



ERIE
COLORADO

Village Cooperative Site Plan

Planning Commission

Harry Brennan, Senior Planner

December 18, 2024



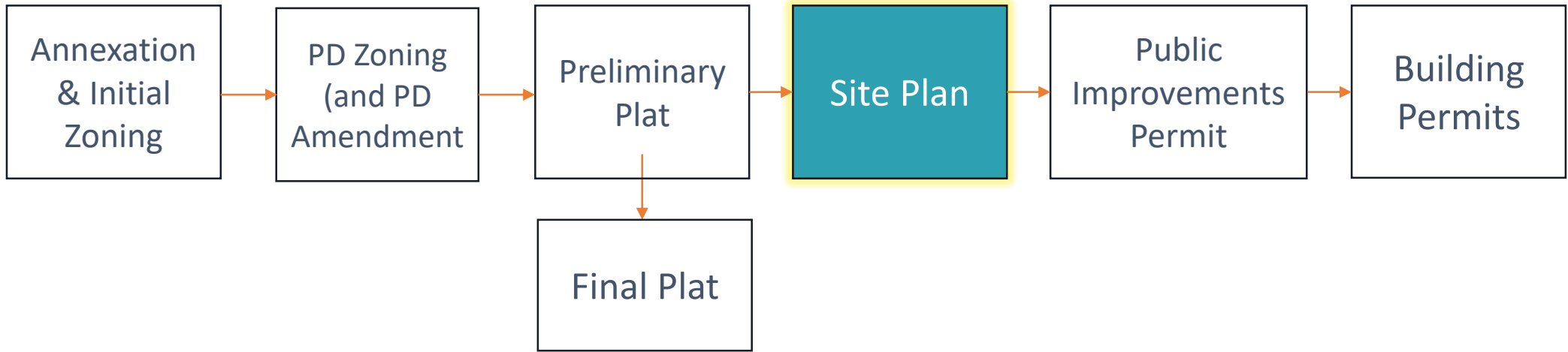
Request

Site Plan – Planning Commission Approval

- **Project Size:** 3.14 Acres
- **Existing Zoning:** Vista Ridge PD
- **Existing Use:** Undeveloped



