

**TOWN OF ERIE
BOARD OF TRUSTEES
August 22, 2017**

SUBJECT: Dearmin Sketch Plan - 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.

CODE: Municipal Code, Title 10

PURPOSE: Review and comment on a Sketch Plan application for 765 dwelling units and 35,000 sq. ft. of commercial space.

DEPARTMENT: Community Development Department

PRESENTER: Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION: See Attachments for Staff and Referral Agency Comments

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owners: Parkwood East, LLC,
C & J Land Investments, LLC,
S & L Land Investments, LLC,
K & H Land Investments, LLC,
Clay Carlson,
Kent Carlson,
Scott Carlson,
Tavia Carlson,
Nia Carlson,
Tate Carlson,
Anya Carlson,
J.P.K Partners, LLC

Applicant: SLC Development, LLC
1550 W. McEwen Drive, Suite 200
Franklin TN, 37067

Location: The Dearmin East property is located south of Erie Parkway, east of County Road 5 and north of County Road 6.



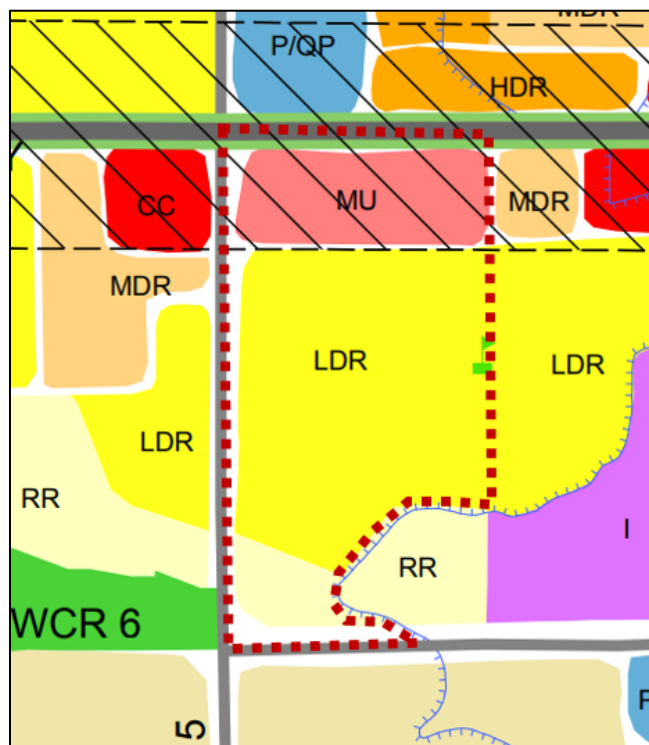
Existing Conditions within Sketch Plan Area:

Zoning: Rural Preservation 3 (RP-3)
 Project Size: 266.66 Acres
 Existing Use: Vacant

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PLI – Public Lands and Institutions Weld County - Agricultural	School Agriculture
SOUTH	PD- Planned Development	Landfill
EAST	Weld County - Agricultural	Agriculture
WEST	CC – Community Commercial Weld County – Agricultural LDR – Low Density Residential	Erie Highlands – Vacant Commercial Salvage yard Vacant / Town Open Space

Town of Erie Comprehensive Plan:



The Land Use designations on the Comprehensive Plan, Land Use Plan Map are:

- LDR – Low Density Residential (Gross Density of 2-6 Dwelling Units/Acre)
- RR - Rural Residential (Gross Density of 0-2 Dwelling Units/Acre)
- MU – Mixed-Use development provides a mix of residential, commercial, retail, and office uses in a compact, pedestrian-oriented environment.

The Land Use Plan Map identifies, with a green flag, a future school site on the Dearmin East Property. The applicant has shown half of the required school site on the sketch plan anticipating that the other half of the required area will be provided on the adjacent property.

Erie Parkway is shown with a cross hatched pattern over it to designate this transportation corridor as an “Area of Special Consideration”. These Areas of Special Consideration are identified to acknowledge their importance as a major community gateway and that an increased level of review and consideration should be placed on development proposal occurring within the areas identified, in terms of their uses and design. The Comprehensive Plan also describes gateway corridor treatments in the Community Character and Design chapter. The sketch plan provides room for the required 30 foot buffer and further development review processes will address the other treatments such as development orientation, parking screening, and landscaping. As proposed the Erie Parkway frontage on either side of the commercial node would be undeveloped park tracts and the future school site.

