

# Archer Park

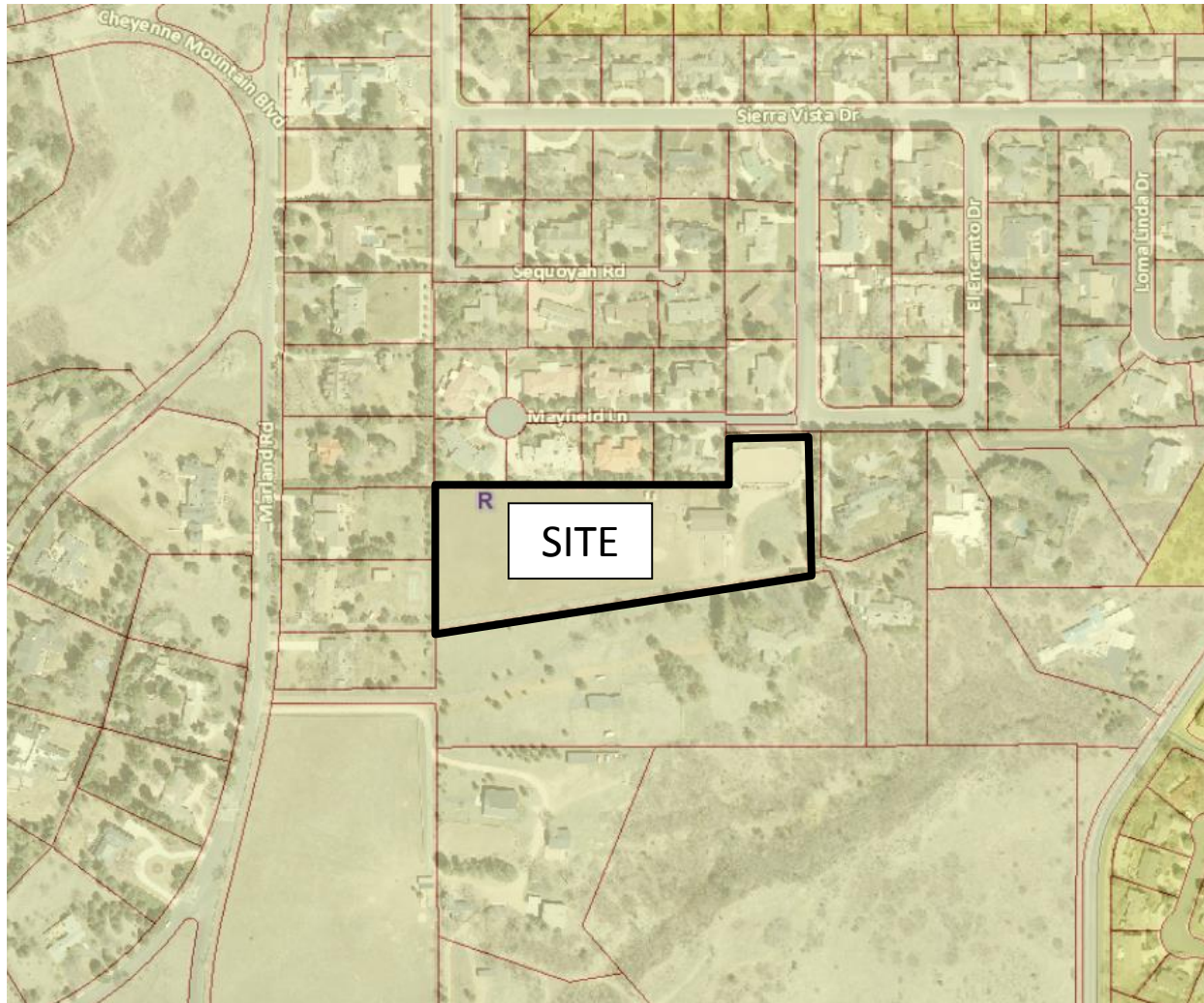
AR PFP 16-00629

June 27, 2017

Lonna Thelen, Principal Planner  
Land Use Review



# Vicinity Map



# Archer Park



- Existing Property
  - Zoned R (Estate Single-Family Residential)
    - 20,000 sf lots
  - Currently a horse property with and grazing area
- Applications
  - Preliminary and Final plat
    - 7 single-family homes
- Neighborhood meetings
  - June 22, 2016
    - 35 people in attendance
  - October 8, 2016
    - 90 people in attendance



