



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 5/25/2021**

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**File #:** 21-191, **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 Erie Highlands Filing No. 14, Amendment No. 1 Subdivision**

**DEPARTMENT:** Planning and Development

**PRESENTER:** Chris LaRue, Senior Planner

**TIME ESTIMATE:**

**FISCAL SUMMARY:**

Cost as Recommended:

Balance Available:

Budget Line Item Number:

New Appropriation Required:

**STAFF RECOMMENDATION:**

Accept dedications as shown on the Final Plat for the Erie Highlands Filing No. 14, Amendment No. 1 Subdivision

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Erie Highlands Filing No. 14 Final Plat is located southwest of Erie Parkway and WCR 5. The original plat encompassed approximately 86.879 acres, and included 60 lots and 12 tracts. The residential lots are slated for a single-family development. Some of the tracts include future development areas. There were no Parks or Spine Trails in this filing. Erie Highlands Filing No. 11 is located directly southwest of Filing No. 14, and contains the new Clayton Neighborhood Park. There are several pedestrian and road connections between this filing and surrounding filings.

Erie Highlands Filing No. 14, Amendment No. 1 is a replat of Tract H of Erie Highlands Filing No. 14. Tract H contains 12.710 acres. The intent of the Final Plat Amendment is to shift the 30-foot utility easement located along the south side of Tract H to the south so it is contained within the 50 foot no build zone. This would allow for more buildable commercial area on the tract in the future. The no build zone is part of an oil and gas setback, and a revised SUA was executed to accommodate

moving the easement.

**History:**

The subject area was annexed in 1990 into the Town of Erie under the name of 1990 Town of Erie Annexation No. 3 (aka the Horst Annexation). The property was initially zoned agricultural. In 2014, the subject property was zoned CC - Community Commercial as part of an overall PUD overlay for Erie Highlands.

**Action Items:**

The Board of Trustees is the approval body for the acceptance of dedications as shown on the Final Plat.

**Board Priority(s) Addressed:**

- ✓ Attractive Community Amenities
- ✓ Prosperous Economy
- ✓ Safe and Healthy Community
- ✓ Fiscally Responsible

**ATTACHMENTS:**

1. Resolution No. 21-065
2. Erie Highlands Filing No. 14, Amendment No. 1 Final Plat