



ERIE
COLORADO

Visat Reserve PD Amendment & Preliminary Plat

Planning Commission

Chris LaRue, Principal Planner

July 15, 2026



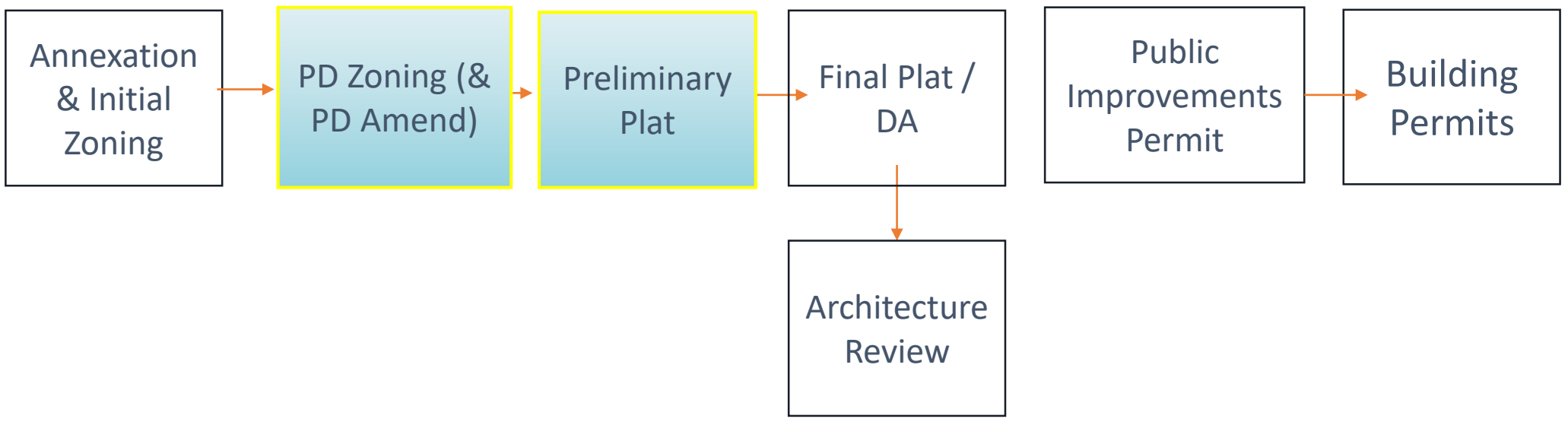
Request

PD Amendment & Preliminary Plat – PC Recommendation

- **Project Size:** 19.05
- **Proposed Lots:** 50 SFD / 4 tracts
- **Density:** 2.62 du/ac
- **Existing Zoning:** PD (Vista Ridge)
- **Existing Use:** 1 SFD home & outbuildings



