

111TH & ARAPAHOE
- COMPREHENSIVE PLAN AMENDMENT

Board of Trustees – May 25, 2021

Recommendations

COMPREHENSIVE PLAN AMENDMENT

Staff:

Staff finds the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map Amendment in compliance with the Comprehensive Plan Amendment approval criteria and recommends the Town Board of Trustees adopt the Resolution.

Planning Commission:

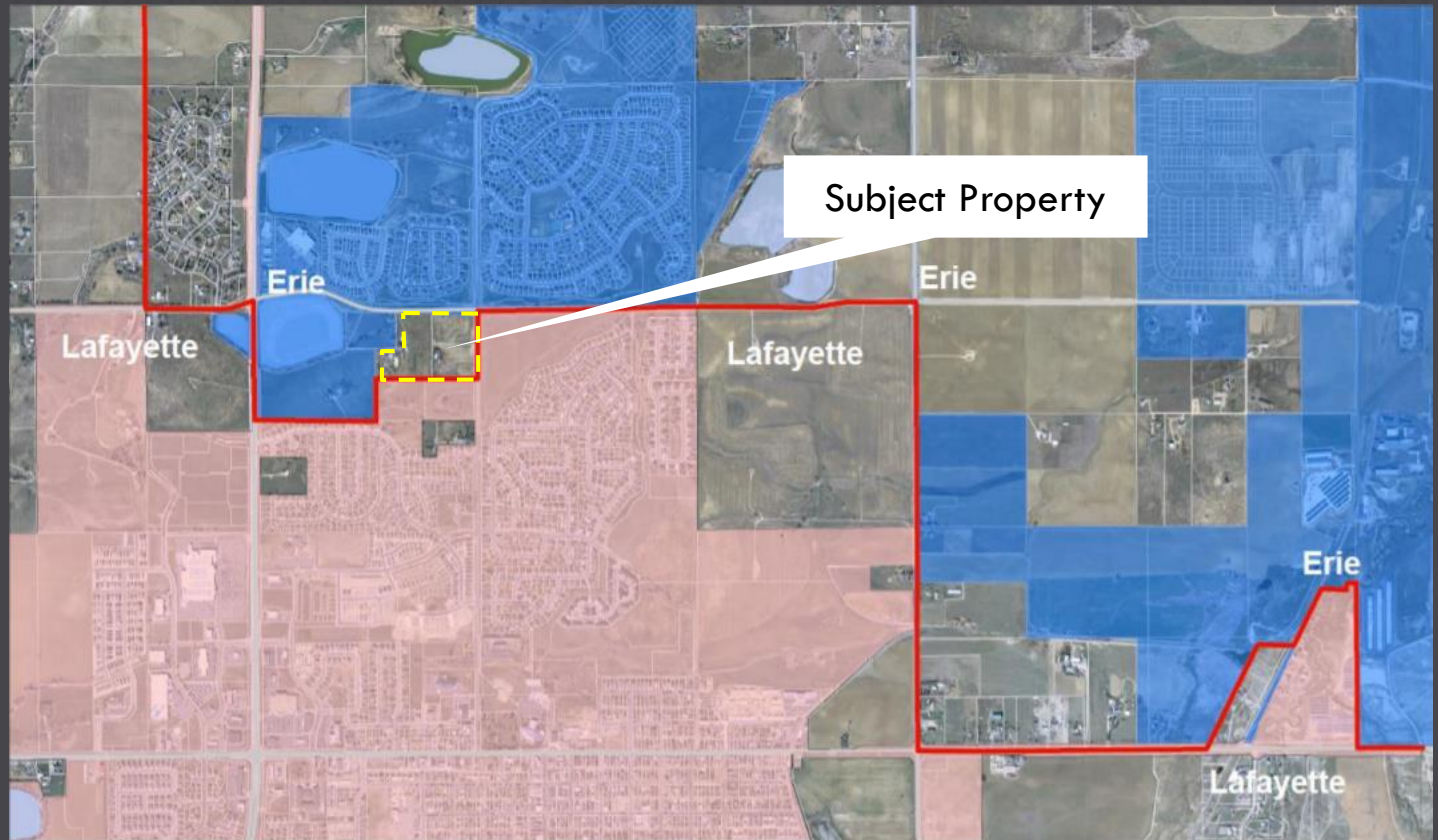
On May 5, 2021, the Planning Commission approved Resolution P21-06, recommending approval of the Comprehensive Plan Amendment to the Board of Trustees.