Development Review Process



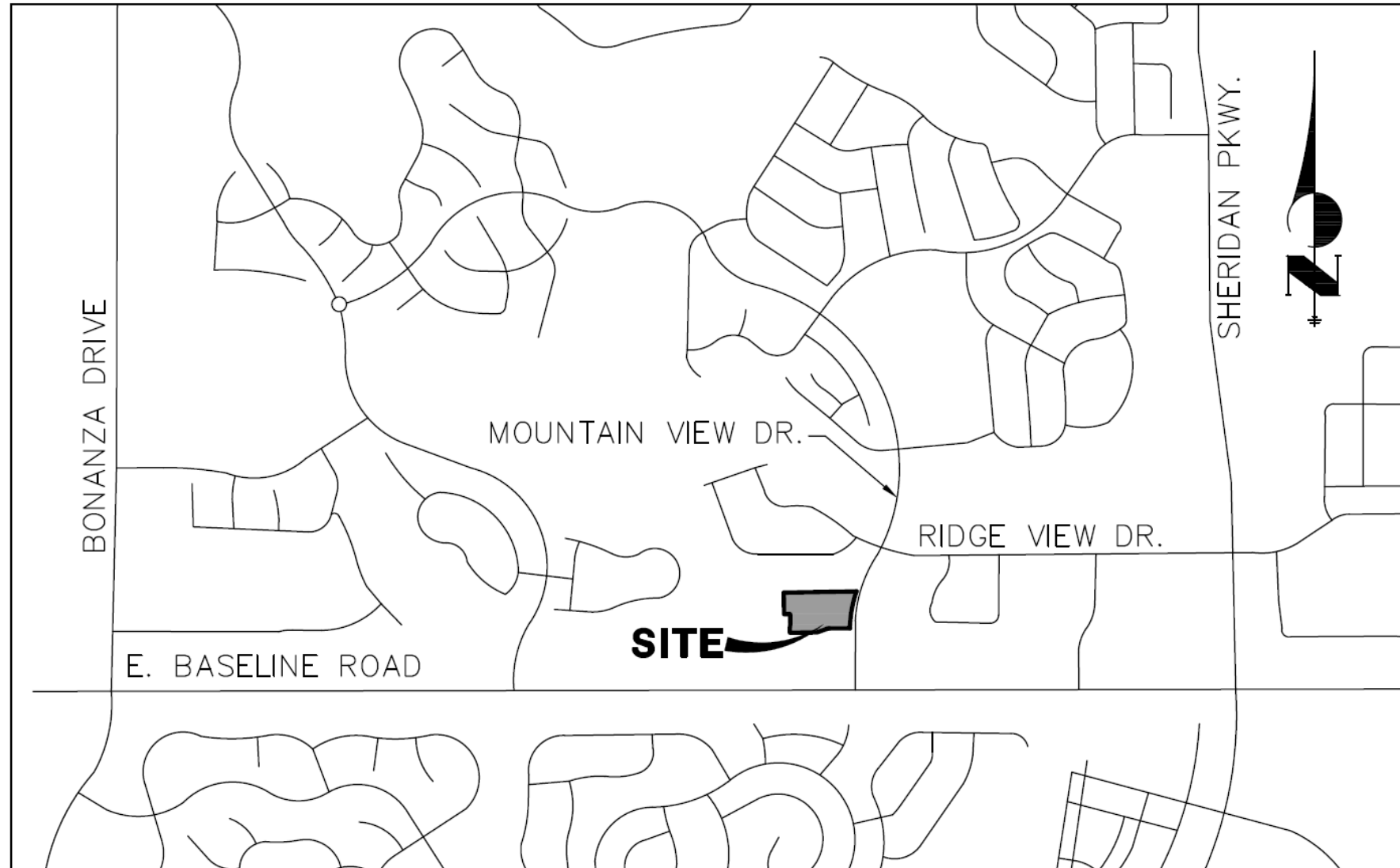


Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision

Location

The subject site is north of Village Vista Drive and west of Mountain View Boulevard

