



ERIE
COLORADO

Westerly Preliminary Plat No. 3

Town Council

Aly Burkhalter, Senior Planner

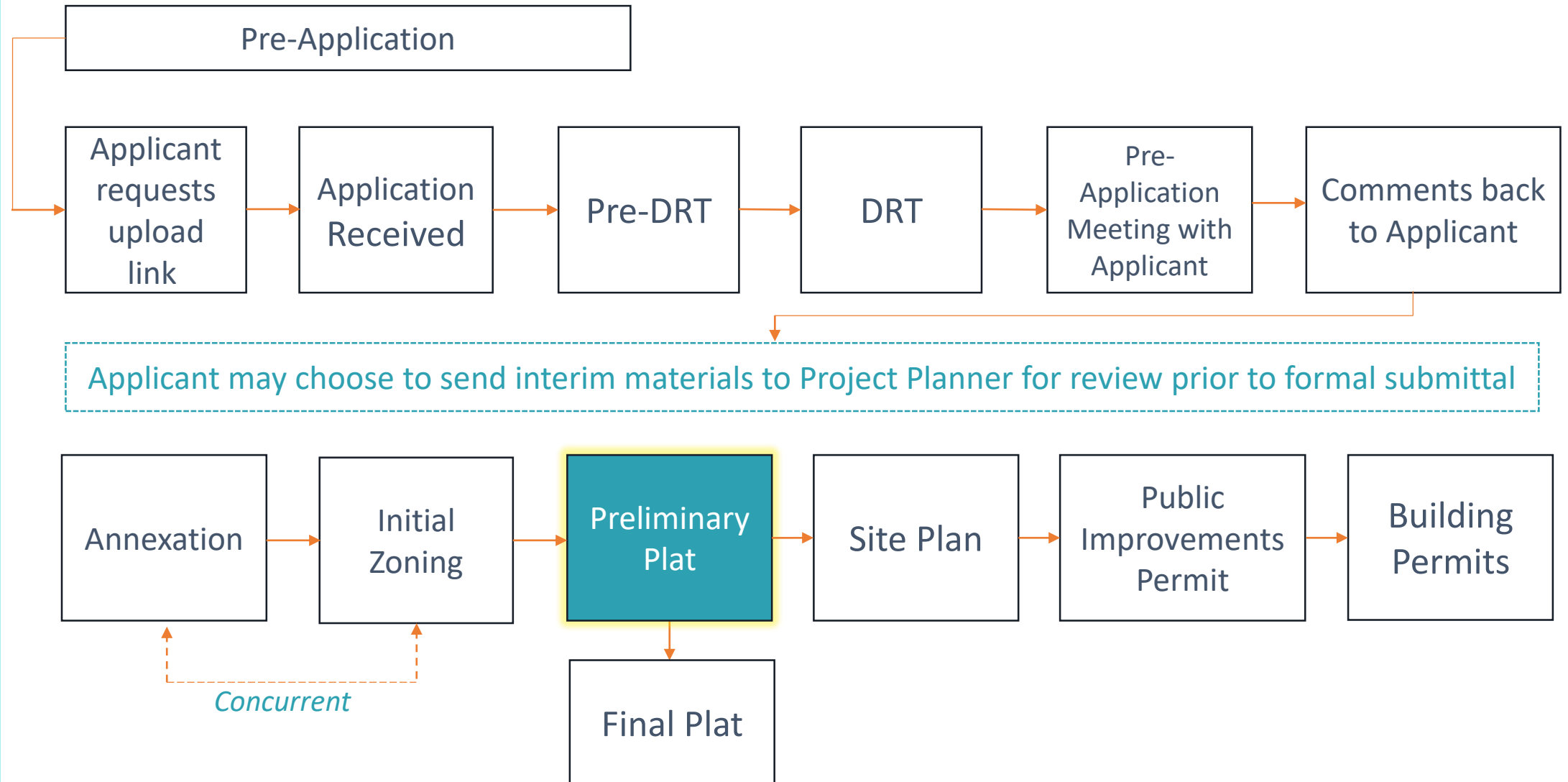
July 9, 2024

Request

- Project Size: 150 Acres
- Lots/Tracts: 264 Lots/34 Tracts
- Existing Zoning: Medium Density Residential (MR)*
Low Density Residential (LR)*
Public Lands and Institutions (PLI)
Agriculture/Open Space (AG/OS)
- Existing Use: Undeveloped
- Future Land Use: Residential (townhome, duplex, SFD),
Public School, Open Space

