

CANYON CREEK FILING NO. 7 & 8

- PRELIMINARY PLAT

Board of Trustees— June 22, 2021

Request

Review of a Preliminary Plat:

- 70.626 acres
- 106 single-family detached lots;
- 88 alley loaded paired homes; &
- 26 tracts for landscaping, pocket parks, utilities, trail connections, open area, & drainage

Location

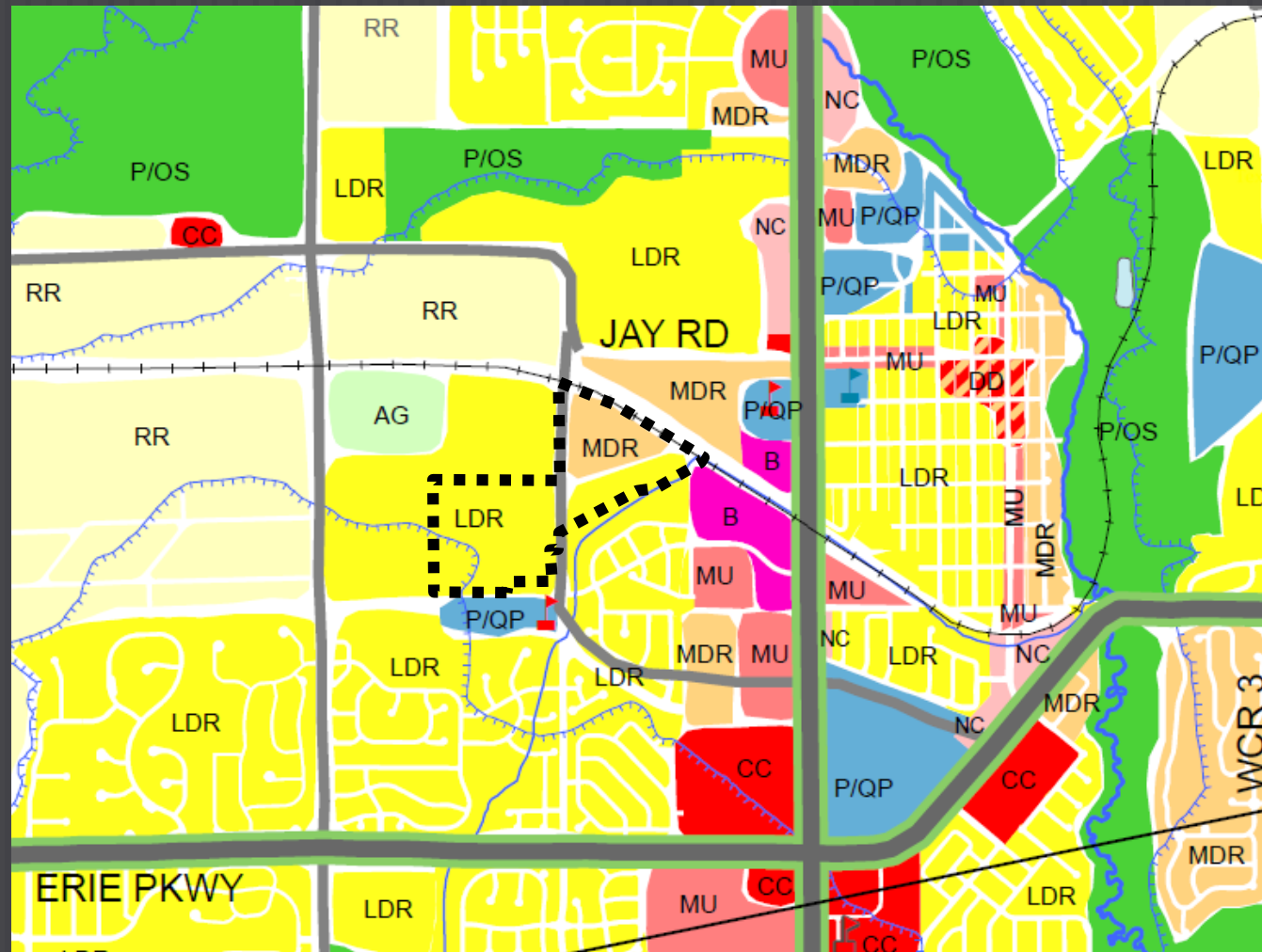
- 70.626 acres
- Fil No. 7 37.26 acres
 - 106 SFD
- Fil No. 8: 33.36 acres:
 - 88 paired homes
- Leyner Cottonwood Ditch
- WAPA line



