

**TOWN OF ERIE
PLANNING COMMISSION MEETING
April 19, 2017**

SUBJECT: PUBLIC HEARING:
Comprehensive Plan Amendment

PURPOSE: Public Hearing and Consideration of an Amendment to the Town of Erie, Colorado, 2015 Comprehensive Plan, Land Use Plan Map.

PROJECT NO.: CPA-000861-2017

DEPARTMENT: Community Development

PRESENTER: R. Martin Ostholthoff, Director

STAFF RECOMMENDATION:

Staff finds the application in compliance with the Comprehensive Plan Amendment approval criteria and recommends the Planning Commission adopt Resolution P17-10 recommending approval of the amendment to the Board of Trustees.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant is requesting Planning Commission approval of an amendment to the 2015 *Town of Erie Comprehensive Plan*, Land Use Plan Map for properties located at the northeast and northwest corner of State Highway 52 and County Road 3¼. The subject property has multiple property owners with the properties being located in unincorporated Weld County.

Applicants: Farfrumwurkin LLLP
Attn: Jon File
PO Box 983
Broomfield, CO 80038-0983

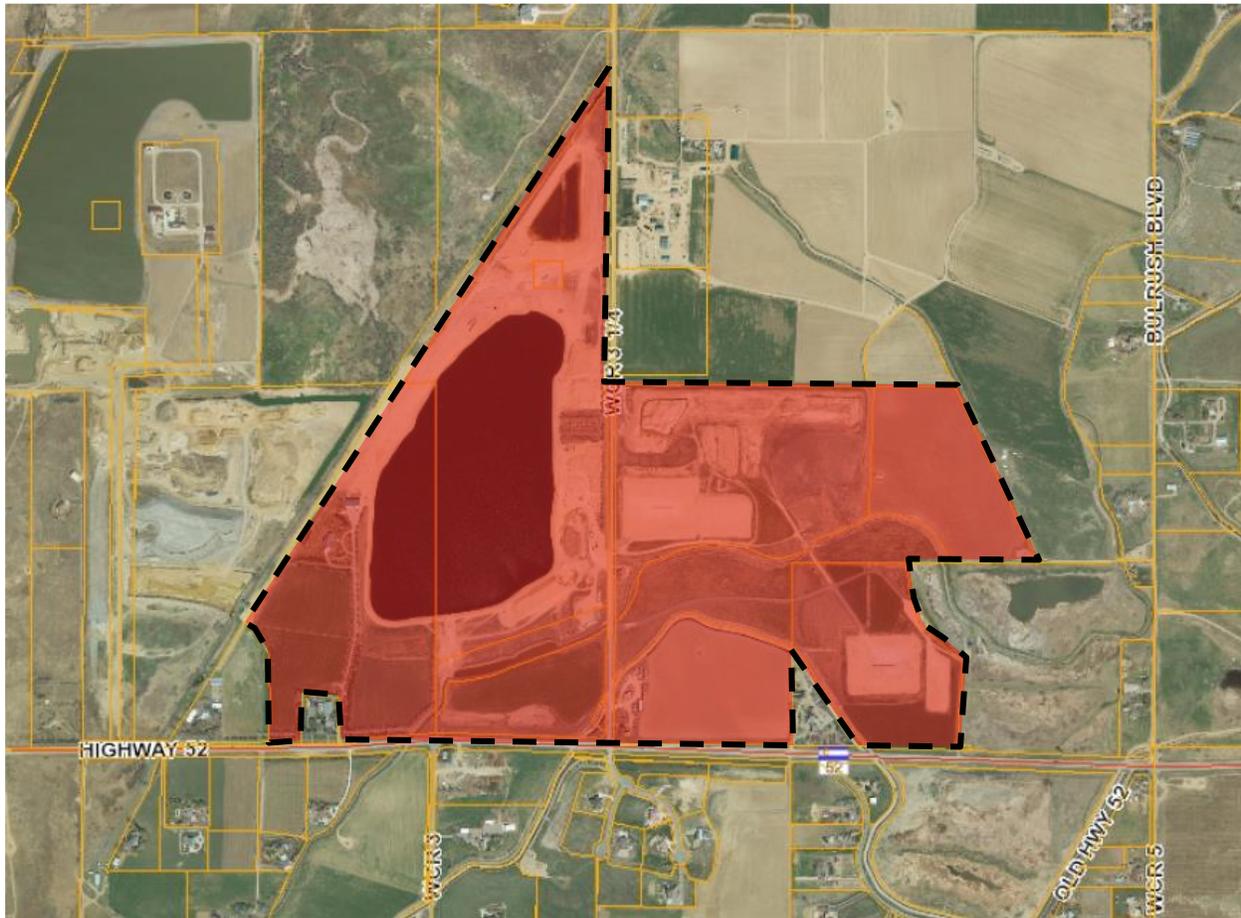
Hwy 52 LLC
Attn: Jon File
PO Box 983
Broomfield, CO 80038-0983

Barbara and James Eddleman
2070 Poplar Avenue
Boulder, CO 80304-1351

Judith Ann and Kenneth Schell
833 State Highway 52
Erie, CO 80516-9321

Location:

The site is located north of State Highway 52 and east and west of County Road 3¼, and is described as Sections 31 and 32, Township 2 North, Range 68 West of the 6th Principal Meridian. The site is highlighted in red below.