* With PUD overlay

Development Review Process



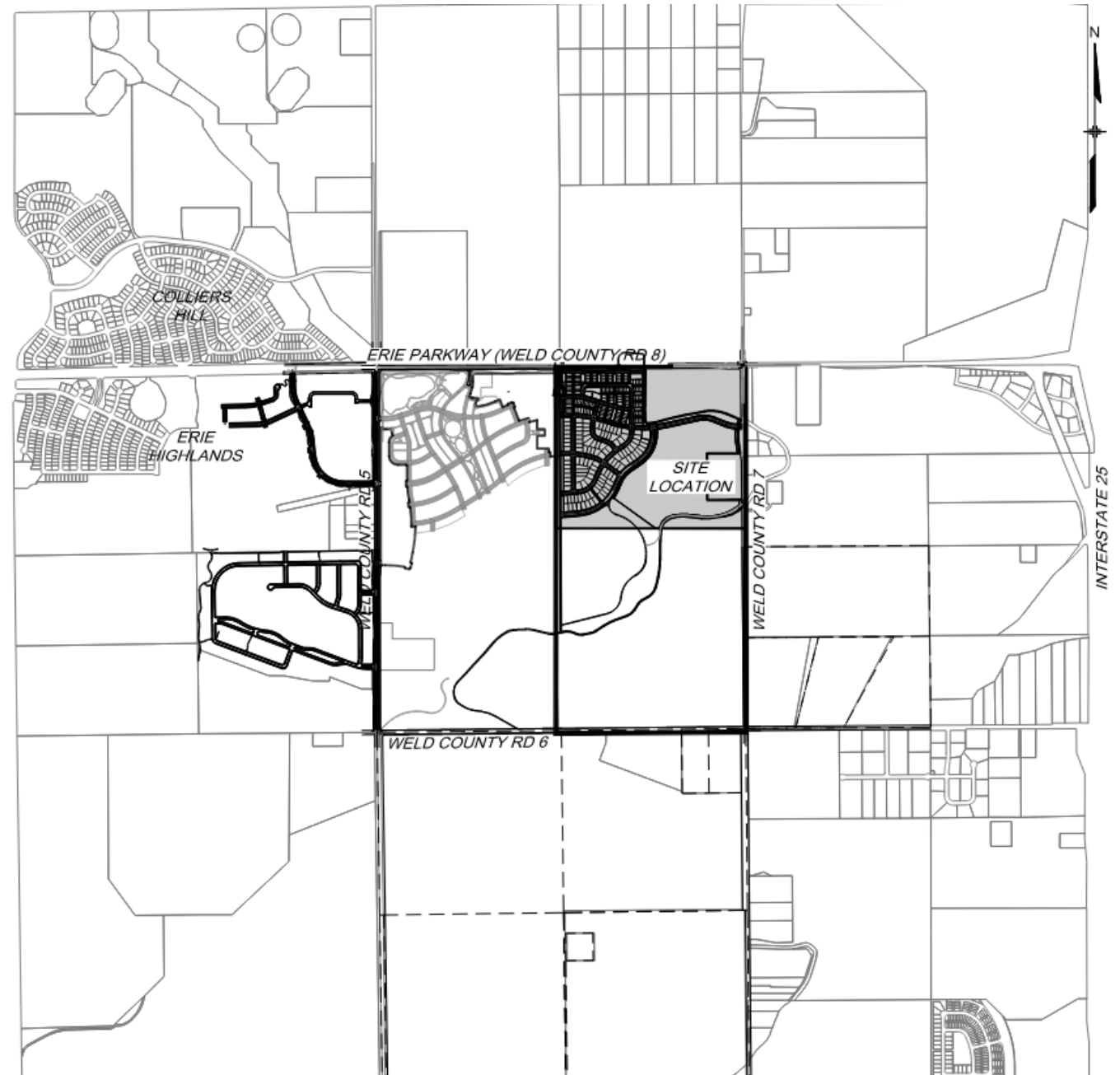


Overview

- **Background**
- Proposal
- Decision

Location

The subject site is south of Erie Parkway and west of Weld County Road 7

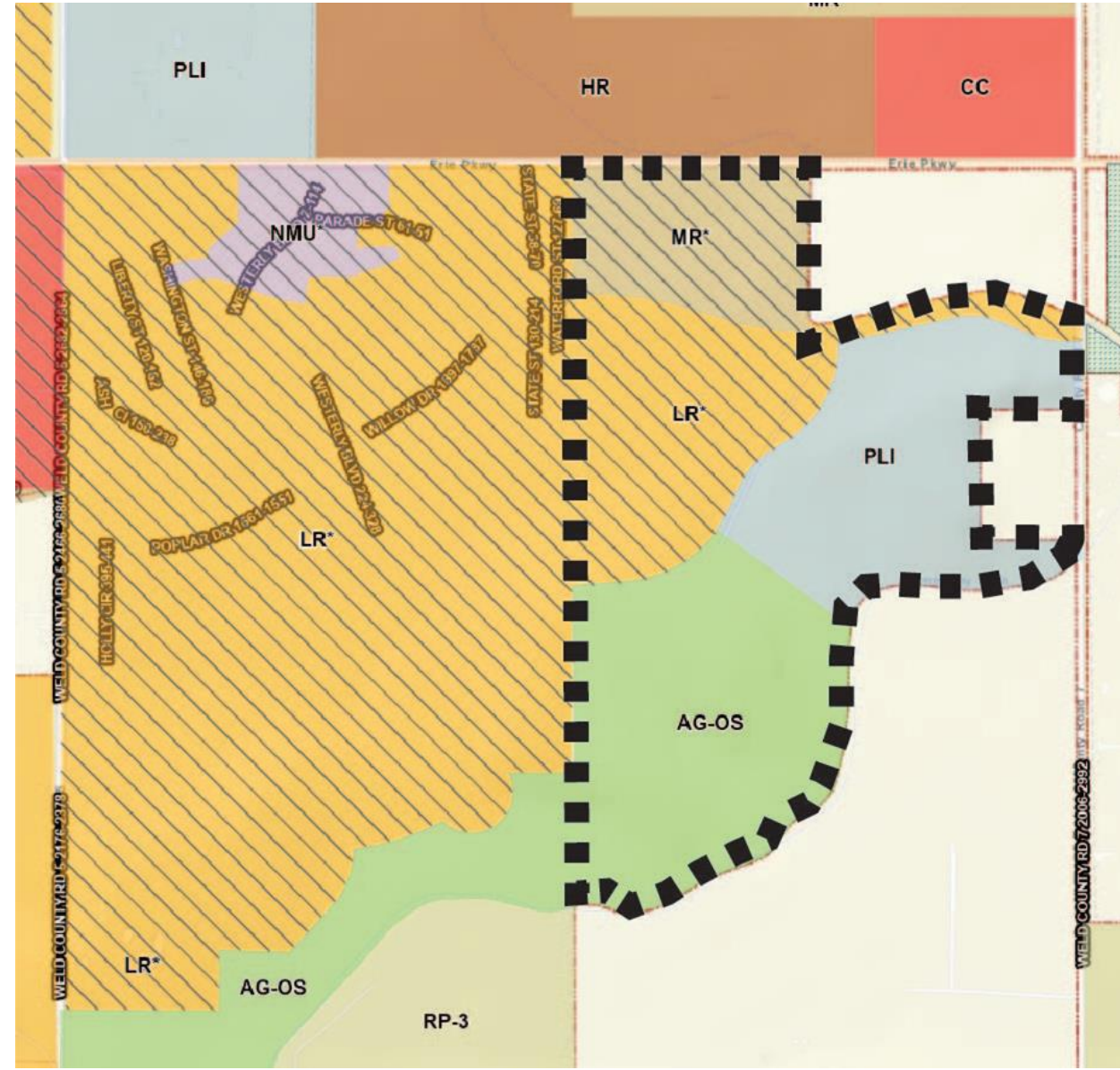




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Zoning

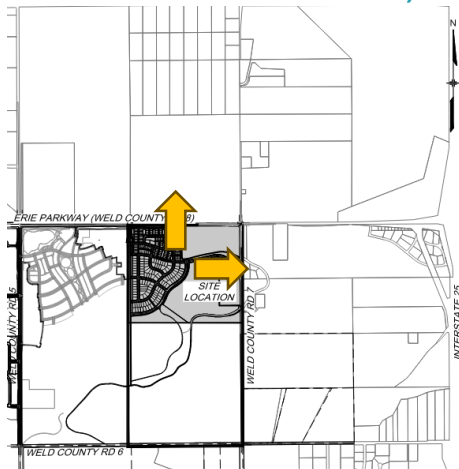
- Medium-Density Residential (MR) with the Westerly PUD Overlay
- Low-Density Residential (LR) with the Westerly PUD Overlay
- Public Land and Institutions (PLI)
- Agricultural/Open Space (AG/OS)



