

**TOWN OF ERIE
PLANNING COMMISSION
December 18, 2024**

SUBJECT: **PUBLIC HEARING: Village Cooperative Site Plan**
A resolution of the Planning Commission of the Town of Erie approving the Village Cooperative Site Plan

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a Site Plan to develop a multi-family residential building comprised of 64 age-restricted housing units and associated site improvements.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:
Staff find the Village Cooperative Site Plan complies with the Site Plan Approval Criteria and recommends the Planning Commission adopt the resolution approving the Site Plan.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

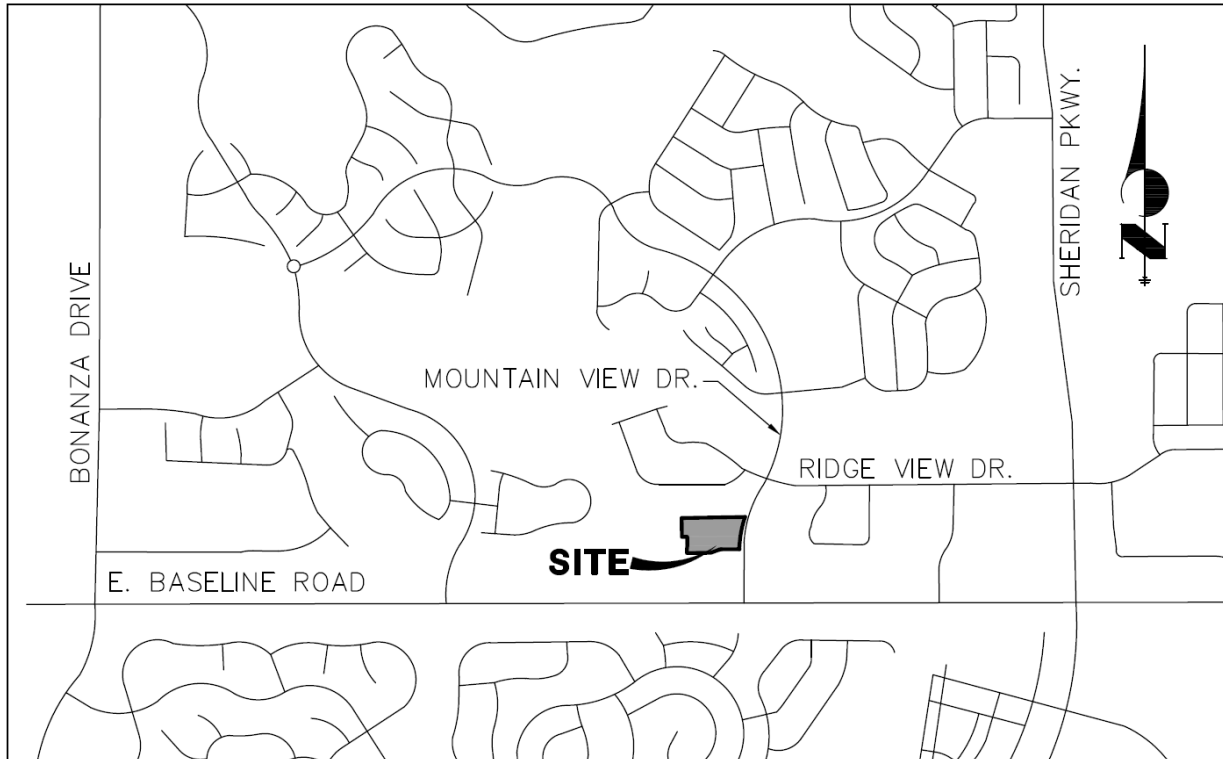
Applicant: REE Holdings – Erie, LLC
1303 Corporate Center Drive
Eagan, MN 55121

Existing Conditions:

Zoning: PD-Planned Development
Project Size: 3.14 Acres (Site)
Existing Use: Undeveloped
Future Land Use: Multi-Family Residential

Location:

Below is a map which depicts the site and surrounding area.