Community
Center

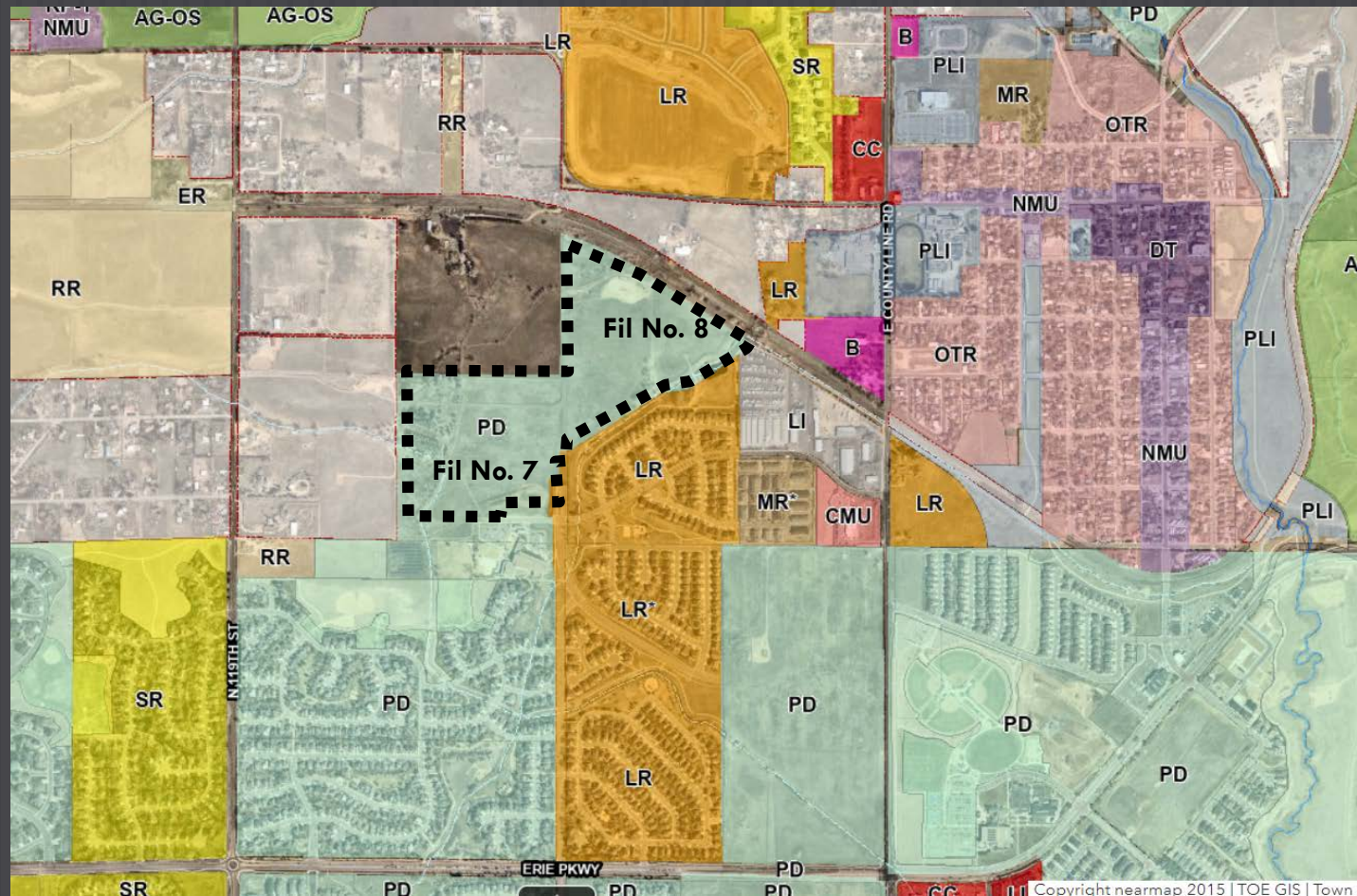
Comprehensive Plan

- LDR (2 to 6 du/ac)
- MDR (6-12 du/ac)
- Preliminary Plat
 - SFD (2.92 du/ac) &
 - Duplexes (7.3 du/ac)



Zoning

- Canyon Creek PD Amendment # 10
- Filing No. 7:
 - Designated as SF detached – max of 110 units
- Filing No. 8:
 - MDR – max of 275 units

