



**TOWN OF ERIE**

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://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: CPA-001202-2070	DATE SUBMITTED: 10/22/2020	FEES PAID: 3000 CK#

**PROJECT/BUSINESS NAME:** 111th St. & Arapahoe Rd. - Meritage

10247155

**PROJECT ADDRESS:** 1445 N 111th St., 10994 Arapahoe Rd., 11070 Arapahoe Rd

**PROJECT DESCRIPTION:** Comprehensive Plan Amendment request to include the subject properties within the Town of Erie Planning Area Boundary, and designate the subject properties for medium-density residential development to allow for a future single-family attached townhome community by Meritage Homes.

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: (see attached title commitment)

Filing #:	Lot #:	Block #:	Section:	Township:	Range:

**OWNER** (attach separate sheets if multiple)

Name/Company: (see attached Authorization letters)

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

Check here if Owner is responsible for Application Billing

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Norris Design

Contact Person: Allison Wenlund

Address: 1101 Bannock Street

City/State/Zip: Denver, CO 80204

Phone: 303-892-1166

Fax:

E-mail: awenlund@norris-design.com

Check here if Authorized Representative is responsible for Application Billing

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company: (see attached title commitment)

Address:

City/State/Zip:

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company: (see attached title commitment)

Address:

City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: Unincorporated Boulder County, Rural Residential

Gross Site Density (du/ac): 10.28

Proposed Zoning: Town of Erie, Planned Development

# Lots/Units Proposed: 181

Gross Acreage: 17.6 AC

Gross Floor Area:

**SERVICE PROVIDERS**

Electric: TBD

Gas: TBD

Metro District: N/A

Fire District: TBD

Water (if other than Town):

Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

**DEVELOPMENT REVIEW FEES**

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input checked="" type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
SPECIAL REVIEW USE		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	VARIANCE	
MISCELLANEOUS			\$600.00
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00	METRO DIST SERVICE PLAN	
<input type="checkbox"/>			\$10,000.00

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. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

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 staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.**

Owner: (see attached Authorization letters) \_\_\_\_\_ Date: \_\_\_\_\_  
 Owner (see attached Authorization letters) \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant: Allison Wenlund \_\_\_\_\_ Date: 10/20/2020

STATE OF COLORADO )  
 County of Denver ) ss.

The foregoing instrument was acknowledged before me this 20 day of October, 2020, by Allison Wenlund.

REBECCA BAILEY  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID # 20184037983  
 MY COMMISSION EXPIRES 09-25-2022

My commission expires: 9/25/2022  
 Witness my hand and official seal.

Rebecca Bailey  
 Notary Public

Attn: Town of Erie, Colorado  
Planning & Development  
645 Holbrook Street  
Erie, CO 80516

Re: 111<sup>th</sup> Street & Arapahoe Road  
Property Owner Authorization to Submit Development Applications

To whom it may concern:

I, Juanita Razo, being the property owner of a portion of the land that comprises the '111<sup>th</sup> Street and Arapahoe Road' property proposed for development by Meritage Homes, more particularly described below, hereby authorizes **Meritage Homes** and **Norris Design** to make the following development applications to the Town of Erie:

- Comprehensive Plan Amendment
- Annexation
- Planned Development Initial Zoning
- Sketch Plan
- Preliminary Plat
- Final Plat
- Site Plan
- Landscape, Irrigation, and Civil Construction Documents
- Building Permit

Property Address: 11070 Arapahoe Avenue (Unincorporated Boulder County)  
Parcel Number: 146534 100002  
Property Owner: Juanita Razo  
Mailing Address: 436 Hickory Lane  
Broomfield, CO 80020

Signature: Juanita Razo  
Date: 2-18-2021

State of Colorado  
County of Broomfield

This record was acknowledged before me on Feb 18<sup>th</sup>, 2021 by  
Sogol Khajeh Nasiri

[Signature]  
(Notary's official signature)

Banker  
(Title of Office)

12/03/2024  
(Commission Expiration)

