



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 4/3/2019**

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**File #:** 19-164, **Version:** 1

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**SUBJECT: GENERAL BUSINESS  
REVIEW OF THE ERIE VILLAGE FILING NO. 5 SKETCH PLAN**

Proposal to develop the property as residential/commercial with 32 single-family units, 38 multi-family (townhome) units, and 30,000 square feet (2 buildings) of commercial development located west of East County Line Road and surrounded by C.W. Bixler Boulevard.

**DEPARTMENT:** Planning and Development

**PRESENTER:** Chris LaRue, Senior Planner

**TIME ESTIMATE:**

**STAFF RECOMMENDATION:**

NA / See Attachments for Staff and Referral Agency Comments

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Erie Village Filing No. 5 Sketch Plan is located west of East County Line Road and is surrounded by C.W. Bixler Boulevard on all other sides. This Sketch Plan proposes 32 single-family units and 38 townhome multi-family units. Also, proposed is a commercial area which would accommodate four new commercial buildings consisting of approximately 38,000 square feet.

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:**

- a. Staff Memo
- b. Staff & Agency Review Comments
- c. Sketch Plan Exhibits
- d. Applicant Materials