# Neighborhood concerns:

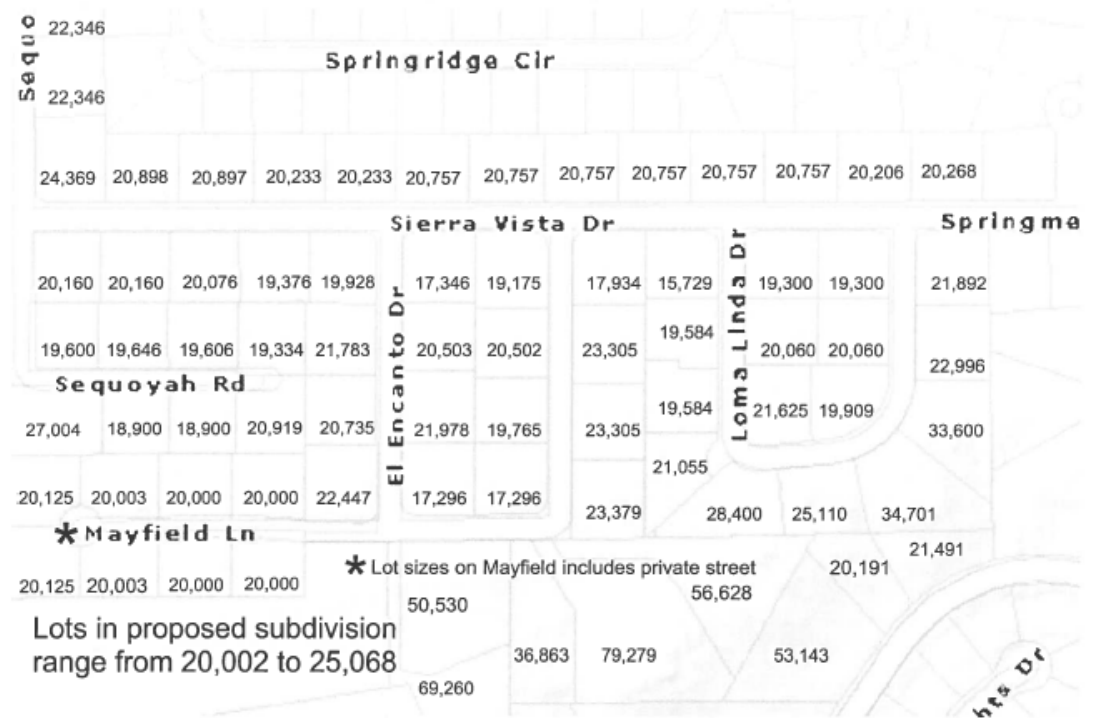


- Density
- Private Access and Parking
- Fire access and safety
- Utility easements
- Detention and Water Quality
- Traffic
- Geologic Hazard