Development Review Process





Overview

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

Existing Zoning

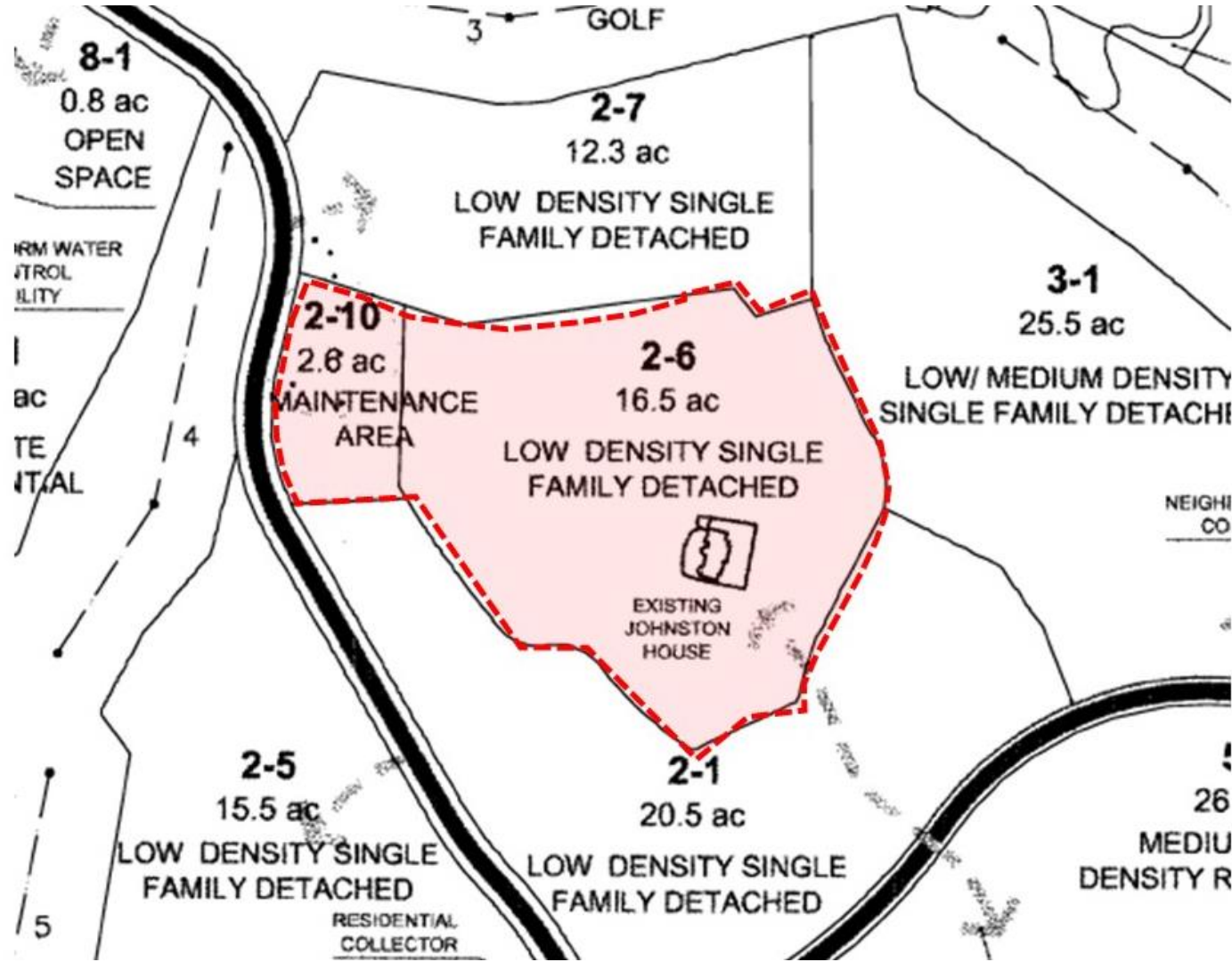
- Vista Ridge PD
- Allows SFD & maintenance area





Existing Zoning—since 2002

- Area 2-6 has allowed up to 50 du since 2000
- Area 2-10 has been vacant since that time



Comprehensive Plan

Residential-Low

Transitional Range of detached/attached

- 2 to 8 du/ac
- PD allows up to 3
- Prem Plat is at 2.62





Comprehensive Plan Policies

C.1.2 Connectivity: Facilitate Straightforward Navigation In Erie Within Or Between Neighborhoods, Key Destinations, Services, And Amenities.

