



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 3/4/2020

File #: 20-140, **Version:** 1

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING Resolution P20-05: A Resolution Regarding Erie Town Center Planned Development (PD) Zoning, Adopting Certain Findings of Fact and Conclusions Favorable to the Planned Development Zoning.

DEPARTMENT: Planning & Development

PRESENTER: Deborah Bachelder AICP, Planning Manager/Deputy Director of Planning & Development

STAFF RECOMMENDATION:

Approval of Resolution P20-05 making a favorable recommendation to the Board of Trustees with the condition that staff may direct the consultants to make technical corrections to the documents.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Erie Town Center Planned Development (PD) rezoning application is comprised of 5 vacant parcels of land, approximately 144 acres in size total, which are located near the intersection of Erie Parkway and E. County Line Road.

In 2019, the Town recognized the need to take a comprehensive look at the potential for development in this area. The Town engaged the Urban Land Institutes (ULI) Technical Advisory Panel (TAP) to study the Erie Town Center area as a cohesive development opportunity for retail, office, residential, park and open space uses. As an outcome of the July 2019 ULI TAP findings and action items, the Town hired DPZ CoDesign to further investigate a common vision plan for the Erie Town Center area that included a community visioning exercise and market analysis that is the foundation of this Erie Town Center PD zoning. DPZ held a week long charrette that included presentations, open meetings, interactive work sessions, and open house design studio time to obtain feedback from citizens, property owners, developers, business owners, local officials, Town staff and other stake holders. There was a high level of participation in the charrette process and the Town Center plan gained wide public support as designs were development and discussed. In December 2019 the Board of Trustees approved "in principle" the conceptual Erie Town Center Plan and authorized DPZ to move forward with creating the regulations to implement the Plan. The Erie Town Center Planned Development rezoning application before you tonight is the final draft of the continued work of DPZ, the town staff, the property owners and developers to create the regulations that will shape the development within the Erie Town Center area.

ATTACHMENTS:

Resolution No. P20-05

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Erie Town Center PD Zoning Map
Erie Town Center PD Development Guide
Staff Memo
Land Use Application
Public Hearing Notice