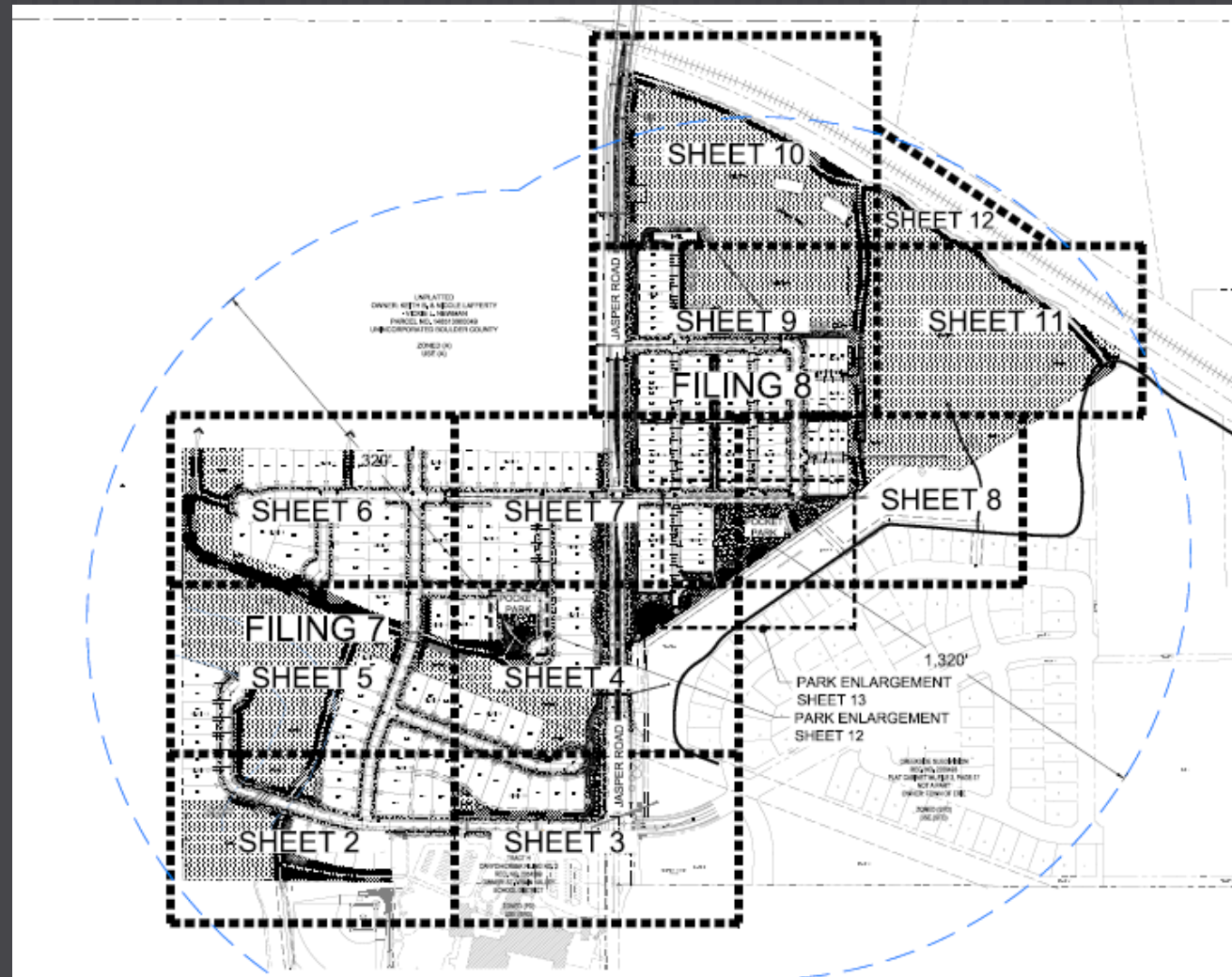


Housing Diversity

- UDC requires:
 - 5 types;
 - 4 types with 1 variation; or
 - **4 types with 2 variations**

