



ERIE
COLORADO

Canyon Creek Planned Development Amendment No. 11

Town Council

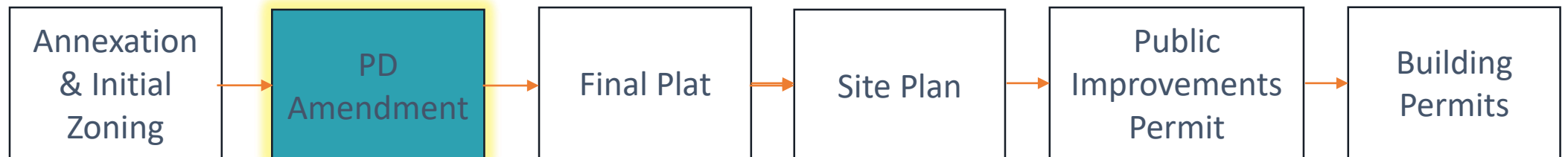
Harry Brennan, Senior Planner

April 14, 2026

Request

Review of Planned Development Amendment

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



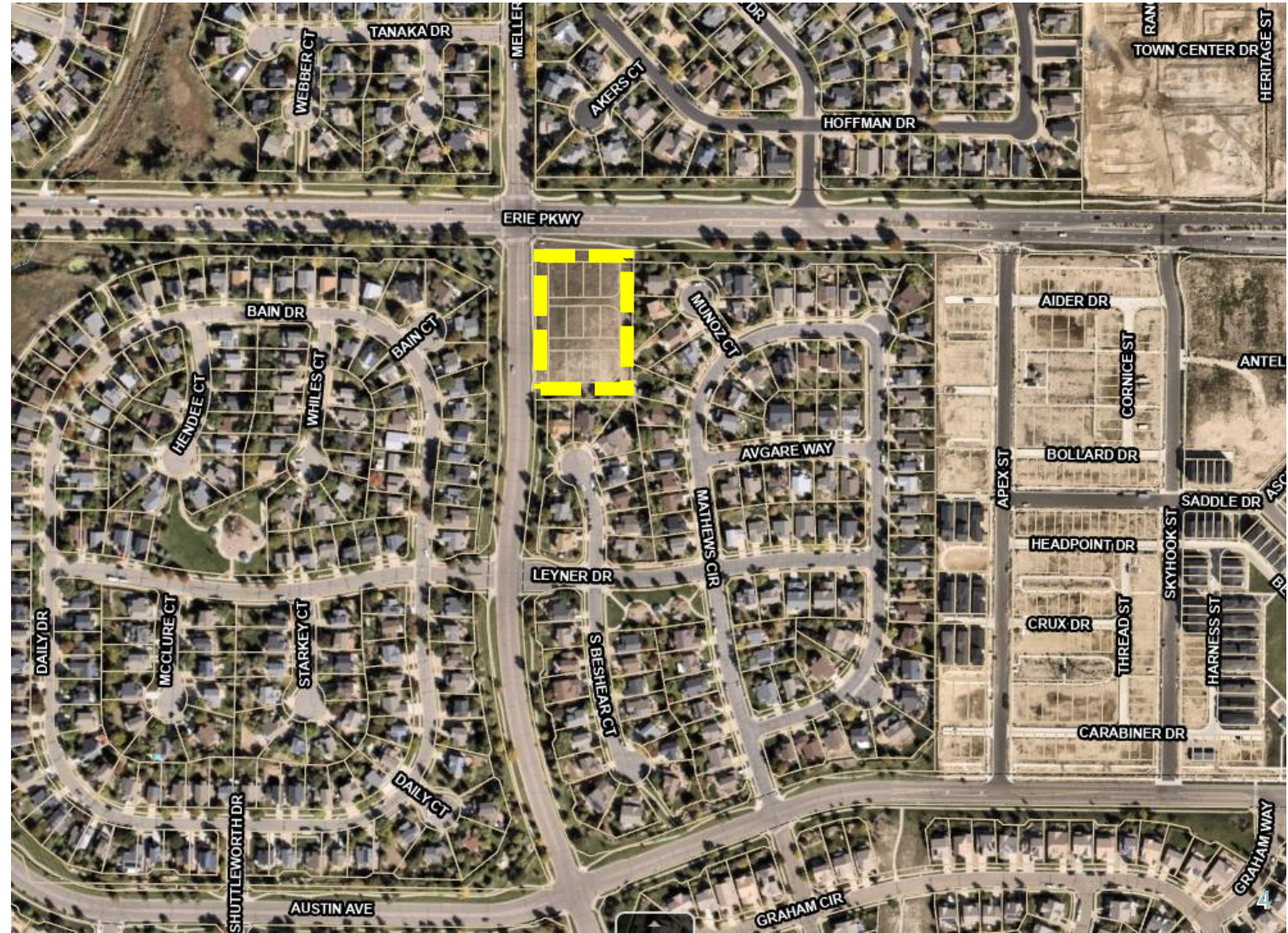


Overview

- **Background**
- Proposal
- Decision

Location

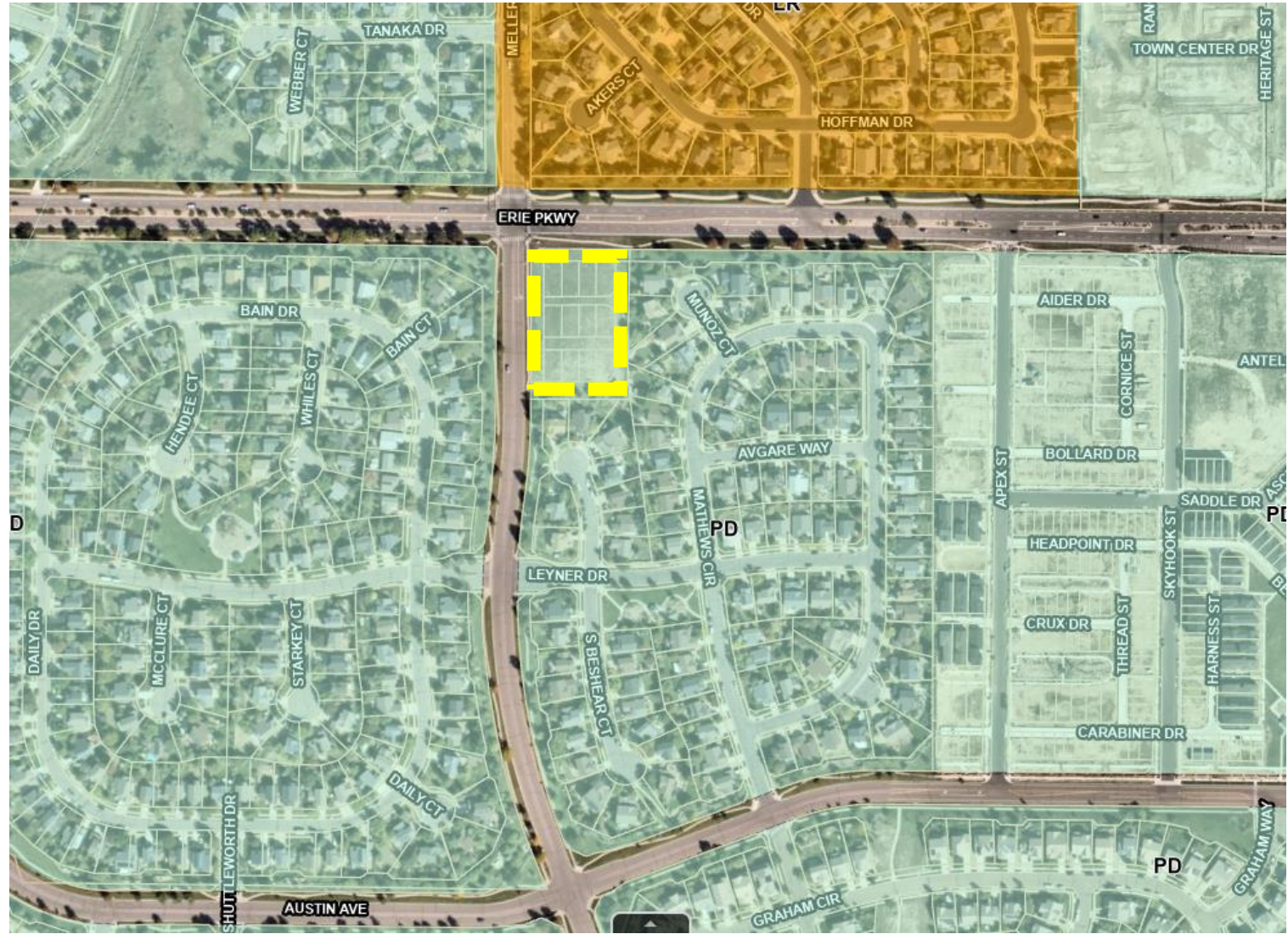
Southeast corner
of Erie Parkway
and Meller Street





