

**TOWN OF ERIE  
PLANNING COMMISSION MEETING  
May 5, 2021**

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**SUBJECT:** Consideration of 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 bring the 19.26-acre property southwest of 111<sup>th</sup> Street and Arapahoe Road into the Town of Erie Comprehensive Plan planning area with a land use designation of MDR – Medium Density Residential on the Comprehensive Plan Land Use Plan Map

**CODE:** 2015 Comprehensive Plan

**DEPARTMENT:** Planning & Development Department

**PRESENTER:** Shannon Moeller, AICP, Senior 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 No. P21-06 recommending approval to the Board of Trustees.

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**SUMMARY AND BACKGROUND OF SUBJECT MATTER**

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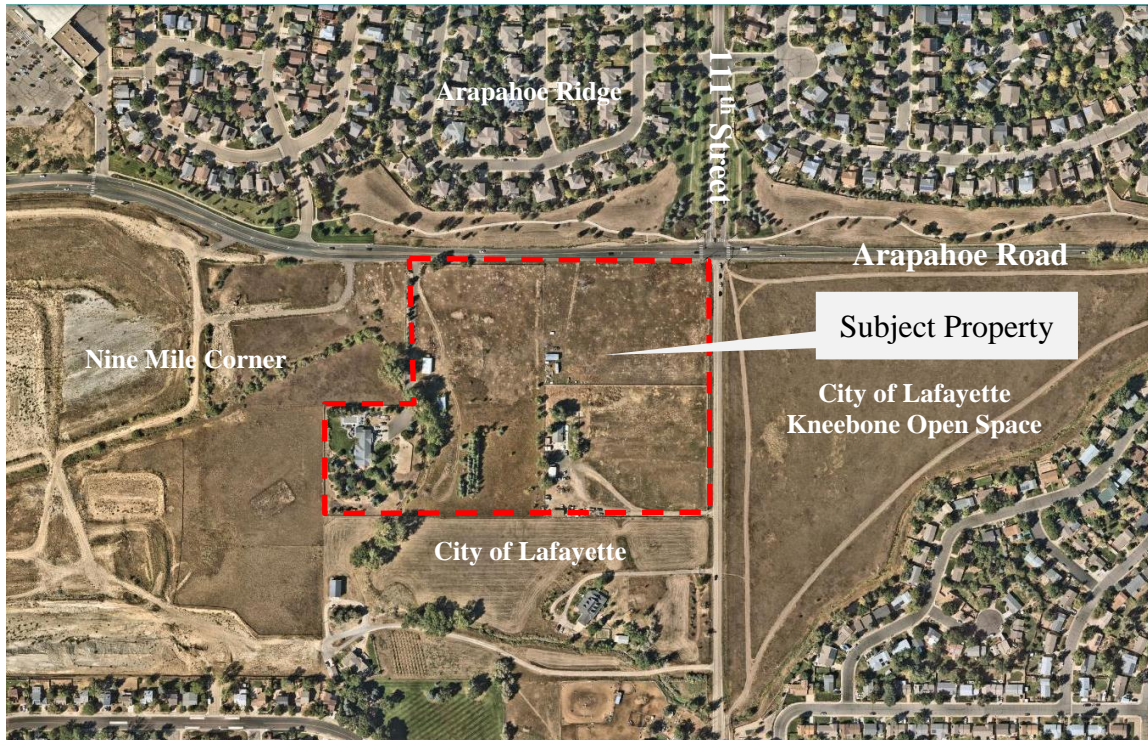
Applicants: Juanita Razo; Patrick & Debra Gonzales; and Olvin Galdamez Sosa

Existing Conditions:

Zoning: Unincorporated Boulder County RR – Rural Residential  
Property Size: 19.26 acres  
Existing Use: Single-family homes and accessory structures

Location:

The property is located southwest of 111th Street and Arapahoe Road in unincorporated Boulder County, immediately adjacent to the Nine Mile Corner development. It is surrounded by the Town of Erie on the west and north, and by the City of Lafayette on the south and east. The general boundaries of the property are outlined below:



Immediately west of the subject property is the Nine Mile Corner development, which will consist of a commercial center adjacent to Highway 287 and will transition to high density residential apartments immediately west of the subject property. The Site Plan Review for the Nine Mile apartments was approved by the Planning Commission in March 2020 and when constructed will consist of 287 apartments over 12.95 acres (22 DUs/acre).

