

**TOWN OF ERIE
TOWN COUNCIL MEETING AGENDA ITEM
March 11, 2025**

SUBJECT: **Public Hearing: Resolution 25-045**
A Resolution of the Town Council of the Town of Erie Approving the Summerfield Preliminary Plat No. 2 with Conditions

PURPOSE: Review of the proposed 333.7511-acres Preliminary Plat No. 2, which includes 1,301 units consisting of 516 traditional single-family detached, 535 active adult single-family detached lots, 144 active adult duplexes, 106 townhome lots, and 52 tracts for various landscaping, trail, park, open space, alleys/private streets, and utility purposes and future development areas.

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Christopher C. LaRue, Principal Planner

STAFF RECOMMENDATION:

Summerfield Preliminary Plat – Resolution 25-045

Staff find the application in compliance with the Preliminary Plat approval criteria and recommend the Town Council adopt the resolution to approve the Preliminary Plat with the following conditions of approval:

- a. Applicant shall execute a Development Agreement in the form provided by the Town.
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by Town staff.
- c. In anticipation of the Town of Erie updating 2025 Transportation Standards and Specifications, at Final Plat(s) the applicant agrees to install additional traffic calming measures as directed or approved by the Town of Erie per the following:
 - At the intersection of Blue Spruce Drive and Meadow Boulevard.
 - At the intersection of Blue Spruce Drive and Pikes Peak Parkway.
 - Along the section of Blue Spruce Drive from Park End Street to Pikes Peak Parkway.

PLANNING COMMISSION HEARING

The Planning Commission held a public hearing for this application on February 19, 2025. The Planning Commission voted unanimously 6-0 to recommend approval of the Preliminary Plat to Town Council. Two people provided public testimony during the hearing. Both people who spoke live in the unincorporated area west of the development. Concerns noted included transportation/traffic, loss of rural area, sidewalk/trail connections, water, and oil and gas.

SUMMARY AND BACKGROUND OF SUJECT MATTER:

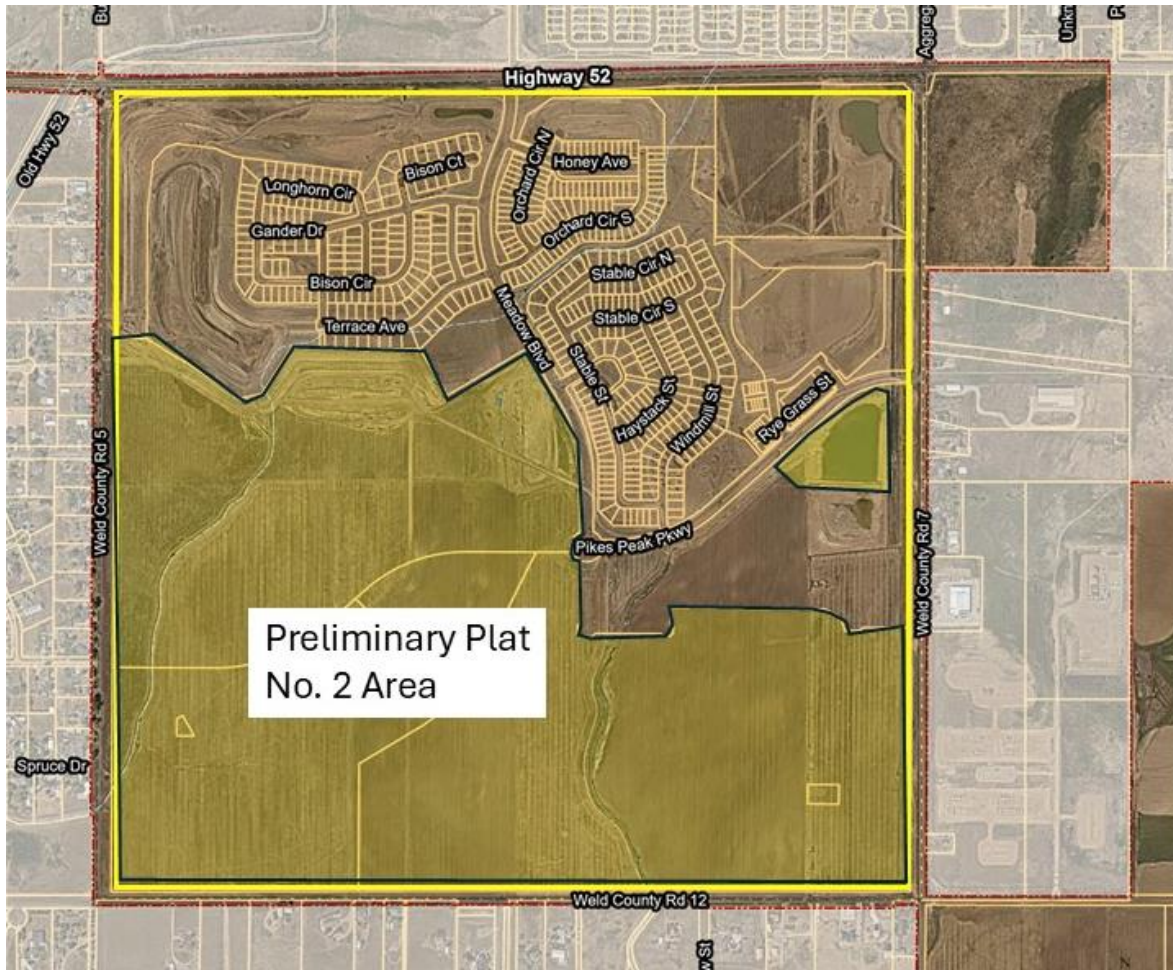
Owner/Applicant: TL Summerfield, LLC
7100 East Belleview Ave, Suite 200
Greenwood Village, CO 80111

