

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
Wednesday, March 4, 2020**

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**SUBJECT:**

**PUBLIC HEARING:**

**Resolution P20-05:** A Resolution Regarding Erie Town Center Planned Development (PD) Zoning, Adopting Certain Findings Of Fact And Conclusions Favorable To The Planned Development Zoning.

**PURPOSE:**

Consideration of a rezoning of property to Erie Town Center PD. The PD provides the regulations and design standards that support the Erie Town Center plan that was created during the week long public charrette process led by DPZ CoDesign for the Town in November of 2019.

**CODE REVIEW:**

Erie Municipal Code, Title 10

**DEPARTMENT:**

Planning and Development

**PRESENTER:**

Deborah Bachelder AICP, Planning Manager/Deputy Director of Planning and Development

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**STAFF RECOMMENDATION:**

Staff finds the Erie Town Center PD in compliance with the PD-Planned Development Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P20-05 recommending approval to the Board of Trustees with the following condition of approval:

- a. Staff may direct the consultants to make technical corrections to the documents.

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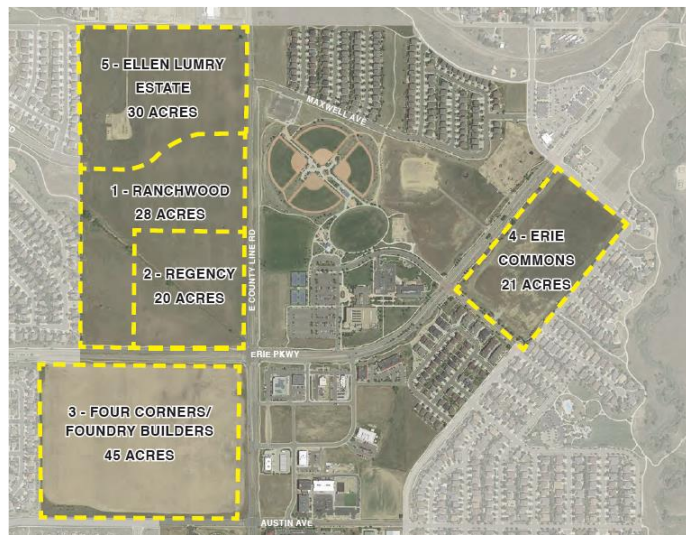
**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

**Applicant:** Town of Erie  
PO Box 750  
Erie, CO 80516

**Existing Conditions:**

**Property Location:** The Erie Town Center is comprised of 5 parcels of land that are located near the intersection of Erie Parkway and E. County Line Road.

**Project Size:** 144 Acres  
**Existing Use:** Vacant Land

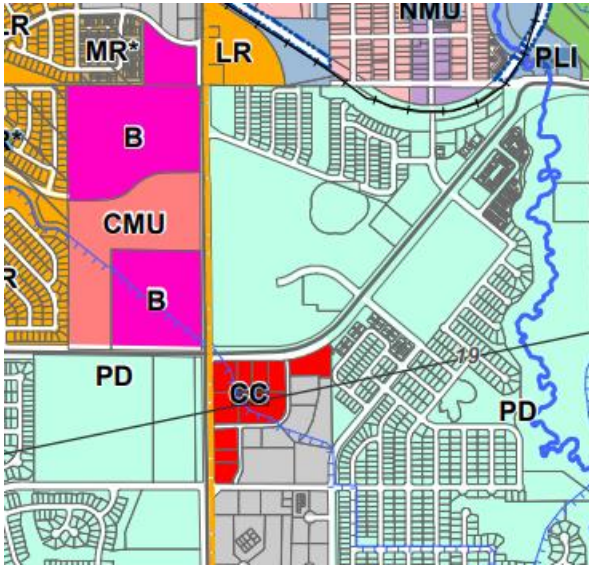


### Existing Conditions:

#### Current Zoning:

Below is the Town of Erie Zoning Map that shows the current zoning for each of the 5 parcels within the Erie Town Center.

Parcel 1 Ranchwood:	CMU- Community Mixed Use
Parcel 2 Regency:	B - Business
Parcel 3 4 Corners:	PD - Canyon Creek PD
Parcel 4 Erie Commons:	PD - Erie Commons PD
Parcel 5 Lumry Estate:	B - Business