Surrounding Context



NORTH: Zoned HDR, Undeveloped



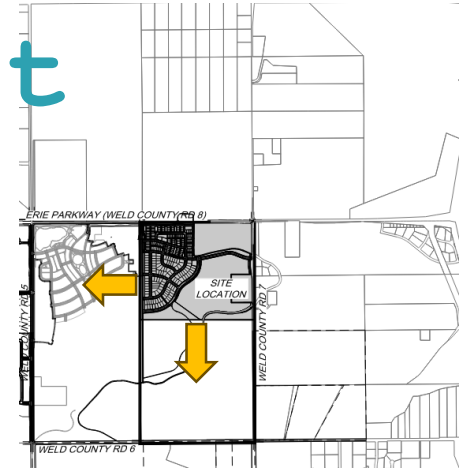
EAST: Zoned PD,
Outdoor Storage



Surrounding Context
















WEST: Zoned Westerly PUD (LDR), Westerly Residential Subdivision (under development)



SOUTH: Zoned Agriculture (Weld Cty), Oil and Gas 9

Road Classification

Erie Parkway & WCR 7 are classified as Principal Arterials

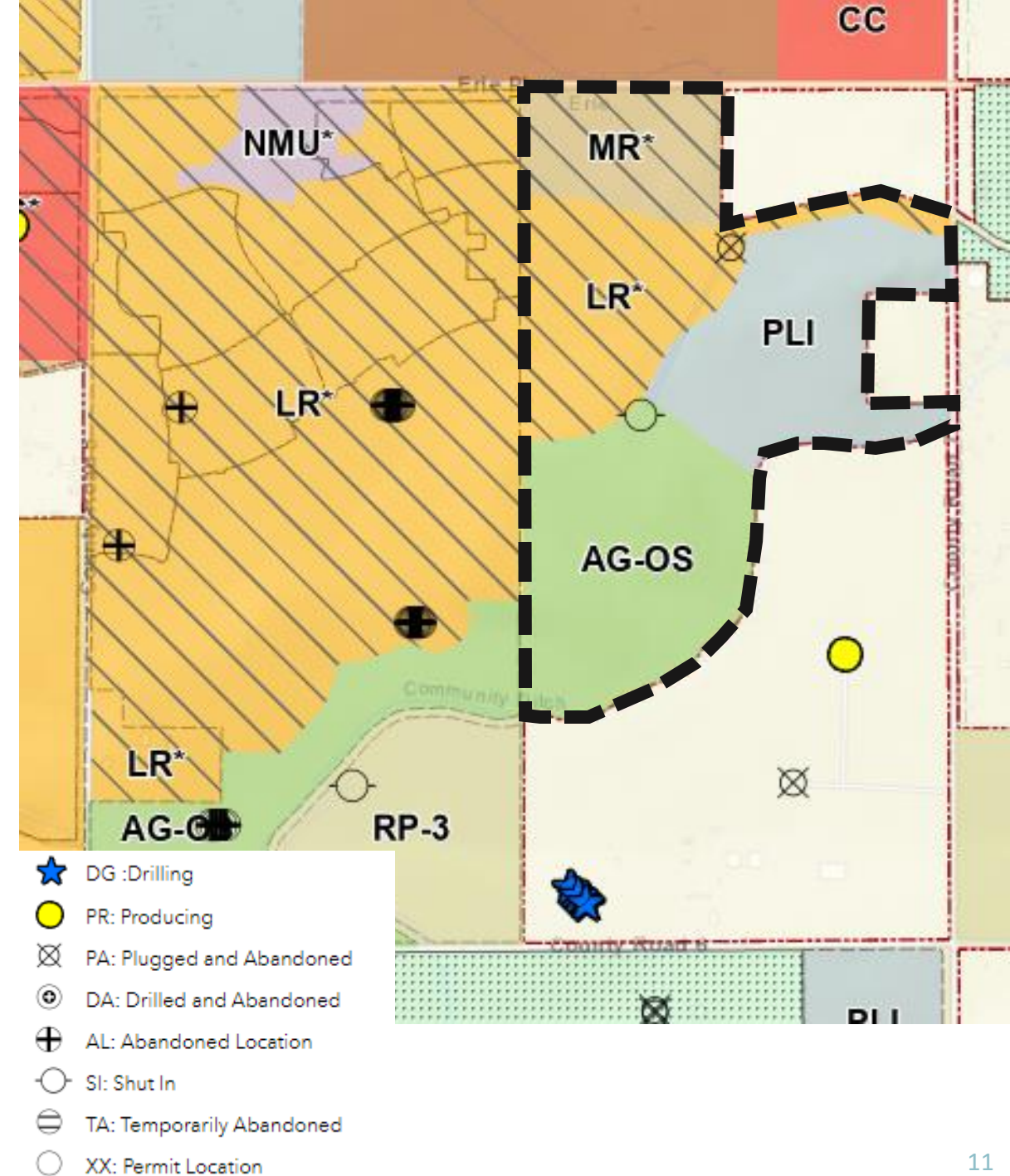
| LEGEND | |
|---|--|
|  | Freeway |
|  | State/US Highway |
|  | Principal Arterial |
|  | Minor Arterial |
|  | Collector |
|  | Vacate Roadway |
|  | Existing Roundabout |
|  | Proposed Roundabout |
|  | Number of Lanes |
|  | Buildout Through Lane ROW Preservation |
|  | Proposed |
|  | Existing Interchange |
|  | Existing Grade Separation |



