



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 5/12/2020

File #: 20-109, **Version:** 1

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving the Sunset Preliminary Plat with Conditions

DEPARTMENT: Planning & Development

PRESENTER: Hannah Hippely, Senior Planner

STAFF RECOMMENDATION:

Approval with Conditions

SUMMARY OF SUBJECT MATTER: Review of the proposed 103.83 acre Preliminary Plat, which includes 24 Duplex lots and 214 single family detached lots and 23 tracts for various purposes including landscaping, trail, utility, drainage and parks as shown in the illustrative below.

RECENT BOARD CONSIDERATION: On February 11, 2020, the Board of Trustees made a motion to Continue consideration of the Preliminary Plat, to a future date for the purpose of allowing the applicant time to address questions raised by the Board. The applicant will make a presentation showing the steps they have taken to address the items raised by the Board on February 11th and will be seeking feedback from the Board of Trustees on their proposed modifications. The applicant presentation will address items identified on February 11th generally regarding: 1) Site Environmental Studies, 2) Meeting with adjacent property owners and siting of lots, 3) Buffering Noise associated with Traffic on CR 5 and Fencing along CR 5, 4) Status of Oil and Gas Wells on site, 5) Relocation of Gas line adjacent to CR 5, 6) Trail located within Open Space.

On May 12, 2012 the applicant presented information in conceptual form to address the concerns previously raised by the Board of Trustees at the February 11, 2020 meeting, additional public comment was also taken at the May 12, 2020. The Board of Trustees made a motion to Continue consideration of the Preliminary Plat, to May 26, 2020 for the purpose of allowing the applicant time to prepare a formal revised preliminary plat.

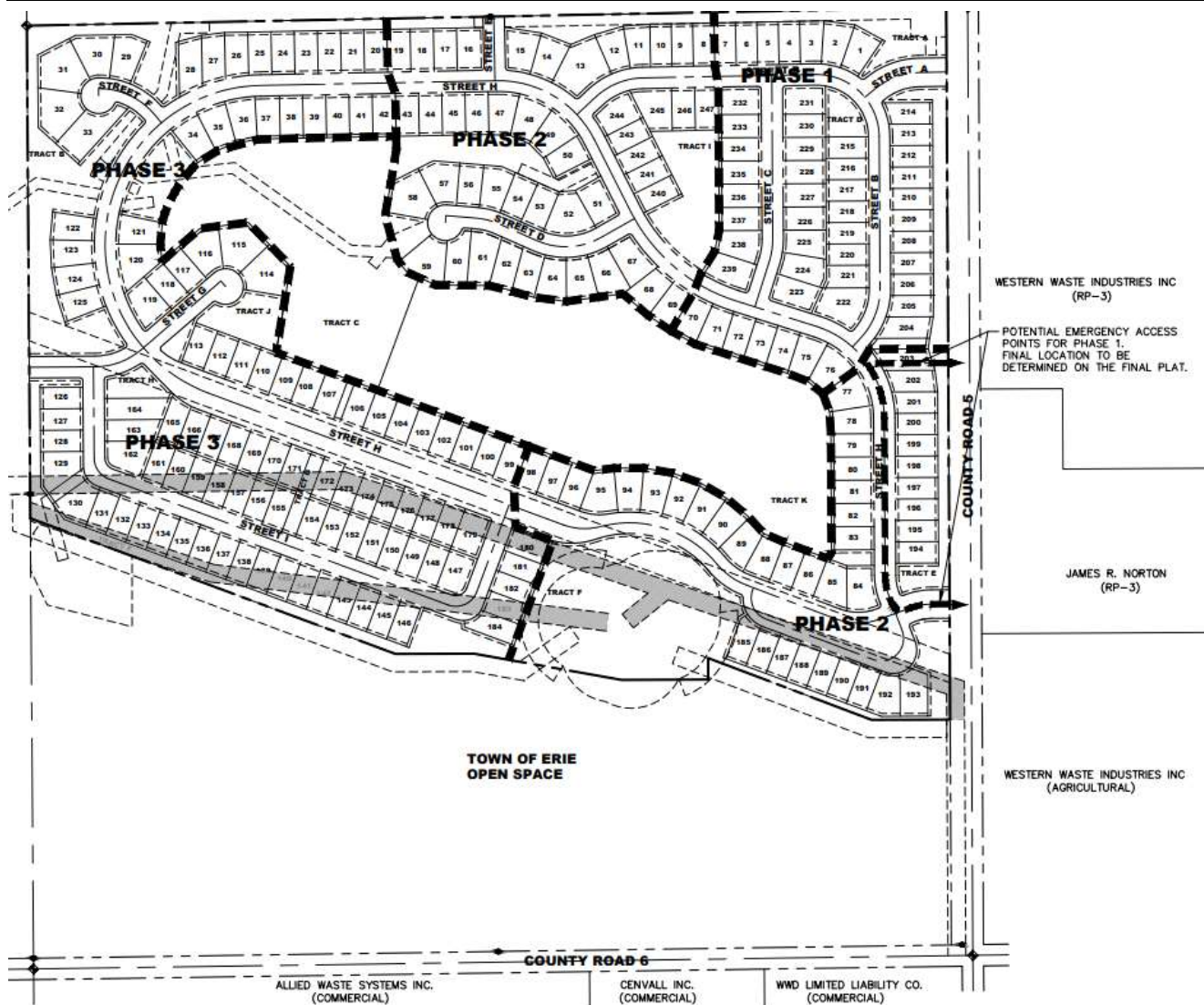
The applicant prepared a revised Preliminary Plat, dated May 15, 2020 (Attachment #8) which does address the comments made by the Board at the May 12 meeting and is now presented for final action.

BACKGROUND: On March 11, 2014, the Board of Trustees approved Resolution No. 14-26, by unanimous vote of the Consent Agenda Resolution approving the Sunset Preliminary Plat. The preliminary plat approved by this resolution was for a plat that would have subdivided the same

103.83 acres into 247 single-family lots and 11 Tracts for park, open space, landscaping, drainage and utility purposes. This development provided a density of 2.38 du/ac. The Preliminary Plat under consideration by the Board of Trustees today has a density of 2.03 du/ac, less than the original approved density.

As stated in Resolution No. 14-26 under Section 1. Findings of Fact “The applicant’s application and supporting documents are in substantial compliance with Municipal Code 10.7.7.C” which is the procedure for review of preliminary plats. The requirements under the Town of Erie Unified Development Code have not changed between the initial approval of Resolution 14-26 and the requirements under consideration with the current application. The current application reduces the density of the previously approved preliminary plat by 36 lots which is approximately 15%.

The exhibits below are of the preliminary plat approved by the Board of Trustees 2014 as well as the current preliminary plat submitted for consideration.





ATTACHMENTS:

1. Resolution
2. Preliminary Plat (as presented on February 11)
3. Staff Memo
4. Staff Presentation (as presented on February 11)
5. Applicant Presentation (as presented on February 11)
6. Applicant Narrative Materials dated 5.12.2020
7. Applicant Presentation dated 5.12.2020
8. Neighborhood Meeting 2, dated April 30, 2020
9. Applicant Narrative dated 5.15.2020
10. Preliminary Plat dated 5.15.2020