

1005 West 120th Avenue
Westminster, CO 80234

200 Kalamath Street
Denver, CO 80210

Existing Conditions:

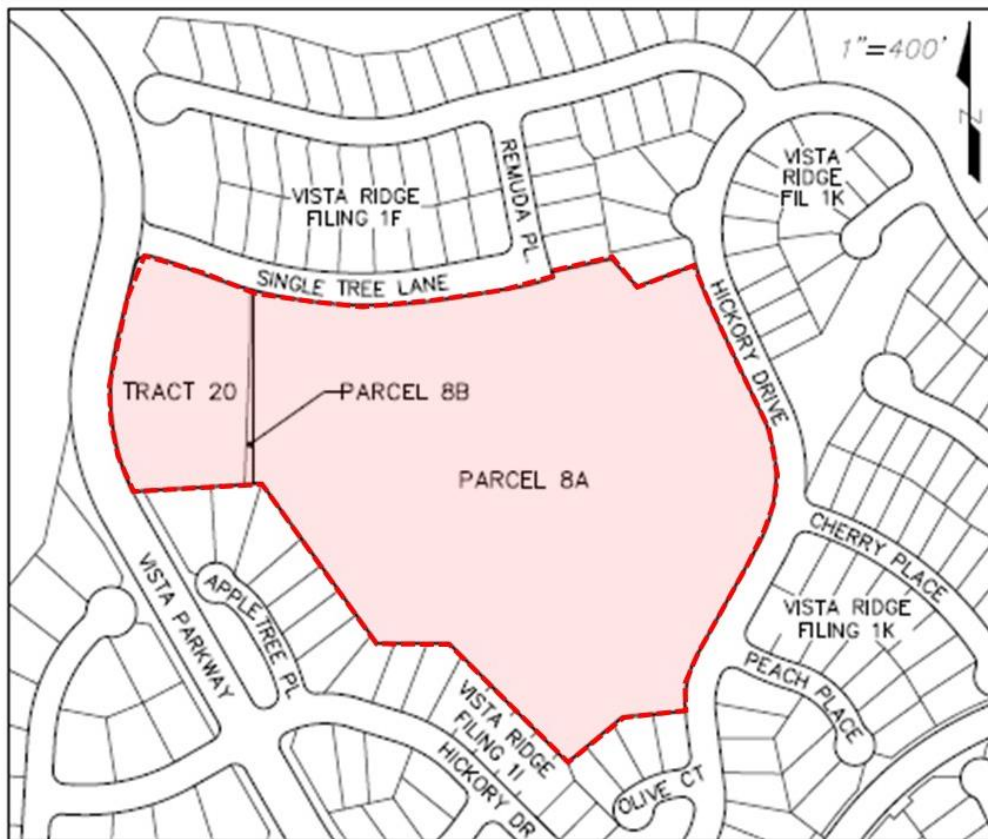
Zoning: Vista Ridge PD-Planned Development – Low Density Single Family Detached which allows up to 4 du/ac
Project Size: 19.5 Acres (Amendment & Preliminary Plat Area)
Existing Use: Vacant and Residential / Agricultural
Future Land Use: Residential Low

Proposed Preliminary Plat:

- Preliminary Plat Size: 19.05 acres
- Number of Single-Family Lots - Proposed: 50 lots (12.33 acres)
 - Minimum Lot Size Permitted by PD: 7,500 square feet
- Number of Tracts: 4 tracts (3.20 acres)
- Residential Density Proposed: 2.62 dwelling units per acre
- Public Row: 3.52 acres

Location:

Below is a map that depicts the immediate site in red and the surrounding area.