Existing Conditions:

Comprehensive Plan
Future Land Use
Designation: Residential - Low
Zoning: PD – Planned Development
Project Size: 333.7511 acres
Existing Use: Vacant/agricultural land/under construction for Filing No. 1 Final Plat

Location:

The overall Summerfield property is located south of Highway 52, north of WCR12, and between WCR5 and WCR 7. The Preliminary Plat No. 2 area is highlighted in yellow below:



Adjacent Land-Use/Zoning:

	ZONING	EXISTING LAND USE
NORTH	PD - Summerfield	Summerfield F1 Construction; Vacant tracts
SOUTH	A – Agricultural (Weld County) PUD – Planned Unit Development (Weld County)	Single-Family Development and Agricultural related uses
EAST	A – Agricultural (Weld County)	Vacant/agricultural land Single-Family Development and Agricultural related uses MVFPD Maintenance Facility Oil and gas facilities
WEST	A – Agricultural (Weld County)	Single-Family Development and Agricultural related uses

Site Specific Development Information:

The proposal is subject to the standards of the Annexation Agreement and the Summerfield Planned Development-Development Plan (PD-DP). The following history details the various reviews/approvals for the Summerfield site:

- The Summerfield area was annexed into the Town in 2013 and was Initially Zoned to PD, Planned Development. An Annexation Agreement and PD-DP were approved and recorded and govern the development on the property.
- A Sketch Plan was reviewed in 2013 for the property. A Sketch Plan is an optional, informal evaluation before detailed planning and engineering work is undertaken and does not result in any approval or denial.
- The first Preliminary Plat on the property was approved by the Town Council (previously Board of Trustees) in May 2022. That first Preliminary Plat consisted of 508 single-family detached lots, 138 duplex lots, and 198 townhome (single-family attached) lots, for a total of 844 lots, with 43 tracts for various landscaping, trail, park, open space, alleys/private streets, and utility purposes and future development areas. The Preliminary Plat No. 2 area is contained within designated tracts on the original Preliminary Plat.
- Summerfield Filing No. 1 Final Plat and Development Agreement (DA) was approved by Town Council (previously Board of Trustees) in July 2023. Filing No. 1 created 479 lots and 36 tracts consisting of 158 active adult single-family detached, 100 active adult attached homes, 196 traditional detached homes, and 25 traditional townhomes. Some of these areas are currently under construction. Infrastructure is anticipated to be completed in the fall of 2025 with sales possibly beginning the end of 2025 or beginning of 2026.

The Preliminary Plat No. 2 area consists of Tracts AD, AE, AF, and AG of Summerfield Filing No. 1 Final Plat. This area is comprised of 333.7511 acres of vacant PD zoned land. There are no existing buildings on the property. The property is traversed by the Cottonwood Extension Ditch (Erie Coal Creek Ditch) and the tail waters of the Community Ditch. The property contains multiple plugged and abandoned wells.

