



## Legislation Details (With Text)

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**File created:** 3/12/2020      **In control:** Town Council  
**On agenda:** 3/17/2020      **Final action:**  
**Title:** Erie Town Center PD Update

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Erie Town Center PD Zoning Map, 2. Erie Town Center PD Development Guide

Date	Ver.	Action By	Action	Result
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### SUBJECT: STUDY SESSION

Erie Town Center PD Update

**DEPARTMENT:** Planning and Development

**PRESENTER:** Fred Starr, Planning and Development Director  
Deborah Bachelder, Planning Manager/Deputy Director

**TIME ESTIMATE:** 30 minutes

### STAFF RECOMMENDATION:

The Erie Town Center PD is the result of the work done by DPZ CoDesign in collaboration and coordination with Town staff. It reflects the work of participants in and conclusions from the Town Center Master Plan charrette, including the Illustrative Master Plan adopted in principle by the Board of Trustees. The PD constitutes DPZ's contract deliverable to develop a Master Plan and Planned Development Standards to achieve the goals and visions identified during the charrette and Master Planning Process.

Staff is presenting this information for review and discussion during the study session to identify any questions or concerns the Board of Trustees may have in advance of their consideration of the Planned Development Ordinance on March 24<sup>th</sup>.

### SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Erie Town Center PD Development guide creates standards and guidelines for any proposed development within the Erie Town Center Planning Area. The PD includes the following major elements:

1. Creates three Land Use Zones; UE- Urban Edge Zone, GU- General Urban Zone and UC - Urban Center.
2. Identifies Permitted Uses for each land use zone.

3. Creates Building Diversity standards
4. Identifies Dimensional Standards
5. Creates Architectural Standards
6. Proposes Signage Standards for each land use zone
7. Identifies Right-of-way cross sections within the planning areas
8. Provides details for Parks, Open Space and Trail standards
9. Creates a Platting Process for review and approval of all subdivisions within the Erie Town Center PD. All subdivisions will be processed under the Final Plat process, eliminating two prior steps normally required for subdivision of land.
10. Identifies the Site Plan approval process. All site plans will be processed under the Administrative Approval process, eliminating the need for hearings by the Planning Commission. To expedite review, site plan applications may be reviewed by a contract firm for compliance with adopted standards. That review will produce an analysis and recommendations for the Planning and Development Director to consider prior to confirming compliance and approving the site plan.
11. Provide for an Appeal to the Board of Trustees of the Planning and Development Director's decision on any site plan or plat.

The Erie Town Center Planned Development is the result of a civic engagement process involving the property owners and their development partners, Town residents, various Town Advisory Board members, Town staff and the Board of Trustees.

Elements of the Erie Town Center PD may be adopted into the Unified Development Code to encourage and require creative and innovative design and development throughout the Town.

**Next Steps:**

The Ordinance adopting the Erie Town Center PD will be presented to the Board of Trustees for action on March 24<sup>th</sup>.

**ATTACHMENTS:**

1. Erie Town Center PD Zoning Map
2. Erie Town Center PD Development Guide