



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Agenda Planning Commission

Wednesday, January 7, 2026

6:30 PM

Council Chambers

In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/7Jan26PCMtg>

To Sign Up for Public Comment: www.erieco.gov/PublicComment

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

6:30 p.m.

II. ROLL CALL

III. APPROVAL OF THE AGENDA

IV. APPROVAL OF MINUTES

2026-37 Approval of the November 19, 2025 Planning Commission Meeting Minutes

Attachments: [Nov. 19, 2025 Planning Commission Meeting Minutes](#)

V. PUBLIC COMMENTS

6:35 p.m. - 6:45 p.m.

(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

VI. GENERAL BUSINESS

2026-1 PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Canyon Creek Planned Development Amendment No. 11

Attachments:

[Staff Presentation](#)
[Staff Report](#)
[Applicant Presentation](#)
[Application and Narrative](#)
[Proposed PD Amendment](#)
[Additional Application Materials](#)
[DRT Comments](#)
[Neighborhood Meeting Notice and Summary](#)
[Public Hearing Notices](#)
[PC Resolution P26-1](#)
[Public Comments Received as of 12222025](#)

6:45 p.m. - 7:15 p.m.

VII. STAFF REPORTS

7:15 p.m. - 7:25 p.m.

(This agenda item is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

7:25 p.m. - 7:40 p.m.

(This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda.)

IX. ADJOURNMENT

7:40 p.m.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 1/7/2026

File #: 2026-37, **Version:** 1

SUBJECT:

Approval of the November 19, 2025 Planning Commission Meeting Minutes

DEPARTMENT: Planning & Development

PRESENTER(S): Melinda Helmer, Secretary

TIME ESTIMATE: 0 minutes

For time estimate: please put 0 for Consent items.

FISCAL SUMMARY:

N/A

POLICY ISSUES:

The minutes are provided for Commission verification and approval to confirm the accuracy of recorded decisions and discussions.

STAFF RECOMMENDATION:

Staff recommends approval of the Nov. 19, 2025 Planning Commission Meeting Minutes

SUMMARY/KEY POINTS

The minutes are provided for Commission verification and approval to confirm the accuracy of recorded decisions and discussions.

BACKGROUND OF SUBJECT MATTER:

N/A

ATTACHMENT(S):

1. Nov. 19, 2025 Planning Commission Meeting Minutes

TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516



Meeting Minutes

Wednesday, November 19, 2025

6:30 PM

Link to Watch or Comment Virtually: <https://bit.ly/19Nov25PCMtg>

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Hemphill called the November 19, 2025 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL**Roll Call:**

Commissioner Booth - present
Commissioner Burns - present
Commissioner Dreckman - present
Commissioner Sawusch - present
Commissioner Baham - absent
Vice Chair Braudes - present
Chair Hemphill - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Booth moved to approve the agenda of the November 19, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all present voting in favor thereof.

IV. APPROVAL OF MINUTES

25-634 Approval of the November 5, 2025 Planning Commission Meeting Minutes

Attachments: [November 5, 2025 Planning Commission Meeting Minutes](#)

Commissioner Booth moved to approve the Meeting Minutes of the November 5, 2025 Planning Commission Meeting. The motion, seconded by Commissioner Burns, carried with all present voting in favor thereof.

V. PUBLIC COMMENTS

No public comments were taken.

VI. GENERAL BUSINESS

25-604 PUBLIC HEARING: Resolutions of the Planning Commission
Recommending Approval of a Site Plan and Special Review Use for the
Erie Police Department Station Expansion with a Condition

Attachments: [Staff Report](#)[Staff Presentation](#)[Proposed Site Plan](#)[Applicant Presentation](#)[Application and Narrative](#)[Additional Application Materials 1](#)[Additional Application Materials 2](#)[DRT Comments](#)[Neighborhood Meeting Notice and Summary](#)[PC Public Notice](#)[PC Resolution P25-15 SRU](#)[PC Resolution P25-16 Site Plan](#)

Chair Hemphill announced Agenda Item 25-604: Public Hearing - Resolutions of the Planning Commission Recommending Approval of a Site Plan and Special Review Use for the Erie Police Department Station Expansion with a Condition.

Chair Hemphill clarified that there will be two votes for this item - one for the Special Review Use and one for the Site Plan.

Chair Hemphill opened the Public Hearing for this agenda item at 6:33pm.

Harry Brennan, Senior Planner presented this agenda item to the Commission, outlining the review process and next steps. Following the presentation, Mr. Brennan confirmed that all noticing requirements were met, a neighborhood meeting was held, and staff recommends that the Planning Commission forward the Site Plan and Special Review Use to Town Council for consideration.

Chad Alexander, Facilities Manager was present at the meeting and provided additional information to the Commission regarding the proposed expansion of the Police Department. As the town continues to grow, the expansion is necessary to maintain a high level of service to the community and to position the department for future growth. The existing building was originally designed to accommodate 50 officers and lacks sufficient space for long-term expansion.

Mr. Alexander outlined the two phases of construction and the anticipated timelines, noting that Phase II is expected to be completed in 2027.

Lee Mathis, Chief of Police provided additional background information on the need for the expansion, noting that increases in population, calls for service, and crime reports have driven demand. He also stated that growth in civilian staff has further intensified the need for additional space.

Elvin Santiago, D2C Architects provided additional information on the proposed design for the Police Department expansion, with consideration given to how department staff interact with and engage the public. In recognition of the adjacent residential properties, the design incorporates walking paths, landscaping, and appropriate screening and fencing to provide effective buffering.

At 6:58pm, Chair Hemphill asked whether anyone had signed up online or in person to provide public comment on this agenda item. There were no individuals present or online to offer public comment.

At 6:59pm, Chair Hemphill brought it back to the Commission for comments and questions. Some comments and questions included the following:

- Will this expansion take us to full build out?
- Do parking minimums include employee parking?
- What is the proposed fencing material around parking lot?
- Fencing in Section 10-6-4 of the UDC states allowances for 4 ft. fencing around parking lots and if there's outdoor storage, we allow 6ft. to 8 ft. but the fencing cannot be metal. How are we doing a 6 ft. fence - is this part of the application?
- Confirmation: Is the Special Review Use application requesting to allow for deviation away from the fence code requirements?
- There were many geotechnical issues when this building was built - what was seen in the past, and what had to be done to build the building of this size?
- This expansion will have a similar way of construction based on the previous soils condition?
- How many public events are held per year?
- Out 159 total proposed parking spaces, how many are public parking? Will this be enough for the events that are held each year?
- With phased construction, is there going to be sufficient parking during construction while parking is being re-done?
- It's important to consider the phasing of construction with limited parking.
- Is there a reason for the retaining walls on the south side of the property? Are we creating a significant grade difference?
- What is the proposed area in the front where it's pink on the 'Site Plan" slide?
- Is the hardscape going to be porous? Will the detention pond change?
- Can you explain the gravel road going to the detention area?
- Bike parking: Are there code minimums? What was the logic behind the number of spaces?
- Enclosed parking: Is it being expanded?
- Is the renovation of the existing building being considered with this construction?
- Did we receive a geotechnical for subsidence and undermining? That was going to a depth of no more than 35 feet, correct?
- There is significant undermining in that area.
- In the way of size of the building, there is a large concern regarding the significant undermining. Has any historical information been reviewed, have we looked at any borings where the expansion is intended to go?
- Had the borings been looked at with the original building construction?
- Immediately to the south there is extensive coal mining in this area.
- Has there been any consideration to complete any borings in this area to verify that a 2 story building of this length can be situated here.
- Regarding the original building: Would CGS had looked at the reports for what was proposed at that time?
- Is the intent to have the building extension on piers?
- Concerned about the settling/underground conditions.
- Is the recommendation for the piers to be drilled to a depth of 40 feet? Are we expecting to extend the piers beyond the soil layer and drill into the bedrock?
- The southern pedestrian path near the entrance - is it currently concrete or a gravel path?
- Is there a connection from County Line to the south of the station?
- The balance of the enclosed parking vs. public parking - is the parking going to

be adequate for the public?

- Neighborhood Meeting: Were there any community attendants? What was some of the feedback or comments that came from that meeting?

Chair Hemphill closed the Public Hearing at 7:35pm and opened it up for Commissioner deliberation.

The current building hosts multiple events and has reached its maximum capacity, creating a strong need for the proposed expansion. The project must remain compatible with surrounding uses and comply with development code requirements. Fencing is addressed as part of the Special Review Use. It was recommended that staff and the applicant also review other applications immediately to the south to confirm whether they fall outside the mining area and to verify applicable requirements. No issues were identified with approving the application.

Commissioner Burns moved to approve Resolution P25-15, a Resolution of the Planning Commission of the Town of Erie recommending that the Town Council approve the Erie Police Department expansion Special Review Use with a condition. The condition being the applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town Staff.

The motion, seconded by Commissioner Dreckman, carried with all those present voting in favor thereof.

Chair Hemphill noted that the motion (for Resolution P25-15) passes unanimously.

Commissioner Burns moved to approve Resolution P25-16, a Resolution of the Planning Commission of the Town of Erie recommending that the Town Council approve the Erie Police Department expansion Site Plan with a condition. The condition being the applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town Staff.

The motion, seconded by Commissioner Dreckman, carried with all those present voting in favor thereof.

Chair Hemphill noted that the motion (for Resolution P25-16) passes unanimously.

25-611 A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10, Chapter 13 of the Erie Municipal Code for the Installation of Wireless Communication Facilities within the Town

Attachments: [Presentation](#)

[Resolution P25-14](#)

[Exhibit A - Draft Ordinance](#)

Chair Hemphill announced Agenda Item 25-611, a Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10, Chapter 13 of the Erie Municipal Code for the Installation of Wireless Communication Facilities within the Town.

Chair Hemphill opened the public hearing at 7:40pm.

Deborah Bachelder, Deputy Director of the Planning & Development Department presented the Unified Development Code (UDC) updates related to Wireless Communication Facilities, prompted by the adoption of House Bill 25-1056. The legislation amends definitions for Wireless Communication Facilities, establishes deemed approval for failure to act on an application within specified timelines, and prohibits municipalities from issuing permits for Eligible Facilities Requests (EFRs) unless related to building code or safety requirements.

Mrs. Bachelder met with the town attorney who specializes in Wireless Communication Facilities. Their recommendations included clarifying review timelines by application type, adding tolling provisions, addressing approval of applications that exceed statutory time frames, and incorporating permit requirements to ensure compliance with building code, engineering standards, and public safety. The proposed amendments include minor adjustments to existing review timelines.

Mrs. Bachelder also presented information comparing current and revised review times for Wireless Communication permits. She added that House Bill 25-1056 takes effect on January 1, 2026.

The proposed amendments meet the approval criteria by promoting public health, safety, and general welfare; remaining consistent with the Comprehensive Master Plan and the stated purposes of the UDC; and responding to changing legal and regulatory conditions. Staff recommends approval of the resolution to ensure compliance with the adopted state legislation.

At 7:49pm, Chair Hemphill brought it back to the Commission for questions and comments. Some questions and comments included the following:

- Who determines tolling of an application?
- In the proposed ordinance it talks about tolling, is there value in adding a definition of what tolling is?
- How many Wireless Communication applications are applied for?
- Have we had any issues with timing in the past?
- How is a small cell facility defined?

Chair Hemphill would add a condition that we add the definition of tolling to the municipal code.

Chair Hemphill moved to approve with conditions Resolution P25-14, a Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Amending Title 10, Chapter 13 of the Erie Municipal Code for the Installation of Wireless Communication Facilities within the Town. The condition being adding a definition of "tolling" to 10-13-2 of the municipal code.

The motion, seconded by Vice Chair Braudes, carried with all present voting in favor thereof.

Chair Hemphill noted that the motion passes unanimously.

VII. STAFF REPORTS

Deborah Bachelder noted that the Commission's next meeting is December 3, 2025 with no items on the agenda and would request the Commission consider canceling the meeting.

Mrs. Bachelder noted that the December 17, 2025 and the January 7, 2025 Planning Commission meetings have tentative agenda items - to include another UDC update and potentially a preliminary plat.

Chair Hemphill approved of the December 3, 2025 meeting cancellation and will stay updated on the December 17, 2025 meeting date.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Sawusch wanted to wish everyone in the room and those watching a happy and joyful Thanksgiving.

Chair Hemphill also had Thanksgiving on his list.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the November 19, 2025 Planning Commission meeting. The motion, seconded by Commissioner Dreckman, carried with all those present voting in favor thereof.

Chair Hemphill adjourned the November 19, 2025 Planning Commission meeting at 7:59pm.



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Planning Commission

Board Meeting Date: 1/7/2026

File #: 2026-1, Version: 1

SUBJECT:

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Canyon Creek Planned Development Amendment No. 11

DEPARTMENT: Planning & Development

PRESENTER(S): Harry Brennan, Senior Planner

TIME ESTIMATE: 30 minutes

POLICY ISSUES:

The Planning Commission has the authority to review zoning changes including Planned Development (PD) Amendments and to make a recommendation to Town Council.

STAFF RECOMMENDATION:

Staff find the Canyon Creek Planned Development (PD) Amendment No. 11 complies with the Planned Development Approval Criteria and recommend Planning Commission approve the resolution recommending approval to Town Council.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

This PD Amendment would replace the existing residential use designation with a commercial designation and a new list of permitted commercial uses. The applicant's stated intent is to provide neighborhood-scale commercial development on this small 1.8-acre site.

The next steps for development of the subject site will include Site Plan(s) and Minor Subdivision Plat (s) applications. Future Site Plan applications may be administratively reviewed or reviewed by Planning Commission, depending on building square footage. The future Minor Subdivision Plat applications and Development Agreement(s) will be reviewed by staff with final acceptance by the Town Council.

ATTACHMENT(S):

1. Staff Presentation
2. Staff Report
3. Application Presentation

4. Application and Narrative
5. Proposed PD Amendment
6. Additional Application Materials
7. DRT Comments
8. Neighborhood Meeting Notice and Summary
9. Public Hearing Notices
10. PC Resolution P25-17
11. Public Comment Received as of 12/22/25



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Canyon Creek Planned Development Amendment No. 11

Planning Commission

Harry Brennan, Senior Planner

January 7, 2026



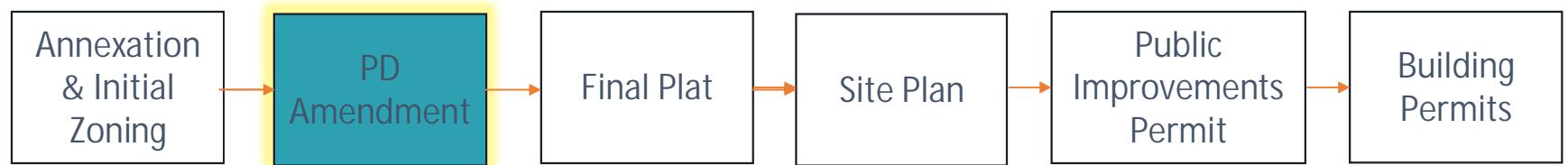
Request

Review of Planned Development Amendment

- Project Size: 1.8 Acres
- Existing Zoning: Canyon Creek PD Amendment No. 11
- Existing Use: Undeveloped



Development Process





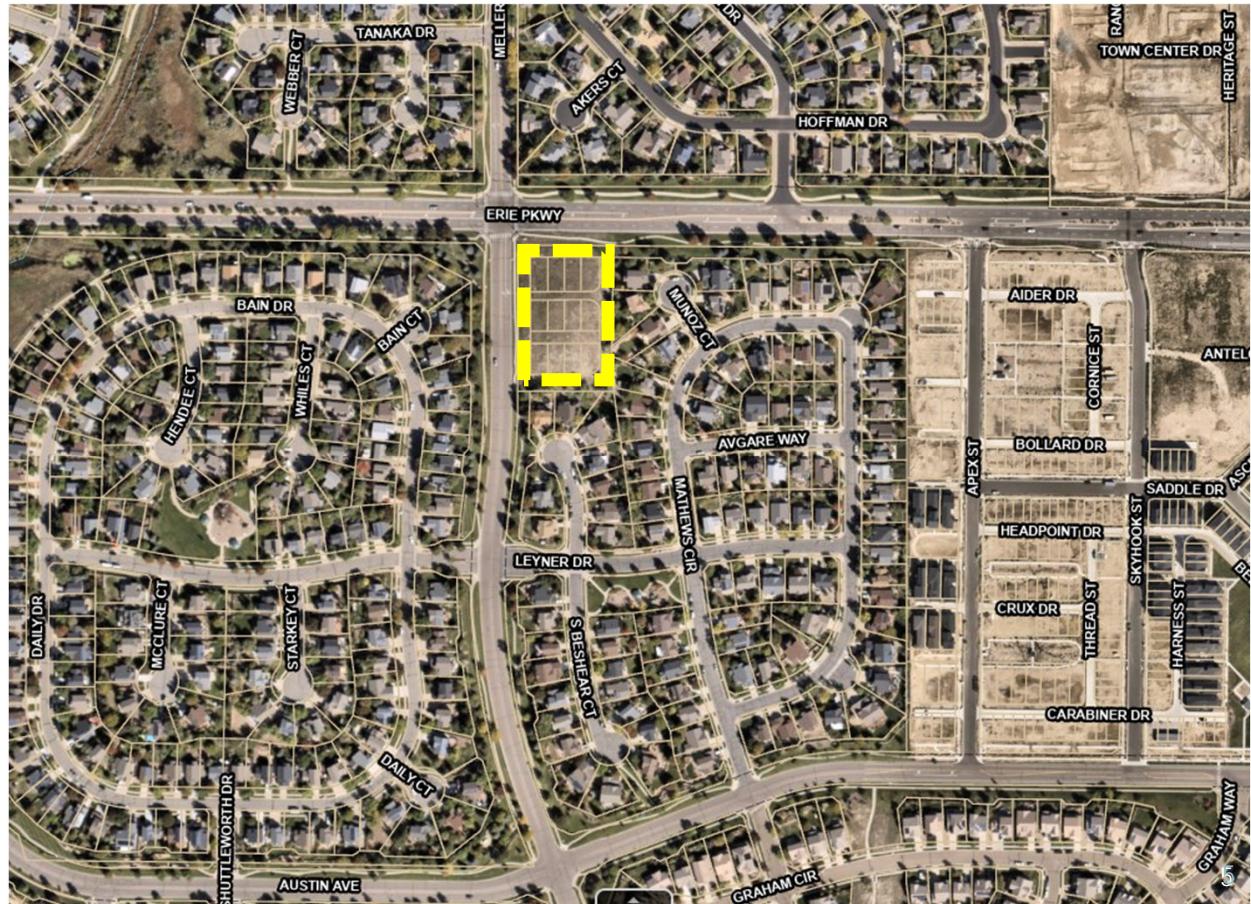
Overview

- Background
- Proposal
- Decision



Location

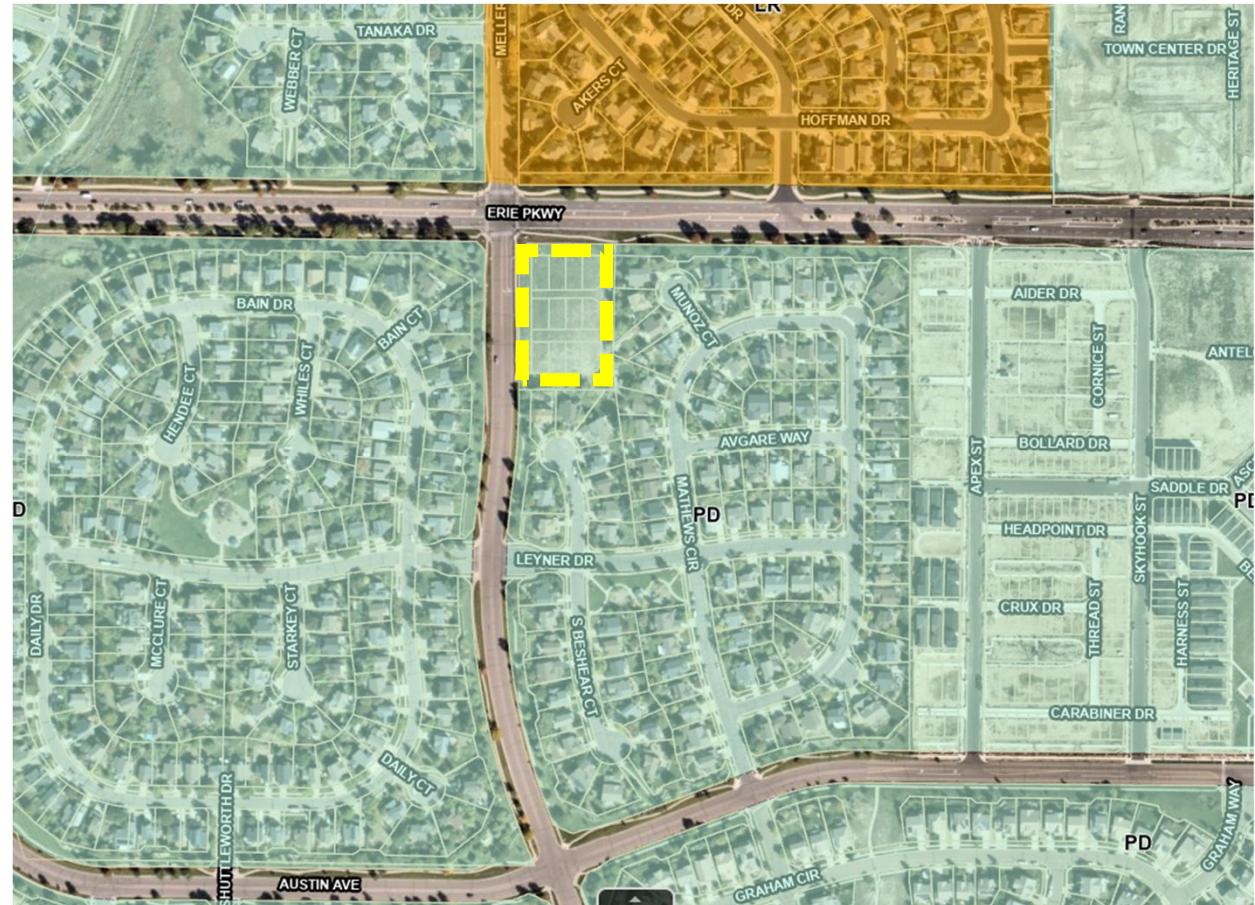
Southeast corner
of Erie Parkway
and Meller Street





Zoning

Canyon Creek PD





Comprehensive Plan

Residential
Medium

8 to 18 du/acre

Neighborhood
Commercial is a
secondary use
(FAR 0.3)





Comprehensive Plan

- C.1.4 Activity Centers: Ensure each neighborhood includes an activity center for its residents.
 - Design activity centers to include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
 - Evaluate integrating small-scale retail uses into existing single use neighborhoods to help reinforce availability of services and amenities.
- E.1.2. Encourage infill development and adaptive reuse of existing structures and properties.
- E.3.3 Cultivate a mix of local, unique, and creative businesses.



Location



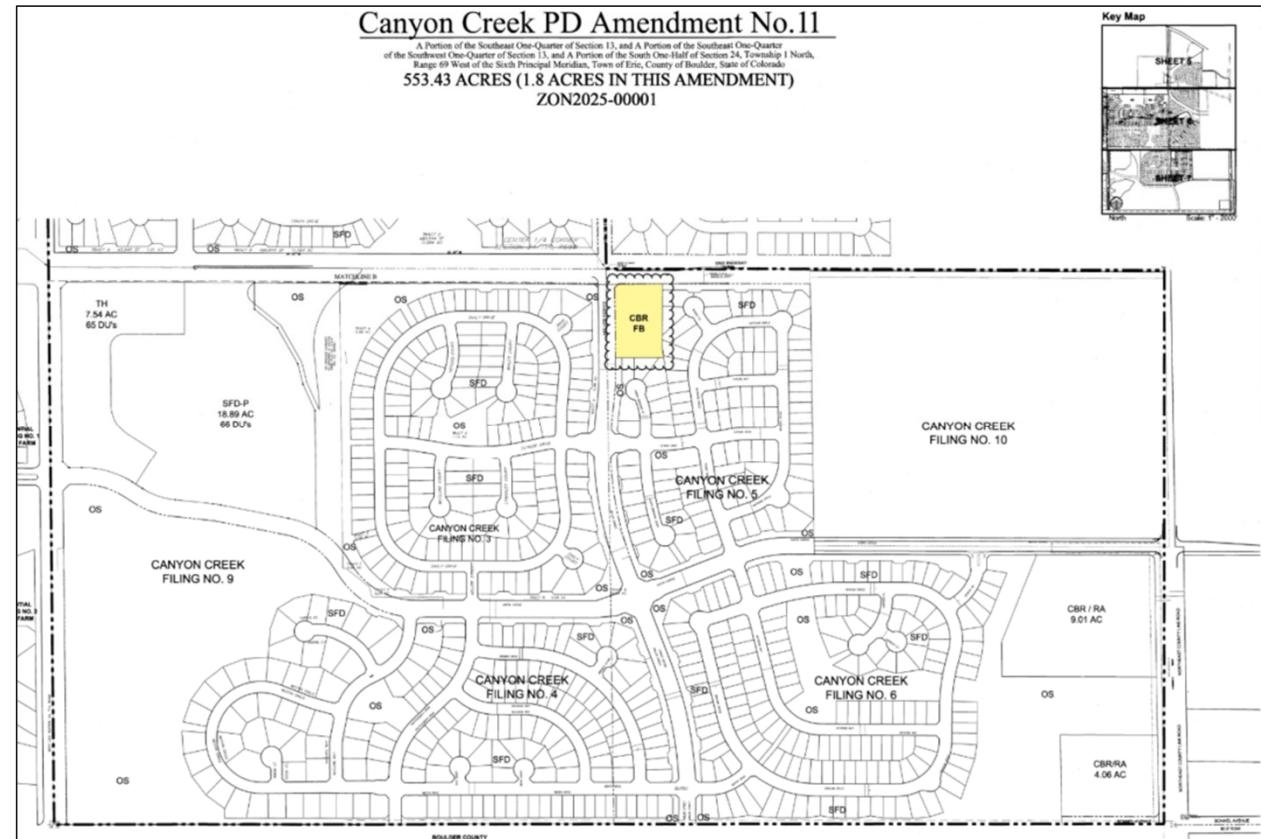


Overview

- ✓ Background
- Proposal
- Decision



Proposed PD Amendment





Proposed PD Amendment – Uses

Allowed Uses for the Site Under the EXISTING PD	Allowed Uses for the Site Under the <u>PROPOSED</u> PD
Daycare	Daycare
Medium Density Residential	Retail
	General Commercial & Business
	Food & Beverage
	Other commercial uses allowed in the CC zone district in the UDC except those specifically prohibited (see below): <u>Prohibited Uses in this Area:</u> Animal clinic/hospital, auto repair heavy or light, bingo parlor, building material sales, carwash, cemetery, crematorium, funeral home, golf course/driving range, light industrial, kennel or animal daycare, mortuary, gas station, restaurant with drive-through, stadium.



Proposed PD Amendment – Standards

Development Standards in <u>PROPOSED</u> PD						
Front Yard		Side Yard		Rear Yard	Side or Rear When Abutting a Residential Zone District	Building Height
To Garage	To Bldg.	Interior Lot	Along Street			
N/A	0' min	0'min	0' min	20' min	20' min	35' max

The PD Amendment also stipulates that commercial development will be required to meet the applicable commercial design standards in the UDC that address site layout, building orientation, building materials, parking, architecture, and landscaping.



Overview

- ✓ Background
- ✓ Proposal
- Decision



Approval Criteria UDC Section

10.7.20.C.2.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.



Approval Criteria

- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.



Approval Criteria

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.



Approval Criteria

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.



Public Notice

Public Notice of Town Council Hearing:

Published in the Colorado Hometown Weekly: 12/17/25

Property Posted: 12/19/25

Letters to Adjacent Property Owners: 12/19/25



Neighborhood Meeting

December 19, 2025

Questions/Concerns:

- Buffering – lights, privacy, landscaping as screening
- Uncertainty over future uses, concerns about compatibility in terms of uses
- Pedestrian safety



Staff Recommendation

Staff finds the Canyon Creek Planned Development (PD) Amendment No. 11 complies with the Planned Development Approval Criteria and recommends Planning Commission approve the resolution recommending approval to Town Council.



Key Points for Future Applications

Future required applications include at minimum:

- Site Plan, Minor Subdivision Plat

Key Considerations:

- Arrange building(s) and site features to minimize offsite impacts on residential neighborhood.
- Ensure adequate screening with landscaping and fencing.
- Promote walkability with pedestrian connections, bike infrastructure, and bus stop improvements.



ERIE
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Canyon Creek Planned Development Amendment No. 11

Planning Commission

Harry Brennan, Senior Planner

January 7, 2026

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
January 7, 2026

SUBJECT: **PUBLIC HEARING:**
Planned Development (PD) Amendment
A Resolution of the Planning Commission of the Town of Erie
Recommending Approval of the Canyon Creek Planned
Development Amendment No. 11

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a Planned Development Amendment to allow
commercial development.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:

Staff find the Canyon Creek Planned Development (PD) Amendment No. 11 complies with the Planned Development Approval Criteria and recommend Planning Commission approve the resolution recommending approval to Town Council.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Emerald Development
4949 N. Broadway #105
Boulder, CO 80304

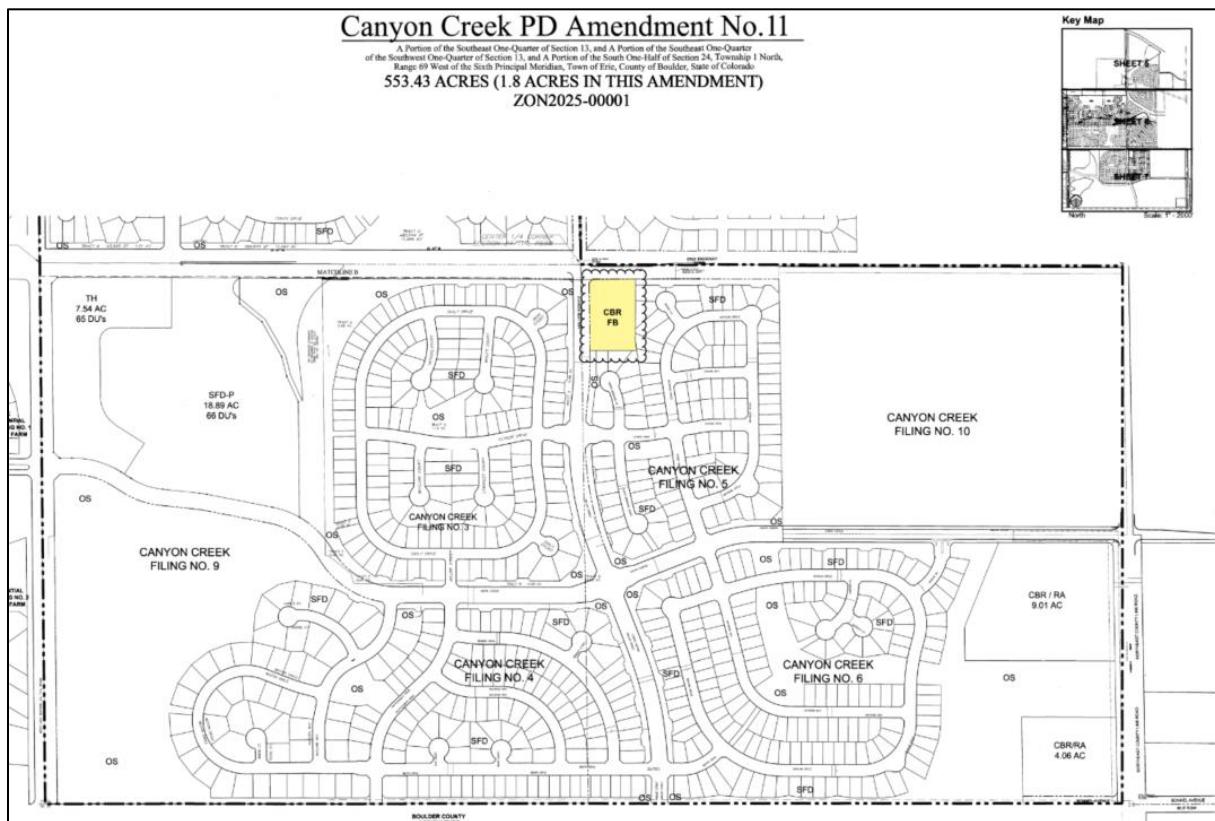
Existing Conditions:

Zoning: PD-Planned Development
Project Size: 1.8 Acres (Amendment Area)
Existing Use: Undeveloped
Future Land Use: Residential Medium

Location:

Below is a map that depicts the site and surrounding area.





Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Low Density Residential (LR)	Residential (Sunwest)
SOUTH	PD – Canyon Creek	Residential (Canyon Creek)
EAST	PD – Canyon Creek	Residential (Canyon Creek)
WEST	PD – Canyon Creek	Residential (Canyon Creek)

Site History and Specific Development Information:

The subject site is a component of the larger Canyon Creek Planned Development (PD). The Town approved the original Canyon Creek PD zoning in 2000, along with 10 additional amendments and numerous additional plats to lay out individual filings within the neighborhood. The subject site was added to the PD in 2001 as a daycare center site. The daycare center never developed, and in 2016 a new property owner amended the PD to change the land use designation for the site to add residential. The owner subdivided the property with the intent to develop townhomes. Still, no development occurred.

The property exists today in the same lot configuration from 2016, and the current applicant proposes this PD Amendment with the intent of re-consolidating the property into one or a small number of commercial lots.

PD Amendment Overview:

This PD Amendment would replace the existing residential land use designation with commercial with a new list of permitted commercial uses. The applicant's stated intent is to provide neighborhood-scale commercial development on this 1.8-acre site. The table below summarizes the proposed change in use:

Allowed Uses for the Site Under the EXISTING PD		Allowed Uses for the Site Under the PROPOSED PD
Daycare		Daycare
Medium Density Residential		Retail
		General Commercial & Business
		Food & Beverage
		Other commercial uses allowed in the CC zone district in the UDC except those specifically prohibited (see below): <u>Prohibited Uses in this Area:</u> <i>Animal clinic/hospital, auto repair heavy or light, bingo parlor, building material sales, carwash, cemetery, crematorium, funeral home, golf course/driving range, light industrial, kennel or animal daycare, mortuary, gas station, restaurant with drive-through, stadium.</i>

The proposed PD Amendment utilizes previously established development standards for nonresidential development in the Canyon Creek PD and also adds new standards to help tailor future development to the context of the site. The proposed development standards for this area are:

Development Standards in PROPOSED PD						
Front Yard		Side Yard		Rear Yard	Side or Rear When Abutting a Residential Zone District	Building Height
To Garage	To Bldg.	Interior Lot	Along Street			
N/A	0' min	0'min	0' min	20' min	20' min	35' max

Finally, the PD Amendment adds language to specify that development in this area will be required to meet the design standards for commercial development in the UDC. The standards address:

- Site Layout
- Building Orientation
- Ground Floor Design
- Building Materials
- Architecture and Articulation
- Landscaping

Future Required Applications:

The next steps for development of the subject site will include Site Plan and Minor

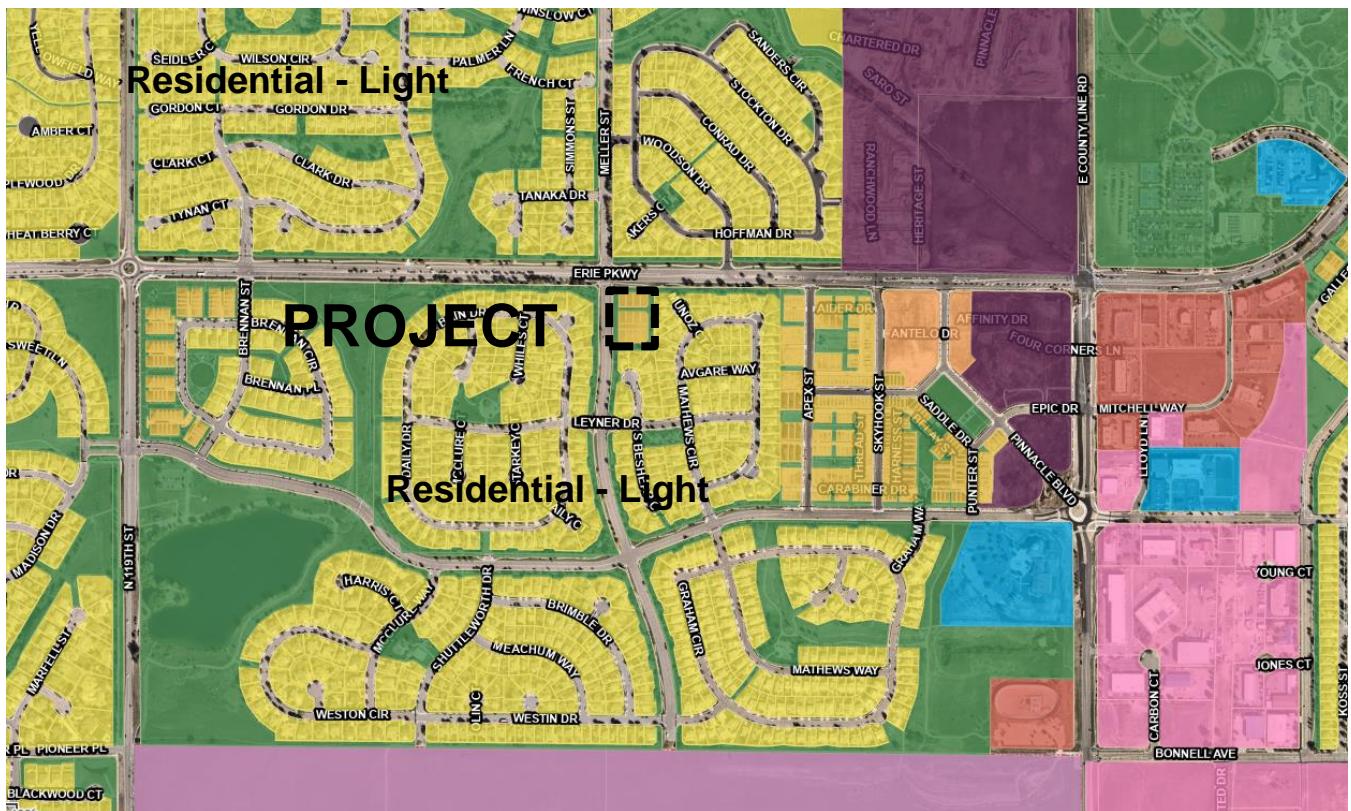
Subdivision applications. The Site Plan may be administratively reviewed and approved, or subject to Planning Commission review and approval, depending on the size of the development. The Minor Subdivision Plat and Development Agreement (if required) will be reviewed by staff with final acceptance by the Town Council.

Compliance with Town of Erie Comprehensive Plan:

The Comprehensive Plan's Future Land Use Map is intentionally general in nature to allow for flexibility and is intended to provide broad guidelines for land use. The Future Land Use Map designates this site Residential-Medium. The Residential-Medium category anticipates allowing limited Neighborhood Commercial uses into existing neighborhoods.

This project's small scale encourages development that is specifically consistent with this vision of neighborhood-serving commercial uses. Furthermore, this PD Amendment proposes prohibiting drive-through uses, gas stations, and other auto-oriented uses to promote more pedestrian-oriented development. The proposed dimensional standards encourage a neighborhood scale of development with a required setback from the existing residential neighborhood and through the 35-foot building height limit.

The subject site is outlined on the Future Land Use Map in the dashed black line below.



The Medium Residential Density land use classification description is below.

Residential - Medium	Dwelling Units per Acre: 8-18 Minimum FAR: 0.30
Residential-Medium contains attached and detached housing types of 8 to 18 dwelling units per acre. Access to transit and/or proximity to the Employment designation can lead to an increase in densities. Parks and open spaces provide integral gathering spaces within the Residential - Medium category.	
PRIMARY USE	
► Residential-Medium accommodates a mix of housing types, from small-lot single family developments and duplexes to townhouses and garden apartments.	
LOCATION	
► Residential-Medium can be a transition between lower-density and higher-density residential types and non-residential uses.	
► Access to Residential-Medium developments can occur off many street types, depending on the scale of the project, capacity, and design of the road.	
► Housing in Residential-Medium can be clustered to provide open space and preserve natural features, while maintaining the overall gross density of the designation.	
SECONDARY USES	
► Incorporate Parks, Open Space, and Protected Lands within the residential neighborhood in alignment with code requirements.	
► Allow limited Neighborhood Commercial uses in Residential-Medium to integrate services and amenities into existing neighborhoods.	

Staff find this application is also consistent with the following specific policies in the Comprehensive Plan:

C.1.4 ACTIVITY CENTERS: ENSURE EACH NEIGHBORHOOD INCLUDES AN ACTIVITY CENTER FOR ITS RESIDENTS.

- Design activity centers to include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
- Evaluate integrating small-scale retail uses into existing single use neighborhoods to help reinforce availability of services and amenities.

Staff find that this PD Amendment proposes uses that would add a small activity center for the Canyon Creek Neighborhood and would integrate small-scale retail into this existing single-use neighborhood. Future development would help bring new services to the neighborhood.

E.1.2. ENCOURAGE INFILL DEVELOPMENT AND ADAPTIVE REUSE OF EXISTING STRUCTURES AND PROPERTIES.

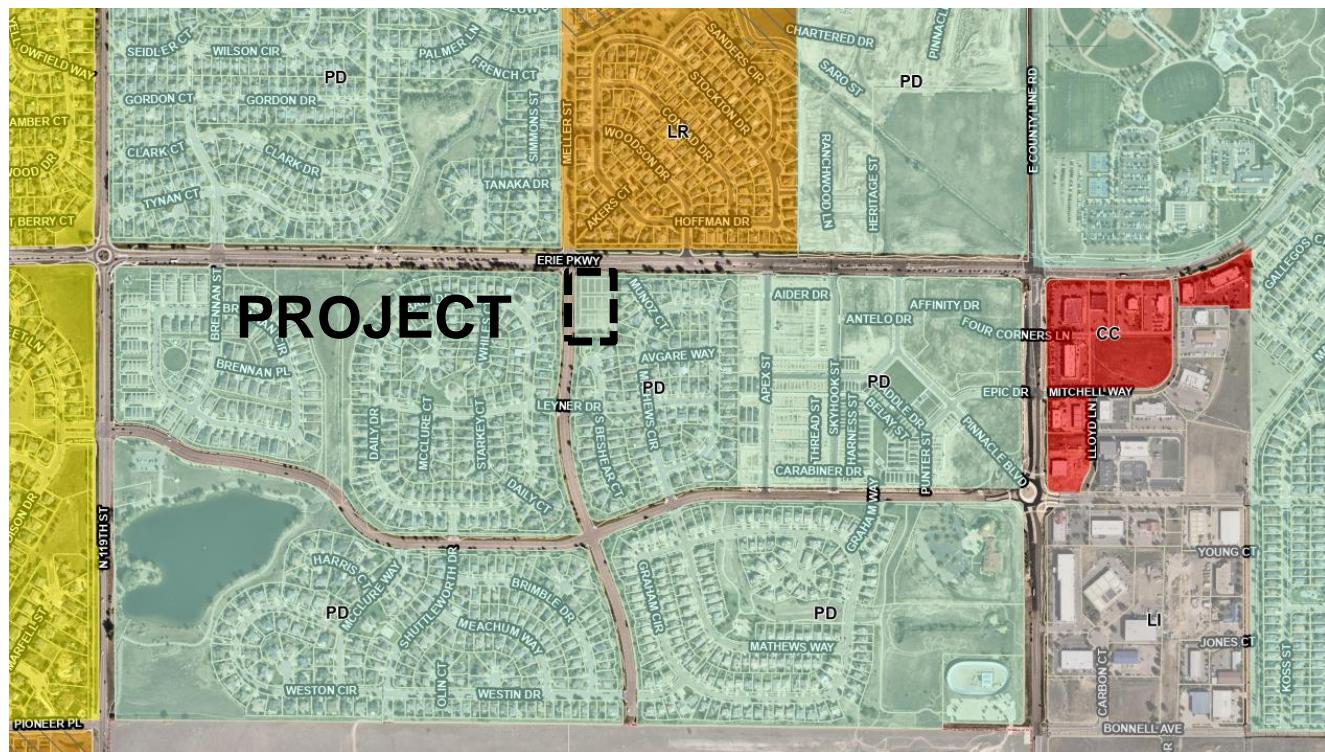
This Canyon Creek site has remained undeveloped for many years. Infill development on the site will have the advantage of easy access to utilities and existing roadway infrastructure.

E.3.3 CULTIVATE A MIX OF LOCAL, UNIQUE, AND CREATIVE BUSINESSES

The Town of Erie has a strong community of small, local businesses that look for appropriately zoned properties. The Town has multiple opportunities for auto-oriented commercial property, but fewer areas that are specifically geared towards pedestrian-oriented development.

Compliance with Town of Erie Zoning Map:

The existing Canyon Creek PD designates this site as daycare and residential use. The property is outlined in black on the zoning map below. Staff find that this application is generally consistent with the scale of development in the area, and that the proposal promotes compatibility with nearby residential uses by limiting auto-oriented commercial uses.



Traffic, Utilities, and Infrastructure:

The application includes a preliminary impact assessment that addresses traffic, public services and utilities, and infrastructure at a high level. This assessment provides the necessary level of information for staff review of the proposed zoning change. No additional detail on specific businesses or uses is available or required for this application. Future Site Plan and Plat application(s) will provide additional detail for staff analysis. Additional analysis will include an in-depth traffic impact analysis, utility report, drainage and grading report.

This site currently has planned access from Meller Street, and not from Erie Parkway. Staff will require this condition to continue, with no new curb cut on Erie Parkway. The existing traffic signal at Meller Street and Erie Parkway will serve the site. Staff will evaluate future applications to determine if additional traffic improvements are needed.

Both water and sanitary sewer are “stubbbed out” for this site, meaning that future development can take service from existing utility lines with minimal improvements needed. An existing storm sewer line will serve this site and convey stormwater to a regional pond to the west along Erie Parkway. Staff will conduct additional analysis with the Site Plan and Plat applications to determine if any additional utility improvements are needed.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Canyon Creek Planned Development (PD) Amendment No. 11 for conformance with the Municipal Code, Title 10, UDC Section 10-7-20 Approval Criteria. Staff find the PD Amendment is in compliance with the Approval Criteria as listed below.

