



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 4/7/2021

File #: 21-131, Version: 1

SUBJECT: General Business

PUBLIC HEARING: Consideration of a Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve an Ordinance Rezoning Portions of the Property at Erie Highlands from Medium Density Residential to Low Density Residential, and from Low Density Residential to Medium Density Residential, as shown on the Erie Highlands Zoning Map - Amendment No. 2

DEPARTMENT: Planning & Development Department

PRESENTER: Shannon Moeller, AICP, Senior Planner

STAFF RECOMMENDATION:

Approval

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

All of Erie Highlands is located South of Erie Parkway, east of Bonanza Drive, and west of Weld County Road 5. The areas proposed to be rezoned are located south of Highview Drive, east of the existing residences in Planning Area 6 and west of County Road 5, along the boundary between Planning Area 6 and Planning Area 10 of the Erie Highlands PUD.

The original Erie Highlands annexation agreement was dated and adopted in 1984, and later amended in 1985 and 1986. The annexation agreement proposed a landfill concept for the property. The annexation agreement was revoked in 2013 and replaced with the Master Development Agreement for Erie Highlands.

In 2013, the property was rezoned to Low Density Residential (LR), Medium Density Residential (MR), Agriculture/Open Space (AG/OS), Community Commercial (CC), and Public Lands & Institutions (PLI), and the original Erie Highlands PUD was approved. The residential portions of the PUD anticipated a mix of housing types including single-family and attached residences. Planning Area 6 and Planning Area 10 have been planned as single-family detached and townhomes/multi-family, respectively, since the original PUD approval. The single-family homes have been constructed.

A Sketch Plan for the development of townhomes in Planning Area 10 was reviewed in 2018. The rezoning application proposes a change to the current zone district boundaries to accommodate a more efficient site plan for the development of Planning Area 10. The boundary line adjustment

would increase the portion of the property zoned Medium Density Residential by 0.28-acres, and decrease the portion of the property zoned Low Density Residential by 0.28-acres.

ATTACHMENTS:

1. PC Resolution P21-04
2. Proposed Rezoning - Erie Highlands Zoning Map - Amendment No. 2
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials
6. Referral Comments
7. Neighborhood Meeting Summary
8. Notifications