Oil & Gas

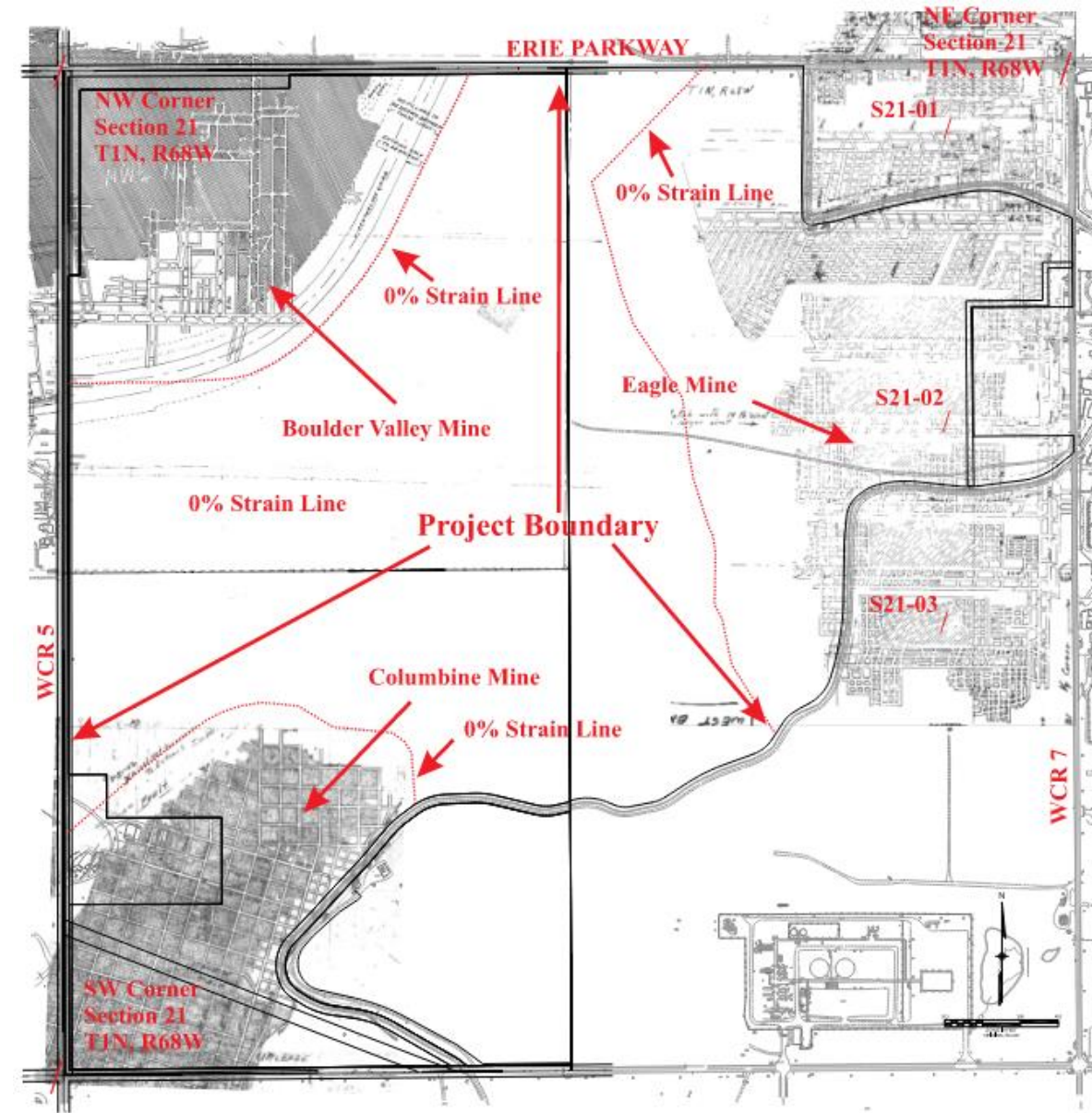
Oil & Gas 2021 standards

- 25' setback from P&A wells
- 150' setback from streets and trails
- 350' buffer from well sites to residential lots, non-res. buildings, parks



Environmental Hazards

- Eagle Mine is present, but at depths not considered to impact residential development.
- Further analysis may be needed for the school.



