



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 6/2/2021

File #: 21-215, Version: 1

SUBJECT: General Business

**PUBLIC HEARING: A Resolution Of The Planning Commission Of The Town of Erie
Recommending The Board Of Trustees Approve The Canyon Creek Filing No. 7 And 8
Preliminary Plat With Conditions**

DEPARTMENT: Planning and Development

PRESENTER: Chris LaRue, Senior Planner

STAFF RECOMMENDATION:

Adopt resolution # 21-09 making certain findings of fact regarding the proposed Canyon Creek Filing No. 7 and 8 Preliminary Plat.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

History:

The subject site, and surrounding Canyon Creek area was annexed by the Town in September of 1970, and was originally known as "Homestake". The properties and surrounding area were zoned as the Homestake PUD in 1975. In May 2001 the Homestake PUD was amended and renamed the Canyon Creek Planned Development (PD) Plan. Since 2001 both Filings have been designated as 110 units of Single Family Detached (Filing No. 7) and 275 units of townhomes (Filing No. 8). Filing 8 was changed to single-family attached (paired homes) and multi-family through PD Amendment No. 4 in 2008. The areas for Filing No. 7 and 8 were never previously platted. A Sketch Plan was presented to the Planning Commission and Board of Trustees in 2019 for this project. The Canyon Creek PD was subject to a minor amendment this year which allowed alley loaded products for Filing No. 8.

Preliminary Plat:

Filing No. 7 is located northwest of Jasper Road and Telleen Ave, while Filing No. 8 is located northeast of those streets. The preliminary plat proposes 106 single-family detached residential lots in Filing No. 7, 88 alley loaded paired homes in Filing No. 8, and 26 tracts. The plat includes a series of internal trails, sidewalks, a spine trail and a pocket park in each filing. This preliminary plats are accessed off a central extension of Jasper Road. Jasper Road would be extended to the north and transition into a round-about where it intersects with Jay Road. Other access points to future adjacent development are designed with this application.

The Planning Commission is the recommending body for this application while the Board of Trustees is the decision making body.

ATTACHMENTS:

1. PC Resolution P21-09
2. Proposed Canyon Creek Filing No. 7 and 8 Preliminary Plat and Landcaping
3. Staff Report
4. Application, Authorization, and Narrative
5. Other Applicant Materials 1
6. Other Applicant Materials 2
7. Other Applicant Materials 3
8. Referral Comments
9. Neighborhood Meeting Summary
10. Notifications