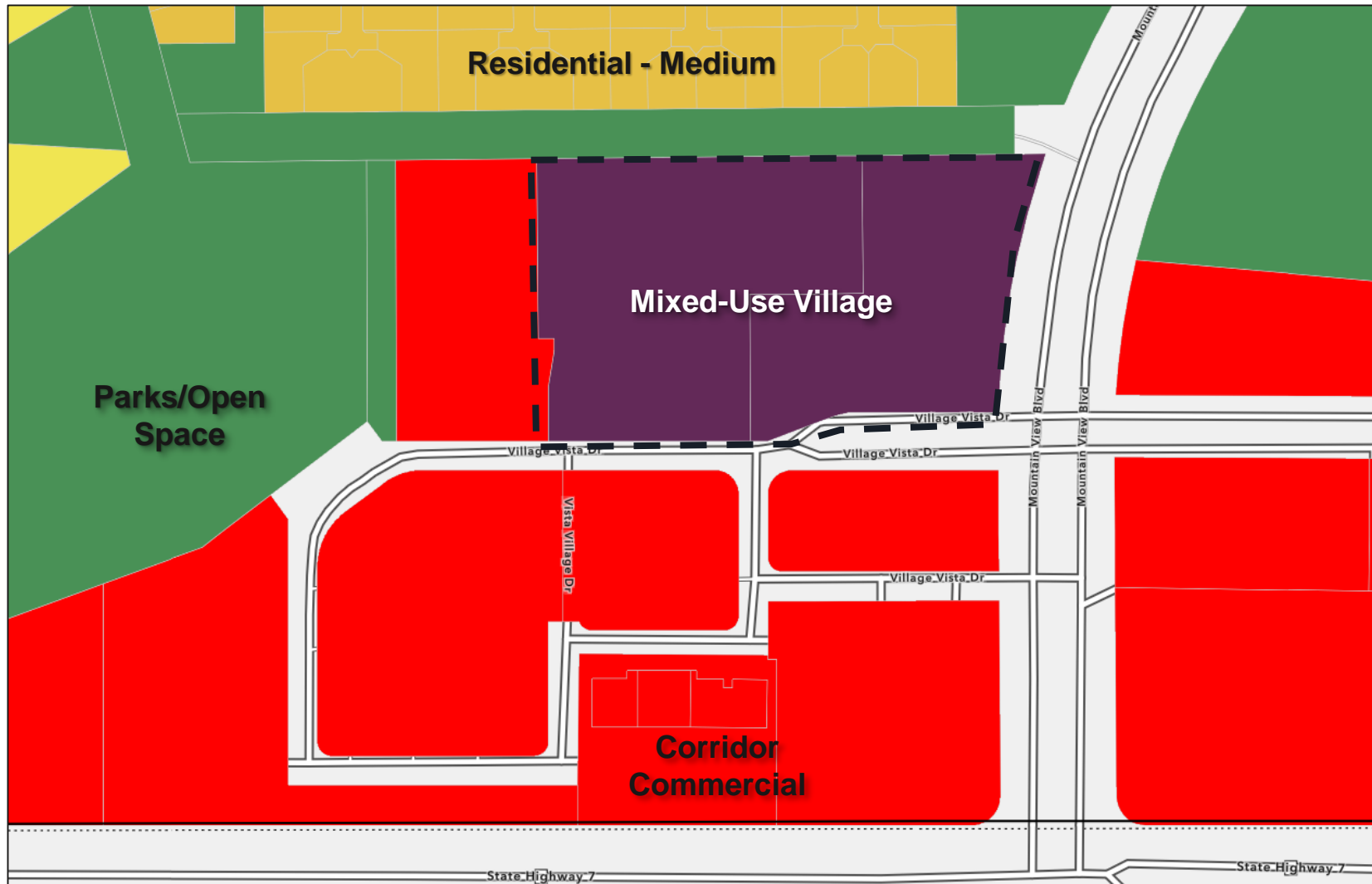




Comprehensive Plan

Plan

Mixed-Use Village





Comprehensive Plan Policies

C.5.1 Ensure new development meets Comprehensive Plan vision, priorities, and resource management.

L.3.1 Promote the adaptability of neighborhoods to meet the needs of the changing community.

H.1.1 Locate higher-density housing and mixed-use development in areas that are currently served or will be served by bus transit and neighborhood centers.

H.1.2 Increase housing options.

H.3.4 Facilitate programs and resources for seniors to age in Erie.

