

Community Development Group of Erie, Inc.

August 2019

Mr. Chris LaRue
Town of Erie
645 Holbrook Street
Erie, CO 80516

Dear Chris,

Community Development Group of Erie, Inc. is requesting an Amendment to the Comprehensive Plan for Erie Commons. This proposed amendment addresses only the approximate 21-acre site within the Erie Commons Community located between Erie Parkway and Espinoza Street and Power Street and Briggs Street. We are proposing this change to the Comprehensive Plan designation for a portion of this site from Community Commercial to Medium Density Residential to allow for a target of 160 residential units and a density of 12 or less dwelling units per acre.

Our vision for this parcel is to develop the approximately 14.0 acres adjacent to Espinoza Street with townhome/duplex residential units. The remaining acreage of this parcel fronting Erie Parkway will remain with a Community Commercial designation as currently shown on the existing Comprehensive Plan and be developed into commercial pad sites.

We are seeing an active market for townhome/duplex residential areas in Erie and small commercial pads along major roadways. This parcel offers a size and location in the Town's core that is suitable for these types of uses.

We look forward to working with the Planning Staff on this project.

Sincerely,

COMMUNITY DEVELOPMENT GROUP OF ERIE, INC.



Jon Lee
Authorized Representative

ERIE COMMONS
COMPREHENSIVE PLAN AMENDMENT
AUGUST 2019

NARRATIVE

Community Development Group of Erie, Inc. is requesting an Amendment to the Comprehensive Plan for Erie Commons. This proposed amendment addresses only the approximate 21-acre (developable) site within the Erie Commons Community located between Erie Parkway and Espinoza Street and Power Street and Briggs Street. We are proposing to change the Comprehensive Plan designation for approximately 14.0 acres of this parcel (adjacent to Espinoza Street) from Community Commercial to Medium Density Residential.

Our vision for this portion of this parcel is to develop the approximate 14.0 acres adjacent Espinoza Street with townhome/duplex residential units. The remaining acreage fronting Erie Parkway will remain with a Community Commercial designation as currently shown on the Comprehensive Plan and be developed into commercial pad sites.

APPROVAL CRITERIA

1. The Existing Comprehensive Plan and/or related element thereof are in need of the proposed amendment;

This approximate 21-acre (developable) parcel within the Erie Commons subdivision is designated as Community Commercial (CC) in the existing Comprehensive Plan. We have owned this property, as part of the entire Erie Commons Subdivision, for close to 20 years. In that time we have never seen interest from the desired large commercial users for the entire site. Having such a visible and accessible site along a major road into the Town of Erie that is vacant and undeveloped can be a deterrent to future residents and development for the Town.

Recently we have had interest from several builders to develop residential at this location. Proposing to develop an approximate 14.0-acre portion of this parcel into residential units and the balance into commercial pads sites has generated several interested users, both residential and commercial. Allowing this amendment to the Comprehensive Plan to approve residential on this site would generate a more inviting avenue into the Town for residential and commercial income.

The vision for this parcel is to develop the south approximate 14.0 acres for townhome/duplex residential units at the Medium Density Residential (MDR) rate of 7 – 12 dwelling units per acre. The target number of units for this residential acreage is 160, producing a density of less than 12 dwelling units per acre.

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

The adjacent parcels are:

LDR – this is currently single-family residential and townhomes

MDR – this is currently a commercial site (day care / school facility) and approved townhomes

We are proposing MDR residential to accommodate townhomes/duplexes. These units will be adjacent to commercial pads along Erie Parkway. The layout of the townhomes/duplex residential complex will allow accessible connectivity to the commercial pads from the existing single-family residential parcels.

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

The proposed amendment will not have major negative impacts on transportation, services, and facilities in the area. The parcel is bracketed on both sides with existing collector roads and operating traffic signals.

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;

The proposed amendment will likely increase the urban facilities and enhance the number of people using this town core area. The Comprehensive Plan always envisioned this core area creating these very uses.

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;

Not applicable.

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;

Strict adherence to the current Comprehensive Plan would cause this parcel to remain undeveloped for many years to come creating a negative vibe to an otherwise vibrant core.

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.

