



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 12/15/2021

File #: 21-513, Version: 1

SUBJECT: General Business

PUBLIC HEARING (CONTINUED FROM DECEMBER 1, 2021): A Resolution of the Planning Commission of the Town of Erie Recommending That the Board of Trustees Approve the Spring Hill PD - Planned Development

DEPARTMENT: Planning and Development

PRESENTER: Audem Gonzales, Senior Planner

STAFF RECOMMENDATION:

Approve Resolution P21-25

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The property is generally located at the southwest corner of State HWY 52 and Weld County Road 3. The Spring Hill PD area is also located directly north of the Morgan Hill Subdivision. The PD covers ~300 acres of land currently zoned LR - Low Density Residential.

History:

The subject area was annexed into the Town in 2014 as the Andalusia Annexation. Under the associated annexation agreement, the maximum number of residential units that may be constructed was limited to 632. The annexation agreement provides for a 10-year vested rights period which started from the time of approval of the agreement.

The property went through the Sketch Plan process in April/May of 2019. At that time, the applicant introduced the project to both the Planning Commission and Board of Trustees.

In 2021, the property owner amended the annexation agreement to clean up language on the number of housing products that would be allowed within this area. Originally, the agreement only permitted one housing type. The property owner amended that agreement to allow for more than one housing type.

Proposed PD:

The applicant is proposing to rezone the property from LR - Low Density Residential, to PD - Planned Development. The PD consists of four planning areas. Three planning areas contain residential uses while one planning area only contains Open Space. The proposed residential uses are single-family, duplex and townhome. The single-family is written into the PD to be detached and front loaded while the duplex and townhomes are all proposed to be alley loaded. The PD provides dimensional standards for all three housing types. These standards are consistent with other Erie projects containing the same housing types. The PD also includes development standards for each planning area. Development standards include requirements for architectural variety, character, materials, etc.

Process:

PD zoning requires public hearings before the Planning Commission and the Board of Trustees. The Planning Commission is the recommending body for the application while the Board of Trustees is the approving body. This project is tentatively scheduled for the January 11th, 2022 Board of Trustees meeting date.

ATTACHMENTS:

1. PC Resolution No. P21-25
2. Proposed PD zoning map
3. Staff Report
4. Application and Narrative
5. Other Applicant Materials
6. Referral Agency Comments
7. Neighborhood Meeting Summary
8. Notifications
9. Public Comment