



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 9/28/2021

File #: 21-400, Version: 1

SUBJECT: General Business

PUBLIC HEARING: Adoption of a Resolution and Two Ordinances Annexing Property to the Town and Zoning the Property as Planned Development (Erie Gateway South Annexation No. 8)

1. Findings of Fact: A Resolution of the Board of Trustees of the Town of Erie Making Certain Findings of Fact Regarding the Proposed Erie Gateway South Annexation No. 8 Annexation
2. Annexation: An Ordinance of the Board of Trustees of the Town of Erie Annexing to the Town the Real Property Known as Erie Gateway South Annexation No. 8 and Approving the Associated Annexation Agreement
3. Initial Zoning: An Ordinance of the Board of Trustees of the Town of Erie Zoning Certain Recently Annexed Property, also Known as Erie Gateway South Annexation No. 8, as Planned Development

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

TIME ESTIMATE: 30 minutes

STAFF RECOMMENDATION:

Staff recommends adopting the resolution and ordinances for the Erie Gateway South Annexation No. 8 annexation and initial zoning applications

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The subject property is generally located north of Colorado State Highway 7, between 119th Street and County Line Road. The annexation area is approximately 16 acres in size. The property is located at the southern portion of the Town of Erie's growth boundary and at the southern end of the Parkdale master planned community.

Background

This annexation and initial zoning package is part of the overall Parkdale master planned community and represents the 8th annexation and initial zoning in the series. A 9th Parkdale annexation package is currently in the review process. This particular annexation encompasses an area approximately 16 acres in size and its currently developed with a single family home, accessory structures and agricultural uses. The proposed PD - Planned Development zoning would allow for a future single-

family detached home subdivision while also allowing the existing uses to remain until development commences. The Comprehensive Plan designates this area as MDR - Medium Density Residential. The PD zoning allows for denser development through smaller lots and setbacks and is found to be consistent with the Comprehensive Plan.

Board Priority(s) Addressed:

- ✓ Prosperous Economy
- ✓ Effective Governance
- ✓ Fiscally Responsible

ATTACHMENTS:

1. Staff Report
2. Resolution No. 21-123 (Findings of Fact)
3. Ordinance No. 28-2021 (Annexation and Annexation Agreement)
4. Ordinance No. 29-2021 (Initial Zoning)
5. Annexation Agreement
6. Annexation Map
7. Initial Zoning Map
8. Other Applicant Materials
9. Referral Comments
10. Notifications
11. Applicant Presentation
12. Staff Presentation