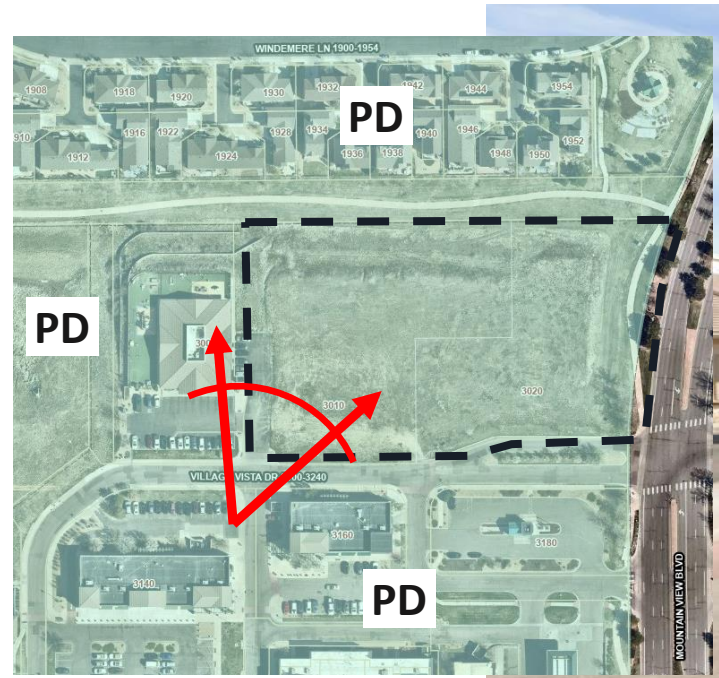


Zoning

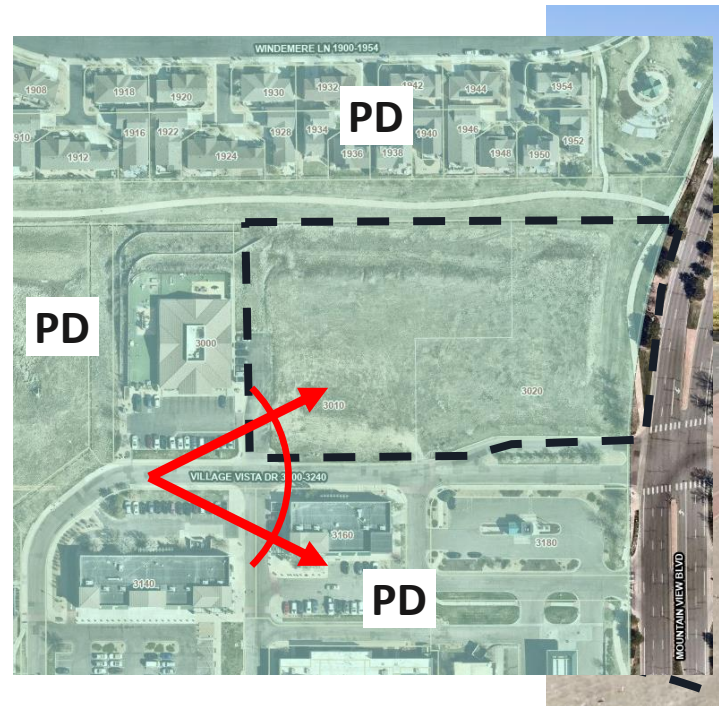
Vista Ridge PD –
Multifamily
Residential