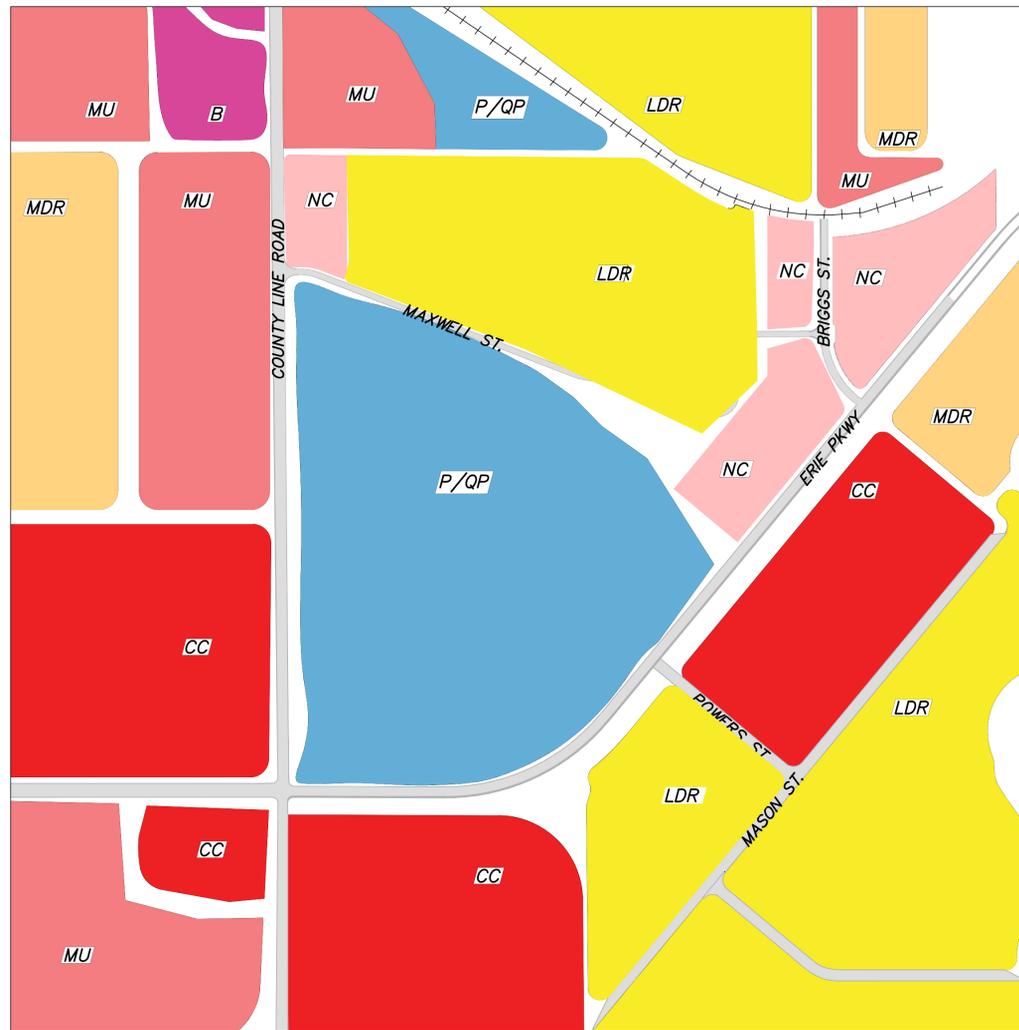
The proposed plan amendment maintains a balanced land use mix within Erie Commons providing opportunity for residential housing type diversity, continuing to offer commercial opportunities, and enhancing the Town core.