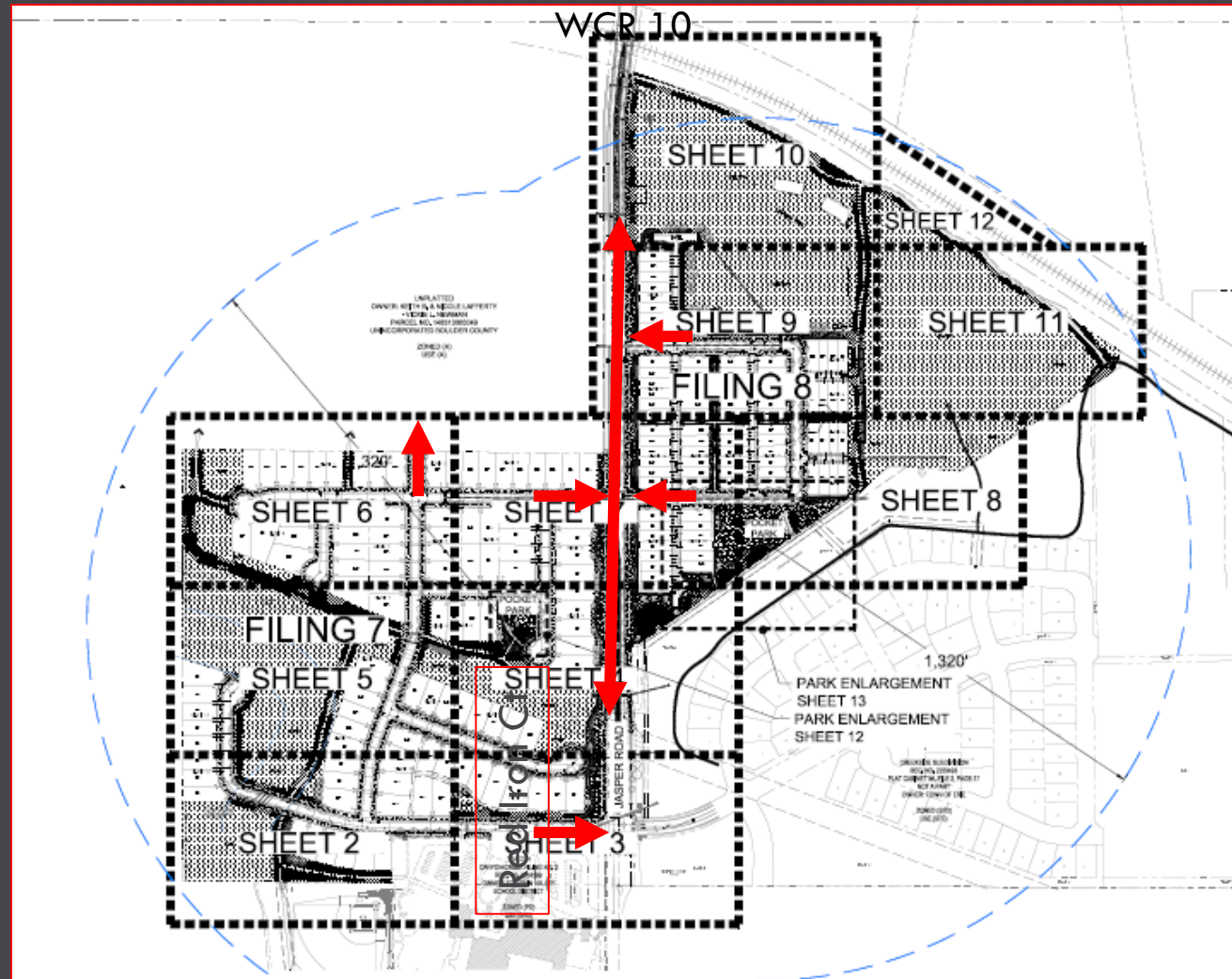
Preliminary Plat

- Filing No. 7:
106 SFD
- Filing No. 8:
88 dwelling units
(paired homes)