- a. The PD Amendment is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-70-20.

Staff: This PD Amendment is consistent with the purpose of the PD zone district. The amendment will create benefits by adding allowance for neighborhood-serving commercial development.

- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.

Staff: The PD Amendment, in association with the broader Canyon Creek PD, creates a specific mix of housing types, land uses, and parks that could not be achieved through straight zoning or alternative equivalent compliance.

- c. The PD zone district will promote the public health, safety, and general welfare.

Staff: This PD Amendment promotes health, safety and welfare by requiring a level of design consistent with the UDC and ensuring the project is integrated into the surrounding neighborhood fabric through sidewalk connections, landscaping, and development.

- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

Staff: The Future Land Use Map in the Town's Comprehensive Plan designates the site for Residential - Medium. Neighborhood-scale commercial is anticipated as a secondary use in the Residential – Medium designation. The proposed PD Amendment also directly addresses multiple policies in the Comprehensive Plan such as encouraging infill development, creating mixes of uses, and providing neighborhood-serving retail and services.

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Staff: Town staff referred this application to the relevant public agencies for review. There are no outstanding concerns related to provision of utilities, public services,

or public safety. This site also benefits from access to existing infrastructure and utilities.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

Staff: Staff find that there are no traffic, access, or safety issues presented at this time. Further analysis of these factors will occur at time of Site Plan and Plat. The PD Amendment also anticipates the need for screening by requiring a setback from residential development.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Staff: The site will integrate with the existing sidewalk system in the neighborhood and will meet all requirements regarding pedestrian safety and bicycle infrastructure. The selection of allowed commercial uses also limits those that are overly auto-oriented.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: The PD Amendment will not result in significant adverse impacts to the natural environment or significant scenic/historic features.

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

Staff: The PD Amendment will not result in significant adverse impacts on properties in the vicinity of the project. The PD Amendment includes a 20-foot setback from existing residential. Staff will continue to evaluate these factors at time of Site Plan and Plat.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

Staff: This PD Amendment limits building height to 35 ft, consistent with the 35-ft limit for nearby residential homes. Setbacks from the residential area will also help ensure compatibility.

- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

Staff: Not Applicable – this PD Amendment proposes commercial uses.

- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: Visual relief and interest will be provided through design standards and landscaping enforced through the future Site Plan application.

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Staff: The PD Amendment will create specifically tailored development standards

and land use allowances that would not be possible under a straight zone district.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on December 18, 2025. The required notice for the Neighborhood Meeting was provided. The summary and notice information are attached. Additional public comments received by email are also attached to the record.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: 12/17/25

Property Posted: 12/19/25

Letters to adjacent property owners within 500': 12/19/25

Canyon Creek PD Amendment No. 11 - Community Meeting

December 19, 2025

Uses

This proposal is for a small scale shopping center at the corner of Erie Parkway and Meller Street.

The project will serve residents in the surrounding neighborhoods by providing local retail. Currently available grocery options are all more than 3 miles away. Spending analysis shows that Erie residents do the vast majority of their shopping in neighboring communities.

Anticipated tenants are a local market and other storefront retail. The market will offer fresh produce, a small selection of groceries, and prepared foods. Other businesses would be selected based on neighboring residents' needs.

Spaces will be small and local businesses will be prioritized when leasing.

The proposed uses differ from those permitted by the PD, which currently allows Medium Density Residential (MDR) and Daycare Center (DC).

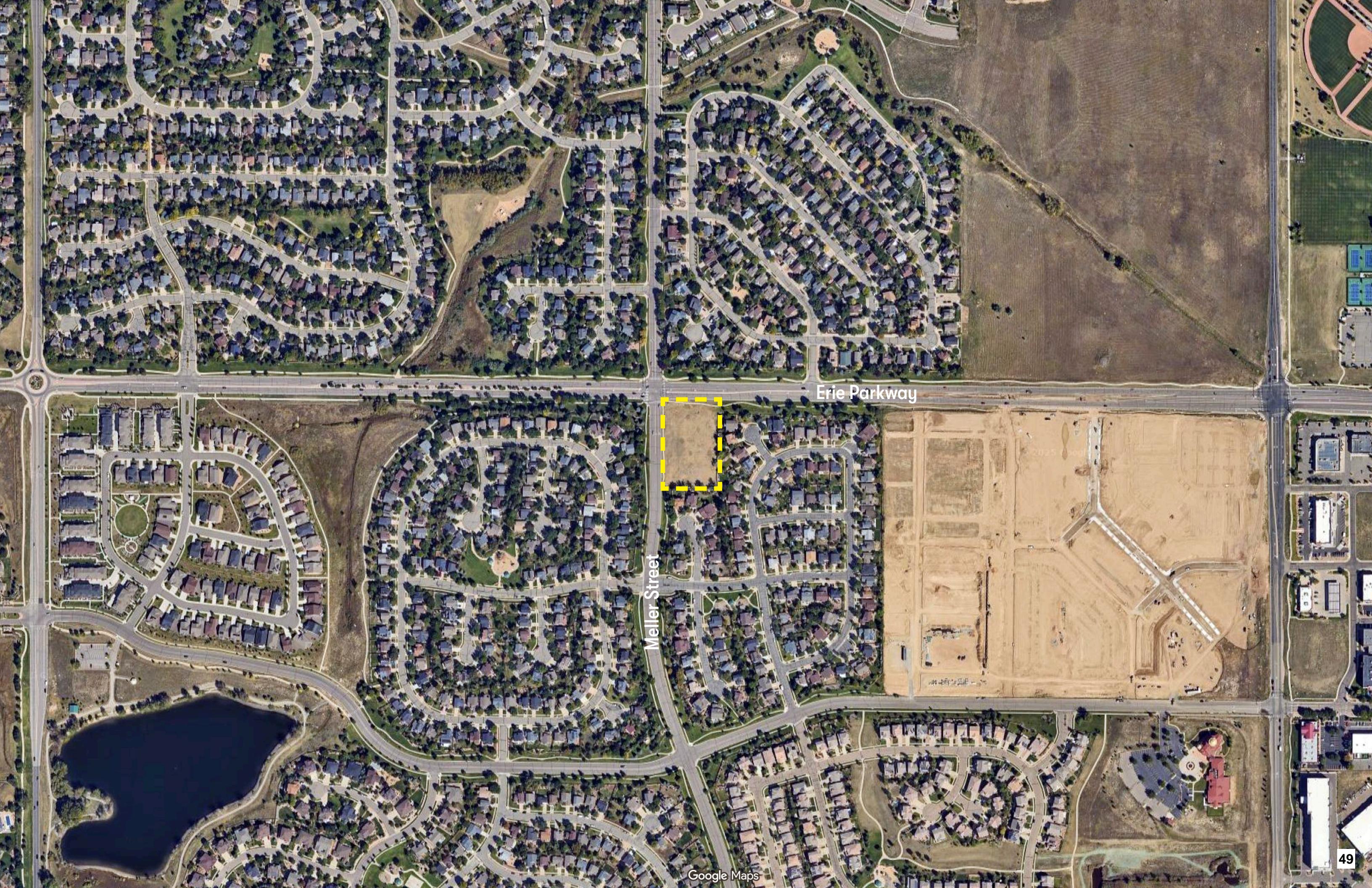
Site

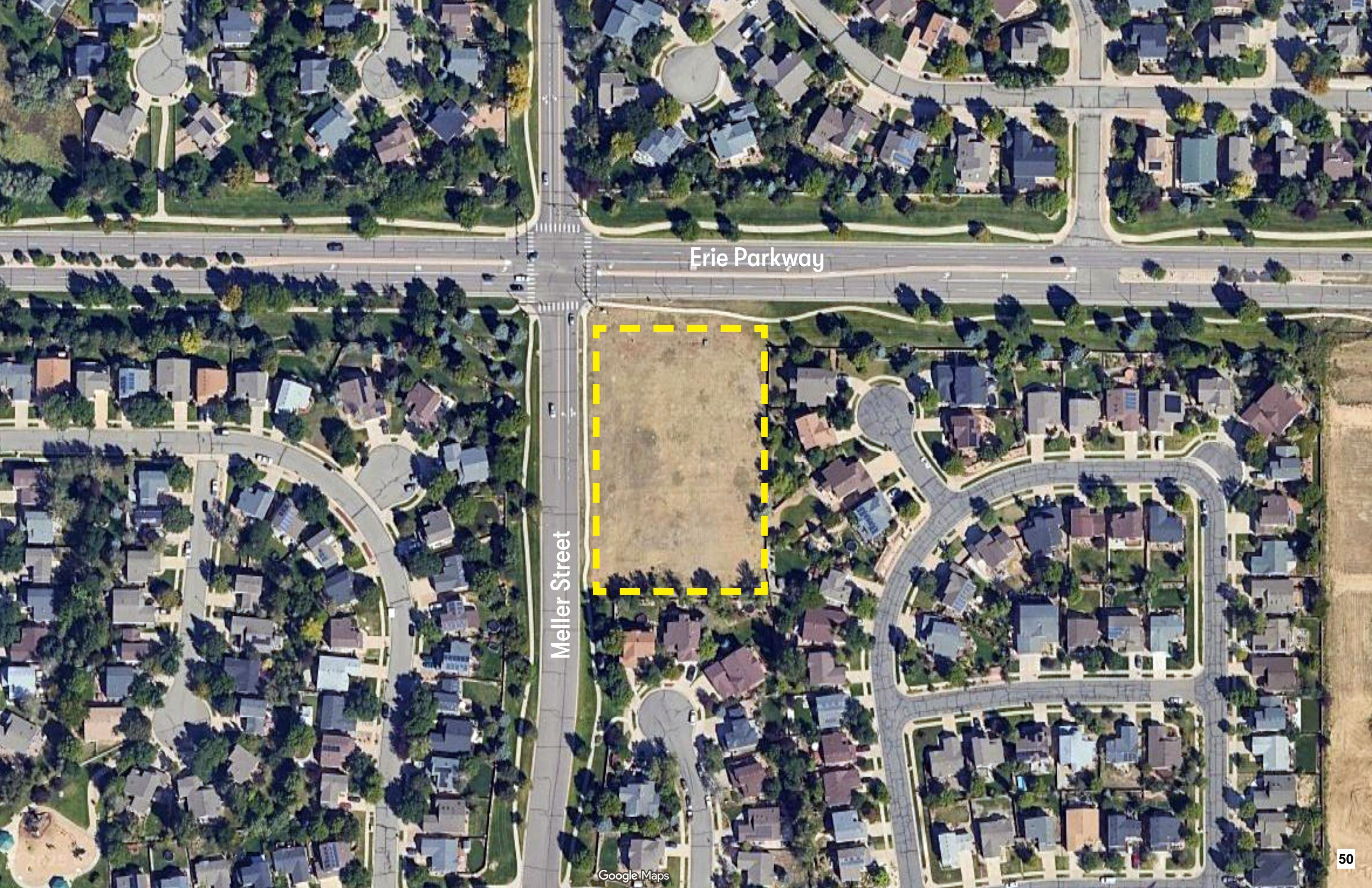
The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses that will be within walking distance of numerous residential neighborhoods. Promoting a pedestrian-oriented community can improve physical and social health.

The proposed plan includes multiple single story buildings.

Adequate parking will be provided with access from Meller Street.

The buildings and parking will be screened by landscaping on all sides. Screening will be particularly important along the sites south and east property lines, where it will separate the project from adjacent residential lots.





Erie Parkway

Meller Street

PD AMENDMENT ATTACHMENT

Site Plan Diagram

LAND USE SUMMARY

Zoning District
Planned Development (PD)

Proposed Use

SITE + BUILDING INFO

Gross Lot Area
80,278 s.f.

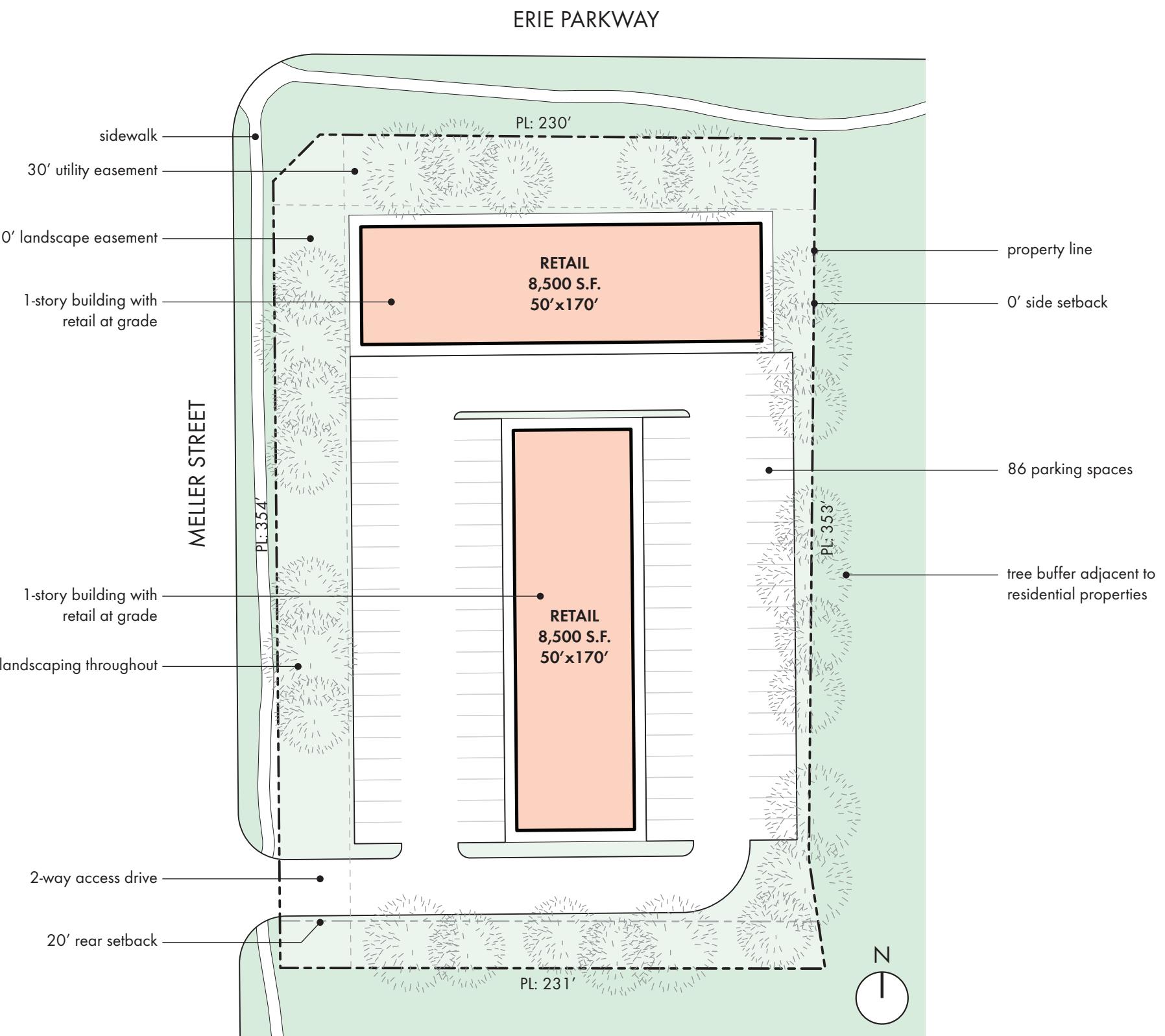
Setbacks Requirements ¹
Front: 0'
Side Interior: 0'
Side Street: 0'
Rear: 20'
Max Front Setback for Prim

Additional Requirements¹:

- Max Lot Coverage: n/a
- Max F.A.R.: n/a
- Max Building Height: 45'-0"
- Min. Landscaping: 15% of site area
- 3rd Story Setback: 6' from all facades

Parking Requirements¹:

Proposal
Total Building Area: 17,000 s.f.
Building Height: 20'-0", 1 story
86 parking spaces shown (85 required)



¹. Zoning standards based on Neighborhood Mixed Use (NMU) standards for similar use; principal building shall occupy a minimum of 35 percent of a front lot line



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:

FILE NO:

DATE SUBMITTED:

FEES PAID:

PROJECT/BUSINESS NAME: Erie Parkway Shops

PROJECT ADDRESS: Erie Parkway and Meller Street, Erie CO 80030

PROJECT DESCRIPTION: Planned Development Amendment application to change the permitted uses on a parcel of land from Medium Density Residential and Day Care uses to Retail, Office, & Auxillary uses.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Canyon Creek

Filing #:	No. 5, 1st Amendment	Lot #:	Lots 1-12	Block #:	Tracts B-1, H and I	Section:	Township: 1 North	Range: 69 West of the 6th P.M.
Southeast Quarter of Section 24								

OWNER (attach separate sheets if multiple)

Name/Company: Heshmat Properties LLC

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

Check here if Owner is responsible for Application Billing

AUTHORIZED REPRESENTATIVE

Company/Firm: Emerald Development

Contact Person: Ryan Garney

Address: 4949 N. Broadway St. Suite 105

City/State/Zip: Boulder, CO 80304

Phone: 303-444-4552

Fax:

E-mail: ryan@emeraldconnects.com

Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Planned Development - Medium Density Residential and Day Care

Gross Site Density (du/ac): n/a

Proposed Zoning: Planned Development - Retail

Lots/Units Proposed: n/a

Gross Acreage: 1.84 acres

Gross Floor Area: 17,000 s.f.

SERVICE PROVIDERS

Electric:

Gas:

Metro District:

Fire District:

Water (if other than Town):

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	
<input checked="" type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	
		Cost to Town - \$10000.00 Deposit	
		SITE PLAN	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review.** In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.

Owner: *R. Nader Ghademi, Power of Attorney for
Reza Haghigat*

Applicant: *R. Nader Ghademi, Power of*

STATE OF COLORADO)
County of *Boulder*) ss.

The foregoing instrument was acknowledged before

me this *3rd* day of *January*, 20*25*,
by *R. Nader Ghademi*.

My commission expires: *July 5, 2024*.

Witness my hand and official seal.

LAND USE APPLICATION FORM – JANUARY 2022

Date: *1/31/25*

Date:

Date: *1/31/25*

ERIN OBRAY
 Notary Public
 State of Colorado
 Notary ID # 20224026094
 My Commission Expires 07-05-2026

ERIN OBRAY
 Notary Public

Page 2 of 2

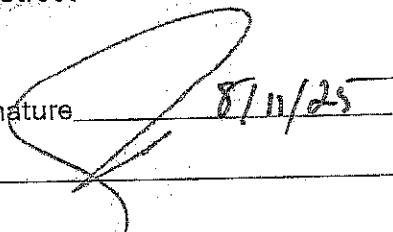
Date 8/11/25

Town of Erie

645 Holbrook St.
PO Box 750
Erie, CO 80516

Re: Canyon Creek Planned Development Amendment No. 11

Please accept this letter of authorization from Heshmat, LLC, for Emerald Development, to process the PD Amendment and any subsequent necessary land use applications for associate the property owned by Heshmat, LLC at the southwest corner of Erie Parkway and Meller Street.

Owner Signature 

Date 8/11/25

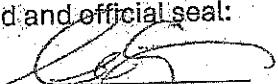
State of Colorado

County of Boulder

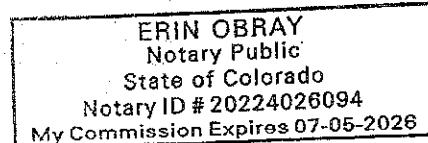
The foregoing instrument was acknowledged before me this 11th day of August, 2025 by

Reza Haghifard

Witness my hand and official seal:

Notary Public: 

My commission expires: 8/11/2025



Independent Architecture

Canyon Creek PD Amendment No. 11

Written Narrative

February 7, 2025

a. General project concept and purpose of the request.

This proposal is for a small scale shopping center at the corner of Erie Parkway and Meller Street. The project will serve residents in the surrounding neighborhoods by providing needed local retail. Anticipated tenants are a local market and other storefront retail. Spaces will be small and local businesses will be prioritized when leasing. The buildings and parking will be screened by landscaping on all sides. Screening will be particularly important along the sites south and east property lines, where it will separate the project from adjacent residential lots. Buildings will be single story and adequate parking will be provided. The proposed uses differ from those permitted by the PD, which currently allows Medium Density Residential (MDR) and Daycare Center (DC).

b. List the approval criteria (see Section 10.7.20.C.2) and how the proposal complies with each.

a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.

The proposed PD amendment is a minor change to an existing PD district, proposing new approved uses on a particular site within the existing PD district. The proposed uses, which include Commercial, Business, and Retail, are already permitted uses on several other sites within the PD district and therefore are generally consistent with the intent of the existing PD zone district.

b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.

The alternative equivalent compliance items listed in UDC subsection 10-6-1 C are not applicable for the proposed PD amendment. It is our understanding that the appropriate process to modify the permitted uses on a site within an existing PD is through a PD amendment.

c. The PD zone district will promote the public health, safety, and general welfare.

The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses that will be within walking distance of numerous residential uses and communities. This will promote the idea of a "pedestrian-oriented community", which can improve the physical and social health of the community at-large.

d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.

The Town of Erie Comprehensive Plan lists three core values that are the root beliefs that guide Erie when making decisions: sustainability, livability, and connectivity. The proposed PD amendment considers and satisfies all three core values. By providing a neighborhood hub of Commercial, Business, Retail, and/or Food and Beverage to an existing residential community, the project will promote the idea of a "pedestrian-oriented community". These types of communities decrease reliance on vehicular transportation (sustainability), provide a positive lived experience through local community services (livability), and promote social support networks that contribute to the wellbeing of the community (connectivity).

The Town of Erie Comprehensive Plan provides a list of current and future land use classifications, which include primary and secondary uses, that should be considered for each parcel of land. The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses to an existing residential neighborhood. The site, which is classified as "Residential - Medium" per the Town's Comprehensive Plan, lists "Neighborhood Commercial" as a secondary land use. "Neighborhood Commercial" uses include "a mix of retail, restaurants/cafes, small-scale professional office, childcare centers and other daily convenience shopping and services in a pedestrian-oriented environment." Therefore, the proposed PD amendment directly conforms to the Town's guidance for current and future land use.

The Town of Erie Comprehensive Plan recognizes Erie Parkway as one of the "Corridors and Areas of Special Consideration". The site of the proposed PD amendment fronts Erie Parkway and final development will comply with the design guidelines, which include enhanced landscape and streetscape design, screened parking areas, and open/low fencing.

The Town of Erie Comprehensive Plan acknowledges the shift to more remote and hybrid work, and that the opportunity to access services within or close to your neighborhood is now much more important to many residents. Additionally, the Comprehensive Plan recognizes that creating adaptable and mixed-use neighborhoods can help with the expected demographic shift the Town anticipates seeing through 2050. The proposed PD amendment responds well to both of these by providing a neighborhood hub of Commercial, Business, Retail, and/or Food and Beverage to an existing residential community where local residents will be able to meet their daily needs.

The Town of Erie Comprehensive Plan indicates that building and supporting a local workforce is a key priority for residents. Additionally, expanding opportunities for employment and commercial development is vital to enhance tax revenues generated in the Town and to limit traveling to neighboring communities to work, shop, and meet other daily needs. The proposed PD amendment will help the Town's economic development base by providing new jobs within the Town's limits, while also providing local neighborhood services such as shopping and/or dining that will enhance the Town's tax revenues.

The proposed PD amendment involves a site that is currently undeveloped but is surrounded by development, including low-density residential uses and a series of roads, sidewalks, trails, and open space. While the small site will minimally impact the overall neighborhood from a transportation perspective, the development will provide walkable connections to and through the site to promote the idea of a "pedestrian-oriented community".

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

The proposed PD amendment involves a particular site that is already surrounded by development, primarily low-density residences, so utilities and services are already present on or adjacent to the site. For example, the northern edge of the site includes a 30' utility easement. Numerous parks, open space, and recreational facilities are nearby, including the Thomas Reservoir, the Brennan by the Lake community garden, the Boulder Valley Velodrome, and the Erie Community Center. The proposed uses of Commercial, Business, Retail, and/or Food and Beverage will not require the use of any school services. In general, the proposed uses are not intended to increase the permanent population or population density of the immediate area, and therefore existing levels of service outlined above should be minimally impacted, if at all.

- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

The site of the proposed PD amendment is at the corner of Erie Pkwy and Meller St, and vehicular access to the site will be provided as far from this intersection as possible. The development will include an adequate amount of parking for the final use, as agreed upon with the Town of Erie. The current design, subject to change, intends to screen parking from both streets with building and landscaping elements.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

The site of the proposed PD amendment has sidewalks on two sides that provide access to and from other parts of the community, including local parks such as the Thomas Reservoir and the Erie Community Center. The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses that will be within walking distance of numerous residential uses and communities, and the existing network of sidewalks and trails will promote a "pedestrian-oriented community" bringing people to and from the site.

- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

The site of the proposed PD amendment does not contain significant natural, scenic, or historic features.

Independent Architecture

- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.

The final development will include some type of landscape screening between the development and the adjacent residential uses. This screening will work as both a visual and audible buffer between residential and non-residential uses
- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.

The proposed development will house small local businesses. They will serve residents in the surrounding neighborhoods. They will be compatible in scale to similar retail and commercial uses approximately 1/2 to 1 mile east of the site.
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.

The proposed PD amendment includes proposed uses of Commercial, Business, Retail, and/or Food and Beverage. The surrounding residential uses are part of the current PD zone district.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.

The proposed PD amendment involves a site that is not particularly large, and therefore inherently does not require as much visual relief as an entire PD zone district. However, the proposed uses of Commercial, Business, Retail, and/or Food and Beverage will differ visually from the existing adjacent low density residential uses in several ways, such as building form, building materials, building-to-site relationship, and building orientation. All of these characteristics will help provide visual relief from adjacent properties.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

The proposed PD amendment is working within the confines of an existing PD zone district and therefore has no other alternative zone district. It is our belief that our proposed uses of Commercial, Business, Retail, and/or Food and Beverage directly benefits the greater public, especially the local public, by providing services in and for the local community.

c. Identification of the greater public benefit provided within the PD zone district.

The proposed development would provide the PD zone district with much needed local retail. The cornerstone will be a local market offering fresh produce, a small selection of groceries, and prepared foods. Other businesses would be selected based on neighboring residents' needs. The spaces for lease will be small and local businesses will be prioritized when leasing.

d. A development schedule that identifies timing and phasing of the development.

Given the project's small scale there is no intention for phasing the design and construction of the development. Below is brief outline of the projected timeline to construction:

2025 February - July: PD Amendment Application

2025 August - September: Schematic Design

2025 October - December: Minor Subdivision and Site Plan Review Applications

2026 January - March: Design Development and Construction Documentation

2026 April - June: Building Permit Application

2026 July: Construction Begins

e. How the proposal relates to the existing land-use of the subject property and the zoning and land-use of adjacent properties, including statements describing the effects on adjacent properties; areas of compatibility and conflict and the mitigation measures utilized.

The subject property of the proposed PD amendment is currently classified as "Residential - Medium" land use and is surrounded by "Residential - Low" land use classifications. The Town's Comprehensive Plan lists "Neighborhood Commercial" as a secondary land use for both of these residential land use classifications. "Neighborhood Commercial" uses include "a mix of retail, restaurants/cafes, small-scale professional office, childcare centers and other daily convenience shopping and services in a pedestrian-oriented environment." The proposed PD amendment will provide a neighborhood hub of Commercial, Business, Retail, and/or Food and Beverage uses to an existing residential community where local residents will be able to meet their daily needs. The concept of a "pedestrian-oriented community" and adaptable, mixed-use neighborhoods directly align with the Town's visions and goals as outlined in the Town's Comprehensive Plan. Additionally, so as to mitigate any negative impacts to adjacent residential properties, landscaping will be used around the perimeter of the site where possible to provide adequate visual and audible screening between residential and non-residential uses.

f. How the proposal complies with the Town's Comprehensive Plan; Transportation Master Plan; Parks Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

The Town of Erie Comprehensive Plan lists three core values that are the root beliefs that guide Erie when making decisions: sustainability, livability, and connectivity. The proposed PD amendment considers and satisfies all three core values. By providing a neighborhood hub of Commercial, Business, Retail, and/or Food and Beverage to an existing residential community, the project will promote the idea of a "pedestrian-oriented community". These types of communities decrease reliance on vehicular transportation (sustainability), provided a positive lived experience through local community services (livability), and promote social support networks that contribute to the wellbeing of the community (connectivity).

The Town of Erie Comprehensive Plan provides a list of current and future land use classifications, which include primary and secondary uses, that should be considered for each parcel of land. The proposed PD amendment will provide Commercial, Business, Retail, and/or Food and Beverage uses to an existing residential neighborhood. The site, which is classified as "Residential - Medium" per the Town's Comprehensive Plan, lists "Neighborhood Commercial" as a secondary land use. "Neighborhood Commercial" uses include "a mix of retail, restaurants/cafes, small-scale professional office, childcare centers and other daily convenience shopping and services in a pedestrian-oriented

Independent Architecture

environment." Therefore, the proposed PD amendment directly conforms to the Town's guidance for current and future land use.

The Town of Erie Comprehensive Plan recognizes Erie Parkway as one of the "Corridors and Areas of Special Consideration". The site of the proposed PD amendment fronts Erie Parkway and final development will comply with the design guidelines, which include enhanced landscape and streetscape design, screened parking areas, and open/low fencing.

The Town of Erie Comprehensive Plan acknowledges the shift to more remote and hybrid work, and that the opportunity to access services within or close to your neighborhood is now much more important to many residents. Additionally, the Comprehensive Plan recognizes that creating adaptable and mixed-use neighborhoods can help with the expected demographic shift the Town anticipates seeing through 2050. The proposed PD amendment responds well to both of these by providing a neighborhood hub of Commercial, Business, Retail, and/or Food and Beverage to an existing residential community where local residents will be able to meet their daily needs.

The Town of Erie Comprehensive Plan indicates that building and supporting a local workforce is a key priority for residents. Additionally, expanding opportunities for employment and commercial development is vital to enhance tax revenues generated in the Town and to limit traveling to neighboring communities to work, shop, and meet other daily needs. The proposed PD amendment will help the Town's economic development base by providing new jobs within the Town's limits, while also providing local neighborhood services such as shopping and/or dining that will enhance the Town's tax revenues.

The proposed PD amendment involves a site that is currently undeveloped but is surrounded by development, including low-density residential uses and a series of roads, sidewalks, trails, and open space. While the small site will minimally impact the overall neighborhood from a transportation perspective, the development will provide walkable connections to and through the site to promote the idea of a "pedestrian-oriented community".

f. A brief description regarding the availability of fire protection, school services, water/sewer services, and utility providers.

The proposed PD amendment is part of a larger developed PD zone district with various services and utilities already in place. The site of the proposed PD amendment is served by Mountain View Fire Rescue and the local school district is St. Vrain Valley. According to the Town's Services App, the site of the proposed PD amendment is serviced by the following utilities:

- Water: Town of Erie
- Power: Xcel
- Gas: Xcel
- Phone, internet, and cable: Comcast/CenturyLink/DirecTV
- Recycling: Erie Recycling Center

Independent Architecture

g. Recovery cost statements.

This is difficult to confidently say at this time. The anticipated date of profitability depends on the timeline for Town reviews and construction. A more detailed analysis can be provided if needed.

h. A description regarding the status of mineral rights and the substance of any existing or proposed covenants, special conditions, grants of easements, or other restrictions applying to the proposed subdivision.

Please see uploaded document "5 - Affidavit and Indemnity" that was provided at the most recent closing. It mentions no known encumbrances or easements affecting the property.

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

General Provisions

Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Plattee
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4849 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Statement of Commitments

1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
Filing No. 2	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
Filing No. 3	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
Filing No. 4	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
Filing No. 5	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Commercial: Business; Retail; Food and Beverage Service
	F	0.50 AC	Park
Filing No. 6	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
Filing No. 7	NA	NA	NA
Filing No. 8	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amendment makes the following changes:

1. Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
2. All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.* As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
3. Richmond Homes Plans 781, 783, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
4. Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings.*

9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

10. PD Amendment No. 4

Filing No. 6: - Add Religious Assembly as a Permitted Land Use to Tract D
- Add CBR district as a Permitted Land Use to Tract F.
- Modifications to Table II on Sheet 2
- Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

11. Amendment #5

Filing No. 8:
-Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

-Remove maximum lot coverage for MDR.

Filing No. 9:

-Re-alignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

12. Amendment #6

Filing No. 5 - TRACT B:

-Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:

- Duplex;
- Town Home;
- Stacked Tri-plex / Quad-plex;
- Manor Home

13. Amendment #7

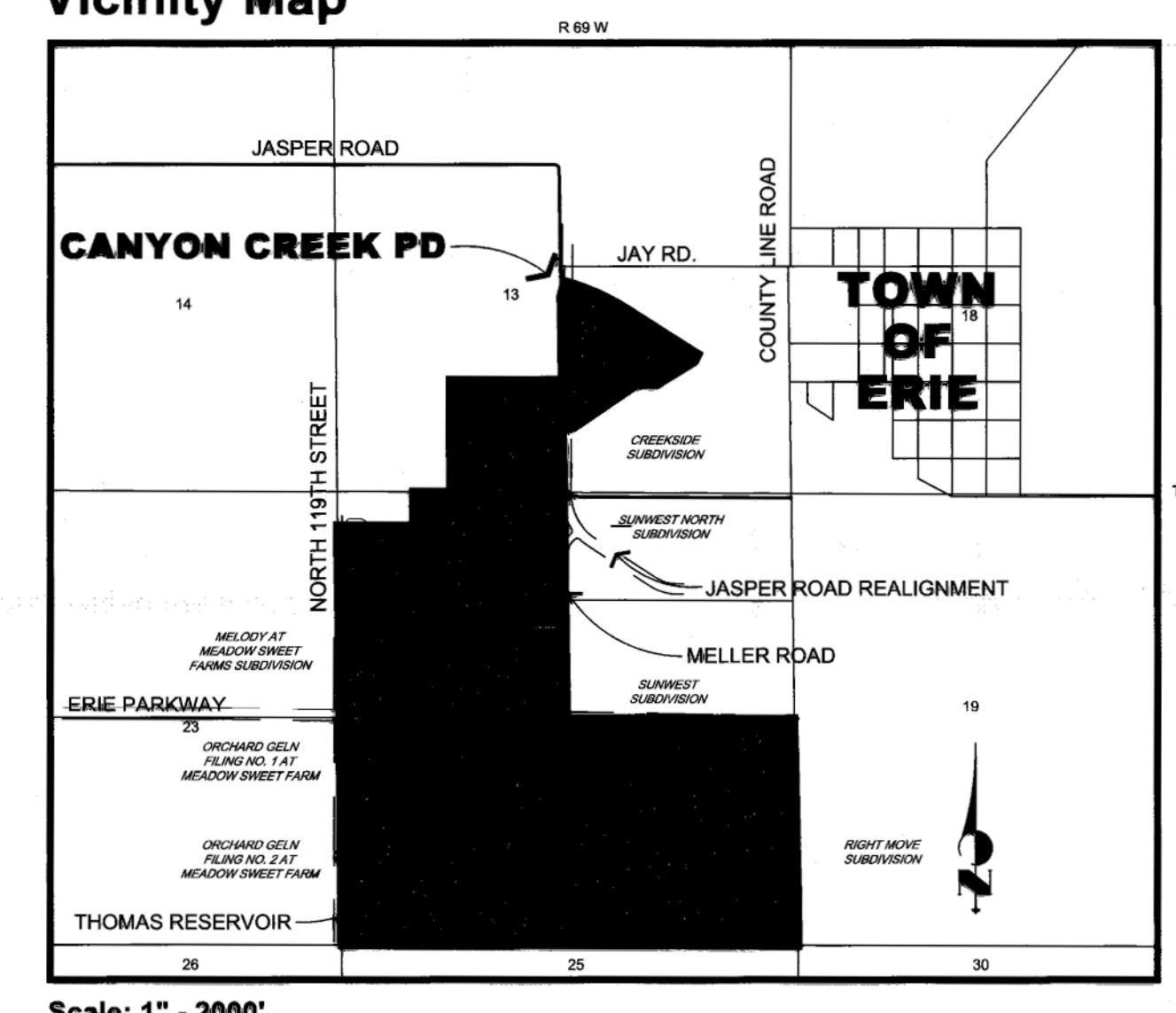
Filing No. 5 - Tract B Establish Setbacks

14. Amendment #8

Filing No. 9

- Changed land use categories and realigned planning area boundaries
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
- Added pocket parks as a use in the SFD-P and TH Categories
- Added minimum lot sizes
- Added setbacks
- Added permitted encroachments into building setbacks
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
- Removed maximum lot coverage
- Added Sheet 3 of 7 addressing Architectural Standards

Vicinity Map



Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director
on this _____ day of _____, 20____.

Planning and Development Director _____

Clerk & Recorder's Certificate

State of Colorado _____ ss.
County of Boulder _____ ss.

I hereby certify that this PD Amendment Plan was filed in my office on
this _____ day of _____, 20____ and was recorded at Reception Number _____.

Boulder County
Clerk & Recorder _____

15. Amendment #9

Filing No. 10

- Changed zoning and associated land use categories and realigned planning area boundaries
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
- Added minimum lot sizes
- Added setbacks
- Added Sheet 4 of 8 addressing Architectural Standards

16. Amendment #10

Filing No. 8

Revised rear yard setbacks for alley loaded homes in Filing No. 8

17. Amendment #11

Filing No. 5 - Tract B

Changed land use categories from Medium Density Residential (MDR) and Day Care (DC) to Commercial, Business, Retail (CBR) and Food and Beverage Services (FB). Setbacks were added for new uses.

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

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ZON2025-00001

CANYON CREEK FILING 9

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- a. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- b. No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- e. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - (1) The addition of one (1) window unit.
 - (2) A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - (3) A covered porch or deck.
 - (4) Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- a. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- b. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- a. All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:

- (1) Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
- (2) Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
- (3) Side-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
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REVISION DATE:
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Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

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CANYON CREEK FILING 10

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- a. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
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- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- e. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
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 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - (3) A covered porch or deck.
 - (4) Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- a. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- b. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

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3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- a. All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - (1) Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - (2) Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - (3) Side-loaded garages.
 - (4) Alley-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
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4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

CANYON CREEK FILING 5

Development and Design Standards shall default to the UDC Section 10-6-8 - Commercial and public/institutional use categories, mixed-use design standards.

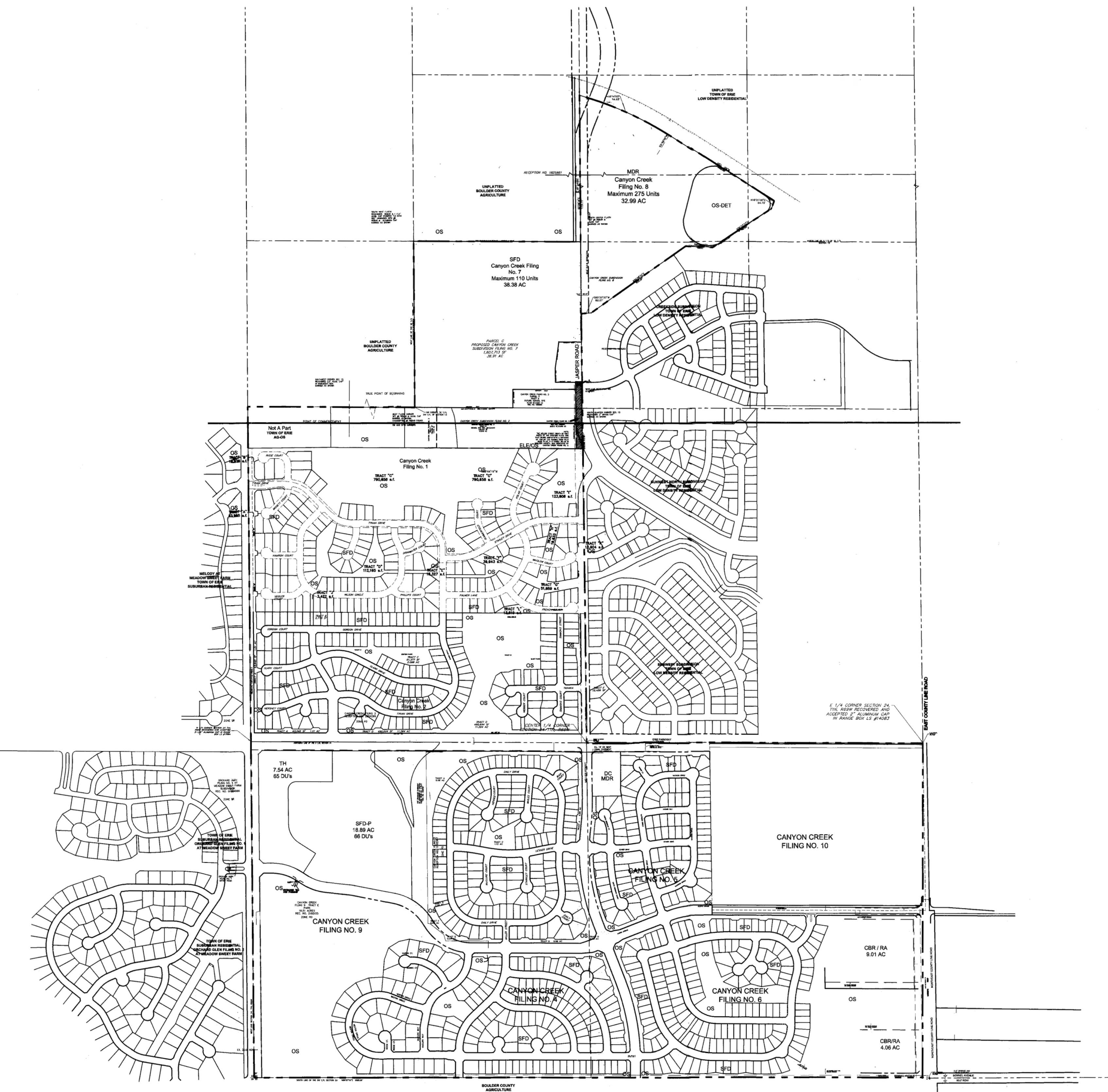
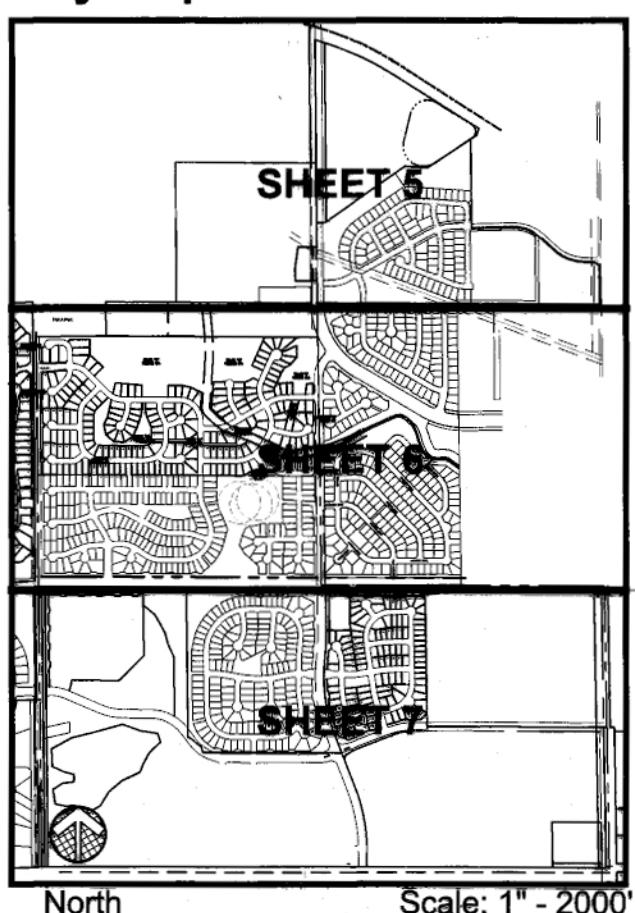
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A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

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Key Map



Planners
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2017 Larimer St.
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Emerald Development
4849 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025



500' 0' 500' 1000'
SCALE: 1" - 500'

**DEVELOPMENT PLAN
SHEET 5 OF 8**

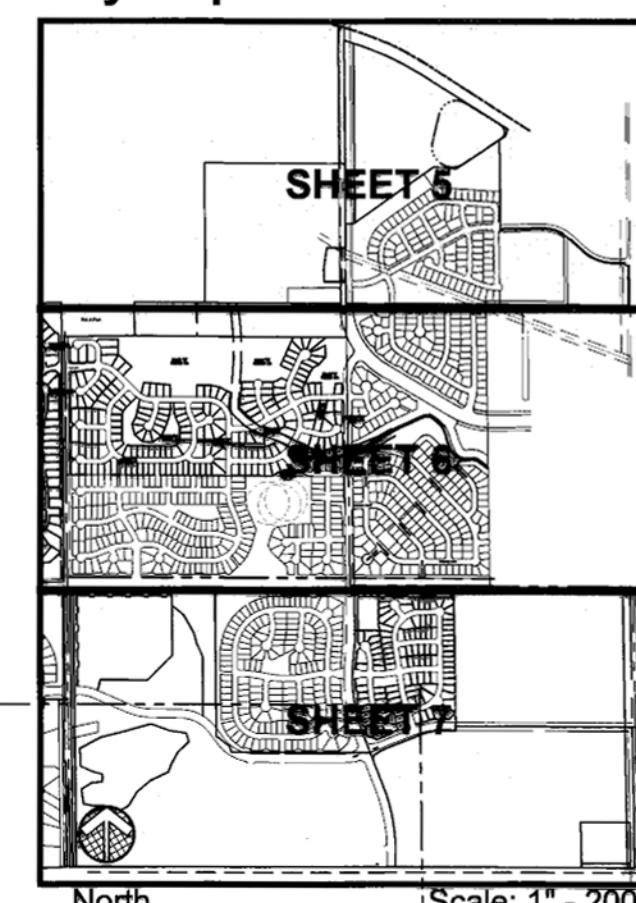
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ZON2025-00001

Key Map



Land Use Summary - Filing No's 1-10

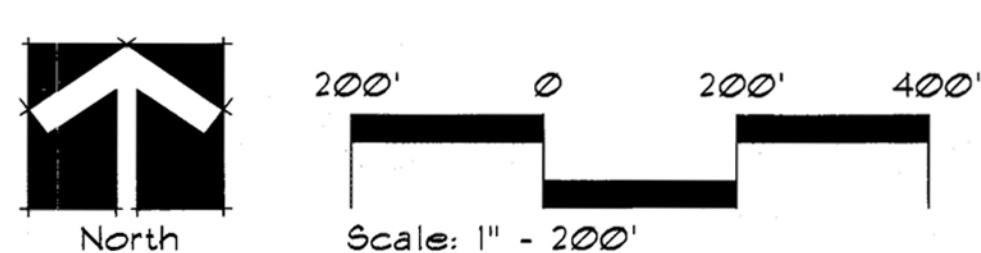
Filing	Total Gross Acres	Use	Max. Number of Dwelling Units
Filing No. 1	79.95	Single Family Detached	208
Filing No. 2	80.02	Single Family Detached	201
Filing No. 3	49.76	Single Family Detached	172
Filing No. 4	32.63	Single Family Detached	123
Filing No. 5	29.84	Single Family Detached	108
Filing No. 5 Tract B	1.84	Commercial / Business / Retail / Food and Beverage	-
Filing No. 6	69.3	Single Family Detached	166
(13.07)		Commercial / Business / Retail / Religious Assembly	-
Filing No. 7	38.38	Single Family Detached	110
Filing No. 8	32.99	Medium Density Residential	275
Filing No. 9 - SFD	19.06	Single Family Detached - Pato	66
	7.54	Town Homes	65
Filing No. 10 ¹	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
Total		S.F. 1,154	
		M.D.R / TH / Duplex 460	
		H.D.R 393	

¹ Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.

