



**ERIE**  
COLORADO

# Summerfield Preliminary Plat No. 2

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**Town Council**

Chris LaRue, Principal Planner

March 11, 2025

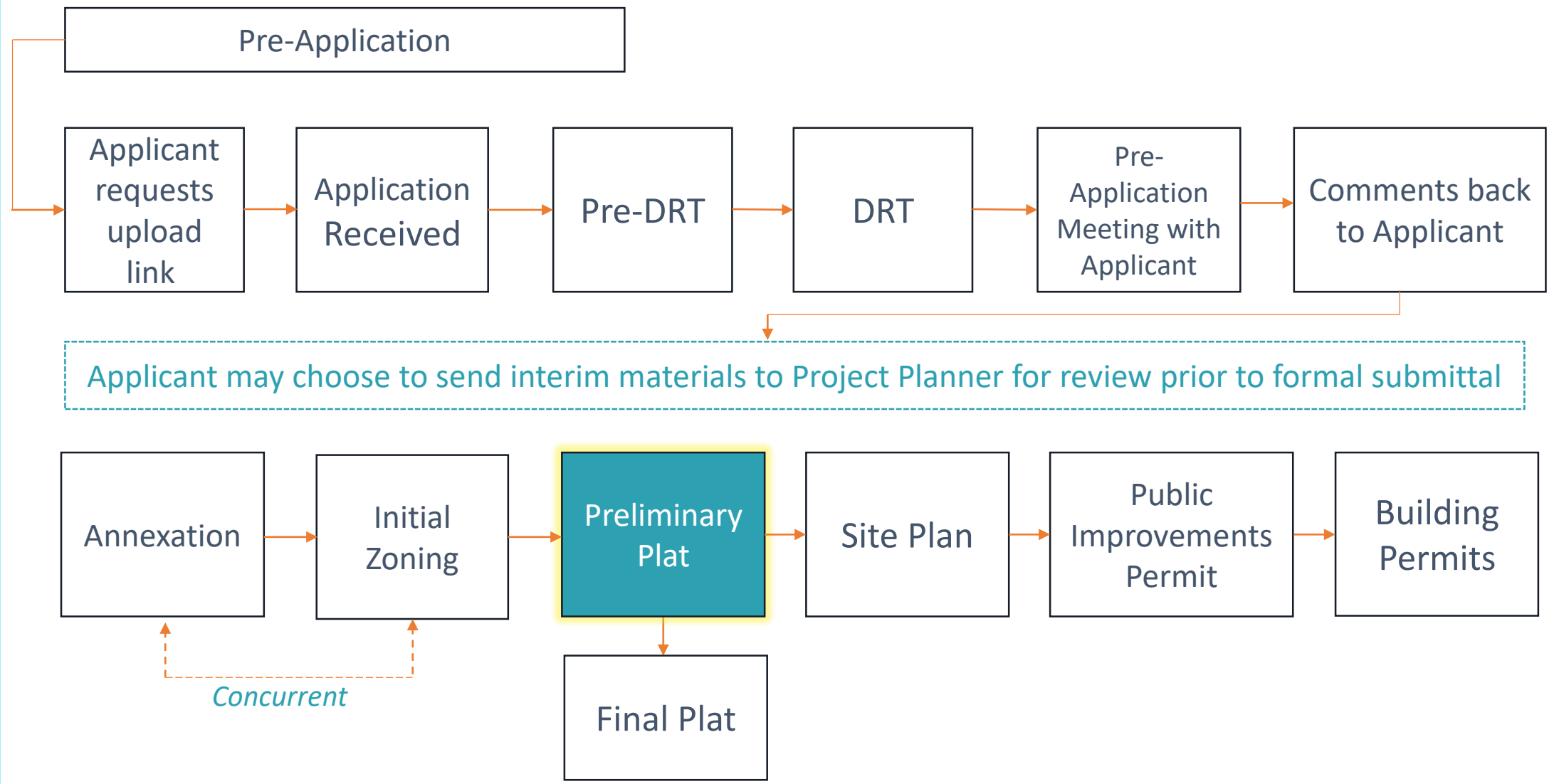


# Request

- Project Size: 333.75 Acres
- Lots/Tracts: 1,301 Lots/52 Tract  
(1,051 SFD; 144 Duplex; 106 TH)
- Existing Zoning: PD – Planned Development
- Existing Use: Undeveloped
- Future Land Use: Residential-Low



