

**TOWN OF ERIE
PLANNING COMMISSION MEETING
September 5, 2018**

SUBJECT: **General Business:**
Review of Rex Ranch Filing 3 Sketch Plan

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. 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.

CODE REVIEW: Municipal Code Title 10

DEPARTMENT: Planning and Development Department

PRESENTER: Chris LaRue, Senior Planner

STAFF RECOMMENDATION: N/A; See Attachments for Staff Review Memo Comments

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant: Hines (Chad Murphy)
1125 17th Street, Suite 700
Denver, CO 80202

Owners: HT Flatiron LP
1515 Wynkoop Street, Suite 800
Denver, CO 80202

Location:
The address of the site is 2839 North 119th Street which is located west of North 119th Street and is surrounded by Rex Ranch Filing No. 1 to the north, west, and south. The Town of Erie's Lynn R. Morgan Water Treatment Facility is located approximately 500 feet to the west.

Below is the area map which depicts the site and surrounding area:



Existing Conditions with the Sketch Plan Area:

Zoning: Low Density Residential - LR

Project Size: 3.76 Acres

Existing Use: One single-family home and farm buildings that are to be demolished

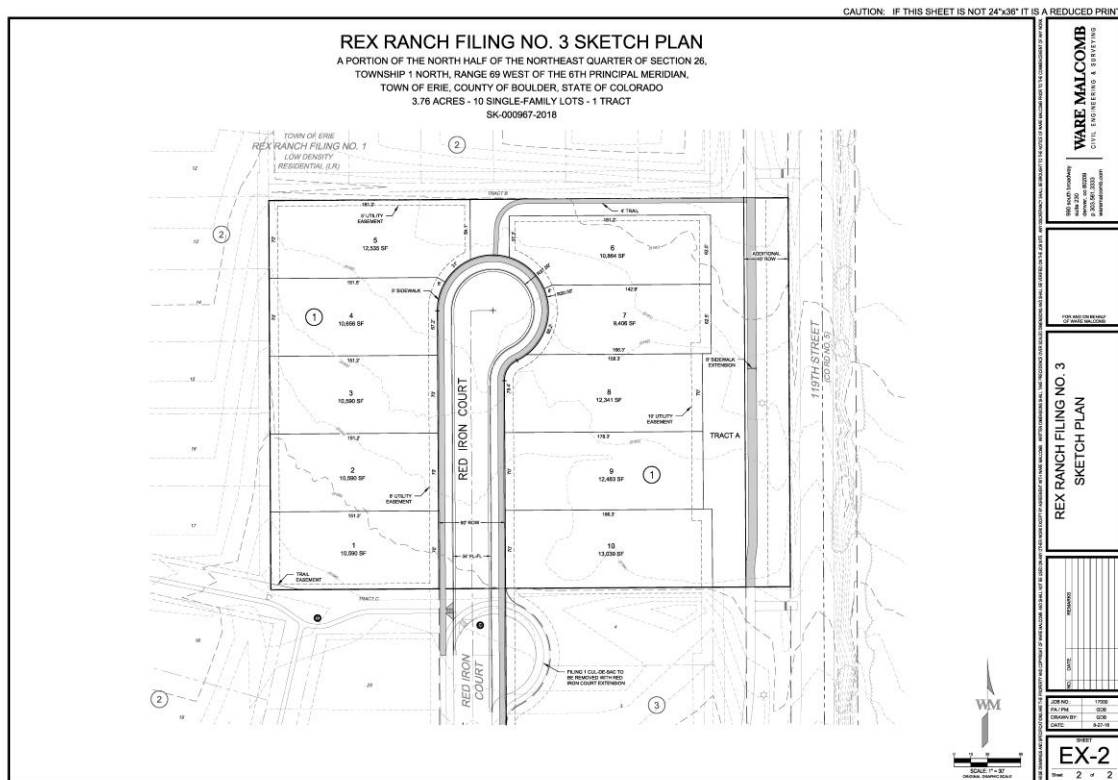
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Low Density Residential-LR	Rex Ranch Filing 1 –Developing Single-Family
SOUTH	Low Density Residential LR	Rex Ranch Filing 1 –Developing Single-Family
EAST	A – Agricultural (Boulder County)	Single-Family and Agricultural
WEST	Low Density Residential-LR	Rex Ranch Filing 1 –Developing Single-Family

Site History and Specific Development Information:

The site was annexed by the Town on January 23, 2018 by Ordinance 10-2018 (See applicant materials). The subject parcel is adjacent to the Rex Ranch Filing No. 1 subdivision. The final plat for Rex Ranch Filing No. 1 was approved by the Town on November 14, 2017 by Resolution 17-140 (see applicant materials for Rex Ranch Filing No. 1 plat). The proposed sketch plan proposes ten single-family lots and one tract that will be subdivided as Rex Ranch Filing No. 3. The lots range from 9,000 to 13,000 square feet in size. Access is provided to the site through Rex Ranch Filing No. 1 by an extension of Red Iron Court to the south. No direct access would be provided onto 119th Street to the east. Each individual home would have direct access to Red Iron Court. The development would incorporate trails that would tie into the overall Rex Ranch development and a sidewalk to be installed along 119th Street. The proposed Sketch Plan illustration would require new Preliminary Plat, Final Plat, and Architectural review applications to be submitted in the future.