Adjacent Land-Use/Zoning:

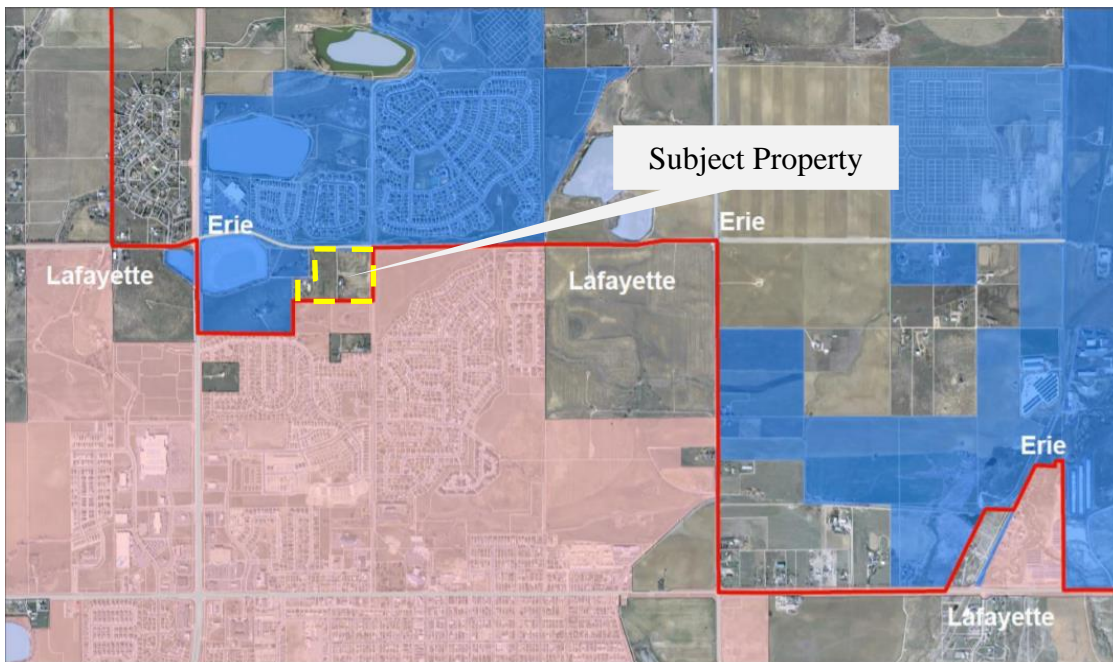
	EXISTING ZONING	EXISTING LAND USE	COMPREHENSIVE PLAN LAND USE PLAN MAP DESIGNATION
<b>NORTH</b>	PD – Planned Development	Single-Family Homes	Low Density Residential
<b>EAST</b>	R1 - Medium Density Residential (City of Lafayette)	City of Lafayette Kneebone Open Space	Open Space (City of Lafayette)
<b>SOUTH</b>	R1 - Medium Density Residential (City of Lafayette)	Single-Family Homes	Medium Density Residential (City of Lafayette)
<b>WEST</b>	PD – Planned Development	Nine Mile Corner – Future Multi-Family Residential and Commercial	Regional Commercial

The City of Lafayette is currently in the process of updating their Comprehensive Plan, which will include updates for consistency with the Intergovernmental Agreement with the Town of Erie, discussed below.

Background:

On June 4, 2019, the Board of Trustees approved an Intergovernmental Agreement with the City of Lafayette (Resolution No 19-271) which established potential annexation areas for the

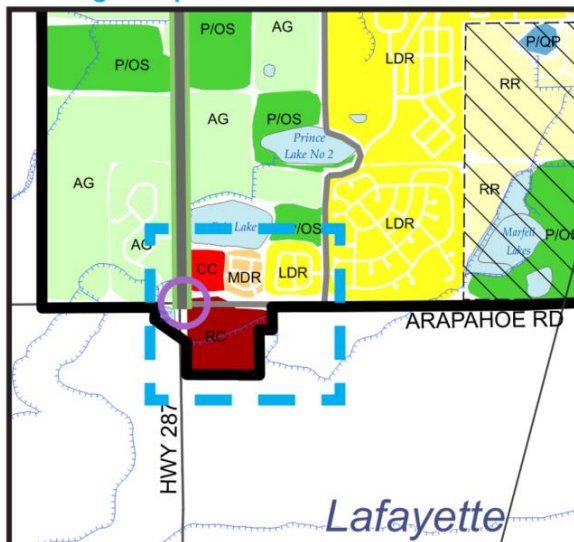
Town of Erie and the City of Lafayette. The subject property was identified as an area which if annexed, will be annexed and served by the Town of Erie, as shown on the Lafayette / Erie Influence Area Map:



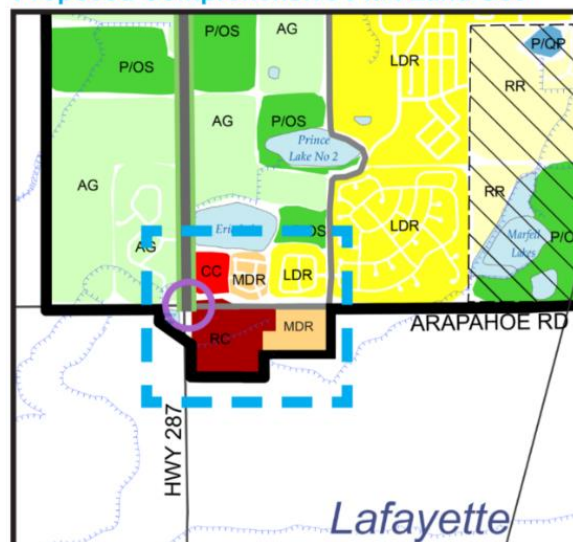
#### Proposed Comprehensive Plan Amendment:

The applicant is requesting approval of an amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map for property located at the southwest of 111<sup>th</sup> Street and Arapahoe Road. This property consists of three large lot residential parcels. The property is proposed to be brought into the Town of Erie Comprehensive Plan planning area with a land use designation of MDR-Medium Density Residential, which allows for densities ranging from six to 12 dwelling units per acre. The existing and proposed land use plan maps are shown below:

**Existing Comprehensive Plan Land Use**



**Proposed Comprehensive Plan Land Use**



MDR-Medium Density Residential



### Staff Review and Analysis:

The Comprehensive Plan Amendment was reviewed for conformance with the approval criteria of the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan. Staff finds the application is consistent with the criteria, as listed below:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;

Staff: The proposed Comprehensive Plan amendment is consistent with the Lafayette / Erie Influence Map included in the 2019 IGA between the City of Lafayette and the Town of Erie which established potential annexation areas for the municipalities. Bringing the property into the Town's planning boundary and designating the area as Medium Density Residential is necessary and appropriate to allow for the future annexation of the property consistent with the agreement and to establish a medium density land use to guide future use of the property.

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 and the goals and policies of the Plan. The proposed MDR designation will serve as a transition between the higher intensity RC (Regional Commercial) land use designation to the west and the lower density residential land use designations and uses to the north, south, and east, while allowing for diversified housing options to meet the varying needs of residents as supported by the goals and policies of the Comprehensive Plan.

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

Staff: Future development on the site will be required to provide for transportation, services, and facilities improvements to mitigate any potential 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: The proposed amendment is outside of the Town's current municipal boundaries. The proposed amendment is consistent with the Lafayette / Erie Influence Map included in the 2019 IGA between the City of Lafayette and the Town of Erie which established potential annexation areas for the municipalities. The proposed amendment 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 existing Plan would result in the property not being included in the Town's planning area boundary as intended through the 2019 IGA and the property not being developed within the Town's jurisdiction, which would not be in keeping with the goals and policies of the Comprehensive Plan to provide a coordinated and efficient

pattern of growth and to provide diversified housing options to meet the varying needs of residents.

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 goals and policies of the Comprehensive Plan, including the following specific guiding principles, goals, and 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.

## **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.

## **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.

### Referral Agency Reviews

The initial Comprehensive Plan Amendment submittal included a concept plan drawing depicting a townhome development that many of the referral review comments address. Staff requested that the applicant remove the drawing from the application because a specific layout and design should not be the focus of a Comprehensive Plan Amendment request; the purpose of the request is to determine if the subject property should be brought into the Town's planning area and the general land use designation. The specific comments related to the concept plan were forwarded onto the applicant.

### Next Steps

If the Comprehensive Plan Amendment request is approved, the property would then be required to go through additional review processes if it is to be developed in the Town of Erie, including: Annexation and Zoning, Subdivision (Sketch Plan, Preliminary Plat, and Final Plat), and typically, Site Plan Review.

### Public Notice

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly:	April 14, 2021
Property Posted:	April 14, 2021
Letters to adjacent property owners within 500':	April 16, 2021

### Public Comments:

Public comments were received expressing concerns about the proposal including the proposed medium density residential designation and potential impacts to traffic, natural resources, and wildlife, among other issues. Written public comments received at the time of publication of the packet are included in the attachments.