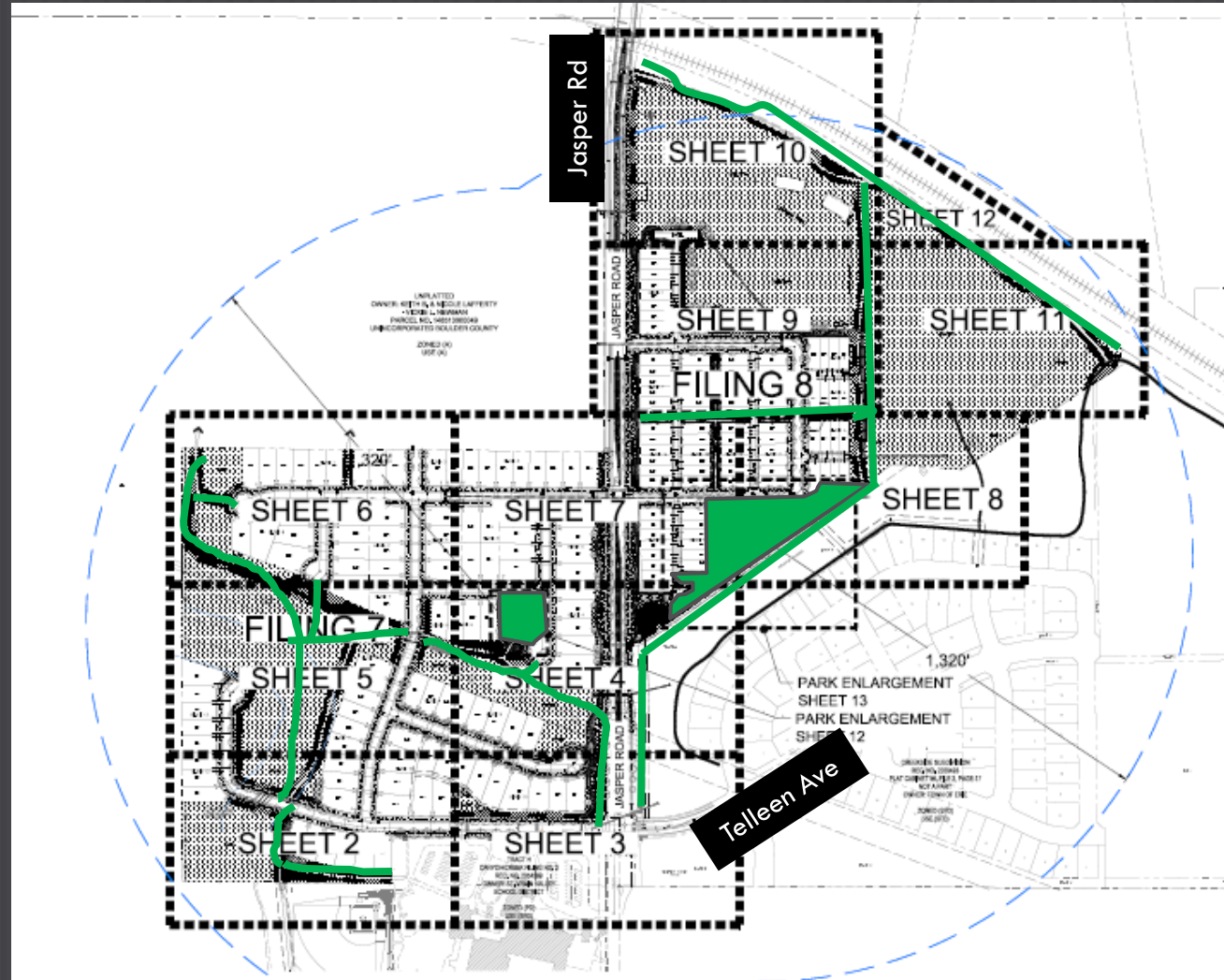
Preliminary Plat - Roadways

- Traffic study was reviewed – no concerns
- Jasper Rd Connection to the north – round about installed with Jay Rd
- Multiple connections to Jasper Rd & one to Lafferty