# Density



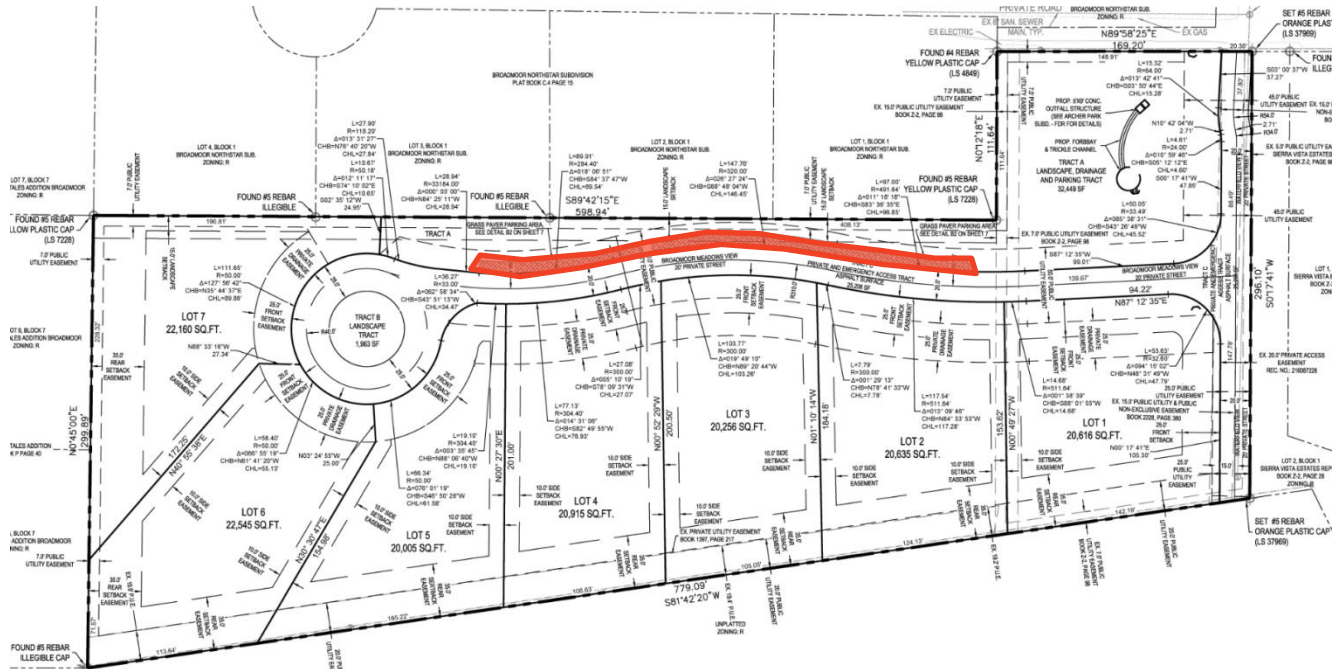
- Concern from neighborhood that site is too dense compared to the surrounding community.
- Surrounding lots vary in size from 17, 296 sf to 69,260 sf
  - 85 lots analyzed
  - Only 9 exceed 25,000 sf
- Proposed subdivision
  - 20,002 sf – 25,068 sf



# Private Access & Parking



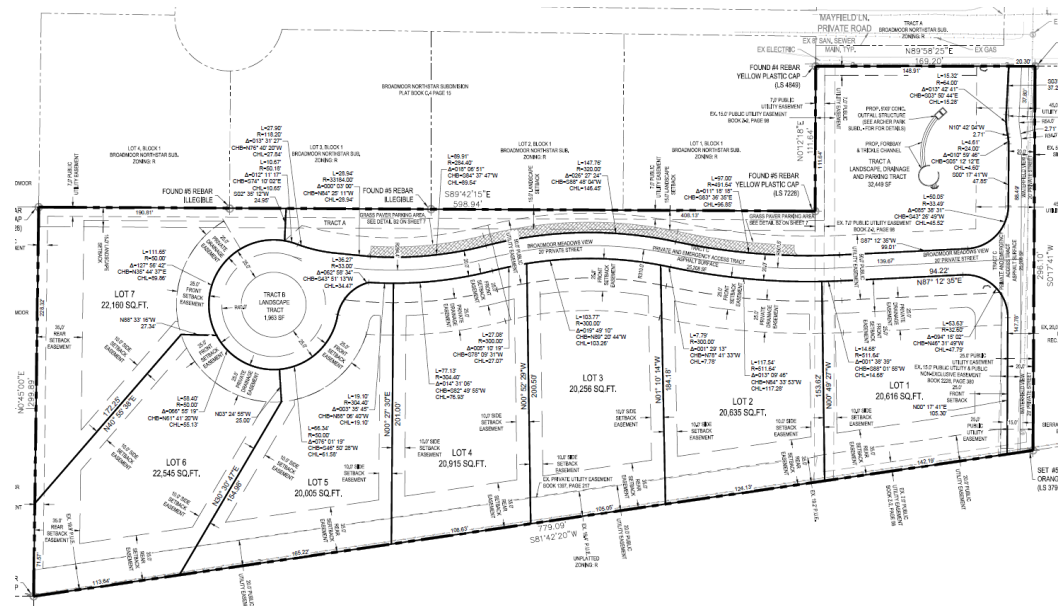
- 20' private access road to serve the 7 lots.
- 9' wide grass paver parking area, 330' long
  - Accommodates 15 parked vehicles
- City Code requirement 1 space per unit, can be accommodated in the driveway or garage.



