



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 11/9/2021

File #: 21-491, **Version:** 1

SUBJECT: General Business

PUBLIC HEARING: An Ordinance of the Board of Trustees of the Town of Erie Rezoning Portions of the Westerly Property from Low Density Residential to Agricultural/Open Space, and from Agricultural/Open Space to Low Density Residential, as shown on the Westerly Zoning Map Amendment No. 2

DEPARTMENT: Planning & Development Department

PRESENTER: Shannon Moeller, AICP, Senior Planner

TIME ESTIMATE: 15 minutes

STAFF RECOMMENDATION:

Approve Rezoning Ordinance 34-2021.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Westerly property is located South of Erie Parkway and east of Weld County Road 5. The Dearmin Property was annexed into the Town of Erie as the Horst Property in 1990. At that time the owner anticipated the property to be used as a landfill site. The pre-annexation and annexation agreements that outlined the landfill requirements for the property that were terminated in 2017 when the Town rezoned the property from Rural Preservation 3 to LR-Low Density Residential, NMU-Neighborhood Mixed Use and AG/OS-Agriculture/Open Space ("Dearmin Zoning Map").

A rezoning, PUD Overlay and Preliminary Plat were approved in 2020 for the Westerly property. The rezoning adjusted to boundaries of the NMU zoning area at the north end of the property ("Westerly Zoning Map").

This rezoning application proposes a change to the current zone district boundaries to accommodate the most up-to-date site planning for the Westerly master-planned community, as shown on the conceptual plan included in the 2020 Swink Annexation Agreement. The southern extents of the residential development area are shaped slightly differently than the zoning boundary line that was established in 2017.

The boundary line adjustment is necessary to ensure that all residential development is located on residentially-zoned land, and that no lot or tract, including the future neighborhood park, is split into multiple zone districts. The boundary line adjustment would increase the portion of the property zoned Low Density Residential by 2.1 acres and decrease the AG/OS zone by the same amount.

Board Priority(s) Addressed:

- ✓ Attractive Community Amenities
- ✓ Engaged and Diverse Community
- ✓ Small Town Feel
- ✓ Safe and Healthy Community
- ✓ Environmentally Sustainable

ATTACHMENTS:

1. Ordinance 34-2021
2. Proposed Zoning Map
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials
6. Referral Comments
7. Neighborhood Meeting Summary
8. Notifications
9. Staff Presentation
10. Applicant Presentation
11. PC Resolution P21-17
12. Public Comment