

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
September 6, 2017**

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**SUBJECT:** Colliers Hill Filing No. 2A - Final Plat  
  
Consideration of Resolution P17-\_\_: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 2A, Adopting Certain Findings Of Fact And Conclusions Favorable To The Final Plat.

**PURPOSE:** Consideration of a Final Plat for 58 single-family residential lots and 5 tracts that are not in substantial compliance with the approved Preliminary Plat.

**PROJECT FILE NO:** FP-000881-2017

**LOCATION:** Northwest corner of Colliers Parkway and Colliers Boulevard

**ZONING:** LR – Low Density Residential with PUD Overlay

**CODE:** Title 10 - UDC

**OWNER/APPLICANT:** Community Development Group of Erie, Inc.  
Jon Lee  
2500 Arapahoe Road, Suite 220  
Boulder, CO 80302

**DEPARTMENT:** Community Development  
Todd Bjerkaas, Senior Planner

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**STAFF RECOMMENDATION**

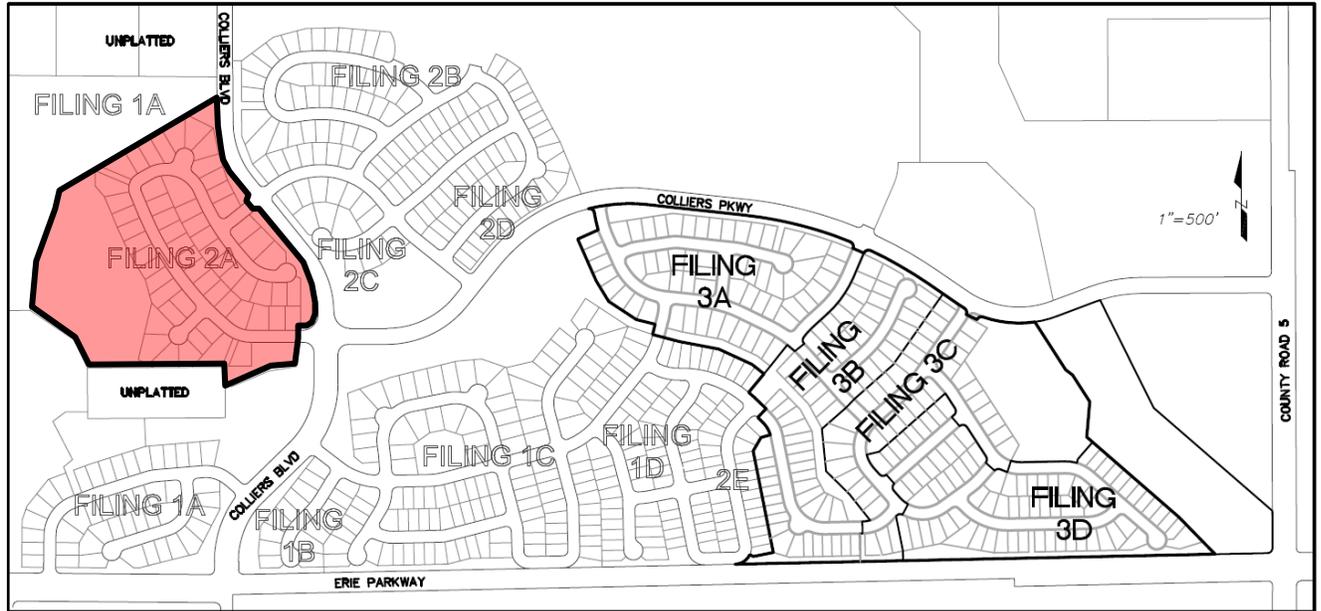
Staff recommends approval of the Colliers Hill Filing No. 2A Final Plat application. Staff has provided a Planning Commission Resolution for the Planning Commission's consideration, recommending approval of the application to the Board of Trustees with the following condition:

- a. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.
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**BACKGROUND INFORMATION:**

**Property Location:**

The property is located on the northwest corner of Colliers Parkway and Colliers Boulevard and is highlighted below in red. It is located just north of Daybreak Filing 1A.



**Project Process and Summary:**

The Colliers Hill Filing No. 2A final plat requires Board of Trustee approval as the proposed layout is not in substantial compliance with the approved Bridgewater Preliminary Plat. Town staff has reviewed the final plat and construction drawings for Colliers Hill Filing No. 2A and have found them to be in compliance with the Town Municipal Code and the Standards and Specifications for the Design and Construction of Public Improvements.

**Project Description:**

The Colliers Hill Filing No. 2A final plat consists of 58 single-family lots and 5 tracts. The final plat area is a replat of Tracts 4 and 5 the Bridgewater Master Subdivision. This is the last remaining filing of Phase 1 of Colliers Hill.