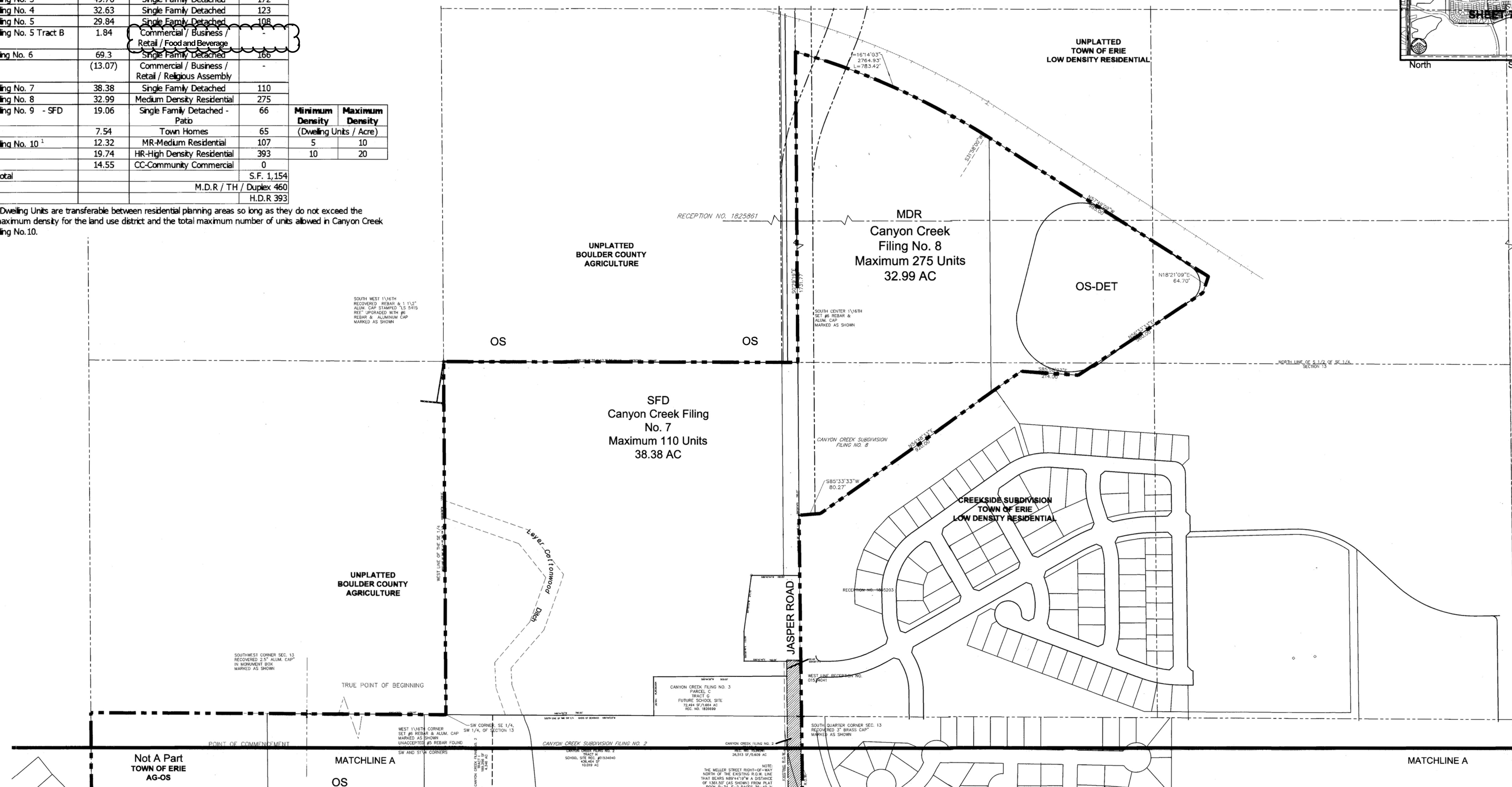
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200' 0' 200' 400'
Scale: 1" - 200'



Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

Flair
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

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2017 Larimer St.
Denver, CO 80205
303.433.5303

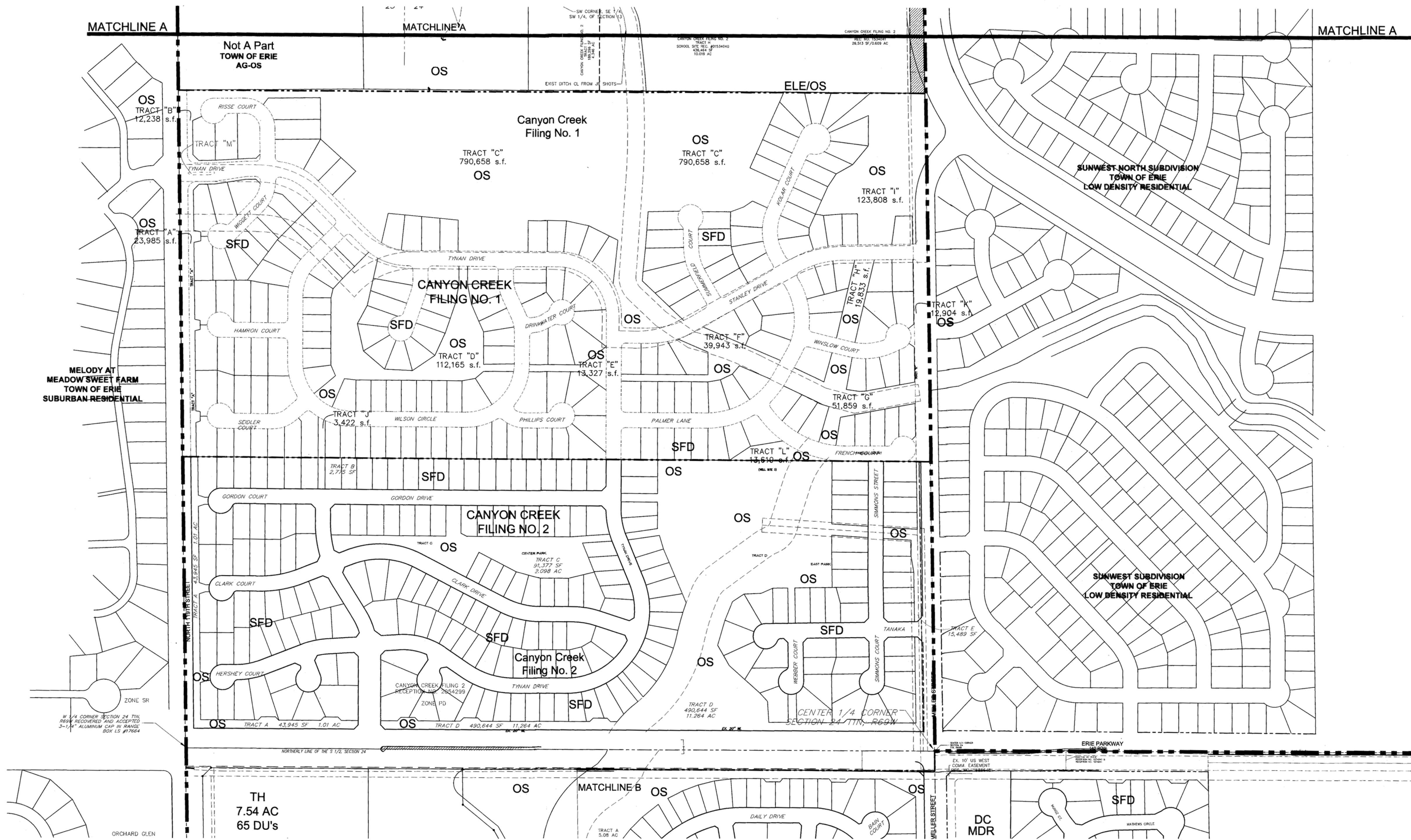
Application
Emerald Development
4949 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

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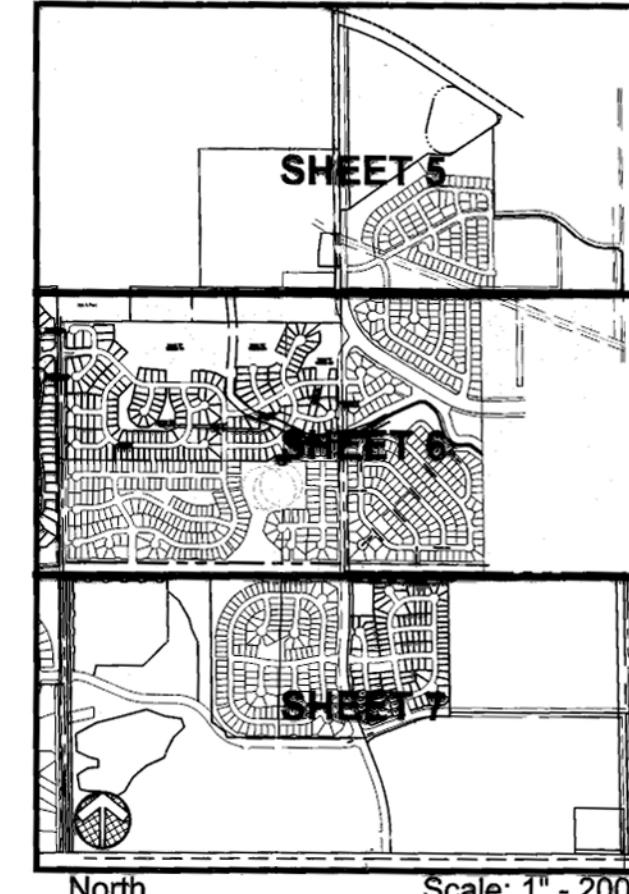
REVISION DATE: AMENDMENT DATE: ISSUE DATE: 02-07-2025

200' 0 200' 400'

Scale: 1" - 200'



Key Map



DEVELOPMENT PLAN

SHEET 7 OF 8

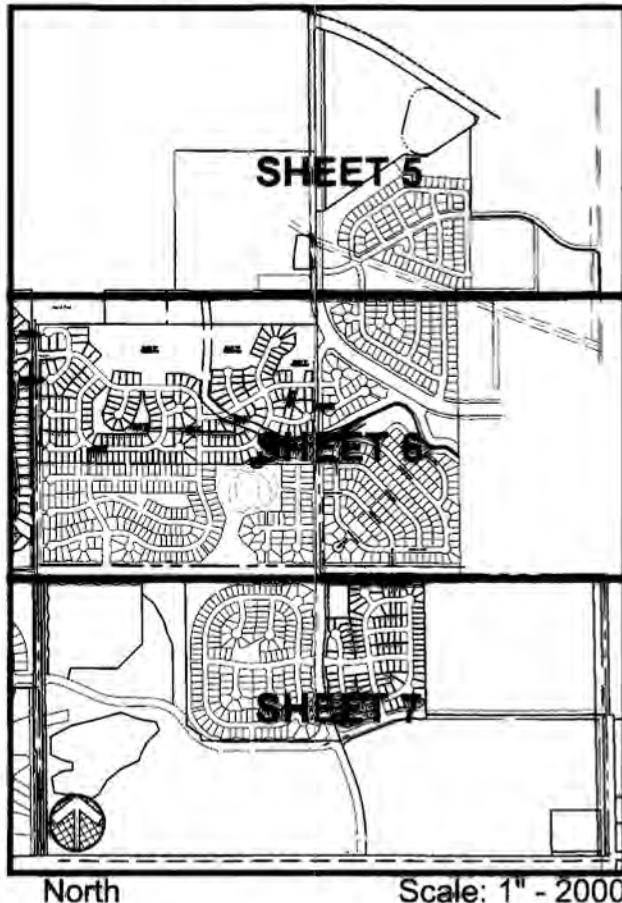
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553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

Key Map



North

North

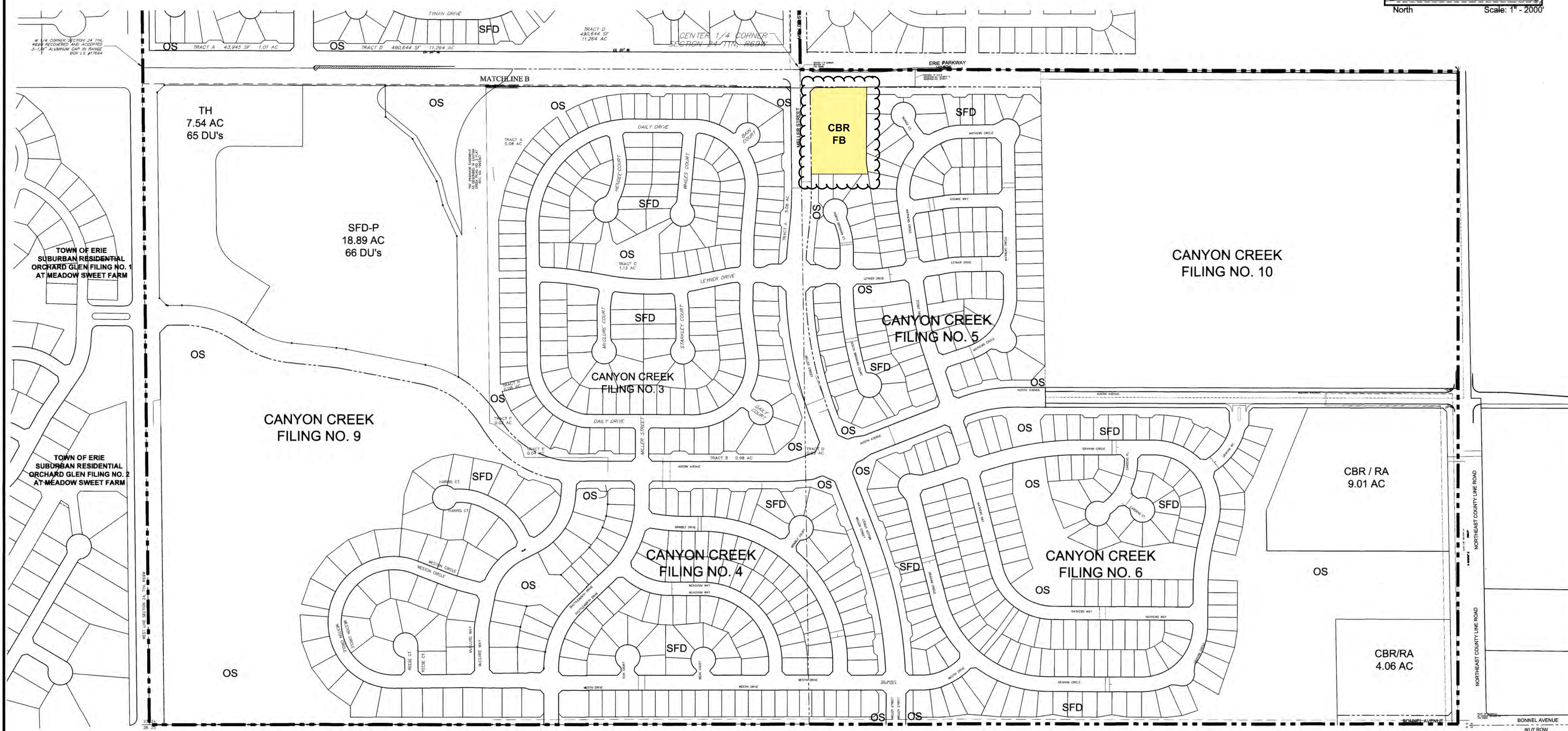
Flirre®
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REVISION DATE: AMENDMENT DATE: ISSUE DATE: 02-07-2025



**BOULDER COUNTY
AGRICULTURE
UNPLATTED**

A black and white compass rose with a white arrow pointing upwards, labeled 'North' at the bottom.

200' 0 200' 400'

Scale: 1" - 200'

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

DEVELOPMENT PLAN

SHEET 8 OF 8

ALTA/NSPS LAND TITLE SURVEY

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT BEING SITUATE WITHIN AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO

PROPERTY DESCRIPTIONS:

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP ONE NORTH (T.1N.), RANGE SIXTY-NINE WEST (R.69W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT RECORDED FEBRUARY 6, 2019 AS RECEPTION NO. 03697079 OF THE RECORDS OF BOULDER COUNTY.

SAID DESCRIBED PARCEL(S) CONTAIN A TOTAL OF 80,282 SQ. FT OR 1.84 ACRES, MORE OR LESS.

NOTES:

1) Fidelity National Title Insurance Company, Order No. F0528473-158-CMN, dated November 2, 2015 at 6:00 P.M. was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

2) Schedule B - Section II Exceptions:

3. The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded September 7, 1874 in Book 31 at Page 52, and any and all assignments thereto or interest therein.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

4. Any and all interest in all coal, oil, gas and other minerals as reserved by Carl A. Miller, Fern Miller Wikstrand and Helen Miller in the Warranty Deed recorded June 2, 1958 in Book 1076 at Page 265, and any and all assignments thereof or interests therein. Waiver of Surface Rights recorded November 16, 2001 at Reception No. 2220515.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

5. Any and all interest in all coal, oil, gas and other minerals as reserved by James S. Haley, Trustee in the Warranty Deed recorded December 30, 1969 at Reception No. 932667, and any and all assignments thereof or interests therein.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

6. Oil and Gas Leases to J. Michael McGhee, as Lessee recorded September 30, 1981 at Reception No. 466151 and Reception No. 466152, and Reception No. 466153 and Reception No. 466154, and any and all assignments thereof or interests therein. Production Affidavit recorded December 12, 1985 at Reception No. 730940 given in connection with the above Oil and Gas Leases.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

7. Right-of-Way for a pipe line and incidental purposes granted to Panhandle Eastern Pipeline Company by the instrument recorded October 30, 1981 at Reception No. 470726 insofar as the same may affect subject property. The exact location of said easement was not defined or specified therein.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

8. Terms, conditions, provisions, agreements and obligations contained in Ordinance No. 733 of the Town of Erie, Colorado recorded April 26, 2001 at Reception No. 2142188 and in Canyon Creek PD Development Plan an Amendment of the Homestead PUD recorded July 9, 2001 at Reception No. 2171024.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

9. Terms, conditions, provisions, agreements and obligations contained in Ordinance No. 740 of the Town of Erie, Colorado recorded May 29, 2001 at Reception No. 2154224, in Ordinance No. 753 of the Town of Erie, Colorado recorded August 29, 2001 at Reception No. 2190499 and in Ordinance No. 762 of the Town of Erie, Colorado recorded November 15, 2001 at Reception No. 2219656.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

10. Terms, conditions, provisions, agreements and obligations contained in the Canyon Creek Filing No. 5 Development Agreement recorded October 19, 2001 at Reception No. 2209649 and in First Amendment with respect thereto recorded February 28, 2002 at Reception No. 2259497.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document, and any and all amendments and supplements thereto

Recording Date: July 26, 2001

Recording No: Reception No. 2177513

- NOT PLOTTABLE, BLANKET IN NATURE, NOT INCLUSIVE OF SUBJECT PARCEL.

12. All reservations, notes and exceptions as shown on Special Warranty Deed recorded November 16, 2011 at Reception No. 2220516.

- PLOTTED EXCEPTION #12 AND EXCEPTION #15 FROM SWD

13. Terms, conditions, provisions, agreements and obligations contained in the Use Agreement as set forth below:

Recording Date: November 16, 2001

Recording No: Reception No. 2220517

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

14. The effect of the Map for Canyon Creek PD Amendment No. 3 recorded February 13, 2008 at Reception No. 2909751.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

15. An oil and gas lease for the term therein provided with certain covenants, conditions and provisions, together with easements, if any, as set forth therein, and any and all assignments thereof or interests therein.

Recording Date: July 2, 2008

Recording No: Reception No. 2941007

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

16. The effect of the Map for Canyon Creek PD Amendment No. 6 recorded October 11, 2012 at Reception No. 3258805.

- NOT PLOTTABLE, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

17. The effect of the Map for Canyon Creek PD Amendment No. 7 recorded July 23, 2015 at Reception No. 3461707.

- PLOTTED SETBACKS, BLANKET IN NATURE, INCLUSIVE OF SUBJECT PARCEL.

3) Gross land area is 80,282 square feet, or 1.84 acres, more or less.

4) There were NO existing buildings observed within the Subject Property in the process of conducting the field survey.

5) Access to the Subject Property is from Meller Street.

6) The linear unit of measurement for this survey is U. S. Survey Feet.

7) The Basis of Bearings is the West line of the Canyon Creek Subdivision Filing No. 5, 1st Amendment as bearing North 00°15'20" West a distance of 334.21' and monumented as shown on drawing.

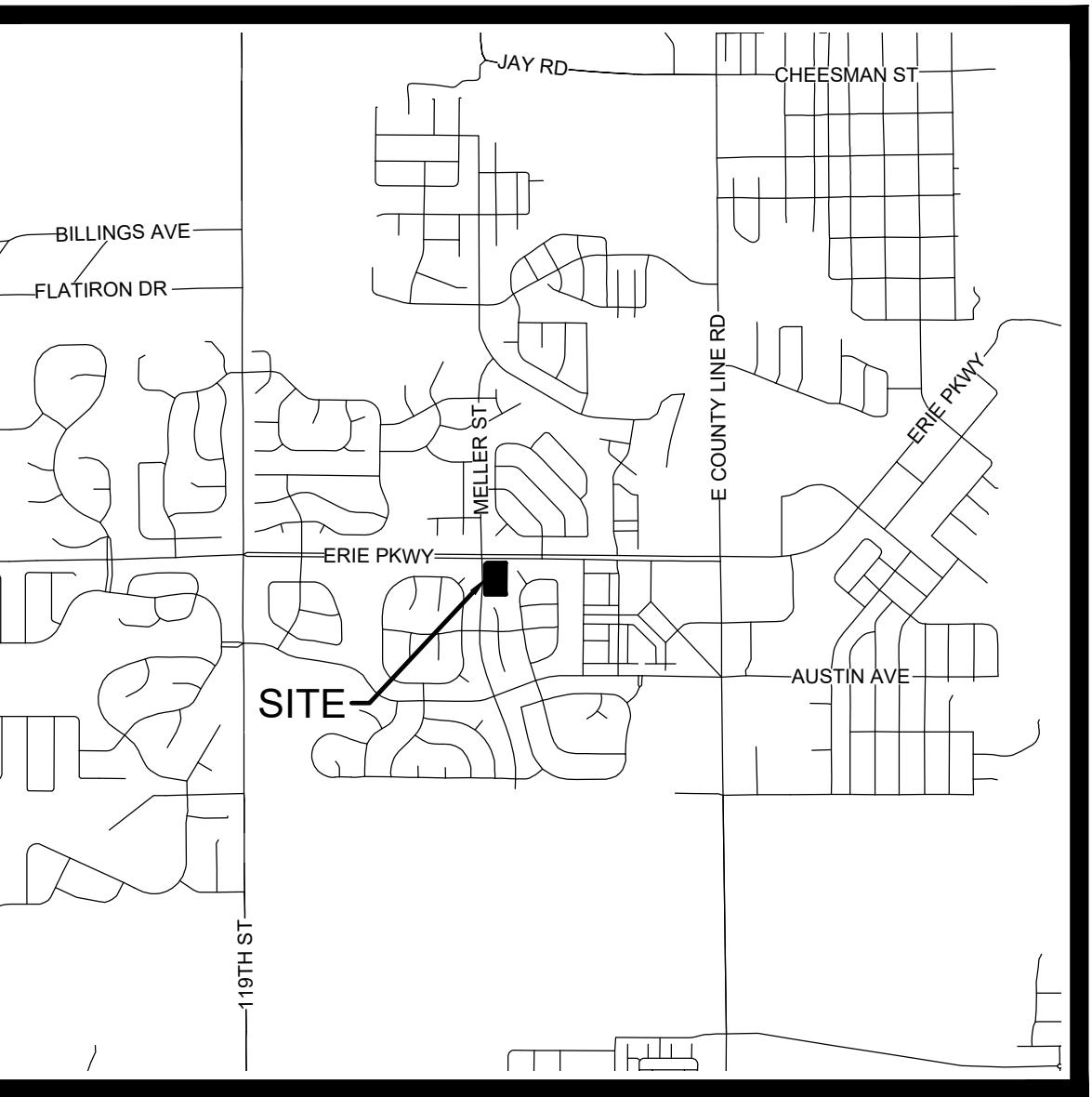
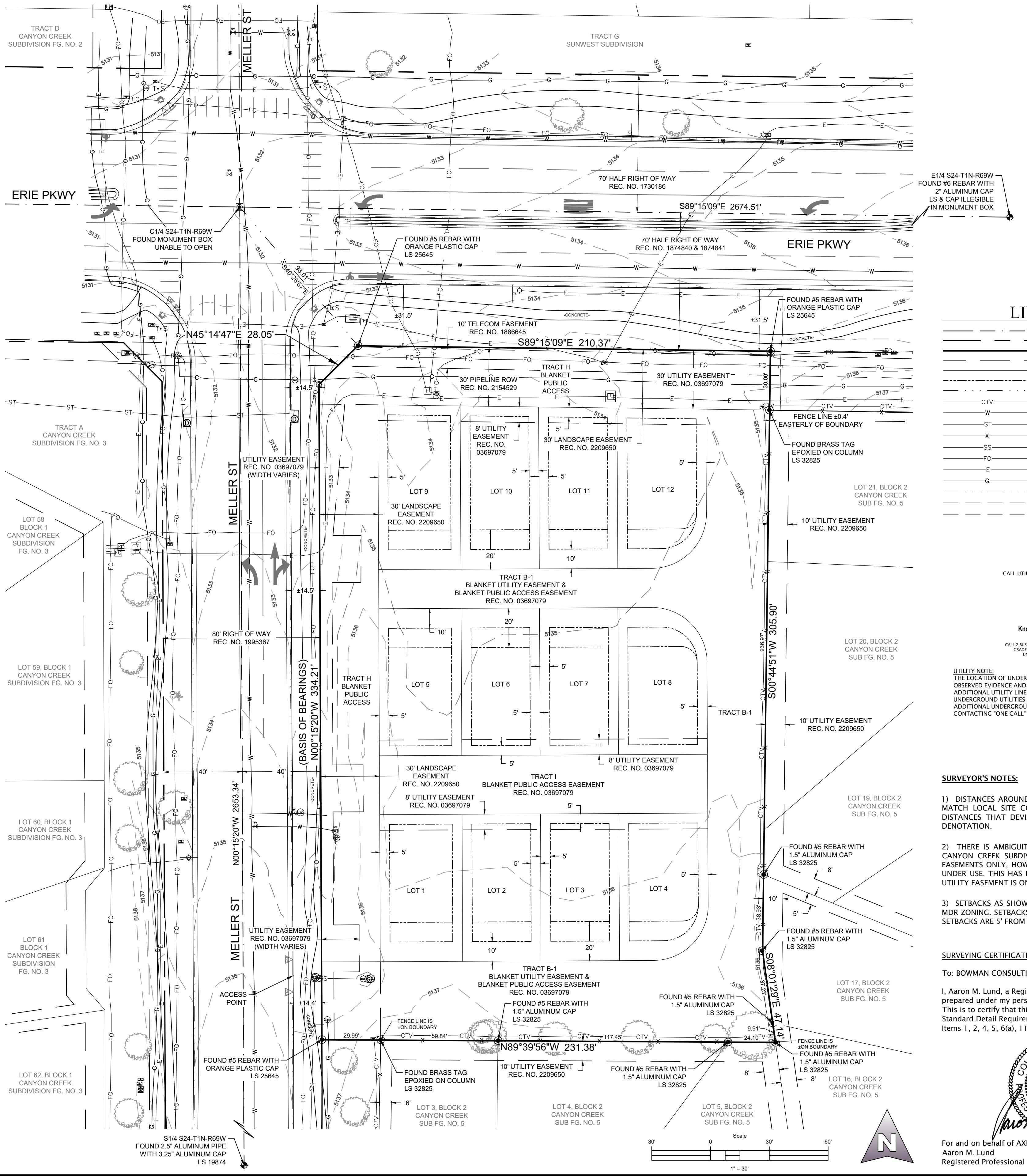
8) Fieldwork was completed on July 2, 2025.

9) Site Addresses have not been established per Boulder County Records/Assessor Map.

10) Vertical datum is NAVD88 and NGS Benchmark "JR 53 5026" with a published NAVD88 elevation listed as 5028.0 feet and located with GPS at an elevation of 5028.30 feet was utilized in this survey.

ALTA/NSPS LAND TITLE SURVEY

CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT BEING SITUATE WITHIN AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AN ACTION WITHIN FIVE (5) YEARS OF THE DATE OF THIS SURVEY. ANY DEFECT IN THIS SURVEY WHICH WAS NOT DISCOVERED OR NOTIFIED DURING THE SURVEY MAY NOT BE COMPLETED MORE THAN TEN YEARS AFTER THE DATE OF THIS SURVEY BECAUSE IT IS NOT DISCLOSED OR NOTIFIED DURING THE SURVEY.

SECTION 24 TOWNSHIP, IN RANGE: 69W	AXIS SURVEYING
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE AN ACTION WITHIN FIVE (5) YEARS OF THE DATE OF THIS SURVEY. ANY DEFECT IN THIS SURVEY WHICH WAS NOT DISCOVERED OR NOTIFIED DURING THE SURVEY MAY NOT BE COMPLETED MORE THAN TEN YEARS AFTER THE DATE OF THIS SURVEY BECAUSE IT IS NOT DISCLOSED OR NOTIFIED DURING THE SURVEY.	
SYMBOL LEGEND	
FOUND SECTION CORNER	
FOUND PROPERTY MONUMENT AS DESCRIBED/NOTED HEREON	
SET 18" of 4 REBAR WITH GREEN PLASTIC CAP, PLS 38670	
BOLLARD	
CABLE BOX	
SETBACK LINE	
PROPERTY LINE	
DIMENSION LINE	
BURIED CABLE	
BURIED WATER	
UNDERGROUND STORM	
WOODEN FENCE	
UNDERGROUND SANITARY	
BURIED FIBER OPTIC	
BURIED ELECTRIC	
CURBCUT	
CURB & GUTTER FLOWLINE	
MAJOR CONTOUR	
MINOR CONTOUR	
LINE LEGEND	
ALIQUOT LINE	
RIGHT OF WAY LINE	
ALTA BOUNDARY LINE	
EASEMENT LINE	
SETBACK LINE	
PROPERTY LINE	
DIMENSION LINE	
BURIED CABLE	
BURIED WATER	
UNDERGROUND STORM	
WOODEN FENCE	
UNDERGROUND SANITARY	
BURIED FIBER OPTIC	
BURIED ELECTRIC	
CURBCUT	
CURB & GUTTER FLOWLINE	
MAJOR CONTOUR	
MINOR CONTOUR	
CALL UTILITY NOTIFICATION CENTER OF COLORADO	
811	
Know what's below. Call before you dig.	
CALL 3-1-1 BEFORE YOU DIG, GRAVE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MUNICIPAL UTILITIES.	
UTILITY NOTE: THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED ON OWNERS' TRADE AND UTILITY MARKINGS AT TIME OF SURVEY. ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.	
SURVEYOR'S NOTES:	
1) DISTANCES AROUND THE SUBJECT PARCEL MATCH RECORD DISTANCE, HOWEVER BEARINGS SHOWN WITHIN THE DRAWING MATCH LOCAL SITE CONDITIONS RELATIVE TO THE BASIS OF BEARINGS AND BASED UPON FOUND MONUMENTS. THOSE DISTANCES THAT DEVIATE FROM THE TITLE DESCRIPTION(S) HAVE BEEN SHOWN WITH A RECORD (R) AND MEASURED (M) DENOTATION.	
2) THERE IS AMBIGUITY REGARDING TRACT I AND TRACT H RELATED TO BLANKET EASEMENTS. GENERAL NOTE #9 FROM CANYON CREEK SUBDIVISION FILING NO. 5, 1ST AMENDMENT STATE TRACT I AND TRACT H AS BLANKET PUBLIC ACCESS EASEMENTS ONLY, HOWEVER, THE "TRACT SUMMARY CHART" STATE TRACT I AND TRACT H AS "PUBLIC ACCESS AND UTILITY" UNDER USE. THIS HAS BEEN ASSUMED TO MEAN THAT WHILE THE USE IS CONSISTENT WITH PUBLIC ACCESS AS BLANKET, THE UTILITY EASEMENT IS ONLY RESERVED IN THOSE AREAS SPECIFICALLY PLATTED AND DELINEATED AS "UTILITY EASEMENT".	
3) SETBACKS AS SHOWN ARE INTERPRETED VIA CANYON CREEK PD AMENDMENT NO. 7 (REC. NO. 03461707) AND BASED ON MDR ZONING. SETBACKS HAVE BEEN SHOWN ON ASSUMED FRONT YARDS FOR BOTH GARAGE AND BLDG (20' VS 10'). ALL OTHER SETBACKS ARE 5' FROM LOT LINE.	
SURVEYING CERTIFICATE	
To: BOWMAN CONSULTING GROUP LTD.	
I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Land Survey Plat was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 4, 5, 6(a), and 11(b) of Table A thereof. The fieldwork was completed on July 2, 2025.	
For and on behalf of AXIS Surveying & Land Services, LLC	
Aaron M. Lund Registered Professional Land Surveyor LS 38670	

Date	07/11/2025
Scale	SC
Sheet No.	1/1
Job No.	006-25-012

EMERALD

DEVELOPMENT

Market Study: Proposed Commercial Center at Erie Parkway & Meller Street (Erie, CO)

This market study evaluates the viability of a small neighborhood commercial center at the intersection of Erie Parkway and Meller Street in Erie, Colorado. The center is intended to serve local merchants and nearby residents. The analysis covers local demographics, existing competition, consumer spending patterns, and traffic flows relevant to the site.

Demographics

Erie is a fast-growing community with a [population of approximately 38,500 in 2025](#), up about 26% since the 2020 Census.

The town's growth rate (4–5% annually in recent years) is expected to continue, with forecasts of [~40,966 residents by 2028](#) (about 3.3% yearly growth).

This growth is fueled by an influx of families and professionals attracted to Erie's small-town feel and proximity to Denver/Boulder. The table below summarizes key demographic indicators for Erie:

Demographic Indicator	Value
Population (2025 est.)	38,503 (26.6% increase since 2020)
Projected Population (2028)	40,966 residents
Median Age	37.6 years
Population Under 18	~31% of population
Population 65 and Older	~9.6% of population
Number of Households	~11,100 households
Average Household Size	2.9–3.0 persons
Median Household Income	\$149,000–\$163,000 (very high)

Per Capita Income	\$62,726 per year
Persons Below Poverty Line	~3% (very low) censusreporter.org

The population is predominantly middle-aged adults and children. The median age (~37) is on par with Colorado overall (censusreporter.org), but [over 30% of residents are under 18](#), indicating many families with children.

By contrast, only about [9–10% are senior citizens](#), lower than the national average, which underscores Erie's family-oriented demographics.

Households are relatively large (about 3 people on average) and [68% of adults are married, with 57% of households having kids under 18](#).

Educational attainment is high – roughly [65% of residents hold a bachelor's degree or higher](#), far above the Colorado average (~43%). These factors reflect a community of young, educated families.

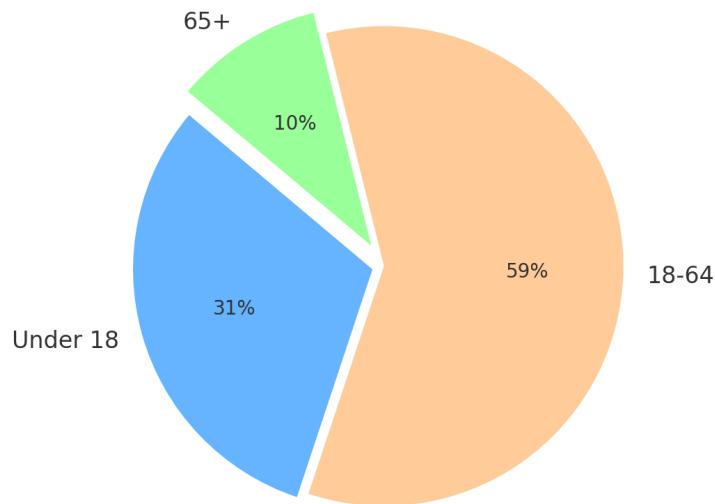
Income levels in Erie are notably high. [Median household income is in the \\$150K range](#), which is ~58% higher than the Denver metro median.

About [half of households earn over \\$150,000](#) annually, and only ~5% earn below \$25,000.

This affluence translates to significant **purchasing power** and disposable income among residents. The combination of a growing population, family-oriented age mix, and high incomes creates a strong customer base for neighborhood retail and services.

Source: U.S. Census & ACS data. Erie's population skews toward families – [31% are under 18](#) and only about 10% are seniors.

Population by Age Group, Erie CO



This age distribution (see chart) highlights a large youth cohort relative to the U.S. average, reflecting the many young families in the area.

Competition Analysis

Despite its growth, Erie has been **underserved in retail** – many residents currently travel to nearby towns for shopping and dining. However, new commercial developments are emerging. The proposed site at Erie Pkwy & Meller will face competition from both existing and upcoming retail centers in the vicinity. Key competing commercial areas include:

Commercial Center	Distance	Key Tenants / Features
Nine Mile Corner (Hwy 287 & Arapahoe Rd)	~4 miles SW	New regional shopping area on a high-traffic commuter route. Anchored by a 103,000 sq ft King Soopers grocery (opened Oct 2024) with an 18-pump fuel center, and a Lowe's home improvement store. Also includes eateries (Five Guys, Taco Bell) and services (UCHealth clinic).
Vista Ridge Marketplace (Hwy 7 & Sheridan Pkwy)	~5 miles SE	Established neighborhood center anchored by a King Soopers Marketplace (125,000 sq ft grocery/general merchandise store) opened in 2016. Offers a full line of groceries, pharmacy, and household goods to Erie's southeastern residents. Surrounding shops include fast food, banks, and small retailers.

<u>Erie Town Center – “Four Corners”</u> (Erie Pkwy & County Line Rd)	~1.5 miles W	<i>Planned</i> mixed-use town center at Erie’s west end. Slated for ~97,000 sq ft of retail/restaurant/office space (opening ~2025), including an outdoor promenade and potentially an <u>anchor grocery store</u> (developer Evergreen Devco in negotiations). Will add much-needed retail capacity “at the heart of Erie.”
<u>Downtown Erie (Old Town)</u> (Briggs St area)	~1 mile W	Traditional Main Street district with local boutiques, restaurants, brewpubs, and services. While charming and popular for dining, downtown lacks large-format retailers or grocery; its commercial space is mostly independent shops and eateries serving evening/weekend visitors.

Local Market Context: At present, Erie’s **primary grocery options** are on its periphery – the two King Soopers stores at Nine Mile Corner and Vista Ridge. There is **no supermarket in central Erie**, meaning residents near the Meller site must drive several miles for full grocery trips. Other big-box retail (home improvement, general merchandise, apparel) is also found outside Erie (e.g. Lowe’s at Nine Mile; Costco and Walmart at Larkridge, ~8 miles east). This relative scarcity of retail within the town has historically resulted in retail “*leakage*” – Erie consumers spending their dollars in neighboring communities. The new retail projects (Nine Mile, Town Center) aim to recapture some of that demand.

For a **small neighborhood center** at Erie Pkwy & Meller, the most direct competition will come from convenience-oriented offerings nearby. Currently, there are limited convenience retail options in the immediate area (e.g. a Circle K gas station opened 1 mile west).

The center could differentiate by focusing on community-serving businesses (local eateries, cafes, daycare, fitness, etc.) that cater to daily needs of residents in adjacent neighborhoods (like Canyon Creek and new subdivisions).

Old Town’s restaurants are close by for evening outings, but day-to-day services are less prevalent. **In summary, the competition is relatively sparse within a 1–2 mile radius**, but larger centers 4–5 miles away provide many staples. This presents an opportunity for the proposed center to fill gaps in convenience retail and services for East-Central Erie residents, while coexisting with (rather than directly competing against) the big stores on the town’s edges.

Consumer Spending Trends

Erie’s affluent population translates into strong consumer spending potential across retail categories. With a median household income around \$150K, local residents have high per-capita expenditures on groceries, dining, and discretionary retail. However, due to the limited retail in town, a large portion of this spending has been occurring outside of Erie.

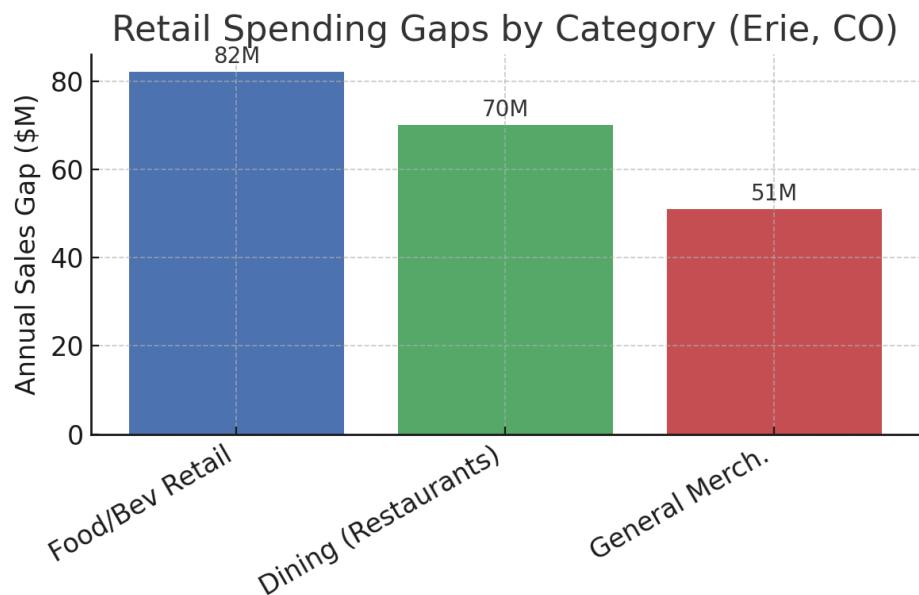
A recent market analysis found that Erie experiences an overall [retail sales leakage of roughly 72%](#) (net outflow) – in other words, local consumers are making the majority of their purchases in other communities. This represents a significant opportunity for new businesses at the Erie Pkwy/Meller site to capture some of that spending locally.

Estimates indicate that [total annual retail demand by Erie residents is about \\$485 million](#), but the town sees a [“gap” of approximately \\$407 million](#) in sales that currently leak out.

The largest unmet needs are in everyday retail categories. For example, each year Erie households collectively spend an estimated [\\$82 million on groceries \(food & beverage stores\)](#), [\\$70 million on dining out](#), and [\\$51 million on general merchandise](#) – much of which is spent at stores/restaurants in surrounding cities. These gaps are illustrated in the chart below. The existence of a full-service grocery store at Nine Mile (SW Erie) and another at Vista Ridge (SE Erie) will begin to address grocery needs, but there is still likely latent demand for specialty foods or a smaller market closer to central Erie. Likewise, the high spending on dining suggests strong support for additional restaurants, cafes, and take-out options locally.

Sources: [Town of Erie market analysis and Community Profile](#)

*The chart shows major **retail spending gaps** by category for Erie. “Gap” represents dollars that residents spend outside Erie due to lack of local options. Food & beverage (grocery) stores, restaurants, and general merchandise are the top categories with unmet local demand.*



Overall, Erie's **purchasing power** is well above average. Households spend generously on quality-of-life categories: organic and specialty groceries, family dining, entertainment, home and garden, etc. The presence of many young families also drives spending on childcare, education, and children's products/activities. A neighborhood center at Meller & Erie Pkwy can tap into this spending by providing convenient, everyday services. For instance, a coffee shop, neighborhood eatery, or fitness studio could thrive by capturing routine visits from nearby residents. Likewise, personal services (salon, pet care, dry cleaner) would benefit from the community's disposable income. In summary, **local consumer spending trends favor businesses that offer convenience and enhance daily life**, as residents have both the means and inclination to support such establishments close to home.

Traffic Analysis

Site Access & Visibility: Erie Parkway is the town's primary east–west arterial, connecting downtown Erie to Interstate 25 and serving as a major commuter route. The proposed site at Meller St is positioned along this busy corridor, providing excellent visibility and access. Erie Parkway carries an estimated [24,000–27,000 vehicles per day](#) in the vicinity, reflecting both local and through traffic. This high traffic volume means a commercial center would benefit from a steady flow of passing vehicles throughout the day.

The intersection of Erie Pkwy and Meller is signalized, which will facilitate safe ingress/egress to the center. Meller Street itself is a residential collector road feeding the adjacent neighborhoods (e.g. Canyon Creek), so it brings local resident traffic to the site in addition to the parkway's cross-town traffic.

Traffic Counts: For context, key intersections nearby have substantial traffic: [at Erie Pkwy & County Line Road \(1.5 miles west\) the AADT is ~24,300, and at Erie Pkwy & County Rd 5 \(2 miles east\) it's ~26,700.](#)

The volume at Meller St would be in a similar range, indicating the site is on a well-traveled route. In regional terms, Erie Parkway sees heavy use as the link between **I-25 (110,000 AADT at the interchange) and Old Town Erie**.

