

REX RANCH NO. 3

- PRELIMINARY PLAT

Board of Trustees – August 11, 2020

Request

Review of a Preliminary Plat:

- 10 single-family lots & 1 tract

Location

- 3.76 acres
- Vacant



Location — Rex Ranch



- Filing No. 1 approved 11/14/17
- Filing No. 2 approved 11/12/19

Rex Ranch











REX RANCH





AN AMENDMENT OF TRACT 5, REX RANCH MINOR SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST
QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
54.35 ACRES - 60 RESIDENTIAL LOTS - 7 TRACTS
FP-09-00016

Filing No.2
(63 units)

Filing No.1
(60 units)

LEGEND:

	SITE BOUNDARY
	TRACT AND LOT
	SECTION LINE
	EASEMENT LINE
	EXISTING RIGHT-OF-WAY
	SQ. FT.
	ACRES
	ROW
	FOUND NO. 5 REBAR W/ 1" ALLUM. CAP PLS. N UNLESS OTHERWISE NOTED
	FOUND NO. 5 REBAR W/ 1" CAP NO MARKINGS

	FOLDING NO. 5 REBAR W/ PLASTIC CAP P.S. NO.
	SET 12" YELLOW PLASTIC NO. 5 REBAR P.S. NO.
	SECTION CORNER AS NO.
ILC. NO.	RECEPTION NUMBER
CHB	CHORD BEARING
CHD	CHORD DISTANCE
(VR)	NON-RADIAL LINE
	BLOCK NUMBER

SCALE: 1" = 100'
ORIGINAL GRAPHIC SCALE

1/4	Scale: 1"=100'
26	Date: JANU
NOT FOUND	Job No: 7000
SET	

OF WAY	Steel	3
PAGE 139	4 TOWN COMMENTS	
	5 TOWN COMMENTS	
	6 TOWN COMMENTS	

7	TOWN COMMENTS	0
8	TOWN COMMENTS	0
9	TOWN COMMENTS	0
10	LOT REVISIONS	0

11	TOWN COMMENTS	7
12	TOWN COMMENTS	7
13	LOT REVISIONS	10
14	LOT REVISIONS	10

15	TOWN COMMENTS	
16	EASEMENT REVIEW ON	
17	TOWN COMMENTS	
No.	Revisions	

Model	Converged life	Chao
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ENGINEER / SURVEYOR