Existing Conditions:

Current Zoning: A-Agricultural (Weld County)

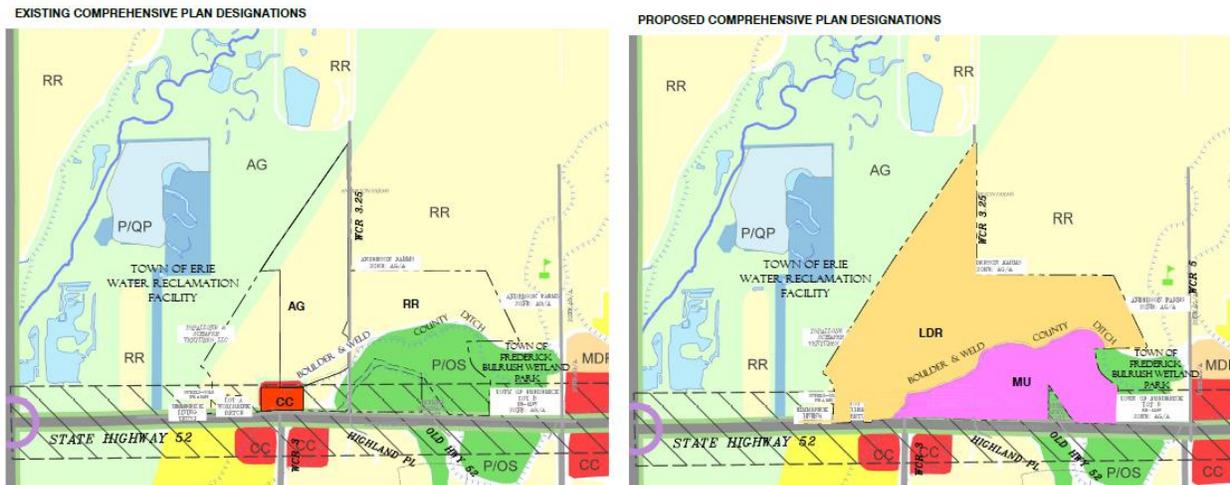
Existing Uses: Agricultural, Residential, Oil/Gas Facilities, Aggregate Mining and Water Storage.

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	A – Agriculture (Weld County)	Agricultural
EAST	A – Agriculture (Weld County) P – Public (Town of Frederick)	Agricultural Open Space
SOUTH	A – Agriculture (Weld County) R1 – Residential 1 (Weld County) CC – Community Commercial P – Public (Town of Frederick)	Agriculture Residential Vacant Open Space
WEST	A – Agriculture (Weld County)	Aggregate mining

Comprehensive Map Amendment – Current and Proposed:

The 2015 Land Use Plan Map currently identifies the property with RR-Rural Residential, CC-Community Commercial and P/OS-Parks/Public Open Space land use designations. The applicants are proposing to eliminate the RR, CC and P/OS designations completely and replace these designations with LDR-Low Density Residential and MU-Mixed Use as is shown on the graphics below.



Reference for Land-Use Plan Map Designations:

- AG – Agriculture
- RR – Rural Residential
- LDR – Low Density Residential
- CC – Community Commercial
- P/OS – Parks/Public Open Space
- P/QP – Public/Quasi Public

The applicants are proposing changes to the Land Use Plan Map to accommodate a future development known as The Shores On Plum Creek. A concept of the proposed development was presented to the Board of Trustees in December 2016 at which time the Board supported the development being annexed into Erie versus Town of Frederick. The Shores on Plum Creek as proposed is a mixed use development with single-family residential, multi-family residential, recreational/open space and commercial uses.

STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the Comprehensive Plan approval criteria of the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan, as outlined below:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;

Staff: The applicant proposes to change the current land use designations along the northern edge of the Town. The proposed combination of Low Density Residential and Mixed Use are the highest and best land uses for this area. The Comprehensive Plan already anticipated commercial development on a portion of the property, the addition of additional residential development will support this proposed commercial area.

2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;

Staff: The proposed amendment is compatible with the surrounding area. The more intensive uses are oriented to State Highway 52 and County Road 3¼ intersection.

3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;

Staff: The proposed uses when developed will provide transportation, services, and facilities improvements to mitigate any potential negative impacts.

4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

Staff: Adequate services and facilities will be planned and available through the development process.

5. The proposed amendment, if for an area that is outside of the Town's current municipal boundaries, is consistent with the Town's ability to annex the property;

Staff: The proposed amendment is outside of the Town's current municipal boundaries and is consistent with the Town's ability to annex the property. The property meets annexation contiguity requirements as State Highway

52, which forms the southern boundary of the subject property, lies within the municipal limits of the Town.

6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and

Staff: The Comprehensive Plan is general in nature and allows flexibility in the specific location and extent of each land-use designation. Subsequent development review procedures (subdivision/site plan) will establish and implement the various goals and policies of the Comprehensive Plan.

7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

Staff: The proposed changes to the Land Use Plan Map promotes the public welfare and is consistent with the goals and policies of the Comprehensive Plan. Subsequent development review procedures (subdivision/site plan) will establish and implement the various goals and policies of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds the application in compliance with the Comprehensive Plan Amendment approval criteria and recommends the Planning Commission adopt Resolution P17-10 recommending approval of the application to the Board of Trustees.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown News: March 29, 2017