Environmental Hazards

Phase I Environmental Site Assessment Report

- Controlled Recognized Environmental Condition (CREC)
- Adequately remediated



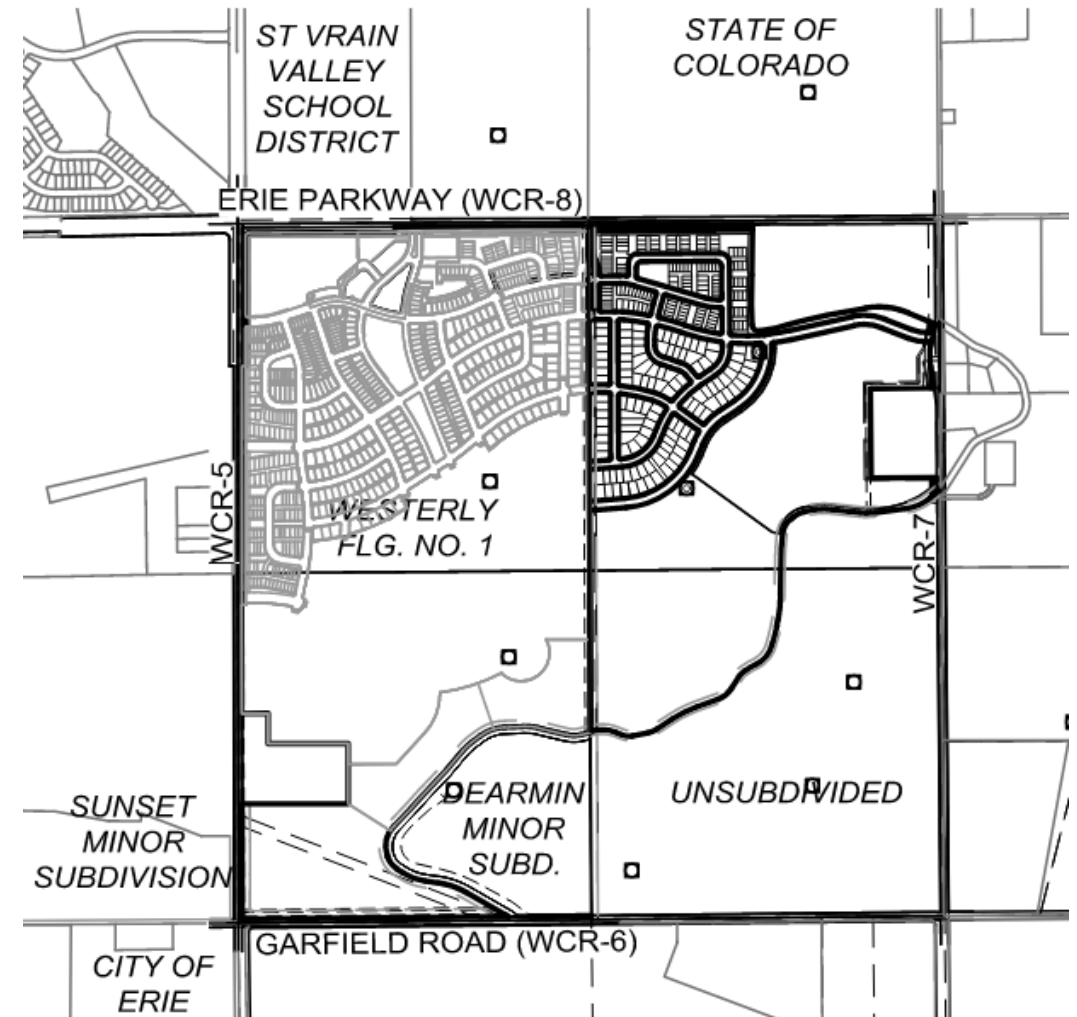


Overview

- ✓ Background
- **Proposal**
- Decision

Preliminary Plat - Proposal

- 264 Lots ranging from 2,250 SF townhome lots to 11,130 SF single family detached lots
- 34 Tracts for private green courts, pocket park, open space, landscaping, and future school development