# Fire Access & Safety



- 20' wide access drive meets requirements for fire access.
- Cul-de-sac at the end of the private drive is adequate for fire turn around.
- Reviewed by Broadmoor Fire Chief Noel Perran, no concerns.
- Property not within the hillside overlay, but within the Wildland Urban Interface (WUI). The applicant willingly agreed to follow Appendix K of the Fire Code for additional hardening of the structures.

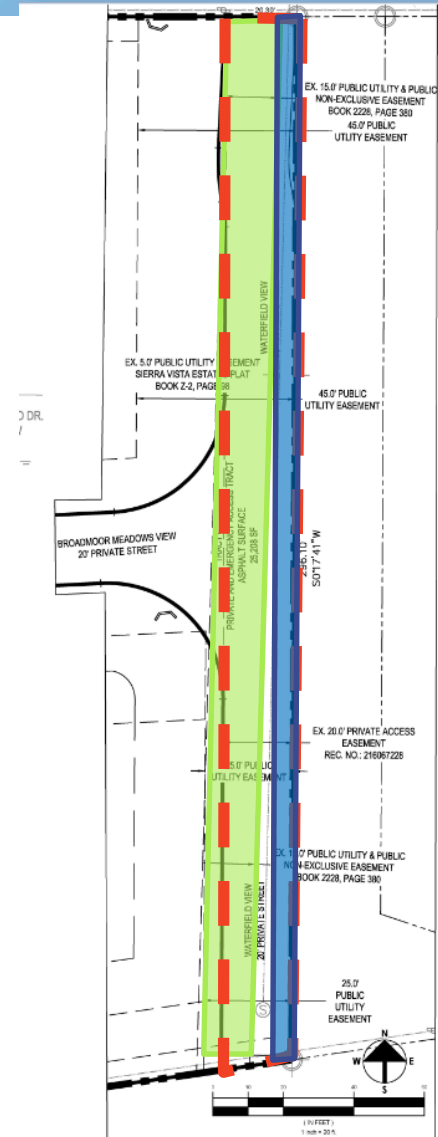




# Utility Easements



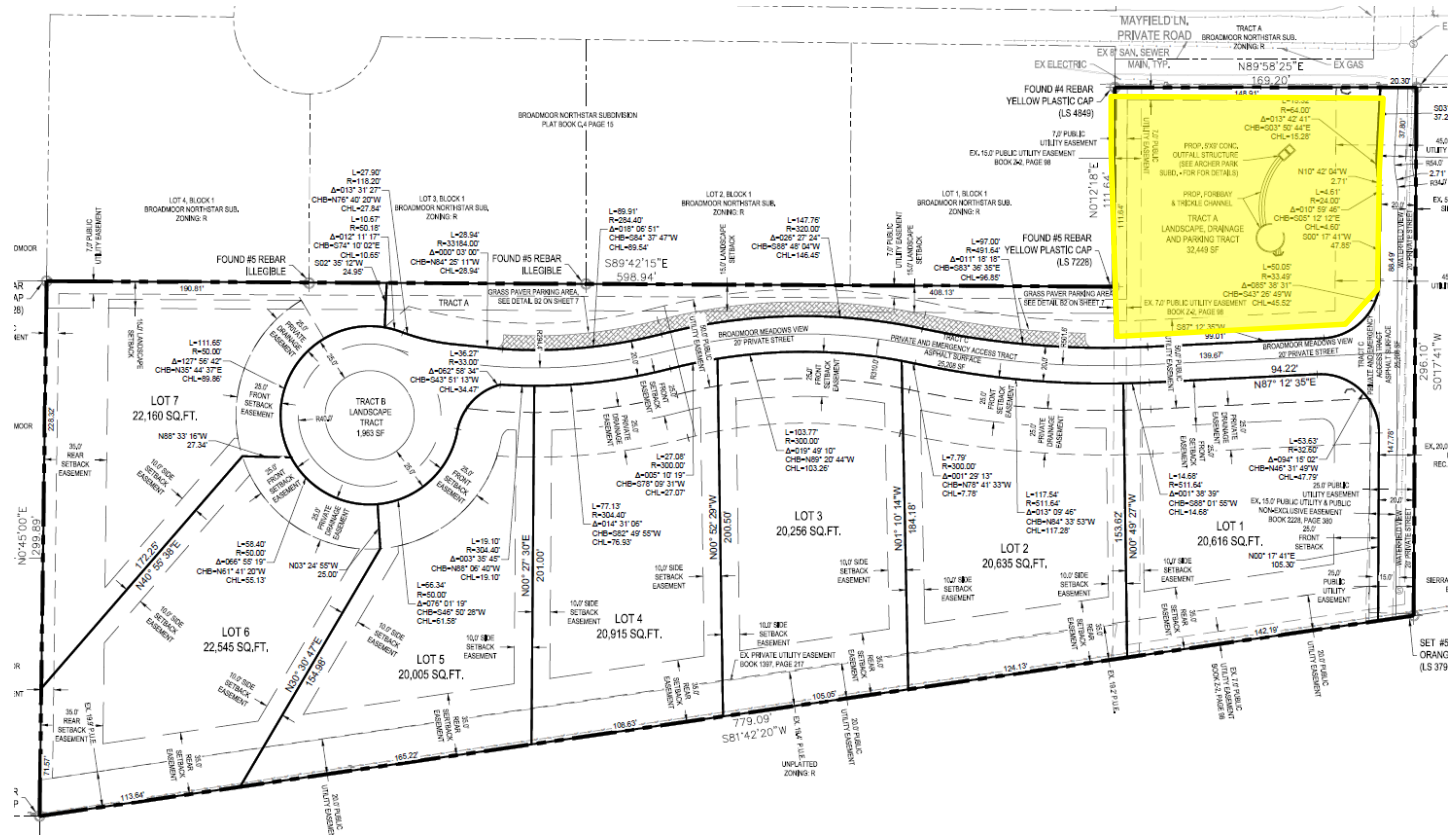
- Book 1397 Page 217-219
  - 20' Private utility easement along the southern property line of 10 El Encanto Drive.
- Book 2228 Page 380 – **Green**
  - 15' easement along the eastern property line of 10 El Encanto. The purpose was to allow sewer pipe and the construction, maintenance, operation and repair of said sewer system. The easement allows two additional connections to the sewer line to the western portion of 10 El Encanto Drive, free of charge, but does not limit new sewer taps.
- Reception number 216067228 – **Red dotted**
  - 20' private easement to allow access for 12 El Encanto. Recorded in June of 2016.
- Book Z-2 Page 98 (Replat of Lot 9, Block 1, Sierra Vista Estates Plat) – **Blue**
