



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 2/23/2021**

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**File #:** 21-064, **Version:** 1

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**SUBJECT: Consent Agenda**

A Resolution of the Board of Trustees of the Town of Erie Accepting Dedications as Shown on the Final Plat for the Nine Mile Corner Amendment No. 1 Subdivision

**DEPARTMENT:** Planning and Development

**PRESENTER:** Shannon Moeller, Senior Planner

**TIME ESTIMATE:**

**FISCAL SUMMARY:**

**STAFF RECOMMENDATION:**

**Approve resolution to accept dedications shown on the Final Plat for the Nine Mile Corner Amendment No. 1 Subdivision.**

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Nine Mile Corner Amendment No. 1 Subdivision is located south of Arapahoe Road and east of Highway 287. It encompasses 47.21 acres, 11 lots, and 9 tracts.

The purpose of this minor amendment plat is to amend the Nine Mile Corner Subdivision to relocate a lot line between the commercial pad sites on Lot 6 and Lot 7, and to relocate utility easements to facilitate the final design of the Lowe's to be constructed on Lot 1. There is no change to the existing Development Agreement for Nine Mile Corner approved by the Board of Trustees on March 10, 2020.

**Fiscal Impact:** The development will pay building permit fees and will generate sales taxes and other taxes to the Town, County, School and Fire Districts, the revenue from which will be used to provide municipal services to support the new development.

**History:** 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 property was subdivided in 2020 as the Nine Mile Corner Subdivision to facilitate the development of a retail center (Lots 1-10) and apartment complex (Lot 11). The Board of Trustees approved the subdivision and Development Agreement on March 10, 2020.

**Board Priority(s) Addressed:**

- ✓ Attractive Community Amenities
- ✓ Prosperous Economy
- ✓ Well-Maintained Transportation Infrastructure
- ✓ Fiscally Responsible

**ATTACHMENTS:**

1. Resolution No. 21-022
2. Nine Mile Corner Amendment No. 1 Subdivision