

**TOWN OF ERIE**

Community Development Department – Planning Division

645 Holbrook Street – PO Box 750 – Erie, CO 80516

Tel: 303.926.2770 – Fax: 303.926.2706 – Web: www.erieco.gov**LAND USE APPLICATION***Please fill in this form completely. Incomplete applications will not be processed.*

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Erie Gateway Community Commercial**PROJECT ADDRESS:** TBD - generally east of N 119th St. and north of Baseline Road/HWY 7

PROJECT DESCRIPTION: Erie Gateway Community Commercial is a minor amendment to the Comprehensive Plan Community Commercial boundary to reflect a more appropriate Commercial depth along Hwy 7 Town of Erie.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

Filing #:	Lot #:	Block #:	Section:36	Township: 1 North	Range:69 West
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OWNER (attach separate sheets if multiple)

Name/Company:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

AUTHORIZED REPRESENTATIVE

Company/Firm: OEO LLC

Contact Person: Matt Janke

Address: 7353 South Alton Way

City/State/Zip: Centennial, CO - 80112

Phone: 303.770.9111

Fax:

E-mail: mjanke@e5xmanagement.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Extraction Oil and Gas, LLC

Address: 370 17th Street, Suite 5300

City/State/Zip: Denver, CO - 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: LR

Proposed Zoning: N/A - CC Comp Plan Designation

Gross Acreage: 26 acres

Gross Site Density (du/ac): N/A

Lots/Units Proposed: N/A

Gross Floor Area: TBD

SERVICE PROVIDERS

Electric: Public Service

Metro District: N/A at this time

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
☐ Major (10+ acres)	\$ 4000.00	☐ Sketch Plan	\$ 1000.00 + 10.00 per lot
☐ Minor (less than 10 acres)	\$ 2000.00	☐ Preliminary Plat	\$ 2000.00 + 40.00 per lot
☐ Deannexation	\$ 1000.00	☐ Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		☐ Minor Subdivision Plat	\$ 2000.00
☐ Major	\$ 3000.00	☐ Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
☒ Minor	\$ 1200.00	☐ Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		☐ Road Vacation (paper)	\$ 100.00
☐ Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
☐ PUD Rezoning	\$ 1700.00 + 10.00 per acre	☐ Residential	\$ 1400.00 + 10.00 per unit
☐ PUD Amendment	\$ 1700.00 + 10.00 per acre	☐ Non-Resl. (>10,000 sq. ft.)	\$ 2200.00
☐ Major PD Amendment	\$ 3700.00 + 10.00 per acre	☐ Non-Resl. (>2,000 sq. ft.)	\$ 1000.00
☐ Minor PD Amendment	\$ 500.00	☐ Non-Resl. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		☐ Amendment (major)	\$ 1100.00
☐ Major	\$ 1000.00	☐ Amendment (minor)	\$ 350.00
☐ Minor	\$ 400.00	VARIANCE	\$ 600.00
☐ Oil & Gas	\$ 1200.00	SERVICE PLAN	\$ 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 Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, 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: _____

Date: _____

Owner: _____

Date: _____

Applicant: _____

Date: June 6, 2018

STATE OF COLORADO)
County of Denver) ss.

The foregoing instrument was acknowledged before me this 6th day of June, 2018, by Christopher Elliott.

My commission expires: 12/20/21.

Witness my hand and official seal.

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021

Notary Public



ERIE GATEWAY SOUTH

COMPREHENSIVE PLAN NARRATIVE - OCTOBER - 2018



PROJECT TEAM

applicant:

OEO, LLC

7353 South Alton Way, Centennial, Colorado 80112
tel. 303.770.9111 - contact: Matt Janke

planning consultant:

PCS Group, Inc.

200 Kalamath Street, Denver, Colorado 80223
tel. 720.249.8246 - contact: John Prestwich

engineering & surveyor consultant:

KT Engineering

12500 W.58th Ave #230, Arvada, Colorado 80002
tel. 720.638.5190 - contact: Ken Toland



COMPREHENSIVE PLAN AMENDMENT

WRITTEN NARRATIVE

GENERAL PROJECT CONCEPT

OEO, LLC, (the 'Applicant') is pleased to present this document requesting a Comprehensive Plan Amendment to align the Community Commercial boundary at the intersection of N 119th St and Hwy 7 with the recent rezoning to the north of this area, and to refine the Commercial boundary to reflect a more appropriate depth for future commercial development. In addition, the request includes changing the area adjacent to the Community Commercial area to MDR instead of LR, based on the proximity to Hwy 7 and the Future Commercial property. Finally, staff

requested that we update the plan to reflect the additional Open Space area that has been proposed to be dedicated as part of the Parkdale project. This request is for a tract of land located in section 36, township 1 north, range 69 west of the sixth principal meridian, county of Boulder, State of Colorado, being presented as the Erie Gateway South Property, the total land area included in the request is approximately 65 acres.