Location



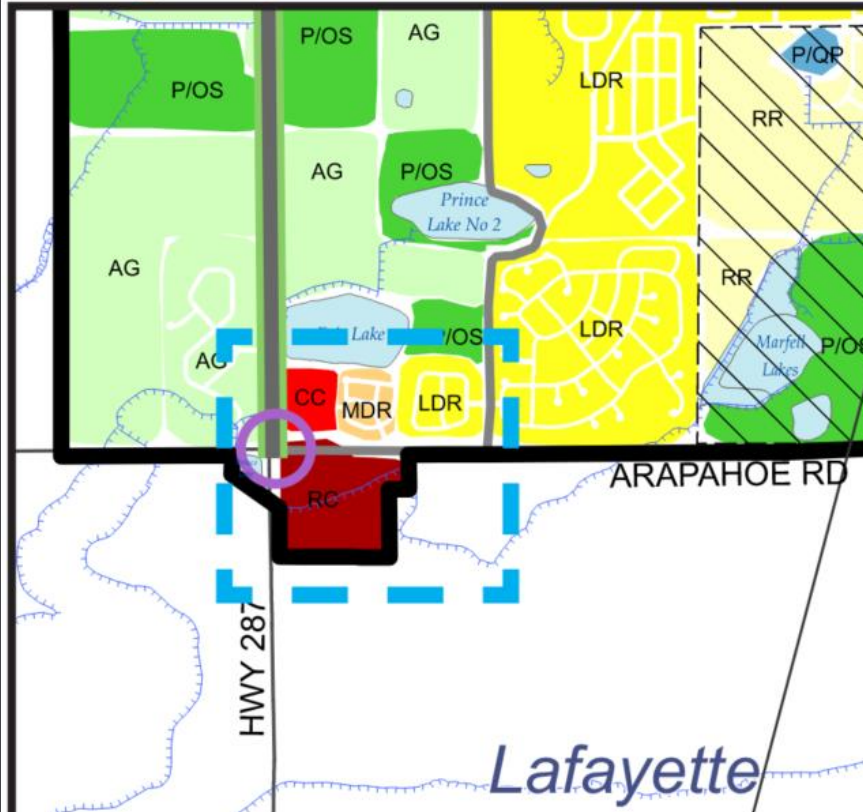
2019 Lafayette / Erie IGA

- Established potential annexation areas for the Town of Erie and the City of Lafayette (Lafayette / Erie Influence Map)