#### Project History:

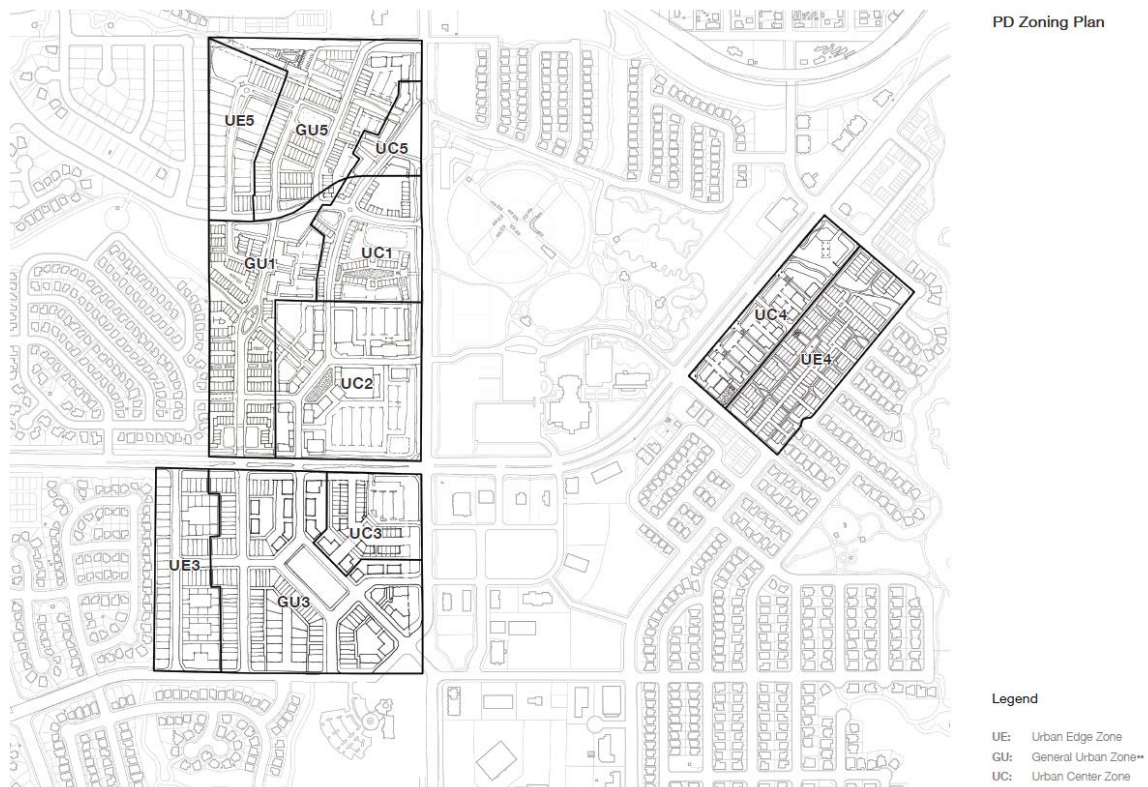
The Erie Town Center is located at what is considered the center of the Town where our two principal arterials, Erie Parkway and E. County Line Road, intersect. In 2019, the Town recognized the need to take a comprehensive look at the potential for development in this area. The Town engaged the Urban Land Institutes (ULI) Technical Advisory Panel (TAP) to study the Erie Town Center area as a cohesive development opportunity for retail, office, residential, park and open space uses. Because of the individual ownerships of parcels within the study area, the Town wanted to create a cohesive and attractive community vision plan in which the individual property owners could create complementary developments that would contribute to the right mix of uses that will thrive in Erie's market. As an outcome of the July 2019 ULI TAP findings and action items, the Town hired DPZ CoDesign to further investigate a common vision plan for the Erie Town Center area.

DPZ's work with the Town included a community visioning exercise and market analysis that is the foundation of this Erie Town Center PD zoning. DPZ held a week long charrette that included presentations, open meetings, interactive work sessions, and open house design studio time to obtain feedback from citizens, property owners, developers, business owners, local officials, Town staff and other stake holders. There was a high level of participation in the charrette process and the Town Center plan gained wide public support as designs were development and discussed.

In December 2019 the Board of Trustees approved “in principle” the conceptual Erie Town Center Plan and authorized DPZ to move forward with creating the regulations to implement the Plan.

#### Erie Town Center PD Application:

The Erie Town Center PD includes the PD zoning map below and a PD Development Guide that modifies sections of the Town’s UDC.



The PD Development Guide includes:

