Authorization for Erie Town Center PD Amendment No. 1

Town Council

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Agenda

- PD Vision & Overview
- Purpose of Update
- Proposed Changes
- Council Direction
- Next steps

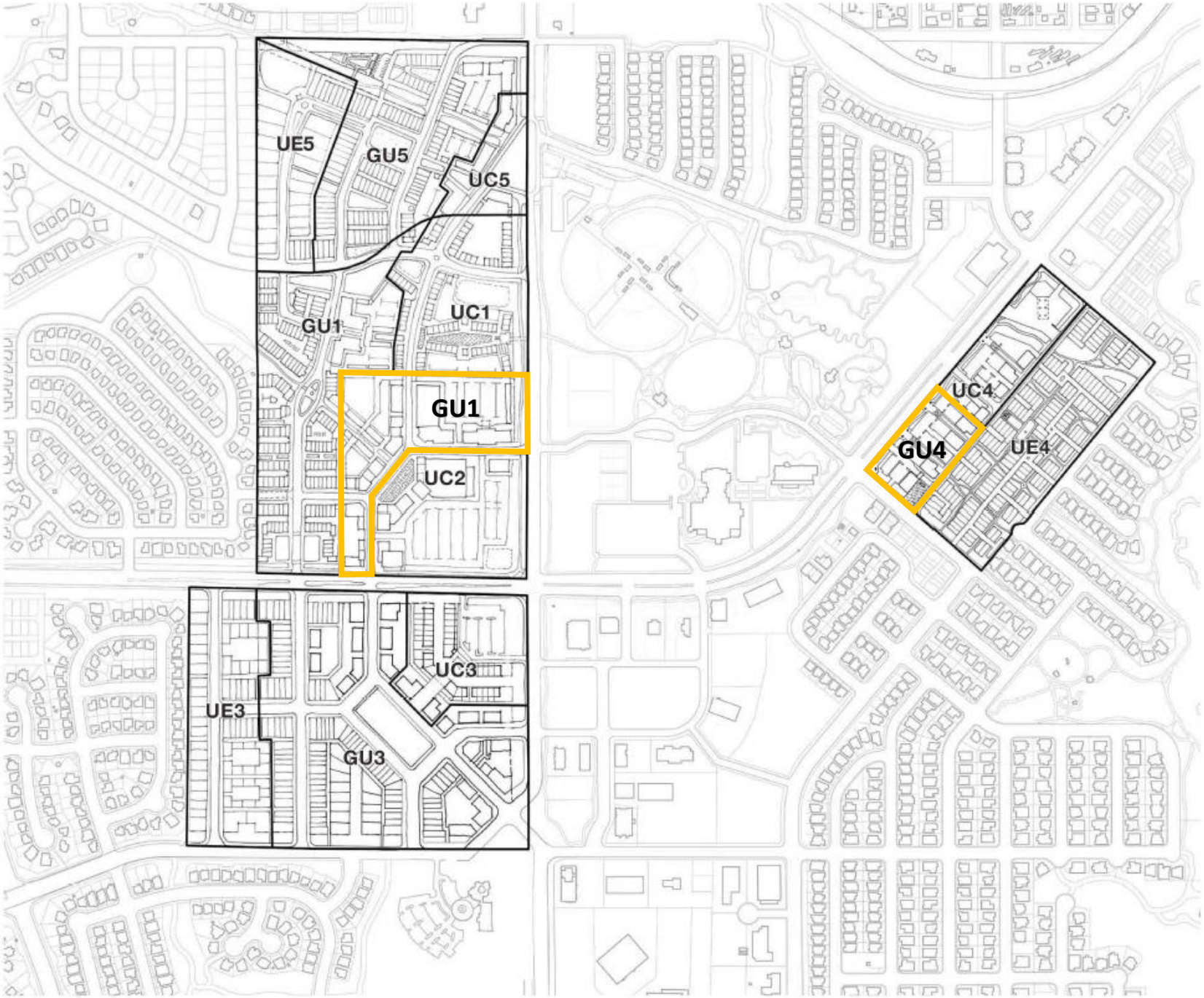
Erie Town Center Vision

Erie Town Center PD

Purpose of the Update

- PD Amendment request addresses:
  - Development opportunity for Town-owned property
  - Development and use constraints for Four Corners and Erie Commons commercial areas
  - Clarifications and updates identified by staff through implementing the PD
- MC 10.7.2.B. gives the Town Council authority to initiate a land use application submittal

Zoning



Legend

UE	Urban Edge Zone
GU	General Urban Zone
UC	Urban Center Zone

Permitted Uses

- **UC3**
  - Live/Work
- **GU1**
  - Hotel
  - Museum
  - Parking Structure
- **UC & GU**
  - Urgent Care