Preliminary Plat – Transportation and Access

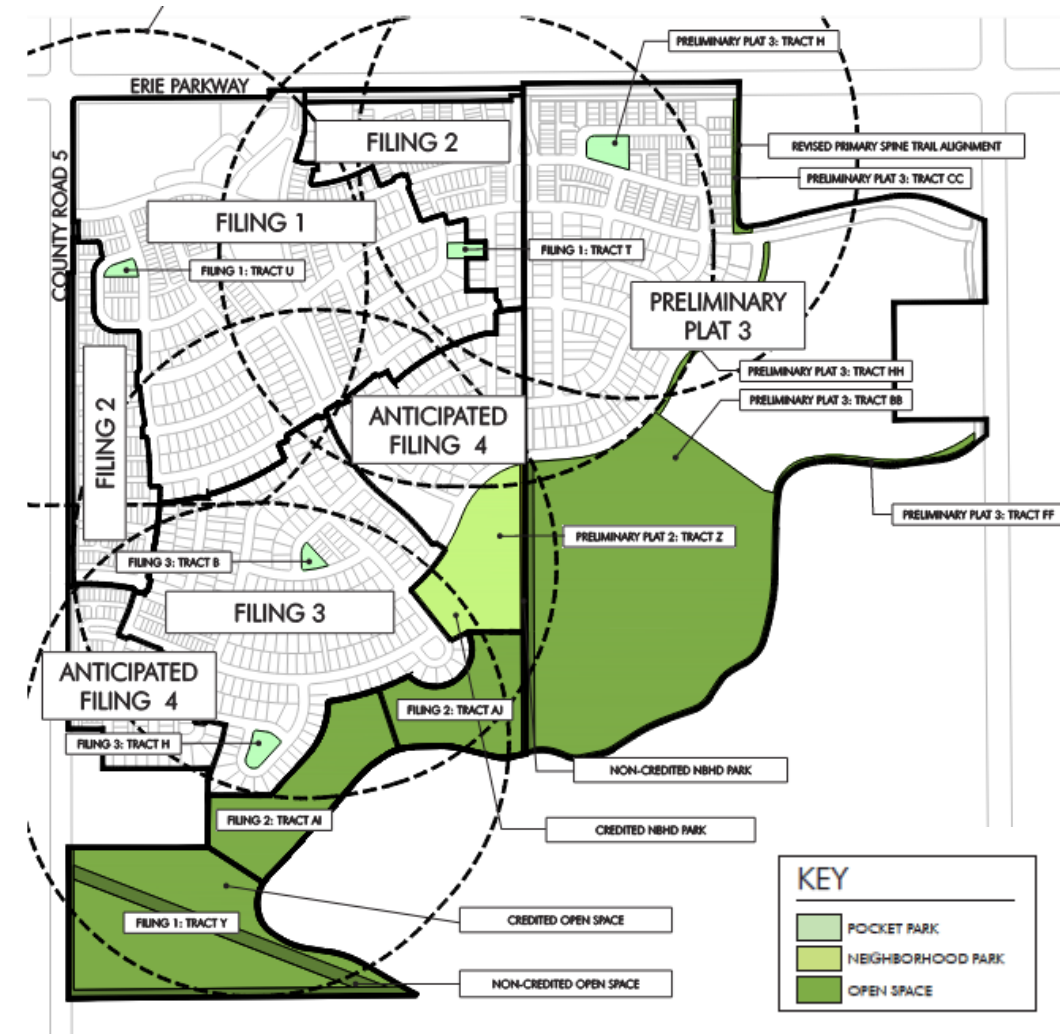
New internal network of public streets, trails and sidewalks through ROW dedication and public access easements

Overall access from Erie Parkway and WCR 7

- Erie Parkway
 - Widening to 4-lanes with 18' median
 - Signalized intersection at Waterford Street and WCR 7
- WCR 7
 - Stop sign controlled with northbound left turn lane onto Chestnut and right turn lane from Chestnut to WCR 7

