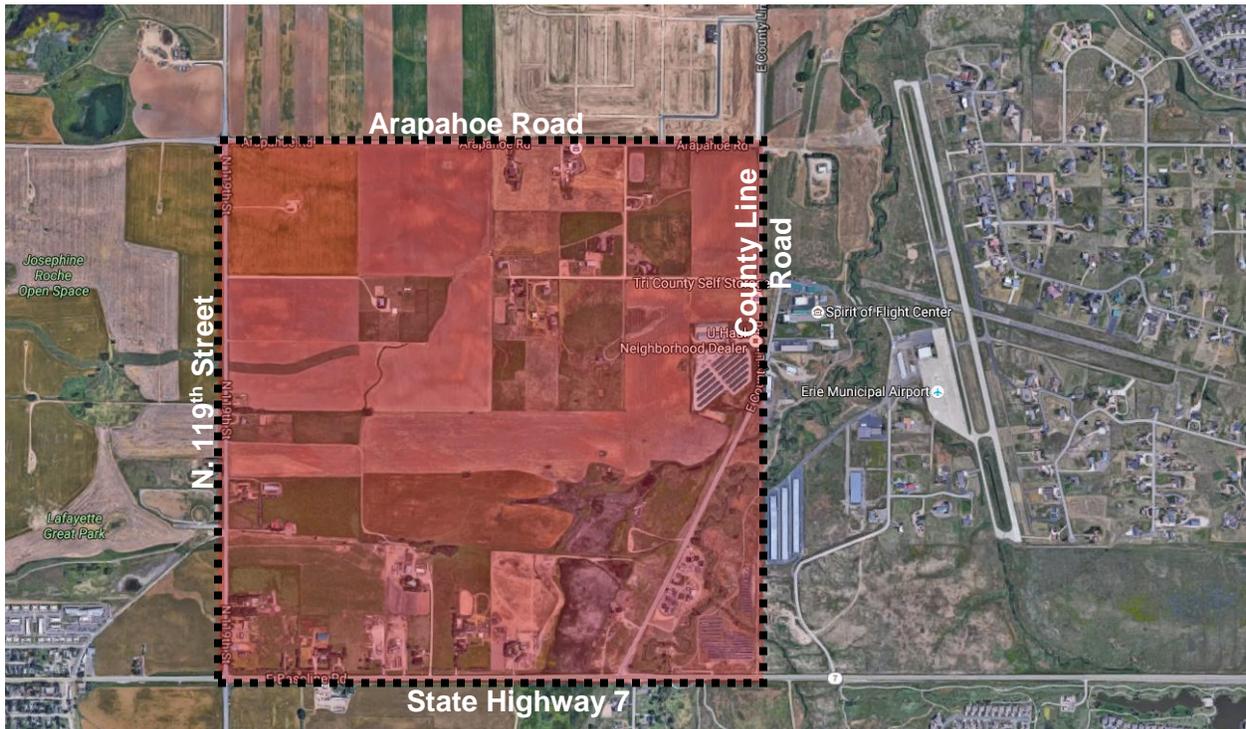


SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The applicant is requesting Planning Commission approval of an amendment to the 2015 *Town of Erie Comprehensive Plan*, Land Use Plan Map for property located at the southwest corner of County Line Road and Arapahoe Road. The section of land has several separate property owners with the properties being located in the Town of Erie, Unincorporated Boulder County, or City of Lafayette. The properties are proposed to be designated a variety of land uses including LDR – Low Density Residential, CC-Community Commercial, P/OS – Parks/Public Open Space, I-Industrial, and P/QP-Public/Quasi Public on the Land Use Plan Map.

Applicant: Town of Erie
645 Holbrook Street
Erie, Colorado 80516

Location:
The site is located north of Colorado State Highway 7, east of N. 119th Street, south of Arapahoe Road, and west of the Boulder County/Weld County line and is described as Section 36, Township 1 North, Range 69 West of the 6th Principal Meridian. The site is highlighted in red below.



