

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
Wednesday, December 5, 2018**

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**SUBJECT:**                   **PUBLIC HEARING:** A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve An Amendment To The 2015 Town Of Erie Comprehensive Plan.

**PURPOSE:**                   Amend the Comprehensive Plan to re-designate property for higher and better land use potential along HWY 7.

**CODE REVIEW:**           2015 Comprehensive Plan Chapter 1

**DEPARTMENT:**           Planning and Development

**PRESENTER:**              Audem Gonzales, Planner

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**STAFF RECOMMENDATION:**

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 Planning Commission adopt Resolution P18-19 recommending approval of amendment to the Board of Trustees.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

Applicant:                   OEO LLC  
7353 South Alton Way  
Centennial, CO 80112

Existing Conditions:

Zoning:                       LR-Low Density Residential and Unincorporated Boulder County A-Agricultural

Project Size:               65 acres

Existing Use:               Single-Family Homes and Vacant Property

Location:

The property is generally located near the northeast intersection of 119<sup>th</sup> Street and HWY 7 and west of County Line Road.



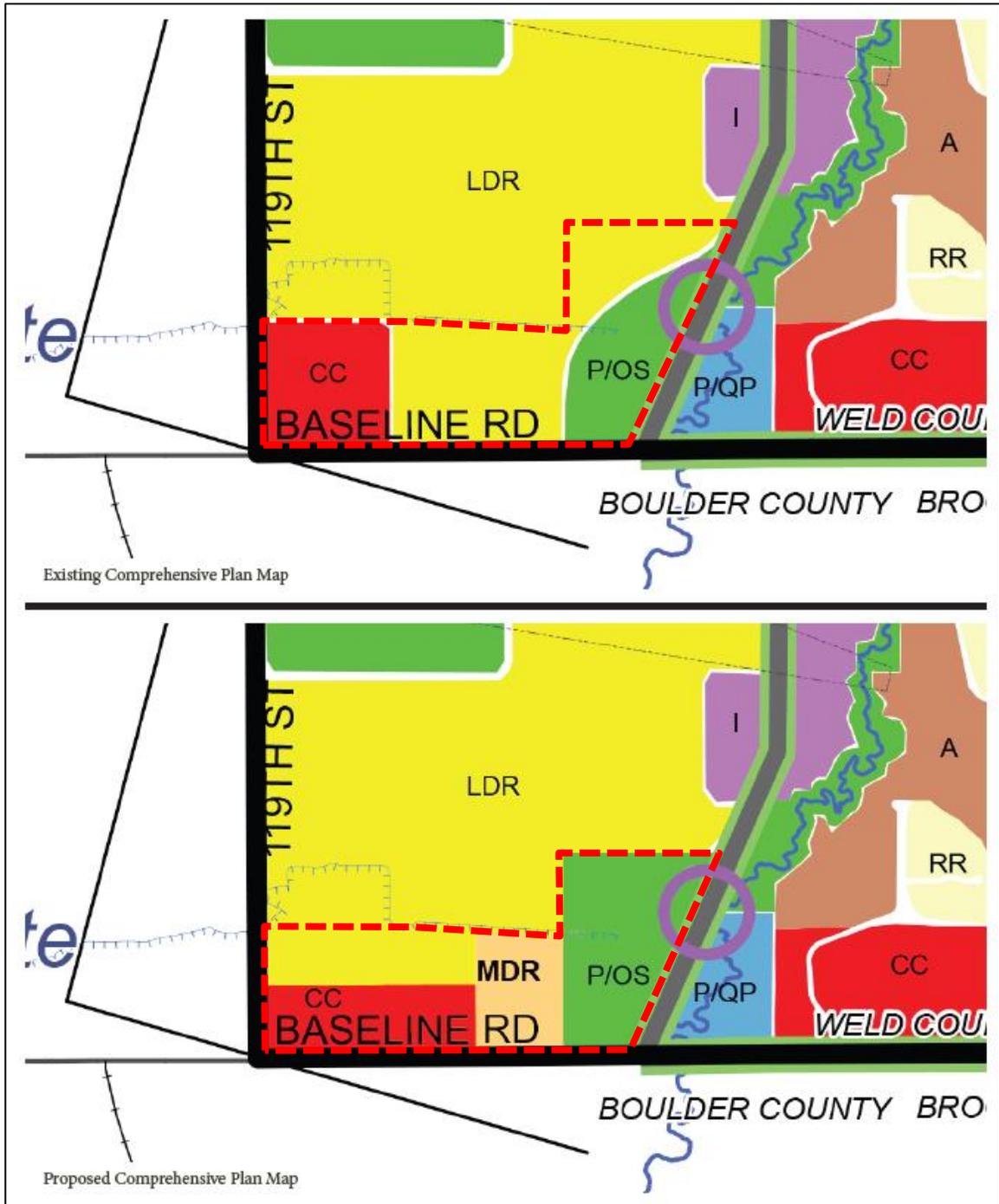
Adjacent Land-Use/Zoning:

	<b>ZONING</b>	<b>LAND USE</b>
<b>NORTH</b>	LR-Low Density Residential A-Agricultural (Boulder County)	Single-Family Homes and Vacant Residential Property
<b>EAST</b>	A-Agricultural (Boulder County) P-Public (City of Lafayette)	City of Lafayette Sewer Treatment Plant and Open Space
<b>SOUTH</b>	A-Agricultural (Boulder County) C-1 Regional Business with PUD (City of Lafayette)	Single-Family Homes and Vacant Business Property
<b>WEST</b>	RR-Rural Residential (Boulder County)	Single-Family Home

Proposed Comprehensive Plan Amendment:

The applicant is requesting Planning Commission approval of an amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map for property located at the northeast intersection of 119<sup>th</sup> Street and HWY 7 and west of County Line Road. This area of land has several separate property owners with the properties being located the Town of Erie and Unincorporated Boulder County. The properties are proposed to be designated a variety of land uses including LDR-Low Density Residential, MDR-Medium Density Residential, CC-Community Commercial and P/OS-Open Space on the Land Use Plan Map. The purpose of this amendment is to designate property with the highest and best

land use, especially along HWY 7. The result would be aligned with portions of the Parkdale Filing No. 1 Preliminary Plat.



LDR-Low Density Residential, MDR-Medium Density Residential, CC-Community Commercial and P/OS-Parks and Open Space

## **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 add to and change the current land use designations along the southern edge of the Town. The applicant believes modifying the Planning Area to expand the Community Commercial along HWY 7 is more practical than the current alignment. The proposed combination of LDR-Low Density Residential, MDR-Medium Density Residential, P/OS-Open Space, and CC-Community Commercial uses are the highest and best land uses for this 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 LDR, CC, and P/OS designations are merely being shifted at this location. The applicant is introducing the MDR designation in the Planning Area to serve as a buffer between P/OS and CC.*

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. The Community Commercial land use designation is more appropriately located along HWY versus 119<sup>th</sup> street.*

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: A portion of the proposed amendment is outside of the Town's current municipal boundaries and 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

*Staff: Strict adherence to the Plan would result in property not designated for the highest and best land use potential.*

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 plan amendment promotes the public welfare and is consistent with the Comprehensive Plan.*

**PUBLIC NOTICE:**

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:      November 14, 2018