

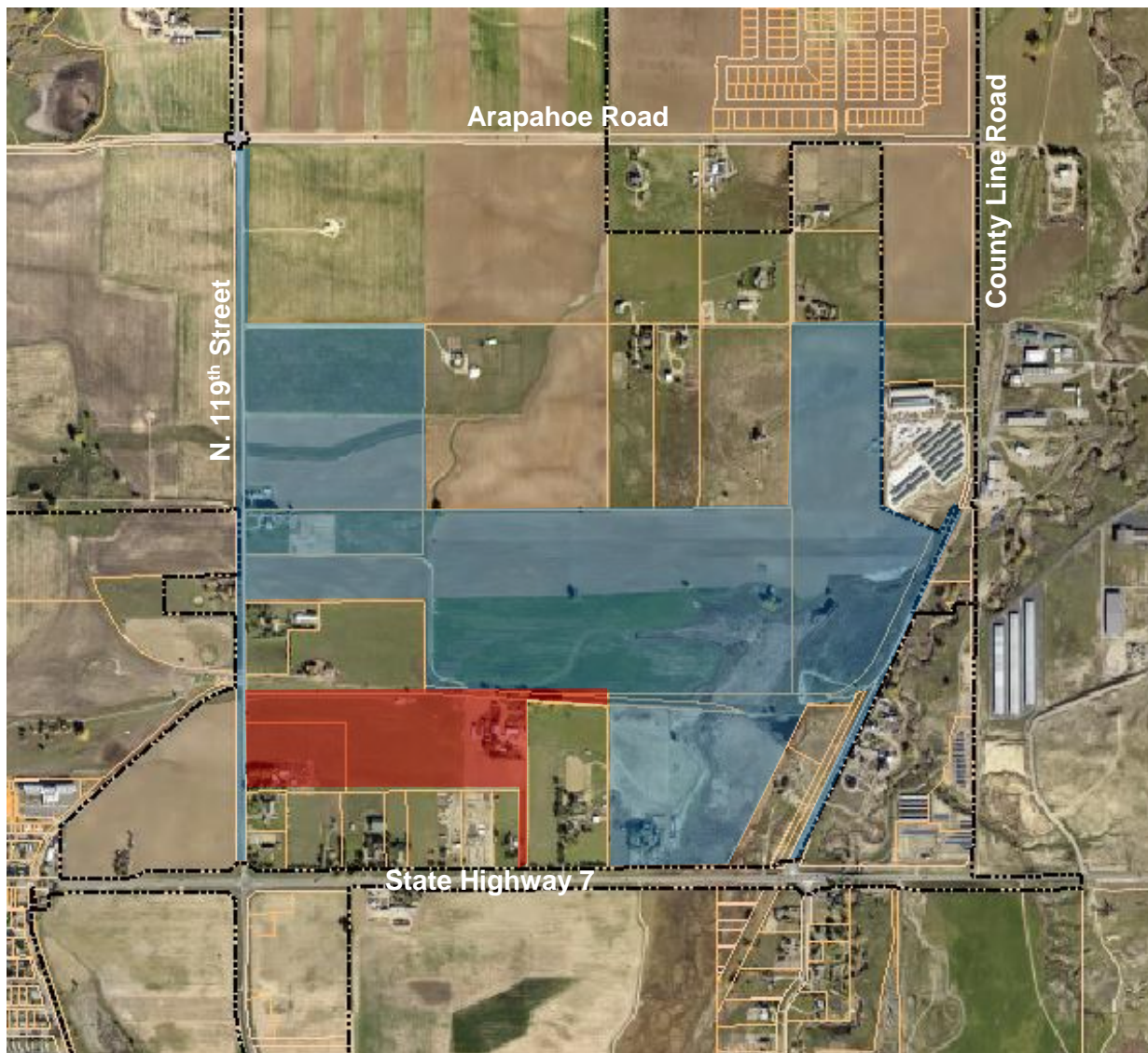
TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: January 9, 2018

SUBJECT:	LAND DEVELOPMENT RESOLUTIONS AND ORDINANCES: PUBLIC HEARING: Consideration Of A Resolution Regarding The Erie Gateway South Annexation No. 7; Adopting Certain Findings Of Fact And Conclusions Favorable To The Annexation.
CODE:	Erie Municipal Code, Title 10
PURPOSE:	The applicant requests annexation to the Town of Erie. The Resolution adopts Findings of Fact favorable for Annexation.
DEPARTMENT:	Planning & Development
PRESENTER:	Todd Bjerkas PLA, Director of Planning & Development

STAFF RECOMMENDATION:	Approval.
PLANNING COMMISSION RECOMMENDATION:	Not applicable

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Land Owners:	Arlene C. Penner Michael A. Thero & Donna F. Pattee
Applicant:	OEO LLC Matt Janke 7353 South Alton Way Centennial, CO 80112
Location:	The subject properties are located north of Colorado State Highway 7 and east of N. 119 th Street and are generally described as a portion of Section 36, Township 1 North, Range 69 West of the 6 th Principal Meridian. The original Erie Gateway South Annexations are highlighted in blue below. The limits of Erie Gateway South Annexation No. 7 are highlighted below in red.



BACKGROUND INFORMATION:

The owners of certain property in Section 36, Township 1 North, Range 69 West of the 6th Principal Meridian, have submitted Petitions for Annexation for approximately 34.2 total acres of unincorporated Boulder County property into the Town of Erie. The applications have been processed in accordance with C.R.S. 31-12-101, et seq., as amended, and Section 7.3, of the Town of Erie Unified Development Code.

On November 14, 2017 the Board of Trustees accepted the Erie Gateway South Annexation No. 7 Petitions for Annexation, found them to be in Substantial Compliance with the applicable requirements of C.R.S. 31-12-101 *et seq.*, and established January 9, 2018 as the Public Hearing date for each Annexation for adopting Findings of Fact in favor of the proposed annexation.

Existing Zoning: A – Agricultural (Boulder County)

Comprehensive Plan: LDR – Low Density Residential

Proposed Zoning: LR – Low Density Residential

Adjacent Zoning and Comprehensive Plan Land Use Designation:

	CURRENT ZONING	COMPREHENSIVE PLAN – LAND USE MAP DESIGNATION
NORTH	LR – Low Density Residential A – Agricultural (Boulder County)	LDR – Low Density Residential
SOUTH	A – Agricultural (Boulder County)	LDR – Low Density Residential CC – Community Commercial
EAST	LR – Low Density Residential A – Agricultural (Boulder County)	LDR – Low Density Residential
WEST	RR – Rural Residential (Boulder County)	Opportunity Parcel (City of Lafayette)

STAFF ANALYSIS AND FINDING'S

Compliance with Town Standards:

Staff finds the application in compliance with Section 7.3, Annexations, of Title 10 of the Municipal Code and with C.R.S. 31-12-108.

- 1. THE ANNEXATION IS IN COMPLIANCE WITH THE MUNICIPAL ANNEXATION ACT OF 1965 (C.R.S. 31-12-101, ET SEQ., AS AMENDED).**

Staff Comment: The application has been found to be in compliance with C.R.S. 31-12-101.

Public Notice:

The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108; with published notice in the Colorado Hometown Weekly, on November 22, 2017, November 29, 2017, December 6, 2017 and December 13, 2017.
