



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 10/13/2020**

---

**File #: 20-484, Version: 1**

---

**SUBJECT: General Business**

**PUBLIC HEARING:** An Ordinance of the Board of Trustees of the Town of Erie Approving the Erie Village Planned Development Amendment No. 6

**DEPARTMENT:** Planning and Development

**PRESENTER:** Chris LaRue, Senior Planner

**STAFF RECOMMENDATION:**

Approval

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The subject site is a half-circle shaped property located just north of Old Town Erie, west of East County Line Road, and is surrounded by C.W. Bixler Boulevard. The part of the property where the amendments are proposed is Filing No. 5 of the Erie Village Subdivision. Filing No. 5 will be the final part of the subdivision to develop. All of Erie Village is approximately 149.15 acres in size, while the amendment area is 14.823 acres. The area is currently zoned PD - Erie Village Planned Development.

All of the Erie Village area was annexed into the Town of Erie in March 1994, and was zoned Planned Development (PD) concurrent with the annexation. The original PD was approved in 1999 and included single-family development and a mixed use residential/commercial area in the Filing No. 5 area. A second amendment was filed and was never completed. The third amendment was approved in 2001 to amend the Filing No. 5 area for commercial uses, live/work, and a ceramics center. The fourth amendment was approved in 2005, and created setbacks and standards for the duplex area. The fifth amendment was approved in 2008 and created a continuum of care retirement village.

This 6<sup>th</sup> Amendment proposes to remove the senior assisted living use from Erie Village Filing No. 5, and to replace it with a mixed-use plan consisting of single-family homes, townhomes, and commercial uses. Amendments to the PD include:

1. A maximum of 76 residential units not to exceed a gross density of 5.5 du/ac. The residential units are limited to single-family homes (3.939 acres) and townhomes (2.481 acres) limited to specific areas within Filing No. 5;
2. Creation of 2.113 acres of commercial area; &
3. Creation of dimensional standards for the single-family and townhome units.

**ATTACHMENTS:**

1. Draft Resolution

2. Staff Report
3. Existing Erie Village PD
4. Proposed Erie Village PD
5. Application and Narrative
6. Other Applicant Materials
7. Referral Comments
8. Public Comment
9. Neighborhood Meeting Summary
10. Notifications
11. Staff Presentation
12. Applicant Presentation
13. PC Resolution