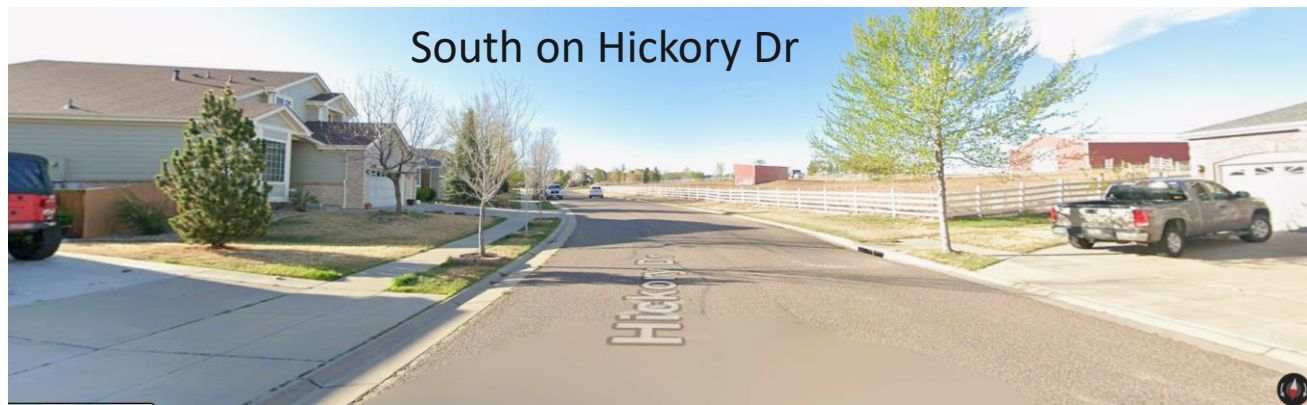
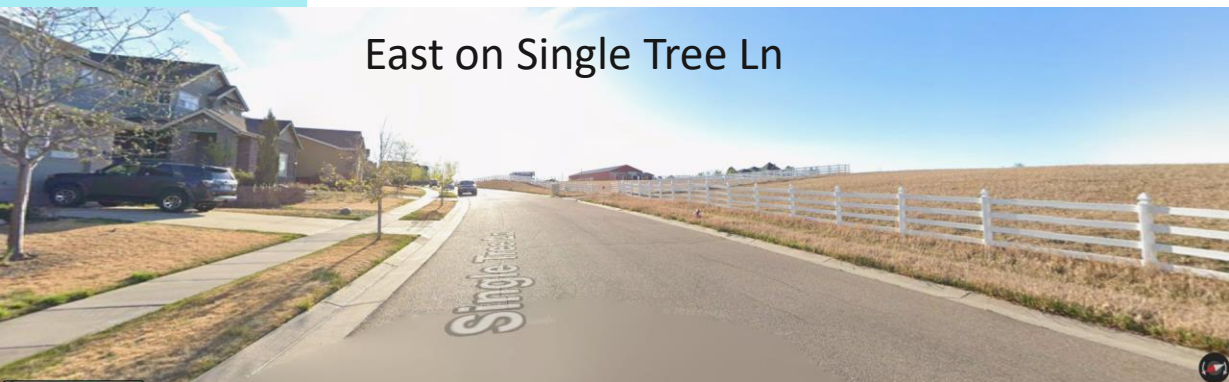
C.3.2 Create A Built Environment That Is Accessible, Usable, And Of High Quality Design.

C.5.1 Ensure New Development Meets Comprehensive Plan Vision, Priorities, And Resource Management.

C.5.4 Require New Development To Provide Adequate Public Facilities At The Time Of Development.

E.1.2 Encourage Infill Development And Adaptive Reuse Of Existing Structures And Properties.