Dimensional Standards

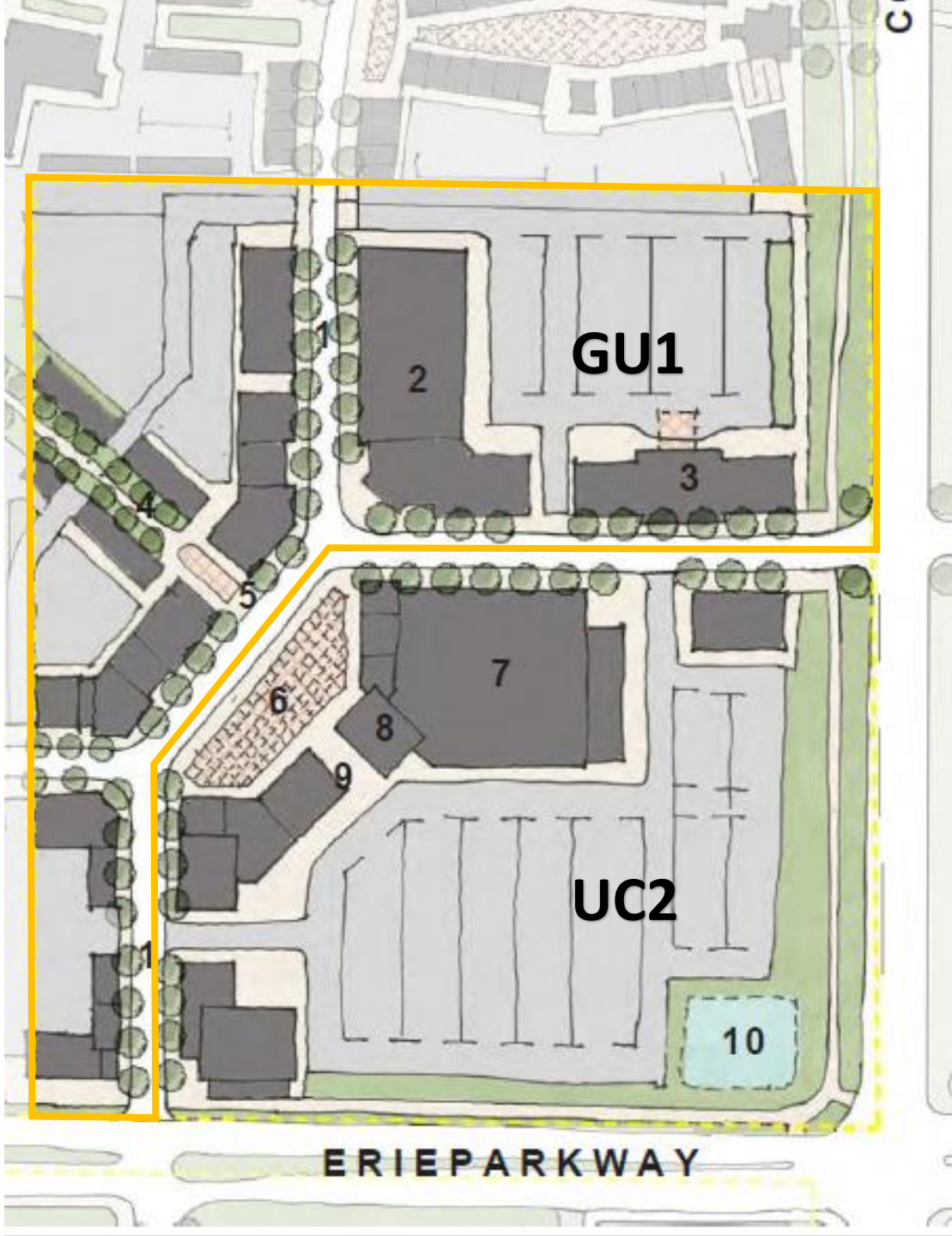
- Building Height – GU1
  - Up to 45 feet:
    - Hotel
    - Civic Building
    - Parking Garage
- Right of Way Encroachment
  - 2 feet with 8-foot clearance from sidewalk. Revokable license agreement required.
    - Sign
    - Awning
    - Canopy

Frontage Buildout

- Frontage buildout requirements modified to exclude:
  - Vehicular access drive
  - Pedestrian walks connecting into site
  - Erie Commons Plaza
  - Triangular portion of site by WAPA lines

Parking Standards

- UC2 and GU1
  - Up to 1 per 200 sq. feet
    - Grocer
    - Hotel
    - Public/Institutional
  - UC2 on street parking exempt
- Parking Maximum 125%