The consistent traffic ensures a sizable customer **“drive-by” exposure** for any retail signage at the center.

Commuter and Local Patrons: During weekday mornings and evenings, commuter traffic is significant on Erie Pkwy as residents travel to and from work (Boulder/Denver). This could generate peak-hour business for uses like coffee shops (morning rush) and prepared foods or services (evening rush). Additionally, pedestrian and school traffic in the immediate area is noteworthy. [Red Hawk Elementary School is located near the Erie Pkwy/Meller intersection](#), and a school crosswalk and zone are in place here.

At drop-off and pick-up times, many parents and children pass through, creating foot traffic and short-term parking needs. A neighborhood center could capitalize on this by offering kid-friendly shops (ice cream, after-school activities) or conveniences for parents (e.g. grabbing a coffee or groceries after school drop-off). The presence of the school means the site has built-in daytime population spikes and needs to maintain safe pedestrian access (crossing guards are already used at the intersection).

Accessibility: The site is readily accessible by car from all directions: Erie Parkway provides a straight shot from downtown and eastern Erie, while Meller connects to residential areas to the north and south. Ample **parking** can be provided on-site given the lot size (~1.8 acres). There are also bike lanes/paths along Erie Pkwy ([per town transportation plans](#)), encouraging some bike access from nearby homes. Public transit is minimal in Erie (no major bus route on Erie Pkwy currently), so the customer base will primarily arrive via private vehicle or on foot/bike from adjacent neighborhoods. Fortunately, the surrounding streets are **pedestrian-friendly**, with sidewalks and trail connections, making it feasible for residents to walk or cycle to the center for errands or dining.

Foot Traffic Potential: While Erie Parkway itself is a car-oriented arterial, the immediate community context (Canyon Creek and neighboring subdivisions) means a **built-in pedestrian audience** exists within a half-mile radius. The development can be integrated with **sidewalks and possibly trail linkages** to encourage nearby residents to visit on foot. For example, someone living a few blocks away might walk over for a quick lunch or to drop children at a daycare center. Peak pedestrian usage will align with school times and possibly weekends (neighbors walking to parks, etc.). Still, overall foot traffic will be moderate; the bulk of customers will arrive by car given Erie's suburban layout.

In summary, **traffic conditions at Erie Pkwy & Meller are favorable for a neighborhood commercial center**. High vehicle counts ensure visibility to thousands of drivers daily, and the adjacent school and housing provide a steady stream of local users. Proper traffic design (turn lanes, clear signage) will be important to manage ingress/egress on Erie Parkway's fast-moving traffic. If executed well, the site offers both the **convenience of a drive-by location** and the **community feel of a neighborhood hub** accessible to pedestrians. This combination of accessibility and visibility underpins the site's commercial potential.

Conclusion

Conclusion: The market indicators for the Meller & Erie Parkway site are strongly positive for a neighborhood-focused commercial center. Erie's booming population of young, affluent families creates [robust demand for local retail and services](#), much of which is currently unmet within a convenient distance. The [demographic profile](#) – high incomes, lots of children, and ongoing growth – suggests that businesses like cafes, childcare, health/wellness, and everyday retail could thrive by catering to resident needs. Competitive supply in the immediate area is limited, with major shopping hubs several

miles away; this allows a new center to capture routine spending that might otherwise leak out. Key categories such as groceries, dining, and general merchandise show [multi-million-dollar gaps](#) that local shops can begin to fill. The new Erie Town Center and Nine Mile projects will increase retail in Erie, but they are larger-scale and further from this neighborhood; a smaller center at Meller can complement them by serving as a convenient “stop on the way home” for nearby households. Lastly, [traffic and access](#) dynamics at the site are favorable – thousands of cars pass daily and local foot traffic is enhanced by the school and residential density.

Overall, the analysis indicates that a well-planned commercial center at this location would be **commercially viable and community-serving**. By aligning the tenant mix with local spending patterns (family-oriented and convenience-based) and leveraging the strong traffic counts for exposure, the center can attract steady patronage from Erie residents. In effect, the project can help plug Erie’s retail leakage by giving neighbors a place to shop, dine, and gather close to home, strengthening the town’s economic base and quality of life.

EMERALD

DEVELOPMENT

ASSESSMENT OF IMPACT REPORT

Proposed Commercial Center at Erie Parkway & Meller Street

Date: March 2025

Project Overview

The proposed small commercial center at Erie Parkway and Meller Street is designed to serve the surrounding residential neighborhoods by providing retail, dining, and service-oriented businesses. The site will enhance local economic activity while maintaining a scale that aligns with the character of the community.

Traffic and Transportation Impact

The commercial center will generate additional traffic along Erie Parkway and Meller Street. However, given Erie Parkway's role as a primary arterial road, current capacity is expected to accommodate the increase without significant congestion issues. A traffic impact study confirms that:

- **Vehicle counts on Erie Parkway range from 24,000 to 27,000 per day**, ensuring strong visibility for businesses.
- **The intersection at Meller Street is signalized**, allowing for controlled ingress and egress.
- Minor traffic control improvements, such as stop sign adjustments and turn lane extensions, may be required and will be evaluated as part of the site development process.

Public Facilities and Services

The project will contribute to local infrastructure and municipal services through impact fees and planned improvements:

- **Law Enforcement & Emergency Services:** The Erie Police Department and local emergency response teams have confirmed their capacity to service the site without additional facilities.
- **Storm Drainage & Water Management:** Minor off-site drainage improvements may be required to handle runoff from paved surfaces, ensuring compliance with town stormwater regulations.
- **Parks & Open Space Contributions:** The project will include landscaped pedestrian walkways and contribute to the Town's parks and open space fund.

- **Estimated Contribution to Town Fees:** The development is expected to contribute over **\$1.8 million in impact fees** to support infrastructure and services.

Utilities and Infrastructure

- **Electricity & Gas:** United Power has confirmed that sufficient capacity exists to support the project.
- **Water & Sanitary Services:** The site falls within the **Fort Collins-Loveland Water District** for water service and **Town of Erie** for sanitary sewer. Minor off-site sanitary infrastructure adjustments will be coordinated with the relevant agencies.
- **Waste Management:** Commercial waste and recycling services will be provided through a local waste management provider, with designated service areas planned within the site layout.

Mitigation Measures & Future Considerations

To minimize impact on surrounding neighborhoods and infrastructure, the project team will:

- Coordinate with the Town of Erie on **traffic calming measures** to maintain safe vehicular and pedestrian access.
- Implement **landscaping buffers and noise mitigation** for adjacent residential areas.
- Comply with **town sustainability guidelines**, including energy-efficient building design and water conservation measures.
- Continue discussions with town engineering and utility providers to address any **off-site improvements** needed for long-term service capacity.

Conclusion

The proposed commercial center at Erie Parkway and Meller Street aligns with the Town's development goals, providing **local retail and services in an accessible location** while generating economic benefits. With planned infrastructure coordination and mitigation measures, the project will enhance community convenience while maintaining compatibility with existing neighborhood characteristics.

Impact Fee Calculations

Calculation Basis

The **\$1.8 million** estimate in the report was derived from:

- **Town of Erie's standard impact fee schedule** (updated in 2024).
- Comparable fees charged for recent small commercial developments in Erie.
- Estimated building square footage and land use type.

Example Calculation:

Assuming a **15,000 - 20,000 sq. ft.** neighborhood commercial center:

1. **Transportation Impact Fees**
 - ~\$5.00 per sq. ft. → **\$75,000 - \$100,000**
2. **Water & Sewer Tap Fees** (Fort Collins-Loveland Water District & Erie Sanitary
 - Standard tap fee per 1 ERU (for a small business): ~\$50,000
 - Estimated **12 - 15 ERUs** required → **\$600,000 - \$750,000**
3. **Stormwater Fees**
 - Based on impervious surface increase (~1.8-acre site)
 - Estimated **\$150,000 - \$200,000**
4. **Public Safety Fees**
 - ~\$2.50 per sq. ft. → **\$40,000 - \$50,000**
5. **Parks & Open Space Contributions**
 - Either land dedication or cash-in-lieu (Town of Erie)
 - Estimated **\$200,000 - \$250,000**

3. Adjustments & Final Estimate

The final **\$1.8M** estimate accounts for:

- A **10-15% contingency** for possible town-required off-site improvements.
- Potential **negotiations with the town** regarding reduced fees based on community benefits (e.g., local-serving businesses).

**UTILITY CONFORMANCE LETTER
FOR
ERIE COMERCIAL SITE**

ERIE, CO



Prepared for:

Emerald Developments
4949 Broadway Suite 105
Boulder CO 80304

Contact:

Dominic Schwartz

Prepared by:



1526 Cole Blvd, Suite 100

Lakewood, Colorado 80401

Contact: Patrick Chelin, PE

Phone: 303.801.2910

Project Number: 020482-01-001

Prepared: July, 2025

GENERAL LOCATION AND DESCRIPTION

The Erie Commercial site is located in the Southeast Quarter of Section 24, Township 1 North, Range 69 West of the 6th Principal Meridian and takes up approximately 1.84-acres. The site is currently divided into 12 lots and will need to go through a Planning Development process as well as a zone lot amendment to combine the 12 lots into 1 lot.

The site is bounded on the north side by Erie Parkway, on the west side by Meller St. and a Canyon Creek residential neighborhood on the south and east side. Currently the site is undeveloped and covered with vegetation and native grasses. Proposed for the site are two single-story commercial buildings with parking, and infrastructure to support the development.

Erie Parkway has a 140' way right-of-way (ROW) with a 30' utility easement south of the property line. Meller St has an 80' ROW and with 30' landscape buffer adjacent to the property line. The east side of the lot will have a landscape zone to provide a buffer between the new development and the existing residential subdivision. The southside of the property has a 20' rear setback and will include landscaping to buffer the residential subdivision to the south.



DESIGN CRITERIA

The utility plan is designed in accordance with the Town of Erie “Standards and Specifications”, revised March 2025. The two buildings will both be approximately 8,500 square feet.

Preliminary sizing of the fireline and meters were determined using the IBC and IPC, each building is originally sized with a separate 6” fireline and 1” meters., The site will require two new fire hydrants, with the locations to be determined during the development process. The required fire flow for this site was calculated to be 1,500 gallons per minute (gpm) at a minimum residual pressure of 20 pounds per square inch (psi). This was based on the total fire area of the single largest sprinklered building (building 1 or 2: 8,500 (square feet) and type V-A construction.

The site is located at the upstream end of a sanitary sewer basin. Sanitary criteria states that d/D for sanitary systems to be less than 50%. The existing land that utilizes the a min has already been subdivided into 12 lots using the Town of Erie code of 2.89 persons per dwelling unit. It was calculated that the peak flow from the existing use is 0.019 cfs. Following the same code, it was determined that new use with 2 office buildings would have a peak flow of 0.011 cfs. With the new use being lower peak flow than the old land use, no negative impacts to the sanitary sewer line are expected.

CONCLUSIONS

The utility plan was designed in accordance with Town of Erie “Standards and Specifications”, revised March 2025. Calculations for the determination of sanitary flow can be found in the appendix on this report. The calculations were performed in accordance with the Town of Erie Standards.

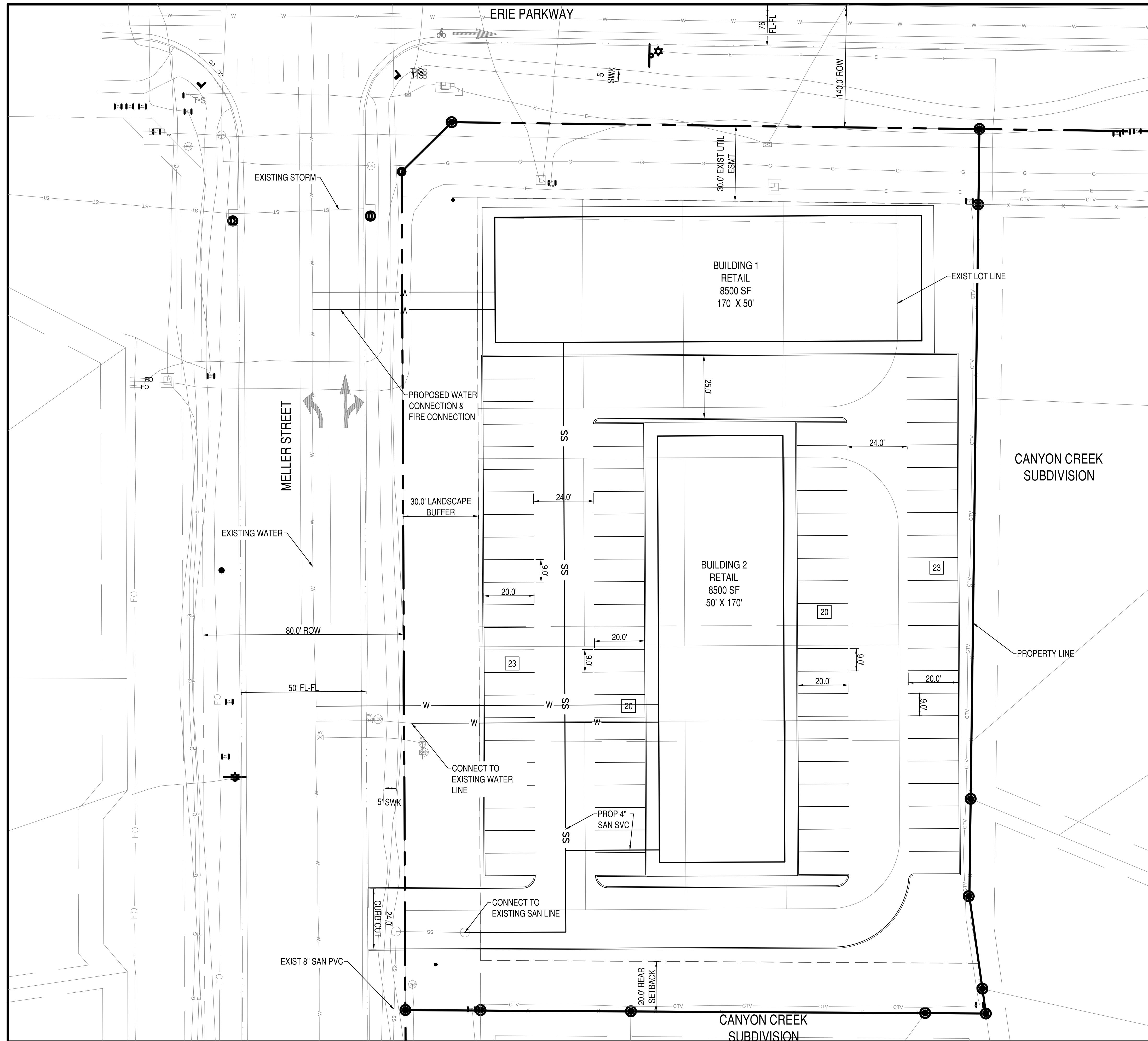
Should you either require additional information or have any questions, please do not hesitate to contact me.

Sincerely,

Patrick D. Chelin, P.E.

Principle/Branch Manager

Cc: 020482-01-001



Bowman
1526 Cole Blvd, Suite 100
Lakewood, CO 80401
Phone: (303) 801-2800
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85
CITY OF ERIE
TOWN OF ERIE
COLORADO
NOT FOR CONSTRUCTION
SEAL
SITE PLAN
ERIE COMMERCIAL
ERIE PARKWAY

DESIGN KMF DRAWN KMF CHKD PDC
SCALE H: 1" = 20'
V: NA
JOB NO. 020482-01-001
DATE : JULY 2025
SHEET
C1-01

PROJECT NAME:	Erie Commercial	SANITARY SEWER COMPUTATION SHEET																Date	Jul-25				
PROJECT NUMBER:	020482-01-001																	Designed By	KMF				
PROJECT LOCATION	Town of Erie																	Checked By					
		PROJECTED FLOW																					
DESIGN POINT LOCATION	DESIGN POINT	RESIDENTIAL								COMERCIAL / INDUSTRIAL								SEWER DESIGN					
FROM	TO	ZONING LAND USE	AREA (ACRES)	NO. OF UNITS	DENSITY	AVERAGE DAY DEMAND	FLOW FACTOR (GPAD)	AVERAGE FLOW (GPD)	AVERAGE FLOW (CFS)	ZONING LAND USE	AREA (ACRES)	BLDG SF	GPAD SF	AVERAGE GPD/1000 SF	AVERAGE FLOW (CFS)	TOTAL AVERAGE FLOW (CFS)	CALC PEAK FLOW FACTOR	PEAK FLOW (CFS)	TOTAL PEAK FLOW (CFS)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PERCENT FULL
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PROJECT NAME:	Exist Erie Commercial	SANITARY SEWER COMPUTATION SHEET																Date	Jul-25				
PROJECT NUMBER:	020482-01-001																	Designed By	KMF				
PROJECT LOCATION	Town of Erie																	Checked By					
		PROJECTED FLOW																					
DESIGN POINT LOCATION	DESIGN POINT	RESIDENTIAL								COMERCIAL / INDUSTRIAL								SEWER DESIGN					
FROM	TO	ZONING LAND USE	AREA (ACRES)	NO. OF UNITS	DENSITY	AVERAGE DAY DEMAND	FLOW FACTOR (GPAD)	AVERAGE FLOW (GPD)	AVERAGE FLOW (CFS)	ZONING LAND USE	AREA (ACRES)	BLDG SF	GPAD	GPD/1000 SF	AVERAGE FLOW (CFS)	TOTAL AVERAGE FLOW (CFS)	CALC PEAK FLOW FACTOR	PEAK FLOW (CFS)	TOTAL PEAK FLOW (CFS)	PIPE SIZE (IN)	PIPE SLOPE (%)	CAPACITY (CFS)	PERCENT FULL
		12	2.89	90		3121.2	0.005			1000				0.000	0.005	6.10	4.00	0.019	4	2	0.38	15.8	

A.G. Wassenaar

Geotechnical and Environmental Consultants

2180 South Ivanhoe Street, Suite 5
Denver, Colorado 80222-5710

Inc. 303-759-8100 Fax 303-756-2920
www.agwassenaar.com

GEOTECHNICAL STUDY FOR

PROPOSED MULTI-FAMILY RESIDENTIAL STRUCTURES
SOUTHEAST OF ERIE PARKWAY AND MELLER STREET
ERIE, COLORADO

PREPARED FOR

VISION LAND CONSULTANTS, INC.
603 PARK POINT DRIVE, SUITE 100
GOLDEN, COLORADO 80401

SEPTEMBER 16, 2013
PROJECT NUMBER 132658

September 16, 2013

Vision Land Consultants, Inc.
603 Park Point Drive, Suite 100
Golden, Colorado 80401

Attention: Mr. Lincoln Thomas

Subject: Geotechnical Study
Proposed Multi-Family Residential Structures
Southeast of Erie Parkway and Meller Street
Erie, Colorado
Project Number 132658

Dear Mr. Thomas:

We have conducted the geotechnical study for the proposed structures at the subject site. Our summary of the data collected during our field and laboratory work and our analysis, opinions, and conclusions are presented in the attached report. The purpose of our study is to provide design criteria for planning, site development, foundation systems, slabs-on-grade, and drainage for the proposed structures. Pavement design recommendations are also included.

In general, the subsurface materials encountered consist of fill overlying sedimentary bedrock. Sandstone and/or claystone bedrock was encountered at depths of 2 to 9 feet below the ground surface. Ground water was encountered at depths ranging from 4 to 26 feet during this study.

Site development considerations should include provisions for the presence of existing fill, expansive claystone bedrock, lignite (coal), and shallow ground water.

We recommend the structure be founded on straight-shaft piers drilled into competent bedrock. Design criteria are given in the report.

Slabs-on-grade will require special consideration because of the high expansion potential of the claystone bedrock.

Interior floor systems engineered for expansive soils are recommended for any areas where slab movement cannot be tolerated.

Vision Land Consultants, Inc.
Project Number 132658
September 16, 2013
Page 2

Perimeter subsurface drainage systems will be necessary for all below grade areas.

Foundation concrete may be designed for negligible (S0) sulfate exposure.

We recommend flexible pavements in parking areas consist of 6.0 inches of full-depth asphalt. The pavement section for service/drive areas should consist of 7.5 inches of full-depth asphalt. Additional composite asphalt/base course sections are given in the following report. An alternative rigid concrete pavement section of 5.0 inches is recommended for parking areas and 7.5 inches of concrete for service/drive areas. We also recommend pavement sections given for service/drive areas be thickened by 1 inch of asphalt or concrete in loading and unloading areas.

Additional recommendations are presented in the following report.

If you have any questions regarding the contents of this report or our analyses of the subsurface conditions which will influence the proposed development, please call us. We have appreciated the opportunity to provide this service for you.

Sincerely,

A. G. WASSENAAR, INC.

Kathleen A. Noonan
Kathleen A. Noonan, P.E.
Senior Engineer

Reviewed by:

Keith D. Seaton
Keith D. Seaton, P. E.
Senior Engineer



KAN/KDS/kan/lia

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GEOTECHNICAL STUDY

Proposed Multi-Family Residential Structures
Southeast of Erie Parkway and Meller Street
Erie, Colorado
September 16, 2013

PURPOSE

This report presents results of a geotechnical study for the proposed multi-family residential structures and adjacent parking and drive areas to be located southeast of Erie Parkway and Meller Street in Erie, Colorado. The study was made to assist in determining design criteria for planning, site development, foundation systems, slabs-on-grade, and drainage. A pavement thickness design is also included. Factual data gathered during the field and laboratory work is summarized on Figures 1 through 14 and Table I, attached. Our opinions and recommendations presented in this report are based on the data generated during this field exploration, laboratory testing, and our experience with similar type projects.

PROPOSED CONSTRUCTION

We understand the proposed development will include a three, multi-family structures – two 4-plexes and one 5-plex and associated parking and drive areas. The construction details and materials were not known at the time of this study. The construction of basements was assumed. The approximate locations of our test borings are shown on Figure 1. For the purpose of this study, we have assumed the existing grade is within 2 feet of final construction grade.

SITE CONDITIONS

The parcel is bounded by Erie Parkway on the north, a residential subdivision on the east and south, and Meller Street on the west. The site has been previously graded to its present

configuration. The site is vacant with vegetation consisting of native grasses and weeds. The ground surface slopes gently to the north. No bodies of water or bedrock outcrops were observed on the site. There is a fill stockpile located on the western edge of the property.

FIELD EXPLORATION

Subsurface conditions were explored by drilling eight test borings within the proposed building footprint and one test boring in the drive areas at the approximate locations indicated on Figure 1. The borings were advanced using a 4-inch diameter, continuous flight auger powered by a CME 45 drill rig. At frequent intervals, samples of the subsurface materials were obtained using a Modified California sampler which was driven into the soil by dropping a 140-pound hammer through a free fall of 30 inches. The Modified California sampler is a 2.5-inch outside diameter by 2-inch inside diameter device. The number of blows required for the sampler to penetrate 12 inches and/or the number of inches that the sampler is driven by 50 blows gives an indication of the consistency or relative density of the soils and bedrock materials encountered. Results of the penetration tests and locations of sampling are presented on the "Exploratory Boring Logs", Figures 2 and 3. In addition, one shallow boring was drilled in pavement areas and a disturbed bulk bag sample was collected from the assumed pavement subgrade level. Ground water measurements were made at the time of drilling and subsequent to drilling.

LABORATORY TESTING

The samples obtained during drilling were returned to the laboratory where they were visually classified by a geotechnical engineer. Laboratory testing was then assigned to specific samples to evaluate their engineering properties. The laboratory tests included 17 swell-consolidation tests to evaluate the effect of wetting and loading on the selected samples. The results of the swell-consolidation tests are presented on Figures 4 through 12. Four gradation analysis and Atterberg

limits tests were conducted to evaluate grain size distribution and plasticity. These results are presented on Figures 13 and 14. In addition, a representative sample was tested for water soluble sulfates. The test results are summarized on Figures 2 and 3 and on Table I.

SUBSURFACE CONDITIONS

Our test borings indicate the subsurface materials encountered consist of fill overlying sedimentary bedrock. Sandstone and/or claystone bedrock was encountered at depths of 2 to 9 feet in eight of the nine test borings. Thin lenses and zones of lignite (coal) approximately 1 to 3 feet thick were encountered within the bedrock matrix at various depths. Ground water was encountered at depths ranging from 20 to 26 feet in three test borings at the time of drilling. When we returned six days later, ground water was encountered at depths ranging from 9 to 15 feet in eight of the test borings. Test Boring 6 caved at a depth of 10½ feet six days after drilling. A more complete description of the subsurface conditions is shown on Figures 2 and 3.

Fill was encountered in all of the test borings. The fill consisted of sandy clay and silty to clayey sand and was between 2 and 9 feet thick. It was very stiff/medium dense, moist, and mottled brown to mottled gray in color. Based upon our field and laboratory results, the fill exhibited in-situ dry densities ranging from 105 to 127 pounds per cubic foot (pcf) and in-situ moistures ranging from 10 to 20 percent (%). The sample tested was non-plastic. These soils also exhibited low to moderate measured swell (+0.1% to +2.3%) upon wetting and under a loading of 1,000 pounds per square foot (psf) and exhibited moderate swell (+4.0%) upon wetting and under a load of 200 psf. The existing fill encountered during this study has apparently not been placed as fill capable of supporting a structure or other structural elements. Unless documentation is available for the fill which verifies proper placement and compaction, the fill should be removed prior to placement of new fill, structures, flatwork, or other structural appurtenances.

Sandstone bedrock was encountered in eight of the nine test borings at depths ranging from 7 to 22 feet. The sandstone was very hard, poorly cemented, silty, clayey, with claystone lenses, moist, and brown to rust to gray in color. Based upon our field and laboratory results, the sandstone exhibited in-situ dry densities ranging from 115 to 119 pcf and in-situ moistures ranging from 11 to 12%. The sample tested exhibited low plasticity. The sandstone also exhibited low measured swell (+0.3% to +0.8%) upon wetting and under a loading of 1,000 psf. The sandstone is considered to possess low expansion potential.

Claystone bedrock was encountered in eight of the nine test borings at depths ranging from 2 to 26 feet. The claystone was weathered to very hard, silty, slightly sandy to sandy, with occasional lignite lenses, slightly moist to very moist, and olive to rust to brown to black to gray in color. Lignite lenses ranging from 1 to 3 feet thick were encountered in four test borings at depths ranging from 11 to 26 feet. Based upon our field and laboratory results, the claystone exhibited in-situ dry densities ranging from 92 to 131 pcf and in-situ moistures ranging from 11 to 28%. The samples tested exhibited moderate plasticity. The claystone also exhibited low to high measured swell (+1.6% to +5.6%) upon wetting and under a loading of 1,000 psf. The claystone is considered to possess high expansion potential.

Interbedded claystone and sandstone bedrock was found in two of the nine test borings at depths of 4 and 13 feet. It was firm to very hard, silty, moist, and olive to rust to brown to gray in color. Based upon our laboratory results, this material exhibited an in-situ dry density of 120 pcf at an in-situ moisture of 14%. The sample tested exhibited moderate plasticity. The interbedded claystone and sandstone bedrock exhibited low swell (+0.3%) upon wetting and under a loading of 1,000 psf. The claystone and sandstone portions of this bedrock should perform as previously discussed. As a mass, this material is assessed to possess moderate to high expansion potential.

Ground water was encountered at depths ranging from 20 to 26 feet in three test borings at the time of drilling. When we returned six days later, ground water was encountered at depths ranging from 9 to 15 feet in eight of the test borings. Test Boring 6 caved at a depth of 10½ feet six days after drilling. Ground water levels are expected to fluctuate with changing seasons and irrigation patterns and may rise after irrigation of lawns commences.

SITE CONSTRAINTS

EXISTING FILL

One of the main constraints for construction at the site is the presence of undocumented fill. Undocumented fill was encountered at depths of 2 to 9 feet in all of the test borings. Unless documentation is available for the fill which verifies proper placement and compaction, the fill should be removed prior to placement of new fill, structures, flatwork, or other structural appurtenances.

EXPANSIVE CLAYSTONE BEDROCK

Another concern for site development is the presence of expansive claystone bedrock. The claystone and interbedded claystone/sandstone bedrock are considered to possess moderate to high expansion potential. In our opinion, the expansive properties of the bedrock can be reduced with proper fill placement, drainage, future irrigation controls, and with the use of proper design and construction techniques.

LIGNITE

The use of straight shaft piers for foundation support will be made more difficult due to the presence of the lignite in the bedrock across the site. Lignite lenses ranging from 1 to 3 feet thick were encountered in four test borings at depths ranging from 11 to 26 feet. Our experience in

nearby subdivisions underlain by this formation indicates that the lignite in the bedrock can be very erratic in distribution, exhibiting itself in a random manner across the site. Since the material is not suitable for foundation support, its presence adds another level of uncertainty to the drilling of piers. Often lignite is encountered only in a portion of the piers for a structure. Where the lignite is wet, it must be cased to prevent caving and inflow of water. If it is encountered at the bottom of a long pier, it may not be possible to extend the pier through the lignite with the currently available residential drill rigs.

SHALLOW GROUND WATER

Ground water was encountered at depths ranging from 20 to 26 feet in three test borings at the time of drilling. When we returned six days later, ground water was encountered at depths ranging from 9 to 15 feet in eight of the test borings. Test Boring 6 caved at a depth of 10½ feet six days after drilling. Ground water will pose problems during utility construction, structure construction, and pavement construction. We typically recommend that foundations be constructed at least 3 or preferably 4 feet of more above ground water level. Site development should be planned to avoid or remove the ground water. These issues are also discussed more fully in the following sections.

FOUNDATION RECOMMENDATIONS

The proposed structures may be founded on straight-shaft piers drilled into the underlying bedrock. The piers should be designed for a maximum end bearing pressure of 30,000 pounds per square foot (psf) with a side shear of 3,000 psf for that portion of the pier in competent bedrock. No side shear should be used within the upper 12 feet of each pier, beginning beneath the grade beam or foundation wall. In addition, no side shear should be used for any portion of

the pier in natural soil or fill. The following criteria should be followed during design and construction of the piers:

1. A minimum dead load pressure of 15,000 psf based on pier cross-sectional area should be placed on each pier. Where minimum dead loads cannot be attained, minimum pier penetrations should be increased using the side shear value given above.
2. Piers should be drilled at least 8 feet or three pier diameters, whichever is greater, into the competent bedrock zone. Penetration into bedrock should not include zones of lignite (example: 12 feet of bedrock with 3 feet of lignite equals 9 feet of bedrock penetration). A minimum pier length of 25 feet is recommended in the basement and 29 feet in upper levels.
3. Pier tips must not be established in lignite. When lignite is encountered at the maximum pier depth, the pier must be extended through the lignite to the sandstone or claystone beneath.
4. All piers should be reinforced the full length to resist tension forces in addition to other structural loads. Piers should be reinforced to resist an ultimate uplift force resulting from a swelling pressure of 2,000 psf applied over a 12-foot length of pier minus the dead load imposed on the top of the pier by the structure.
5. A 6-inch minimum void space should be provided beneath the grade beams between the piers for effective concentration of loads on the piers.
6. To permit cleaning of each pier hole prior to placement of concrete, casing of the pier holes is anticipated because of ground water conditions. Concrete should not be placed by free fall methods in more than 3 inches of water.
7. In the event that casing is necessary, zones of caving material and/or cased bedrock should not be included when determining required bedrock penetrations.

Bedrock penetrations should be increased an amount equal to the length of caving and/or casing within the bedrock zone.

8. Concrete for each pier should be formed at the top of the pier, if necessary, to maintain a uniform diameter at the top of the pier.
9. Difficult drilling may be experienced in the very hard bedrock or where strongly cemented sandstone lenses are encountered. Pier penetration may only be decreased after a review of the design criteria and adequacy of the drilling equipment is conducted by this office and the Structural Engineer.
10. Pier drilling should be observed by a representative of this office to identify the bearing strata, to verify the subsurface conditions are as anticipated from our test borings, and to assess the construction.

LATERAL EARTH PRESSURES

Lateral pressures on foundation walls depend on such factors as the type of wall, hydrostatic pressure behind the wall, any horizontal swelling pressures, type and slope of backfill material, degree of backfill compaction, allowable wall movements, and surcharge loading conditions. Where anticipated wall movements are less than approximately 0.5 percent of the wall height or wall movement is constrained, lateral earth pressures should be estimated for an "at rest" condition. Where anticipated wall movements are greater than 0.5 percent of the wall height, lateral earth pressures should be estimated for an "active" condition. Walls backfilled with on-site sandy clay material should be designed for a lateral earth pressure based upon an equivalent fluid density of 75 pounds per cubic foot (pcf) for the "at rest" condition or 55 pcf for the "active" condition. If walls are backfilled with a free-draining granular backfill, such as a free-draining sand or gravel, equivalent fluid densities of 45 pcf for the "at rest" condition and 35 pcf for the "active" condition should be assumed. Passive resistance to lateral movement can be estimated based

on an equivalent density of 200pcf. We recommend a coefficient of sliding resistance between the concrete and bearing soils of 0.30. These values have been provided without consideration for backfill sloping toward the foundation, surcharge loading or hydrostatic pressures. If any of these conditions are anticipated, we are available to assist in revising these values. Minor cracking of concrete foundation walls should be expected.

BASEMENT FLOOR CONSTRUCTION

A basement slab performance risk evaluation was conducted in general conformance with industry guidelines for the local area. The risk assessment of a site for potential movement is not absolute; rather, it represents a judgment based upon the data available and our experience in the area. Movement of foundations and concrete flat work will occur with time in low to very high risk areas as the soil moisture content increases. On low and moderate rated sites, slab movements of up to 3 inches or more across the slab with slab cracking of up to $\frac{1}{4}$ -inch or more in width and/or differential are not unusual. The damage generally increases as the risk assessment increases and as the depth of wetting increases. It must be understood, however, that assessing risk is an opinion, and the prediction of heave is not an exact science. Therefore, it may be possible that heaves less than or in excess of what is described above may be experienced.

For sites with a risk assessment of high or very high, we recommend an interior floor system engineered for expansive soils be constructed. An alternative to the use of an engineered floor system, such as soil modification to reduce the risk assessment, may also be considered. **In addition, an engineered interior floor system is recommended for all finished areas or any other areas where floor movements cannot be tolerated.**

Based upon our evaluation of the subsurface conditions at this site, it is our opinion that the slab performance risk for this site is high. If this risk of movement is not acceptable, engineered interior floors should be constructed or an alternative such as soil modification should be considered.

If the Builder and/or Owner desires to construct a concrete slab-on-grade in unfinished non-habitable areas and accepts the risk of slab movement, slabs supported by the expansive subsurface materials should be constructed using the following criteria:

1. Slabs should be separated from exterior walls and interior bearing members with a joint which allows free vertical movement of the slab.
2. Slab bearing partitions should be constructed with a minimum 2-inch void space. Stairways bearing upon the slab should be constructed in such a way as to allow at least 2 inches of slab heave. In the event of slab heave, the movement should not be transmitted directly through the partitions to the remainder of the residence.
3. Plumbing and utilities should be isolated from the slab.
4. Where a forced-air heating system is used and the furnace is located on the slab, we recommend provision for a collapsible connection between the furnace and the duct work to allow for at least 3 inches of slab heave. Utility connections should also be provided with flexible connections capable of accommodating the same magnitude of movement as specified above.
5. Provide frequent control joints in the slab.

Following these recommendations will reduce immediate damage caused by movement of the floor slab; however, **the void spaces recommended are not intended to predict total slab**

movement. Care should be taken to monitor and reestablish partition voids and flexible connections when necessary. We are available to provide further consultation regarding basement slab performance risk assessments.

CRAWL SPACE CONSTRUCTION

The crawl space ground surface should be sloped to the perimeter drain system. Trenching or dishing out of the crawl space is not recommended unless a drain system is placed in these areas in such a manner to facilitate drainage. The recommended clearance from the crawl space ground surface to the engineered floor system should meet applicable codes as well as be increased by the recommended foundation void height. In addition, all plumbing lines should be isolated from the ground surface or foundation walls by at least the height of the previously recommended void thickness.

During construction, the crawl space area should be checked for standing water or very moist conditions, construction debris, and other deleterious materials. If these conditions exist, the area should be evaluated and mitigated, as necessary.

Crawl space areas should be constructed with consideration given to proper ventilation and moisture management. Provisions such as the installation of a vapor retarder should be utilized to reduce the amount of moisture (humidity) in the crawl space air. The Client and any future Owner should be aware that crawl space areas are subject to various air quality issues. A consultant specializing in ventilation and air quality control should be contacted to provide any additional recommendations. Such recommendations are beyond the geotechnical scope of this study. The environmental division of A. G. Wassenaar, Inc. is capable of providing such services.

Refer to "Homeowner's Guide To Moisture Management" by Tri-County Health Department (Brochure Number S-323) for additional information.

FILL PLACEMENT

Where fill soils are necessary under or around structural elements such as interior slabs, foundations, exterior flatwork, pavements (etc.), the on-site, inorganic materials may be used. The soil should be placed in 8-inch loose lifts, within -1 to +3 percent of optimum moisture content, and compacted to a minimum of 95 percent of Standard Proctor maximum dry density, according to ASTM D 698 for A-6 to A-7-6 soils. For all other soil types, the soils should be placed within -2 to +2 percent of optimum moisture content and compacted to a minimum of 95 percent of Modified Proctor maximum dry density according to ASTM D 1557. All topsoil, existing fill, and soil containing organic material should be removed beneath foundations, slabs, and future pavements. Off-site material considered for fill beneath structural elements should be evaluated by this office prior to importation. A guide specification for proper placement and compaction of fill is presented in the Appendix.

SURFACE DRAINAGE

The wetting of foundation soils and/or bedrock materials which causes heave may be reduced by carefully planned and maintained surface drainage. The following recommendations should be implemented during construction and maintained by the Homeowner's Association after the structures are completed:

1. Excessive wetting or drying of the open foundation excavation should be avoided as much as practical during construction.

2. The ground surface surrounding the exterior of the foundations should be maintained in such a manner as to provide for positive surface drainage away from the foundation. At completion of construction, we recommend a minimum fall away from the foundations of 6 inches in the first 5 feet. This slope should be continuous across the backfill zone.
3. Backfill around the foundations should be moistened and compacted in such a manner as to reduce future settlement. Areas which settle should be filled as soon as possible in order to maintain positive drainage away from the foundations.
4. If lawn edging is used around the exterior of the foundations, it should be constructed in a manner to prevent ponding of surface water in the vicinity of the backfill soils.
5. All drainage swales should be constructed and maintained a minimum of 5 feet away from the foundations on side yards and 15 feet away from the foundations on back and front yards. Drainage swales should maintain a slope of at least 2% off of the lot. Swales must not be blocked by fences, landscaping, paths or other homeowner installed items.
6. Roof downspouts and drains should discharge beyond the limits of foundation backfill.
7. Watering adjacent to the foundations should be reduced as much as practical. Landscaping which requires excessive watering should not be located within 5 feet of foundation walls. Main sprinkler lines, zone control boxes and drains should be located outside the limits of the foundation backfill. Sprinkler heads should be positioned such that the spray does not fall within 5 feet of foundation walls.

8. Plastic membranes should not be used to cover the ground surface immediately surrounding the foundation. These membranes tend to trap moisture and prevent normal evaporation from occurring. We recommend the use of a weed suppressant geotextile fabric.

SUBSURFACE DRAINAGE

As discussed previously, the level of the water table was measured at 9 to 15 feet in eight of the test borings six days after drilling. This is within 1 to 7 feet of our assumed basement floor level at the time of this study. During wetter seasons or wetter years, the water table may rise 3 feet or more depending on post-construction site conditions. Therefore, the basement floor level should be established as high as practical to reduce pumping of ground water. The foundation walls should be waterproofed and a subsurface drainage system provided. The drainage system should be constructed in accordance with one of the details shown in attached Figures 15 and 16. At least 6 inches of free-draining gravel should be placed below the basement floor level and connected to the perimeter drain system to reduce moisture transfer through the floor slabs and to assist in the collection of ground water.

If a sump pit is installed, it should be monitored for water accumulation and proper operation. The water level in the sump pit should not be allowed to rise above the foundation drain inlet pipe(s). If water rises above the inlet pipe(s), a pump should be installed (if not originally equipped), or maintenance should be performed on the existing pump.

These recommendations will provide a method for removal of free water that intersects the drain, however, will not eliminate the possibility of very moist soils or free water.

EXCAVATION DIFFICULTIES

In our opinion, the foundation and utility excavations may be constructed using conventional earth-moving equipment for the Denver area. No special problems are anticipated. For planning purposes, the on-site fill can be considered a 'Type C' soils and the underlying bedrock as a 'Type A' according to OSHA Regulation. A final determination of the soil type must be made by the Contractor's "Competent Person" (as defined by OSHA Regulation). Excavations should be properly sloped and/or braced. Local, state, and federal (OSHA) safety codes should be observed.

WATER SOLUBLE SULFATES

Laboratory tests conducted on a selected soil sample yielded water soluble sulfates of less than 100 parts per million (ppm). According to published information, foundation concrete which will be in contact with or within 6 inches of the natural soils may be designed for negligible (S0) sulfate exposure. We recommend the "ACI Manual of Concrete Practice", ACI 318, Section 4.3 of the most recent edition be used for proper concrete mix design properties as they relate to these conditions. The results are also presented on Figures 2 and 3 and on Table I.

PAVEMENT RECOMMENDATIONS

As previously mentioned, the shallow subgrade soils in proposed pavement areas consist of fill. According to AASHTO, these materials classify as A-2-4 soils with group indices of 8 and 13. No ground water or bedrock was observed in Boring 9 during this study.

Based upon the engineering characteristics of the subgrade soils, our understanding of site development and anticipated traffic, we recommend a full-depth asphalt or concrete section be used. For parking areas, a full-depth asphalt section would be 6.0 inches of asphalt. If a

composite section is desired, we recommend a minimum of 4.0 inches of asphalt over 7.0 inches of base course. For service/drive areas, a full-depth asphalt section would be 7.5 inches of asphalt. A composite section would be 4.5 inches of asphalt over 10.0 inches of base course. As an alternative, a rigid concrete pavement section of 5.0 inches is recommended for parking areas and 7.5 inches in service/drive areas. Because of the additional stress created by heavy trucks during starting/stopping and maneuvering at low speeds, we also recommend that pavement sections given for service/drive areas be thickened by 1 inch of asphalt or concrete in loading and unloading areas.

The above pavement thicknesses are for a design service life of approximately 20 years. If the subgrade becomes saturated and/or the actual traffic is greater than a DTN of 5 for parking lots or 20 for service drives and fire lanes, then the design service life will be less than 20 years. These recommendations generally meet the minimum design standards of the Town of Erie.

Asphalt binder selections should be appropriate for the anticipated traffic loadings. The contractor is responsible for review of this design and mix submittal. Testing conducted by this firm does not relieve the contractor from proper mix and binder selection. **Selection of the composite section option may reduce the possibility of longitudinal cracking parallel to the curb line.**

It has been our experience that water from landscape areas will infiltrate pavement subgrade soils and result in loss of subgrade integrity followed by pavement damage. Therefore, provisions should be made to maintain adequate drainage and/or contain runoff from such areas. This is especially important for composite pavement sections, which include base course and tend to promote further subgrade moisture infiltration and damage. In addition, water and irrigation lines should be thoroughly pressure tested for leaks prior to placement of pavement materials.

Prior to paving operations, the entire subgrade should be proof-rolled with a heavy rubber-tired vehicle (GVW of 50,000 pounds with 18 kip per axle at tire pressures of 90 psi) to detect any soft or loose areas. In areas where soft or loose soils, pumping or excessive movement is observed, the exposed materials should be overexcavated to a minimum depth of 2 feet below proposed final grade, or to a depth at which soils are stable. After this has been completed, the exposed materials should be scarified to a depth of 12 inches and moistened if necessary. The subgrade should then be uniformly compacted as outlined below.

The pavement subgrade should be scarified to a depth of 12 inches, moistened or aerated to dry, if necessary, and properly compacted immediately prior to pavement construction. The subgrade materials should be compacted to a minimum of 95 percent of Standard Proctor maximum dry density according to ASTM D 698, and within 0 to +4 percent of optimum moisture content for compaction for A-6 to A-7-6 soils. All other soil types should be compacted to a minimum of 95 percent of Modified Proctor maximum dry density according to ASTM D 1557, and within -2 to +2 percent of optimum moisture content for compaction.

Crushed aggregate base course materials, if used, should be compacted to a minimum of 95% of Modified Proctor maximum dry density according to ASTM D 1557. After the subgrade and base course have been placed, paving should commence as soon as possible in order to protect against moisture infiltration.

We recommend the use of CDOT Grading S or SX for asphalt pavements. The asphalt mix design should be approved by the Architect and/or municipality prior to placement. The asphaltic concrete surface should be placed in lifts a minimum of three times the particle size and compacted between 92% and 96% of Theoretical Maximum Specific Gravity.

The concrete should be obtained from an approved mix design with minimum properties for Class P concrete as recommended by the Colorado Department of Transportation. Concrete placement specifications should follow industry standards as recommended by the American Concrete Institute (ACI) and the Portland Cement Association (PCA).

Positive drainage off the parking and service/drive surfaces should be provided. As previously mentioned, construction materials should be evaluated by this office prior to use, and should be subsequently tested for compaction as these materials are being placed.

The Owner should anticipate and appropriately budget for maintenance operations. Maintenance is critical for any pavement structure. Proper maintenance including crack sealing, fog coats, patching, and structural overlays should be anticipated during the design life of this pavement. The timing of these maintenance operations is variable based on site conditions. Generally, fog coats are needed within the first three years. Crack sealing is generally needed within the first three years. Patching and structural overlays generally occur within eight to 12 years after initial construction.

The Owner should be aware that these recommendations were prepared utilizing local practices/standards. Highly plastic and expansive soils can pose a significant risk to pavement structures. This risk includes heave and cracking upon wetting. In addition, utility backfill settlement is a risk of development that can affect the pavement performance. Therefore, the Client should be aware that isolated to more wide-spaced damage may occur. For example, longitudinal cracking parallel to the curb line may be indicative of an expansive subgrade becoming wetted. Although the mechanisms are not fully understood, this cracking may be reduced if the aggregate base course option is selected. A solution typically used to reduce the

potential for such pavement distress is the removal of the subgrade materials to the depth of wetting, accompanied by subsequent replacement or reprocessing of the overexcavated subgrade materials. As this is generally economically unfeasible, this design may be used as an attempt to provide a reasonable cost-effective pavement structure.