Preliminary Plat Development Data:

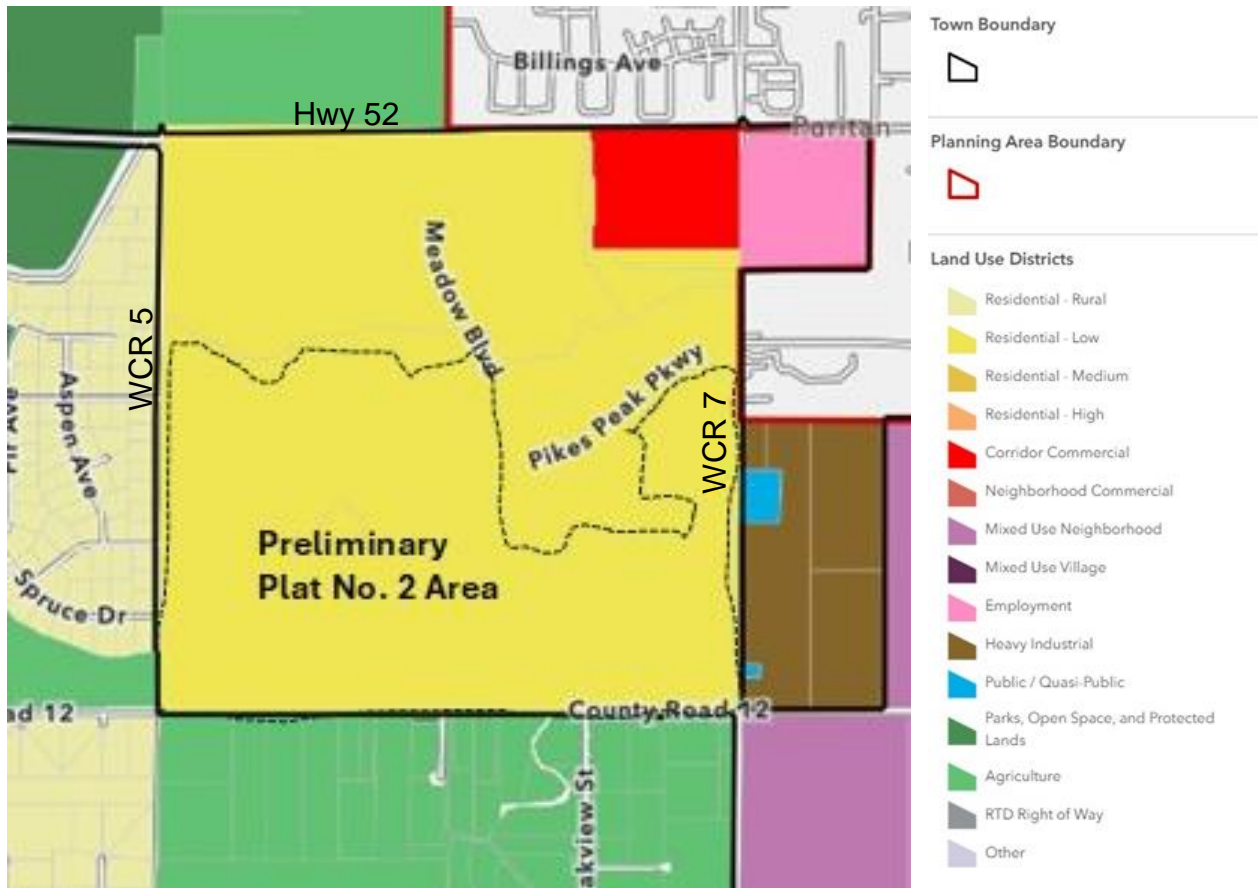
- Preliminary Plat Size: 333.7511 acres
- Residential Development:
 - Single-Family Detached: 1,051 lots
(534 active adult lots/517 non-age restricted lots)
 - Duplex 144 lots (all active adult lots)
 - Townhomes 106 lots (all non-age restricted lots)
 - **Total** **1,301 lots (3.9 du/ac)**
- Amenities:
 - Pocket Parks: 3.71 acres (4 pocket parks)
 - Neighborhood Parks: 6.65 acres (1 neighborhood park)
 - Community Parks: Fee-in-Lieu per annexation agreement
 - Open Space: 75.57 acres
- Other Elements:
 - Public ROW: 70.82 acres
 - Tracts (Open Space) 75.57 acres / 39 tracts
 - Tracts (Private Alleys/Streets) 1.7918 acres / 6 tracts

Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan designation for most of the Summerfield development is Residential-Low with a density of 2 to 8 dwelling units per acre(du/ac), with Corridor Commercial at the southwest corner of WCR 7 and Highway 52. Residential-Low areas are primarily suburban-style developments with a range of single-family detached and attached homes, townhomes, and patio homes. In addition to residential uses, parks and open spaces provide important amenities and gathering spaces for residents and visitors.

The Summerfield Planned Development-Development Plan (“PD-DP”) was adopted in 2013. Last year, the Comprehensive Plan was adopted and is consistent with the zoning previously established for the site. The next section of this report will go through the Preliminary Plat’s conformance to the PD-DP. As the plat is in general conformance with the PD, the application is in general compliance with the current Comprehensive Plan Land Use Map.

Below is the future land use map with the Summerfield Preliminary Plat No. 2 area labeled:



Compliance with Town of Erie Zoning:

The property was annexed and initially zoned PD, Planned Development, in 2013. An Annexation Agreement and a PD-DP was established with specific standards and Planning Areas.

The PD allows for changes in the configuration of planning areas and road alignments, as well as density transfers (see notes in the table below). The following table outlines Planning Areas, applicable PD Standards, what is proposed by the Preliminary Plat, and difference in area for Planning Areas.

Planning Area	PD Standards	Preliminary Plat	% Diff. Area (+/- 25%)**
4 Active Adult Detached	Low Density Residential 94 du's over 18.9 acres = 5.0 du/ac max	Low Density Residential 66 du's over 19.1 acres = 3.5 du/ac	+1.0%
5 Active Adult Detached	Low Density Residential 92 du's over 18.5 acres = 5.0 du/ac max	Low Density Residential * 100 du's over 23.1 acres = 4.3 du/ac	+22.1%

Planning Area	PD Standards	Preliminary Plat	% Diff. Area (+/- 25%)**
8 Active Adult Detached / Attached (Duplexes)	Low Density Residential 214 du's over 43 acres = 5.0 du/ac max	Low Density Residential 229 du's over 46.2 acres = 4.9 du/ac	+7.2%
9 Active & Traditional Detached	Low Density Residential 104 du's over 20.9 acres = 5.0 du/ac max	Low Density Residential 81 du's over 25 acres = 3.2 du/ac	+17.9%
10 Active Adult Detached	Low Density Residential 233 du's over 46.7 acres = 5.0 du/ac max	Low Density Residential 231 du's over 53.9 acres = 4.3 du/ac	+14.3%
11 Traditional Detached	Low Density Residential 169 du's over 33.9 acres = 5.0 du/ac max	Low Density Residential 122 du's over 27 acres 4.5 du/ac	-22.7%
12 Traditional Detached	Low Density Residential 351 du's over 70.2 acres = 5.0 du/ac max	Low Density Residential 421 du's over 84.2 acres = 5.0 du/ac	+18.1%
13*** Traditional Attached (Townhomes)	Medium Density 100 du's over 10 acres = 10 du/ac max	Medium Density Residential 106 du's over 10.6 = 10 du/ac	+5.8%
<p><i>*PD – Article II – Control Provisions. A. Transfer of Density: Residential dwelling units, as shown on the PD-DP map, shall be the maximum total number of dwelling units within all residential land use parcels as set forth in the PD-DP. A transfer of density from Planning Area to Planning Area shall be allowed without an amendment to the PD-DP and will be shown in a specific subdivision and site plans submittals.</i></p> <p><i>**PD – Article II – Control Provisions. C. Road Alignments.: The PD-DP is intended to depict general locations of streets and individual Planning Areas. At the time of Preliminary Plat approval, the Community Development Department or Erie Town Board shall allow modifications for the purpose of establishing:</i></p> <p><i>2. Final configuration of Planning Areas provided that the size of a Planning Area does not increase/decrease by more than 25%.</i></p> <p><i>***PD – Article V – Land Use Regulations G. In the event more than 1,000 units are “age targeted” within Summerfield, a school site within Summerfield may not be required and the School Planning area may become Medium Density Residential Planning Area (the school district is not requiring a school).</i></p>			

