



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

Board Meeting Date: 5/25/2021

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File #: 21-195, Version: 1

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**SUBJECT: Consent Agenda**

**A Resolution of the Board of Trustees of the Town of Erie Approving the Fourth Amendment to Development Agreement for Erie Commons Filing No. 4 and Accepting Dedications as Shown on the Final Plat for the Erie Commons Filing No. 4, 4<sup>th</sup> Amendment 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:**

**Approve the Development Agreement and accept dedications shown on the Final Plat for the Erie Commons Filing No. 4, 4<sup>th</sup> Amendment Subdivision**

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The Erie Commons Filing No. 4, 4<sup>th</sup> Amendment Final Plat area contains 21.10 acres, and is bounded by Erie Parkway to the northwest, South Briggs Street to the northeast, Espinoza Street to the southeast, and Powers Street to the southwest.

The site is contained within the Erie Town Center Planned Development (PD) and is the large vacant rectangle parcel in the Erie Commons development visible along Erie Parkway. The plat proposes five commercial lots (one of which is under site plan review for a Circle K gas station and convenience store), one residential lot which will be further subdivided (Erie Commons Filing No. 4, 5<sup>th</sup> Amendment), and three tracts. Access to all lots will be provided through public streets and one private street which connect to the overall area.

**History:**

The subject area was annexed in 2001 into the Town of Erie under the name of Erie Commons Annexation. At the same time, the property was initially zoned as Planned Development (PD) for Commercial uses. In 2019, the Erie Commons PD Amendment No. 9 designated half of the property for commercial development and the other half for multifamily development.

In March of 2020, the subject property, along with other areas within Town, was rezoned to Urban Center 4 (UC4) and Urban Edge 4 (UE4) as part of an overall new PD overlay for Erie Town Center. The Erie Town Center PD designates half of the property for commercial development and the other half for small lot single-family residential (aka the "wee cottages" development).

**Action Items:**

A Development Agreement has been drafted to accompany the Erie Commons Filing No. 4, 4<sup>th</sup> Amendment Final Plat. It includes cost estimates for all public infrastructure associated with this development. The Board of Trustees is the approval body for both the Development Agreement and the acceptance of dedications as shown on the Final Plat.

**Board Priority(s) Addressed:**

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

**ATTACHMENTS:**

1. Resolution No. 21-068
2. Erie Commons Filing No. 4, 4<sup>th</sup> Amendment Subdivision Final Plat
3. Development Agreement