Below is an aerial map that depicts the site in red and surrounding area context:



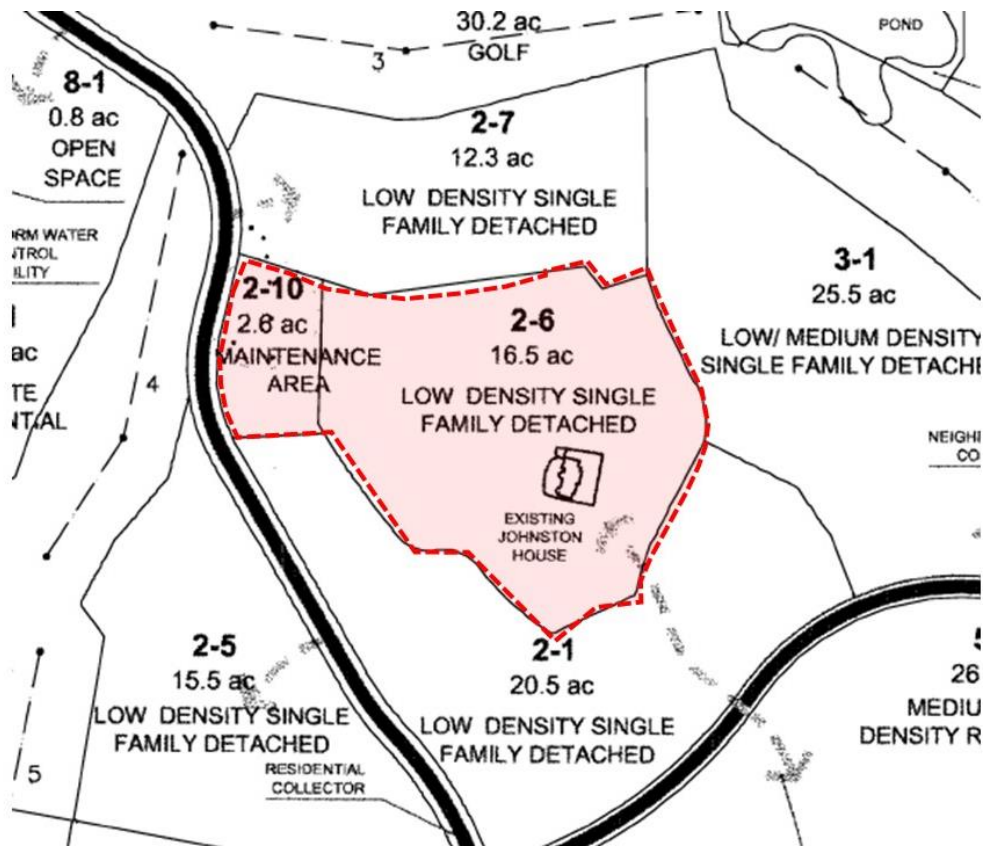
Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Vista Ridge PD	Low Density Residential
SOUTH	Vista Ridge PD	Low Density Residential
EAST	Vista Ridge PD	Low Density Residential
WEST	Vista Ridge PD	Golf Course

Site History and Specific Development Information:

The parcels remain in their original configuration as platted within the Vista Ridge Master Subdivision in 2001. The subject site is part of the larger Vista Ridge Planned Development (PD), originally approved in 2000 and subsequently amended several times as the neighborhood has built out through multiple subdivision filings. Within the PD, approximately 16.5 acres of the site (Area 2-6) are designated for Low-Density Single-Family Detached residential use. An additional 2.6 acres currently designated as Maintenance Area (Area 2-10) are proposed to be consolidated into Area 2-6, allowing the area to function entirely as Low-Density Single-Family Detached residential without increasing the number of lots already permitted.

Below is an image of the PD map depicting the two subject areas for this request:



The maintenance area and the residential units within this portion of the Vista Ridge PD were never constructed. The current property owner has held the land for decades, resides in the existing home on the site, and keeps horses on the property. The proposed small residential expansion is consistent with the planned land uses and surrounding development pattern established under the Vista Ridge PD. Over the past several years, the property has been the subject of multiple discussions regarding potential residential concepts, none of which advanced due to neighborhood concerns about inconsistency with the PD. The current proposal aligns with the PD's intended land use framework and reflects a development pattern compatible with the surrounding neighborhood.