Consistent with the Overall Concept in the Summerfield PD and the annexation agreement, the developer may elect to develop significant portions of the property for age-restricted or age-targeted home buyers. Planning Area 13 could either be developed with a school or as medium density residential as long as at least 1,000 units in the overall development are “age-targeted”. Summerfield proposes 1,073 age-targeted homes (679 in Preliminary Plat No. 2). The Preliminary Plat proposes a mix of “active adult” dwelling units in Planning Areas 4, 5, 8, 9, and 10 and “traditional” (non-age restricted) dwelling units in Planning Areas 11, 12, and 13.

The proposed product types include a mix of detached homes, duplex/paired homes, and townhomes. As noted in the table above, the proposal complies with the size and density requirements for each area. The PD permits transfers of density, and for increase and decreases in the size of each Planning Area, as noted above. The application is in general compliance with the standards found in the PD for density and dimensional standards.

Housing Mix:

Article V – Land Use Regulations in the PD provides for the intent of the PD to meet the Town’s Housing Diversity Requirement by providing 3 housing types and 2 variations as defined in the UDC. Preliminary Plat No. 2 provides 3 housing types and 2 variations, as listed below, thus fulfilling the housing diversity requirement:

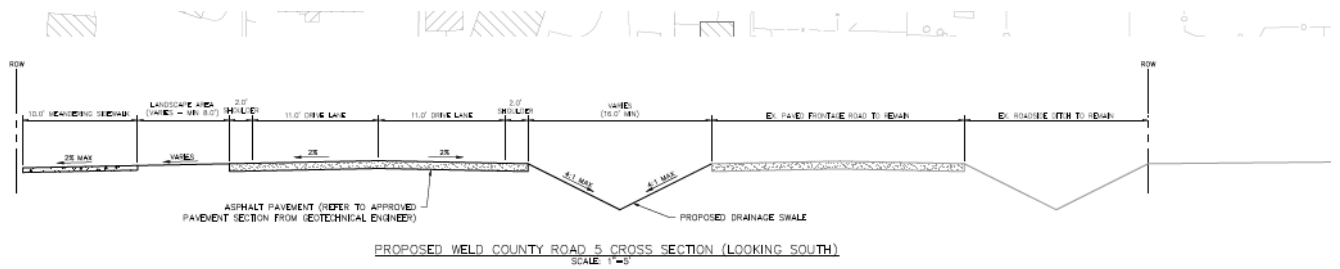
Housing Type	Housing Variation
Single-Family Detached	Lot Size Under 5,000 SF (192 units) Lot Size 5,000 – 9,999 SF (813 units) Lot Size Over 10,000 SF (46 units)
Duplex	Front Loaded (144 units)
Townhouse	Alley Loaded (106 units)

Access/Streets:

A Traffic Impact Study and a Supplemental Traffic Impact Analysis were submitted with the Preliminary Plat application materials. The Summerfield PD and Annexation Agreement provide for specific roadway improvements and cross-sections that apply to the development. A majority of the new internal streets are public roads, with the remaining alleys and one street being privately owned and maintained. The single-family detached homes and duplex homes are front-loading onto streets, while the townhomes are alley-loaded and face onto either garden courts or streets.

A total of six full movement access points are provided to Preliminary Plat No. 2 from WCRs 5, 7, and 12. Final Plat No. 1 provides access onto State Highway 52 via a right-in/right-out unsignalized intersection but would be converted to full movement signalized condition in the future when warrants are met and CDOT approves the installation. Future final plats will review warrants regarding signal installation at WCR5 and Highway 52. An existing full movement signalized intersection is at WCR 7 and Highway 52. Future final plats will assess signal warrants and finalize access through the property and to the surrounding street network. Additionally, bike lanes are included on street cross sections in the plans.

