

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
Meeting Date: July 18, 2018

SUBJECT:	GENERAL BUSINESS:
	A Sketch Plan Review of Parkdale No. 2
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:	Planning & Development
PRESENTER:	Audem Gonzales, Planner

STAFF RECOMMENDATION:	N/A; See staff review comments and attachments
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SUMMARY AND BACKGROUND OF SUBJECT MATTER:

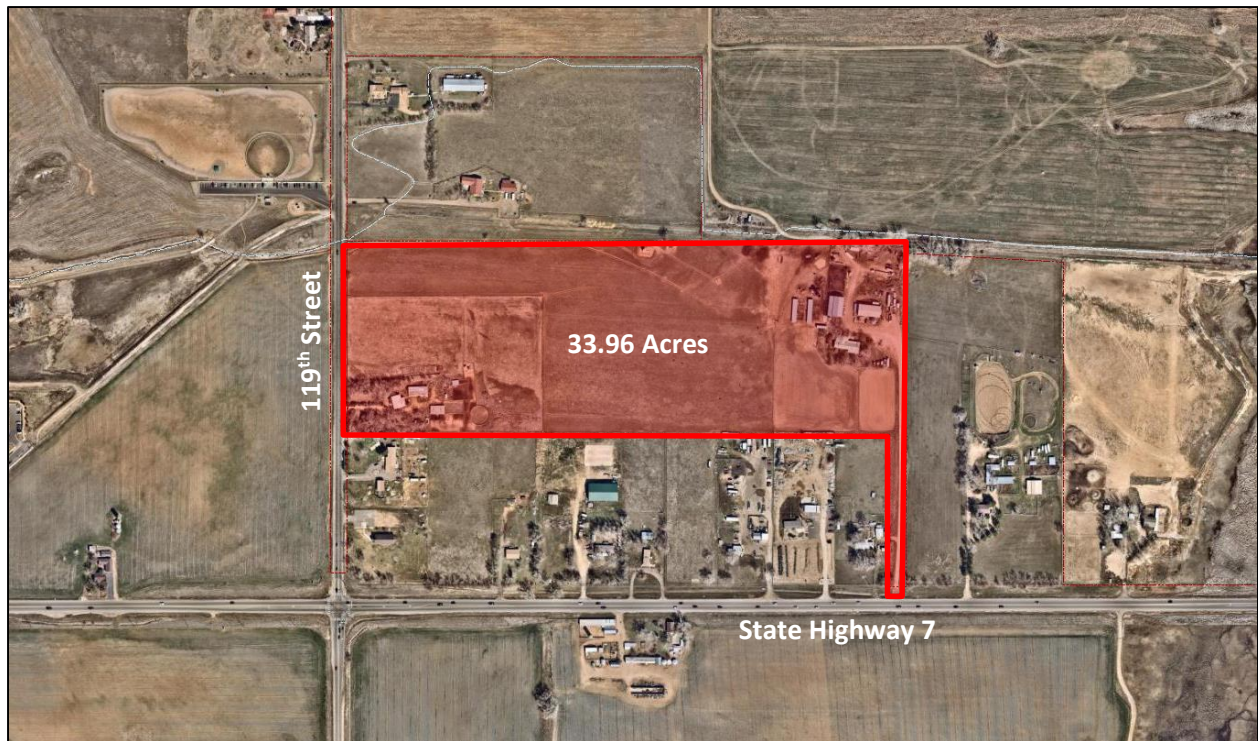
Land Owners: Michael A. Thero and Donna F. Pattee
900 North 119th Street
Lafayette, CO 80026

