



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 8/9/2022**

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**File #:** 22-292, **Version:** 1

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**SUBJECT: General Business**

**PUBLIC HEARING:** Adoption of Two Resolutions and Two Ordinances Annexing Property to the Town, Zoning the Property as Planned Development (Erie Gateway South Annexation No. 9), Approving the Annexation Plat for the Property and Approving the Associated Annexation Agreement

1. Findings of Fact: A Resolution of the Board of Trustees of the Town of Erie Making Certain Findings of Fact Regarding the Proposed Annexation to the Town of the Real Property Known as Erie Gateway South No. 9

2. Annexation: An Ordinance of the Board of Trustees of the Town of Erie Annexing to the Town the Real Property Known as Erie Gateway South No. 9

3. Initial Zoning: An Ordinance of the Board of Trustees of the Town of Erie Zoning the Real Property Known as Erie Gateway South No. 9

4. Annexation Agreement and Annexation Plat: A Resolution of the Board of Trustees of the Town of Erie Approving the Annexation Plat for the Real Property Known as Erie Gateway South No. 9, Accepting the Dedications on the Annexation Plat, and Approving the Associated Annexation Agreement

**DEPARTMENT:** Planning and Development

**PRESENTER:** Audem Gonzales, Senior Planner

**TIME ESTIMATE:** 30 minutes

**STAFF RECOMMENDATION:**

Staff recommends adopting the resolutions and ordinances for the Erie Gateway South Annexation No. 9 annexation, initial zoning, annexation agreement and annexation plat applications.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

The subject property is generally located south of Arapahoe Road, between 119<sup>th</sup> Street and County Line Road. The annexation area is approximately 121 acres in size. The property is located at the southern portion of the Town of Erie's growth boundary and at the northern end of the Parkdale master planned community.

History of Approvals

- A Pre-Annexation Agreement was approved in 2021 for the subject area. This agreement spelled out the timing for platting and constructing Coal Creek Boulevard and constructing an off-site detention pond.

#### Annexation and Initial Zoning

This annexation and initial zoning package is part of the overall Parkdale master planned community and represents the 9<sup>th</sup> annexation in the series. This particular annexation encompasses an area approximately 121 acres in size and is currently developed with single family homes, accessory structures and agricultural uses. The proposed PD - Planned Development zoning would allow for future single-family detached homes and townhomes while also allowing the existing uses to be remain until development commences. The existing uses would fall under the Agricultural Holding zone district standards under a temporary basis. The PD states these ag related uses will remain as temporary until the property re-develops as new single-family or townhome development. These provisions are consistent with the recently approved Parkdale Annexation No. 8 PD zoning map. The dimensional standards and architectural standards in the PD document are consistent with existing Parkdale PUD and PD regulations as well as with the newly adopted Unified Development Code amendments from January 2022.

#### Annexation Plat

The Planning and Development Director has conditionally approved an Annexation Plat for an area approximately 20 acres in size, which is located within the annexation area. The plat, Parkdale Filing No. 4, consists of 1 residential lot, 4 tracts and right-of-way for Coal Creek Boulevard and McGeal Place. An existing home will remain on the platted lot while the tracts within this subdivision are anticipated to be re-platted as residential lots in the future. The Board of Trustees is the authority for accepting all dedications and easements as shown on the final plat document.

#### Action Items

The Board of Trustees is the approval body for the Annexation Findings of Fact, Annexation, Initial Zoning, Annexation Agreement and Annexation Plat acceptance.

#### **Board Priority(s) Addressed:**

- ✓ Prosperous Economy
- ✓ Effective Governance
- ✓ Fiscally Responsible

#### **ATTACHMENTS:**

1. Staff Report
2. Resolution No. 22-92 (Findings of Fact)
3. Ordinance No. 16-2022 (Annexation)
4. Ordinance No. 17-2022 (Initial Zoning)
5. Resolution No. 22-95 (Annexation Plat and Annexation Agreement)
6. 2021 Pre-Annexation Agreement

7. Annexation Agreement
8. Annexation Map
9. Initial Zoning Map
10. Parkdale Filing No. 4 (Annexation Plat)
11. Other Applicant Materials
12. Referral Comments
13. Notifications
14. Applicant Presentation
15. Staff Presentation