We should evaluate and test the subgrade and pavement materials during construction to verify that our recommendations have been properly interpreted.

FINAL DESIGN CONSULTATION AND CONSTRUCTION OBSERVATION

This report has been prepared for the exclusive use of Vision Land Consultants, Inc. for the purpose of providing geotechnical criteria for the proposed project. The data gathered and the conclusions and recommendations presented herein are based upon the consideration of many factors including, but not limited to, the type of structures proposed, the configuration of the structures, the proposed usage of the site, the configuration of surrounding structures, the geologic setting, the materials encountered, and our understanding of the level of risk acceptable to the Client. Therefore, the conclusions and recommendations contained in this report shall not be considered valid for use by others unless accompanied by written authorization from A. G. Wassenaar, Inc.

It is recommended that A. G. Wassenaar, Inc. be retained to provide general review of the final design and specifications in order that the recommendations presented may be properly interpreted and implemented. Our firm should also be retained to provide geotechnical engineering and material testing services during construction of the site grading, utilities, and structures. The purpose is to observe the construction with respect to the geotechnical design

concepts, specifications or recommendations, and to facilitate design changes in the event that subsurface conditions differ from those anticipated prior to start of construction.

GEOTECHNICAL RISK

The concept of risk is an important aspect of any geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. The analytical tools which geotechnical engineers use are generally empirical and must be tempered by engineering judgment and experience. Therefore, the solutions or recommendations presented in any geotechnical evaluation should not be considered risk-free and, more importantly, are not a guarantee that the interaction between the soils and the proposed structure will perform as desired or intended. What the engineering recommendations presented in the preceding sections do constitute is our best estimate, based on the information generated during this and previous evaluations and our experience in working with these conditions, of those measures that are necessary to help the development perform in a satisfactory manner. The Owner must understand this concept of risk, as it is they who must decide what is an acceptable level of risk for the proposed development of the site.

LIMITATIONS

We believe the professional judgments expressed in this report are consistent with that degree of skill and care ordinarily exercised by practicing design professionals performing similar design services in the same locality, at the same time, at the same site and under the same or similar circumstances and conditions. No other warranty, express or implied, is made. In the event that any changes in the nature, design or location of the facility are made, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions of this report are modified or verified in writing. Because of the

constantly changing state of the practice in geotechnical engineering, and the potential for site changes after our field exploration, this report should not be relied upon after a period of three years without our firm being given the opportunity to review and, if necessary, revise our findings.

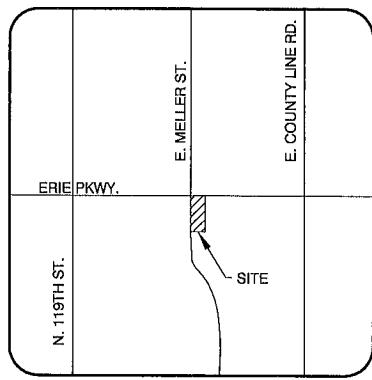
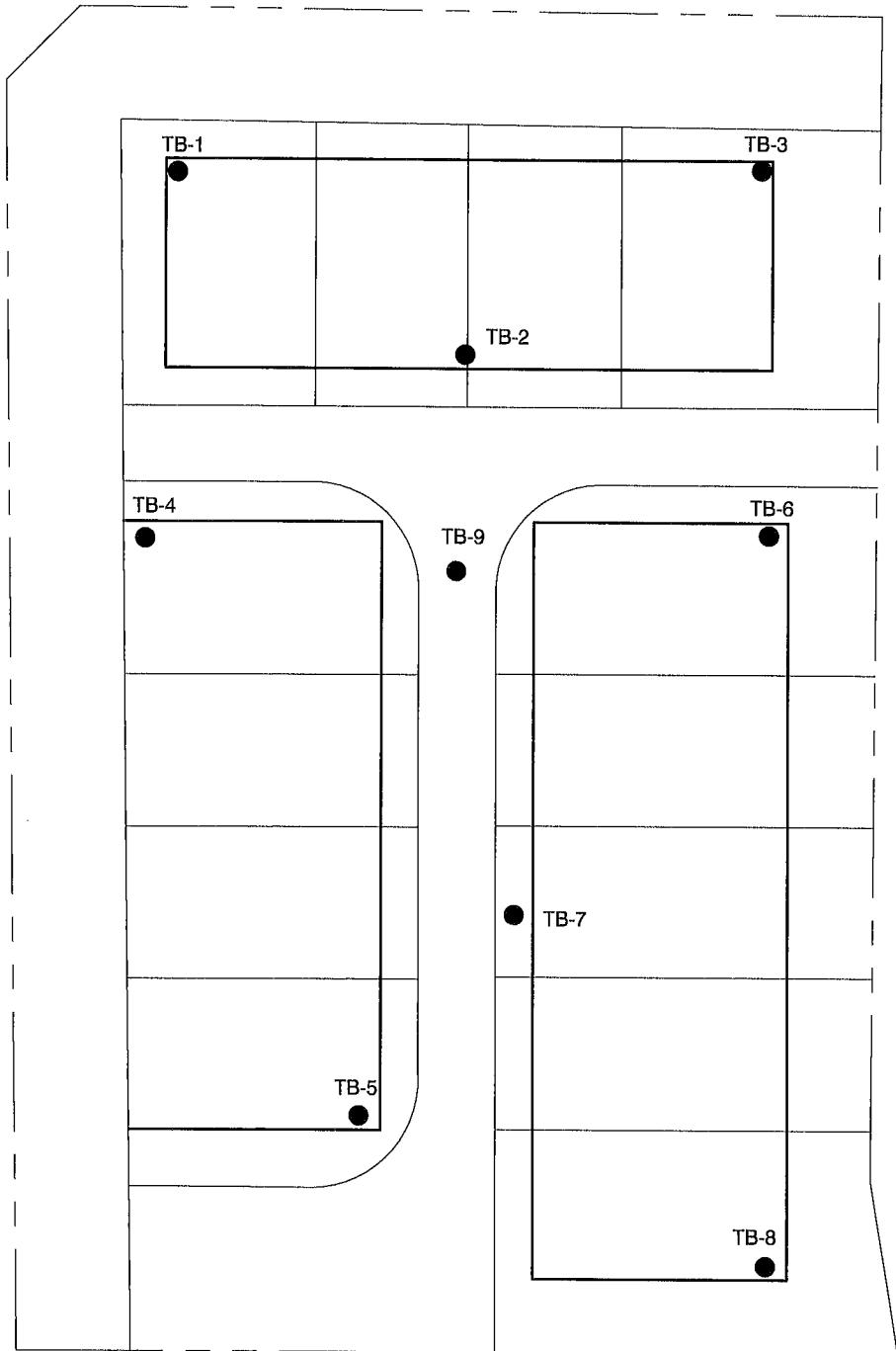
The test borings drilled for this study were spaced to obtain a reasonably accurate picture of underground conditions for design purposes. Variations frequently occur from these conditions which are not indicated by the test borings. These variations are sometimes sufficient to necessitate modifications in the designs. If unexpected subsurface conditions are observed by any party during site development, we should be notified to review our recommendations.

Our scope of services for this project did not include, either specifically or by implication, any research, identification, testing, or assessment relative to past or present contamination of the site by any source, including biological (i.e., mold, fungi, bacteria, etc.). If such contamination were present, it is likely that the exploration and testing conducted for this report would not reveal its existence. If the Owner is concerned about the potential for such contamination or pollution, additional studies should be undertaken. We are available to discuss the scope of such studies with you.

Our scope of services for this project did not include a local or global geological risk assessment. Therefore, issues such as mine subsidence, slope stability, active faults, etc. were not researched or addressed as part of this study. If the Owner is concerned about these issues, we are available to discuss the scope of such studies upon your request.

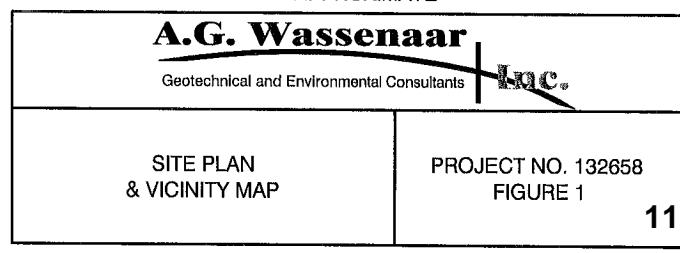
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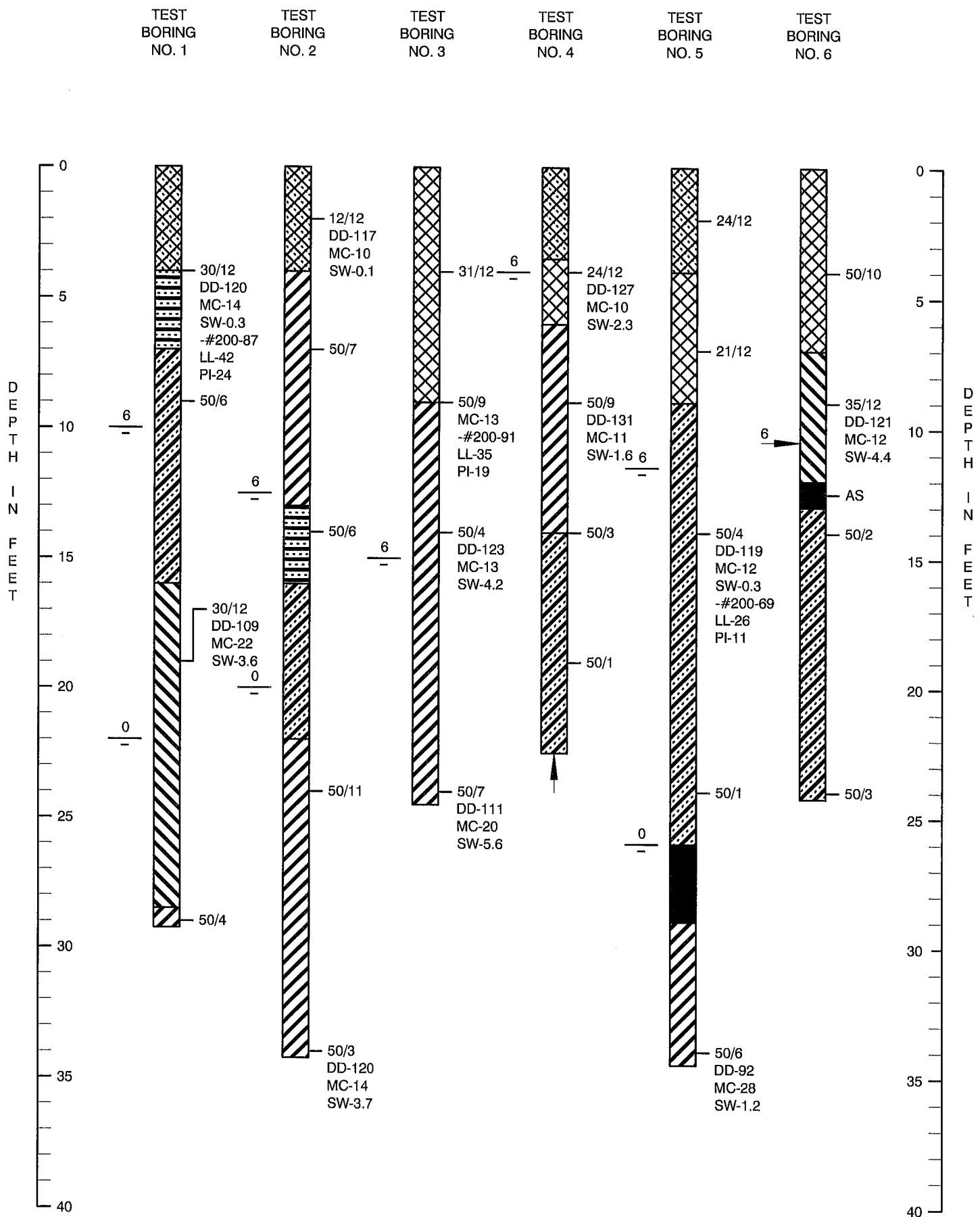
SCALE: 1" = 50'



VICINITY MAP
NOT TO SCALE

NOTE: ALL LOCATIONS ARE APPROXIMATE



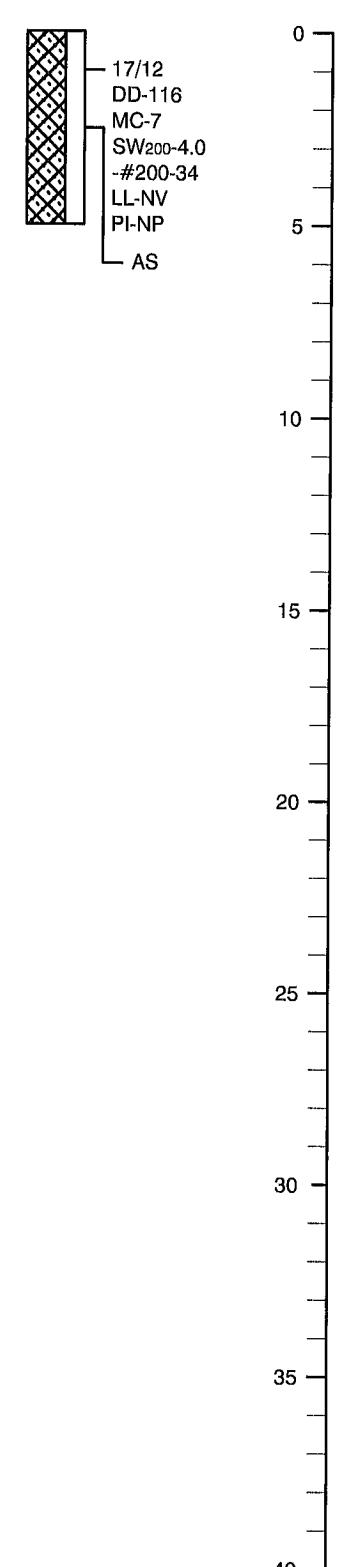
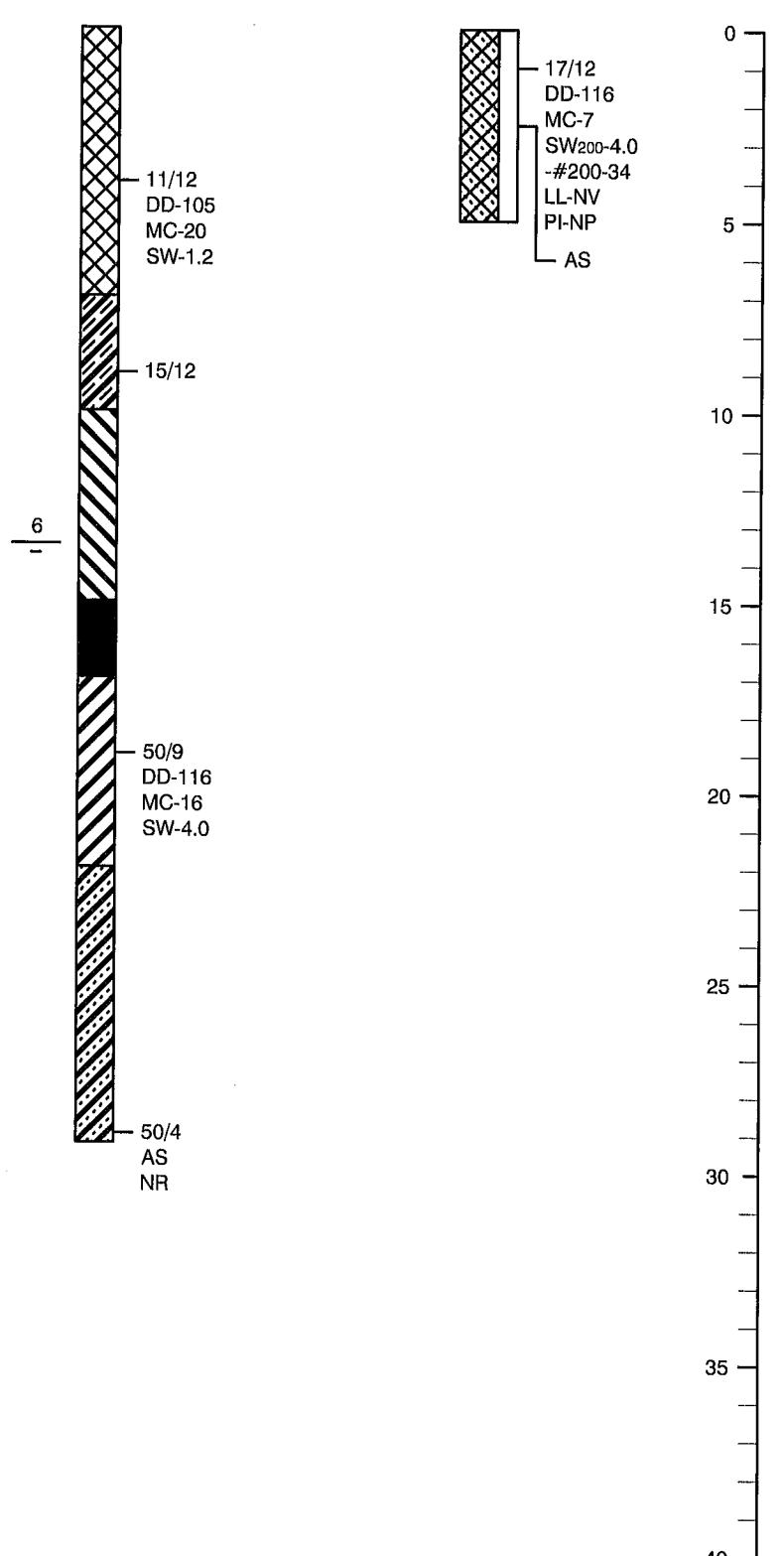
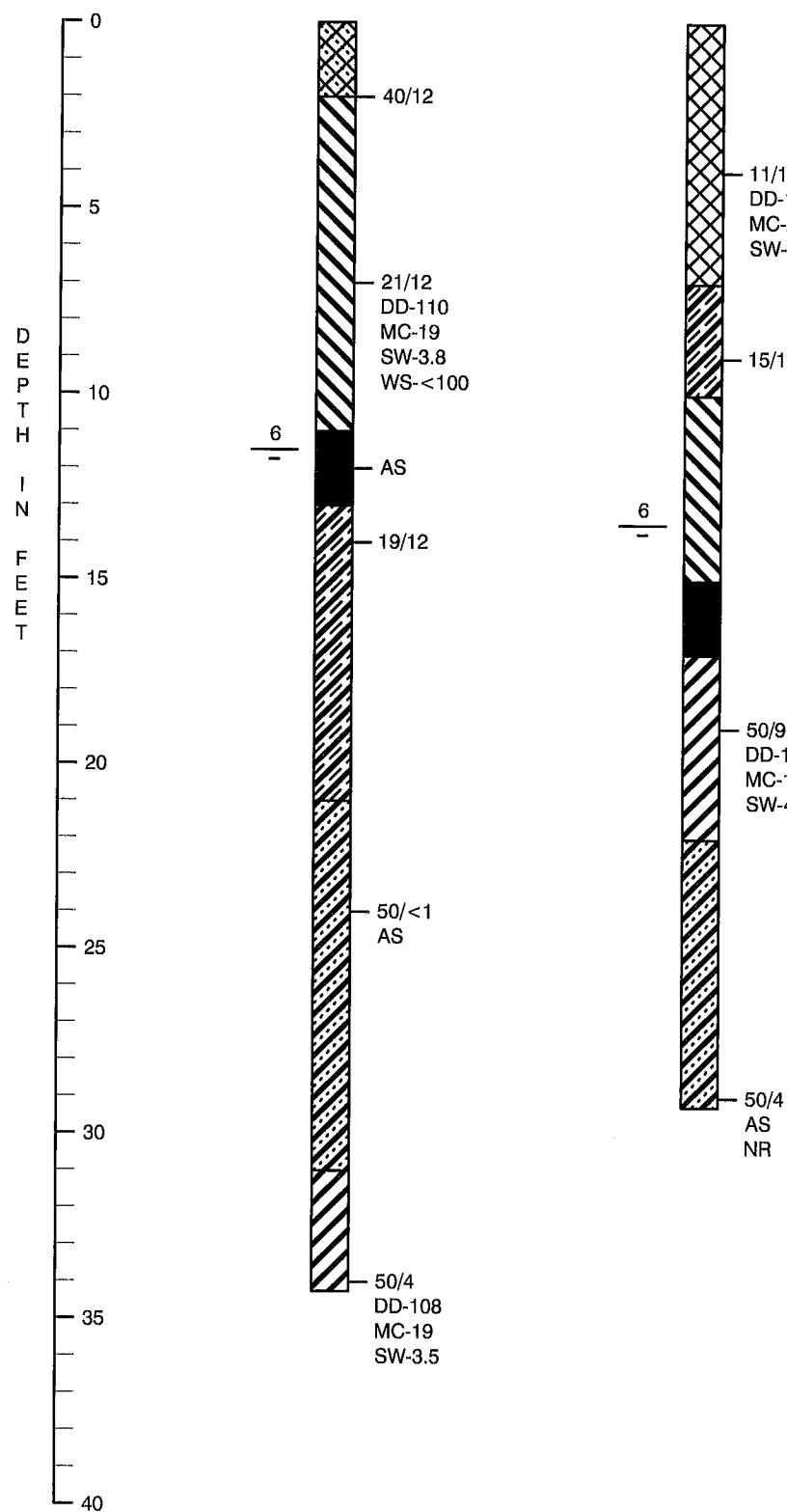


SEE FIGURE 3 FOR LEGEND AND NOTES TO EXPLORATORY BORINGS

TEST
BORING
NO. 7

TEST
BORING
NO. 8

TEST
BORING
NO. 9



LEGEND

	FILL, CLAY, VERY STIFF, SANDY, MOIST, MOTTLED BROWN TO GRAY
	FILL, SAND, MEDIUM DENSE, SLITY TO VERY SILTY, CLAYEY, MOIST, MOTTLED BROWN
	CLAY (WEATHERED CLAYSTONE), STIFF, SILTY, SANDY, MOIST, GRAY TO RUST
	CLAYSTONE (BEDROCK), FIRM, SILTY, SLIGHTLY SANDY TO SANDY, WITH LIGNITE LENSES, SLIGHTLY MOIST TO MOIST, OLIVE TO RUST TO BROWN TO GRAY
	CLAYSTONE (BEDROCK), VERY HARD, SILTY, SLIGHTLY SANDY TO SANDY, WITH LIGNITE LENSES, MOIST TO VERY MOIST, GRAY
	SANDSTONE (BEDROCK), VERY HARD, POORLY CEMENTED, SILTY, CLAYEY, WITH CLAYSTONE LENSES, MOIST, BROWN TO RUST TO GRAY
	CLAYSTONE / SANDSTONE (BEDROCK), INTERBEDDED, FIRM TO VERY HARD, MOIST, OLIVE TO RUST TO BROWN TO GRAY
	LIGNITE, BLACK
	INDICATES THAT 30 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH OUTSIDE DIAMETER SAMPLER 12 INCHES.
	INDICATES THE DEPTH TO THE FREE WATER TABLE AND THE NUMBER OF DAYS AFTER DRILLING WHEN THE MEASUREMENT WAS TAKEN.
	INDICATES DEPTH AT WHICH THE TEST BORING CAVED AND THE NUMBER OF DAYS AFTER DRILLING WHEN THE MEASUREMENT WAS TAKEN.
	INDICATES DEPTH AT WHICH AUGER SAMPLE WAS RECOVERED.
	INDICATES DEPTH AT WHICH PRACTICAL DRILLING REFUSAL WAS ENCOUNTERED.
NR	INDICATES NO SAMPLE RECOVERED
DD	INDICATES DRY DENSITY OF SAMPLE IN POUNDS PER CUBIC FOOT
MC	INDICATES MOISTURE CONTENT AS A PERCENTAGE OF DRY WEIGHT OF SOIL
SW	INDICATES PERCENT SWELL UNDER A SURCHARGE OF 1000 PSF UPON WETTING
SW200	INDICATES PERCENT SWELL UNDER A SURCHARGE OF 200 PSF UPON WETTING
COM	INDICATES PERCENT COMPRESSION UNDER A SURCHARGE OF 1000 PSF UPON WETTING
#200	INDICATES PERCENT PASSING THE NO. 200 SIEVE
LL	INDICATES LIQUID LIMIT
PI	INDICATES PLASTICITY INDEX
NP	INDICATES NON-PLASTIC
NV	INDICATES NO VALUE
WS	INDICATES WATER SOLUBLE SULFATES IN PARTS PER MILLION

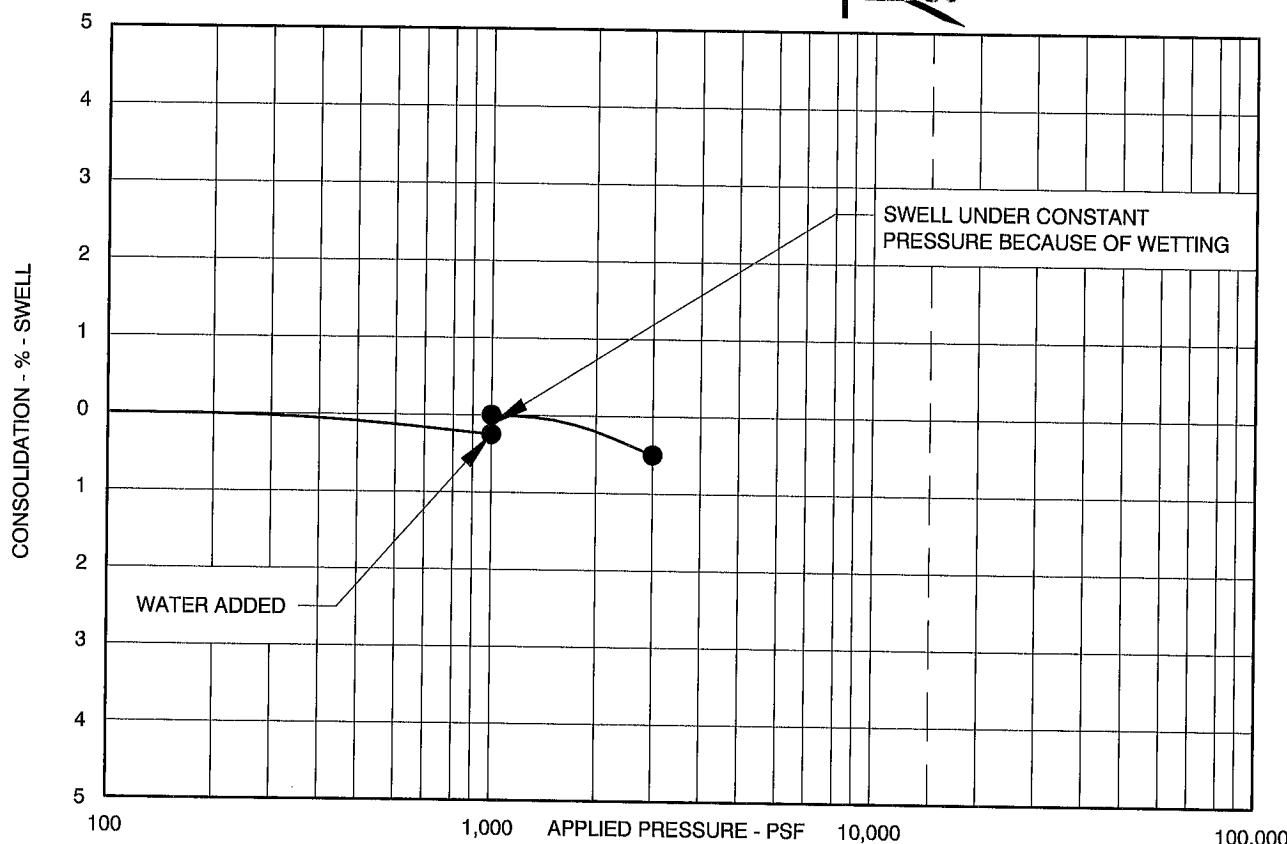
NOTES

1. TEST BORINGS WERE DRILLED AUGUST 7, 2013 WITH A 4-INCH DIAMETER, CONTINUOUS FLIGHT POWER AUGER.
2. LOCATIONS OF TEST BORINGS WERE STAKED BY OTHERS AT LOCATIONS CHOSEN BY THIS FIRM.
3. THE HORIZONTAL LINES SHOWN ON THE LOGS ARE TO DIFFERENTIATE MATERIALS AND REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIALS. THE TRANSITIONS BETWEEN MATERIALS MAY BE GRADUAL.
4. DRILL LOGS SHOWN IN THIS REPORT ARE SUBJECT TO THE LIMITATIONS, EXPLANATIONS, AND CONCLUSIONS OF THIS REPORT.

A.G. Wassenaar

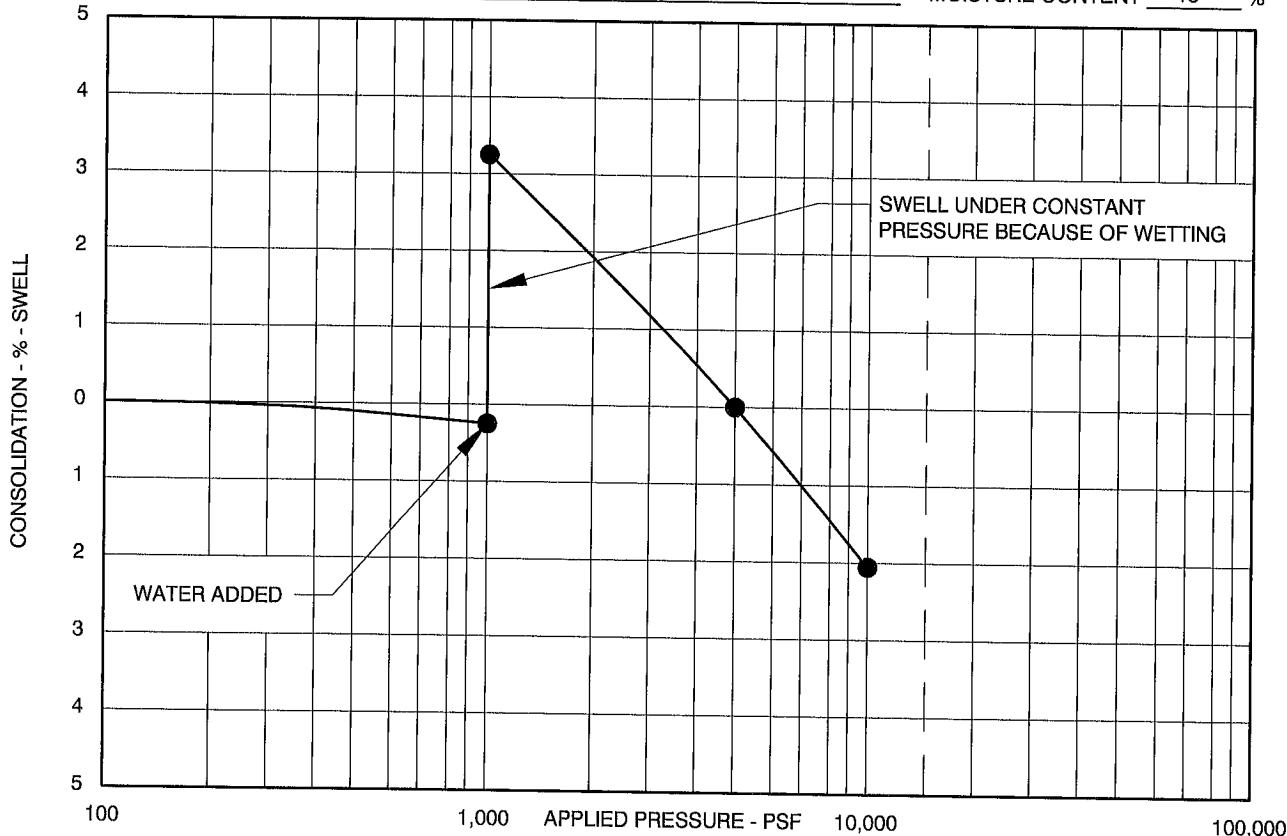
Geotechnical and Environmental Consultants





SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY
 LOCATION TEST BORING NO. 1 @ DEPTH OF 4'

DRY UNIT WT. 120 PCF
 MOISTURE CONTENT 15 %

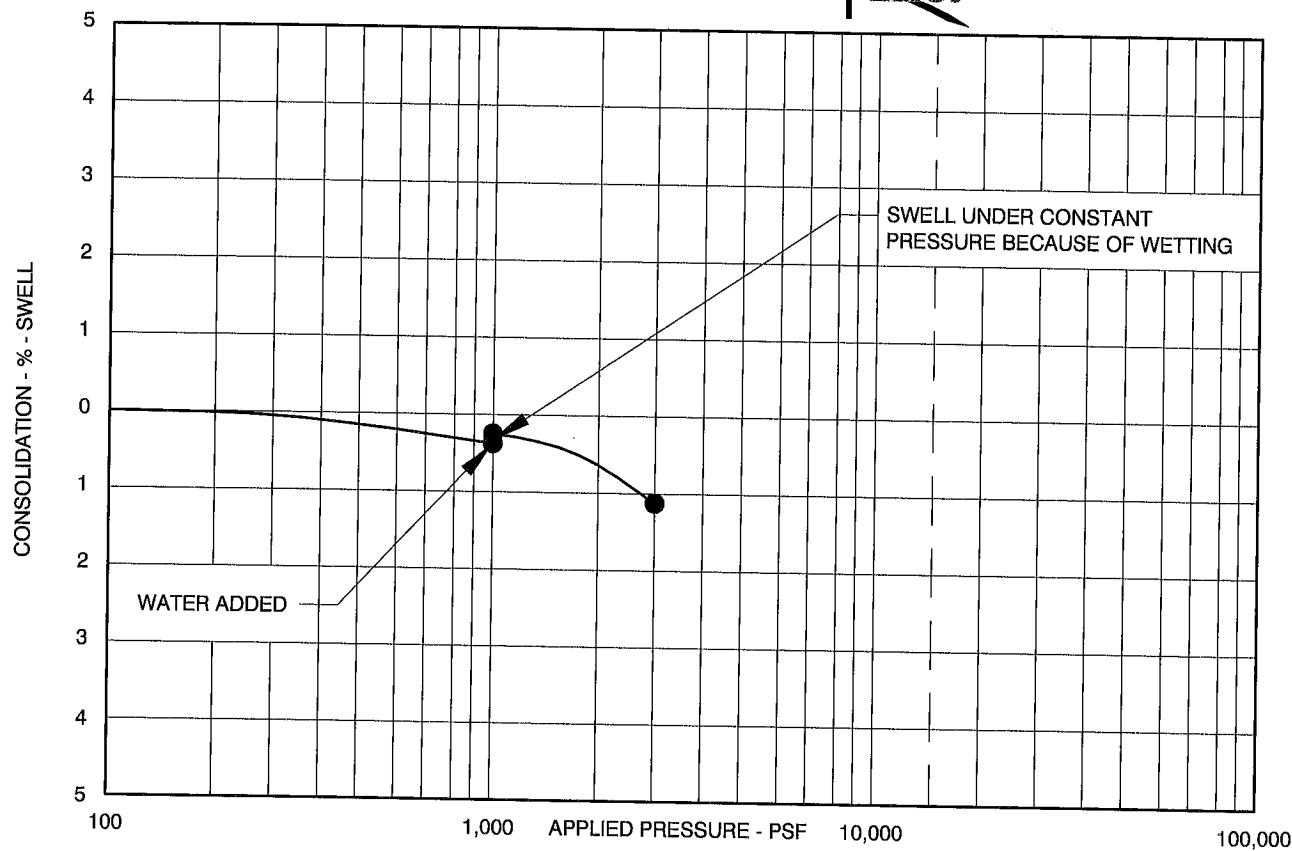


SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 1 @ DEPTH OF 19'

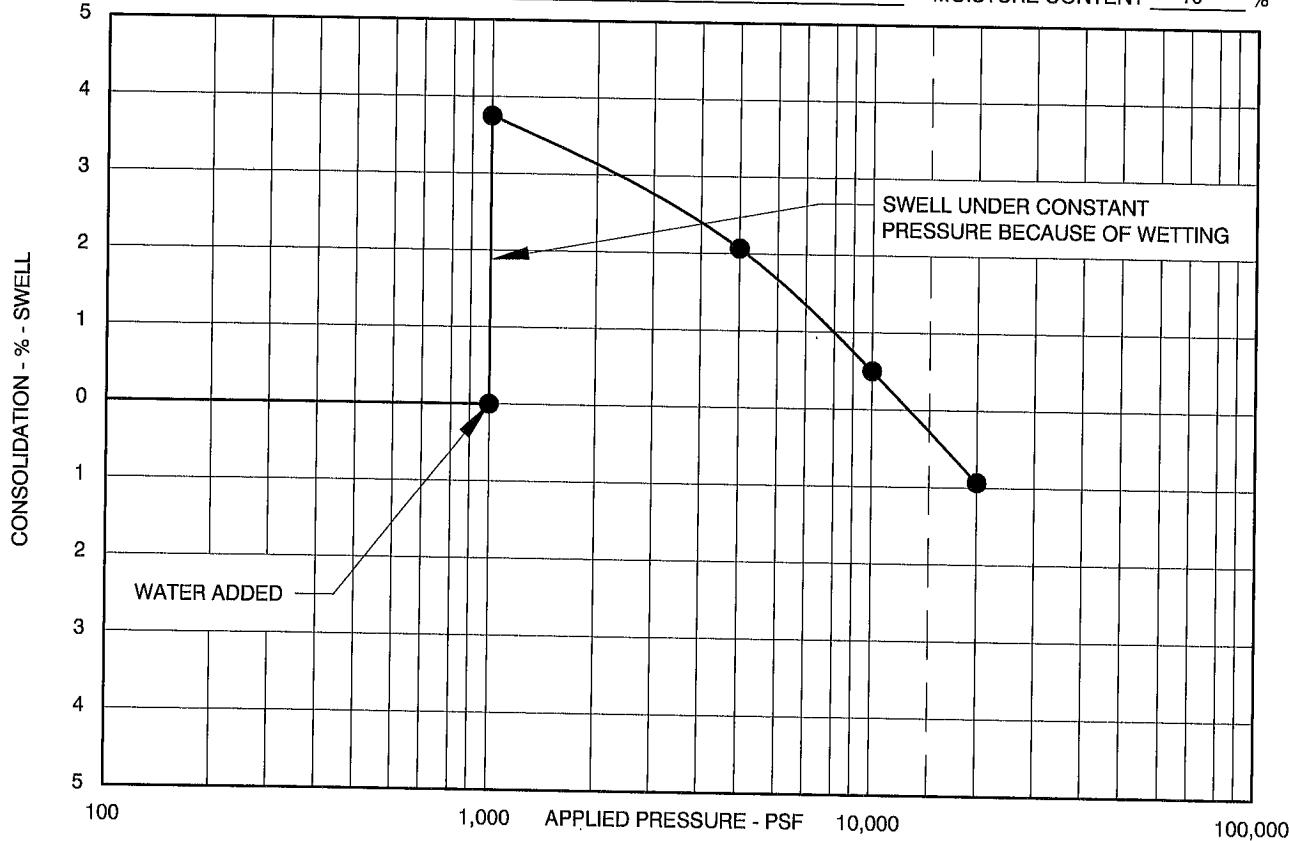
DRY UNIT WT. 109 PCF
 MOISTURE CONTENT 22 %

SWELL - CONSOLIDATION TEST RESULTS

FIGURE 4



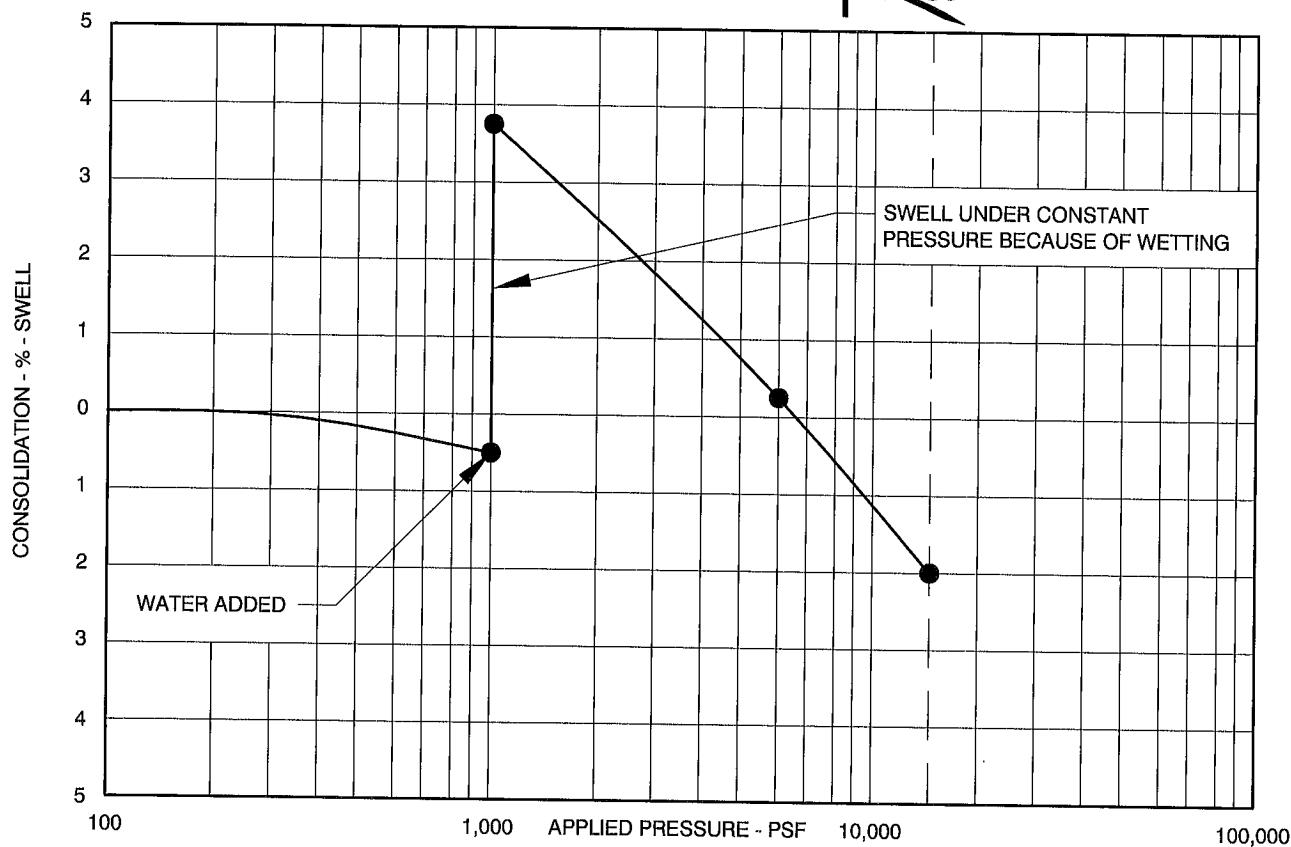
SAMPLE DESCRIPTION FILL, CLAY, SANDY
 LOCATION TEST BORING NO. 2 @ DEPTH OF 2' DRY UNIT WT. 117 PCF
 MOISTURE CONTENT 10 %



SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 2 @ DEPTH OF 34' DRY UNIT WT. 120 PCF
 MOISTURE CONTENT 14 %

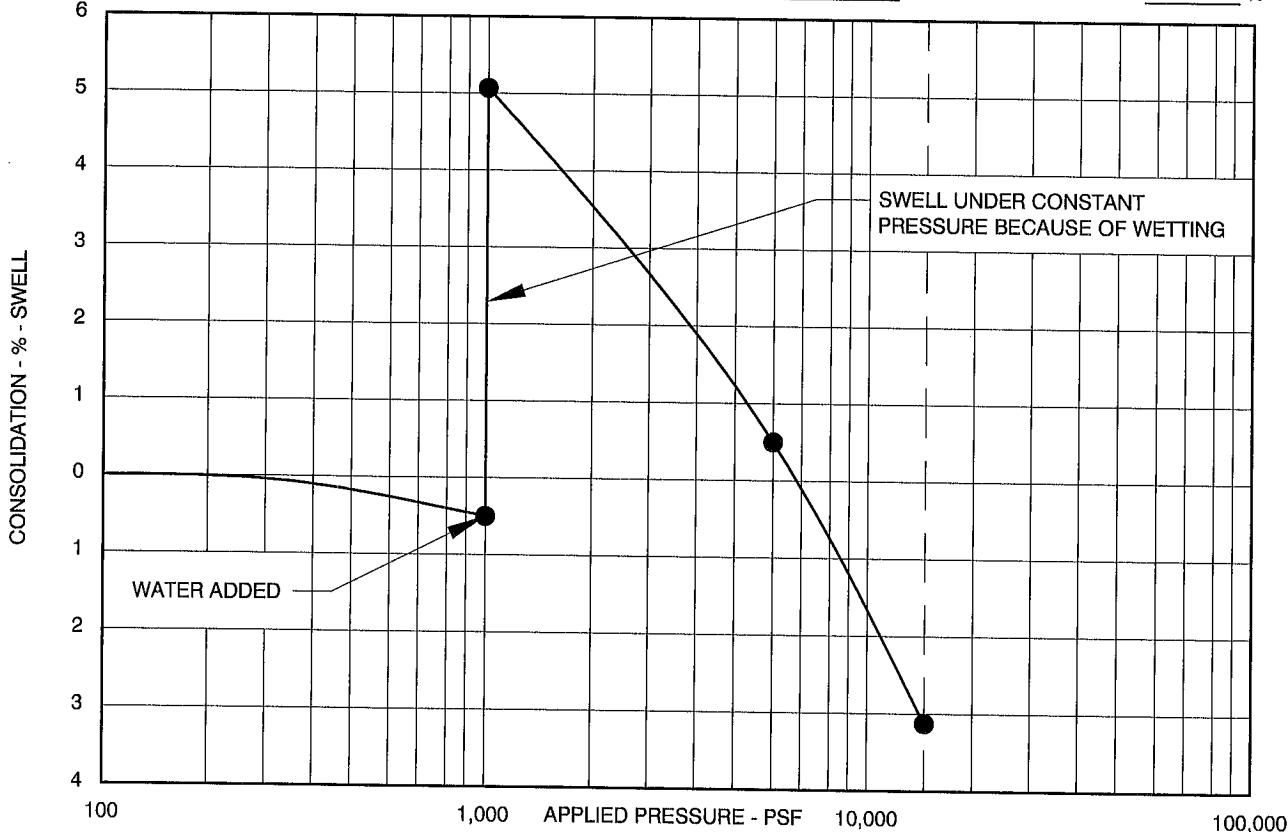
SWELL - CONSOLIDATION TEST RESULTS

FIGURE 5



SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY
 LOCATION TEST BORING NO. 3 @ DEPTH OF 14'