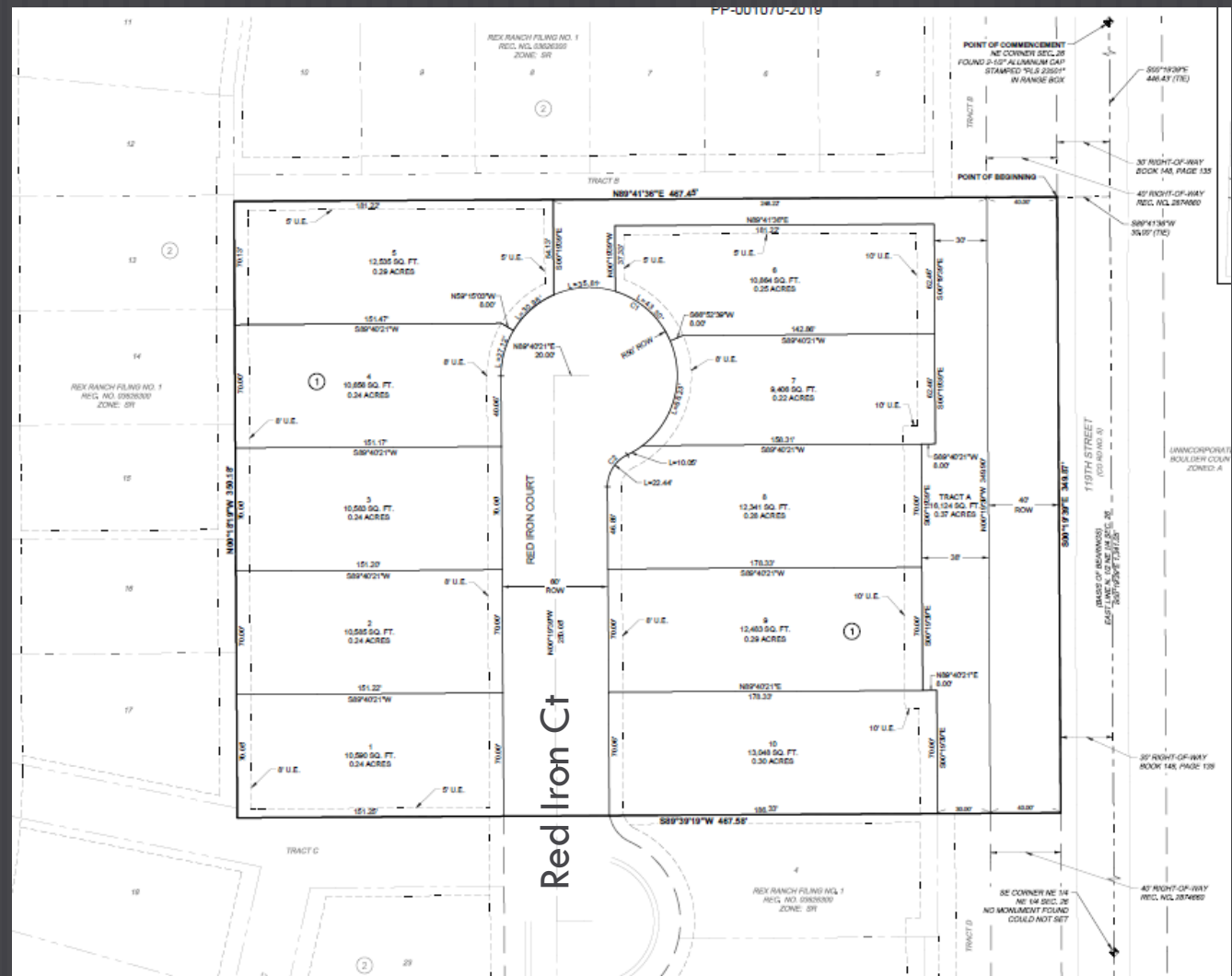


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GOLD BINDING ENCLOSURE
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330 SOUTH 4TH AVENUE
SUITE 100
MINNEAPOLIS, MN 55402
(612) 338-1111
WWW.JANSENSTRAVINSKY.COM