Per the Annexation Agreement and construction plan, existing WCR5 would be constructed with a frontage road (local access) type of design for the properties within unincorporated Weld County located west of WCR5. The frontage road would consist of the existing pavement, a new drainage ditch, and a new road that would be constructed for WCR5 to the east. The frontage road would allow access to the new WCR5 on several existing roads per the construction plans. The cross section would look like the following:



With future plats and at full build-out, the roadway improvements listed for surrounding streets in the Annexation Agreement would be required to be completed by the developer. The specific requirements and timing are listed in the agreement. In addition, the applicant has agreed to add additional traffic calming measures in anticipation of the Town updating the Transportation Standards and Specifications later this year. These measures were identified as likely being needed at three intersections in Preliminary Plat No. 2.

Parks and Open Space:

The Summerfield PD and Annexation Agreement provide for specific Parks and Open Space requirements. At full build-out, the Summerfield Annexation Agreement and PD calls for 8 pocket parks, 2 neighborhood parks, 25 acres of Community Park which may be paid via cash in lieu of land, and approximately 27% of the land area as parks and open space in accordance with the PD-DP. Pocket parks and open space are to be owned and maintained by the Metro District and/or HOA, and the Neighborhood Parks will be dedicated to the Town at the time of construction of the park. The Annexation Agreement allows for oil and gas sites, water bodies, water storage ponds, and detention and water quality ponds to contribute to park and open space areas. The two tables below detail how the requirements are being met previously (Preliminary Plat No. 1), and for the portion being platted with Preliminary Plat No. 2 application:

Summerfield Preliminary Plat No. 1 (844 DUs)			Summerfield Annex. Agreement / PD Total Requirement (2,200 DUs Max)
<i>Park & Open Space Type</i>	<i>UDC Requirement</i>	<i>Proposed</i>	
Pocket Park	4 parks / 1.22 acres	4 parks / 3.68 acres	8 pocket parks
Neighborhood Park	1 park / 7.3 acres	1 park / 8.00 acres	2 neighborhood parks
Community Park	Cash in Lieu	Cash in Lieu	Cash in Lieu
Open Space	41.47 acres	68.67 acres	27% total as Parks & Open Space
Total Parks & Open Space	50.01 acres	80.35 acres	

Summerfield Preliminary Plat No. 2 (1,301 DUs)			Summerfield Annex. Agreement / PD Total Requirement (2,200 DUs Max)
<i>Park & Open Space Type</i>	<i>UDC Requirement</i>	<i>Proposed</i>	
Pocket Park	4 parks / 1.88 acres	4 parks / 3.71 acres	8 pocket parks
Neighborhood Park	1 park / 11.28 acres	1 park / 7 acres	2 neighborhood parks

Community Park	Cash in Lieu	Cash in Lieu	Cash in Lieu
Open Space	63.92 acres	75.57 acres	27% total as Parks & Open Space
Total Parks & Open Space	77.08 acres	86.28 acres	

The proposed parks for Summerfield meet the intent of the Town’s requirements. In addition to the required parks and open space, the developer plans to construct two private amenity facilities that are planned for future final plats located within the first Preliminary Plat area. The active adult amenity center Site Plan is currently under review by the Town.

Trails/Pedestrian Connections

This project proposes a series of sidewalks, trails and a spine trail that connect different portions of the neighborhood to one another and to future adjacent development. A Spine Trail is proposed to extend through the site and connect to the Summerfield areas to the north. A variety of trails and sidewalks are proposed along streets and open space tracts to provide connectivity throughout.

Drainage:

A Preliminary Drainage Report was submitted and reviewed. Stormwater runoff will be collected in a storm sewer system and conveyed into channels and three detention and water quality ponds. Runoff from the west portion of the site eventually flows to Boulder Creek, and from the east portion of the site flows to Godding Hollow.

Utilities:

The Town of Erie will provide both water and wastewater services to the property. The Preliminary Plat proposes a series of water and sewer mains, to be located within right-of-way or public easements. New 24-, 30-, and 36-inch sanitary sewer mains will convey flow from WCR7 to the Northwest Water Treatment Facility. These improvements will be completed within the first phases of development and are depicted within the Summerfield Filing No. 1 Final Plat construction plans. The Preliminary Plat also proposes hooking into the lines in the northern filings. Water lines will also be extended from the northern filings for the future filings in Preliminary Plat No. 2.

Utility service providers for the property are Black Hills Energy for gas and United Power for electric, 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.