**Site Specific Information:**

- Final Plat Size: 29.46 acres
- Number of Residential Lots: 58 single-family lots
- Minimum Residential Lot Size Permitted: 3,500 square feet

**Current Land Use and Zoning:**

Current Land Use: Agricultural/Vacant Land  
Current Zoning: LR – Low Density Residential with PUD Overlay

**Adjacent Land Use and Zoning:**

	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	AG/OS – Agriculture/Open Space PLI – Public Lands and Institutions	Open Space and Cemetery
<b>SOUTH</b>	AG/OS – Agriculture/Open Space	Open Space
<b>EAST</b>	LR – Low Density Residential (Daybreak Filings 2B, 2C, & 2D)	Single Family Detached Residences Amenity
<b>WEST</b>	AG/OS – Agriculture/Open Space	Open Space

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**APPROVAL CRITERIA**

**Final Plats that Differ from Approved Preliminary Plats:**

If the Final Plat is found not to be in substantial compliance with the approved Preliminary Plat, the Community Development Director shall refer the application to the Planning Commission, and the Board of Trustees. The Final Plat submittal shall require review and approval in the same manner as the Preliminary Plat (i.e., hearings before the Planning Commission and the Board of Trustees).

Staff has provided the approval criteria of both Preliminary and Final Plats.

**1. Preliminary Plat Criteria**

The Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection, Section 10.7.7.C.10, as outlined below:

**a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.**

Staff comment: The application is in Compliance with the Land Use designations on the 2015 Comprehensive Plan, Land Use Plan Map. The residential density of 3 dwelling units per acre for the single family residential proposed in the Bridgewater Preliminary Plat No. 1 falls within the Low Density Residential density range of 2 to 6 dwelling units per acre.

**b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.**

Staff comment: The residential lots proposed fall within the designated land use boundaries of the LR – Low Density Residential zone district. The residential density and lot sizes meet the requirements of the land use district within the Bridgewater PUD Overlay Map – Amendment No. 2 and the underlying zoning district.

**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.

Staff comment: The final plat is in substantial compliance with the Development and Design Standards of Chapters 5 and 6 of the Municipal Code Title 10.

- 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.**

Staff comment: The design of the final plat takes into account applicable use, Development and Design Standards of Chapters 3, 5, and 6 of Municipal Code Title 10.

- 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.**

Staff comment: The final plat complies with applicable regulations, standards and requirements of Federal, State and local governments and agencies.

- 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.**

Staff comment: Significant impacts are not anticipated for the natural environment that cannot be substantially mitigated.

- g. **The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.**

Staff comment: The final plat provides vehicular and pedestrian connections to adjacent Colliers Hill filings and future filings within the proposed development.

- h. **The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.**

Staff comment: The final plat will not have significant adverse impacts on adjacent properties.

- 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.**

Staff comment: Adequate services and facilities currently exist.

- j. **As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.**

Staff comment: Adequate infrastructure capacity is available for the phasing of development for the Colliers property.

## 2. Final Plat Criteria

In addition, the Planning Commission shall review the Final Plat application and base their recommendation or decision based on their findings utilizing the following approval criteria from Subsection 7.7.D.9 of the UDC:

- a. **The Final Plat is found to be in substantial compliance with all respects of the approved Preliminary Plat and incorporates all recommended changes, modifications, and conditions attached to approval of the Preliminary Plat;**

Staff Comment: The modifications proposed to the Colliers Hill Filing No. 2A final plat that is not in substantial compliance with the previously approved Preliminary Plat have been found to comply with the Preliminary Plat approval criteria as outlined above.

- b. **Plans and specifications for improvements connected with development of the subdivision comply with the subdivision development and design standards set forth in Chapter 6 of this UDC, and any other relevant Town, County, State, or Federal regulations, except to the extent modifications, variances, or exceptions have been expressly permitted by the terms of the Preliminary Plat approval. All construction plans for improvements shall be approved by the Public Works Director prior to the Community Development Director's action on the Final Plat;**

Staff Comment: The plans and specifications for improvements as proposed comply with applicable; Development and Design Standards of Title 10 of the Municipal Code; comply with the Towns Standards and Specifications for Design and Construction of Public Improvements; and with applicable county, state and federal regulations.

- c. **The applicant has either installed all required improvements or has executed a Development Agreement pursuant to Section 7.18; and**

Staff Comment: The applicant will be responsible for public improvements as outlined in the Colliers Hill Filing No. 2A Development Agreement, including associated public improvement guarantees.

- d. **The applicant has paid or satisfied all applicable fees and charges.**

Staff Comment: The applicant will be required to pay applicable fees as outlined in the Colliers Hill Filing No. 2A Development Agreement.

## **PUBLIC NOTICE**

Public Notice was posted as required for Planning Commission review of the Final Plat:

Published in the Colorado Hometown Weekly: August 16, 2017  
Posted: August 18, 2017  
Letters to adjacent property owners within 300': August 18, 2017