DAVIDSON
SUITE 230
DENVER, CO 80209
P.303.581.3333
F.303.581.3036

Preliminary Plat

- 10 SFD Lots / 1 Tract
- 9,000 to 13,000 sq. ft lots

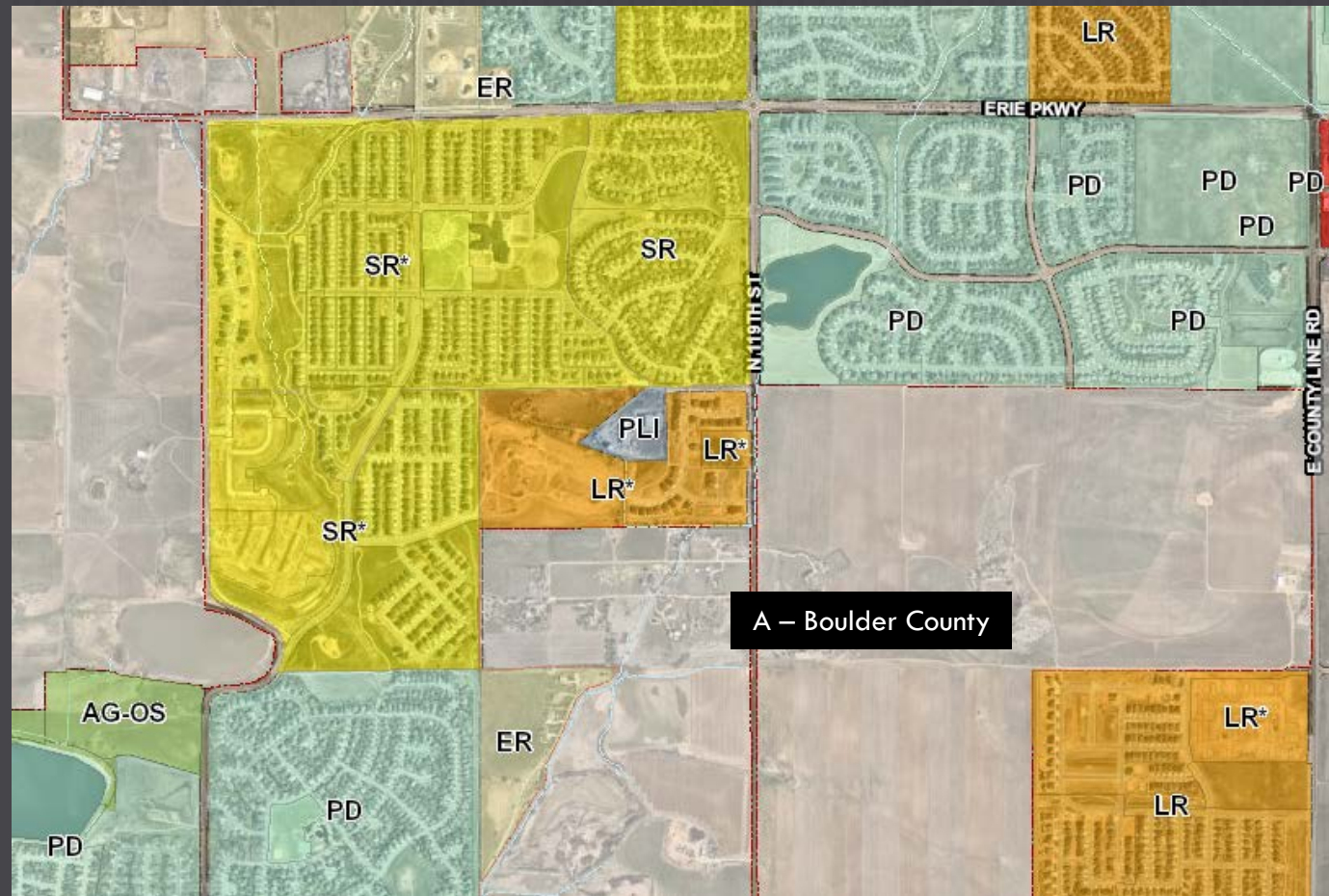


AEC – Housing Type

- Total Area is 98.28 acres
 - 3 housing types or 2 housing types & 1 variation
 - Overall Rex Ranch provides 1 housing type & 1 variation
- Area of Special Consideration
 - To create a buffer, & transition from the rural area, staff is recommending the Town grant AEC to the Mix of Housing Type requirement (1 type of housing with one variation in the lot sizes)