Annexation History:

The Dearmin Property was annexed into the Town of Erie as the Horst Property in 1990. At that time the owner anticipated the property to be used as a landfill site. There are recorded pre-annexation and annexation agreements that outline the landfill requirements for the property. The landfill did not come to fruition and these agreements will need to be

terminated in order to move forward with new development concept being proposed. The property owner and staff have begun working on this agreement and anticipate that it would be complete along with future rezoning of the property.

Sketch Plan Overview:

The application proposes a total of 765 dwelling units and based on the size of the property the project requires four housing types (or three types and one variation or two types and 2 variations) to be included. Also included in the proposal is 35,000 sq. ft. of commercial space located in the mixed use area adjacent to Erie Parkway.

Land Summary Chart:

LAND SUMMARY CHART		
TYPE	AREA (ACREAGE)	% OF TOTAL AREA
ALLEY-LOADED RESIDENTIAL LOTS	19.67 ACRES	7.37%
FRONT-LOADED RESIDENTIAL LOTS	63.23 ACRES	23.71%
ACTIVE ADULT RESIDENTIAL LOTS	21.24 ACRES	7.96%
COMMUNITY AMENITY LOTS	4.88 ACRES	1.83%
COMMERCIAL LOTS	3.34 ACRES	1.25%
SCHOOL SITE DEDICATION	13.54 ACRES	5.10%
OPEN SPACE TRACTS	80.00 ACRES	30.00%
PUBLIC RIGHT-OF-WAY	58.62 ACRES	21.98%
PRIVATE ALLEY RIGHT-OF-WAY	2.14 ACRES	0.80%
TOTAL	266.66 ACRES	100.00%

Parks and Open Space:

Required open space, parks, and buffers along the adjacent roads are included in the sketch plan design along with additional parks, community amenities, a central greenway, and trails.

PARK LAND & OPEN SPACE CHART				
TYPE	CHARACTER	OWNER/MAINT.	REQUIRED AREA	PROVIDED AREA
PARK LAND	NEIGHBORHOOD PARK	TOWN OF ERIE	7.00 ACRES	7.03 ACRES
PARK LAND	PARKS (MIN. 0.25 ACRES)	HOA	11.53 ACRES	15.80 ACRES
PARK LAND TOTALS			18.53 ACRES	22.83 ACRES
OPEN SPACE	OPEN SPACE/TRAILS	TOWN OF ERIE	37.06 ACRES	37.17 ACRES
BUFFER/INFORMAL	OPEN SPACE	HOA	N/A	20.00 ACRES
PARK LAND & OPEN SPACE TOTALS			55.59 ACRES	80.00 ACRES