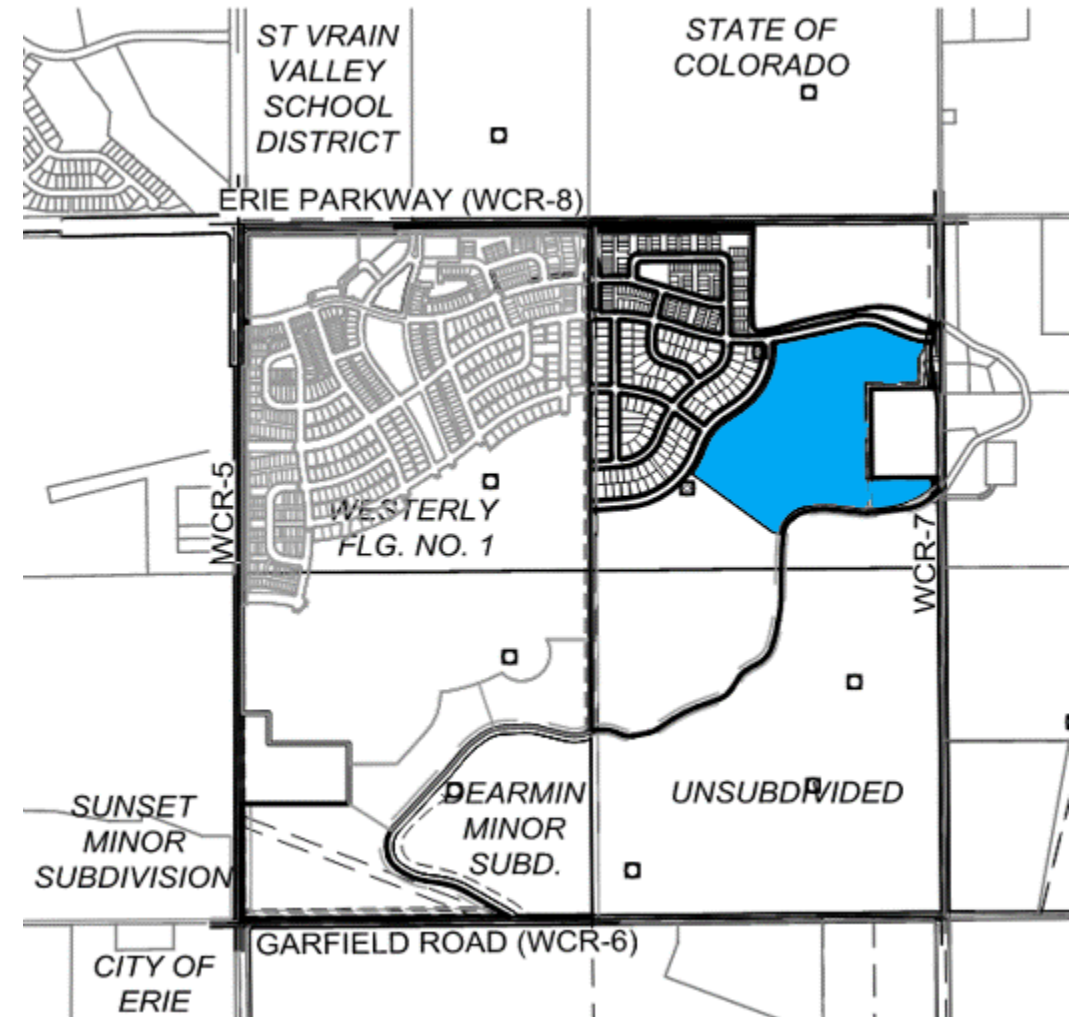
Preliminary Plat – Parks, Open Space, Trails

- Pocket Park
- 53 acres of Open Space dedication
- Spine Trail with underpass at Erie Pkwy



Preliminary Plat - Schools

- Tract AA to be dedicated as future SVVSD school



Preliminary Plat – Oil & Gas

Oil & Gas 2021 standards

- 25' setback from P&A wells
- 150' setback from streets and trails
- 350' buffer from well sites to residential lots, non-re. buildings, parks

Voluntary Compliance

- 50' x 100' setback from P&A wells
- Delaying development within 2,000' of the proposed Draco Pad until after construction and preproduction activities are completed







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.

Staff: *The subdivision is generally consistent with the Comprehensive Plan. The proposed lots meet the intent of the Future Land Use Map.*

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

Staff: *It complies with the MR, LR, PLI, and AG/OS zone districts. The proposed lots meet all dimensional standards included in the Westerly PUD overlay.*

Approval Criteria

- 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 Preliminary Plat meets the applicable Town standards. Sidewalks and trails will provide linkages to the overall community. The overall layout maximizes the amount of open space with trail connections throughout.

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.

Staff: The layout and design of the subdivision is appropriate and consistent with the general provisions of the UDC and Westerly PUD. Streets and connections are appropriate and will benefit future residents. Utility easements are provided on the Preliminary Plat. Appropriate provisions are in place for storm water, water, and wastewater lines.

Approval Criteria

- 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.

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.

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. Sidewalk connections are provided at key locations. Spine Trails are shown through the dedicated open space and through the neighborhood to a proposed underpass at Erie Parkway.

Approval Criteria

- 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 by the Preliminary Plat that will provide service to the development, adjacent neighborhoods, and the community at large.

Approval Criteria

- 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 contemplated 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 approvals which may include a phasing plan.



Public Notice

Neighborhood Meeting

April 30, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 06/19/24

Property Posted: 06/21/24

Letters to Adjacent Property Owners: 06/21/24

Staff Recommendation

Staff finds the Westerly Preliminary Plat No. 3 complies with the Approval Criteria and recommends the Town Council adopt the resolution to approve the Preliminary Plat.



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