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	PD – Vista Ridge	Vista Ridge Residential
SOUTH	PD – Vista Ridge	Vista Ridge Commercial
EAST	Across Mountain View Blvd - PD – Vista Ridge	Vista Ridge – Drainage, Residential
WEST	PD – Vista Ridge	Vista Ridge Commercial

Site History:

The subject site is a component of the larger Vista Ridge development. The Town of Erie annexed the Vista Ridge area in 2000 and initially zoned to PD-Planned Development. A Preliminary Plat in May 2007, a subsequent Final Plat in July 2007, and a Minor Subdivision in October 2008 laid out and platted this subject property.

Staff reviewed and approved a recent Minor Subdivision Plat that was a concurrent application with this Site Plan. The Minor Subdivision Plat consolidated the two individual lots to create one single developable lot.

The original Vista Ridge PD designated this area for commercial development. However, after over 20 years, the subject property remained undeveloped. Town Council approved a PD Amendment earlier this year in March 2024 to allow age-restricted, multi-family housing.

Future Required Applications:

The next steps for development of the subject site will include building permits and permits for site work.

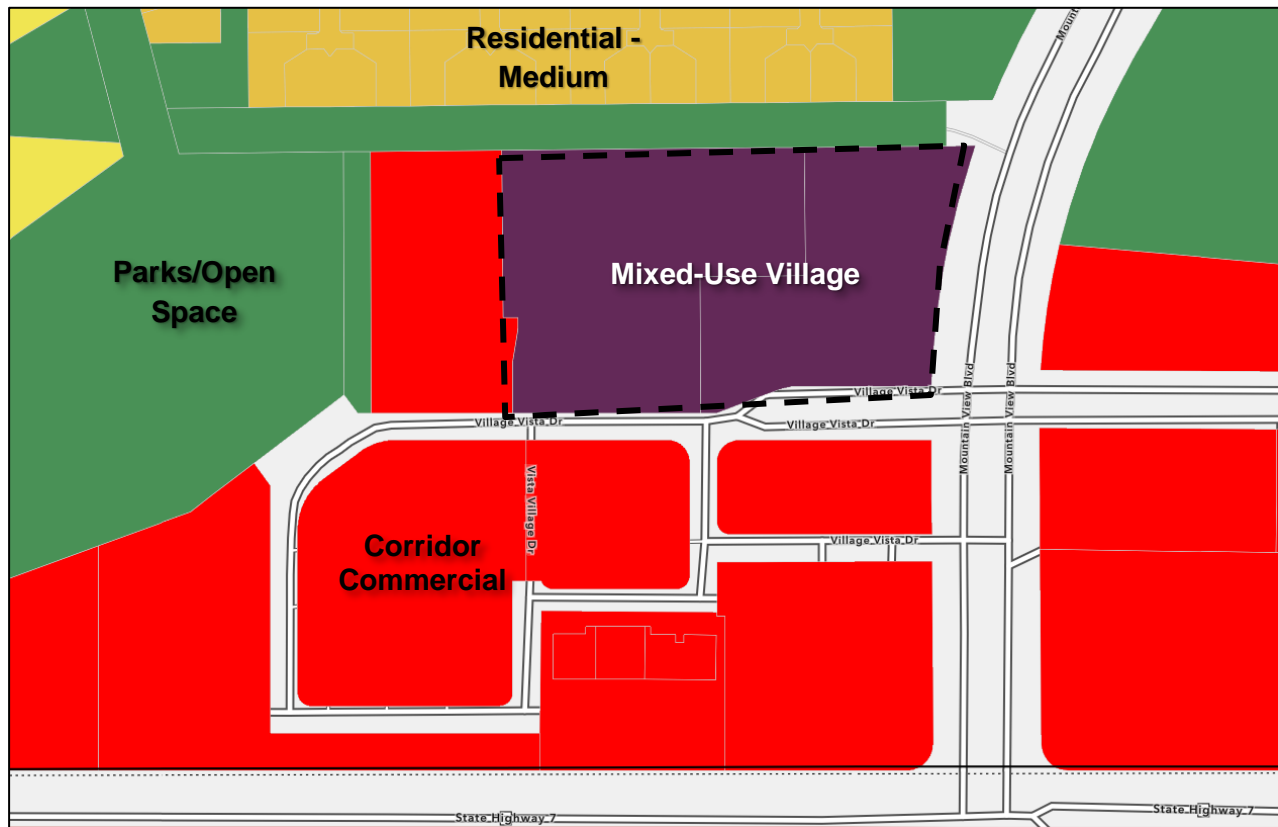
Site Plan Overview:

The Site Plan proposes an age-restricted, 64-unit multi-family building. The building is three-stories in height, plus one level of semi-underground structured parking. The south end of the site includes a small amount of surface parking and two points of vehicular access. More specific information on the Site Plan proposal follows in the next sections.

Compliance with Town of Erie Comprehensive Plan:

This Site Plan application is consistent with the Comprehensive Plan, which identifies this area as Mixed-Use Village. The Mixed-Use Village designation anticipates a variety of possible uses, including both residential and commercial uses. This designation imagines a range in possible density from 12-30 units per acre. The Village Cooperative Site Plan yields a density of roughly 20 units per acre, well within the range anticipated by the Comprehensive Plan.

The subject site is outlined in the dashed black line below.



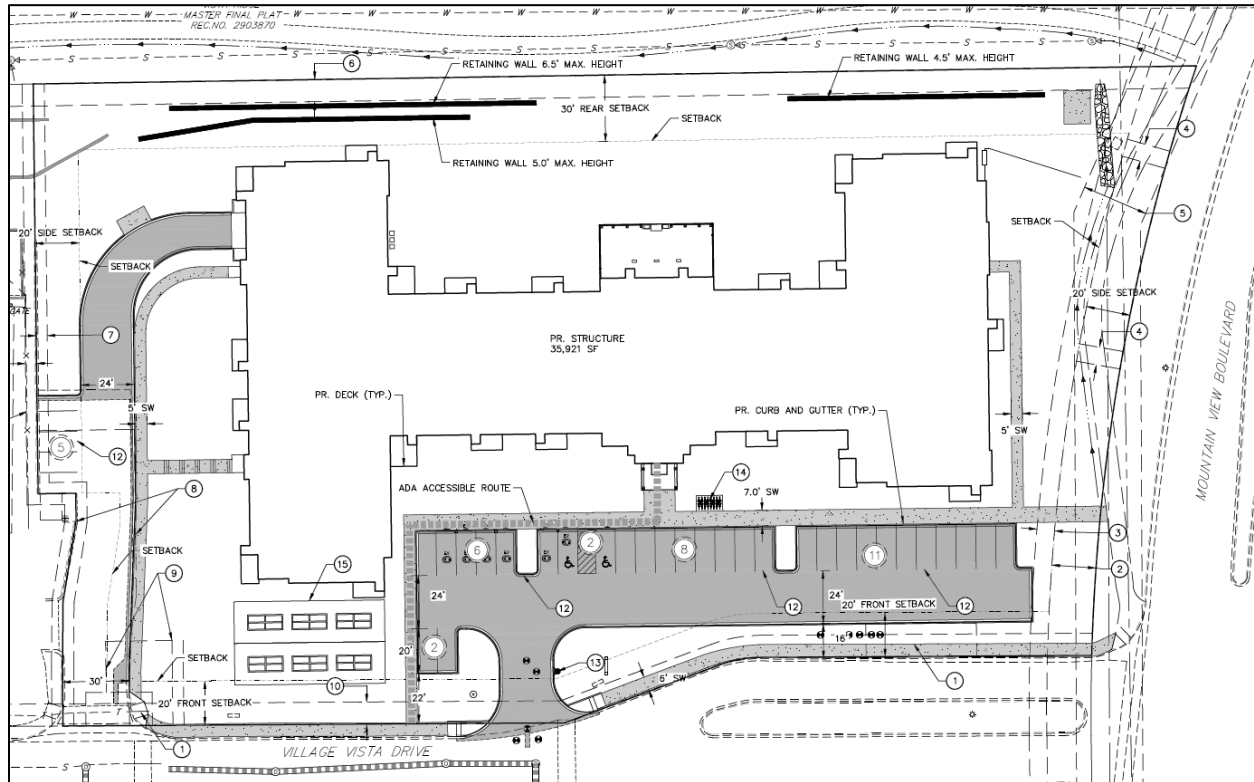
Compliance with Town of Erie Zoning Map:

The subject property is zoned PD, Vista Ridge, which includes a mix of uses, from low to high density residential to commercial along Highway 7. The property is outlined in black on the zoning map, below. The Town Council approved an amendment to the Vista Ridge PD in March of 2024 to specifically allow age-restricted multi-family housing at this location. This Site Plan application is consistent with that recently approved PD Amendment.

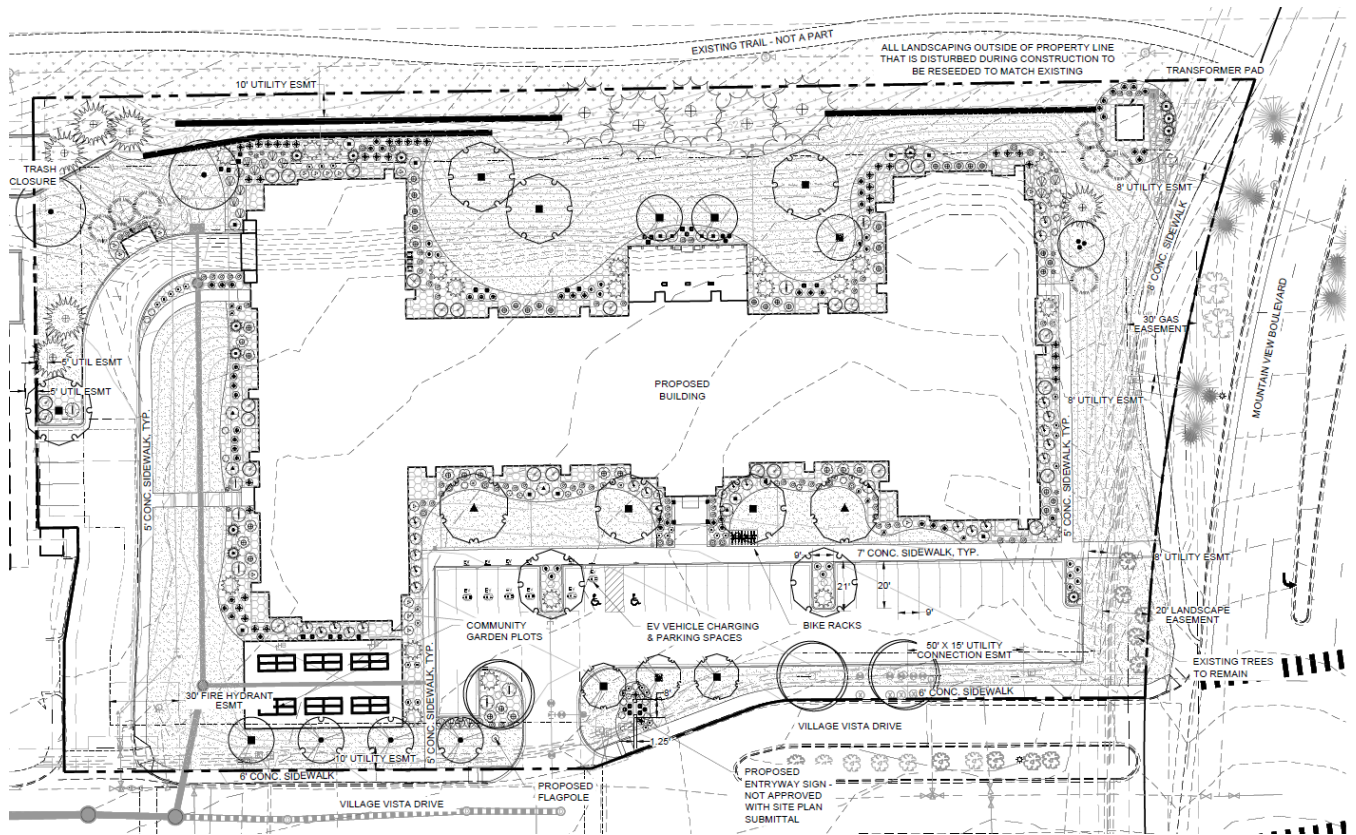


Site Design and Landscaping:

The proposal locates the building in the middle of the site, with parking on the south side and underneath the building. Vehicles will enter the site from two access points on Village Vista Drive (private drive) – one of which is the existing shared access with the adjacent Goddard School. Overall, 107 parking spaces are provided, which exceeds the minimum required. Outdoor patio space and a garden activate the site. Sidewalk connections to Mountain View Boulevard and Village Vista Drive will link the project to the broader multi-modal network including the nearby Spine Trail.



The Site Plan provides extensive landscaping, with roughly 50% of the site area planned to be landscaped. To enhance screening, the planting plan gives particular focus to the northernmost 'wings' of the building that are closest to the adjacent neighborhood. Trees and shrubs will screen the foundation of the building, garage entrance, and utility boxes. The landscape plan is provided as an image below, and within the attachments.

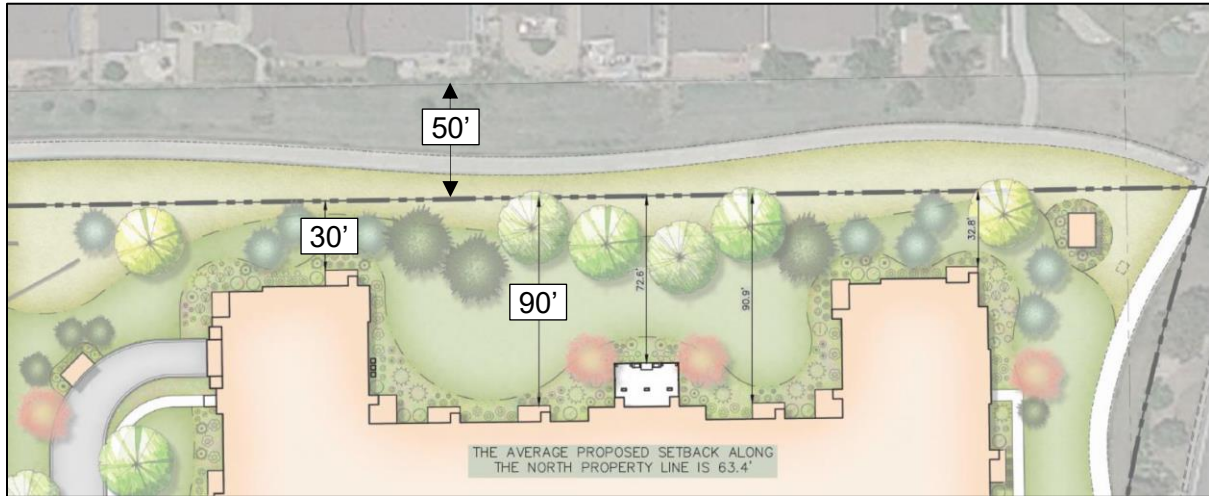


Building Design:

The building is roughly an 'H' shape, consisting of 64 dwelling units on three floors with double-loaded corridors. The majority of parking is structured and below-grade, accessed from a garage door at the northwest corner of the building. The overall height of the building as measured from average grade to the bottom of the eaves (as specified by code), is no greater than 35'8". The applicant proposed a design for grading and retaining walls that limits the appearance of the building to three stories, concealing most of the structured parking below grade. The perspective view below is looking towards the northwest corner of the building from the south.