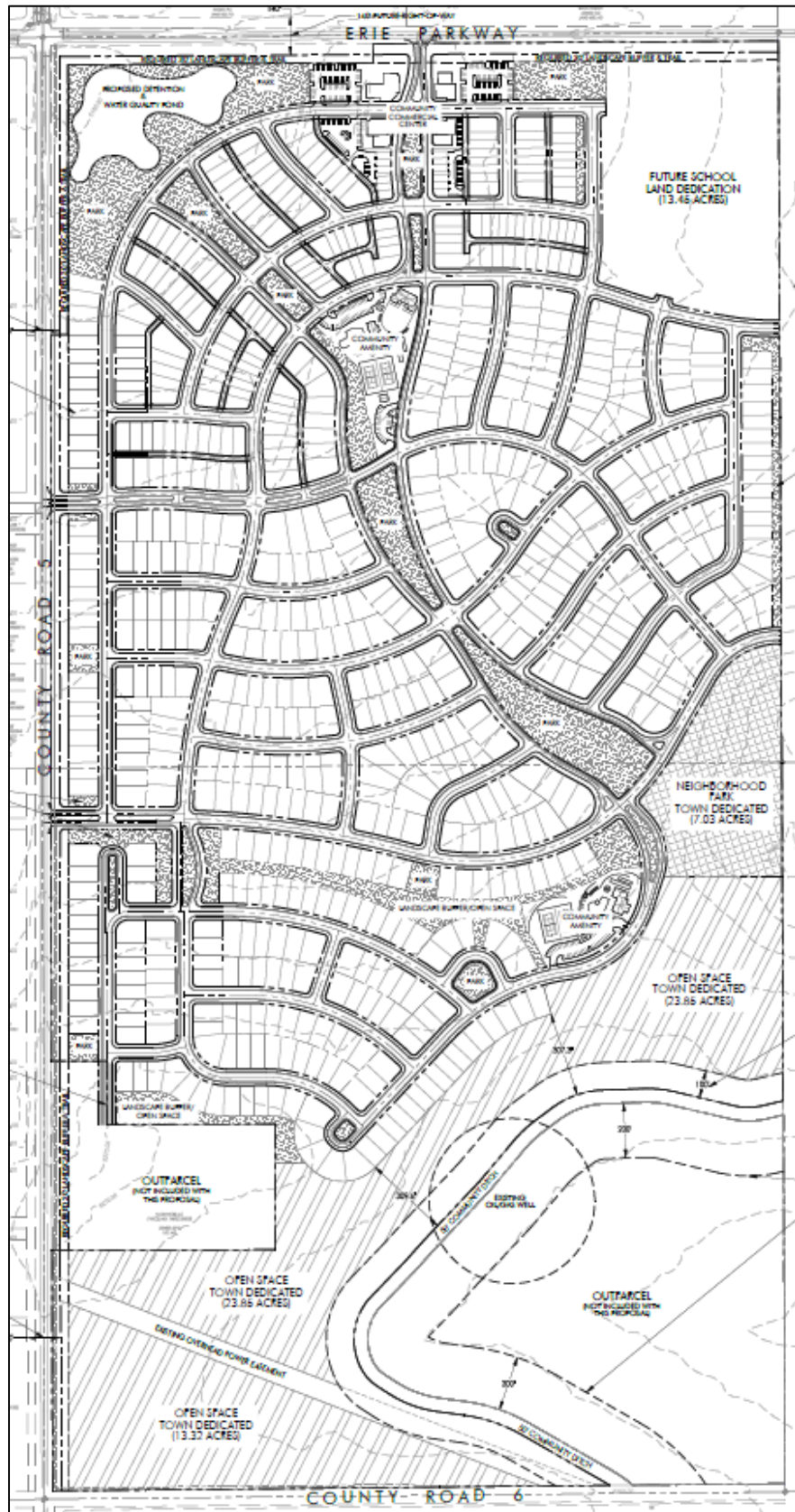
NOTES:

1. TOTAL PROVIDED PARK LAND AND OPEN SPACE TO MEET THE TOWN OF ERIE REQUIREMENTS IS 60.00 ACRES WHERE 55.59 ACRES IS REQUIRED.
2. FOR CALCULATION PURPOSES, THE BUFFER/INFORMAL OPEN SPACE CATEGORY INCLUDES THE REQUIRED 30' LANDSCAPE BUFFER & TRAIL ALONG THE NORTH AND WEST PROPERTY LINE AS WELL AS THE OPEN SPACE WITHIN THE OVERHEAD POWER EASEMENT AND OIL/GAS BUFFER. NONE OF THESE AREAS HAVE BEEN USED TO MEET THE TOWN OF ERIE REQUIREMENTS FOR PARK LAND AND OPEN SPACE.

Streets:

The applicants proposed Sketch Plan includes construction of the roads within the subdivision which connect to Erie Parkway to the north and County Road 5 to the west. Improvements to these adjacent existing roads will be necessary. Staff anticipates some redesign of the road network in order to address conflicts with the Town standards and additional information that will be available once a traffic study is completed.

Overall Sketch Plan



Compliance with Town of Erie Municipal Code Title 10:

Town staff has generally reviewed the proposed Sketch Plan for compliance with the Code requirements and has provided the applicant with detailed comments in staff review memo which is attached.

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.