

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
August 7, 2019**

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**SUBJECT:**           **Agenda # 19-322**

Review of Colliers Hill Filing No. 4G Sketch Plan

**PURPOSE:**       Review and comment on a Sketch Plan application for 201 single-family detached units.

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

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**STAFF RECOMMENDATION:** See Attachments for Staff and Referral Agency Comments

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**SUMMARY AND BACKGROUND OF SUBJECT MATTER**

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**Owner:**           Daybreak Recovery Acquisition LLC  
7200 S. Alton Way, Suite C-400  
Centennial, CO 80112

**Applicant:**       Norris Design  
1101 Bannock Street  
Denver, CO 80204

**Location:**       The property is Tract E of Colliers Hill Filing No. 4C, and is located southwest of WCR 10 and WCR 5. See the property highlighted in gray below:



**Existing Conditions within Sketch Plan Area:**

Zoning: Low-Density Residential (LR) / Bridgewater PUD Overlay  
 Project Size: 82.05 Acres  
 Existing Use: Vacant

**Adjacent Land-Use/Zoning:**

|              | ZONING                                      | LAND USE  |
|--------------|---|---|
| <b>NORTH</b> | SR-Suburban Residential / PUD               | Vacant  |
| <b>SOUTH</b> | LR-Low Density Residential / PUD            | Vacant  |
| <b>EAST</b>  | A-Agricultural / Unincorporated Weld County | Vacant  |
| <b>WEST</b>  | LR – Low Density Residential/ PUD           | Under Development for Single-Family / Colliers Hill Filing 4C |

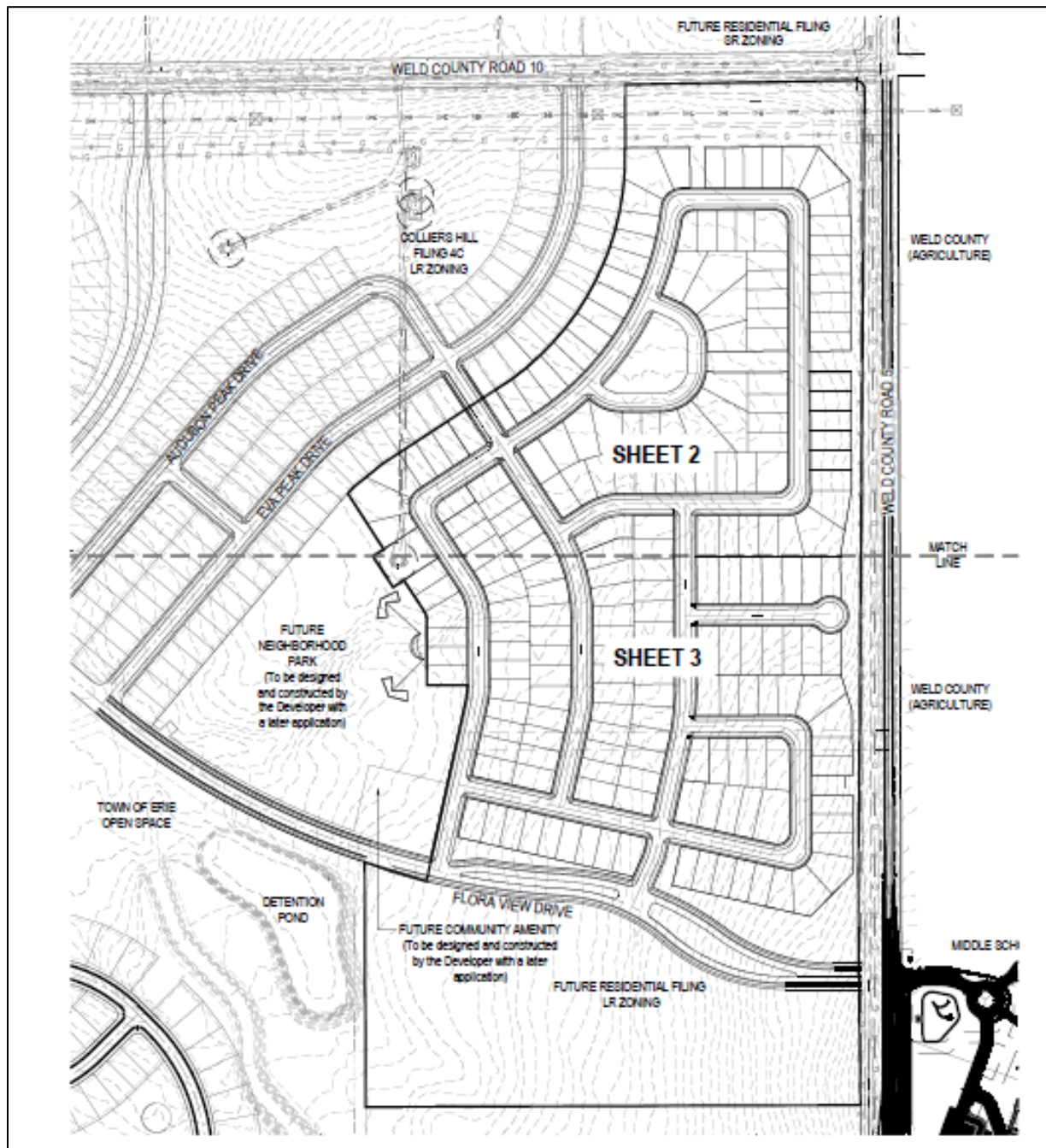
**SITE SPECIFIC DEVELOPMENT INFORMATION:**