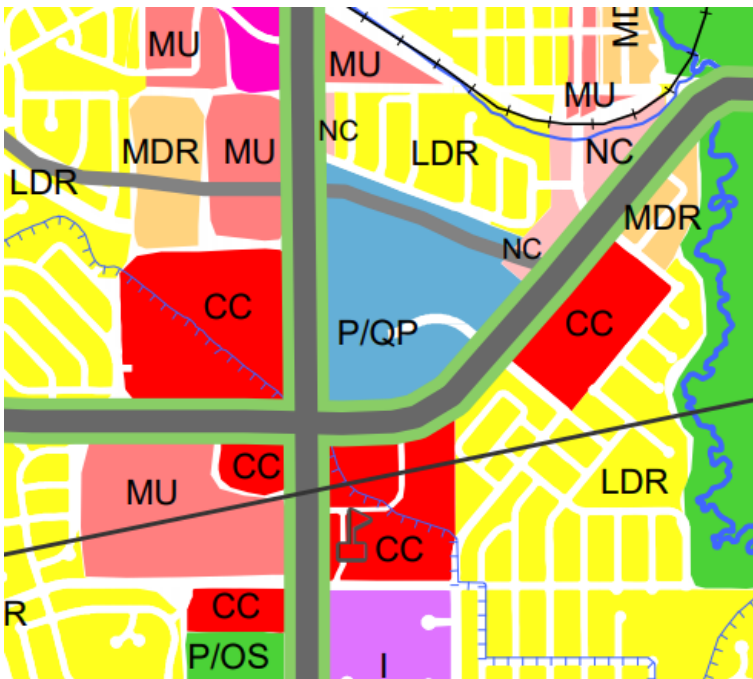
1. **Permitted Uses** for the 3 land use categories within the PD with some slight modifications listed within the PD. The UE - Urban Edge Zone will generally allow the land uses found in the Town’s CC-Community Commercial zone district. The GU – General Urban Zone will generally allow the land uses found in the Town’s NMU – Neighborhood Mixed Use zone district. The UE - Urban Edge Zone will generally allow the land uses found in the Town’s MR – Medium Density Residential zone district.
2. **Building Diversity** is an important aspect of the Erie Town Center plan and the intent of the mix of uses is detailed graphically within the PD.
3. **Dimensional Standards** for specific use types and generically for each zone district, for those use types not specifically addressed, are provided in the PD.
4. **Architectural Standards** provide direction on materials and configurations of materials and buildings.

5. **Signage Standards** that define a wide array of sign options through related graphics and regulations.
6. **Parks, Open Space and Trails** are detailed graphically on several plan sheets within the PD.
7. **Right of Way Assignments** are detailed in a graphic plan and associated graphics and regulations related to each individual right of way type.
8. A **Plat Process** that is administratively approved in the same manner as a Final Plat. Sketch plan and preliminary plat applications would not be required.
9. A **Site Plan Process** that is approved administratively. The administrative process in the UDC does allow the Planning and Development Director to refer a Site Plan to the Planning Commission if the application does not appear to meet the intent and regulations of the Erie Town Center PD.
10. An **Appeals Process** that requires all appeals of final decisions on a plat or Site Plan be made to the Board of Trustees.

The Erie Town Center plan process has provided a very high level public involvement. Because of the uniqueness of the process and the detail of the Erie Town Center plan, the Town has represented to the various property owners and developers within the Erie Town Center that once the plan and regulations were developed and adopted we would support an expedited review process.

#### Compliance with Town of Erie Comprehensive Plan:

The application is in general compliance with the Land Use designation on the Comprehensive Plan, Land Use Plan Map.



## **APPROVAL CRITERIA/STAFF ANALYSIS:**

Erie Town Center PD was reviewed for conformance with Municipal Code, Title 10, UDC Section 10.7.23 C.9. Approval Criteria. Staff finds the Erie Town Center PD application in compliance with the Approval Criteria as listed below.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.

Staff: This PD was created to provide the public benefit of bringing together various parcels of land under separate ownership into a single cohesive development plan.

- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.

Staff: The PD allows for the integration of separate ownerships into a single vision for development.

- c. The PD zoning district will promote the public health, safety, and general welfare.

Staff: The PD Amendment promotes the public health, safety and general welfare.

- d. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

Staff: The PD Amendment is generally consistent with the Town of Erie master plans.

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Staff: Adequate facilities are available to serve the property and existing development in a coordinated and cohesive manner.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: Adequate vehicular facilities and parking are proposed.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Staff: Adequate pedestrian facilities are proposed.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: Significant adverse impacts are not anticipated.

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.



Staff: Significant adverse impacts are not anticipated.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: The Erie Town Center plan identifies commercial uses along the principal arterial corridors and then transitions to residential uses adjacent to existing residential neighborhoods.

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Staff: The PD identifies a wide diversity of housing types and densities.

- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief is proposed through the identification of civic spaces, parks, trails and open space on plans within the PD.

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Staff: This PD was created to provide the public benefit of bringing together various parcels of land under separate ownership into a single cohesive development plan vision. The level of plan detail provided within the PD, over these separate ownerships, would not have been achieved with development under their current zoning.

#### **STAFF RECOMMENDATION:**

Staff finds the Erie Town Center in compliance with the PD-Planned Development Approval Criteria and recommends the Planning Commission adopt draft Resolution No. P20-05 recommending approval to the Board of Trustees with the following conditions of approval:

- a. Staff may direct the consultants to make technical corrections to the documents.

#### **NEIGHBORHOOD MEETING:**

The Planning and Development Director waived the neighborhood meeting, as permitted by the UDC, as the Erie Town Center has been through an intensive week long charrette process in which there was a high level of public participation by various citizens, property owners, developers, business owners, local officials, Town staff and other stake holders.

#### **PUBLIC NOTICE:**

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	February 19, 2020
Property Posted as required:	February 21, 2020
Letters to Adjacent Property Owners:	February 21, 2020