Surrounding Context



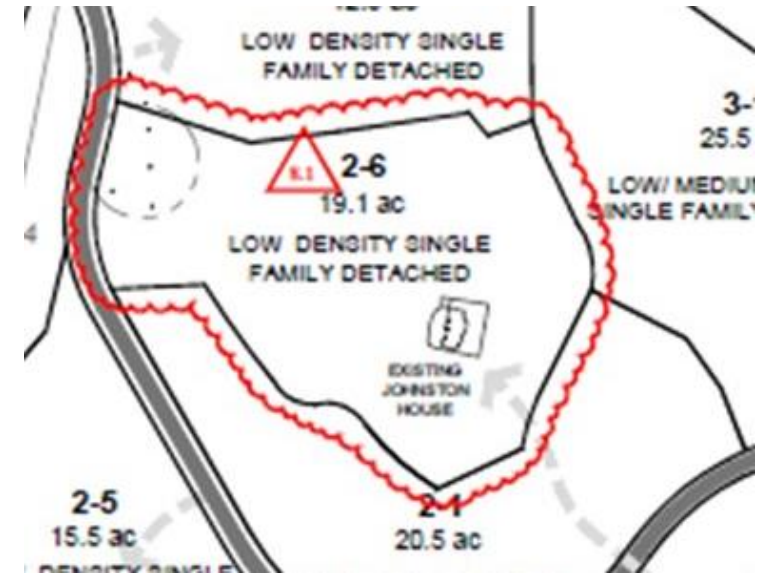
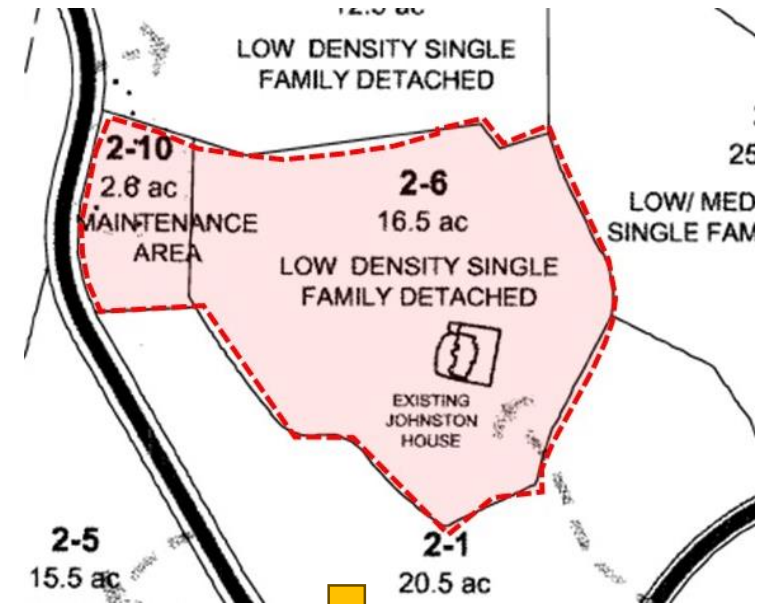


Overview

- ✓ Background
- **Proposal**
- Decision

PD Amendment

- Combines Area 2-10 with 2-6
- Maintains existing 50-unit cap
- Reduces to 2.62 du/ac from 3
- Maintains existing Low-Density development standards



Preliminary Plat

illustrative site plan





Overview

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

Review & Evaluation - Schools

- No land dedication
- CIL (\$57,150) required at bld permit & noted in DA
- Blackrock, EMS, & EHS or new HS



Review & Evaluation - Transportation

- New entry at Single Tree & Remuda Pl
- New entry at Peach Pl & Hickory Dr
- New local streets



Review & Evaluation - Parks

- Park/OS met by PD
- 2 parks nearby
- Columbine mine Community park
- Amenities/
sidewalk
connections





Review & Evaluation- Infrastructure

- Water & sanitary adequate to serve
- No concerns with the drainage study
- Easements and final plans reviewed and approved at Final Plat





Public Notice

Public Notice of Planning Commission Hearing:

| | |
|--------------------------------------|---------|
| Published in Paper: | 7/1/26 |
| Property Posted: | 6/25/26 |
| Letters to Adjacent Property Owners: | 6/25/26 |



Neighborhood Meeting

- January 20, 2026 via Zoom
- 21 Attendees
- Questions on consistency with PD, types of homes planned, prices, traffic, landscaping, drainage, timeline



Overview

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



Approval Criteria

PD Amendment

UDC Section 10.7.20.C.2

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.



Approval Criteria

PD Amendment

- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.



Approval Criteria

PD Amendment

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.



Approval Criteria

PD Amendment

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.



Approval Criteria

Preliminary Plat

UDC Section 10.7.7.D.2

- a. The subdivision is generally consistent with the Town's Comprehensive 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.



Approval Criteria

Preliminary Plat

- 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.



Approval Criteria

Preliminary Plat

- 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



Approval Criteria

Preliminary Plat

- 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.



Staff Recommendation

Staff find the PD Amendment No. 8 & Preliminary Plat comply with the applicable Approval Criteria and recommend the Planning Commission recommend approval of the following to the TC:

- Resolution No. P26-12 Approving the Vista Ridge PD Amendment No. 8
- Resolution No. P26-13 Approving Vista Reserve Preliminary Plat



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