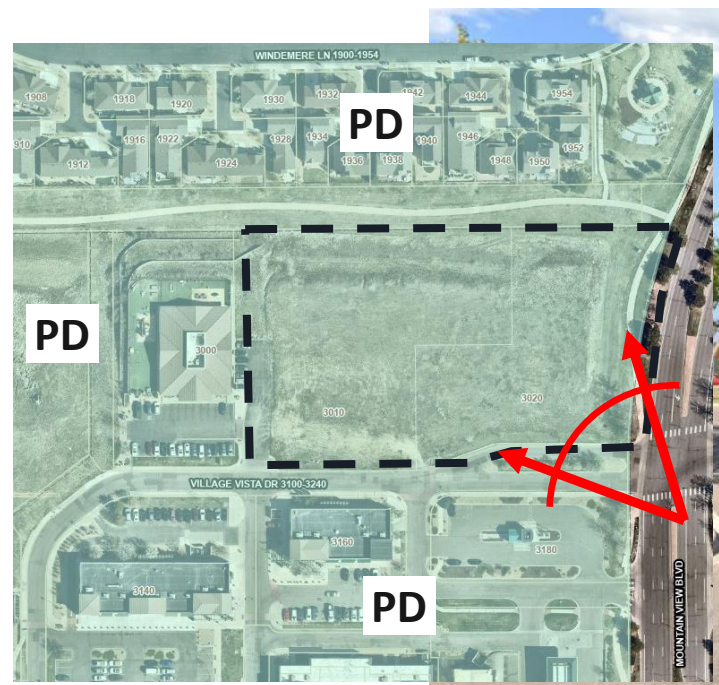
Location



Location



Location

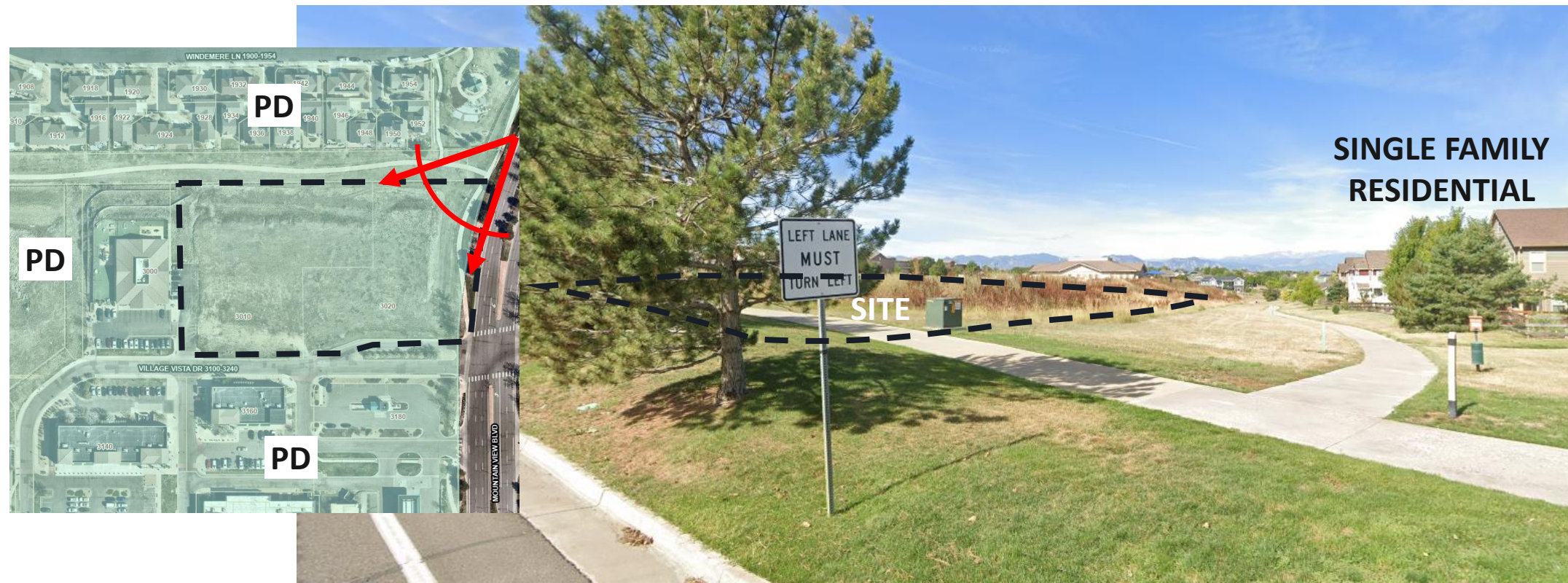


**PRESCHOOL/
DAYCARE**

**SINGLE FAMILY
RESIDENTIAL**



Location



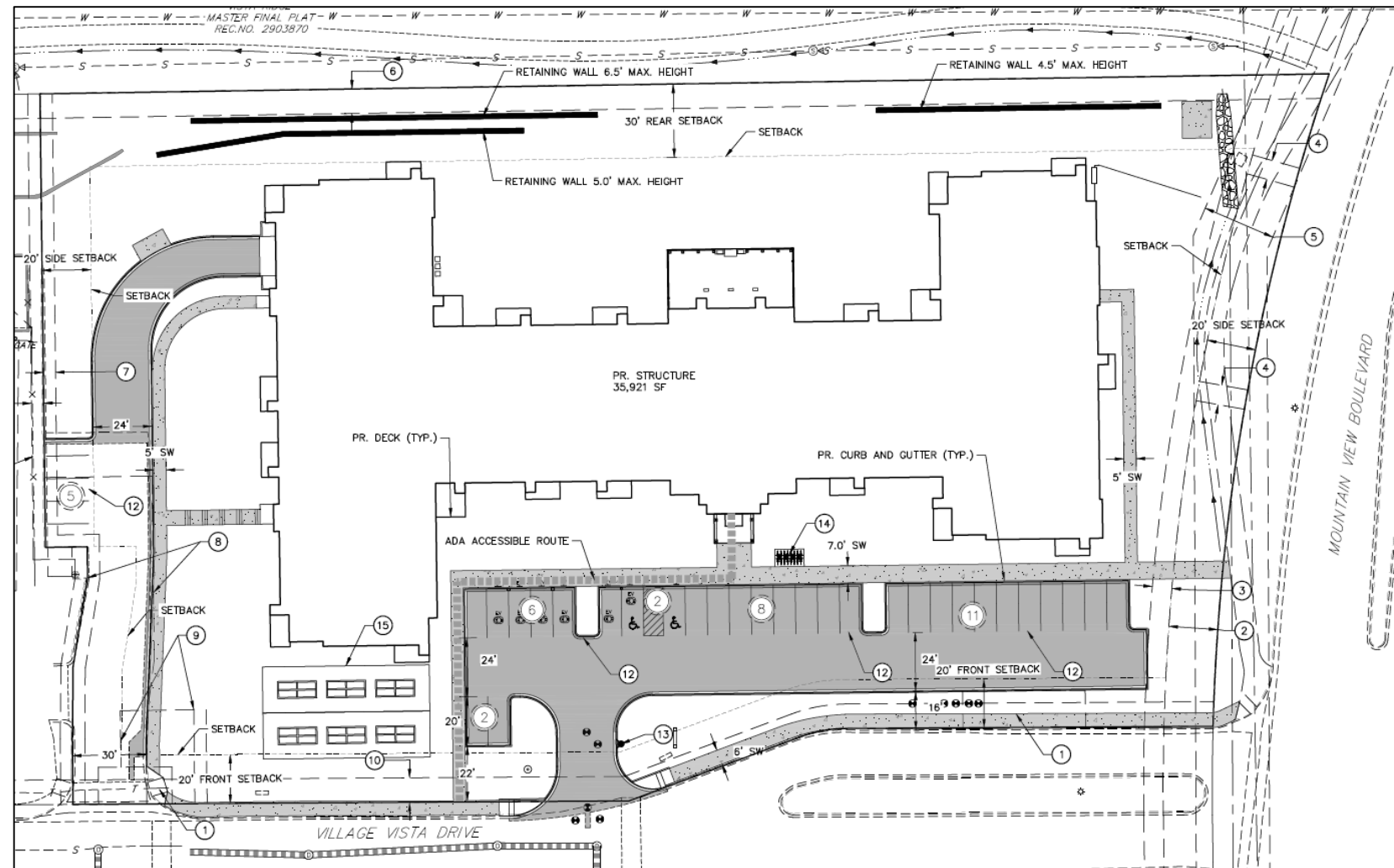


Overview

- ✓ Background
- **Proposal**
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Proposed Site Plan

- Three stories of residential units
- Surface and underground parking
- Pedestrian access
- Outdoor patio and garden spaces