**SOGOL KHAJEHNASIRI**  
Notary Public  
State of Colorado  
Notary ID # 20204042138  
My Commission Expires 12-03-2024

Attn: Town of Erie, Colorado  
Planning & Development  
645 Holbrook Street  
Erie, CO 80516

Re: 111<sup>th</sup> Street & Arapahoe Road  
Property Owner Authorization to Submit Development Applications

To whom it may concern:

I, Patrick and Debra Gonzales being the property owner of a portion of the land that comprises the '111<sup>th</sup> Street and Arapahoe Road' property proposed for development by Meritage Homes, more particularly described below, hereby authorizes **Meritage Homes** and **Norris Design** to make the following development applications to the Town of Erie:

- Comprehensive Plan Amendment
- Annexation
- Planned Development Initial Zoning
- Sketch Plan
- Preliminary Plat
- Final Plat
- Site Plan
- Landscape, Irrigation, and Civil Construction Documents
- Building Permit

**Property Address:** 10994 Arapahoe Road (Unincorporated Boulder County)  
**Parcel Number:** 146534 100003  
**Property Owner:** Patrick A & Debra K Gonzales  
**Mailing Address:** 10994 Arapahoe Road  
Lafayette, CO 80026

Signature:

Date:

Patrick A & Debra K Gonzales  
2/16/21

State of Colorado

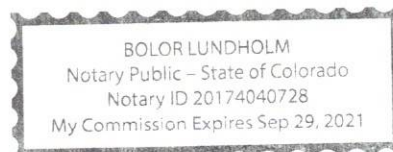
County of Adams

This record was acknowledged before me on 16<sup>th</sup> of February, 20 21 by Patrick and Debra Gonzales.

[Signature]  
(Notary's official signature)

Notary Public  
(Title of Office)

Sep 29, 2021  
(Commission Expiration)



Attn: Town of Erie, Colorado  
Planning & Development  
645 Holbrook Street  
Erie, CO 80516

Re: 111<sup>th</sup> Street & Arapahoe Road  
Property Owner Authorization to Submit Development Applications

To whom it may concern:

I, Olvin H Galdemez Sosa being the property owner of a portion of the land that comprises the '111<sup>th</sup> Street and Arapahoe Road' property proposed for development by Meritage Homes, more particularly described below, hereby authorizes Meritage Homes and Norris Design to make the following development applications to the Town of Erie:

- Comprehensive Plan Amendment
- Annexation
- Planned Development Initial Zoning
- Sketch Plan
- Preliminary Plat
- Final Plat
- Site Plan
- Landscape, Irrigation, and Civil Construction Documents
- Building Permit

Property Address: 1445 N 111<sup>th</sup> Street (Unincorporated Boulder County)  
Parcel Number: 146534 100002  
Property Owner: Olvin H Galdemez Sosa  
Mailing Address: 1445 N 111<sup>th</sup> Street  
Lafayette, CO 80026

Signature: Olvin H Galdemez Sosa  
Date: 02-12-21

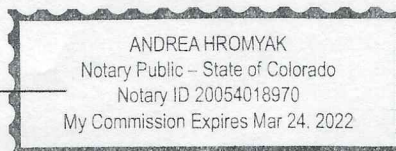
State of Colorado  
County of Boulder

This record was acknowledged before me on Feb 12, 2021 by  
Olvin H. Galdemez Sosa

Andrea Hromyak  
(Notary's official signature)

notary Public  
(Title of Office)

March 24, 2022  
(Commission Expiration)



April 21, 2021

Town of Erie  
Shannon Moeller, Senior Planner  
645 Holbrook Street  
Erie, CO 80516

Re: 111<sup>th</sup> Street & Arapahoe Road  
Comprehensive Plan Amendment Request

Dear Ms. Moeller,

On behalf of Meritage Homes, we respectfully request consideration of a Comprehensive Plan Amendment to bring the subject property, located at 111<sup>th</sup> Street and Arapahoe Road, into Erie's Planning Area – to be designated for Medium-Density Residential development. Please find enclosed the following Comprehensive Plan Amendment application items:

- Application Form
- Application Fee (mailed under separate cover)
- Project Narrative (herein)
- Existing vs. Proposed Land Use Designation Exhibit

We look forward to working closely with the Town on this exciting new opportunity!