Future Required Applications:

If approved by Council, next steps will include a Development Agreement(s), and Final Plat application that will be reviewed by staff with final acceptance by the Town Council.

PD Amendment Overview:

The applicant proposes a Planned Development (PD) Amendment to consolidate the existing golf course maintenance Area 2-10 into the Low-Density Residential Area 2-6. Since the PD's original approval in 2000 Area 2-6 allows up to 50 single-family detached

dwelling units. The amendment does not increase the number of allowed units or introduce additional uses. Expanding the acreage of Area 2-6, while maintaining the 50-unit maximum, reduces the overall density from 3 dwelling units per acre to 2.62 dwelling units per acre. The amendment applies the established Low-Density Single-Family Planning Area development standards across the combined area and corrects several numerical inconsistencies within the PD. Existing PD setbacks remain in effect, and where standards are not specified, the LR Zone District requirements apply. Architectural standards are unchanged and continue to require compliance with PD and zoning guidelines. As proposed, the amendment will produce a residential development consistent with the surrounding neighborhood and the intent of the original PD.

The map below depicts the proposed combined area:



Proposed Preliminary Plat:

The applicant proposes a Preliminary Plat consisting of 50 single-family detached lots and four supporting tracts for landscaping, detention, pedestrian connectivity, and utilities. Access to the subdivision will be provided from Single Tree Lane and Hickory Drive, with no access permitted from Vista Parkway. Internal circulation is established through a connected network of local streets, including two access points that extend existing intersections at Peach Place and Remuda Place. These connections integrate with the established surrounding infrastructure. The proposed lots average 7,500 square feet in size, with minimum widths of 60 feet, and landscape buffers are provided along all perimeter street frontages.