Schools:

The property is located within the St. Vrain Valley School district. The Annexation Agreement and PD require Planning Area 13 to be developed as a school site, or to be developed with Medium Density Residential if a school site is not required. If no school is required due to the number of age restricted units provided, then St. Vrain must agree in writing to the school site becoming a residential planning area.

The applicant has coordinated with the school district to locate a school site on another property rather than with the Summerfield development and intends to develop the planning area as residential, as detailed in the Preliminary Plat. There is an agreement in place between the developer and the school district stating it is mutually agreed that a school site is not required. In addition, the school district has confirmed in their review comments that school land dedication will not be required due to the amount of age-restricted housing. However, cash-in-lieu payments would be required for the 621 non-age restricted units. The amount of cash-in-lieu payments is estimated at \$694,327.00. The final amount due will be calculated by the school district at the time of individual Final Plats and included as line items in the Development Agreements (DA) indicating proof of those payments would be required at building permits.

Fire Protection:

The Mountain View Fire Protection District will provide fire and emergency medical services.

Police Service:

The Erie Police Department will provide service to the property.

Oil/Gas Facilities:

All oil and gas wells on the entirety of the Summerfield development have been plugged and abandoned. The approved PD provides the applicable oil and gas setbacks for the facilities, which are 25' from structures or residential lots to plugged and abandoned wells. The project takes into the account these setbacks. The PD and Annexation Agreement allow for the location of wellheads within open space, trails, roadways, and/or park areas within the property.

The current UDC requires a plugged and abandoned setback or a reduction to an area 50 feet by 100 feet pending an adequate review of documentation. The applicant has chosen to honor the current setback reduction in the development and has demonstrated an ability to be consistent with that requirement through documentation reviewed by the Town.

Soils and Geology:

A Preliminary Geotechnical Subsurface Exploration Report was prepared by Soillogic for both the east and west halves of the site and concluded that expansive clay soils and shallow, expansive claystone bedrock; lignite; and shallow groundwater are present on-site. The report included recommendations for mitigation of these items. Colorado Geological Survey (CGS) reviewed the reports and stated that provided that the geotechnical recommendations in the reports are strictly adhered to, CGS has no objection to approval of the Preliminary Plat, as proposed.

A Mine Subsidence Assessment was prepared for the site by Western Environment. The assessment concluded there is no record of mining occurring beneath the subject property, and that the Morrison Mine is located off-site to the south. The assessment recommended a limit of subsidence damage line be shown on the Final Plat, which would extend to 72 feet north of the nearest mine workings (at the section line). None of the proposed home lots within the Preliminary Plat are within the limit of subsidence damage line. CGS reviewed this assessment and stated it satisfactorily addressed their previous comments regarding mine subsidence. Additionally, CGS will review all future Final Plats.

Natural Resources:

A Natural Resources Assessment was prepared by ERO in 2021 which assessed potential wetlands and waters of the U.S., federally threatened, endangered, candidate and sensitive species habitat, raptors and migratory bird habitat, and general wildlife. General findings for the Summerfield site are listed below:

Ditches: The Town of Erie Natural Areas Inventory notes the Cottonwood Extension Ditch (“Erie Coal Creek Ditch”) and the Community Ditch on the site. In the Annexation Agreement, the Town agreed that undergrounding of the Erie Coal Creek Ditch, subject to an agreement with the ditch company, is allowed; that the tail waters of the Community Ditch, which terminates on the north side of WCR 12, will be conveyed through the on-site drainage system; and that any healthy trees jeopardized by construction along the ditches may be removed and replaced. The applicant intends to underground the Erie Coal Creek Ditch and convey the tail waters of the Community Ditch through the property within the on-site drainage system, consistent with the Annexation Agreement. The applicant was required to enter into an agreement with the ditch company for the undergrounding and maintenance of the Erie Coal Creek Ditch (a copy of the agreement is included in the applicant materials). Copies of that agreement were provided with the application. As documented in the Natural Resources Assessment prepared by ERO, the Army Corps of Engineers, which regulates fill material in potential wetlands and waters of the U.S. such as streams, ponds, and other waterbodies, provided verification that no permit would be required to pipe the Cottonwood Extension Ditch (Erie Coal Creek Ditch), noting that any change the project plans may require additional Corps authorization.

Threatened or Endangered Species or Habitat: As noted in the Natural Resources Assessment prepared by ERO, no candidate, proposed, threatened, or endangered species or habitat were identified on the site. Documentation from the Colorado Office of US Fish and Wildlife agrees with the findings in the report.