DRY UNIT WT. 123 PCF
 MOISTURE CONTENT 13 %

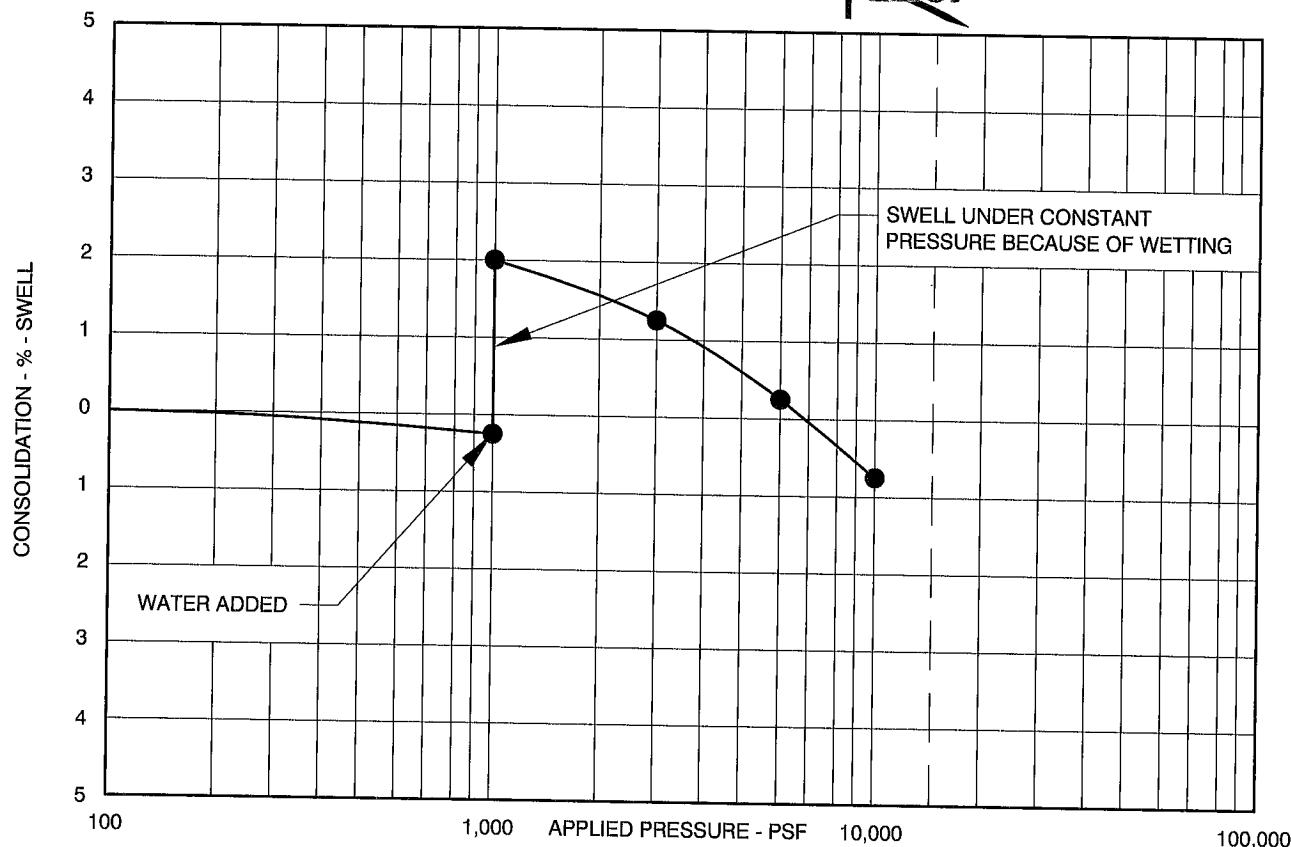


SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 3 @ DEPTH OF 24'

DRY UNIT WT. 111 PCF
 MOISTURE CONTENT 20 %

SWELL - CONSOLIDATION TEST RESULTS

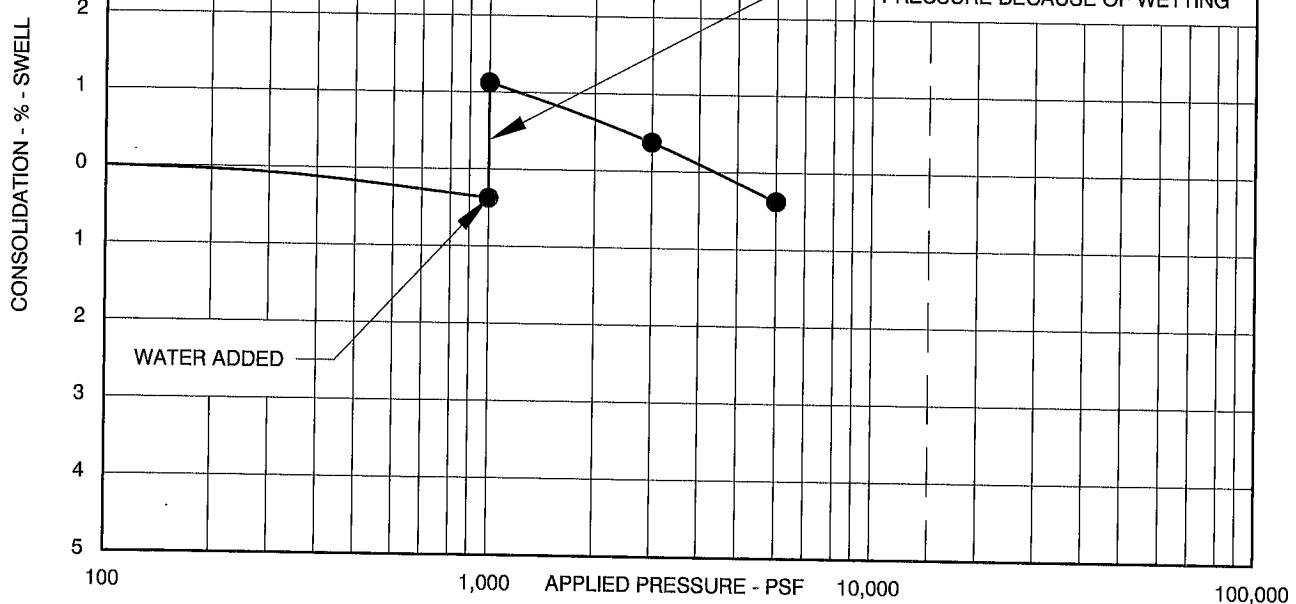
FIGURE 6



SAMPLE DESCRIPTION FILL, CLAY, SANDY

LOCATION TEST BORING NO. 4 @ DEPTH OF 4'

DRY UNIT WT. 127 PCF
MOISTURE CONTENT 10 %



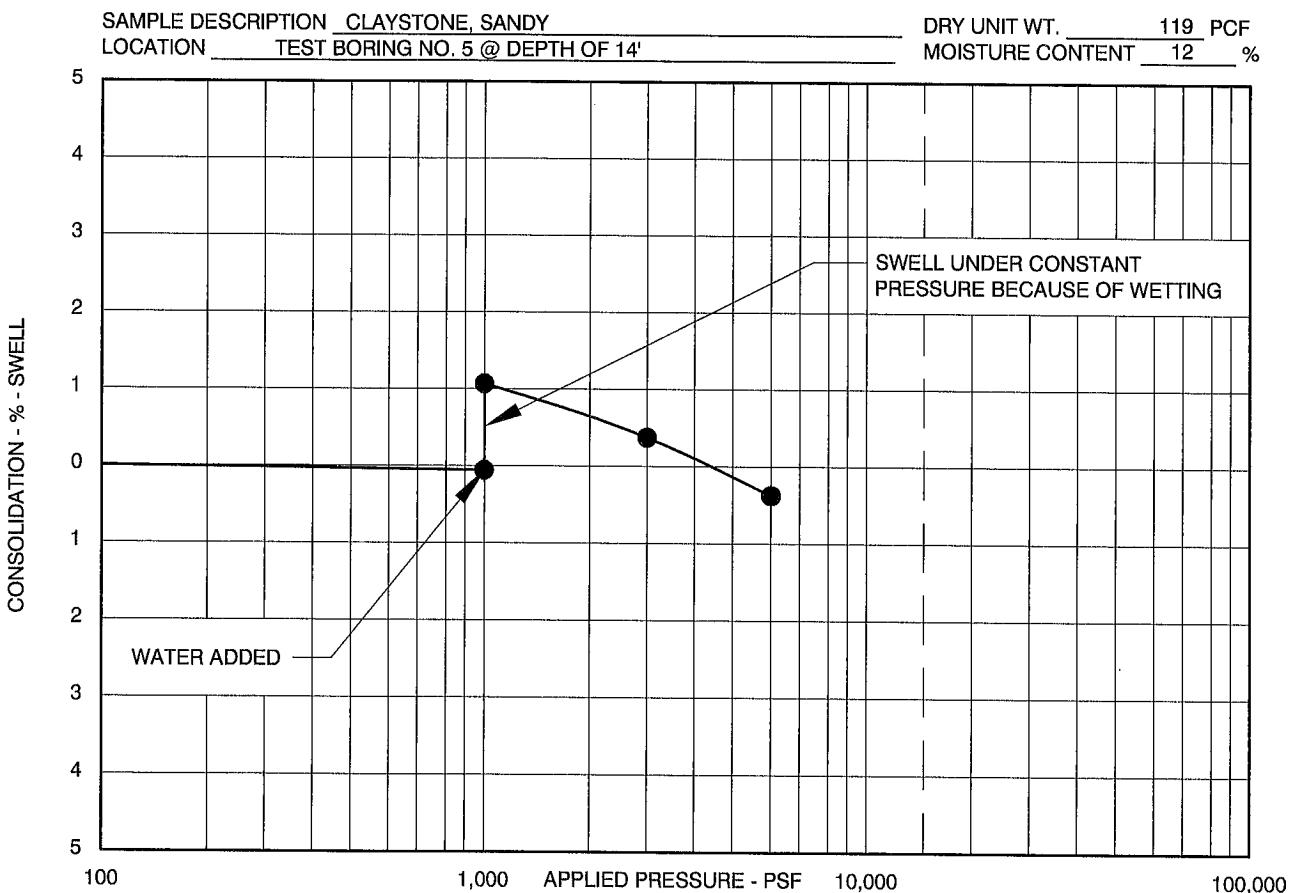
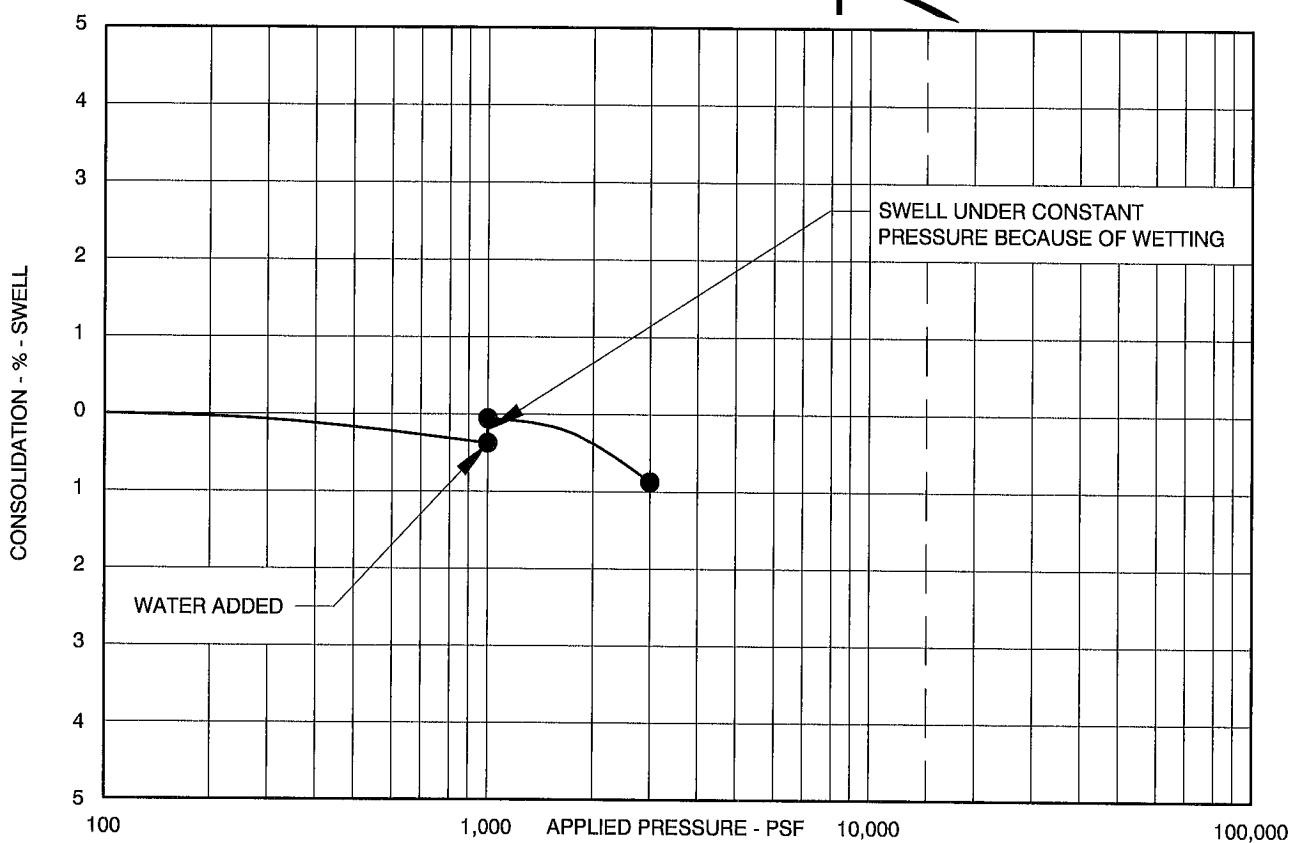
SAMPLE DESCRIPTION CLAYSTONE, SILTY

LOCATION TEST BORING NO. 4 @ DEPTH OF 9'

DRY UNIT WT. 131 PCF
MOISTURE CONTENT 11 %

SWELL - CONSOLIDATION TEST RESULTS

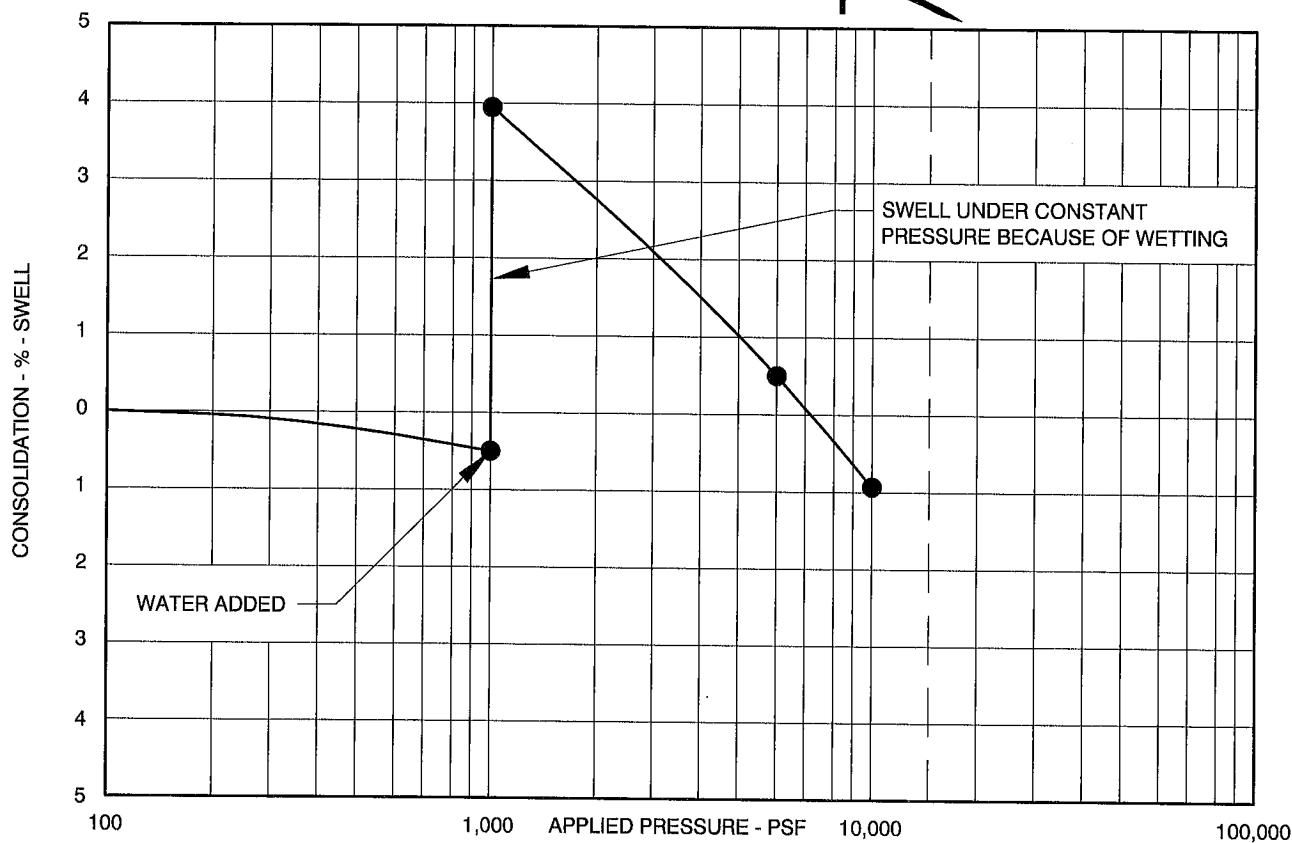
FIGURE 7



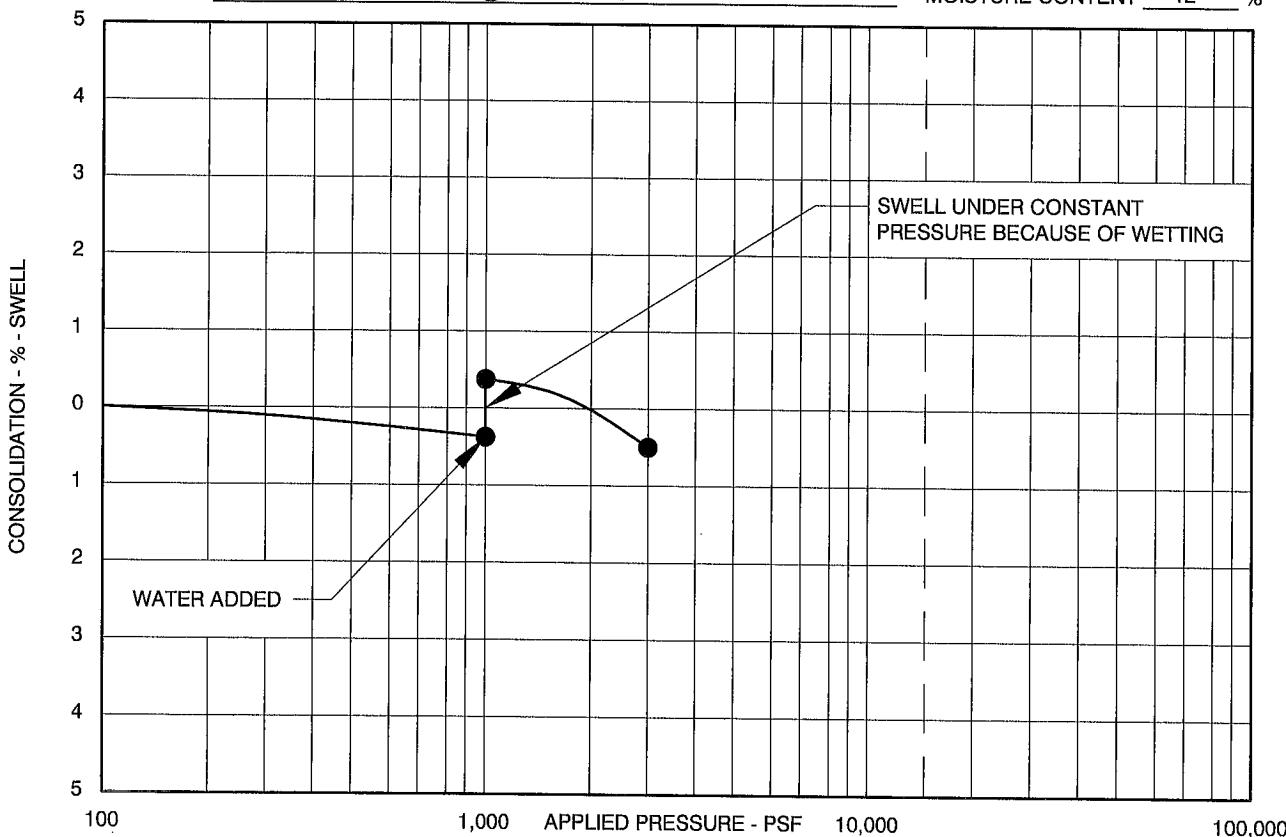
SWELL - CONSOLIDATION TEST RESULTS

FIGURE 8

PROJECT NO. 132658



SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 6 @ DEPTH OF 9' DRY UNIT WT. 121 PCF
 MOISTURE CONTENT 12 %

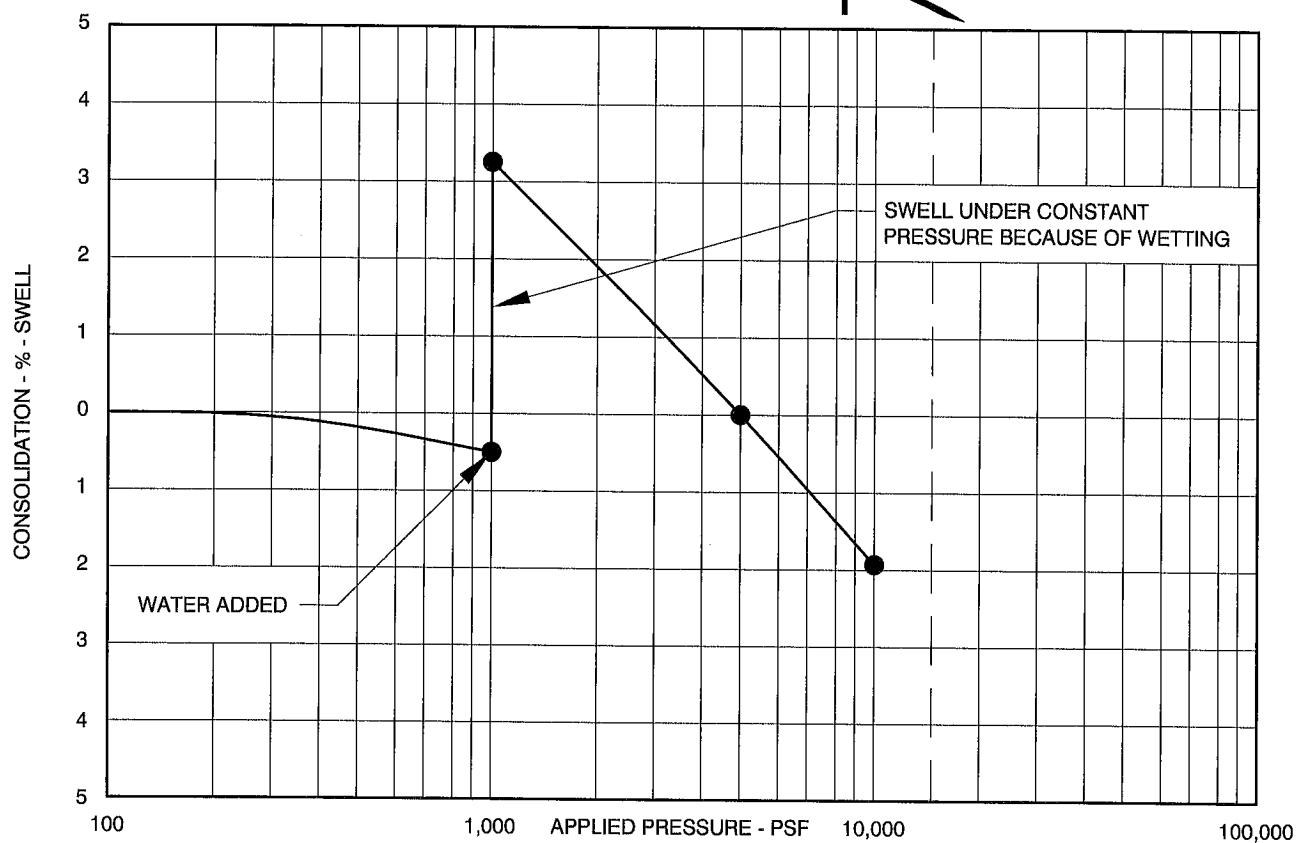


SAMPLE DESCRIPTION SANDSTONE, CLAYEY
 LOCATION TEST BORING NO. 6 @ DEPTH OF 24' DRY UNIT WT. 115 PCF
 MOISTURE CONTENT 11 %

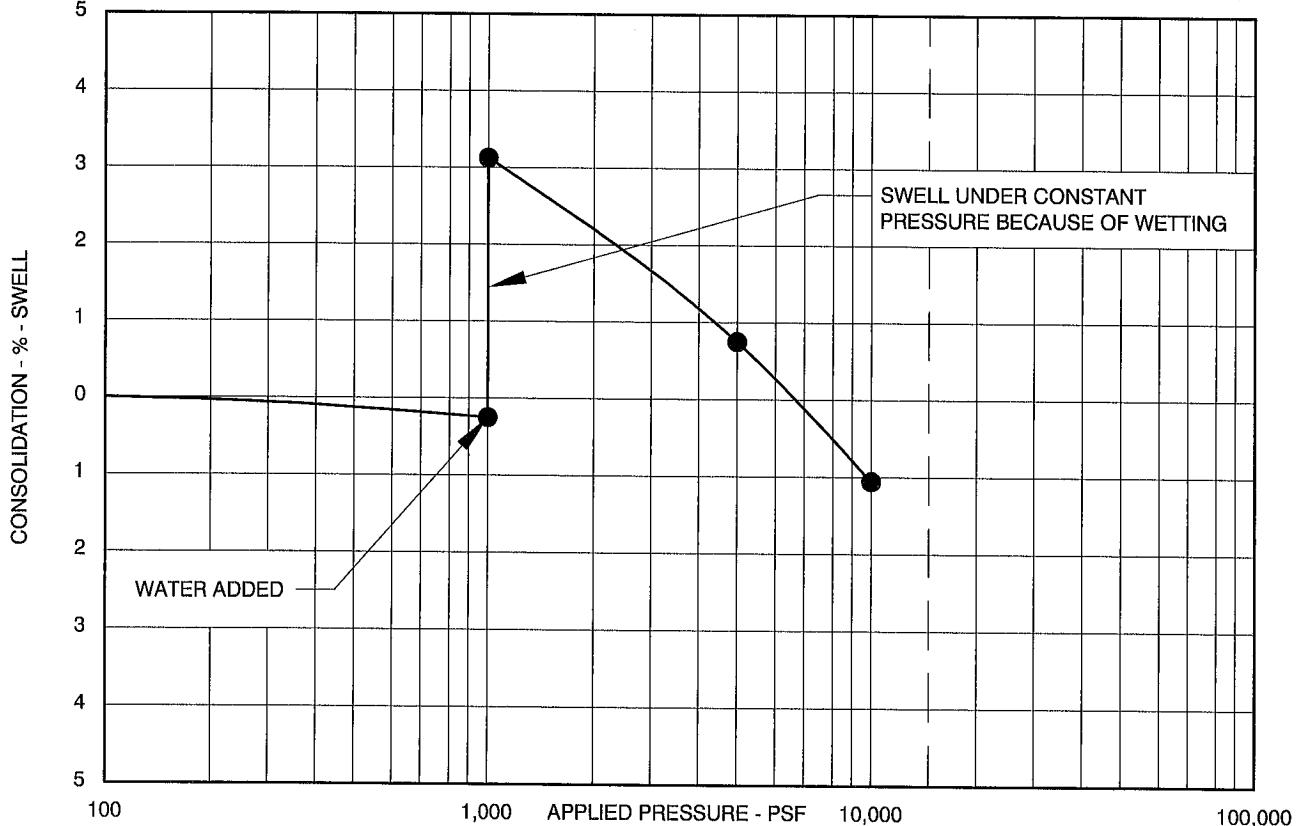
SWELL - CONSOLIDATION TEST RESULTS

FIGURE 9

PROJECT NO. 132658



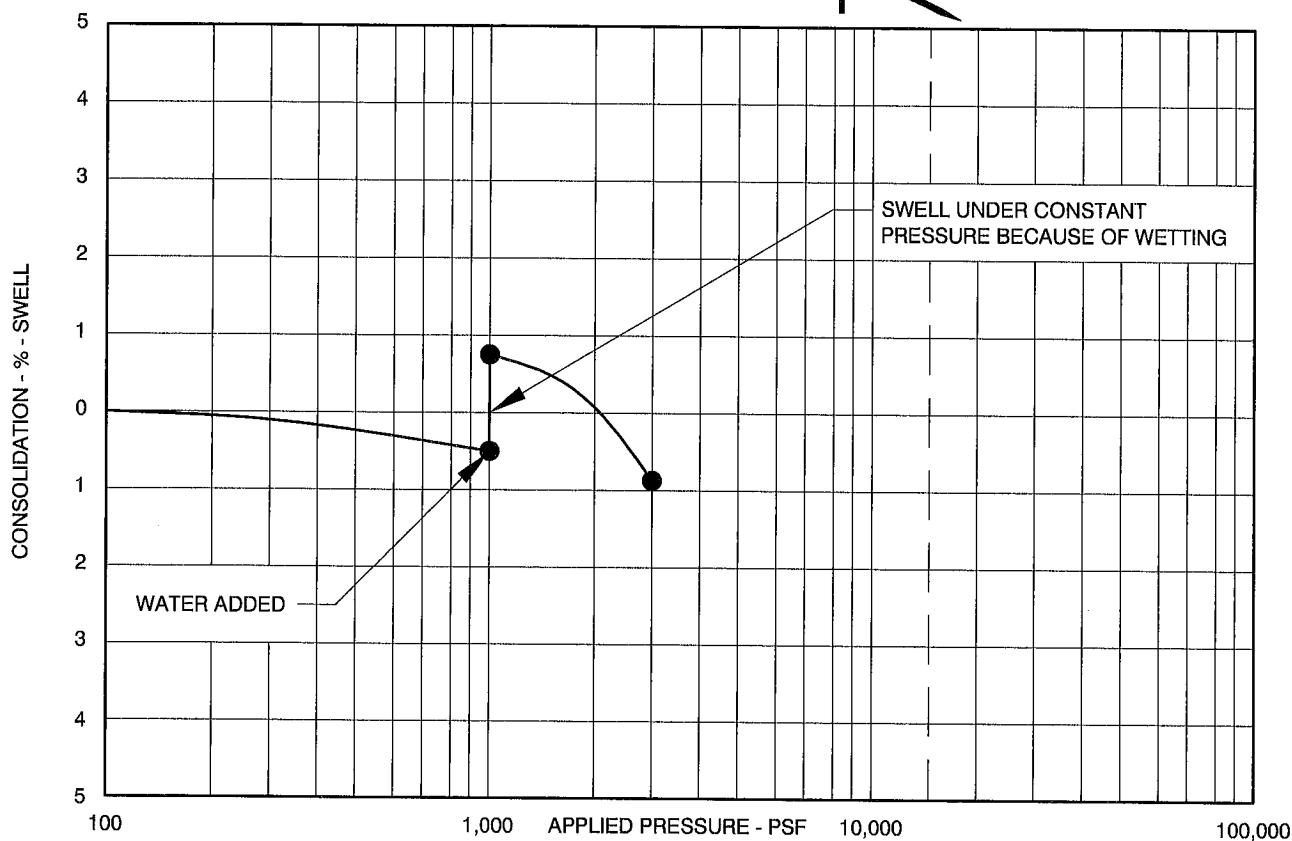
SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 7 @ DEPTH OF 7' DRY UNIT WT. 110 PCF
 MOISTURE CONTENT 19 %



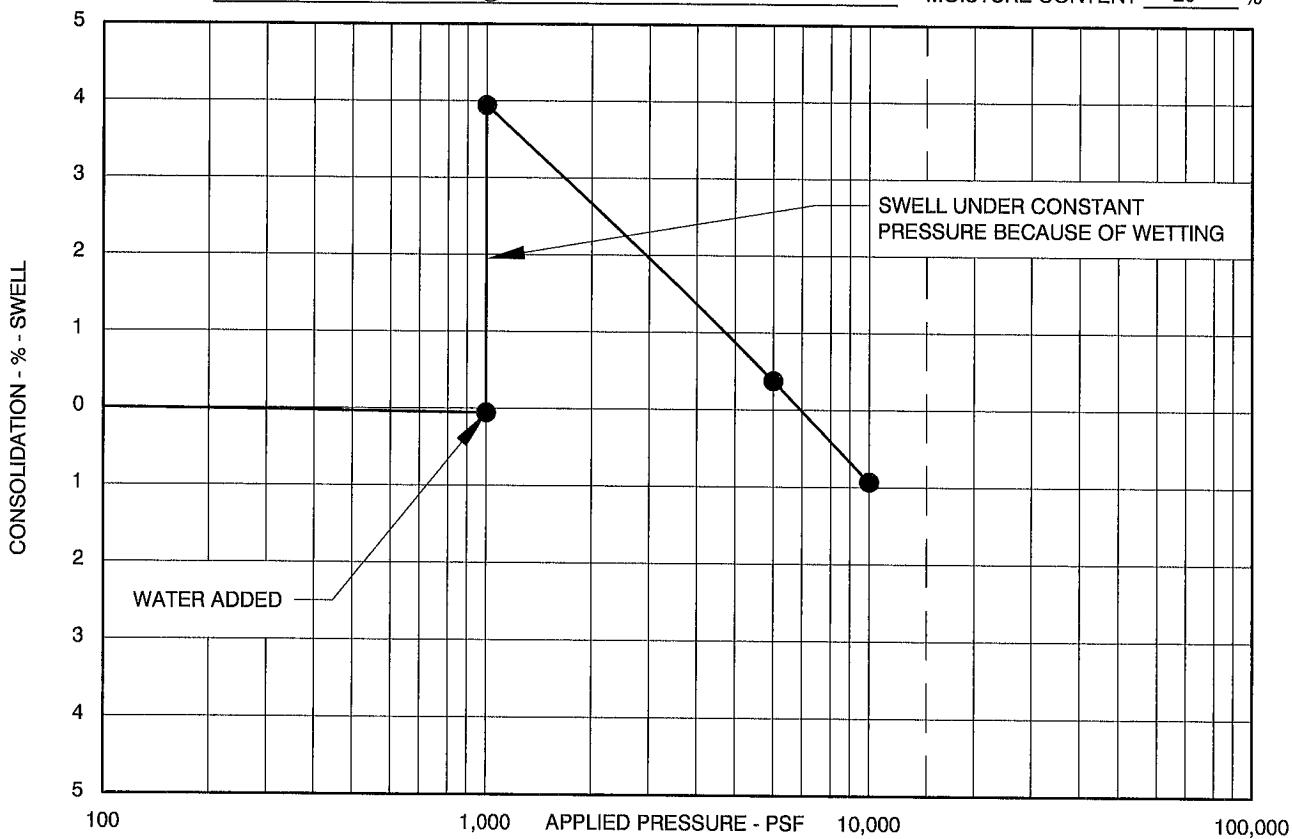
SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 7 @ DEPTH OF 34' DRY UNIT WT. 108 PCF
 MOISTURE CONTENT 19 %

SWELL - CONSOLIDATION TEST RESULTS

FIGURE 10



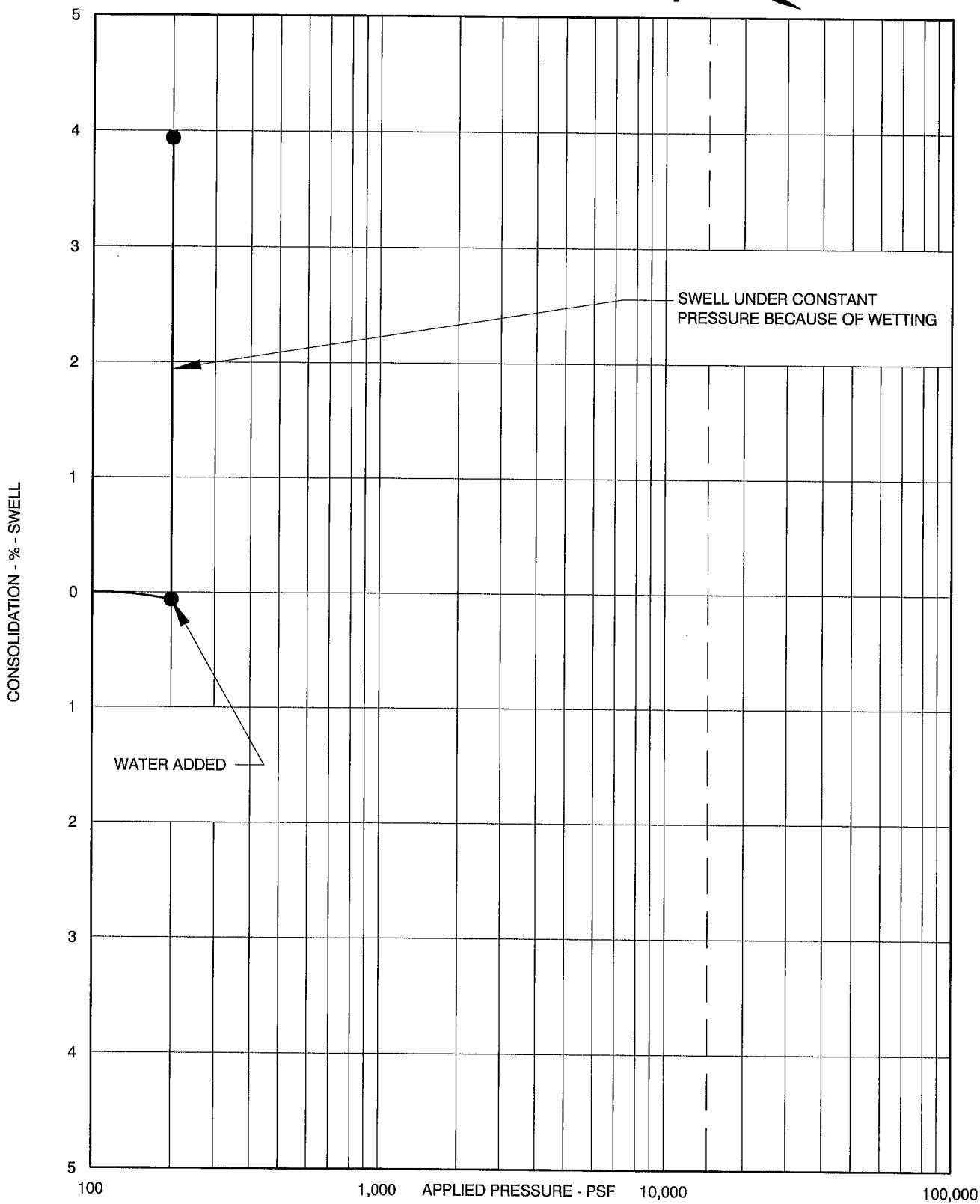
SAMPLE DESCRIPTION FILL, CLAY, SANDY
 LOCATION TEST BORING NO. 8 @ DEPTH OF 4' DRY UNIT WT. 105 PCF
 MOISTURE CONTENT 20 %



SAMPLE DESCRIPTION CLAYSTONE, SILTY
 LOCATION TEST BORING NO. 8 @ DEPTH OF 19' DRY UNIT WT. 116 PCF
 MOISTURE CONTENT 16 %

SWELL - CONSOLIDATION TEST RESULTS

FIGURE 11



SAMPLE DESCRIPTION FILL, SAND, VERY SILTY
LOCATION TEST BORING NO. 9 @ DEPTH OF 1'

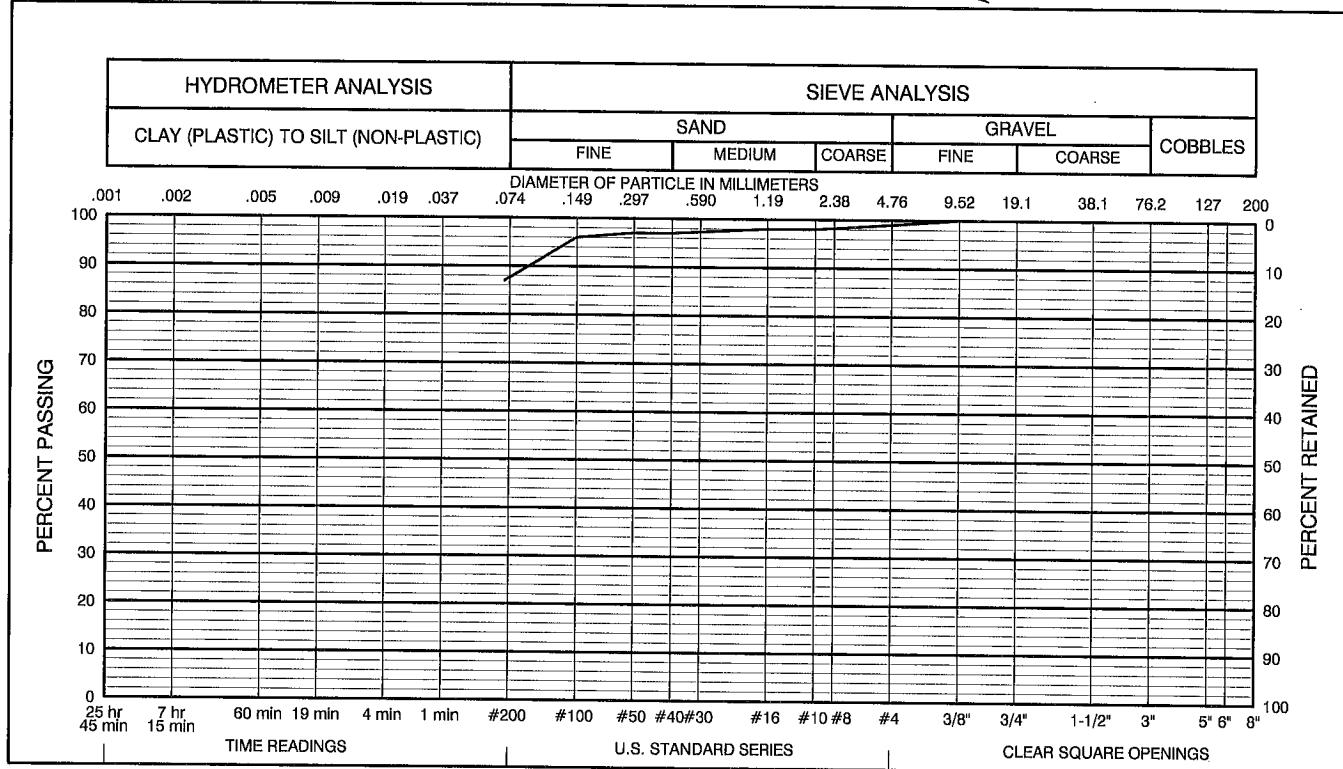
DRY UNIT WT. 116 PCF
MOISTURE CONTENT 7 %