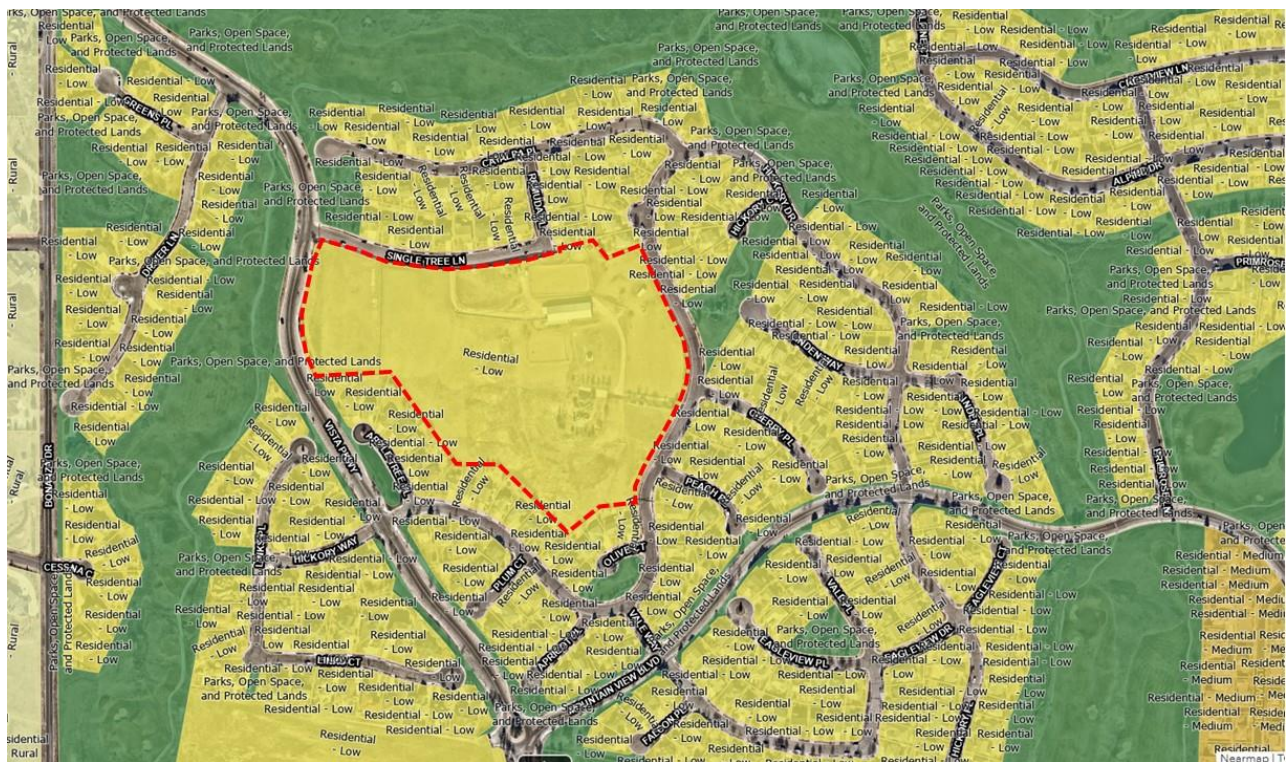


Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan's Future Land Use Map is intentionally general in nature to allow for flexibility and is intended to provide broad guidelines for land use. The Future Land Use Map designates this site Residential-Low. Staff find that this proposal is compliant with the Comprehensive Plan given the site will be developed with 50 single-family homes at a density of 2.62 DU/AD.

Residential - Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes. Typically seen as a transition between lower density and higher density neighborhoods or commercial uses. Dwelling units per acre should range from 2 to 8 units. The Residential-Low designation reflects the Vista Ridge PD's intent for this land to be single family residential.

Below the site is highlighted with a red dashed line along with Comprehensive Plan map:



Staff find this application is also consistent with the following specific policies in the Comprehensive Plan:

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.

This portion of Vista Ridge represents a remaining component of the neighborhood's planned buildout. Although the PD originally allowed up to 50 single-family detached units at this location, neither the maintenance area nor the approved residential units were developed. The property has remained in the same ownership for decades, with the owner living onsite and maintaining horses on the land. With the owner now ready to sell, the proposal provides an opportunity for a final infill phase that aligns with the PD's established land uses, respects surrounding development patterns, and utilizes existing infrastructure. While various residential concepts have been explored in recent years those efforts did not advance due to neighborhood concerns about consistency with the PD. The current proposal reflects the PD's intended vision and supports a cohesive completion of the Vista Ridge neighborhood.

Access / Roadways:

A Traffic Impact Study was submitted with the Preliminary Plat application and reviewed by the Town. The study identified no major concerns, and Town comments were limited to recommendations regarding sign placement, landscape adjustments, and general best-practice considerations. These items will be addressed through the Final Plat review to ensure full compliance with Town requirements. All proposed streets within the subdivision are public roads. Access to the site is provided at two locations; Single Tree Lane and Remuda Place on the north, and Peach Place and Hickory Drive on the southeast. This access is consistent with the surrounding street network. Internally, the subdivision is served by a connected system of local streets and sidewalks that support safe and efficient circulation.

Parks, Open Space, and Trails:

Landscape buffers are provided throughout the site and along adjacent street corridors, with plantings designed to continue the established character of the Vista Ridge neighborhood. All private open space and amenity areas within the development will be accessible to residents through trail linkages and block crossings, creating direct connections to the broader Vista Ridge open space and trail network. The required park and open space dedications for this area were previously satisfied under the Vista Ridge Planned Development. The Vista Reserve site is located near two existing pocket parks, one to the north and one to the east, and is also served by larger community amenities within Vista Ridge, including Columbine Mine Community Park and the Colorado National Golf Club. The map below depicts the site in relation to the surrounding parks.



