



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 7/28/2020

File #: 20-393, **Version:** 1

SUBJECT: GENERAL BUSINESS

PUBLIC HEARING: A Resolution of the Board of Trustees of the Town of Erie Approving with Conditions the Preliminary Plat for the Westerly Subdivision

DEPARTMENT: Planning & Development

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

STAFF RECOMMENDATION:

Approval of the Resolution with Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Westerly property is located on the southeast corner of Erie Parkway and WCR 5. The proposed 268.11 acre Westerly Preliminary Plat is for the first phase of development which includes 530 residential lots and 60 tracts for future development, parks, openspace, landscaping, trail and utility purposes. The Preliminary Plat is being reviewed concurrently with a PUD rezoning application. A Rezoning application was recently reviewed by the Planning Commission on May 20, 2020 and was approved by the Board of Trustees on June 23, 2020. The Rezoning application shifts the boundary between the NMU-Neighborhood Mixed Use and LR-Low Density Residential zone districts.

The property was annexed in 1990 and zoned as Rural Preservation 3. In 2017 the property was rezoned to NMU-Neighborhood Mixed Use, LR-Low Density Residential and AG/OS-Agriculture/Open Space to accommodate the current development proposal. Sketch Plans were reviewed in 2017 and 2019.

ATTACHMENTS:

1. Draft Resolution
2. Planning Commission Resolution P20-14
3. Preliminary Plat - ALTA
4. Staff Memo
5. Application - Narrative - Agreements - Title
6. Construction Plans
7. Landscape Plans
8. Technical Reports
9. Subsidence Report
10. Referrals
11. Neighborhood Meeting

- 12. Public Hearing Notice
- 13. Applicant Presentation
- 14. Staff Presentation
- 15. Williams Peltier 1A-20H Well - Erie Highlands