). The property is identified with a black star in the zoning map below. Staff find that this application is consistent with OTR zoning. The existing lot complies with the minimum lot size, lot width, and other development standards in the UDC. Staff evaluated the lot layout in relation to the dimensional standards (setbacks, etc.), and find that the proposed development complies with the standards. The OTR zoning district allows duplexes as a Special Review Use.



Architecture and Site Design:

The proposal complies with the setback and dimensional standards in the OTR zone district. The overall site design provides an arrangement of dwelling and detached garage that is compatible and consistent with Old Town. Landscaping meets the minimum required percentages for the front and side yards, and the plan preserves the existing street tree along Moffat Street. The architectural design meets the duplex design standards in the Development and Design Standards document. The proposed scale and architectural style of the new duplex are compatible with the character of the nearby residential development.

Access and Parking:

There is no alley present in this block of Moffat Street. This development proposes access from a single, shared driveway from an existing curb cut on Moffat Street. The proposal will maintain the existing sidewalk for pedestrian circulation.

The shared driveway will lead to a detached garage, which is split down the middle to

create four total enclosed parking spaces, two for each dwelling unit.

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.

Drainage:

The applicant submitted a grading and drainage plan with the SRU. Town engineering staff approved these preliminary plans. Final drainage plans will be reviewed with the building permit.

Fire Protection:

The Mountain View Fire Protection District provides fire and emergency medical services. The closest fire station is the MVFPD Station, at 50 Bonanza Drive. The district had no concerns with the proposal.

Police Services:

The Erie Police Department provides service to the property.

Schools:

This project falls within the SVVSD boundary. School fees-in-lieu will apply to this development, as no land is being dedicated to the school district.

Utilities:

The Town of Erie provides both water and wastewater services to the property. The utility service provider for the property is Xcel Energy for gas and electric, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers are established already on this platted lot.

Trash Service:

Individual units will contract for local pickup service.

Oil & Gas Facilities:

There are no existing or proposed Oil and Gas Facilities within or near the project area.

Soils and Geology:

There is no known undermining or geologic risk in this area of Erie.

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 REVIEW AND ANALYSIS

Staff finds the application is consistent with the approval criteria in Municipal Code, Section 10-7-11(C)(2), as outlined below.

- 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.

Staff: The proposed use is consistent with the Comprehensive Plan and UDC, as well as the applicable local, 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.

Staff: The proposed duplex development is consistent with the purpose and intent of the Old Town Residential district.

- c. The proposed use is generally consistent with any applicable use-specific standards set forth in section 10-3-2.

Staff: The proposed use is consistent with the residential standards referenced in section 10-3-2, as well as the additional standards contained in the Development Design Standards for duplexes.

- 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).

Staff: The proposed use is compatible with adjacent uses. The duplex use is compatible with the surrounding residential uses and does not pose a conflict. The applicant has designed the project to be compatible in scale and site design with the character of the neighborhood. No adverse operating characteristics apply to this project.

- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable.

Staff: No significant adverse impacts are anticipated from this use. The impacts are anticipated to be substantially similar to that of the development of a similarly sized residence.

- 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.

Staff: Utilities and municipal services are available to serve this property. This project makes use of existing Old Town infrastructure, rather than requiring substantial new

infrastructure investment in a completely undeveloped setting.

- g. Adequate assurances of continuing maintenance have been provided.

Staff: *The scale and nature of this project does not necessitate a special assurance of maintenance. The two units will share maintenance of the shared landscaping and lot area.*

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Staff: *No significant adverse impacts on the natural environment are expected.*

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on February 17, 2024. The summary of the meeting and list of attendees is included in this packet.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

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

Property Posted: 3/22/24

Letters to adjacent property owners within 300': 3/22/24