



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 5/14/2019

File #: 19-198, Version: 1

SUBJECT: GENERAL BUSINESS
Spring Hill Sketch Plan

The application proposes a total of 632 lots and 33 tracts as well as right of way, parks, and open space.

DEPARTMENT: Planning and Development

PRESENTER: Hannah Hippely, Senior Planner

STAFF RECOMMENDATION:

See Attachments for Staff and Referral Agency Comments

See Attachment for Planning Commission Minutes from April 3, 2019.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The application proposes a total of 632 lots and 33 tracts as well as right of way, parks, and open space on a 301.89 acre property zoned Low Density Residential (LR).

The annexation plat for the subject property, the Andalusia Annexation (AN-13-0048) was recorded March 3, 2014 along with the initial zoning map which established LR zoning on the property. In 2014, a sketch plan (SK-14-00002) proposing a development of single family homes totaling 1.67 dwelling units per acre was reviewed and a preliminary plat application (PP-14-00016) was subsequently submitted. The Andalusia preliminary plat was never completed and was not considered by Planning Commission and the Board of Trustees.

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.

Next Steps:

In order for the subdivision to be fully implemented as shown in the sketch plan the following applications would need to be approved:

1. Comprehensive Plan Amendment
2. Preliminary Plat
3. PUD
4. Site Plan
5. Final Plat

ATTACHMENTS:

- a. Staff Memo
- b. Review Comments

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- c. Sketch Plan
- d. Applicant Submittal
- e. PC Minutes