Zoning

Canyon Creek PD





Comprehensive Plan

Residential
Medium

8 to 18 du/acre

Neighborhood
Commercial is a
secondary use
(FAR 0.3)

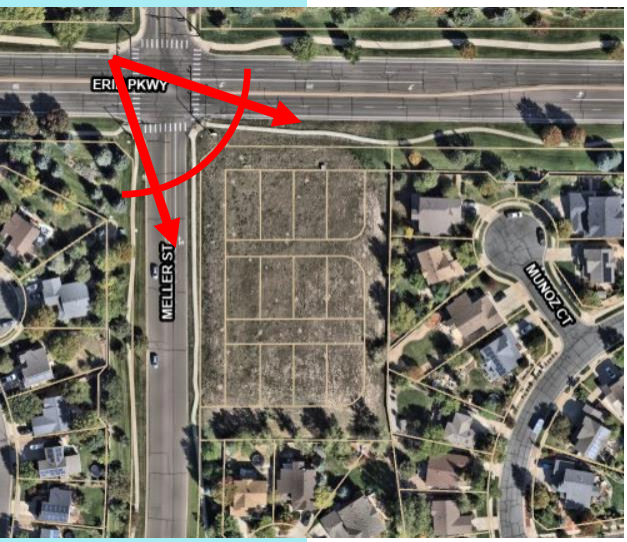


Comprehensive Plan

- **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

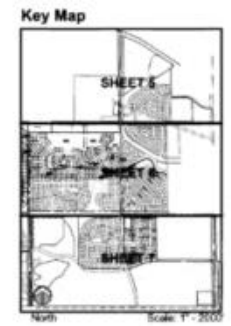
- ✓ Background
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Proposed PD Amendment

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





Proposed PD Amendment – Uses

Allowed Uses for the Site Under the <u>EXISTING</u> PD	Allowed Uses for the Site Under the <u>PROPOSED</u> PD
Daycare	<p><u>Uses allowed by right include the following:</u> Daycare or school, retail, bank, office, restaurant, pharmacy, commercial amusement-indoor (gym, etc.), urgent care, medical office, personal services, vet office</p> <p><u>Prohibited Uses in this Area include the following:</u> Auto repair heavy or light, bingo parlor, carwash, cemetery, crematorium, funeral home, RV storage, light industrial, pawn broker, mortuary, gas station, restaurant with drive-through, bank with drive-through, pharmacy with drive-through, stadium, nightclub, sexually oriented business, marijuana business, residential uses</p>
Medium Density Residential	
All other uses prohibited	



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	25' max

Parking minimum is eliminated; parking maximum from UDC remains in effect.



Proposed PD Amendment – Standards

- Required setback to residential MUST be landscaped, MAY NOT contain buildings, parking, or driveways
- 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**



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



Planning Commission Meeting

January 7, 2026, and February 18th:

- Eliminate minimum parking requirement, to allow parking to be dictated by future parking studies specific to an individual use to promote walkability
- Specify the landscape setback could not include development, drive aisles, or parking areas, and must be adequately landscaped to provide a buffer.
- Include a full list of land uses from the UDC to clearly show which would be allowed and which would be prohibited
- Lower the maximum permitted building height from 35' to 25'.



Approval Criteria

The application is subject to **UDC Section 10.7.20.C.2.**

Recommendation

Staff finds the Canyon Creek Planned Development (PD) Amendment No. 11 complies with the Planned Development Approval Criteria and recommends approval.

Planning Commission voted unanimously to recommend approval of the application to Town Council.



Public Notice

Public Notice of Town Council Hearing:

Published in the Colorado Hometown Weekly: 3/25/26

Property Posted: 3/27/26

Letters to Adjacent Property Owners: 3/27/26



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.



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