# Development Review Process





# Overview

- **Background**
- Proposal
- Decision

# Location

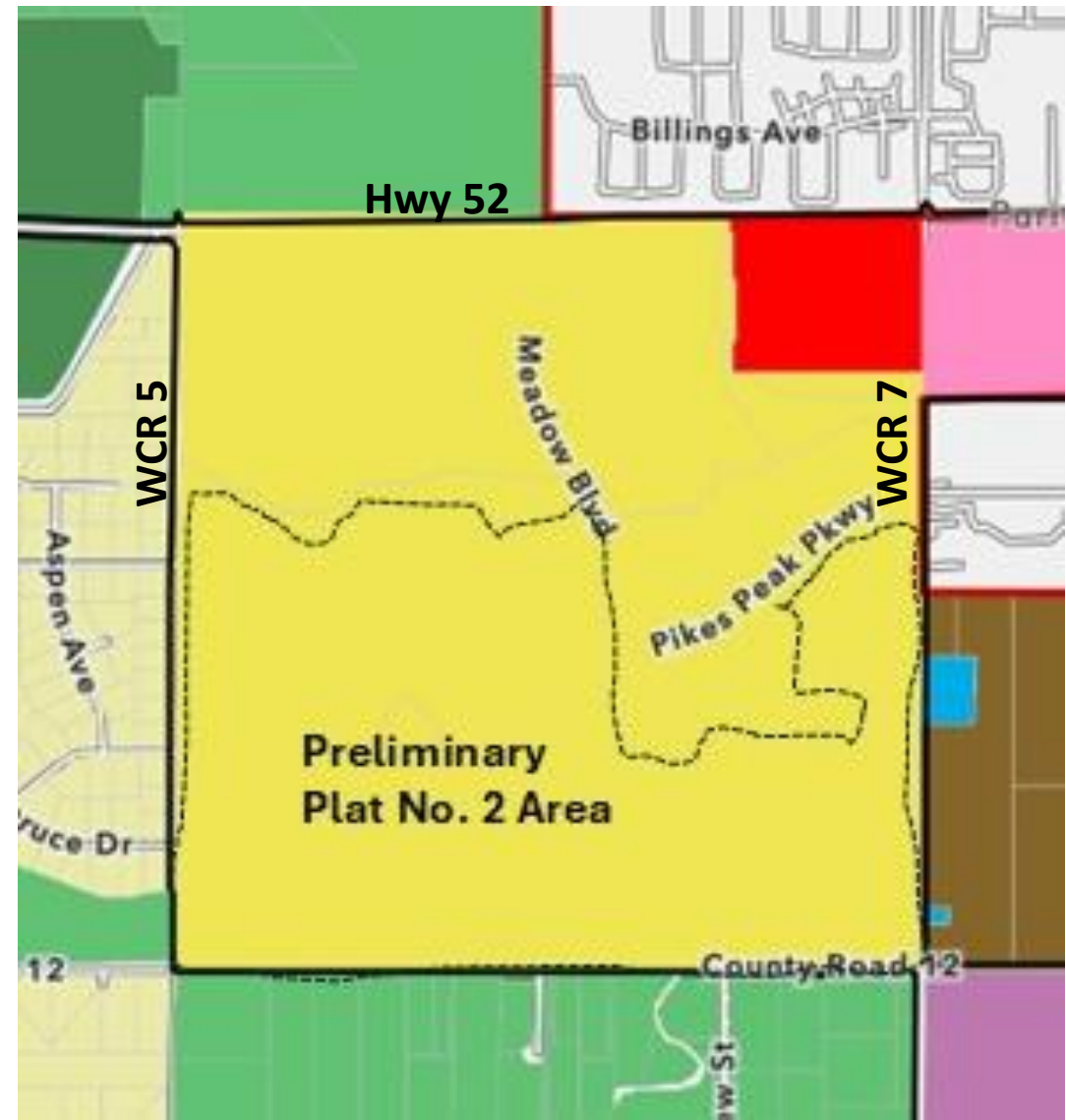
Subject site is south of Hwy 52, north of WCR 12, & between WCR 5 & 7