Sincerely,  
Norris Design



Allison Wenlund  
Senior Associate

## Site Context

The subject property, located southwest of the 111<sup>th</sup> Street and Arapahoe Road intersection, is comprised of 3 separate parcels, totaling approximately 19.26 acres within unincorporated Boulder County. The site is bounded by Arapahoe Road to the north and 111<sup>th</sup> Street to the east. The recently approved and under construction 'Nine Mile' commercial and high-density residential development is located immediately west of the subject property; immediately to the south is a single existing low-density/rural residential home.

## Comprehensive Plan Amendment Request

Meritage Homes respectfully requests consideration of a Comprehensive Plan Amendment to bring the subject property into the Town's Planning Area, to be designated as Medium-Density Residential, to allow for the future development of a new infill neighborhood comprised of 2- and 3-story single-family attached townhomes.

Following the Comprehensive Plan Amendment request, an Annexation request is anticipated to incorporate the area into the Town of Erie. Assuming a successful Comprehensive Plan Amendment and Annexation, continued development review is anticipated through the Sketch Plan, Preliminary & Final Plat, and Site Plan processes.

## Comprehensive Plan Amendment Approval Criteria

A Comprehensive Plan amendment may be approved by the Planning commission and the Town Board if specific findings are made that the following approval criteria have been met:

**1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;**

*Though the subject site is located outside of the current Planning Area Boundary; the addition of the subject property into the Planning Area Boundary has the opportunity to directly support the recently approved commercial development located immediately west of the site at the intersection of Hwy 287 and Arapahoe Road. The Town of Erie defines the Planning Area Boundary as "area in which Erie wished to influence land use decisions."*

**2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan**

*This commercial center, as well as development in general along Arapahoe Road is further identified in the Comprehensive Plan as a Community Gateway. As an area of special consideration, the County Line Road/Arapahoe Road Community Gateway promotes the use of landscape buffers, pedestrian connections, view protection, thoughtful parking design and location, compatibility with airport flight patterns, thoughtful building orientation, fencing, and signage design, and transitions between urban intensity uses and existing rural residential neighborhoods and open space areas.*

*As noted above, the use of 2- and 3-story housing creates an appropriate transition from the bounding arterial roadways adjacent the site, and also to the recently approved and under construction 2-, 3-, and 4-story multi-family apartment buildings to the west.*

*The addition of this new neighborhood also supports the following Town of Erie Guiding Principles:*

- *A Coordinated and Efficient Patter of Growth*



*“The Town will have a compact pattern that encourages urban growth to locate within the Planning Area Boundary, fosters the efficient provision of infrastructure and services, and balances development and conservation of the natural environment.”*

*The subject property will serve as a logical continuation of the development of the ‘Nine Mile Corner,’ the recently approved mixed-use development to the east of the subject site. The addition of medium-density residential will create the additional residential density of rooftops that are needed to support this expanding commercial area.*

○ *Stable, Cohesive Neighborhoods Offering a Variety of Housing Types*

*“The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments”*

*This neighborhood will provide additional stock of single-family attached housing units within the Town of Erie. These low maintenance homes are attractive to a wide-range of demographic homebuyers, from starter-families to downsizing seniors.*

*“New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods.”*

*Again, as noted, the proximity of the subject site to the recently approved Nine Mile development results in a logical extension of development that will in turn support the new retail in the Community Gateway.*

**3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;**

*The proposed comprehensive plan amendment will have no major negative impacts on transportation, services, and facilities as the applicant is working closely with Town of Erie and City of Lafayette traffic engineering staff to mitigate traffic impact for the public roadways located adjacent to the subject tract. More specifically, the applicant intends to provide right-of-way dedications and roadway improvements along both Arapahoe Road and N. 111<sup>th</sup> Street to accommodate our portions of the ultimate build-out roadway sections for both roadways and intersection improvements based on recommendations from the joint traffic recently prepared by the two jurisdictions for the intersection of Arapahoe Road and N. 111<sup>th</sup> Street. The applicant will also be constructing sidewalk and tree lawn improvements along both project frontages.*