SWELL - CONSOLIDATION TEST RESULTS

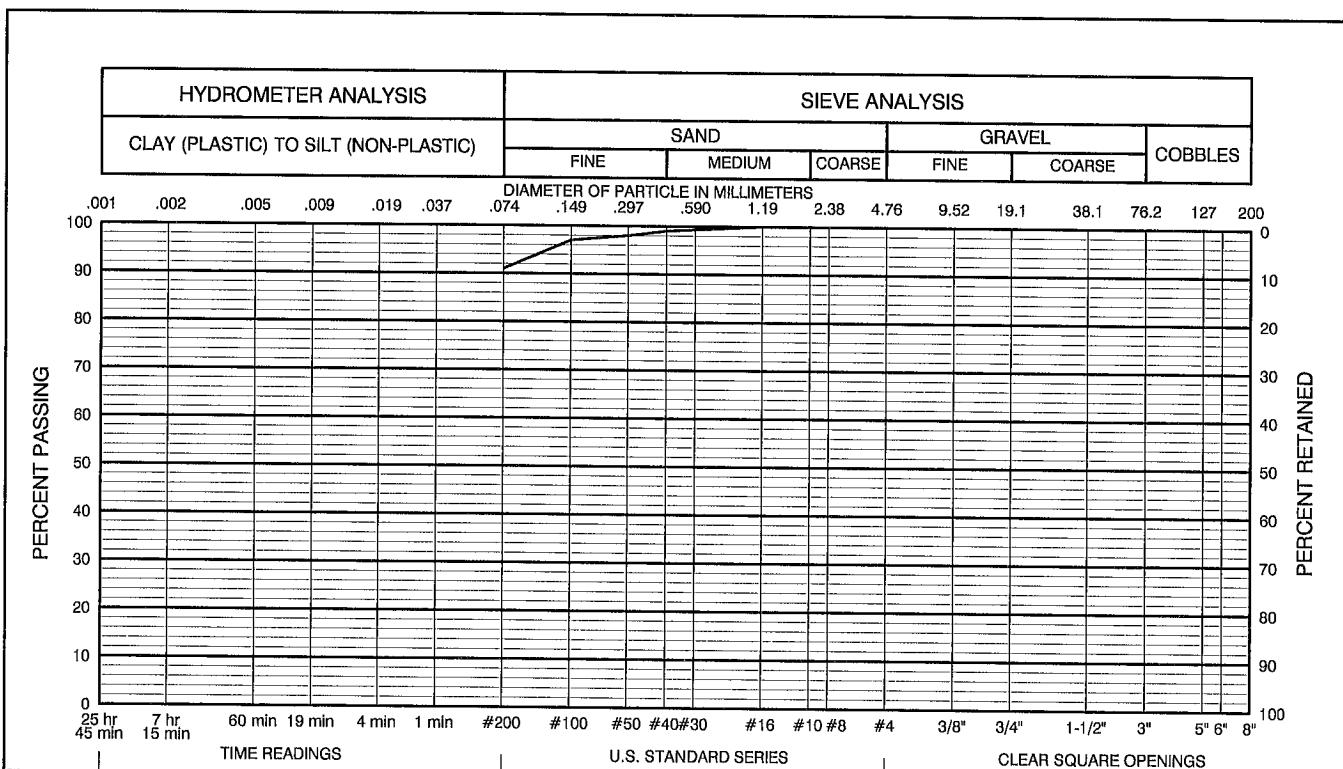
FIGURE 12

125

PROJECT NO. 132658

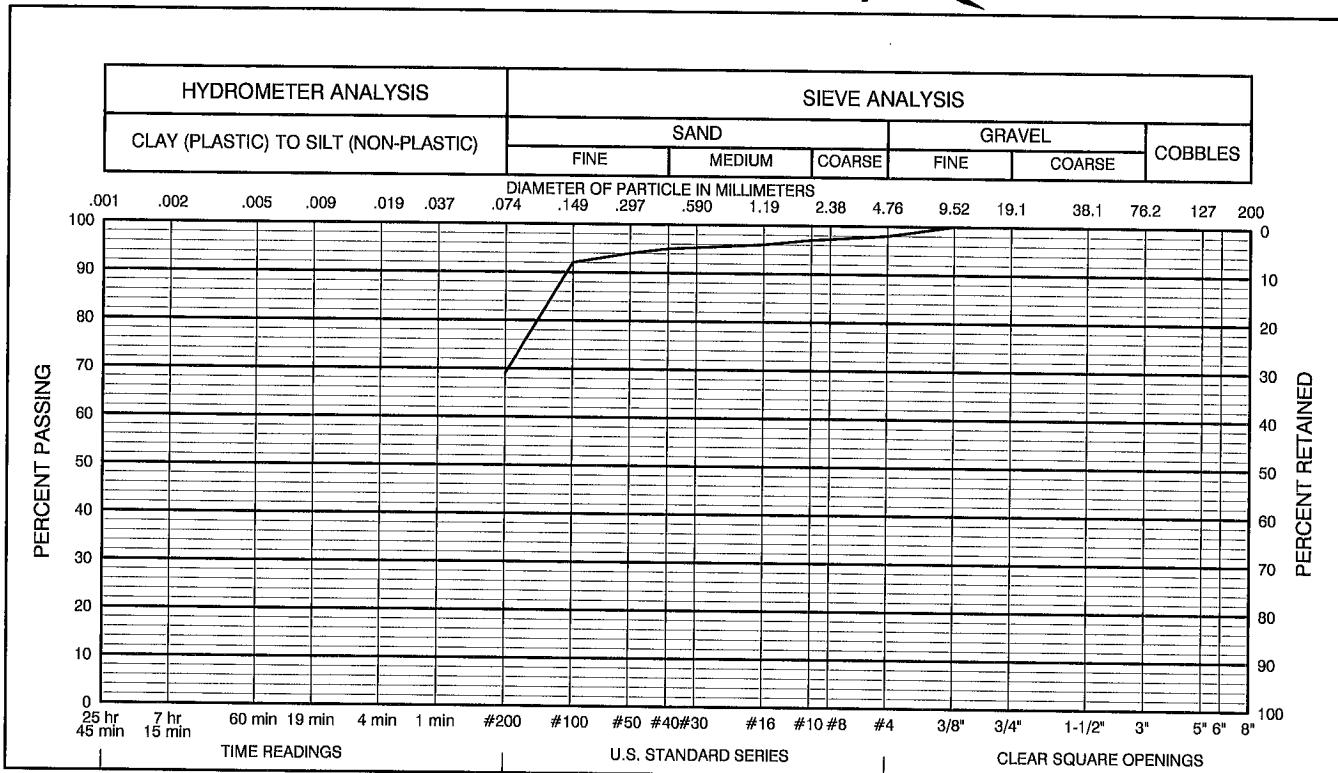


LOCATION TEST BORING NO. 1 @ DEPTH OF 4' GRAVEL 1 % LIQUID LIMIT 42
 SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY (CL) SAND 12 % PLASTICITY INDEX 24
 CLASSIFICATION AASHTO A-7-6 (21) SILT & CLAY 87 %



LOCATION TEST BORING NO. 3 @ DEPTH OF 9' GRAVEL 0 % LIQUID LIMIT 35
 SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY (CL) SAND 9 % PLASTICITY INDEX 19
 CLASSIFICATION AASHTO A-6 (17) SILT & CLAY 91 %

GRADATION TEST RESULTS



LOCATION TEST BORING NO. 5 @ DEPTH OF 14'

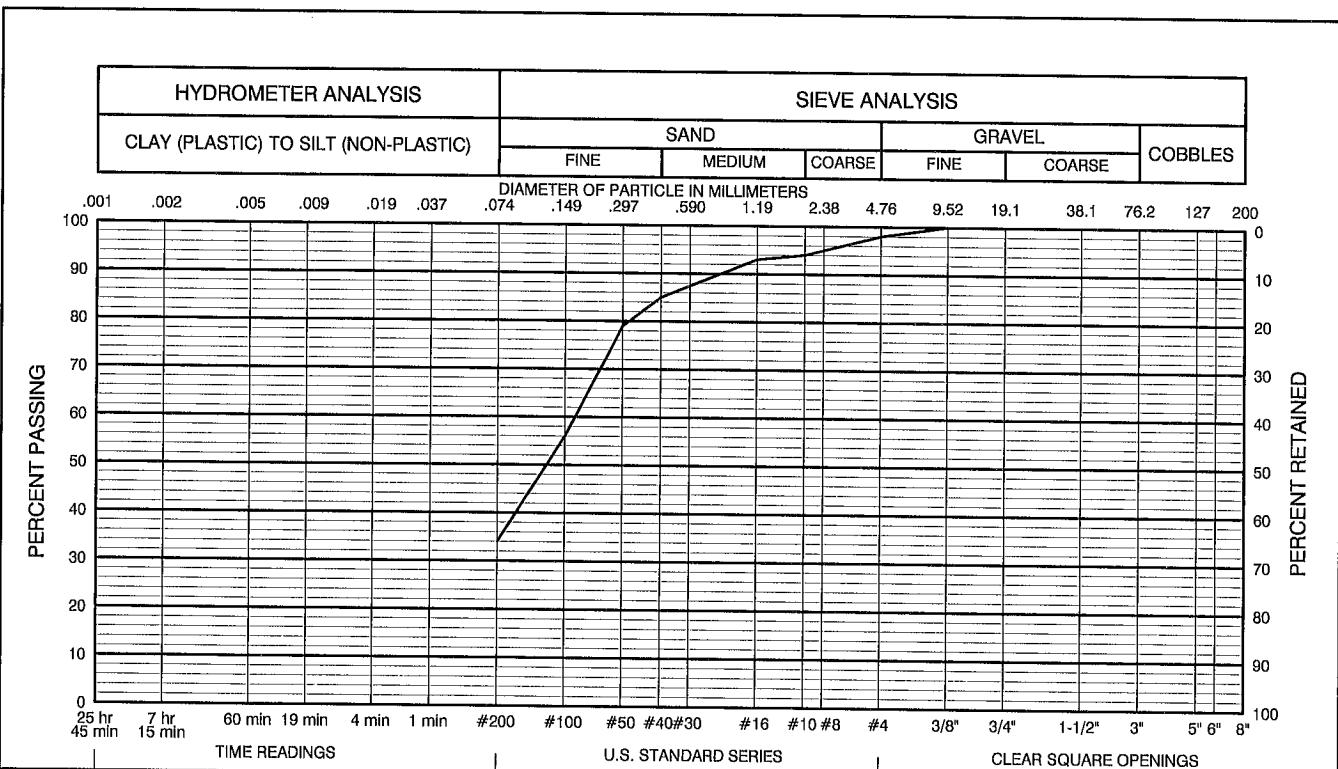
GRAVEL 2 % LIQUID LIMIT 26

SAMPLE DESCRIPTION CLAYSTONE, SANDY (CL)

SAND 29 % PLASTICITY INDEX 11

CLASSIFICATION AASHTO A-6 (5)

SILT & CLAY 69 %



LOCATION TEST BORING NO. 9 @ DEPTH OF 1'

GRAVEL 2 % LIQUID LIMIT NV

SAMPLE DESCRIPTION FILL, SAND, VERY SILTY (SM)

SAND 64 % PLASTICITY INDEX NP

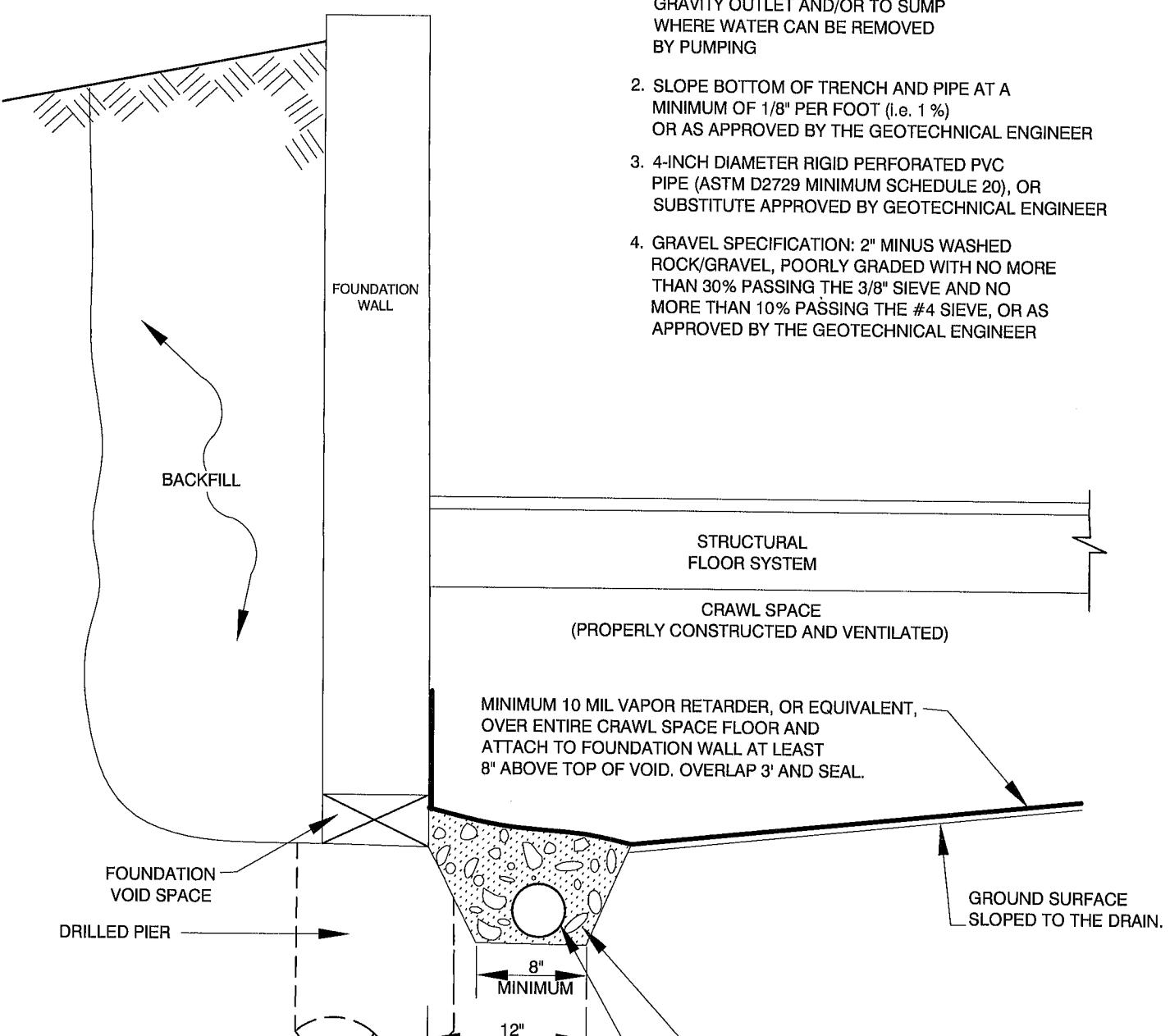
CLASSIFICATION AASHTO A-2-4 (0)

SILT & CLAY 34 %

GRADATION TEST RESULTS

NOTES:

1. DRAIN MUST SLOPE TO A POSITIVE GRAVITY OUTLET AND/OR TO SUMP WHERE WATER CAN BE REMOVED BY PUMPING
2. SLOPE BOTTOM OF TRENCH AND PIPE AT A MINIMUM OF 1/8" PER FOOT (i.e. 1%) OR AS APPROVED BY THE GEOTECHNICAL ENGINEER
3. 4-INCH DIAMETER RIGID PERFORATED PVC PIPE (ASTM D2729 MINIMUM SCHEDULE 20), OR SUBSTITUTE APPROVED BY GEOTECHNICAL ENGINEER
4. GRAVEL SPECIFICATION: 2" MINUS WASHED ROCK/GRAVEL, POORLY GRADED WITH NO MORE THAN 30% PASSING THE 3/8" SIEVE AND NO MORE THAN 10% PASSING THE #4 SIEVE, OR AS APPROVED BY THE GEOTECHNICAL ENGINEER

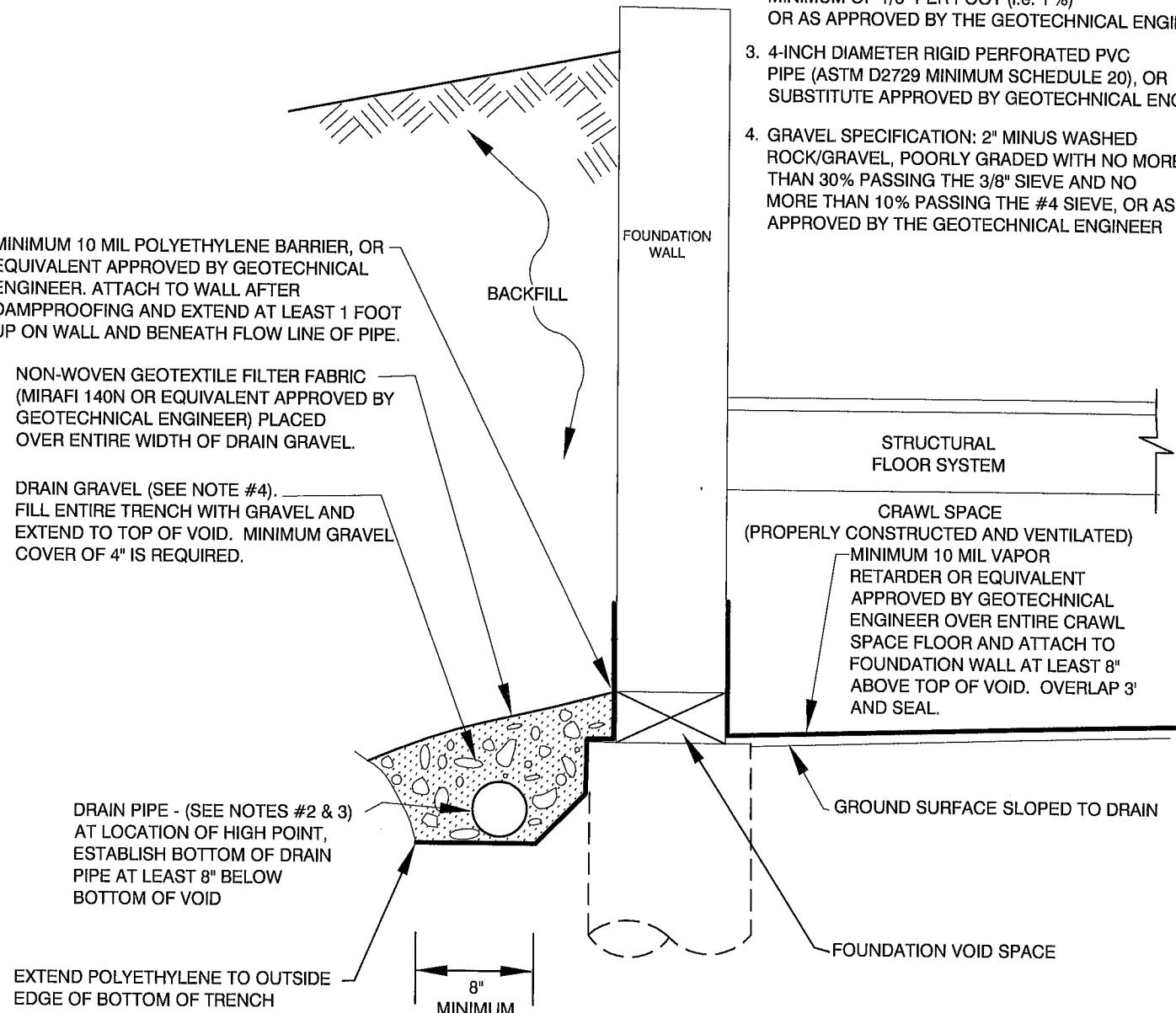


DRAIN PIPE - (SEE NOTES #2 & 3)
AT LOCATION OF HIGH POINT,
ESTABLISH BOTTOM OF DRAIN
PIPE AT LEAST 8" BELOW
BOTTOM OF VOID.

DRAIN GRAVEL (SEE NOTE #4)
GRAVEL SHALL FILL ENTIRE TRENCH AND
EXTEND LATERALLY OVER TO FOUNDATION
WALL AND EXTEND APPROXIMATELY 2" ABOVE
BOTTOM OF THE FOUNDATION VOID WITH A
MINIMUM OF 4" OF GRAVEL COVER ABOVE THE
PIPE AT THE HIGH POINT.

NOTES:

1. DRAIN MUST SLOPE TO A POSITIVE GRAVITY OUTLET AND/OR TO SUMP WHERE WATER CAN BE REMOVED BY PUMPING
2. SLOPE BOTTOM OF TRENCH AND PIPE AT A MINIMUM OF 1/8" PER FOOT (i.e. 1%) OR AS APPROVED BY THE GEOTECHNICAL ENGINEER
3. 4-INCH DIAMETER RIGID PERFORATED PVC PIPE (ASTM D2729 MINIMUM SCHEDULE 20), OR SUBSTITUTE APPROVED BY GEOTECHNICAL ENGINEER
4. GRAVEL SPECIFICATION: 2" MINUS WASHED ROCK/GRAVEL, POORLY GRADED WITH NO MORE THAN 30% PASSING THE 3/8" SIEVE AND NO MORE THAN 10% PASSING THE #4 SIEVE, OR AS APPROVED BY THE GEOTECHNICAL ENGINEER



Test Boring No.	Depth (feet)	Soil Type	Natural Dry Density (pcf)	Natural Moisture (%)	Swell (+) / Consolidation (-) (%) ¹	Swell Pressure (psf)	% Passing #200 Sieve	Atterberg		Water Soluble Sulfates (ppm)
								Liquid Limit LL	Plasticity Index PI	
1	4	Claystone, slightly sandy	120	14	+0.3	2,200	87	42	24	
	19	Claystone, silty	109	22	+3.6	5,500				
2	2	Fill, clay, sandy	117	10	+0.1	1,700				
	34	Claystone, silty	120	14	+3.7	12,800				
3	9	Claystone, slightly sandy		13			91	35	19	
	14	Claystone, silty	123	13	+4.2	8,200				
	24	Claystone, silty	111	20	+5.6	7,700				
4	4	Fill, clay, sandy	127	10	+2.3	8,200				
	9	Claystone, silty	131	11	+1.6	6,000				
5	14	Claystone, sandy	119	12	+0.3	2,000	69	26	11	
	34	Claystone, silty	92	28	+1.2	4,600				
6	9	Claystone, silty	121	12	+4.4	8,600				
	24	Sandstone, clayey	115	11	+0.8	2,800				
7	7	Claystone, silty	110	19	+3.8	6,000			< 100	
	34	Claystone, silty	108	19	+3.5	7,300				

Notes:

¹ Indicates Percent Swell (+) or Consolidation (-) when wetted under a 1,000 psf load, unless otherwise noted.

² Indicates Percent Swell (+) or Consolidation (-) when wetted under a 200 psf load.

NV = No Value

NP = Non-Plastic

A.G. Wassenaar

Geotechnical and Environmental Consultants Inc.

SUMMARY OF LABORATORY TEST RESULTS**TABLE I**

Vision Land Consultants, Inc.

Multifamily Residential Structures
Project Number 132658

Page 1 of 2

APPENDIX

SPECIFICATIONS FOR PLACEMENT OF STRUCTURAL FILL

GENERAL

The Geotechnical Engineer, as the Owner's representative, shall observe fill placement and conduct tests to determine if the material, method of placement, and compaction are in reasonable compliance with the specifications. Specifications presented in this Appendix are general in nature. They should be used except where specifically superceded by those presented in the attendant Geotechnical Study.

For the purpose of this specification, structural areas include those areas that will support constructed appurtenances (e.g., foundations, slabs, flatwork, pavements, etc.) and fill embankments or slopes that support significant fills or constructed appurtenances. Structural areas will be as defined by the Geotechnical Engineer.

FILL MATERIAL

Fill material shall consist of on or off-site soils which are relatively free of vegetable matter and rubble. Off-site materials shall be evaluated by the Soil Engineer prior to importation. No organic, frozen, perishable, or other unsuitable material shall be placed in the fill. For the purpose of this specification, cohesive soil shall be defined as a mixture of clay, sand, and silt with more than 35% passing a U. S. Standard #200 sieve and a Plasticity Index of at least 11. These materials will classify as an A-6 or A-7 by the AASHTO Classification system. Granular soils shall be all materials which do not classify as cohesive.

PREPARATION OF NATURAL GROUND

Vegetation, organic topsoil, any existing fill and any other deleterious materials shall be removed from the fill area. The area to be filled shall then be scarified, moistened if necessary, and compacted in the manner specified below prior to placement of subsequent layers of fill.

PLACEMENT OF FILL MATERIAL

The materials shall be delivered to the fill in a manner which will permit a well and uniformly compacted fill. Before compacting, the fill material shall be properly mixed and spread in approximately horizontal layers not greater than 8 inches in loose thickness.

APPENDIX

SPECIFICATIONS FOR PLACEMENT OF STRUCTURAL FILL

Page 2

MOISTURE CONTROL

While being compacted, the material shall contain uniformly distributed moisture for compaction. The Contractor shall be required to add moisture to the materials if, in the opinion of the Geotechnical Engineer, proper and uniform moisture is not being obtained for compaction. If the fill materials are too wet for proper compaction, aerating and/or mixing with drier materials may be required.

Moisture content shall be controlled as a percentage deviation from optimum. Optimum moisture content is defined as the moisture content corresponding to the maximum density of a laboratory compacted sample performed according to ASTM D 698 for cohesive soils or ASTM D 1557 for granular soils. The moisture content specifications for the various areas are as follows:

	<u>Cohesive Soils</u>	<u>Granular Soils</u>
1. Beneath Structural Areas:	-1 to +3%	-2 to +2%
2. Beneath Non-Structural Areas:	-3 to +3%	-3 to +3%

COMPACTION

When the moisture content and conditions of each layer spread are satisfactory, it shall then be compacted by an approved method. Moisture-density tests shall be performed on typical fill materials to determine the maximum density. Field density tests must then be made to determine the adequacy of the fill compaction. The compaction standard to be utilized in determining the maximum density is ASTM D 698 for cohesive soils or ASTM D 1557 for granular soils. The following compaction specifications should be followed for each area:

1. Beneath Structural Areas: 95% of Maximum Dry Density
2. Beneath Non-Structural Areas: 90% of Maximum Dry Density

Note: In areas where fill depths exceed 20 feet, additional compaction considerations will be required to reduce fill settlement. We recommend any fill placed within 20 feet of final subgrade elevation be compacted as required above, and that deeper fills be compacted to 100% of maximum dry density at a moisture content of ± 2 percent of optimum moisture content.

If the structural fill contains less than 10 percent passing the No. 200 sieve, it may be necessary to control compaction based on relative density (ASTM D 2049). If this is the case, then compaction around the structures and beneath slabs shall be to at least 70% relative density, and compaction beneath foundations and pavements shall be to at least 80% relative density.

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

ZON2025-00001

553.43 ACRES 1.8 Acres (in this Amendment)

PDA-

Please add to title
block

General Provisions

Authority

This Development Plan is authorized by chapter 5 - Planned Development District of the Town of Erie Zoning Ordinance adopted pursuant to the Colorado Planned Unit Development Act of 1972.

Applicability

The provisions of this Development Plan shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Director or Town Board of Trustees.

Adoption

The adoption of this Development Plan shall evidence the findings and decision of the Town of Erie Town Board of Trustees that this Development Plan for Canyon Creek is in general conformity with the Town of Erie Comprehensive Plan; is authorized by the provision of Chapter 5 of the Town of Erie Zoning Ordinance; and that such Chapter 5 and this Development Plan comply with the Colorado Planned Unit Development Act of 1972, as amended.

Relationship to Town Regulations

The provisions of this Development Plan shall prevail and govern the development of Canyon Creek provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the Town of Erie Municipal Code, Title 10, as amended, or any other applicable ordinance or regulations of the Town of Erie, shall be applicable

Enforcement

To further the mutual interest of the residents, occupants, and owners of the Planned Development and of the public in the preservation of the integrity of the Plan, the provisions of this Plan relating to the use of lands and the location of common open space shall run in favor of the Town of Erie and shall be enforceable at law or in equity by the Town without limitation on any power or regulation.

Conflict

Where there is more than one provision within the Development Plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern unless determined otherwise by the Director.

Maximum Level of Development

The total number of dwellings or the total commercial, business, or industrial intensity approved for development within the Planning Areas is the maximum development requested for platting or construction (plus approved density transfers, if any). The actual number of dwellings or level of development for commercial, business, or industrial properties may be less due to subdivision or site improvement plan requirement plan requirements or other requirements of the Town Board of Trustees.

Project Tracking

At the time of subdivision final plat, the applicant shall provide a summary of the development, to date, along with the final plat submittal to ensure maximum development limits are not exceeded.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4849 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Statement of Commitments

1. Dedication

Filing	Tract	Area (AC)	Usage
Filing No. 1	A, B, K	1.13 AC	Landscape Tract
	C	18.15 AC	Open Space; Park; Drainage
	D, E	2.88 AC	Open Space; Park
	F, G, H	2.54 AC	Open Space; Drainage
	I	2.84 AC	Open Space; Detention
	J	0.08 AC	Pedestrian Access
	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
Filing No. 2	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
Filing No. 3	A	5.14 AC	Open Space; Drainage; Utilities; Landscape Buffer; Trail
	B	0.98	Open Space; Utilities; Landscape Buffer
	C	1.13 AC	Open Space; Park
	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
Filing No. 4	C	0.37 AC	Park
	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
Filing No. 5	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Commercial; Business; Retail; Food and Beverage Service
	F	0.50 AC	Park
Filing No. 6	A, B	2.37 AC	Open Space; Utilities; Landscape Buffer
	C	3.99 AC	Open Space; Drainage; Tot Lot
	E	12.19 AC	Open Space; Regional Detention; Landscape Buffer
	G	4.06 AC	Open Space; Pedestrian Access
Filing No. 7	NA	NA	NA
Filing No. 8	NA	NA	NA
Filing No. 9	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
	F	0.10 AC	Landscape Buffer; Utilities

2. On-site or Off-site Improvements

Fees, development responsibilities and construction of all required on and off-site improvements shall be identified and enforced through the Development Agreement.

3. Wildlife Preservation Plan

Studies have determined that the areas to be developed do not impact the wildlife, and that a wildlife preservation plan is not necessary.

4. Wetlands / Riparian Preservation Plan

No wetland conditions exist in the Canyon Creek PD as stated by Western Ecological Resource, Inc.

5. Fire Protection

This site is located within the boundaries of the Mountain View Fire Protection District.

6. Payment of Taxes on Land to be Dedicated for Public

Tax pro-rations to be determined at a later date.

7. Other Commitments Imposed by the Board of Trustees

To be determined at a later date and documented in the Development Agreement.

8. PD Amendment No. 2

The amendment makes the following changes:

1. Removal of the Maximum Lot Coverage requirements for the Filing 6 and Filing 7 Single Family Detached Land Use Category on Sheet 2 Table VII.
2. All single-family home building permits for Canyon Creek Filing 6, applied for after approval of Resolution 07-10, will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*. As Canyon Creek Filing 6 is platted and has existing homes built within the Filing, UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall not apply to existing homes and homes with building permits issued before the approval of Resolution 07-10.
3. Richmond Homes Plans 781, 783, 784, 784, 1101, 1102, 1103 and 1104 that have been reviewed by the Town and found in substantial compliance with UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings* shall be allowed to be constructed in Canyon Creek Filing 6.
4. Canyon Creek 7 single-family home designs will meet UDC Section 6.7 E. *Additional Standards for Single-Family Detached Dwellings*.

9. PD Amendment No. 3

Filing No. 6: Add a note to Table V that eaves, and fireplace cantilevers are permitted to encroach into the sideyard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the sideyard setback of SFD homes a maximum of three (3) feet.

10. PD Amendment No. 4

Filing No. 6: - Add Religious Assembly as a Permitted Land Use to Tract D
- Add CBR district as a Permitted Land Use to Tract F.
- Modifications to Table II on Sheet 2
- Request maximum building height of 45 feet with 55 feet allowed for the domed portion of a Church only.
- A cross may be placed on top of the domed portion, however the dome may not exceed 55 feet and the total height of the dome and cross may not exceed 60 feet.
- A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.

11. Amendment #5

Filing No. 8:
- Change Land Use Designation: From Townhome to Medium Density Residential (MDR) with the following permitted housing types:

- Duplex;
- Townhouse;
- Stacked Tri-plex / Quad-plex;
- Manor Home

- Remove maximum lot coverage for MDR.

Filing No. 9:
- Realignment of planning areas in Filing 9 due to relocation of Brennan Street in Minor Amendment Plat.

12. Amendment #6

Filing No. 5 - TRACT B:
- Add Medium Density Residential (MDR) as a permitted land use, for a maximum of 13 dwelling units, with the following permitted housing types:
A. Duplex;
B. Town Home;
C. Stacked Tri-plex / Quad-plex;
D. Manor Home

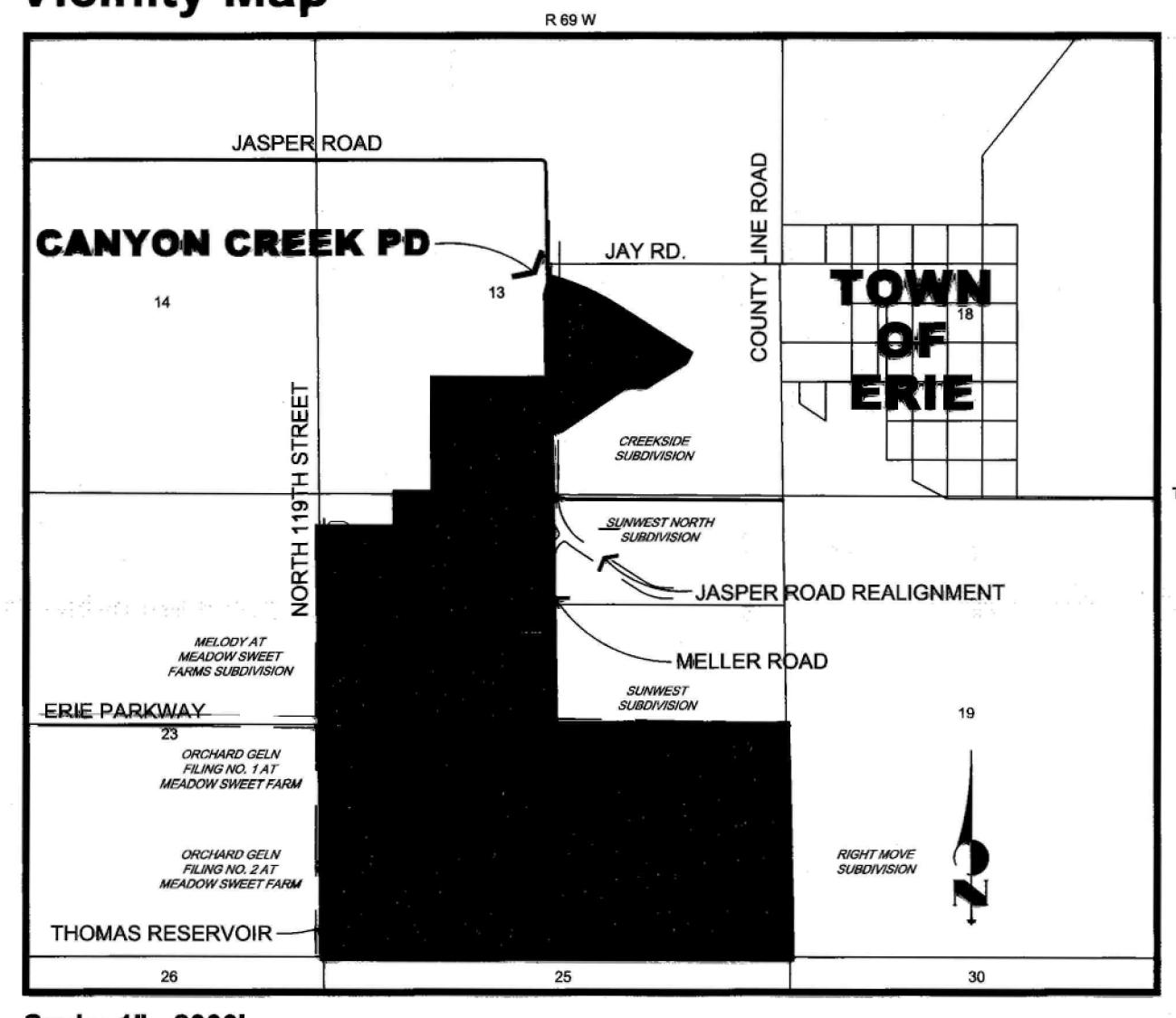
13. Amendment #7

Filing No. 5 - Tract B
Establish Setbacks

14. Amendment #8

Filing No. 9
- Changed land use categories and realigned planning area boundaries
- Added Single Family Detached - Patio Homes (SFD-P) as a Principal Land Use
- Added pocket parks as a use in the SFD-P and TH Categories
- Added minimum lot sizes
- Added setbacks
- Added permitted encroachments into building setbacks
- Added that Accessory Buildings are not permitted in the TH and SFD-P Land Use Categories
- Removed maximum lot coverage
- Added Sheet 3 of 7 addressing Architectural Standards

Vicinity Map



Planning & Development Approval Certificate

This Plat is hereby approved by the Town of Erie Planning and Development Director
on this _____ day of _____, 20____.

Planning and Development Director _____

Clerk & Recorder's Certificate

State of Colorado _____ ss.
County of Boulder _____ ss.

I hereby certify that this PD Amendment Plan was filed in my office on
this _____ day of _____, 20____ and was recorded at Reception Number _____.

Boulder County
Clerk & Recorder _____

15. Amendment #9

Filing No. 10
- Changed zoning and associated land use categories and realigned planning area boundaries
- Added MR (Medium Density Residential), HR (High Density Residential) and CC (Community Commercial) as Principal Land Use
- Added minimum lot sizes
- Added setbacks
- Added Sheet 4 of 8 addressing Architectural Standards

16. Amendment #10

Filing No. 8
Revised rear yard setbacks for alley loaded homes in Filing No. 8

17. Amendment #11

Filing No. 5 - Tract B
Changed land use categories from Medium Density Residential (MDR) and Day Care (DC) to Commercial, Business, Retail (CBR) and Food and Beverage Services (FB). Setbacks were added for new uses.

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES
PDA-

CANYON CREEK FILING 9

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- a. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- b. No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- e. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - (1) The addition of one (1) window unit.
 - (2) A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - (3) A covered porch or deck.
 - (4) Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- a. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- b. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- a. All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - (1) Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - (2) Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - (3) Side-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

STANDARDS FOR PEDESTRIAN FACILITIES IN SFD-P SINGLE FAMILY

(Standards to modify portions of MC.10.6.5F)

1. Sidewalks

(MC.10.6.5F.1.b.)

Attached sidewalk shall be installed where SFD-P dwelling units front the street. Detached sidewalks shall be installed on all other street frontages with SFD-P.

STANDARDS FOR LOT LAYOUT & DESIGN IN SFD-P SINGLE FAMILY DETACHED - PATIO

(Standards to modify portions of MC.10.5.5 E.12.)

Double frontage residential through lots are permitted with a landscape buffer outside of the double frontage lot in a separate tract of not less than twenty-five (25) feet between the rear of a lot and the Austin Avenue street right-of-way.

Planner
Independent Architecture
2017 Larimer St.
Denver, CO 80205
303.433.5303

Applicant
Emerald Development
4849 N. Broadway, Ste. 105
Boulder, CO
303.444.4552

REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES

PDA-

CANYON CREEK FILING 10

ARCHITECTURAL STANDARDS FOR SINGLE FAMILY DETACHED - PATIO DWELLING UNITS

(Standards to modify portions of MC10.6.7.E)

1. Architectural Variety and Character

A. Architectural Variety

Design Standards

- a. No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- b. No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- c. A minimum of three (3) alternate elevations for each model plan shall be submitted to the Town for review.

B. Architectural Character

Each single family detached model plan and elevation shall demonstrate the following design attributes:

Design Standards

- a. Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- b. Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- c. A variety of roof forms should be used. Single unbroken roof pitches should be avoided except where a single roof treatment is an essential element of the Architectural Style (e.g. Mansard).
- d. The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- e. An elevation of the home that faces a street, park, trail corridor or open space area shall provide an "Enhanced Elevation". An "Enhanced Elevation" shall provide three (3) or more of the following design enhancements listed in (1) through (5) below. Application of the design enhancement shall be applied in a manner that is consistent with the style of the home. Side and rear elevation's design enhancements shall be consistent with the design elements of the front of the elevation.
 - (1) The addition of one (1) window unit.
 - (2) A change in wall plane by providing one (1) or more of the following options:
 - An additional wall plane change of a minimum of 6' wide with a minimum of one (1) foot projection.
 - A projecting or cantilevered living space.
 - A bay or boxed windows.
 - (3) A covered porch or deck.
 - (4) Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
 - (5) The use of a minimum of two (2) exterior cladding materials that can include materials such as masonry, (cultured stone, stone, brick, stucco or tile), lap siding, shingles, board and batten, or other decorative siding treatment.
- f. Columns and posts extending more than 36 inches above the ground which support structural elements such as porches, decks or roofs should appear to be of adequate mass to support the structure above. (No exposed 4 inch by 4 inch posts shall be allowed more than 36 inches above ground.) Columns supporting upper story decks should be 8 inches by 8 inches minimum finished.

C. Materials

- a. All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- b. When masonry cladding is used it should be used in locations where its mass is logical and appropriate. In instances where masonry wraps the exterior corner of the home the masonry should continue to a natural transition point such as an inside corner of a projecting wall, a column, a door or window, or other logical point. In cases where no such feature exists near the corner, the masonry wrap shall extend at least six (6) feet from the outside corner.

2. Orientation of Dwellings to the Street

Each residence shall have at least one (1) primary pedestrian doorway for access to the dwelling unit generally facing and visible from the front lot line of the property, and within 12 feet of the most forward plane of the ground level living space. On corner lots, the pedestrian doorway may face any adjacent street.

3. Garages

These regulations for garages shall apply to non-living space or storage areas within garages whether used for storage of automobiles or other items.

A. Diversity of Garage Orientation

- a. All single family homes shall provide garages that meet one (1) of the requirements below, and, a variety in garage orientation by providing a minimum of two (2) of the following orientations on any single block:
 - (1) Recessed garages: Where the primary garage door generally faces the front lot line and the garage is recessed a minimum of two (2) feet behind the most forward plane of main floor living space or a front porch.
 - (2) Projecting garages: Where the primary garage door generally faces the front lot line and the garage projects no more than fifteen (15) feet from the front door.
 - (3) Side-loaded garages.
 - (4) Alley-loaded garages.

B. Width/Façade Ratio

The width of a front loaded garage shall not exceed 65% of the width of the front elevation.

C. Three (3) or More Garage Orientation

The third or more bay of any three (3) or more car garage shall either:

- (1) Have a different orientation from the first two (2); or
- (2) Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- (3) Shall be tandem to the first two (2).

4. Front Stoop

For model plans with a front stoop, the front stoop shall include the platform and stairs that are generally in front of a door that can be covered or uncovered. The maximum width of a covered front stoop shall be three (3) feet in width from the side of the front door. Covered platforms that exceed three (3) feet in width from the side of the front door shall be considered a front porch.

5. Front Porches

Home model plans with a front porch shall have a front porch that is a minimum size of 50 square feet, excluding the stoop, with a minimum depth of five (5) feet.

CANYON CREEK FILING 5

Development and Design Standards shall default to the UDC Section 10-6-8 - Commercial and public/institutional use categories, mixed-use design standards.

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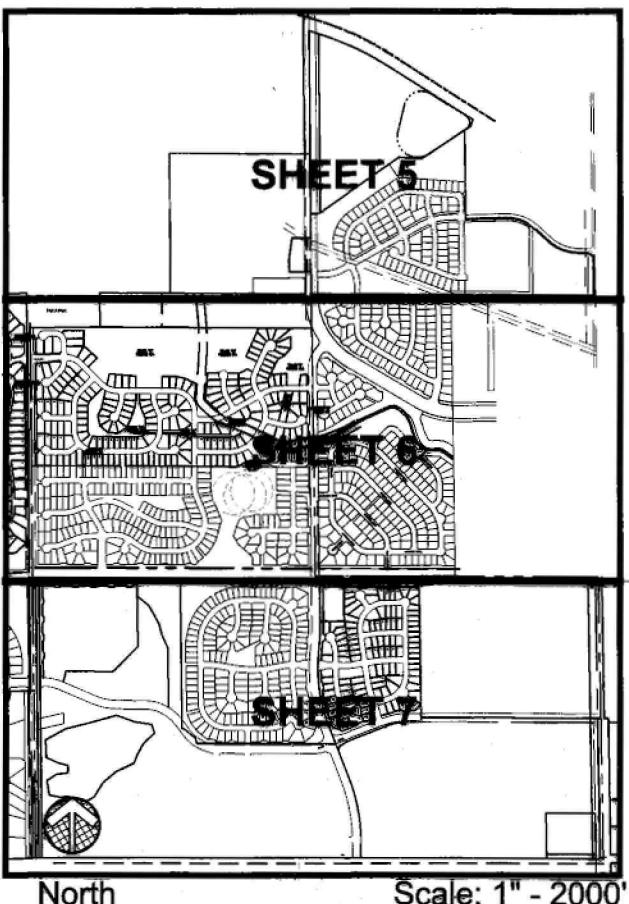
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Canyon Creek PD Amendment No.11

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553.43 ACRES
PDA-

Key Map



North Scale: 1" - 2000'

Scale: 1" - 2000'

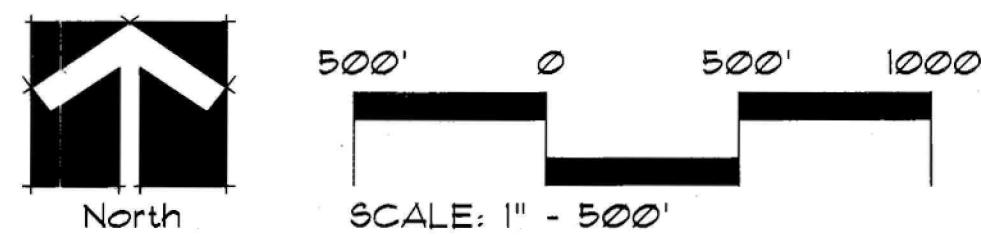
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DEVELOPMENT PLAN

SHEET 5 OF 8

Canyon Creek PD Amendment No.11

A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

553.43 ACRES

PDA

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REVISION DATE: AMENDMENT DATE: ISSUE DATE: 02-07-2025

Key Map

SHEET 5

SHEET 6

SHEET 7

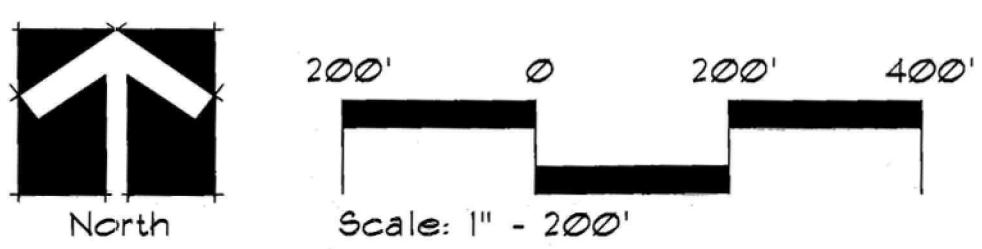
North

Scale: 1" - 2000'

This image displays a key map for a residential area, divided into three sheets. The top sheet, labeled 'SHEET 5', shows a portion of the area with a grid of streets and property boundaries. The middle sheet, labeled 'SHEET 6', shows a larger section, including a park-like area with a circular pattern and several streets. The bottom sheet, labeled 'SHEET 7', shows another section of the area, also with a grid of streets and property boundaries. A north arrow is located in the bottom left corner, and a scale bar indicating 1 inch equals 2000 feet is in the bottom right corner. A compass rose is also present in the bottom left corner of the bottom sheet.