# Comprehensive Plan

- Residential-Low
- 2 to 8 du/acre
- Pre-Plat proposes 3.9 du/ac

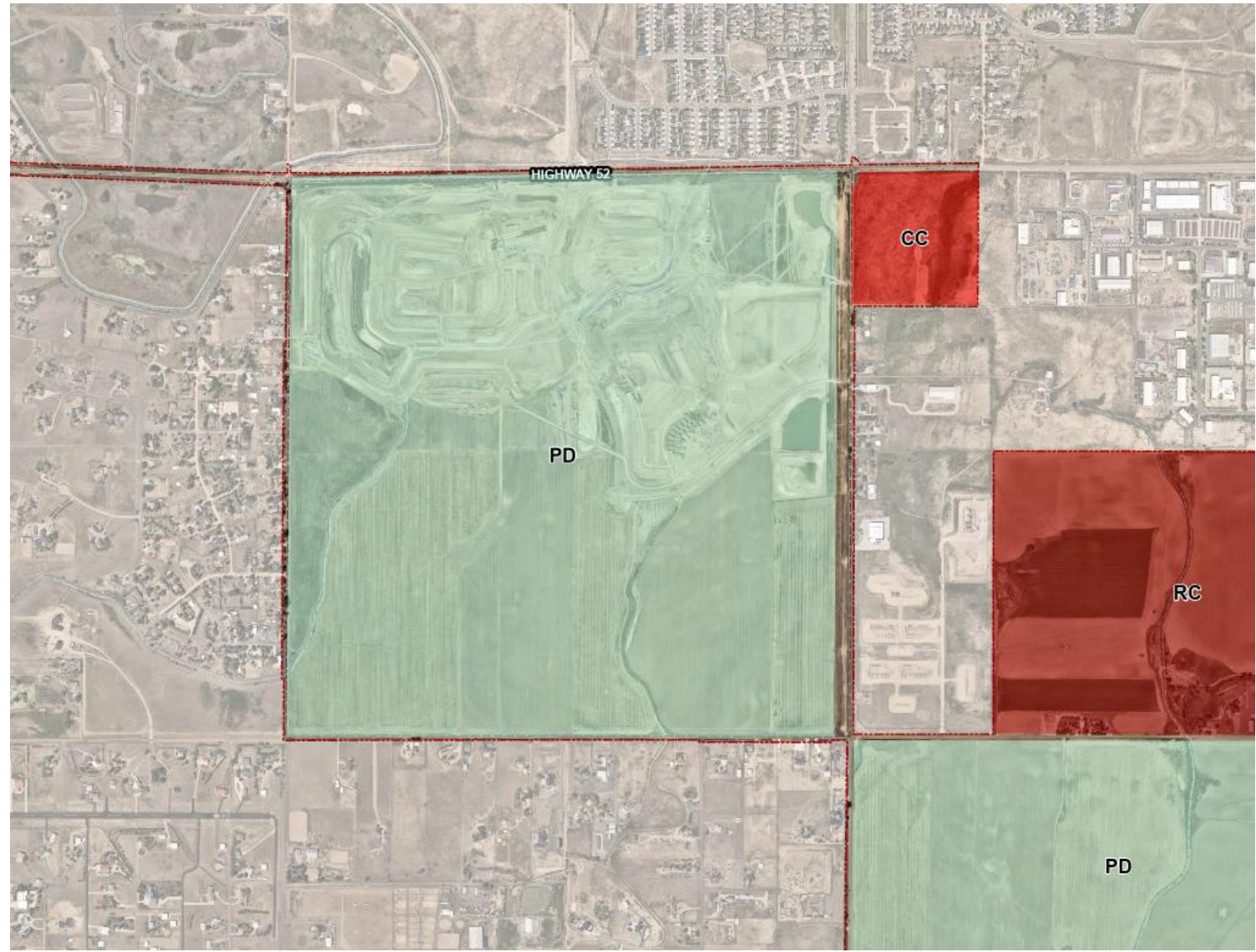
## Land Use Districts





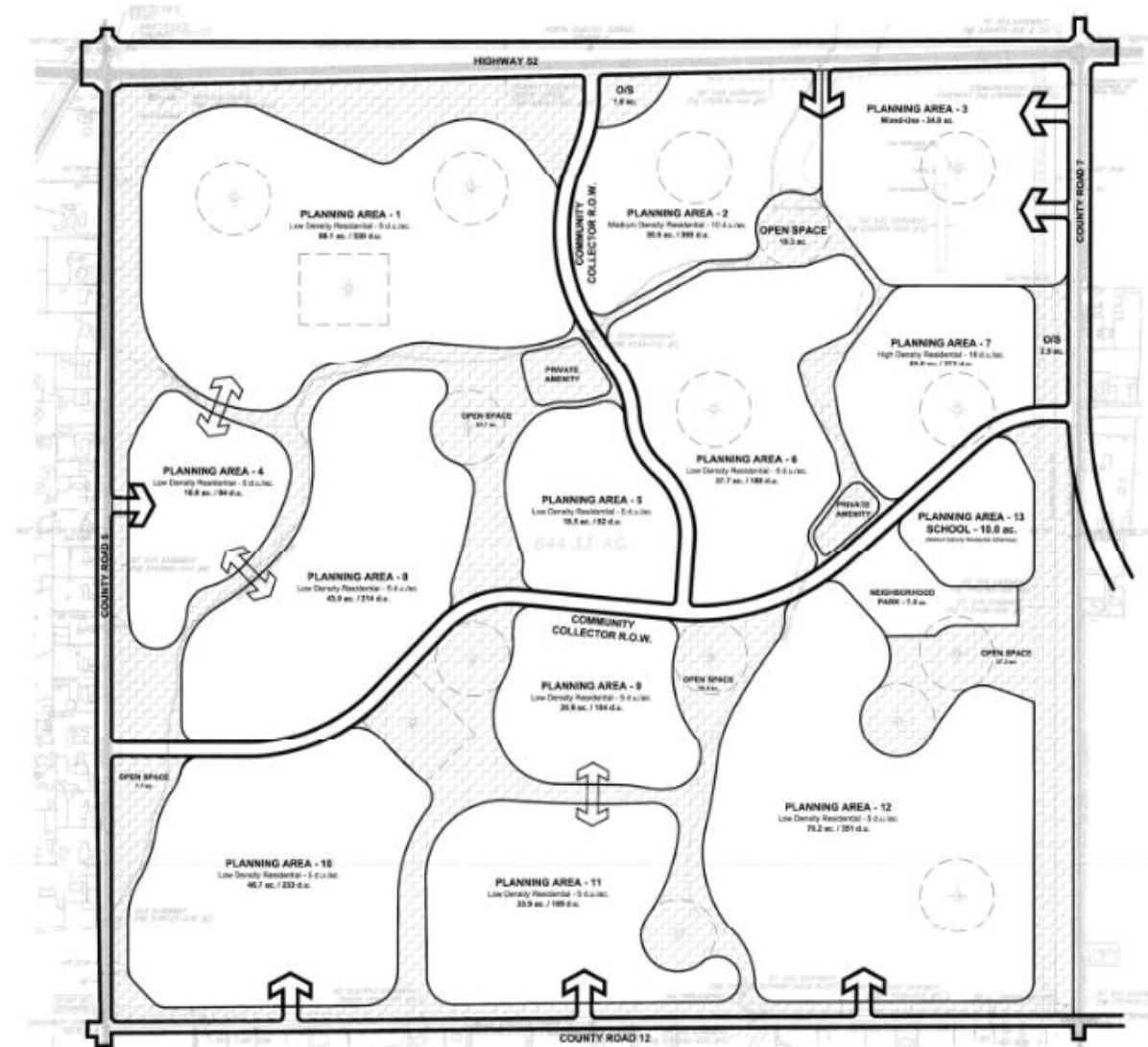
# Zoning

- Summerfield PD



# Zoning

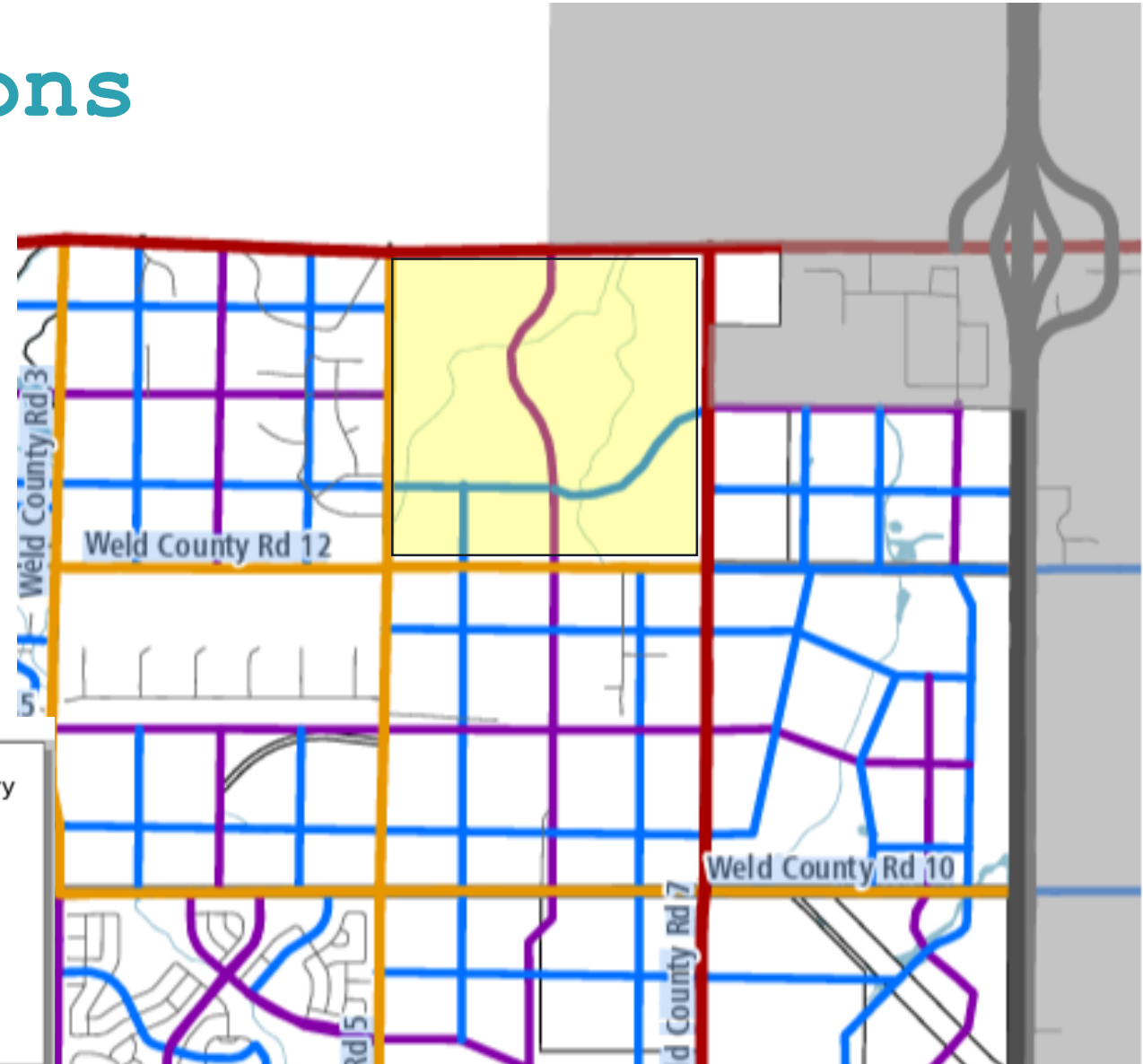
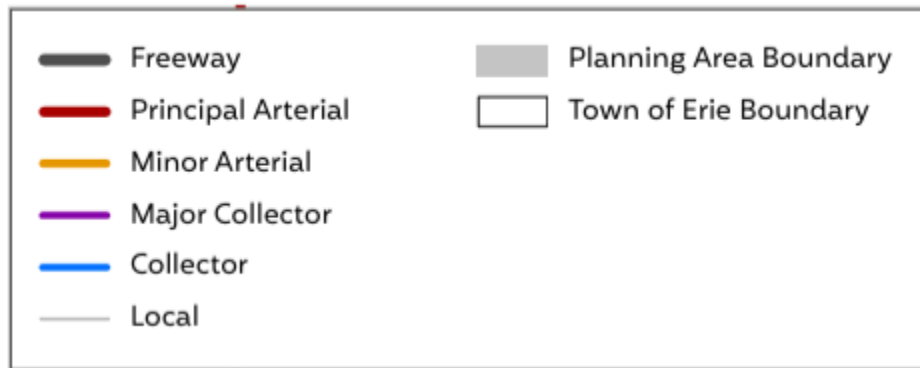
- Summerfield PD
- Limit of 2,200 units- 844 in Preliminary Plat No. 1; 1,301 in Preliminary Plat No. 2
- Multiple planning areas





# TMP Road Classifications

Hwy 52 & WCR7 are classified as Principal Arterials

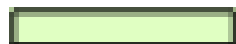





# Oil & Gas

## Oil & Gas 2021 standards

- PD sets setbacks
- All wells are plugged & abandoned
- 50' X 100' setback maintained