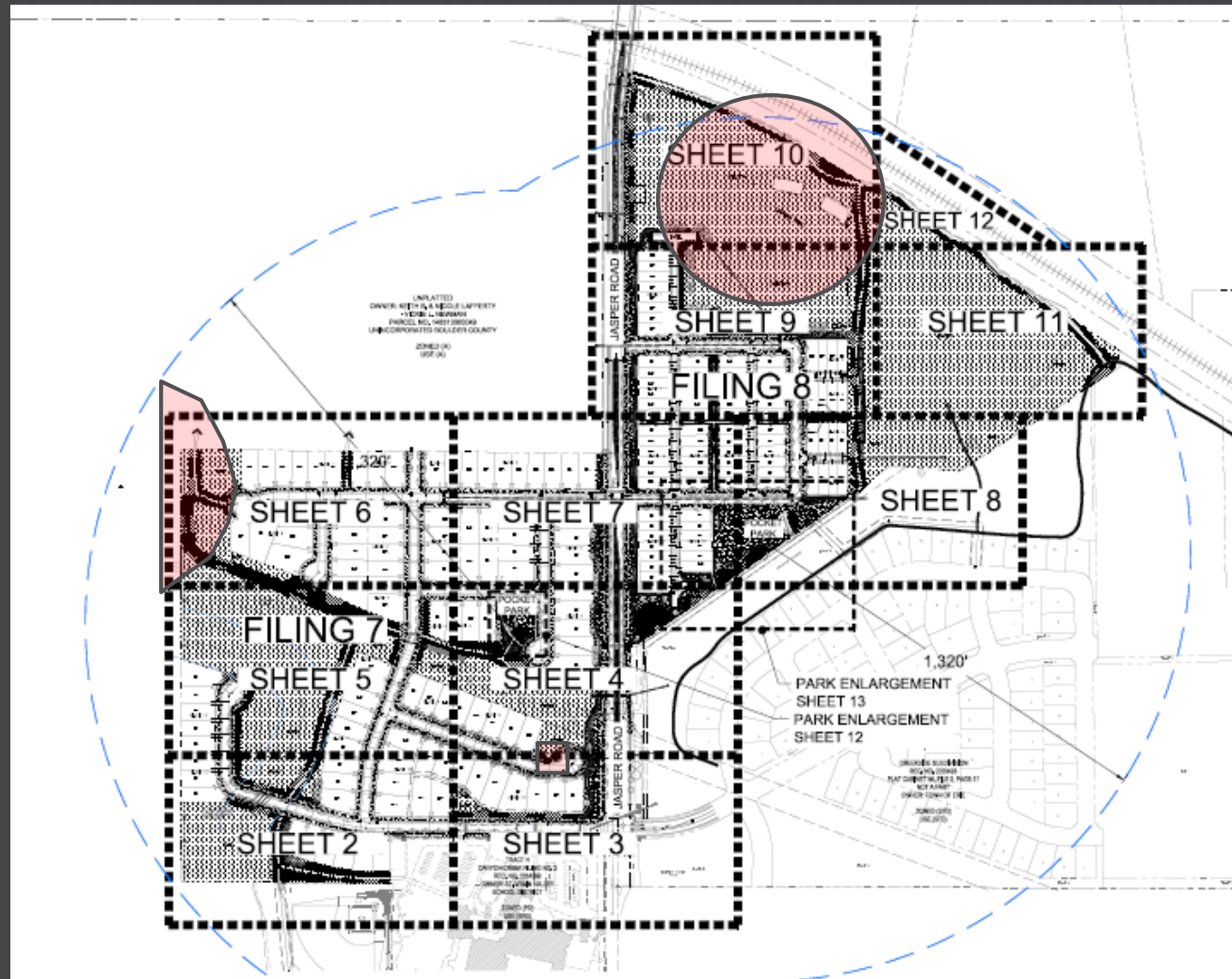
Preliminary Plat - Parks, Open Space, & Trails

- Spine Trail parallels the RTD tracks
- Pocket Parks
 - 0.3 / Filing No. 7
 - 1.3 acres / Filing No. 8
- Neighborhood & Community Parks requirements previously met
- Internal sidewalks & connections to parks, overall community



Preliminary Plat – Oil and Gas / Mining

- Well -350 setback
 - 1 onsite / 1 offsite
- Abandoned coal mines 103 to 178 feet
- Mine Shaft – 50' no build area
- CGS:
 - Shaft appropriately located;
 - Will need proper capping & compaction
 - Will review at FP



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 February 13, 2020. 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:	June 2, 2021
Property Posted:	May 31, 2021
Letters to adjacent property owners:	June 4, 2021

Staff Recommendation

Staff recommends the PC recommend approval of the Canyon Creek Filing No. 7 & 8 Preliminary Plat application, with the following conditions:

- a. Applicant shall obtain necessary easements for the oil and gas pipeline infrastructure.
- b. Applicant shall submit an executed rail crossing agreement with the Regional Transportation District.
- c. Applicant shall submit executed agreements for the undergrounding and maintenance of all ditch laterals on the Property.
- d. Applicant shall submit an executed power line agreement with WAPA.
- e. Applicant shall address all comments in the Parks and Recreation memorandum dated March 9, 2021.
- f. Applicant shall submit an executed agreement with a consultant qualified in the mitigation of mine subsidence hazards to oversee placement of the structural cap on the Chase mine shaft with sufficient compaction effort or other stabilization prior to cap placement.
- g. Final strain isolation trench designs shall be submitted to the Town for review and approval.
- h. Applicant shall execute a detailed Development Agreement, in the form provided by the Town.

PC Recommendation

On 6/2/21 the PC unanimously (5,0) recommend the BOT approve the Canyon Creek Filing No. 7 & 8 Preliminary Plat application. The conditions within the BOT resolution reflect those conditions as adopted by the PC.

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