Arlene Penner
12177 Baseline Road
Lafayette, CO 80026

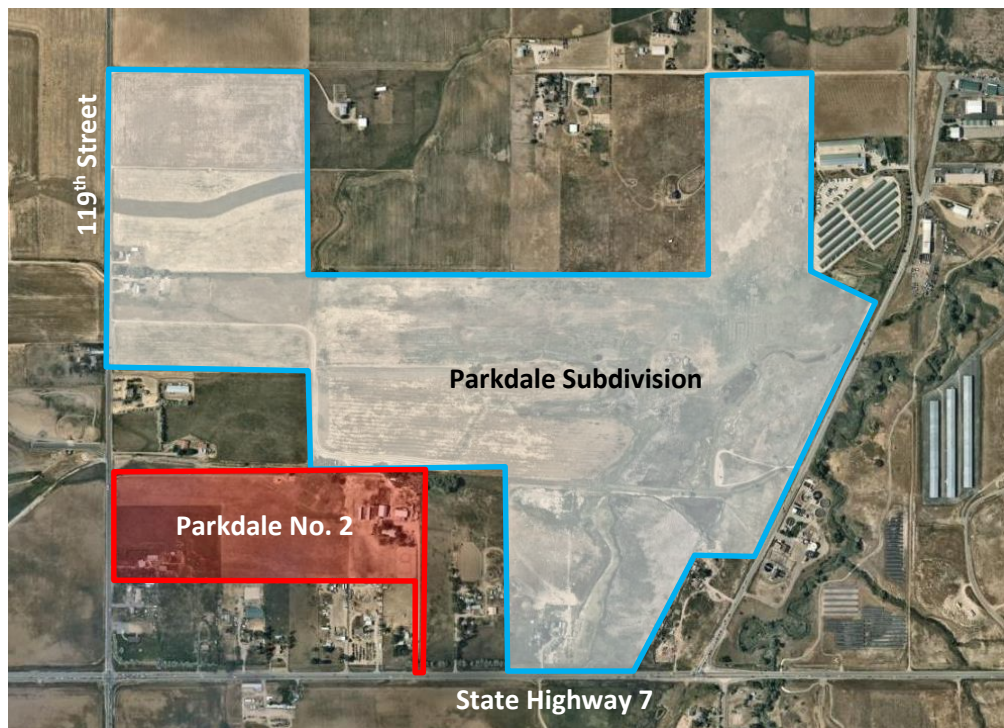
Applicant: OEO, LLC
Matt Janke
7353 South Alton Way
Centennial, CO 80112

Location:

The subject properties are generally located northeast of the intersection of Colorado State Highway 7 and N. 119th Street.



Parkdale No. 2 area map



Overall Parkdale Subdivision area map

Existing Conditions within the Sketch Plan Area:

Zoning: LR – Low Density Residential
 Project Size: 33.96 Acres
 Existing Use: Agriculture and Single Family Homes

Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN- LAND USE MAP DESIGNATION
NORTH	A – Agricultural (Boulder County) LR – Low Density Residential (TOE)	LDR – Low Density Residential
SOUTH	A – Agricultural (Boulder County)	LDR – Low Density Residential CC – Community Commercial
EAST	A – Agricultural (Boulder County)	LDR – Low Density Residential
WEST	RR – Rural Residential (Boulder County)	Opportunity Parcel (City of Lafayette)

Summary Information:

DESCRIPTION	PARKDALE NO. 2	PARKDALE NO. 1	OVERALL PARKDALE SUBDIVISION (1 & 2)
	Acres	Acres	Acres
Residential	9.65	76.78	86.43
Dedicated open space	0.00	50.79	50.79
Private open space/landscape buffers/pocket parks	6.24	29.41	35.65
Existing residences to remain	7.40	0.00	7.40
Public right-of-way	8.21	51.90	60.11
Private alley right-of-way	2.46	1.39	3.85
Outlot (Oil & Gas)		7.83	7.83
Future development		0.38	0.38
Total acreage	33.96	218.48	252.44

DESCRIPTION	PARKDALE NO. 2	PARKDALE NO. 1	OVERALL PARKDALE SUBDIVISION (1 & 2)
	Dwelling Units	Dwelling Units	Dwelling Units
Single-Family Detached Homes	105	481	586
Paired Homes	88	114	202
Existing Single-Family Detached Home	1	0	1
Total Amount	194	595	789
Gross density	5.7 units/acre	2.7 units/acre	3.1 units/acre

The Parkdale Sketch Plan No. 2 application proposes to add a new area of development to the Parkdale subdivision. A collector road heading east from 119th Street provides access to the residential subdivision. This collector will also provide a connection for commercial development to the south. The sketch plan also incorporates several road stubs to adjacent properties that could develop in the future.

