



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 3/12/2019**

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**File #:** 19-127, **Version:** 1

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**SUBJECT: GENERAL BUSINESS**  
**Review Of The Ranchwood Sketch Plan**

Proposal to develop the property as residential/commercial with 220 apartments and commercial pads along County Line Road and Erie Parkway

**DEPARTMENT:**  
Planning and Development

**PRESENTER:**  
Chris LaRue, Senior Planner

**STAFF RECOMMENDATION:**  
NA / See Attachments for Staff and Referral Agency Comments

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**  
The Ranchwood Sketch Plan is located northwest of Erie Parkway and County Line Road. This Sketch Plan proposes 220 multifamily units and 6 commercial pad sites.

A Sketch Plan represents a generalized land use plan and layout for the area proposed to be included within a subdivision. A Sketch Plan application is required to allow for an early, informal evaluation of a proposed subdivision before detailed planning and engineering work has occurred. The Sketch Plan is not part of a formal application for approval of a subdivision and any comments made by the Town in reaction to a Sketch Plan shall not be binding on the Town's consideration of any subsequent Preliminary or Final Plat application, nor result in a vested property right under this UDC or State Statute.

**ATTACHMENTS:**  
Staff Memo  
Staff & Agency Review Comments  
Sketch Plan Exhibits  
Applicant Materials  
Planning Commission Minutes

