

**TOWN OF ERIE
PLANNING COMMISSION MEETING
April 17, 2024**

SUBJECT: **Resolution P24-06**
A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Adopt an Ordinance
Amending Title 10 of the Erie Municipal Code to Create a New
Reserved Open Space Zone District

PURPOSE: The Home Rule Charter requires the establishment of a
Reserved Open Space Zone District.

CODE REVIEW: Erie Municipal Code, Title 10

DEPARTMENT: Planning and Development

PRESENTER: Kelly Driscoll, Planning Manager

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission adopt the resolution recommending the Town Council adopt an ordinance amending Title 10 of the Erie Municipal Code to create a new Reserved Open Space zone district.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

In November 2023 voters passed the Home Rule Charter. The Charter dictates how the Town is governed, among other things. Article 11 of the Charter requires the Town provide and maintain an appropriate and distinct zoning for property designated as Open Space. Town legal counsel determined the existing AG/OS district did not meet the intent of the Charter.

The proposed changes would create a Reserved Open Space (RO) district. The stated purpose of the RO district is to provide for areas that are dedicated to open space and trails as specified in Article 11 of the Home Rule Charter. The RO district would allow only Open Space, Park, and Parking Lot uses. Dimensional standards for the district are as follows:

Table 4-3: Table of Dimensional Standards - Other Districts (Additional Standards May Apply. See Use-Specific Standards in 3.2.)								
District	Min. Lot Size		Max. Lot Coverage (percent)	Minimum Setbacks (ft.)			Maximum Height	
	Net Area (sq. ft.)	Width (ft.)		Front	Side	Rear	Prin.	Acc.
RO	N/A	N/A	N/A	25	25	25	40	40

The Town Council public hearing for these amendments is scheduled for May 14, 2024.

Approval Criteria

Section 10-7-18(C)(9) states that recommendations and decisions on text amendments of the UDC may be approved if Town Council finds that all of the following approval criteria have been met:

1. The proposed amendment will promote the public health, safety, and general welfare; and
2. The proposed amendment is generally consistent with the Town’s Comprehensive Master Plan and the stated purposes of this UDC; and
3. The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions.

Public Notice:

Public notice was published in the Colorado Hometown Weekly on Wednesday, March 27, 2024.

Attachments

1. Resolution P24-05
2. Exhibit A – Draft Ordinance
3. Staff Report
4. Staff Presentation
5. Notice