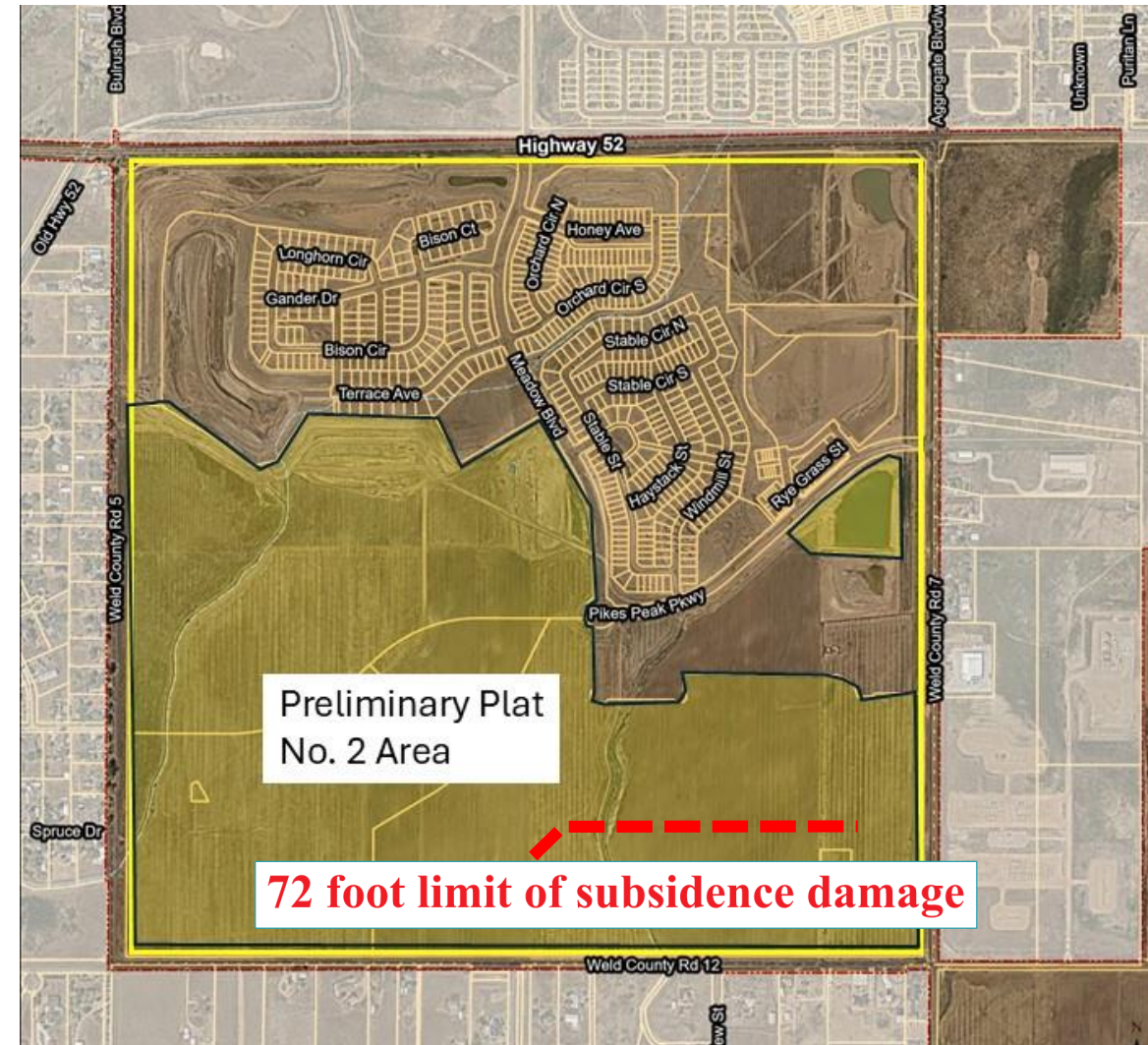
### LEGEND

	OPEN SPACE
	PARK OR AMENITY AREA
	20.3' SUMMERFIELD PD OIL & GAS SETBACK
	50' X 100' TOWN OIL & GAS SETBACK



# Environmental Hazards

- Undermining has occurred to the south
- No impacts within site
- CGS approved





# Overview

- ✓ Background
- **Proposal**
- Decision

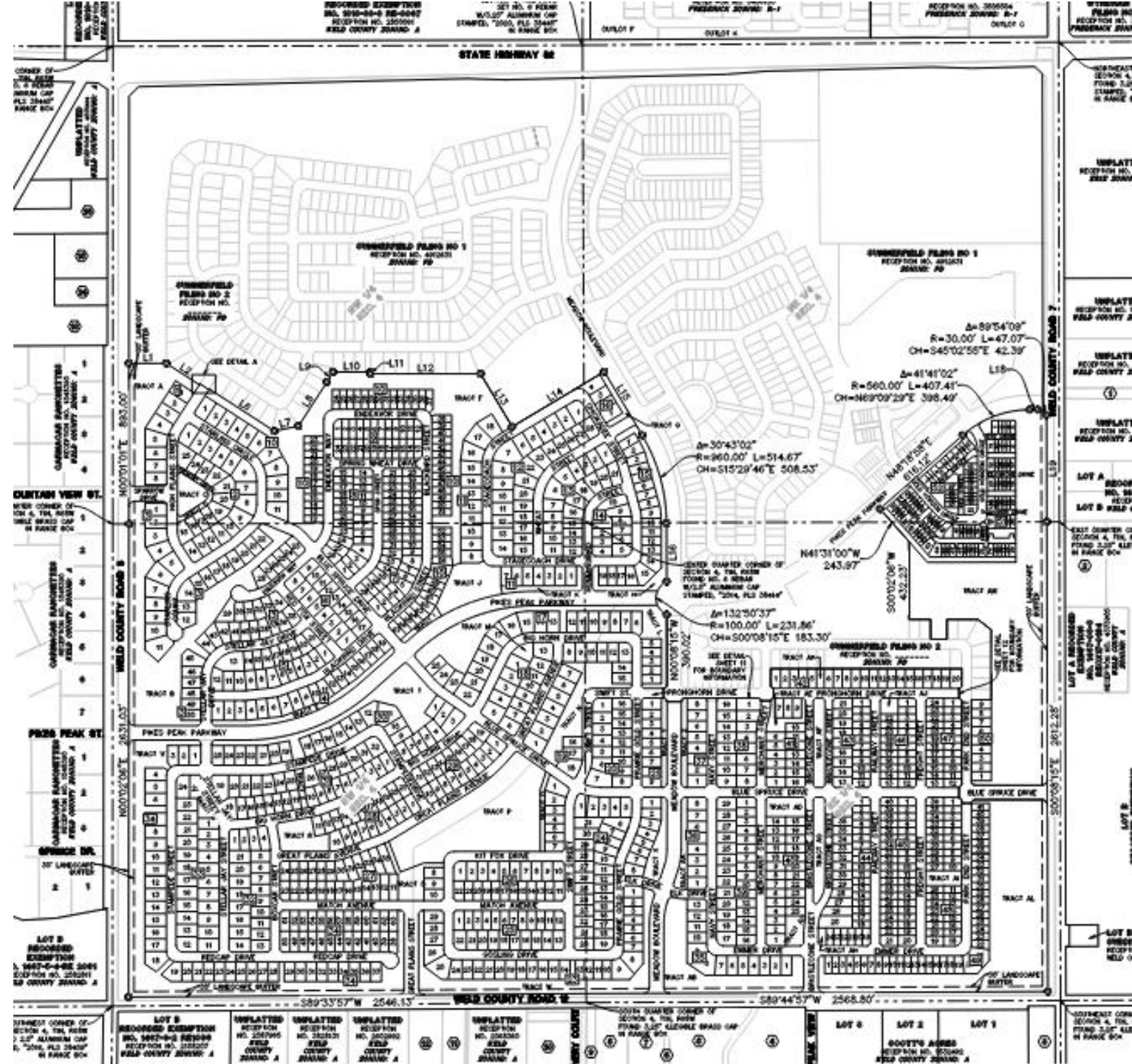




# Preliminary Plat

1,301 Lots ranging from 1,600 SF townhome lots to 10,000+ SF single family detached lots