Existing Conditions:

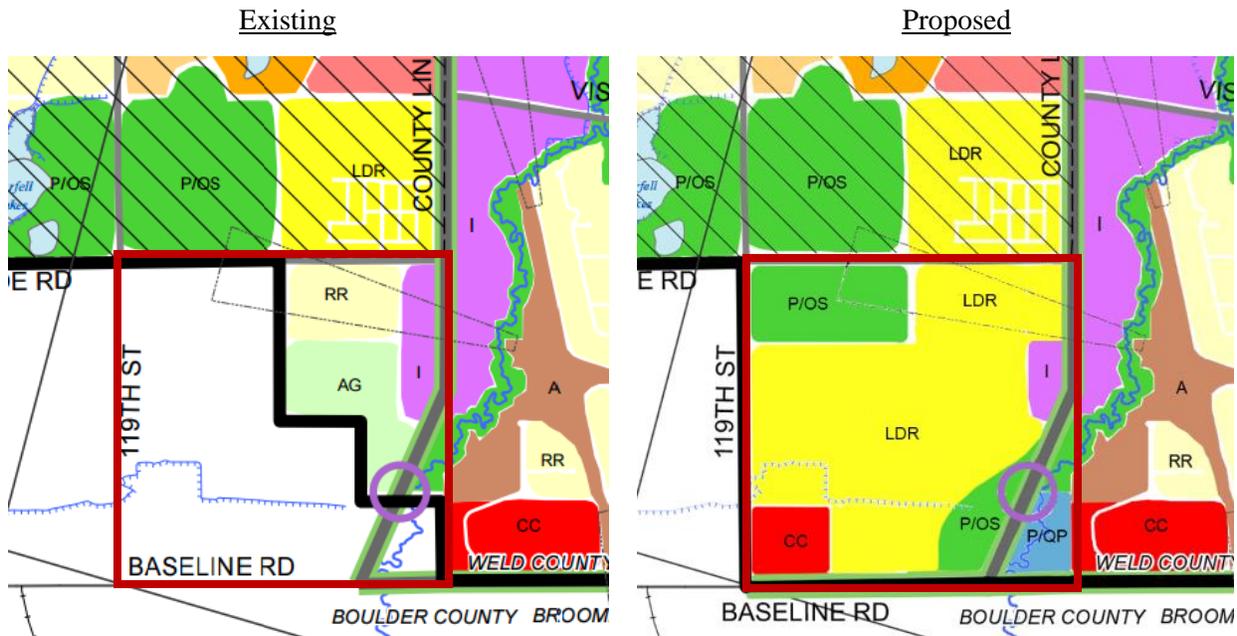
Zoning: RP-1 – Rural Preservation 1
LI – Light Industrial
PD – Planned Development
Unincorporated Boulder County A - Agricultural
City of Lafayette P - Public

Existing Uses: Vacant, Agricultural, Rural Residential, Self Storage, Religious Institution, Wastewater Treatment Facility.

Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	LR – Low Density Residential A – Agriculture (Boulder County)	Single Family Residential Boulder County Open Space
EAST	LI – Light Industrial AP - Airport	Vacant and Airport
SOUTH	A – Agriculture (Boulder County)	Agriculture, Rural Residential, Vacant
WEST	RR – Rural Residential (Boulder County) P – Public (City of Lafayette) DR – Developing Resource (City of Lafayette)	Open Space, Dog Park, Vacant

Comprehensive Map Amendment – Current and Proposed:



Reference for Land-Use Plan Map Designations:

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

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 terminate at major roadways in this section provides better opportunity to master plan in the area and provide services to land owners. The proposed combination of Low Density Residential, Parks and Open Space, Community Commercial, Industrial and Public 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.

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: 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 with potential for annexation into the Town not having a future land use designation.

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.

STAFF RECOMMENDATION

Staff finds the application in compliance with the Comprehensive Plan Amendment approval criteria and recommends the Board of Trustees adopt the Resolution.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

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