Oil/Gas Facilities:

An abandoned oil and gas well site is located in the northwest corner of the site. Code requires plugged and abandoned wells to provide a 150-foot setback. The setback may be reduced to no less than 50 feet by 100 feet if documentation is provided showing the well is safely closed. The well was properly plugged and abandoned in 2015, and Town staff have reviewed the associated documentation and found it acceptable for the reduced 50' by 100' setback. The Preliminary Plat depicts the required 50' by 100' setback area in compliance with the Town's oil and gas separation standards.

Soils and Geology:

The area has not been subject to undermining activities, and no associated impacts are anticipated. Subsurface conditions indicate highly expansive soils at shallow depths, necessitating careful engineering of foundations and floor systems or excavation of expansive soils. The Colorado Geological Survey (CGS) identified no concerns provided the applicant adheres to all recommendations and best practices outlined in the Preliminary Geotechnical Investigation.

Environmental Hazards

A Phase I Environmental Site Assessment Report was performed for the site. The site has been assessed three times, and all the recognized conditions were addressed by 2008. Remaining areas of concern were located off-site, and aerial imagery indicates that on-site land use has remained unchanged since the mid-1990s, supporting the continued relevance of the original assessment. The oil and gas well (now plugged and abandoned) had no reported spills, complaints or violations.

Biological Assessment and Cultural Resources:

A site-specific biological assessment and cultural resources report were submitted to the Town for review. No jurisdictional wetlands, waters of the United States or floodplain are present on site. No Colorado state or federally listed threatened or endangered species, protected habitat, or designated critical habitat occurs within the study area. Future project activities will have no effect or impact on listed species. One inactive migratory bird nest was observed within the study area. No raptor nests or eagle nests were observed or mapped by Colorado Parks and Wildlife (CPW) within the study area. No historical sites or surveys were found or anticipated that would impact development.

Utilities, and Infrastructure:

The Town of Erie will provide both water and wastewater services to the property through existing water and sewer mains and proposed associated service lines.

Xcel Energy will provide gas and electric service, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers will be established at the time of final plat and are adequately shown on the Preliminary Plat.

Drainage and Erosion:

A Drainage Study was submitted and reviewed with the Preliminary Plat, with no major concerns noted by Engineering. Final drainage plans will be reviewed with the final plat for consistency with the Town Standards and Specifications.

Schools:

The proposed subdivision is in the St. Vrain Valley School District. The applicant is not required to dedicate land and instead will provide appropriate impact fees (currently estimated at \$57,150). The school district will be sent a review for the final plat.

Fire Protection:

The Mountain View Fire Protection District will provide fire and emergency medical services. The closest fire station is located at 2745 Bonanza Drive. The district did not provide any concerns to staff.

Police Services:

The Erie Police Department will provide service for the property.

Trash Service:

Individual units will contract for local pickup service.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Vista Ridge Planned Development (PD) Amendment for conformance with the Municipal Code, Title 10, UDC Section 10-7-20 Approval Criteria. Staff find the PD Amendment is in compliance with the Approval Criteria as listed below.

- a. The PD Amendment is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-70-20.

Staff: This PD Amendment is consistent with the purpose of the PD zone district. The amendment extends residential uses to the Area 2-10 and maintains existing development standards established by the PD.

- 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.

Staff: The PD Amendment proposes maintaining and extending residential uses. The proposal is consistent with the surrounding area and maintains the established development standards found within the PD.

- c. The PD zone district will promote the public health, safety, and general welfare.

Staff: The PD Amendment is limited in scope and simply extends the established lot standards and development requirements onto a small area. Other Town policy documents have been considered and engrained in other design components of this PD.

- 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.

Staff: The Future Land Use Map in the Town's Comprehensive Plan designates the site for Residential - Low. Staff find this proposal is consistent with that

designation and conforms to other plans for the Town.

- 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.

Staff: Town staff referred this application to the relevant public agencies for review. There are no outstanding concerns related to provision of utilities, public services, or public safety. This site also benefits from access to existing infrastructure and utilities.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: Staff find that there are no traffic, access, or safety issues presented at this time.