The site is zoned Low Density Residential (LR) and is within the Bridgewater Planned Development. The LR district provides areas for residential uses of an urban

character, at a gross density not exceed five dwelling units per acre. In addition, the LR district encourages a mix of dwelling types.

The proposed Sketch Plan proposes developing the area with 201 single-family detached lots ranging in size from 5,000 to 6,000 square feet. The plan also depicts a tract to be developed as future residential.

Below is the Sketch Plan for the Colliers Hill Filing No. 4G site:



#### Sketch Plan Development Data:

- Sketch Plan Size: 82.05 acres
- Residential Development:
  - Total Acres 31.27 acres
  - Single-Family Detached Homes 201 dwelling units
  - DU/AC 2.45 du/ac
  - 13 Tracts 37.25 acres
  - Public ROW 13.53 acres
- Amenities: 4.72 acres
  - Landscape buffer 7.63 acres
  - Pocket Park 0.74 acres

#### Streets:

Access into the site is proposed from two points onto Flora View Drive on the south and Audubon Peak Drive on the North. The applicant's proposed Sketch Plan includes public roads within the development area. Staff would require the roads within the area to incorporate detached sidewalks and tree lawns to meet Town design standards.

County Line Road 5 to the east of the proposal is considered to be a community gateway by the UDC. As a gateway, additional design standards shall apply. 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 / Dedication Requirements:

A Pocket park is required per the UDC and PUD and is depicted on the Sketch Plan. Pocket parks shall comply with all Town Standards and Specifications. All parks and amenity areas will be accessible to the residents via trail linkages and block crossings. Pedestrian areas will tie into the larger open space and trails network with the overall Colliers Hill Development.

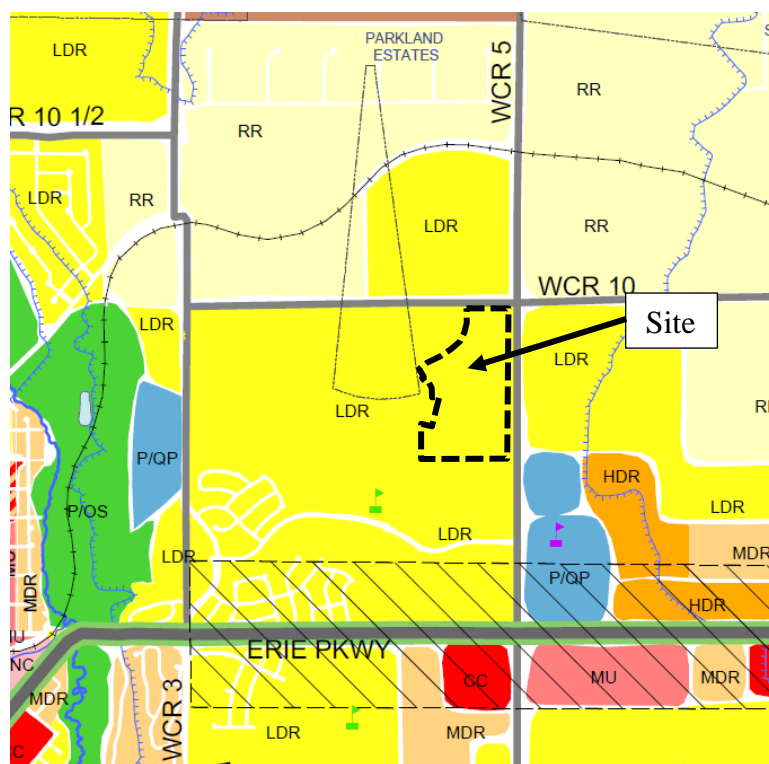
The required dedications for public parks and open space dedications are based on the Bridgewater PUD. The proposed Sketch Plan is contiguous to a future Neighborhood Park and a dedicated Community Park.