Signs

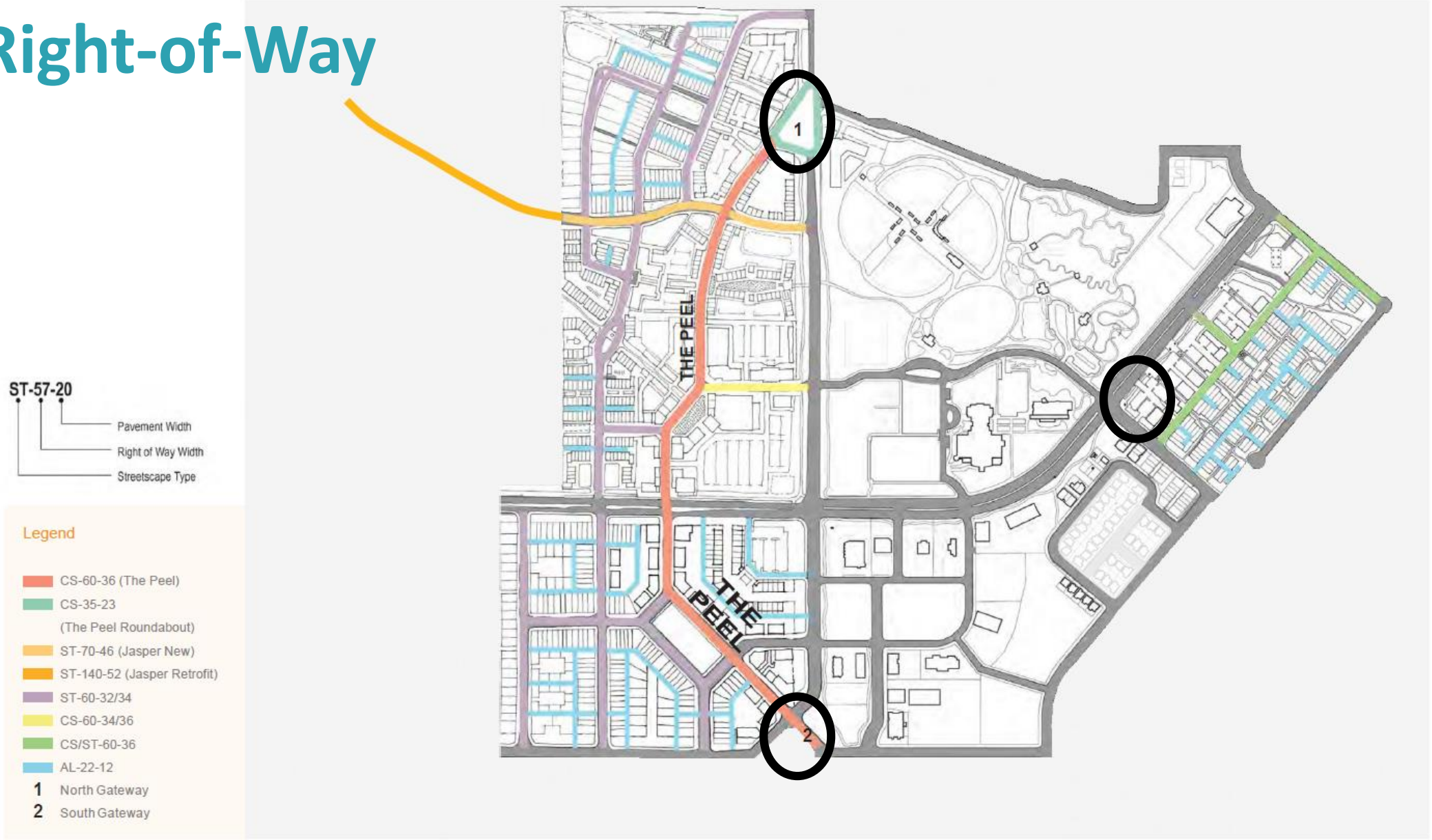
- Reference UDC for sign regulations with modifications:
  - Unique signs in plaza areas reviewed through site plan process
  - Monument signs along principal arterials only

Pedestrian Trails

- Extend trail from existing Creekside trail to County Line Road

Right-of-Way

Right-of-Way Type Assignment Plan



Request and Next Steps

- Staff is requesting authorization from Town Council to initiate a land use application for a PD Amendment to Erie Town Center
- Next Steps:
  - Land use application review by staff and referral agencies
  - Neighborhood meeting
  - Planning Commission public hearing
  - Town Council public hearing

Questions & Direction