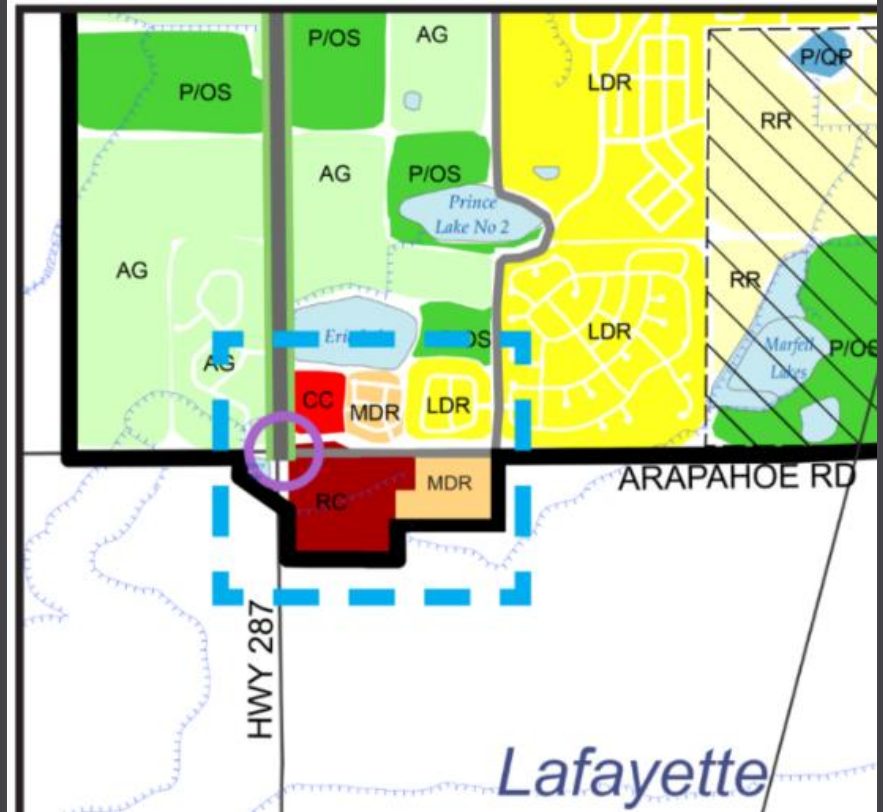


Comprehensive Plan Amendment

Existing Comprehensive Plan Land Use



Proposed Comprehensive Plan Land Use



MDR-Medium Density Residential

Comprehensive Plan Amendment Approval Criteria

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
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;
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;
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
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.

Comprehensive Plan Goals & Policies

Chapter 2: Vision and Guiding Principles

Guiding Principles

A Coordinated and Efficient Pattern of Growth

The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.

Stable, Cohesive Neighborhoods Offering a Variety of Housing Types

The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments.

Comprehensive Plan Goals & Policies

Chapter 10: Regional Coordination

Goal #1: Regional Cooperation

Foster coordination and cooperation between the Town and other cities, counties, and governmental agencies in the region.

Policy RC 1.2—Intergovernmental Agreements

The Town will work to maintain Intergovernmental Agreements already in place and continue to pursue new Intergovernmental Agreements with neighboring jurisdictions to address issues such as the location of future growth and development, the provision of public facilities and services, the conservation of natural resources, revenue sharing, and to discourage sprawling rural residential development outside of defined growth areas.

Comprehensive Plan Goals & Policies

Chapter 12: Housing and Neighborhoods

Goal #3: Mix of Housing Types

Plan for a range of neighborhoods and housing types that can accommodate the diverse housing needs of all residents.

Policy HN 3.1—Mix of Housing Types and Densities

The Town will encourage the incorporation of a mixture of housing types with varied price ranges, lot sizes, lot configurations, and densities, to attempt to meet the needs of all segments of the community.

Policy HN 3.2—Maintain and Encourage Housing that Meets the Diverse Needs of Residents

There is growing concern about the availability of attainable housing for low and moderate-income families in Erie. The Town will work with the private sector and non-profit agencies to ensure that sites that are potentially suitable for housing are available within the Planning Area to achieve a variety of price points. This should include sites at a variety of scales to accommodate both small infill projects and larger redevelopment or green field projects.

Public Notice

Notice of this Public Hearing for the Comprehensive Plan Amendment application was provided as follows:

Published in the Colorado Hometown Weekly: May 5, 2021

Property Posted: May 7, 2021

Letters to adjacent property owners within 500': May 7, 2021

Public Comments

Concerns:

- Density
- Traffic Impacts
- Natural Resources
- Wildlife

Support for:

- Housing opportunities

Process Steps

- **Comprehensive Plan Amendment – Public Hearings**
- Annexation and Initial Zoning – Public Hearings
- Subdivision
 - Sketch Plan
 - Preliminary Plat – Public Hearings
 - Final Plat
- Site Plan Review – Public Hearing

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