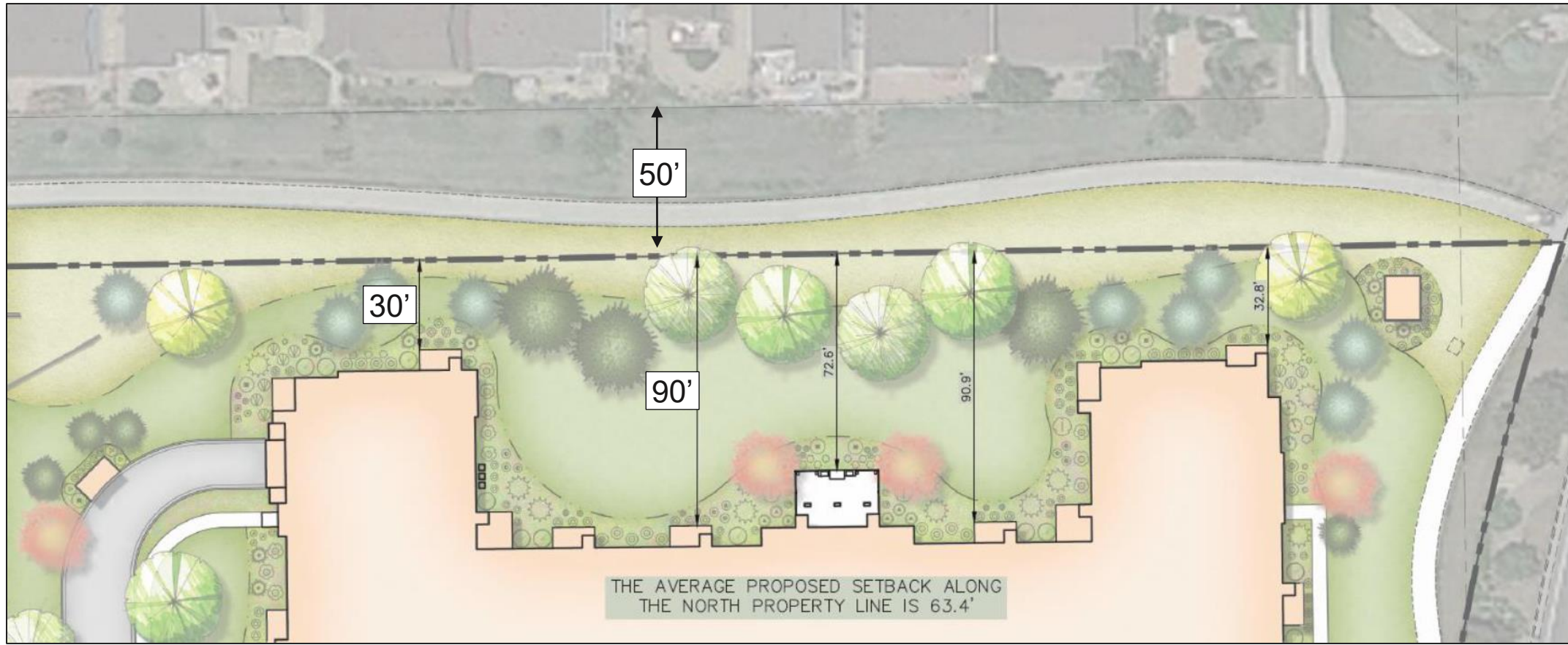




Proposed Site Plan

	Required	Proposed
Number of Units	--	64
Parking Spaces	96	107
Bike Parking	6	28
Landscaping (% of Site)	15%	51%
Front Setback	20'	60'+
Side Setbacks	20'	50'+
Rear Setback	30'	30'+

Proposed Site Plan





Proposed Site Plan





Overview

- ✓ Background
- ✓ Proposal
- **Review & Evaluation**
- Decision



Review & Evaluation

Drainage and Utilities

- No concerns with the plans to accommodate storm drainage or sanitary sewer capacity
- Foundation of underground parking is below water table and engineered for the site's soils



Review & Evaluation

Traffic generation

Existing transportation network can accommodate

Schools

No school impacts



Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- **Decision**



Approval Criteria UDC Section

10.7.10.F.2.

- a. The site plan is generally consistent with the town's comprehensive plan.
- b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

Staff: The proposed Site Plan is consistent with the future land use designation in the Comprehensive Plan, aligning with several policies. The proposal matches the recently approved Vista Ridge PD Amendment that specifically allowed this land use.



Approval Criteria

- c. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

Staff: The Site Plan complies with applicable design and development standards in the PD and the UDC. The applicant has proposed site design that responds to staff and neighbor concerns about visual impacts. Stormwater runoff is also adequately addressed and will capture drainage from the new development.

Approval Criteria

- e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: The design of the building seeks compatibility with nearby residential by limiting the building to three stories and stepping back a significant portion of the building's mass. Pitched roof forms and the retaining walls to help conceal the foundation also help bring down the perceived height. Materials and colors are consistent with nearby Vista Ridge development.



Staff Recommendation

Staff find the Site Plan complies with the Approval Criteria and recommends the Planning Commission Adopt Resolution P24-16 Approving the Village Cooperative Site Plan.



Neighborhood Meeting

- June 3, 2024
- 6 Attendees
- Questions included what the landscaping and grading plan would look like, distance from building to property lines to the north, configuration of underground garage



Public Notice

Public Notice of Town Council Hearing:

Published in the Colorado Hometown Weekly: 11/27/24

Property Posted: 11/29/24

Letters to Adjacent Property Owners: 11/29/24



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