DEVELOPMENT PLAN

SHEET 7 OF 8

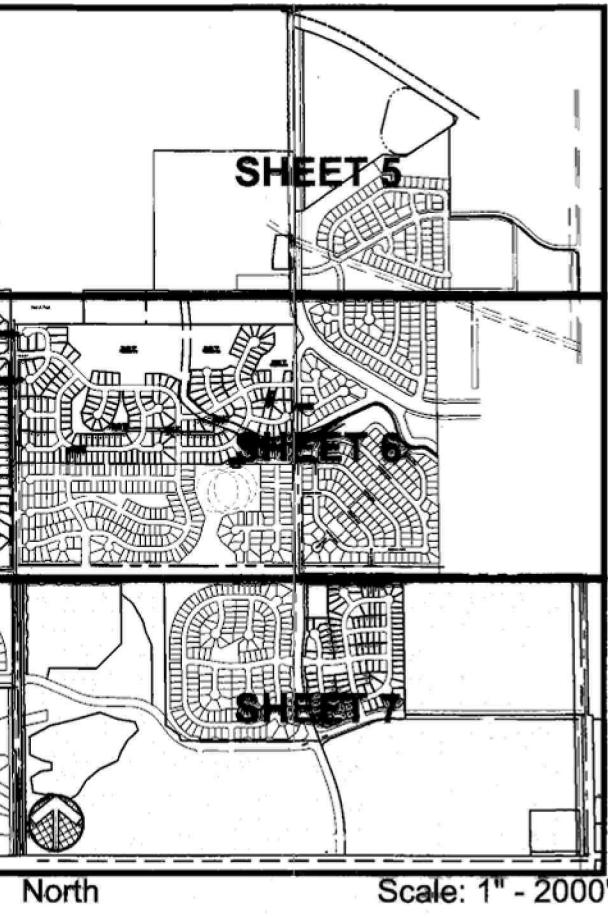


Canyon Creek PD Amendment No.11

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553.43 ACRES
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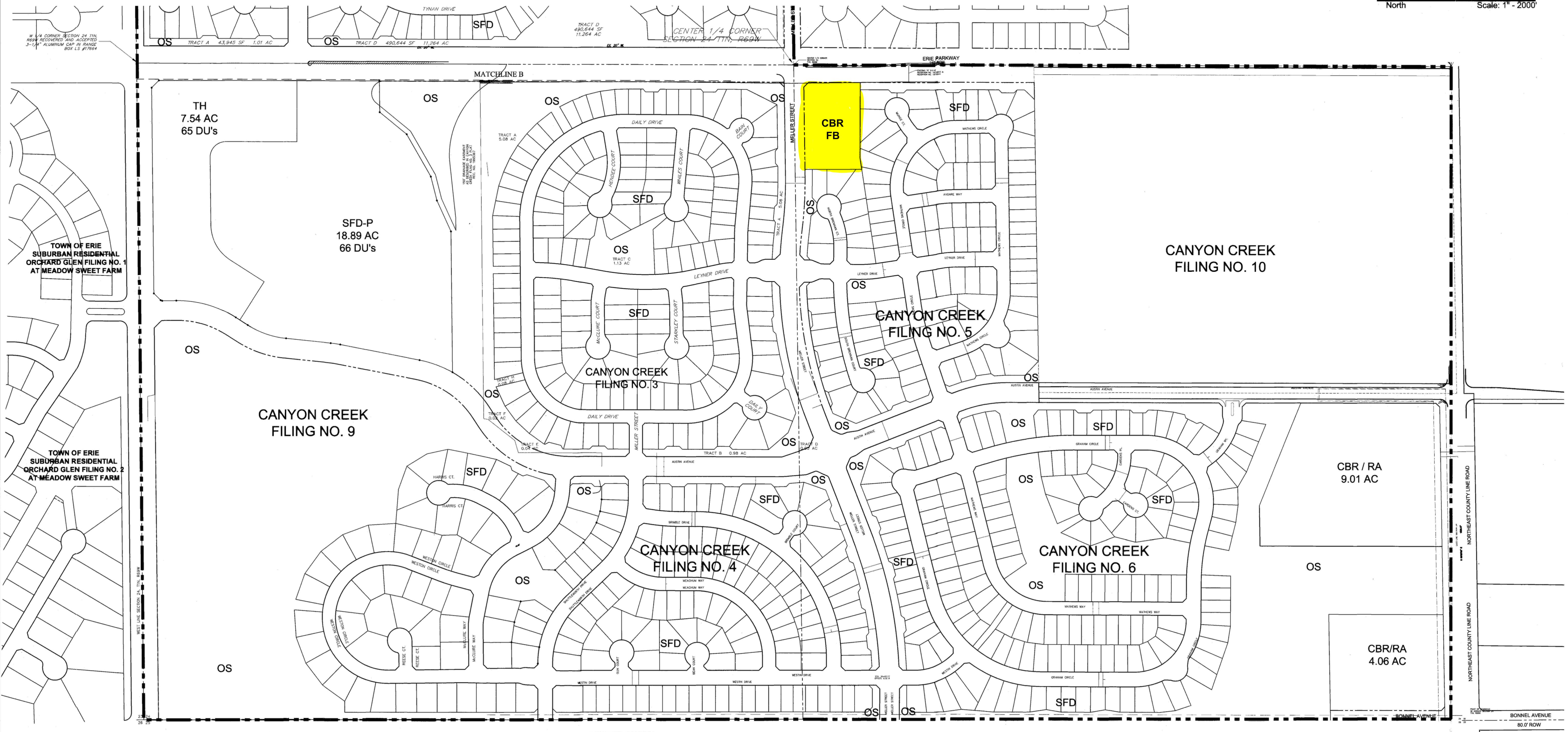
Key Map



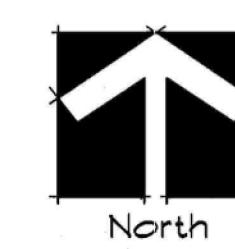
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REVISION DATE:
AMENDMENT DATE:
ISSUE DATE: 02-07-2025



DEVELOPMENT PLAN
SHEET 8 OF 8



200' 0' 200' 400'
Scale: 1" - 200'



Canyon Creek Planned Development Amendment No. 11

Development Review

To: Harry Brennan
From: Misty Hall, Stormwater Coordinator
Date: August 29, 2025
Re: ZON2025-00001 Canyon Creek

Engineering Division Comments

General Comments-

1. The site will disturb over 1 acre, this will require the following items for development:
 - a. Permanent stormwater water quality is needed, this will need to meet the requirements of the Phase II MS4 permit base design standards identified in the Post Construction section of the permit.
 - b. Drainage easements are required

Please contact me at mhall@aerieco.gov for further clarification. Staff would be happy to schedule a virtual meeting to discuss the comments and answer any questions.

Sincerely,

Misty Hall, CFM, CPESC. | Stormwater Coordinator

ZON2025-00001 Canyon Creek PD Amend. No.11 (F5) 1st Review

Development Review

To: Harry Brennan, Senior Planner
From: Chad Schroeder, P.E. , Development Engineering Supervisor
Date: August 29, 2025
Re: ZON2025-00001 Canyon Creek PD Amendment No.11 (Filing 5) 1st Review

Engineering Division Comments

The development review team has reviewed the application of Canyon Creek PD Amendment No.11 (Filing 5) for conformance with Town Standards and Specs.

The next step for the application is revision and resubmittal for another engineering review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies. All resubmittals shall be submitted via eTRAKiT.

1. Property is in water pressure zone 3.
2. Water and sanitary main connections for property to be made in Meller Street.
3. Site Plan Review to provide detailed engineering review of application.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information.

Please contact me at 303-926-2876 or cschroeder@erieco.gov for further clarification. Staff would be happy to discuss the comments and answer any questions.

Sincerely,

Chad Schroeder, P.E. | Development Engineering Supervisor

Development Review, Public Works



Town of Erie
Street Address | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2876

www.erieco.gov | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Enhancing the quality of life by serving and building Erie with PRIDE.

Memo

To: Harry Brennan, Senior Planner
From: Nick Wagner, Transportation Engineer
Date: August 21st , 2025
Subject: Canyon Creek Filing 5 – Zoning Amendment - Transportation Engineering
Comments
CC: John Firouzi

Transportation Comments:

1. There is an existing bus stop at the SE corner of the intersection of Erie Parkway & Meller Road that will need to be improved with this development (Town is discussing with RTD on whether a pull off will be needed or not).
2. General note that at the site plan stage, a traffic assessment per Town of Erie's Standard Specifications Section 100 is required. This will provide additional guidance on public and site improvements.
3. General note that the site access must be a minimum of 400 feet from the intersection of Erie Parkway and Meller Road (along Meller Road). This locks the site entrance to the south end of the site. Any site plans that show additional access points or a moved access point will not be deemed acceptable.



Internal Memo

To: Harry Brennan, Senior Planner
From: Shane Greenburg, Senior Park Planner
Subject: Canyon Creek Planned Development Amendment No. 11 - (ZON2025-00001) – Parks & Recreation, Development & Neighborhood Services – 1st Review

08/27/2025 - 1st Review

GENERAL COMMENTS

1. No parks specific comments, however, as this area was meant to be residential, please demonstrate sufficient visual, and auditory buffering to the neighboring properties with ample vegetation and, if necessary, walls or fences to mitigate noise, headlights, and other lighting. Any lighting should be shielded and downward facing.

NEIGHBORHOOD MEETING NOTICE

DATE: December 19, 2025

TIME: 1PM-2:30PM

PLACE: Digital Meeting via Google Meet

Erie Community Engagement (Canyon Creek PD Amendment#11)

Tuesday, December 19, 1:00 – 2:30pm MT

Video call link: <https://meet.google.com/fjc-ijtk-cpk>

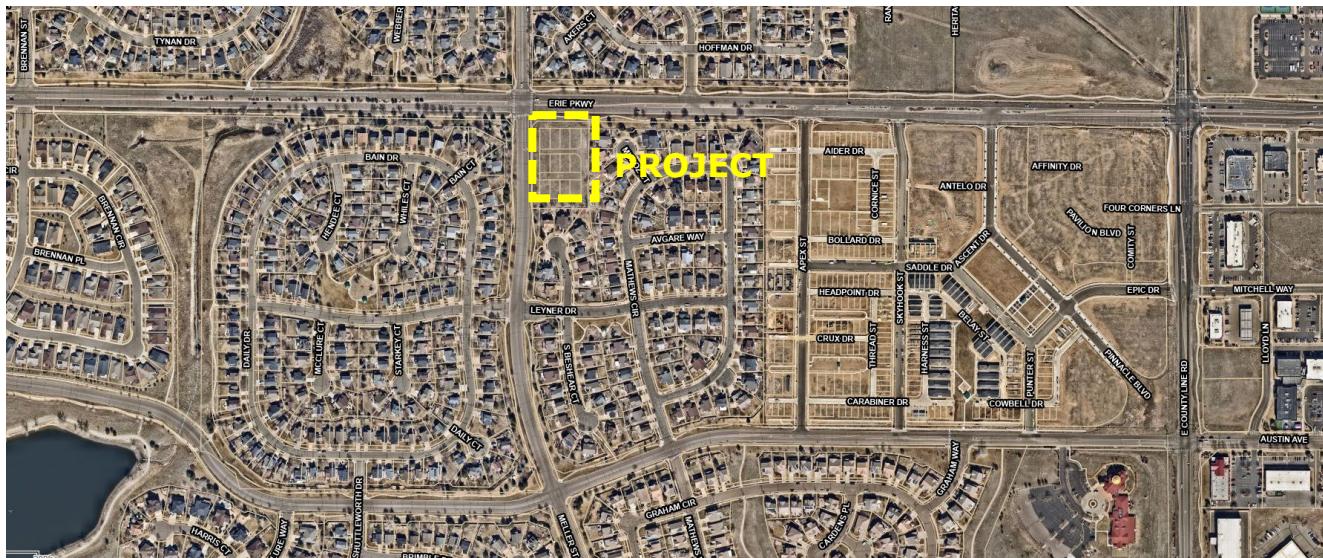
Or dial: (US) +1 636-725-2123 PIN: 371 933 179#

Emerald Development and Independent Architecture will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to the applicant.

APPLICATION TYPE: Planned Development (PD) Amendment

PROJECT NAME: Canyon Creek PD Amendment No. 11

PROJECT LOCATION: Southeast corner of Erie Parkway and Meller Street



PROJECT DESCRIPTION: This PD Amendment proposes to modify the allowed land uses and development standards in the Canyon Creek PD to allow neighborhood commercial development instead of medium-density residential development. Future required applications would include Site Plan(s) and Plat(s).

ADDITIONAL INFORMATION:

For additional information, to request copies of application materials, or to comment on the land use application, please contact:

Dominic Schwartz

Emerald Development
4949 N. Broadway #105
Boulder, CO 80304
303.444.4552
dominic@emeraldconnects.com

A public copy of the land use application materials is available for viewing on the Town's website by accessing the Development Activity Map at <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/apps/2f2f822f322b48eca7ea9c778d300a03/explore> .

A public copy of the land use application materials is also available for viewing in the Planning & Development office of Town Hall at 645 Holbrook Street, Erie, CO by appointment. Please call 303-926-2770 for inquiries or to schedule an appointment.

WEAKLAND MICHAEL JOHN & NANCY GAYLE WEAKLAND ERIE, CO 80516	WAGNER MARK G & JANELLE J... 1450 AKERS CT ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301
GRIESSER WALTER 1560 NELSON AVE MANHATTAN BEACH, CA 90266-7117	WOLLENBERG BLAKE E 1364 HOFFMAN DR ERIE, CO 80516	LOVATO ADAM R 451 WEBBER CT ERIE, CO 80516
SCHROEDER JOSHUA & KELLY ... 1356 HOFFMAN DR ERIE, CO 80516-6869	MALONE JUSTIN M & REBECCA... 461 WEBBER CT ERIE, CO 80516-6894	WIITANEN STEPHEN MARK 440 SIMMONS CT ERIE, CO 80516-6895
SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	KESTER BRETT L & LAURA A 1372 HOFFMAN DR ERIE, CO 80516	TOWN OF ERIE PO BOX 750 ERIE, CO 80516
BURKART MICHAEL W & CARL ... 1353 HOFFMAN DR ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	DECKERT STACY & CATHERINE... 9801 E 151ST PL BRIGHTON, CO 80602-2665
KOON DAVID STERLING 419 SIMMONS CT ERIE, CO 80516	CALVO ANDREW R 463 SIMMONS CT ERIE, CO 80516	PEARCE WADE & EMILY ANDRE... 1595 BAIN DR ERIE, CO 80516-7219
CM TRUST 429 SIMMONS CT ERIE, CO 80516-6895	PEARSON JOHN & ASHLEY 460 WOODSON DR ERIE, CO 80516-6876	FINOCCHARIO VICTORIA LYNN ... 1585 BAIN CT ERIE, CO 80516
LORENZ CHRISTOPHER J & BARBARA A LORENZ ERIE, CO 80516	CARTER FAMILY TRUST 1365 HOFFMAN DR ERIE, CO 80516	CONSTANTINE III THOMAS 2068 MADISON DR ERIE, CO 80516-6519
BIGONEY ANDREW & MARY-FR... 1398 HOFFMAN DR ERIE, CO 80516	BASIL MATTHEW PHILLIP & RO... 1457 AKERS CT ERIE, CO 80516	SAWYER REVOCABLE TRUST 1537 BAIN DR ERIE, CO 80516
HARTMAN LAURIE A 1467 AKERS CT ERIE, CO 80516-6867	CHEA SOVATIA 1346 HOFFMAN DR ERIE, CO 80516	CARGILE RANGER & KATIE 1577 BAIN DR ERIE, CO 80516-7220

HOLLE ERIC M & AMY 1551 BAIN DR ERIE, CO 80516	SPRINGER TERANA A ET AL 1561 LEYNER DR ERIE, CO 80516-7226	HAUBER ROSE A 664 MATHEWS CIR ERIE, CO 80516-7267
CIRAOLO DEREK P & AMANDA ... 571 WHILES CT ERIE, CO 80516-7225	LOTT CHARLENE ANN & FREDE... 609 WHILES CT ERIE, CO 80516	DURFEY RYAN M 601 N BESHEAR CT ERIE, CO 80516
CLARK WILLIAM A IV 589 WHILES CT ERIE, CO 80516	THOMSON JEAN R & MICHAEL ... 1581 BAIN CT ERIE, CO 80516	FLOOD MATTHEW O & KRISTIN ... 609 N BESHEAR CT ERIE, CO 80516-7272
COGDILL JOSHUA 410 N 2ND ST APT 442 MINNEAPOLIS, MN 55401-5320	ZIMMERMAN HANNAH CHRIST... 1568 BAIN DR ERIE, CO 80516	BOUWMAN JORDY & WENDY 669 MATHEWS CIR ERIE, CO 80516-7264
WATHEN KIMBERLY J & STEPH... 12164 W 85TH AVE ARVADA, CO 80005	GAGLIARDI JOSHUA C & KATHE... 1592 BAIN DR ERIE, CO 80516	TOWN OF ERIE PO BOX 98 ERIE, CO 80516
FICHTER KENNETH 1584 BAIN DR ERIE, CO 80516	KONGSOMBOONVECH SUCHO... 581 WHILES CT ERIE, CO 80516	SCHEPPACH AMBERLY 710 MATHEWS CIR ERIE, CO 80516
PEREIRA ISABELA & COLIN KE... 1561 BAIN DR ERIE, CO 80516-7220	HARTMANN JODY & JON 1547 BAIN DR ERIE, CO 80516	BERGHOFF THOMAS C & JULIE... 7444 EMPIRE DR BOULDER, CO 80303-5008
LARSON ANDREW & LINDSAY 1557 BAIN DR ERIE, CO 80516	KLEPICH FRED M & CAROL A T... 821 NELSON PARK DR LONGMONT, CO 80503	LUKENBILL MICHAEL J & LEAN... 684 MATHEWS CIR ERIE, CO 80516-7267
DAVIES MATTHEW & EMMA L 1544 BAIN DR ERIE, CO 80516	DORJEE NAWANG & PASANG T... 1552 BAIN DR ERIE, CO 80516	BOEHMER SEAN & KATHLEEN 527 MUÑOZ CT ERIE, CO 80516
EDWARDS LILLY ELLEN 599 WHILES CT ERIE, CO 80516	BERKEY RICHARD & ERIN FER... 1608 BAIN DR ERIE, CO 80516	FRESHOUR MARIAN TSOU & L... 615 CLARENDRON DR LONGMONT, CO 80504

CONN MICHAEL ALBERT & PAU... 688 MATHEWS CIR ERIE, CO 80516	MEINIG HENRY & NARUMOL 670 S BESHEAR CT ERIE, CO 80516	THAWNG VAN BAWI 1371 LEYNER DR ERIE, CO 80516
CAMBRIDGE PARTNERS SOUT... 2019 CRAFTSMAN SE GRAND RAPIDS, MI 49546-9003	TEIBER JEREMY 628 N BESHEAR CT ERIE, CO 80516	RENTON LIZBETH NATHALIA ET... 631 N BESHEAR CT ERIE, CO 80516
TOWN OF ERIE PO BOX 750 ERIE, CO 80516	NELSON DOMINIC J & AMY P 615 N BESHEAR CT ERIE, CO 80516	LOFTESNESS JULIE L 1364 AVGARE WAY ERIE, CO 80516
BURNS THOMAS D & KAREN L 689 MATHEWS CIR ERIE, CO 80516-7267	CHARD KEVIN R 2590 FREEMAN CT ERIE, CO 80516-7511	TOSTE TIMBER A & JESSICA R 679 MATHEWS CIR ERIE, CO 80516
PFLANZER KARI 645 N BESHEAR CT ERIE, CO 80516	PEVERLEY SUSAN A & ROBER... 545 MUNOZ CT ERIE, CO 80516-7271	BARRY JENNIFER LIVING TRUS... 544 MUNOZ CT ERIE, CO 80516-7271
POCOTTE SHAWN M & BRITTA... 704 MATHEWS CIR ERIE, CO 80516	BROCK LUCAS A & SARAH H 191 PEAR LAKE WY ERIE, CO 80516-2638	WEE TAE KWON 528 MUNOZ CT ERIE, CO 80516
VAN AUDALL DENISE M & SC... 700 MATHEWS CIR ERIE, CO 80516	MODRELL SUZANNE C 644 N BESHEAR CT ERIE, CO 80516	WILSON WILLIAM CARTER 1383 LEYNER DR ERIE, CO 80516
GUERRERO TIMOTHY 656 MATHEWS CIR ERIE, CO 80516	KAYTON BRIAN R & JENNIFER ... 623 N BESHEAR CT ERIE, CO 80516	BLATT STEVEN ANTHONY 1376 AVGARE WAY ERIE, CO 80516
AM HOEUN & NEARDEY SAN 1389 AVGARE WAY ERIE, CO 80516	CASTRILLON ANDRES & JODY ... 552 MUNOZ CT ERIE, CO 80516	ALLARD DUSTIN 1398 AVGARE WAY ERIE, CO 80516-7275
EICHHOLTZ NANCY L 1377 AVGARE WAY ERIE, CO 80516	JOSEPH CHRISTOPHER & LISA 536 MUNOZ CT ERIE, CO 80516	COURT ALEXANDER J 574 BEAR PEAK RD ERIE, CO 80516

HUNT BENJAMIN & MEGAN MA... 1386 AVGARE WAY ERIE, CO 80516	LAMITOLA MICHAEL 1567 BAIN DR ERIE, CO 80516	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
HERNANDEZ LEO D & JOLIE R ... 1383 JAMES WAY ERIE, CO 80516	WILDE JAMES A & SARA A 1600 BAIN DR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
SIMONOV SERGE 641 MATHEWS CIR ERIE, CO 80516	MARTINEZ JIM J JR & ROBYN L 637 NORTH BESHEAR CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
GIBSON KYLE GREGORY & AM... 659 MATHEWS CIRCLE ERIE, CO 80516	COOLEY SHARON K & MICHAEL 696 MATHEWS CIR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
LITTLE CHRISTOPHER J & NINA... 1470 AKERS CT ERIE, CO 80516	WARD DENNIS L & CHERYL L 652 MATHEWS CIR ERIE, CO 80516-7267	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
MAI BRANDON 441 SIMMONS CT ERIE, CO 80516	WALLER DONALD J & WHITNEY... 1365 AVGARE WAY ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
OLSON BRENDON MICHAEL & ... 464 SIMMONS CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
LEONAITIS LATHAM 1605 BAIN DR ERIE, CO 80516-7218	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
TROUT CHAD & KELLY ARCHIB... 1601 BAIN DR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
CARMENOROS MICHAEL D 1591 BAIN CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301

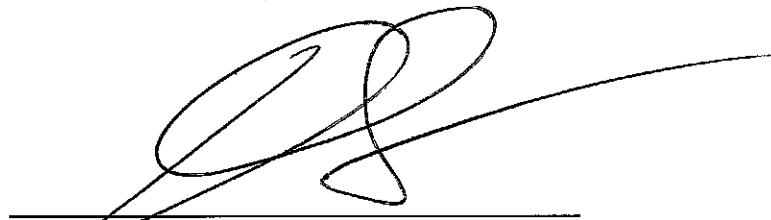
HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TOWN OF ERIE

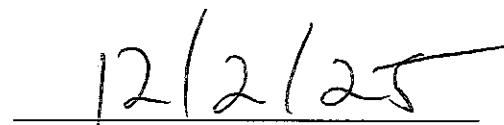
AFFIDAVIT OF MAILING - NEIGHBORHOOD MEETING NOTICE

I, Dominic Schwartz, as the applicant/representative for the CANYON CREEK PD AMENDMENT NO. 11 (*project name & application type*), hereby attest that on this 2nd day of DECEMBER, 2025, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with NEIGHBORHOOD MEETING scheduled for DECEMBER 19, 2025, marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.



Applicant/Representative's Signature



Date

**Attach copy of mailed notice

**Attach copy of mailing label list

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING



Ph

Meller St



Erie Parkway

Canyon Creek PD Amendment No. 11

(PROJECT NAME & APPLICATION TYPE)

I, DOMINIC SHWARTZ, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON DECEMBER 2, 2025, FOR THE NEIGHBORHOOD MEETING ON DECEMBER 19, 2025, WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.

(SIGNATURE OF PERSON THAT POSTED NOTICE)

EMERALD

DEVELOPMENT

Meeting Notes

Project: Meller St., Erie

Date: Dec. 19, 2025, 1:00 PM MST

Participants:

- Independent Architecture | Drew Stanley and Paul Andersen
- Emerald Development | Dominic Schwartz, Andrew Ghadimi and Marina Rusakova

- Increased vehicle traffic in a primarily residential neighborhood.
- Concern that children must pass by parking entrances and retail traffic on their way to school.
- Nearby streets may experience potential overflow parking.
- Light pollution from car headlights, signage and nighttime operations.
- Request for more mature landscaping to serve as a buffer between the proposed site and the existing residential area. Potential loss of privacy for homes directly bordering the site.
- Uncertainty about permitted tenant types for this type of zoning and future changes in use after initial development.
- Concerns that the spaces might eventually be occupied by undesirable businesses, such as a liquor store, vape shop, or marijuana dispensary.
- Loss of control over future uses and zoning.
- Question of whether additional neighborhood-scale retail is necessary.
- Desire to preserve the residential nature and character of the area.
- Interest in exploring alternatives that may better serve the neighborhood.

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, December 19, 2025, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Emerald Development for the Canyon Creek PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located: Southeast corner of Meller Street and Erie Parkway

The legal description of the property is: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

Debbie Stamp
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Colorado Hometown Weekly on December 17, 2025.
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516

Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday, December 19, 2025, at 6:30 PM, or as soon as possible thereafter at the Erie Town Hall Board Room, 645 Holbrook Street, Erie, CO 80516, a PUBLIC HEARING will be held upon the application made by Emerald Development for the Canyon Creek PD Amendment No. 11 to allow commercial development pursuant to the Codes of the Town of Erie and applicable State Statutes. The affected property is located: Southeast corner of Meller Street and Erie Parkway The legal description of the property is: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12 The application is on file with the Town of Erie. Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter. Debbie Stamp_____ Town Clerk FOR QUESTIONS OR COMMENTS, CONTACT TOWN OF ERIE PLANNING & DEVELOPMENT DEPARTMENT P.O. BOX 750 ERIE, COLORADO 80516 PHONE: (303) 926-2770 FAX: (303) 926-2706 Published: Colorado Hometown Weekly December 17, 2025-2147886



TOWN OF ERIE PUBLIC HEARING NOTICE

12/19/2025

The Town of Erie Planning Commission has scheduled the following item for consideration:

Applicant/Developer: Emerald Development

Project Description: This PD Amendment proposes to modify the allowed land uses and development standards in the Canyon Creek PD to allow neighborhood commercial development instead of medium-density residential development. Future required applications would include Site Plan(s) and Plat(s).

Legal Description: CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and LOTS 1 THROUGH 12

Location: Southeast corner of Erie Parkway & Meller Street

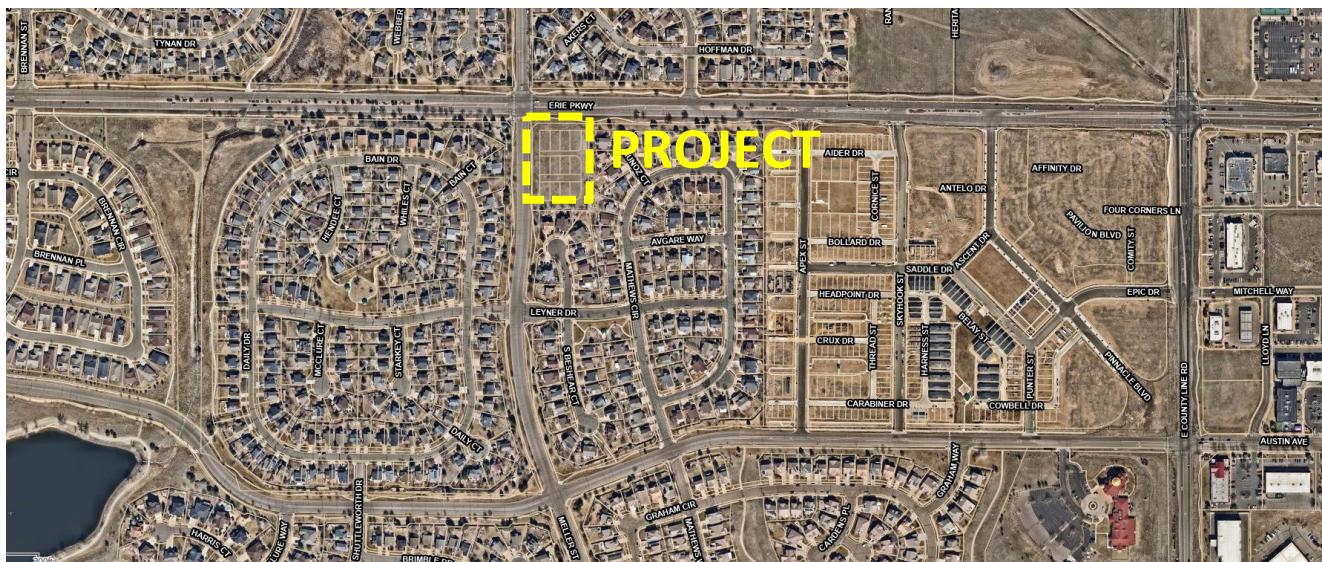
Board or Commission: Town Council

Hearing For: Canyon Creek PD Amendment No. 11

Date of Hearing: 1/7/2025

Time: 6:30 PM

Place: Meetings will be held in person in the Town Hall Board Room, 645 Holbrook Street (lower level, northeast entrance) **UNLESS** otherwise noted in the [Town Calendar on the Town's website](#). You can access the Town Calendar by going to the Town's website, www.erieco.gov and scrolling to the bottom of the page to "Events & Meetings". Select the "Planning Commission" in the box or click "View All" for more information, dates, and access to the meeting agenda. Please note: Public Comment can be given both in person and via Zoom (please see the Town Calendar at www.erieco.gov for Zoom information).





Planning & Development Department

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments to townclerk@erieco.gov; or, written comments to Town of Erie - Planning, P.O.

Box 750, Erie, CO 80516-0750. **If you have any questions, please call Planning at 303-926-2770.**

WEAKLAND MICHAEL JOHN & NANCY GAYLE WEAKLAND ERIE, CO 80516	WAGNER MARK G & JANELLE J... 1450 AKERS CT ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301
GRIESSER WALTER 1560 NELSON AVE MANHATTAN BEACH, CA 90266-7117	WOLLENBERG BLAKE E 1364 HOFFMAN DR ERIE, CO 80516	LOVATO ADAM R 451 WEBBER CT ERIE, CO 80516
SCHROEDER JOSHUA & KELLY ... 1356 HOFFMAN DR ERIE, CO 80516-6869	MALONE JUSTIN M & REBECCA... 461 WEBBER CT ERIE, CO 80516-6894	WIITANEN STEPHEN MARK 440 SIMMONS CT ERIE, CO 80516-6895
SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	KESTER BRETT L & LAURA A 1372 HOFFMAN DR ERIE, CO 80516	TOWN OF ERIE PO BOX 750 ERIE, CO 80516
BURKART MICHAEL W & CARL ... 1353 HOFFMAN DR ERIE, CO 80516	SUNWEST OWNERS ASSOCIATI... 7490 CLUBHOUSE RD BOULDER, CO 80301	DECKERT STACY & CATHERINE... 9801 E 151ST PL BRIGHTON, CO 80602-2665
KOON DAVID STERLING 419 SIMMONS CT ERIE, CO 80516	CALVO ANDREW R 463 SIMMONS CT ERIE, CO 80516	PEARCE WADE & EMILY ANDRE... 1595 BAIN DR ERIE, CO 80516-7219
CM TRUST 429 SIMMONS CT ERIE, CO 80516-6895	PEARSON JOHN & ASHLEY 460 WOODSON DR ERIE, CO 80516-6876	FINOCCHARIO VICTORIA LYNN ... 1585 BAIN CT ERIE, CO 80516
LORENZ CHRISTOPHER J & BARBARA A LORENZ ERIE, CO 80516	CARTER FAMILY TRUST 1365 HOFFMAN DR ERIE, CO 80516	CONSTANTINE III THOMAS 2068 MADISON DR ERIE, CO 80516-6519
BIGONEY ANDREW & MARY-FR... 1398 HOFFMAN DR ERIE, CO 80516	BASIL MATTHEW PHILLIP & RO... 1457 AKERS CT ERIE, CO 80516	SAWYER REVOCABLE TRUST 1537 BAIN DR ERIE, CO 80516
HARTMAN LAURIE A 1467 AKERS CT ERIE, CO 80516-6867	CHEA SOVATIA 1346 HOFFMAN DR ERIE, CO 80516	CARGILE RANGER & KATIE 1577 BAIN DR ERIE, CO 80516-7220

HOLLE ERIC M & AMY 1551 BAIN DR ERIE, CO 80516	SPRINGER TERANA A ET AL 1561 LEYNER DR ERIE, CO 80516-7226	HAUBER ROSE A 664 MATHEWS CIR ERIE, CO 80516-7267
CIRAOLO DEREK P & AMANDA ... 571 WHILES CT ERIE, CO 80516-7225	LOTT CHARLENE ANN & FREDE... 609 WHILES CT ERIE, CO 80516	DURFEY RYAN M 601 N BESHEAR CT ERIE, CO 80516
CLARK WILLIAM A IV 589 WHILES CT ERIE, CO 80516	THOMSON JEAN R & MICHAEL ... 1581 BAIN CT ERIE, CO 80516	FLOOD MATTHEW O & KRISTIN ... 609 N BESHEAR CT ERIE, CO 80516-7272
COGDILL JOSHUA 410 N 2ND ST APT 442 MINNEAPOLIS, MN 55401-5320	ZIMMERMAN HANNAH CHRIST... 1568 BAIN DR ERIE, CO 80516	BOUWMAN JORDY & WENDY 669 MATHEWS CIR ERIE, CO 80516-7264
WATHEN KIMBERLY J & STEPH... 12164 W 85TH AVE ARVADA, CO 80005	GAGLIARDI JOSHUA C & KATHE... 1592 BAIN DR ERIE, CO 80516	TOWN OF ERIE PO BOX 98 ERIE, CO 80516
FICHTER KENNETH 1584 BAIN DR ERIE, CO 80516	KONGSOMBOONVECH SUCHO... 581 WHILES CT ERIE, CO 80516	SCHEPPACH AMBERLY 710 MATHEWS CIR ERIE, CO 80516
PEREIRA ISABELA & COLIN KE... 1561 BAIN DR ERIE, CO 80516-7220	HARTMANN JODY & JON 1547 BAIN DR ERIE, CO 80516	BERGHOFF THOMAS C & JULIE... 7444 EMPIRE DR BOULDER, CO 80303-5008
LARSON ANDREW & LINDSAY 1557 BAIN DR ERIE, CO 80516	KLEPICH FRED M & CAROL A T... 821 NELSON PARK DR LONGMONT, CO 80503	LUKENBILL MICHAEL J & LEAN... 684 MATHEWS CIR ERIE, CO 80516-7267
DAVIES MATTHEW & EMMA L 1544 BAIN DR ERIE, CO 80516	DORJEE NAWANG & PASANG T... 1552 BAIN DR ERIE, CO 80516	BOEHMER SEAN & KATHLEEN 527 MUÑOZ CT ERIE, CO 80516
EDWARDS LILLY ELLEN 599 WHILES CT ERIE, CO 80516	BERKEY RICHARD & ERIN FER... 1608 BAIN DR ERIE, CO 80516	FRESHOUR MARIAN TSOU & L... 615 CLARENDRON DR LONGMONT, CO 80504

CONN MICHAEL ALBERT & PAU... 688 MATHEWS CIR ERIE, CO 80516	MEINIG HENRY & NARUMOL 670 S BESHEAR CT ERIE, CO 80516	THAWNG VAN BAWI 1371 LEYNER DR ERIE, CO 80516
CAMBRIDGE PARTNERS SOUT... 2019 CRAFTSMAN SE GRAND RAPIDS, MI 49546-9003	TEIBER JEREMY 628 N BESHEAR CT ERIE, CO 80516	RENTON LIZBETH NATHALIA ET... 631 N BESHEAR CT ERIE, CO 80516
TOWN OF ERIE PO BOX 750 ERIE, CO 80516	NELSON DOMINIC J & AMY P 615 N BESHEAR CT ERIE, CO 80516	LOFTESNESS JULIE L 1364 AVGARE WAY ERIE, CO 80516
BURNS THOMAS D & KAREN L 689 MATHEWS CIR ERIE, CO 80516-7267	CHARD KEVIN R 2590 FREEMAN CT ERIE, CO 80516-7511	TOSTE TIMBER A & JESSICA R 679 MATHEWS CIR ERIE, CO 80516
PFLANZER KARI 645 N BESHEAR CT ERIE, CO 80516	PEVERLEY SUSAN A & ROBER... 545 MUNOZ CT ERIE, CO 80516-7271	BARRY JENNIFER LIVING TRUS... 544 MUNOZ CT ERIE, CO 80516-7271
POCOTTE SHAWN M & BRITTA... 704 MATHEWS CIR ERIE, CO 80516	BROCK LUCAS A & SARAH H 191 PEAR LAKE WY ERIE, CO 80516-2638	WEE TAE KWON 528 MUNOZ CT ERIE, CO 80516
VAN AUDALL DENISE M & SC... 700 MATHEWS CIR ERIE, CO 80516	MODRELL SUZANNE C 644 N BESHEAR CT ERIE, CO 80516	WILSON WILLIAM CARTER 1383 LEYNER DR ERIE, CO 80516
GUERRERO TIMOTHY 656 MATHEWS CIR ERIE, CO 80516	KAYTON BRIAN R & JENNIFER ... 623 N BESHEAR CT ERIE, CO 80516	BLATT STEVEN ANTHONY 1376 AVGARE WAY ERIE, CO 80516
AM HOEUN & NEARDEY SAN 1389 AVGARE WAY ERIE, CO 80516	CASTRILLON ANDRES & JODY ... 552 MUNOZ CT ERIE, CO 80516	ALLARD DUSTIN 1398 AVGARE WAY ERIE, CO 80516-7275
EICHHOLTZ NANCY L 1377 AVGARE WAY ERIE, CO 80516	JOSEPH CHRISTOPHER & LISA 536 MUNOZ CT ERIE, CO 80516	COURT ALEXANDER J 574 BEAR PEAK RD ERIE, CO 80516

HUNT BENJAMIN & MEGAN MA... 1386 AVGARE WAY ERIE, CO 80516	LAMITOLA MICHAEL 1567 BAIN DR ERIE, CO 80516	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
HERNANDEZ LEO D & JOLIE R ... 1383 JAMES WAY ERIE, CO 80516	WILDE JAMES A & SARA A 1600 BAIN DR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
SIMONOV SERGE 641 MATHEWS CIR ERIE, CO 80516	MARTINEZ JIM J JR & ROBYN L 637 NORTH BESHEAR CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
GIBSON KYLE GREGORY & AM... 659 MATHEWS CIRCLE ERIE, CO 80516	COOLEY SHARON K & MICHAEL 696 MATHEWS CIR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
LITTLE CHRISTOPHER J & NINA... 1470 AKERS CT ERIE, CO 80516	WARD DENNIS L & CHERYL L 652 MATHEWS CIR ERIE, CO 80516-7267	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
MAI BRANDON 441 SIMMONS CT ERIE, CO 80516	WALLER DONALD J & WHITNEY... 1365 AVGARE WAY ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
OLSON BRENDON MICHAEL & ... 464 SIMMONS CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
LEONAITIS LATHAM 1605 BAIN DR ERIE, CO 80516-7218	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	CANYON CREEK FILING NO 5 T... 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
TROUT CHAD & KELLY ARCHIB... 1601 BAIN DR ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301
CARMENOROS MICHAEL D 1591 BAIN CT ERIE, CO 80516	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301	HESHMAT PROPERTIES LLC 5385 LOOKOUT RIDGE DR BOULDER, CO 80301

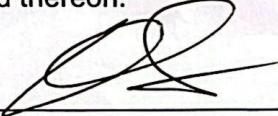
HESHMAT PROPERTIES LLC
5385 LOOKOUT RIDGE DR
BOULDER, CO
80301

TOWN OF ERIE

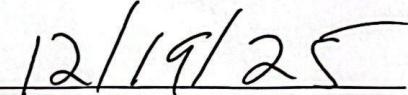
AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Dominic Schwartz, as the applicant/representative for the ZON2025-00001 - Canyon Creek PD Amendment No. 11 (*project name & application type*), hereby attest that on this 18 day of December, 20 25, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the Planning Commission (*Planning Commission or Board of Trustees*) scheduled for January 7, 2026 (*public hearing date*), marked as Exhibit "A" attached hereto and by reference incorporate herein, was mailed to those referenced in Exhibit "B" in accordance with the requirements of the Unified Development Code of the Town of Erie.

I further attest that the addresses shown in Exhibit "B" are true and correct addresses as determined from the records of the associated County Property Portal Records Search and that said Notices were placed in the United States Mail with the appropriate postage affixed thereon.



Applicant/Representative's Signature

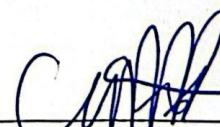


Date

STATE OF COLORADO)
COUNTY OF Boulder) ss.

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Dec, 20 25 BY
Calvin Hicar AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL:



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18th, 2027

CALVIN S. HICAR NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20194023151 MY COMMISSION EXPIRES JUNE 18, 2027

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

ZON2025-00001 – Canyon Creek PD Amendment No. 11 – Planning Commission



I, DOMINIC SCHWARTZ, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, - "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 7TH DAY OF JANUARY, 2026 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.



(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
COUNTY OF Boulder) ss.

ACKNOWLEDGED BEFORE ME THIS 19th DAY OF Dec, 2025 BY ✓ Calvin Higgin
AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: June 18th, 2027

CALVIN S. HICAR
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194023151
MY COMMISSION EXPIRES JUNE 18, 2027

**Town of Erie
Planning Commission
Resolution No. P26-1**

**A Resolution of the Planning Commission of the Town of Erie
Recommending Approval of the Canyon Creek Planned
Development Amendment No. 11**

Whereas, the Emerald Development ("Applicant") filed an application (the "Application") for approval of the Canyon Creek Planned Development (PD) Amendment No. 11 for the real property legally described in Exhibit A and attached hereto; and

Whereas, on February 7, 2025, the Applicant submitted the Application to the Town of Erie; and

Whereas, on January 7, 2026, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission wishes to recommend that the Town Council approve the Canyon Creek PD Amendment No. 11.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.20(C)(2) of the UDC:
 - i. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections [10-2-5](#) and [10-7-6](#);
 - ii. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection [10-6-1](#) C;
 - iii. The PD zone district will promote the public health, safety, and general welfare;
 - iv. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation,

open space, and trails master plan, and other pertinent town plan and policy documents;

- v. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development;
- vi. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise;
- vii. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering;
- viii. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features;
- ix. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated;
- x. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district;
- xi. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area;
- xii. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods; and
- xiii. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Canyon Creek PD Amendment No. 11.

Adopted this 7nd day of January, 2026.

Ben Hemphill, Chair

ATTEST:

Melinda Helmer, Secretary

Exhibit A

The legal description of the property is:

CANYON CREEK FILING NO 5 AMENDMENT 1, TRACT B-1, TRACT I, TRACT H, and
LOTS 1 THROUGH 12

From: Nicole Baer <nlbaer@gmail.com>
Sent: Thursday, December 18, 2025 4:15 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Meller and Erie parkway development

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Erie Planning Commission members,

I am writing to ask that the development at Meller and Erie Parkway not be a strip mall development and parking lot. I live near this area and I feel this land is definitely inside a neighborhood and shouldn't be as commercially developed. The new town center will be less than a mile away and feels like a much better location for retail and commercial development. Thank you for your time and consideration,

Nicole Baer
1732 Weston circle, Erie

From: Matt Flood <matt@thefloodfamily.com>
Sent: Thursday, 18 December, 2025 07:00
To: Town Clerk <townclerk@erieco.gov>; Council Mail <council@erieco.gov>
Cc: Andrew J. Moore <amoore@erieco.gov>; Anil Pesaramelli <apesaramelli@erieco.gov>; John Mortellaro <jmortellaro@erieco.gov>; Dan Hoback <dhoback@erieco.gov>; Brandon Bell <bbell@erieco.gov>; Emily Baer <ebaer@erieco.gov>; Brian O'Connor <boconnor@erieco.gov>; Andrew Sawusch <asawusch@erieco.gov>; Sherri Booth <sbooth@erieco.gov>; Tim Burns <tburns@erieco.gov>; Robert Braudes <rbraudes@erieco.gov>; Christopher Baham <cbaham@erieco.gov>; Delaney Dreckman <ddreckman@erieco.gov>; Ben Hemphill <bhemphill@erieco.gov>; Harry Brennan <hbrennan@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Julian Jacquin <jjacquin@erieco.gov>; Kristin Flood <kristin@thefloodfamily.com>
Subject: Opposition to Canyon Creek PD Amendment 11 – 609 N Beshear Ct

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor Andrew Moore, Board of Trustees, Town Clerk, Erie Planning Commission, and Town Council
Date: December 18, 2025 RE: Formal Objection to Rezoning Proposal for Emerald Development (1.8 Acre Lot)

Dear Mayor Moore and Members of the Board:

As 20-year residents of Erie living at 609 N Beshear Ct, my wife and I are writing to express our strong opposition to PD Amendment 11. Having called Erie home for two decades, we have seen our community grow and evolve, but we believe this specific rezoning is a significant mistake that undermines the residential integrity of our neighborhood.

Our property is one of those most directly impacted by this proposal, as our home shares a boundary with the parcel in question. While we generally support commercial development in Erie, it must be placed in appropriate locations.

A History of Residential Transition When we purchased our home, this lot was zoned for a commercial daycare. It was later changed to Medium Density Residential for six duplexes. While the increased density of the duplexes wasn't our preference, we recognized that a residential use was a compatible and appropriate fit for the neighborhood. Changing this lot to Commercial/Retail now is a step in the wrong direction for the stability of this corridor.

Our Primary Concerns:

- Unprecedented Zoning: In our 20 years here, we have seen no other example in Erie where a small, isolated commercial lot is placed directly inside an established residential stretch. From Highway 287 to the Town Center, Erie Parkway is consistently residential. This proposal would create a glaring exception that disrupts the character of the corridor.
- Proximity to Town Center: With a designated commercial hub less than half a mile away, there is no community need to "spot zone" this small parcel. Commercial growth should be concentrated in the Town Center rather than encroaching on quiet residential property lines.
- Direct Quality of Life Impacts: Because this lot is small and shares property lines with our home, the impact on our daily lives will be significant:
 - Light & Noise: Parking lot lighting and car headlights will shine directly into our bedroom windows.
 - Odors & Late Hours: Commercial tenants—particularly food service—bring smells and late-night customer traffic that are entirely incompatible with a quiet residential block.
 - Traffic: Creating a new commercial entrance for a small parking lot off Erie Parkway introduces unnecessary traffic friction and safety concerns for those of us living right next to it.
- Future Uncertainty: Once this is rezoned to commercial, residents have no control over what types of businesses move in.

We urge the Planning Commission and Town Council to deny PD Amendment 11 and maintain the residential integrity of the community we have called home for 20 years.

Respectfully,

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Project files:
<https://portal.laserfiche.com/Portal/Browse.aspx?id=307324&repo=r-a69d230a>