Zoning

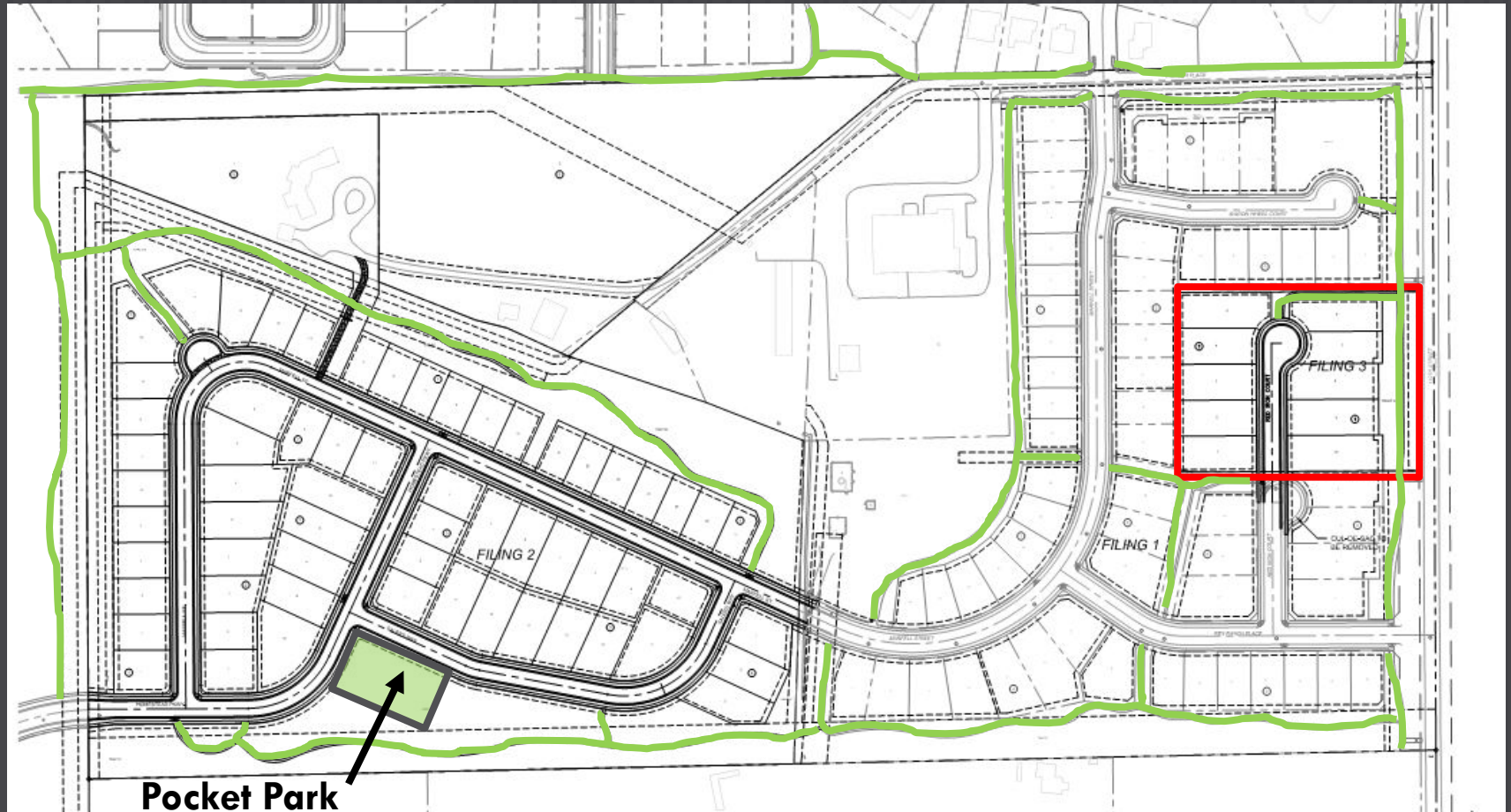
- LR: max density of 5 du/ac
- 1.35 du/ac proposed for all of Rex Ranch
- PUD overlay
 - Allows side setback encroachments for eaves & window wells



Preliminary Plat – Parks, Open Space, & Trails

	Overall	Filing # 1	Filing # 2	Filing # 3
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

Preliminary Plat-Parks, Open Space, & Trails



Preliminary Plat: Approval Criteria

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Preliminary Plat: Approval Criteria

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Public Notice

As required by the Municipal Code a Neighborhood Meeting was held June 16, 2020 by Zoom. Notice of the meeting was provided by in compliance with the Municipal Code.

Notice of this Public Hearings for the Preliminary Plat application was provided as follows:

Published in the Colorado Hometown Weekly:	July 22, 2020
Property Posted:	July 24, 2020
Letters to adjacent property owners:	July 24, 2020

Planning Commission Recommendation

On 7/15/20 the PC recommended Approval with the following conditions:

- a. At the time of final plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town;
- b. Applicant shall make technical corrections to the Rex Ranch No. 3 Preliminary Plat as directed by Town staff.

Staff Recommendation

Staff recommends Approval with the following conditions:

- a. At the time of final plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town;
- b. Applicant shall make technical corrections to the Rex Ranch No. 3 Preliminary Plat as directed by Town staff.

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