Below is the ten lot sketch plan that was submitted to the Town for review:



Sketch Plan Development Data:

- Preliminary Plat Size: 3.76 acres
- Residential Development:
 - Single Family Detached 10 dwelling units
- Open Space: 0.37 acres

Mix of Housing:

UDC Section 10.6.7.D.1 details housing diversity requirements for proposed subdivisions within the Town. All three filings of Rex Ranch total 98.28 acres. To meet the UDC Mix of Housing Type requirement (UDC 10.6.7.D.) for all three filings of Rex Ranch, the development needs to provide three housing types or two housing types and one housing variation. With this Sketch Plan concept the overall development would not meet the housing type requirement, but would provide one housing type with one housing variation.

Per the Comprehensive Plan the site is located within an area of Special Consideration to acknowledge that an increased level of review and consideration will need to be placed on development proposals occurring within the area identified in terms of their use and design. To the south of Rex Ranch are rural areas located within Boulder County that are developed with single-family homes on large lots and Boulder County open space. In order to create a buffer and transition from the rural area to the Orchard Glen and Flatiron Meadows developments, staff will recommend, at preliminary plat, that the Town grant Alternative Equivalent Compliance to the Mix of Housing Type requirement to allow only one type of housing (single-family detached) with one housing variation in the lot sizes.

Streets:

Access into the site and to the proposed lots would be from Red Iron Court, which would be extended from Rex Ranch Filing No. 1. The roads are required to incorporate detached sidewalks and tree lawns to meet Town design standards.

North 119th Street to the east is an arterial street that is a community gateway that requires additional design standards. These standards include a 30 foot landscape buffer, an eight foot sidewalk, screening of parking, and limits on fencing and signage.

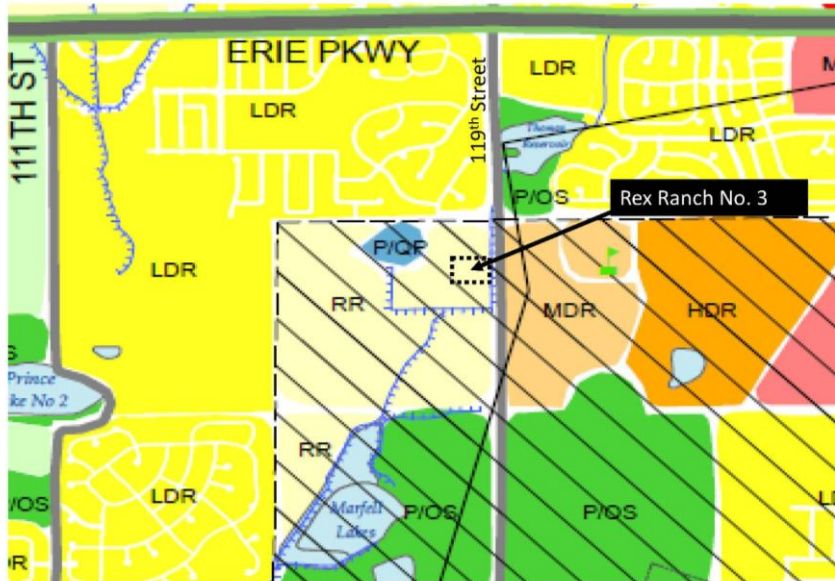
Parks and Open Space:

Based on calculations that includes all three of the Rex Ranch subdivision filings, the pocket park requirement will be met. The Sketch Plan is located within approximately ¼ mile of a pocket park proposed in Filing No. 2. Future plan submittals should continue to illustrate how parks and trail connections will be made to the existing trail infrastructure. Appropriate neighborhood, and open space fees in-lieu and fee for community park shall be required. The Parks Division has provided the applicant with comments.

	Overall requirement	Filing # 1	Filing # 2 (proposed)	Filing # 3 (proposed)
Pocket Park	0.192	0	0.90	0
Neighborhood Park	1.153	cash-in-lieu	cash-in-lieu	cash-in-lieu
Community Park	1.92	fee at building permit	fee at building permit	fee at building permit
Open Space	6.53	cash-in-lieu	cash-in-lieu	cash-in-lieu

Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the land use designations on the Comprehensive Plan, Land Use Plan Map. This property allows for RR – Rural Residential Use land uses, which permits up to two dwelling units per acre. The site is also contained within an area of Special Consideration which requires landscaping, pedestrian connections, and design considerations. This was addressed in Rex Ranch Filing No. 1 and will also be accounted for in the plat submittals for Filing No.3. The maximum gross density limits set forth in the Annexation Agreement (see applicant materials) is 133 total units on 98.28 acres, or 1.35 units per acre for all of Rex Ranch. Filing No. 1 consists of 60 units and Filing No. 2 would consist of 63 units, which will allow 10 units on the subject site.



Compliance with Municipal Code Title 10 (UDC)

Town staff has reviewed the proposed Sketch Plan for compliance with the UDC and has provided the applicant with comments. Future applications will need to address the comments.

Natural Areas Inventory and Endangered Species:

The Town of Erie Natural Areas Inventory does not identify a natural area within the proposed project area.

SKETCH PLAN PROCESS

Below is the process outlined in Title 10 (UDC) of the Municipal Code for Sketch Plan review.

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.