52 Tracts for private green courts, pocket park, & open space, landscaping

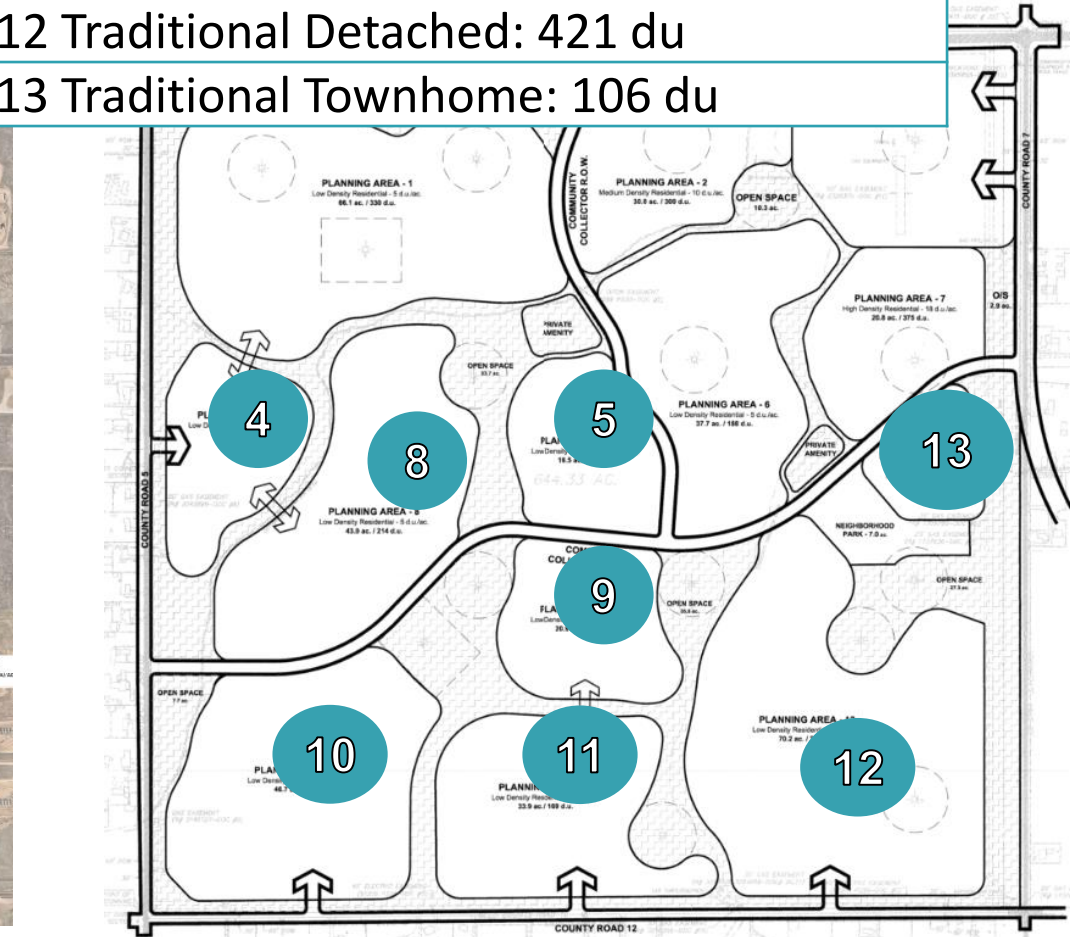
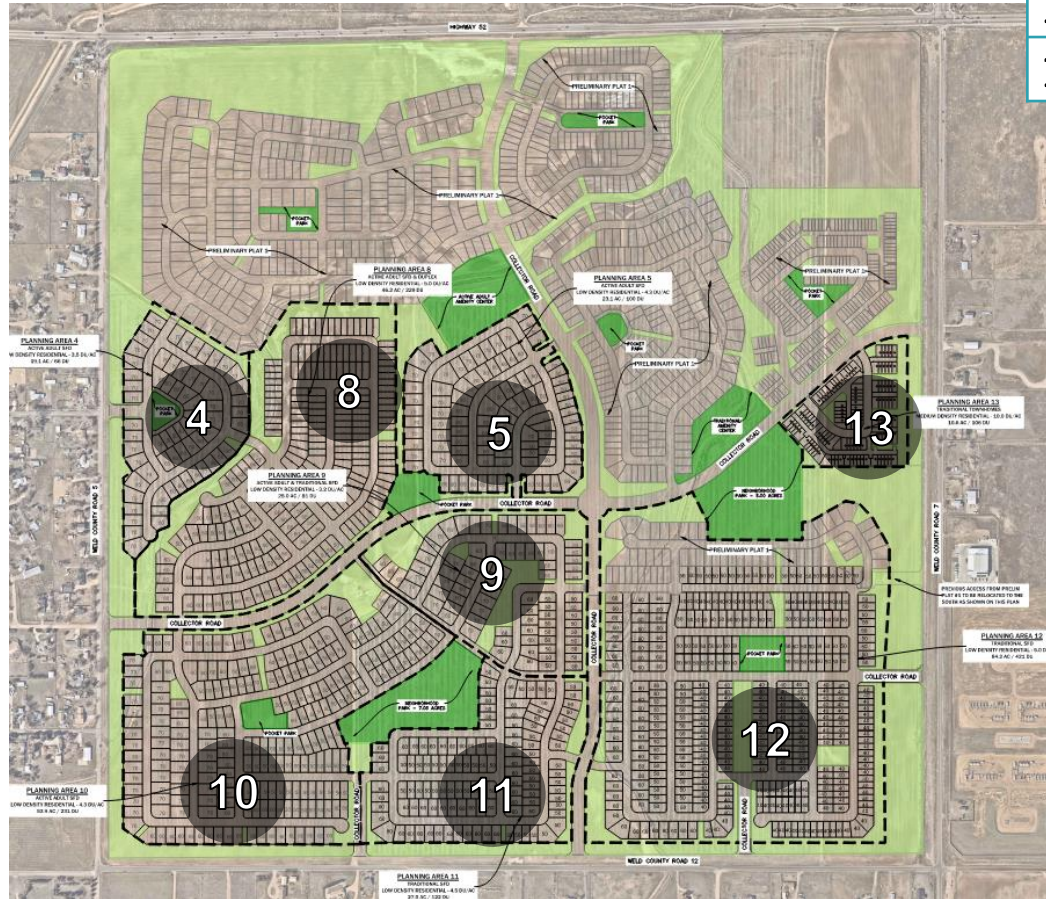




# Preliminary Planning Areas

## Planning Area

- 4 Active Adult Detached: 66 du
- 5 Active Adult Detached: 100 du
- 8 Active Adult Detached & Duplex: 229 du
- 9 Active/Traditional Detached: 81 du
- 10 Active Adult Detached: 231 du
- 11 Traditional Detached: 122 du
- 12 Traditional Detached: 421 du
- 13 Traditional Townhome: 106 du