**4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;**

*The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned services as the applicant is working closely with Town of Erie engineering staff to ensure adequate water, sanitary sewer and storm sewer capacity exist to serve the subject tract. More specifically, the applicant has already provided Town engineering staff water and sanitary consumption estimates and intends to connect to existing infrastructure*



located adjacent to, or just off-site from the subject tract. Based on preliminary information provided to the Town, Town staff has confirmed that adequate water and sanitary supply exist to serve the subject tract. For water, the subject tract will connect to a proposed water main near the intersection of Arapahoe Road and Beasley Drive and the existing water main near the intersection of N. 111<sup>th</sup> Street and Morris Court. For sanitary sewer, the subject tract will connect to a proposed sanitary sewer main located north of the subject tract across Arapahoe Road. From a stormwater management standpoint, the applicant will construct a combination water quality/detention stormwater management pond that will connect to existing storm sewer infrastructure within the intersection of Arapahoe Road and N. 111<sup>th</sup> Street.

**5. The proposed amendment, if for an area that is outside of the Town’s current municipal boundaries, is consistent with the Town’s ability to annex the property;**

Following feedback from the Town on this Comprehensive Plan Amendment request, an Annexation request is anticipated to incorporate the subject property into the Town of Erie (from unincorporated Boulder County). Per the Comprehensive Plan, the following considerations are among those required when determining whether an Annexation is of benefit to the Town of Erie:

○ Location relative to the Town’s Boundary.

*“The annexation should be a **logical extension of the Town boundaries**. The pattern of the proposed growth should extend outward from the existing Town limits in a logical, appropriately phased manner.”*

○ Mix and balance of proposed land uses and consistency with the Comprehensive Plan.

*“The annexation and proposed development should be consistent with the policies set forth in the Town’s Comprehensive Plan and other policies as adopted.”*

○ Fiscal impacts of the proposed annexation.

*“The annexation and proposed development should have a demonstrated significant benefit to the Town. Tangible and intangible benefits that may be considered include: **sales tax generation**, employment base expansion, surplus water rights acquisition, unique open space or recreational amenities for the Town, **housing opportunities for the elderly or other special populations**, and utility or service upgrades or benefit to other areas of the Town.”*

○ Ability of the Town to provide facilities and services.

*“The annexation and proposed development shall be provided with adequate urban services, which are capable of being integrated into the Town’s existing or planned utility, transportation, public safety, and general services system in a financially responsible manner.”*

○ Cost of providing facilities and services

*“The fiscal impacts of extending and providing Town services for the life of the development will be weighed against the anticipated tax and other revenues generated from the proposed development. Necessary infrastructure improvements shall not be planned, constructed, or funded in such a manner as to impose an unreasonable level of public or private debt relative to realistic build-out as based upon sound demographic and growth projections annually approved by the Town.”*

- *Benefit of proposed annexation outweighs negative impacts*

***“Existing urban density development currently zoned within Boulder or Weld County and included in the Town’s Planning Area shall be considered for annexation if the benefit to the Town outweighs any negative impacts.”***

6. **Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and**

*Not applicable.*

7. **The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.**

*In conclusion, a Comprehensive Plan Amendment designating this site as medium-density residential will create the residential density of rooftops that is often necessary to the success of emerging commercial centers such as that of the Nine Mile development.*

*The addition of single-family attached townhomes will provide further diversity within the Town’s housing stock; this home type supports a range of demographics from starter families to downsizing seniors.*

*Being immediately adjacent to the recently approved Nine Mile Corner development, this property serves as a logical extension of density and associated infrastructure within the Town and is capable of furthering many of the Town’s goals as presented in the Comprehensive Plan.*