



Town Council

Board Meeting Date: 5/14/2019

File #: 19-199, **Version:** 1

**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
See attached Planning Commission Minutes

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.

History:

The overall Erie Village area was originally annexed in 1994. The area was zoned Planned Development (PD) in 1999. The PD permitted a variety of single-family, multi-family, and commercial development. Several PD amendments were approved over the years.

In 2003, the subject site for the Sketch Plan was amended to allow 260,000 square feet of commercial and 57 Live/Work units. In 2008 the Sketch Plan site area was amended again to allow an age restricted continuum of care community consisting of 183 units. Types of allowed residential uses within the PD include single-family homes, duplexes, and multi-family buildings. Types of allowed uses associated the retirement facility include independent living along with assisted living

and adult day care. Types of allowed commercial uses within the PD include dental or medical offices, bars/taverns and restaurants, business or professional offices, and general retail and personal service stores.

The Board of Trustees reviewed a Sketch Plan on the subject site on January 23, 2018. That Sketch Plan proposed a development consisting of residential and commercial uses. Specifically, it proposed 19 single-family units, 18 single-family Live/Work units, 4 duplexes, 36 Townhomes, and 6,000 square feet of commercial.

Next Steps:

For the proposed project to be fully implemented as conceptually proposed in this Sketch Plan the following applications would need to be reviewed and approved:

- PD Amendment
- Preliminary Plat
- Site Plan
- Final Plat

ATTACHMENTS:

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