# Housing Diversity

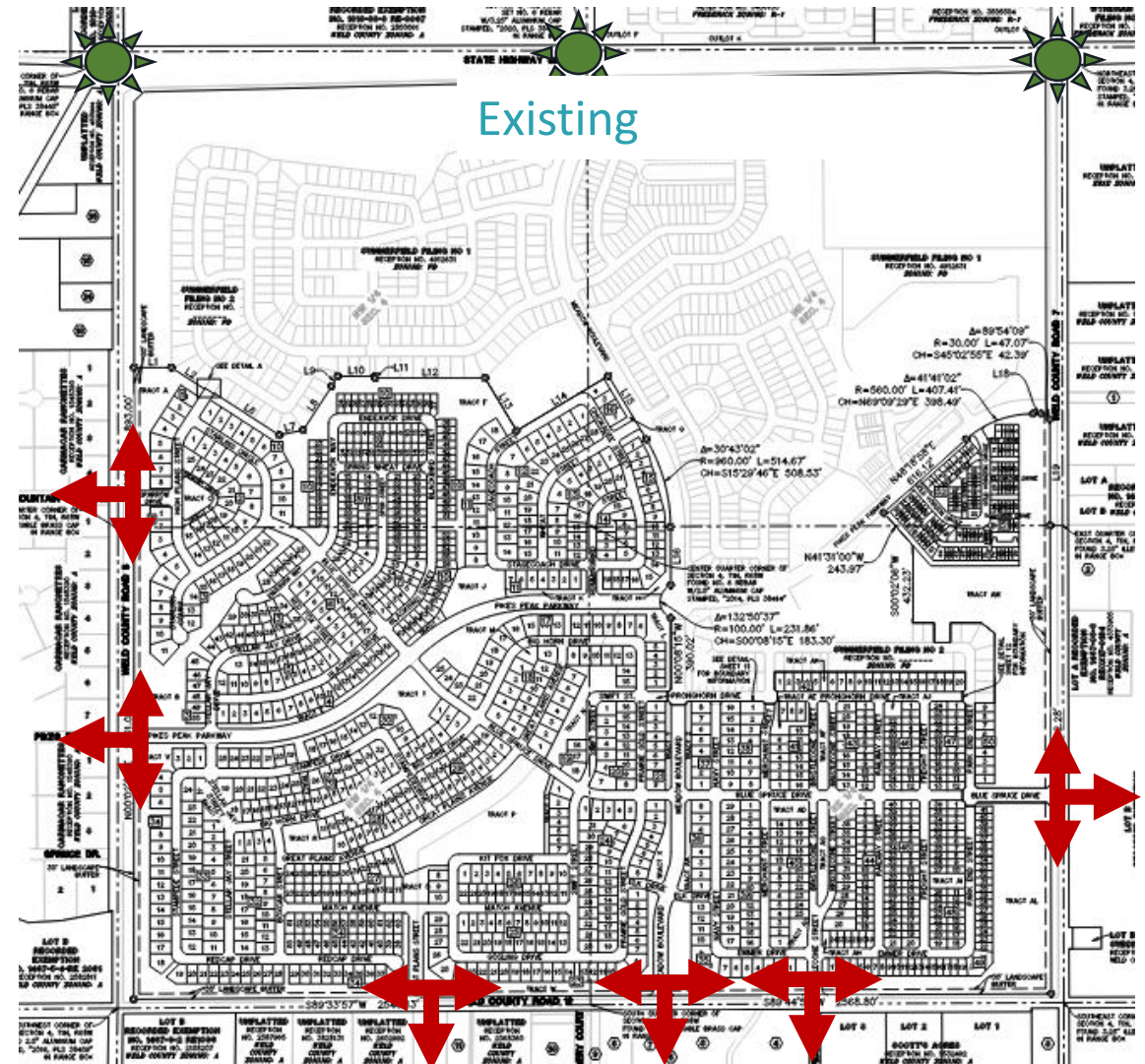
Housing Type	Housing Variation
Single-Family Detached	Lot Size Under 5,000 SF Lot Size 5,000 – 9,999 SF Lot Size Over 10,000 SF
Duplex	Front Loaded
Townhouse	Alley Loaded





# Transportation and Access

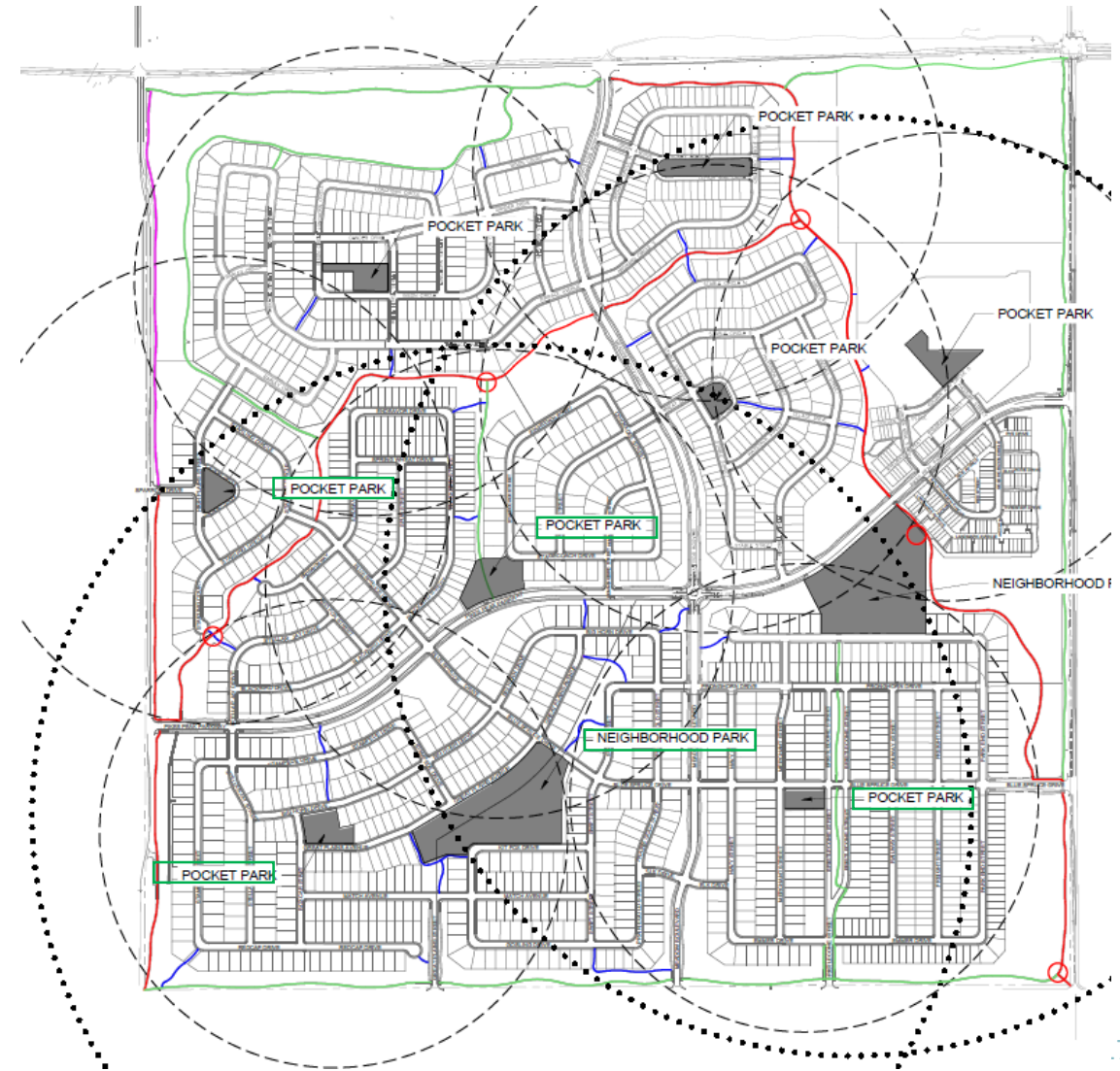
- West & middle signals – Installed 2029/end of construction
- Eastern signal - existing
- 6 full movements
- Connects with F1