Prairie Dogs and Burrowing Owls: As noted in the Natural Resources Assessment prepared by ERO, prairie dogs are present in the northeastern and northwestern portions of the site (Preliminary Plat 1), and if necessary, Colorado Parks and Wildlife (CPW) recommends removing them in a humane manner before any earthwork or construction takes place. Additionally, ERO recommends that prior to any work that would disturb a prairie dog colony between March 15 and October 31, colonies should be surveyed for western burrowing owls. No prairie dogs were noted within the Preliminary Plat Filing No. 2 area.

Migratory Birds: As noted in the Natural Resources Assessment prepared by ERO, no nests of migratory birds were observed during site visits, but because of variability in the breeding seasons of various bird species, ERO recommends a nest survey be conducted within one week prior to construction to determine if any active nests are present in the project area so they can be avoided; if active nests are found, any work that would destroy the nests could not be conducted until the birds have vacated the nests.

Bald Eagles: No bald eagle nests were present within 0.5 miles of the site at the time of the site visit conducted by ERO.

Environmental Hazards:

A Phase I Environmental Site Assessment and Limited Phase II Site Investigation were performed by ERO. ERO concluded that the Phase I assessment revealed no evidence of RECs (Recognized Environmental Conditions) in connection with the property except for the former and current oil and gas operations. ERO conducted the Limited Phase II Site Investigation to assess the soil, groundwater, and soil-vapor conditions in relation to oil and gas on the site, including soil and soil vapor sampling. No soil vapor points at the plugged and abandoned well sites in the development areas of the preliminary plat contained detectable methane concentrations. Soil vapor sampling at one site located in the southwest quadrant of the property detected elevated methane levels at one monitoring event and was recommended for further investigation. The Town reviewed further assessments of that area during this preliminary plat review and no concerns were noted. Since the preparation of the assessments, the producing oil and gas facilities have been plugged and abandoned with extensive data reports received and reviewed by staff.

APPROVAL CRITERIA - STAFF ANALYSIS:

The proposed Preliminary Plat was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.7.D.2. Approval Criteria. Staff finds the Preliminary Plat in compliance with the Preliminary Plat Approval Criteria as listed below.

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

Staff: The proposed subdivision is generally consistent with the current Comprehensive Plan Land Use Plan Map. The Comprehensive Plan designates the property as Residential-Low. The Summerfield Planned Development-Development Plan ("PD-DP") was adopted in 2013 in conformity with the previous Comprehensive Plan, as noted on the PD, Article I – General Provisions – 3. Adoption. The PD-DP established specific Planning Areas and standards to implement the Comprehensive Plan. As the plat is in general conformance with the PD, the application is in general compliance with the current Comprehensive Plan 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: The proposed subdivision is consistent with and implements the Summerfield PD – Planned Development zoning district.

- 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 Town's UDC standards, including as modified in the Summerfield PD or Annexation Agreement.

- 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 proposed subdivision meets the Town's UDC standards, including as modified in the Summerfield PD or Annexation Agreement.

- 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: The proposed subdivision will meet applicable federal and State standards.

- 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: No significant adverse impacts are anticipated with the proposed subdivision.

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

Staff: The proposed subdivision will be integrated into the existing road and pedestrian network.

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

Staff: No significant adverse impacts are anticipated with the proposed subdivision.

- 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 facilities are available to serve the proposed subdivision, shall be constructed with the development, or shall be mitigated through the payment of fees.

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

Staff: Adequate infrastructure is proposed and will be available to serve the proposed subdivision. A Development Agreement including a phasing plan will be reviewed as part of future Final Plats.

NEIGHBORHOOD MEETING:

As required by the Municipal Code a Neighborhood Meeting was held on November 11, 2024, at 6:00 p.m. at the Erie Community Center. The required notice for the Neighborhood Meeting was provided. There were 19 attendees at the meeting. Questions and concerns included traffic on WCR5; construction mitigation and issues; drainage; and construction timelines. A summary of the neighborhood meeting was provided by the applicant.

PUBLIC NOTICE:

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	2/19/25
Property Posted as required:	by 2/21/25
Letters to Adjacent Property Owners:	by 2/21/25