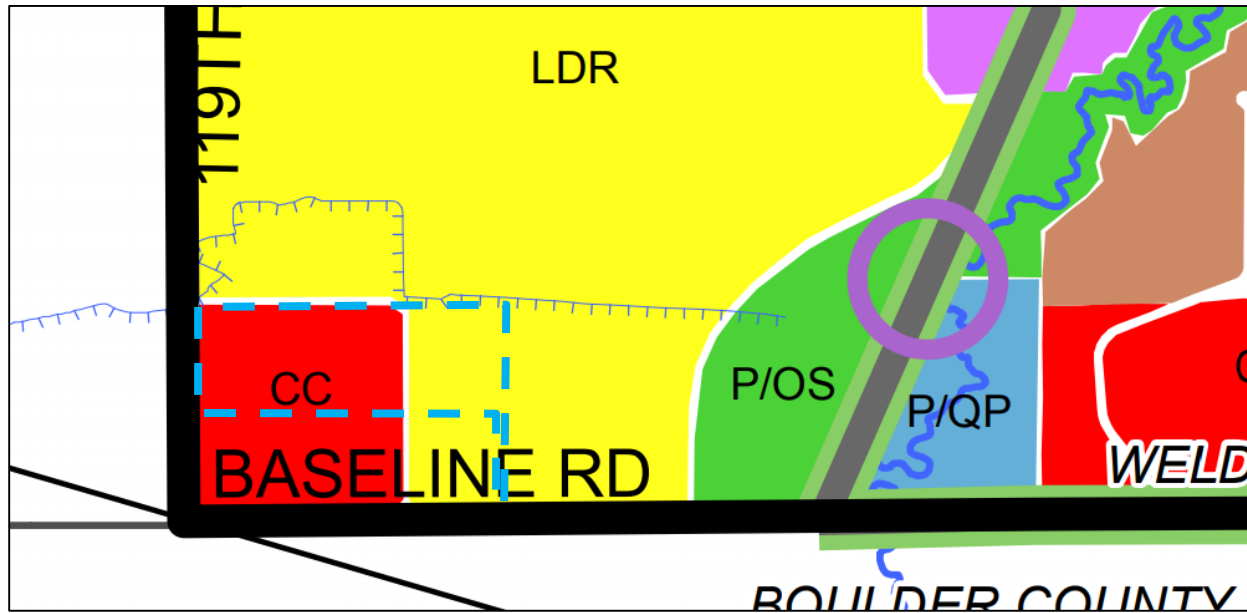
The development proposes two single-family detached lot types and one paired home lot type. Each home is proposed to be alley-loaded. Where homes do not have street frontage the applicant has provided 30-foot wide garden courts.

The overall Parkdale subdivision incorporates an east-west Spine Trail alignment from the Great Bark Dog Park on N. 119th Street east through an open space corridor, through an underpass beneath the new County Line Road alignment, along the north edge of the wetlands, across the old County Line Road alignment, which connects into the existing Coal Creek Trail. A portion of that Spine Trail runs on the northern boundary of this filing and will be incorporated in a private open space tract.



Compliance with Town of Erie Comprehensive Plan:

The application is not in general Compliance with the Land Use designations on the Comprehensive Plan, Land Use Plan Map. The Comprehensive Plan shows Community Commercial (CC) and Low Density Residential (LDR) designations for this property. The applicant has submitted an application for a Comprehensive Plan amendment that will change the designation of the subject area from CC to LDR.



Mix of Housing:

UDC Section 10.6.7.D.1 details housing diversity requirements for proposed subdivisions within the Town. To meet the UDC Mix of Housing Type requirement (UDC 10.6.7.D.) for the full development of 252.44 acres, the Parkdale development should provide one of the following UDC housing diversities:

- 4 housing types, or
- 3 types and 1 variation

In the overall Parkdale subdivision, the applicant is providing two housing types with three variations. The applicant anticipates that the two housing types would consist of single-family detached homes and duplexes; the single-family variations would consist of different lot sizes; the duplex variations would consist of both front loaded and alley loaded products.

The applicant will need to provide a third housing type with the next phase of development to meet the mix of housing provisions for this phase and the next phase.

Parks and Open Space:

At the proposed unit count of 789 dwelling units for the overall Parkdale subdivision, the following Parks and Open Space requirements exist:

- *Neighborhood Park*: The subdivision generates a requirement for 6.84 acres of Neighborhood Park. As this acreage falls short of the minimum 7 acre Neighborhood Park requirement, the developer will be required to make payment of the Neighborhood Park Land

and Development Construction Cost Fee at Final Plat. It is likely that the next phase of development will trigger the construction of a Neighborhood Park.

- *Pocket Park*: The subdivision generates a requirement for 1.14 acres of Pocket Park. The overall Parkdale subdivision provides 2.66 acres of Pocket Park with 1 new Pocket Park being proposed in Parkdale No. 2. This park meets the location requirements found in the Unified Development Code.
- *Open Space*: The subdivision generates a requirement for 38.8 acres of Open Space. The overall Parkdale subdivision provides 50.79 acres of dedicated Open Space.

Open Space and Trails Advisory Board:

The Open Space and Trails Advisory Board have provided the applicant with comments in the attached memo.

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.

Attachments:

1. Staff review memos
2. OSTAB review memo
3. Applicant materials