

**TOWN OF ERIE
PLANNING COMMISSION MEETING
February 20, 2019**

SUBJECT: Dearmin Sketch Plan No. 2 - 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: Planning Commission review and comment on a Sketch Plan application for 946 dwelling units and 35,000 sq. ft. of non-residential/commercial space.

DEPARTMENT: Planning and Development Department

PRESENTER: Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION: See Attachments for Staff and Referral Agency Comments

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Owner: Erie Land Company, LLC

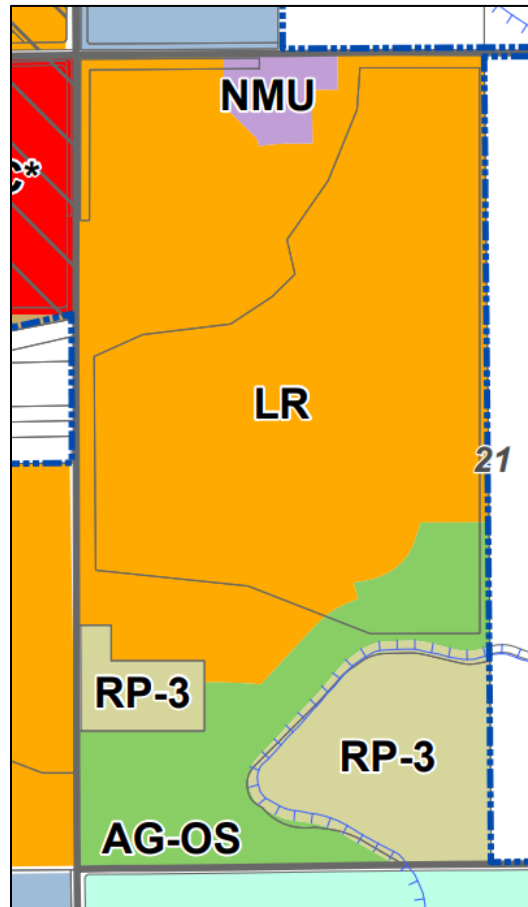
Applicant: Erie Land Company, LLC
1225 17th Street, Suite 2420
Denver, CO 80202

Location: The 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: Neighborhood Mixed Use (NMU), Low Density Residential (LR), Agriculture/Open Space (AG-OS)



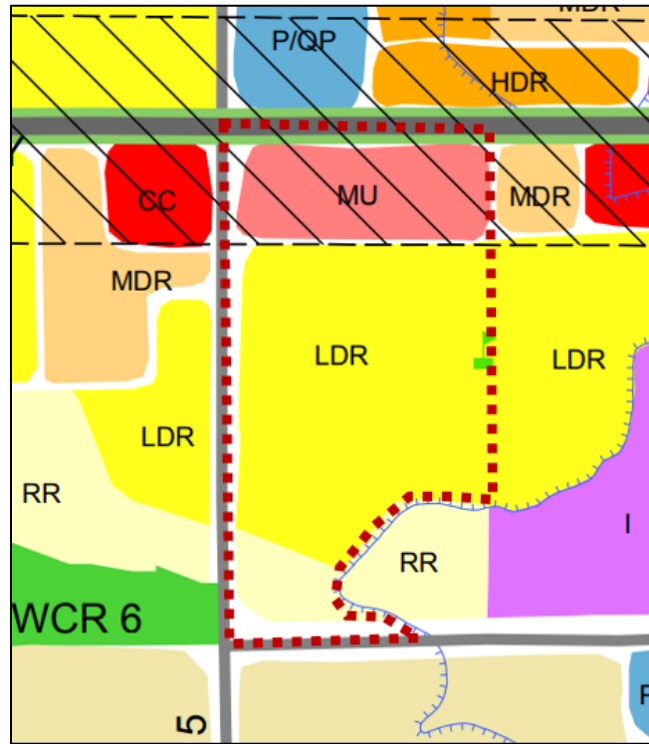
Project Size: 266.66 Acres

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 Erie – Rural Preservation 3 (RP-3)	Vacant
WEST	CC – Community Commercial Weld County – Agricultural LR – 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 partially on the Dearmin Property. The sketch plan anticipates the required school site 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 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.