# Preliminary Plat – Parks, Open Space, Trails

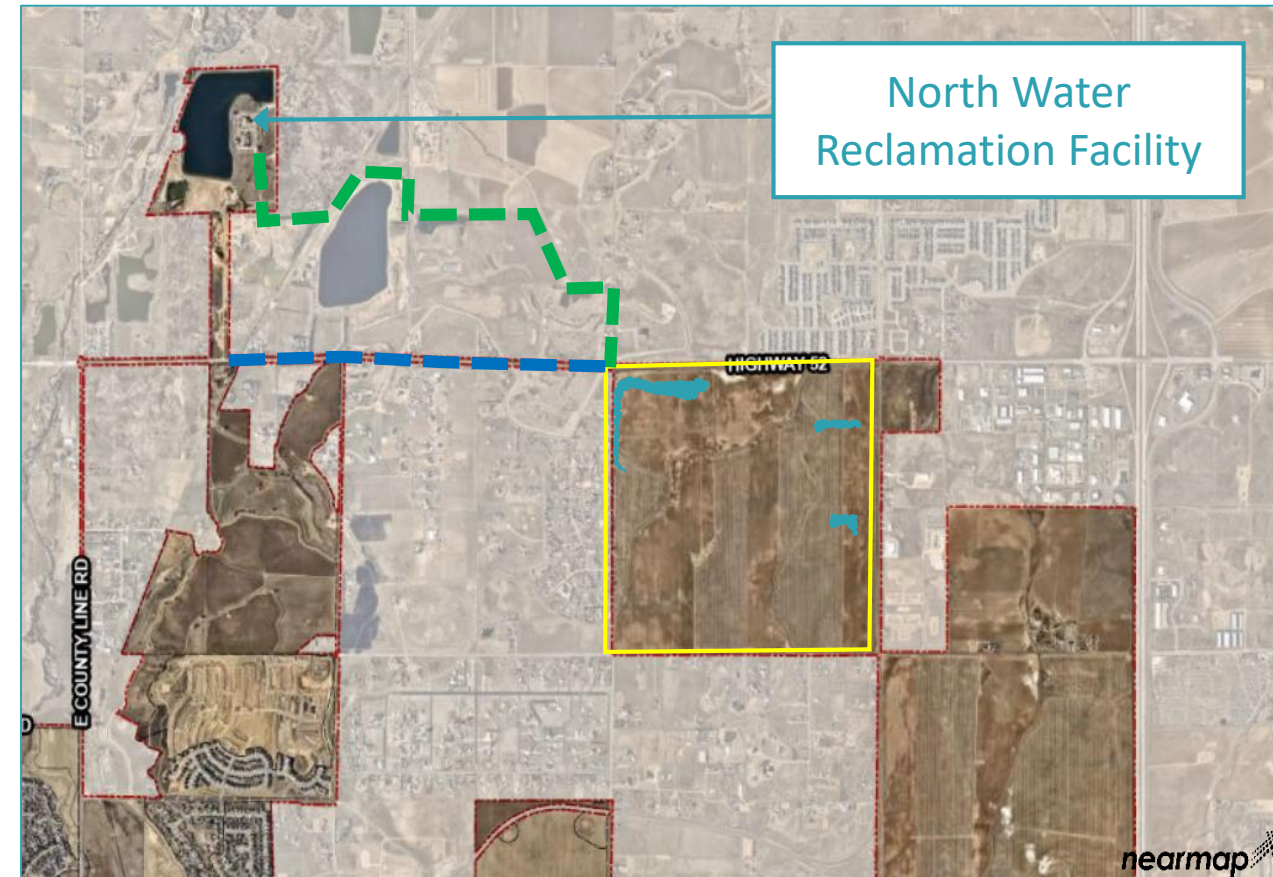
- 4 Pocket Parks
- 1 Neighborhood Park
- 75+ acres of Open Space dedication
- Connected trails





# Utilities and Drainage

- Off-site sewer main extension
- Off-site water & raw water main extensions
- Detention & water quality ponds on-site







# Overview

- ✓ Background
- ✓ Proposal
- **Decision**



# Approval Criteria

## UDC Section 10.7.7.D.2

- 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.



# Approval Criteria

- 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

- 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.  
The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- g. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.



# Approval Criteria

- 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

## Neighborhood Meeting

November 11, 2024

## Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 02/19/25

Property Posted: 02/21/25

Letters to Adjacent Property Owners: 02/21/25



# Planning Commission Summary

Public Hearing: February 19, 2025

Discussion included:, transportation/traffic, oil and gas, trails and grade separated crossing.

- Two people provided public comment
- Passed Resolution P25-01 for the Preliminary Plat recommending approval to Council with conditions, unanimously



## Staff Recommendation

Staff find the Summerfield Preliminary Plat No. 2 complies with the Approval Criteria and recommends the Town Council Approve the Preliminary Plat with conditions



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