



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 3/4/2020

File #: 20-138, Version: 1

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING: A Resolution Regarding Nine Mile Corner PD-DP Amendment No. 1, Adopting Certain Findings of Fact and Conclusions Favorable to the Amendment.

DEPARTMENT: Planning and Development

PRESENTER: Hannah Hippely, Senior Planner

STAFF RECOMMENDATION:

Approval of Resolution P20-03 making a favorable recommendation with conditions to the Board of Trustees.

SUMMARY AND BACKGROUND OF SUBJECT MATTER: The Nine Mile PD Amendment proposes to clean up and clarify elements of the existing PD, expand the scope to include standards for the commercial portion of the development and make modifications which reflect the IGA with the City of Lafayette.

The Comprehensive Plan identifies Nine Mile Corner as a Regional Commercial area. The Town began annexation of these properties in 1994 when a portion of it was annexed along with the Arapahoe Ridge area. That property was zoned Planned Development (PD). The Nelson-Kuhl Annexation brought the rest of the Nine Mile property into the Town in 2015 and that property was initially zoned Community Commercial. In 2016, the Town of Erie and the Erie Urban Renewal Authority (the property owners) entered into an agreement with Evergreen-287 & Arapahoe, L.L.C. (the Developers) to develop the property in accordance with the identified Comprehensive Plan goals. The original PD application was begun in 2016 along with a site plan for the multifamily development. The original PD was reviewed by Planning Commission on June 21, 2017 and approved by the Board of Trustees on July 25, 2017. Progress on the development of Nine Mile Corner was slowed due to ongoing litigation between the Town of Erie and the City of Lafayette. This dispute was resolved by an Intergovernmental Agreement which was entered into in June of 2019 and activity on the project resumed. The PD Amendment which is the subject of this application was applied for in 2019 and is the first step in establishing parameters for the commercial development on the site and reflects the outcome of the IGA with the City of Lafayette.

ATTACHMENTS:

1. Resolution P20-03
2. PD Amendment No. 1
3. Staff Memo
4. Application Materials
5. Neighborhood Meeting

6. Notice