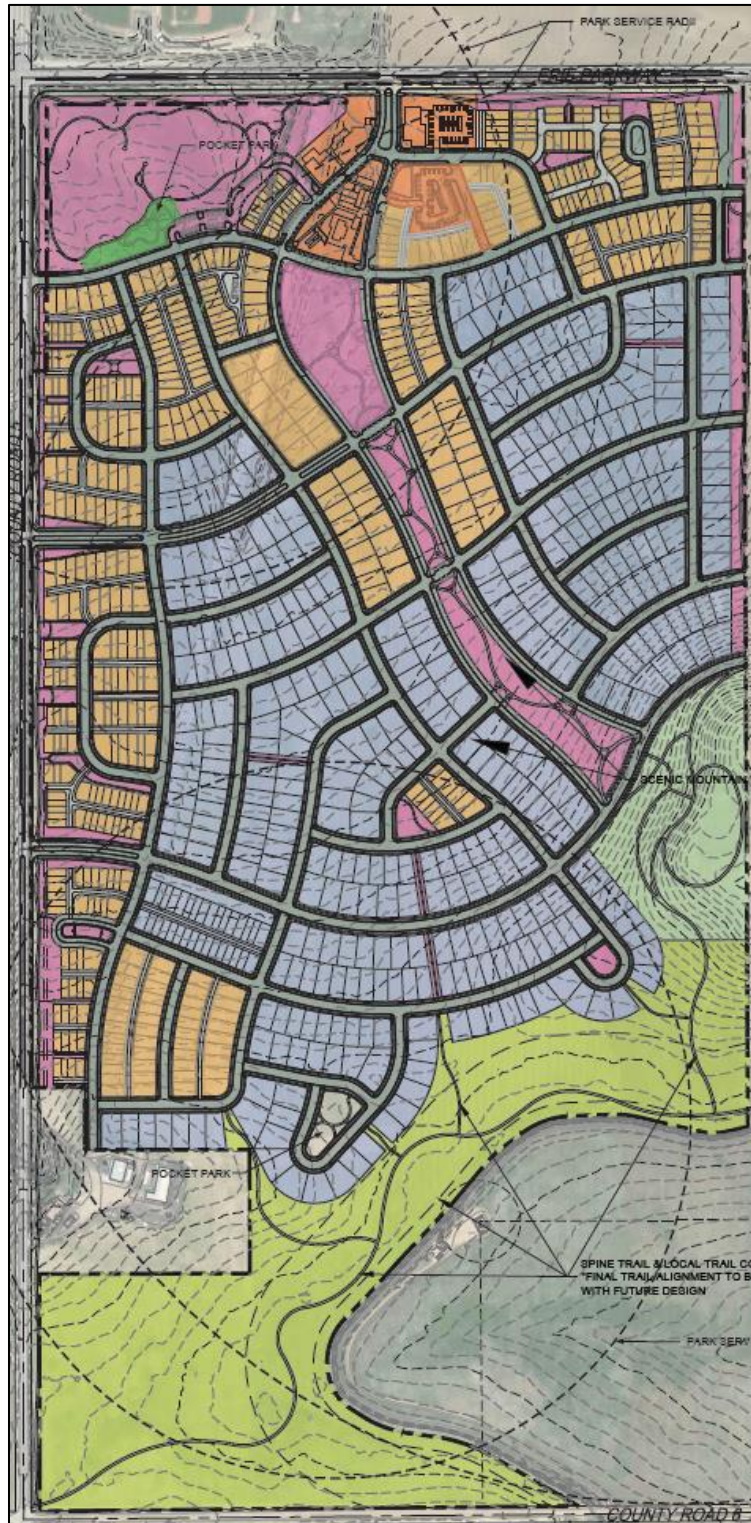
Zoning:

This application is Dearmin Sketch Plan No. 2 because a sketch plan was previously processed for this property. The existing zone district boundaries were based on that plan. The current sketch plan proposed would require that the current zone district boundaries be adjusted in order for the new plan to conform to the underlying zoning.










Sketch Plan Overview:

The application proposes a total of 946 dwelling units and 35,000 sq. ft. of non-residential/commercial space located in the mixed use area adjacent to Erie Parkway.

Overall Sketch Plan



Land Summary Chart

LAND SUMMARY CHART				
	TYPE	AREA	REQUIRED AREA	% OF TOTAL AREA
	POCKET PARK TRACT	1.4 AC	1.37 AC	0.53%
	COMMERCIAL AREA TRACT	3.92 AC	N/A	1.48%
	DEDICATED OPEN SPACE	46.48 AC	46.48 AC	17.54%
	OPEN SPACE TRACTS	28.88 AC	N/A	10.90%
	PRIVATE ALLEY TRACTS	9.54 AC	N/A	3.60%
	FRONT LOADED LOTS	74.98 AC	N/A	28.30%
	ALLEY LOADED RESIDENTIAL LOTS	34.82 AC	N/A	13.14%
	PUBLIC RIGHT OF WAY	55.97 AC	N/A	21.13%
	NEIGHBORHOOD PARK TRACT	8.94 AC	8.20 AC	3.37%
	COMMUNITY PARK	0 AC	*	0.00%

Housing Diversity:

Based on the size of the property the project would require four housing types or three housing types and one housing type variation or 2 housing types and 2 housing type variations. The narrative indicates that there will be Live Work, Townhouse, Duplexes, and Single Family housing types or four housing types. Single Family will have both front loaded and alley loaded so the proposal also includes a variation.

Parks and Open Space:

Open space, parks, and buffers along the adjacent roads are included in the sketch plan design along with a central greenway, and trails. The neighborhood park is located at the highpoint of the property and the proposed open space connects to existing Town open space to the west; the Town elements are appropriately sited to take advantage of existing conditions.

PARKS AND OPEN SPACE DEDICATIONS			
TYPE	REQUIREMENT	REQUIRED (AC)	PROVIDED (AC)
POCKET PARKS	0.5 AC / 1,000 residents	1.37	1.40
NEIGHBORHOOD PARKS	3 AC / 1,000 residents	8.20	8.94
COMMUNITY PARKS	5 AC / 1,000 residents	13.67	0.00
OPEN SPACE	17 AC / 1,000 residents	46.48	46.48

Note: Requirements anticipate 946 Units @ 2.89 residents per household for an expected total of 2,734 residents

Streets:

The applicants proposed Sketch Plan includes construction of the roads within the subdivision which connect to Erie Parkway to the north, County Road 5 to the west and the Swink property to the east. Improvements to adjacent existing roads will be necessary.

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 memos.

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.