  - Part of the original Sierra Vista Estates Plat. It granted a 5' public utility easement on the east property line of 10 El Encanto Drive and a 7 foot and 15 foot public utility easement on the west side of the old Lot 3, Block 1 from the Replat of Lot 9, Block 1 Sierra Vista Estates.



# Detention & Water Quality



- Single private full spectrum pond located in Tract A.
- Swale on the south side of the private drive to convey flows.
- Conveyed into El Encanto Dr and Mayfield Ln after treatment.



# Traffic



- 20' access reviewed and approved by traffic.
- No requirement for a traffic study due to the small number of trips added by 7 single-family homes.

# Geologic Hazard



- Geologic Hazard Report was reviewed and approved by Colorado Geologic Survey (CGS) and City Engineering.
- CGS recommendations included:
  - Monitoring for shallow groundwater
  - Regrading and associated construction recommendations to mitigate against damage from frost heaving.

# Recommendations



## **AR PFP 16-00629 – PRELIMINARY AND FINAL PLAT**

- Deny the appeal and uphold City Planning Commission decision to approve the preliminary and final plat for Archer Park, based upon the finding that the preliminary and final plat complies with the review criteria in City Code Section 7.7.102, 7.7.204 and 7.7.303, subject to compliance with the technical and/or informational plan modifications.