The Parks Department stated concerns with the lack of on street parking contiguous to the neighborhood park. Parks also requested the lots on the east of the park to be removed. Further discussions will be required prior to Preliminary Plat.

Future plan submittals should illustrate how parks and trails connections are being made to the existing and proposed trail and park infrastructure. The Parks Division has provided the applicant with comments.

#### Compliance with Town of Erie Comprehensive Plan:

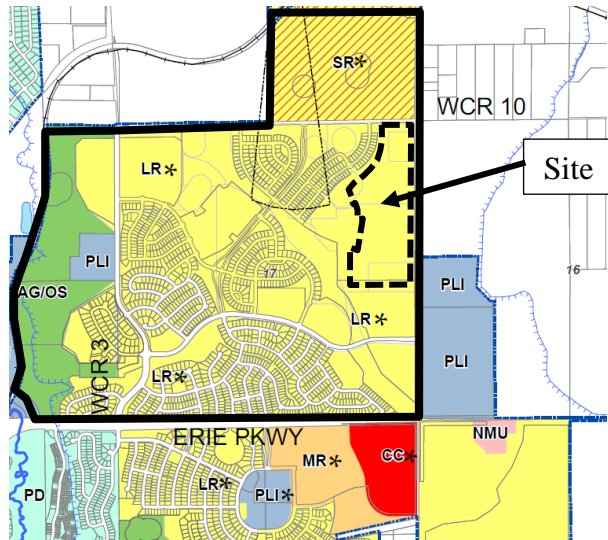
The sketch plan is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map. The property is designated as LDR – Low Density Residential (2-6 du/ac). LDR areas will primarily be suburban-style developments; however, the designation allows for a range of single-family detached and attached homes, townhomes, patio homes, and in appropriate cases include complementary neighborhood-scale supporting land uses, such as retail, commercial, and office uses in a neighborhood setting. Overall, the Colliers Hill project proposes 2,880 dwelling units (the 4G site is included in the overall number) on 965.83 acres for a density of 2.98 dwelling units per acre. Highlighted in a dashed black line below is the Colliers Hill Filing No. 4G site on the Comprehensive Plan Map:



#### Compliance with Town of Erie Zoning Map:

The subject property is zoned LR – Low Density Residential with a PUD – Planned Unit Development Overlay.

The density proposed in Colliers Hill Filing No. 4G Sketch Plan is 2.45 units/acre, which complies with the LR zoning district maximum density of 5 units/acre. The overall density of 2.98 dwelling units per acre for Colliers Hill (including this proposal) complies with the LR zoning district maximum density of 5 units/acre and the SR zoning district maximum density of 3 units/acre. The zoning map with the site highlighted in a dashed black line is below. Also highlighted below in a heavy black line is the overall Colliers Hill development.



### Compliance with the PUD Map

The proposed Sketch Plan is inconsistent with the existing PUD. Because of the applicant's proposed Sketch Plan, an amendment to the PUD to allow the project is required.

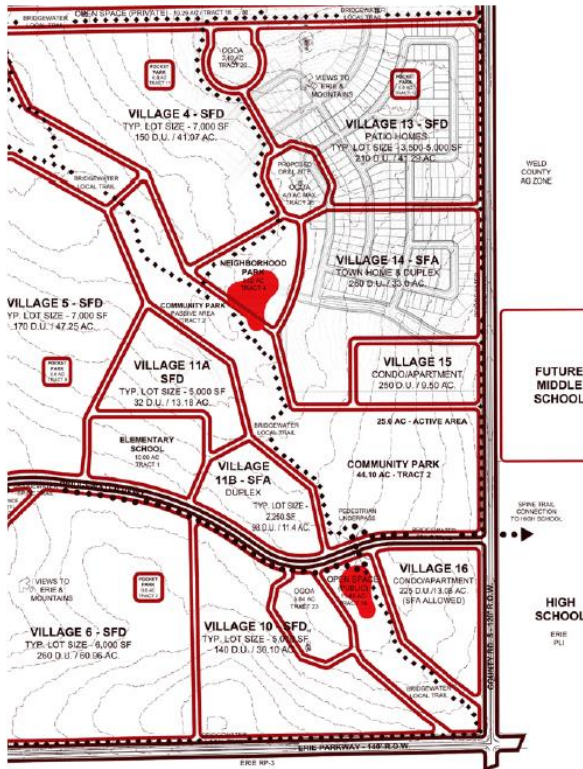
The Sketch plan proposes to change land uses by:

- Expanding standard Single-Family Detached lots of 5,000 square feet or more by 51.5 acres, which would allow up to 210 dwelling units. This expansion would combine Villages 13 and 14.
- Eliminating Village 13 consisting of 210 patio homes (3,500 to 5,000 square foot lots) on 41.29 acres.
- Eliminating Village 14 consisting of 33 acres with 260 units of townhomes and duplexes.
- Change Village 15 from 9.5 acres with 250 dwelling units of apartment only dwellings to 14.76 with 250 units of single-family attached (townhomes or multi-family apartments).
- Change Village 16 from 13 acres with 225 apartment only dwelling units to 13 acres with 225 single-family attached and/or multi-family.

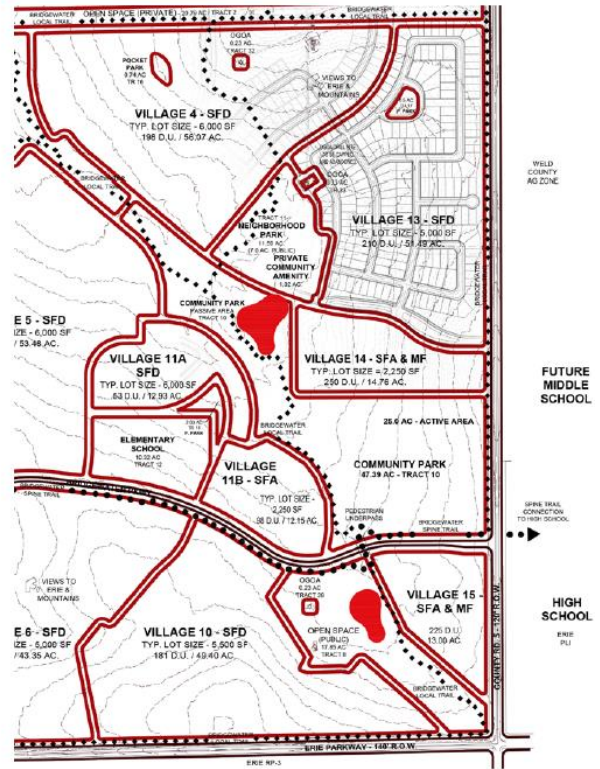
The proposed amendment significantly reduces the land area dedicated to alternative housing types.

Below are the proposed changes to the PUD. The existing PUD is on the left and the proposed amendment is on the right.





Sketch Plan & Bridgewater P.U.D. Amendment 4 Overlay



Sketch Plan & Proposed Bridgewater P.U.D. Amendment 5 Overlay

### Housing Diversity:

Approved development applications within Colliers Hill include duplexes and single-family detached homes on lots consisting of 5,000 to 9,999 square feet and 10,000 to 39,999 square feet. This equates to two housing types and one variation.

The Town of Erie's housing diversity requirement ensures that as the Town grows, a variation in housing choices is available. The UDC requires six housing types, five housing types and one variation, or four housing types with two variations. The proposed Sketch Plan does not contribute to the required diversity as it only provides additional single-family home lots consisting of 5,000 to 6,000 square feet. Staff is concerned with the reduction in future land area that will need to accommodate the Town diversity requirement for 2 more housing types and 1 more variation.

### 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 account for the provided 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.

### Open Space and Trails Advisory Board:

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

Undermining:

The overall area has been subject to undermining activities, though there do not appear to be any impacts to the Sketch Plan area. Further information will be required to determine any impacts due to undermining. CGS will need to provide a review for future submittals.

Oil/Gas Facilities:

Existing Wells:

There are no existing oil and gas wells within the Sketch Plan area. There is an abandoned well adjacent to the neighborhood park.

Future Wells:

No future oil and gas are identified.

Gas Distribution Pipelines:

There are gas line easements along both WCR 5 and 10. All gas distribution pipelines will need to be located in easements in conformance with the Municipal Code, at the time of Final Plat.

Surface Use Agreements (SUA):

The applicant has provided SUAs for the property and area. Compliance with this documentation will be required with a Preliminary Plat application.

Next Steps:

To move forward with the concept presented in the Sketch Plan, the applicant will need to apply for the following land use applications:

- a. PUD Amendment to change the area for single-family
- b. Preliminary Plat
- c. Final Plat and associated Development Agreement

**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.