



Department of Planning and Development

Planning

The Town of Erie

645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
FAX (303) 926-2706

Memo

To: Layla Rosales

From: Hannah L. Hippely, AICP

Date: October 31, 2018

Re: SK-000975-2018: Erie Highlands Sketch Plan No. 4 (Planning Area 10)

cc: Deborah Bachelder

Comments:

The Sketch Plan application process allows staff, Planning Commission and the Board of Trustees the opportunity to make comments regarding an application early in the development that the applicant should then address with the Preliminary Plat application. The Erie Highlands Sketch Plan No. 4 application was reviewed at the October 25, 2018. Development Review Team meeting. Below are the Planning comments, additional comments from the Public Works Department and Merrick are being forwarded to you as well.

Planning Comments:

1. Tract G of Erie Highlands Filing No. 11 will need to be replatted as part of this subdivision.
2. Tract G of Erie Highlands Filing No. 11 is zoned LR and Planning Area 10 is zoned MR. Lots and Tracts cannot have multiple zone districts and portions of the property will need to be rezoned to modify the boundary. Rather than rezone the entire tract as proposed staff recommends only rezoning to MR that portion required for the development. There is an area zoned MR that is not required for the development that can be rezoned to LR so there is no overall change in the areas of each zone district and no potential impact on already platted adjacent residential lots.
3. A Site Plan and Preliminary Plat will be required prior to a Final Plat where the details of the development will be evaluated for compliance with the UDC. At this time, staff believes that this concept could meet these requirements and recommends moving the sketch plan forward for consideration by Planning Commission and the Board of Trustees.

Referral Agencies:

- a. Engineering: Comments provided.
- b. Merrick and Co.: Comments provided.



Memo

To: Hannah Hippely
From: Chad Schroeder, P.E., CFM, Development Engineer
Date: October 31, 2018
Subject: **Erie Highlands Planning Area 10 Sketch Plan**
CC: Wendi Palmer
Matt Wiederspahn

1. Show the Blake Property access stub along Highview Drive such that it is spaced 400 feet from the Planning Area 10 access on Highview Drive and also 400 feet from the Highview Drive intersection with WCR5.
2. Whichever Planning Area is developed first between Planning Areas 8, 9, and 10, the following will be required:
 - a. Provide three road stubs along Glacier Drive south of the Highview Drive intersection which adhere to Collector intersection spacing requirements of a 400-foot minimum:
 - i. A stub southwest to Planning Area 10.
 - ii. A stub south to the Blake Property, include dedicated ROW for the stub to the Blake Property line.
 - iii. Opposite the Blake Property stub, a stub to the north for future Oil and Gas access.
 - b. From Erie Parkway to beyond the Blake property line, construct the western half of WCR 5 to meet Minor Arterial standards including installing the necessary auxiliary turning lanes and a meandering sidewalk. The WCR 5 improvements need to extend south in front of the Blake property as far as required for the auxiliary turning lane length.
 - c. The Traffic Impact study indicates when signalization the Erie Parkway and Highlands Boulevard intersection and the Erie Parkway and Glacier Drive intersections would be warranted. Show the signals for Highlands Blvd and Erie Parkway intersection. The installation of these signals will be determined in the filing Development Agreements for Planning Areas 8, 9, and 10.
 - d. Removal of the existing Oil and Gas access off of WCR 5. Add a new Oil and Gas access along Glacier Drive and provide a new access route with easements.
 - e. Glacier Drive shall be fully constructed from Erie Parkway to WCR 5 including detached sidewalks on both sides of the roadway. Adjust curb ramps to intersect the roadway in the middle of the intersection turn radius. Provide a curb ramp on the east side of the three Glacier Drive T Intersections.

- f. On WCR 5, have the four-foot wide bike lane transition and shift between the southbound through lane and right turn lane at the Glacier Drive intersection per the MUTCD, Chapter 9C.
 - g. On Glacier Drive, have the four-foot wide bike lane transition and shift between the eastbound left turn lane and right turn lane at the WCR 5 intersection per the MUTCD, Chapter 9C.
 - h. The Town would like to discuss potential locations and alignments for connecting to our non-potable system in the area.
- 3. See attached Merrick comments on the Drainage Report from October 22, 2018.
- 4. There were no utility plans/studies to review.



October 22, 2018

Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516

2480 W. 26th Avenue, Unit B225
Denver, Colorado 80211
Tel: +1 303-964-3333
Fax: +1 303-964-3355

www.merrick.com

RE: REVIEW OF ERIE HIGHLANDS PLANNING AREA 10 RESUBMITTAL

Dear Engineering Division:

We have reviewed the Erie Highlands Planning Area 10 submittal received on September 19, 2018. The submittal included a Sketch Plan for Erie Highlands Planning Area 10 (September 13, 2018), a Zoning Exhibit, and a response to comments (September 12, 2018) by Terracina Design. The drainage report was not included in the resubmittal, so we used the previously submitted 2013 Phase III drainage report as the basis for the drainage plans for the Erie Highlands development area. Based on this, we have reviewed the Planning Area 10 Sketch Plan and have the following comments to offer:

Sketch Plan

1. For future drainage report submittals, clarify what percent imperviousness is assigned to each land use category based on values found in the Urban Storm Drainage Criteria Manual (USDCM) (current version).
2. For future drainage report submittals, verify that the imperviousness for PA10 is consistent with what was used to previously design the proposed pond at the northeast corner of Erie Highlands (southwest corner of the Erie Parkway and County Road 5 intersection) by providing report excerpts or update the pond design as needed if the percent imperviousness has changed.

We have not further drainage comments for this sketch plan submittal. The above comments should be addressed by the drainage report for this planning area. Please let us know if you have any questions.

Sincerely,
Merrick & Company

Jeanne M. Boyle, PE, CFM

Clare Steninger, PE