



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 3/4/2020

File #: 20-139, **Version:** 1

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending the Board of Trustees Approve with Conditions the Minor Subdivision for Nine Mile Corner.

DEPARTMENT: Planning and Development

PRESENTER: Hannah Hippely AICP, Senior Planner

STAFF RECOMMENDATION:

Approval of Resolution P20-04 making a favorable recommendation to the Board of Trustees.

SUMMARY AND BACKGROUND:

The Nine Mile Corner Minor Subdivision proposes create 11 Lots for commercial and residential development of the site. No development can occur on the property until it has been divided into legal lots.

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 subdivision which is the subject of this application was applied for in 2019, the property has not been previously subdivided. The creation of the lots and the associated improvements will facilitate the development of Nine Mile Corner into a retail center (Lots 1-10) and apartment complex (Lot 11).

ATTACHMENTS:

1. Resolution P20-04
2. Plat
3. Staff Memo
4. Application Materials

5. Referral Comments
6. Certificate of Notice to Mineral Estate Owners
7. Neighborhood Meeting
8. Notice