- 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.

Staff: This site will be required to build out the public sidewalks and roads to connect to the overall Vista Ridge development.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: The PD Amendment will not result in significant adverse impacts to the natural environment or significant scenic/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.

Staff: The PD Amendment will not lead to significant adverse impact on properties in the area. Construction activities may present an inconvenience but will be required to follow all best practices for cleanliness and safety.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: Though the PD Amendment proposes extending residential to the maintenance area there is no increase in total lots. The site has been zoned for up to 50 single-family detached lots since the PDs inception.

- 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.

Staff: The PD amendment does not propose any additional units beyond those previously permitted.

- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief will come through fencing and landscaping as is customarily to residential development. The original PD lays the groundwork for parks, open space, and street vistas that will provide interest and visual relief.

- 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 district.

Staff: The PD Amendment will continue to promote already established standards established within Vista Ridge.

Staff find the application is consistent with the Preliminary Plat approval criteria in Municipal Code, Section 10.7.7.D.2, as outlined below:

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

Staff: The subdivision is generally consistent with the Comprehensive Plan. The density for the Preliminary Plat area is 2.62 du/ac, which is under the 3 du/ac for this site. This aligns with the Low Density Residential Comprehensive Plan density of 2-8 dwellings per acre.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: The subdivision is in compliance with the PD zone district for Vista Ridge. The density for the area is 2.62 du/ac which is under the 3 du/ac cap for this area. The proposed lots meet the minimum zoning requirements and are consistent with the residential intent of the district. In addition, the proposed lots will comply with the Vista Ridge Planned Development requirements.

- 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.

Staff: The proposed subdivision meets the applicable Town standards. Trails will provide linkages to the overall community. The proposed grading will preserve existing vegetation and views from adjacent subdivisions to the maximum extent practicable.

- 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.

Staff: The design of the Preliminary Plat considers applicable use, development and design standards of Chapters 3, 5, and 6 of the Code. Layout and design of the proposed subdivision is appropriate and consistent with the general provisions of the UDC. Proposed streets and connections are appropriate and will benefit the future residents. Utility easements are provided on the proposed plat. Appropriate provisions are in place for storm water, water, and wastewater lines. Appropriate land dedications and fees-in-lieu are provided for within the development.

- 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.

Staff: Significant adverse impacts are not anticipated. The site is not impacted by a designated floodplain. Provisions are in place to protect water quality, erosion control, and wastewater. Appropriate studies were reviewed during the review of the preliminary plat and no concerns are outstanding. Construction documents as part of the Final Plat process will require Best Management Practices (BMP's) for water quality, stormwater management and erosion control in accordance with the Town of Erie - Standards and Specifications for Design and Construction of Public Improvements

- 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.

Staff: Significant adverse impacts are not anticipated. Appropriate studies were reviewed during the review of the preliminary plat and no concerns are outstanding.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: Pedestrian and vehicular access is adequately provided throughout the subdivision. Trail connections are provided at key locations. In addition, open areas and buffers are integrated into the subdivision.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated. As part of the Preliminary Plat review, drainage and erosion, traffic impact, environmental, and cultural studies were reviewed. No concerns are outstanding.

- 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.

Staff: Adequate services and facilities currently exist or will be enhanced (transportation, school impact fee, fire facility site, open space, parks and trails) by the Preliminary Plat that will provide service to the proposed development, adjacent neighborhoods and the community at large.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: A phasing plan is not proposed for the Preliminary Plat. A Development Agreement between the applicant and the Town will be reviewed by the Town Council as part of Final Plat approval which may include a phasing plan.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on January 20, 2026 via Zoom. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached. Any additional public comments received by email are also attached to the record if applicable.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Hometown Weekly:	7/1/26
Property Posted:	6/25/26
Letters to adjacent property owners within 500':	6/25/26