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Title: PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve the Erie Highlands Preliminary Plat No. 5 with Conditions

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Date	Ver.	Action By	Action	Result
8/3/2022	1	Planning Commission		

SUBJECT: General Business

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve the Erie Highlands Preliminary Plat No. 5 with Conditions

DEPARTMENT: Planning and Development

PRESENTER: Shannon Moeller, AICP, Senior Planner

STAFF RECOMMENDATION:

Adopt resolution making certain findings of fact regarding the proposed Erie Highlands Preliminary Plat No. 5.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The 10.69-acre Erie Highlands Preliminary Plat No. 5 site is located within and platted as part of the larger 305-acre Erie Highlands subdivision. The site has been identified for future development as part of the Erie Highlands PUD.

Site History and Prior Approvals

1. Annexation

- The Erie Highlands area was annexed by the Town in 1984.

- In 2013 the Board of Trustees approved a Master Pre-Development Agreement for Erie Highlands.

2. Zoning

- 2013: Erie Highlands was zoned with the following zone districts, all with the Erie Highlands Planned Unit Development (PUD) Overlay:
 - Low Density Residential (LR)
 - Medium Density Residential (MR)
 - Agriculture/Open Space (AG/OS)
 - Community Commercial (CC)
 - Public Lands & Institutions (PLI)
- 2021: The Board of Trustees approved PUD Amendment No. 3 to establish design standards for the proposed townhomes in this area (Planning Area 10). The PUD permits the subject property to develop with up to 203 units of either townhomes or apartments.

3. Plats

- Erie Highlands Filing No. 1 was originally platted in 2013 and since that time has recorded Filing No. 2 through Filing No. 16.
- Proposed Preliminary Plat No. 5 was platted as Tracts X and QQ as part of Erie Highlands Filing No. 16. This is the last residential area to develop within Erie Highlands.
- The northeast corner of Erie Highlands is zoned for commercial uses and has a Minor Subdivision land use application in process with the Town.

Proposed Erie Highlands Preliminary Plat No. 5

Erie Highlands Preliminary Plat No. 5 proposes the next phase of development in the Erie Highlands community within Planning Area 10 of the Erie Highlands PUD. The plat includes 116 alley-loaded townhome lots. The townhomes are designed to face predominantly onto garden-courts, as well as toward streets with intervening landscape tracts.

Development Information:

- Preliminary Plat Size: 10.69 acres
- Number of Lots: 116 lots
- Number of Tracts: 10

The Planning Commission is the recommending body for this application while the Board of Trustees is the decision-making body.

The development will be required to apply for a final plat, which will include a Development Agreement (DA) to be reviewed by the Board of Trustees. Also required is a Site Plan for the townhomes to be reviewed by the Planning Commission. Those applications are pending the Preliminary Plat approval.

ATTACHMENTS:

1. PC Resolution P22-06
2. Proposed Erie Highlands Preliminary Plat No. 5
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials Part 1 - Title Commitment, ALTA, and Legal Documents
6. Other Applicant Materials Part 2 - Reports Part 1
7. Other Applicant Materials Part 3 - Reports Part 2
8. Other Applicant Materials Part 4 - Engineering Plans
9. Other Applicant Materials Part 5 - Landscape Plans and Other Exhibits
10. Other Applicant Materials 6 - Peltier Well Letter
11. Referral Comments
12. Neighborhood Meeting Summaries
13. Notifications
14. Erie Highlands PUD Zoning Map Amendment No 3
15. Staff Presentation
16. Application Presentation
17. Sewer Line Reimbursements Email & Attachments