ERIE COMMONS COMPREHENSIVE PLAN AMENDMENT

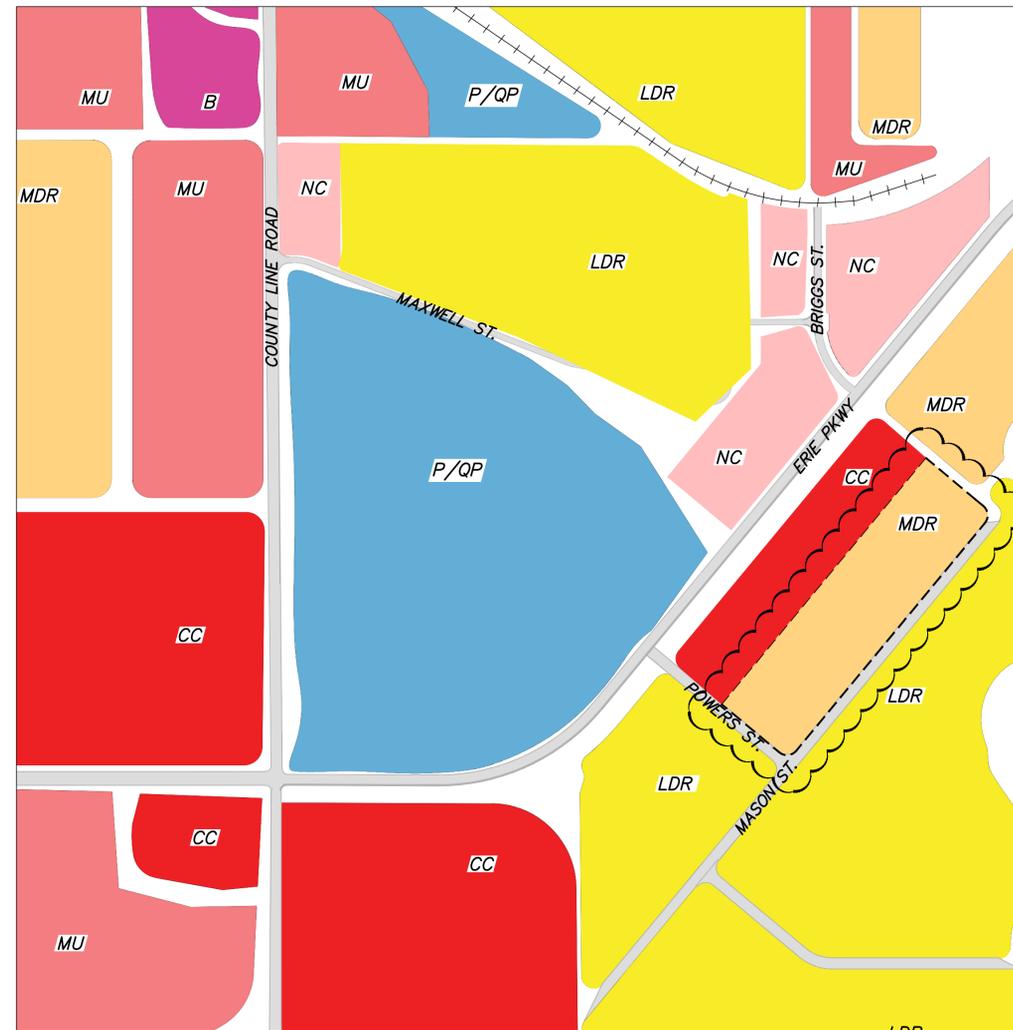
THE TOWN OF ERIE, COLORADO

LOCATED IN THE NORTH HALF OF SECTION 19 OF TOWNSHIP 1 NORTH, RANGE 68 WEST OF
THE 6TH P.M., TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
25.2 ACRES

EXISTING COMPREHENSIVE PLAN

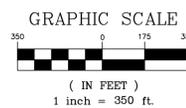


PROPOSED COMPREHENSIVE PLAN



LEGEND

■	NC	NEIGHBORHOOD COMMERCIAL
■	MU	MIXED USE
■	LDR	LOW DENSITY RESIDENTIAL
■	MDR	MEDIUM DENSITY RESIDENTIAL
■	B	BUSINESS
■	P/QP	PUBLIC/QUASI PUBLIC
■	CC	COMMUNITY COMMERCIAL
		AREA AFFECTED BY PROPOSED COMPREHENSIVE PLAN AMENDMENT



**CIVIL ENGINEERING
PLANNING
SURVEYING**

HURST

1265 S. Public Road
Suite B
Lafayette, CO 80026
303.449.9105
www.hurst-assoc.com

SCALE HOR. 1"=300'	VERT. 1"=300'
DESIGN/APPR. RD	
DRAWN BY RH	
DATE 05/21/19	
SHEET 2 OF 2	

**ERIE COMMONS
COMPREHENSIVE PLAN
AMENDMENT**

FILE: G:\202045\COMP-PLAN-AMEND\CPA_20181026.DWG