



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 5/25/2021

File #: 21-197, **Version:** 1

SUBJECT: Consent Agenda

A Resolution of the Board of Trustees of the Town of Erie Approving the Fifth 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, 5th 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, 5th Amendment Subdivision

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Erie Commons Filing No. 4, 5th Amendment Final Plat area contains 11.65 acres, and is bound by Ambrose Street 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 has been referenced as the "Wee Cottage" development. The plat proposes 151 residential lots (12.96 du/ac) and 16 tracts. Most of the tracts consist of alleys that will provided access to the lots. Other tracts consist of private open areas, and will contain trails, sitting areas, and recreation space. A total of 3.69 acres of the overall site will be maintained as private open area. The layout of the lots and overall subdivision design is consistent with the PD guide and illustrative plans.

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, 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.

Action Items:

A Development Agreement has been drafted to accompany the Erie Commons Filing No. 4, 5th 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. 21-069
2. Erie Commons Filing No. 4, 5th Amendment Subdivision Final Plat
3. Development Agreement