The Site Plan proposes setbacks that are consistent with the PD zoning, maintaining at least a 30-foot rear setback, 20-foot side setback, and 20-foot front setback. Additionally, the shape of the building contributes to a more sensitive transition to the neighborhood to the north. The northernmost 'wings' of the building approach the 30-foot rear setback, but much of the building is further setback to 90 feet. The trail corridor located between this project and the neighborhood to the north is 50 feet wide. In total, most of this building will be 140 feet away from the residential property lines to the north, as illustrated in the image below.



The architecture of the building features masonry and cladding in earthtone colors that are consistent with other developments in Vista Ridge, and the PD. Gabled roof forms provide visual relief in the perceived height of the structure and are also like the residential neighborhood to the north – see elevations below.





Schools:

The school district does not expect that this project, as an age-restricted housing product, will bring any new students to the area’s schools.

Drainage and Utilities:

Staff and third-party reviewers evaluated the drainage and utility plans for this project, and no outstanding concerns remain. Drainage will be conveyed southwards to the existing storm sewer line under Village Vista Drive, where it then flows towards the regional detention facility west of the Goddard School. At the time of construction, the applicant will confirm if any maintenance is needed (such as weed or debris removal. If required, the applicant will complete this work.

The applicant’s proposal also considers the quality of soil and high-water tables in the area. The construction plans indicate the foundation of the below grade parking is still above the water table, and the foundation is engineered to successfully accommodate the site’s soils.

Staff and third-party reviews also confirmed that there is adequate sanitary sewer capacity for this development. No other utility concerns remain.

Traffic:

Traffic generated by the proposed development is projected to be approximately 90 percent less than the original designation of retail and office uses on this site. As an age-restricted residential development, trip generation also tends to be less concentrated at “peak” rush hour times since many residents will be retired. Review by Town Engineering staff and third-party reviewers confirmed this analysis. The existing transportation network can therefore accommodate the traffic associated with this project.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Village Cooperative Site Plan for conformance with Municipal Code, Title 10, UDC Section 10-7-10 Approval Criteria. Staff find the Site Plan in compliance with the Approval Criteria as listed below.

- a. The site plan is generally consistent with the Town's comprehensive plan;

Staff: The Future Land Use Map in the Town's Comprehensive Plan designates the site for Neighborhood Mixed Use which envisions a variety of possible uses for this area, including residential. The proposal falls well within the anticipated density for this designation. Staff find that the proposed Site Plan is consistent with the Town's Comprehensive Plan, and aligns with or meets the following polices:

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

- *Variety of Housing Opportunities: Creates housing opportunities that align with Erie's Housing Needs Assessment, including housing for the elderly or other special population, smaller unit sizes, affordable homeownership units, and/or workforce rental units.*

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

- *This could include introducing housing unit styles such as adding accessory dwelling units, live/work developments, housing cooperatives.*

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.

- *Encourage condominiums and co-ops as a way for younger families to access their first homeownership opportunity and for seniors to downsize.*

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

- b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

Staff: The Site Plan is consistent with the recently approved Vista Ridge PD Amendment, as well as the most recently approved Minor Subdivision for the property.

- 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;

Staff: Staff, third party consultants, and external agencies reviewed this proposed Site Plan. The proposal is consistent with the Town's standards for site and building design and is also consistent with standards for utilities, drainage, and other infrastructure.

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

Staff: The review of the Site Plan considered the design of the building and site in terms of its perceived impacts on neighboring properties. In particular, the landscaping, grading, and building design will minimize the visual impacts of the new development to the maximum extent feasible, aligning with Comprehensive Plan policy C.3.8 – Ensure infill development adjacent to residential areas utilize transitions in height and massing to better integrate with the existing development.

- 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: Town staff find that this development will be compatible with the character of surrounding land uses. The level of intensity of this development provides a transition from commercial development at the south to the single-family residential neighborhood to the north. Specific design elements such as gabled roofs, horizontal siding, and masonry materials aim to achieve a compatible aesthetic with nearby Vista Ridge development.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on June 3, 2024. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

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

Property Posted: 11/29/24

Letters to adjacent property owners within 300': 11/29/24