The Request

The request for the Erie Gateway South Comprehensive Plan Amendment is a minor refinement to the boundary of Community Commercial, Low Density Residential, and P/OS in the southwest corner of the current Comprehensive Plan.

The current Comprehensive Plan designates Community Commercial at the intersection of N 119th St and Hwy 7. The area is approximately an 1,100 foot by 1,100 foot square. The proposed Amendment increases the frontage along Hwy 7 to approximately 2,035 feet, and makes the depth along Hwy 7 approximately 600 feet, which is more appropriate for the likely commercial uses at this intersection. Additionally, the Thero property has been recently Annexed to the Town of Erie, and was zoned as LR (Low Density Residential), as part of the Annexation Request. This proposed Comprehensive Plan Amendment essentially creates consistency between the Annexed and Zoned property and balances the desire for Community Commercial at the intersection of Hwy 7 and N 119th Street, while providing a more appropriate depth for the future development, and provides more Commercial frontage along Hwy 7.

The Town of Erie Planning Division requested that we amend the Comprehensive Plan boundaries in this area as part of reviewing the likely planning for the full section of land generally bounded by N 119th St on the West, County Line Road on the East, Arapahoe Road on the north, and Highway 7 on the south. Additionally, we have requested that the land between the eastern boundary of the Community Commercial area and the new Arterial road connection be changed from LR to MDR as a more appropriate transition to the Commercial Uses and proximity to Hwy 7. Finally, staff requested that we update the approximate boundary of the P/OS area to reflect the additional Open Space dedication as depicted on the approved PUD/Preliminary Plat for the Parkdale community.

The approximate acreage of the land uses do not materially change, the approximate acreage of the existing Community Commercial is 27.7 acres, and the approximate acreage of the proposed Community Commercial is 28.0 acres. This is an estimate based on the large scale planning bubbles that are depicted on the existing Comprehensive Plan, versus aligning more closely to surveyed properties.

Both the current and proposed Community Commercial areas are larger in size than stated in Community Commercial Policies - CC 1.1 - Characteristics, **“These centers typically have a Gross Leasable Area of between 100,000 and 250,000 square feet and generally range between 10 and 20 acres in size.”**

The amount of LDR that would be changed to MDR is approximately 18 Acres, and the approximate amount of additional Open Space is 19 Acres.

In all this minor amendment request will align with the current zoning in the area, and will provide more valuable Commercial frontage along Hwy 7.

Approval Criteria

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

The proposal to amend the plan will update the Comprehensive Plan to more accurately reflect the current zoning in the area.

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

The scope of the proposed amendment is minor. The proposed land uses are not significantly changing, but the configuration of the boundaries are being modified which will provide a more realistic commercial development opportunity along Hwy 7, and a more logical residential transition to those uses and Hwy 7.

7. The current boundaries depict a very deep commercial



bubble with approximately the same amount of frontage along both Hwy 7 and N 119th St, with more residential use depicted along Hwy 7. The proposed amendment increases the amount of commercial frontage along Hwy 7, and reduces the amount of residential frontage along Hwy 7.

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

The proposed amendment anticipates essentially the same area and types of land uses, again it is a minor reconfiguration of the boundaries in the area that will reflect the current zoning of the Penner/Thero properties. We do not anticipate that this amendment will have any different impacts to transportation, services or facilities than the current Comprehensive Plan.

4. The proposed amendment will have minimal effect of 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 no different effect of service than the current Comprehensive Plan.

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;

A portion of the property within the proposed amendment has been recently annexed to the Town of Erie and zoned LR (Low Density Residential), we believe that the entire area encompassed within this proposal area is consistent with the Town's ability to annex the property.

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

The proposal is to modify the boundaries of the Community Commercial boundary currently depicted at the intersection of Hwy 7 and N 119th St. The proposal provides essentially the same acreage for the land uses, but provides more Commercial frontage along Hwy 7, which is more commercially viable than

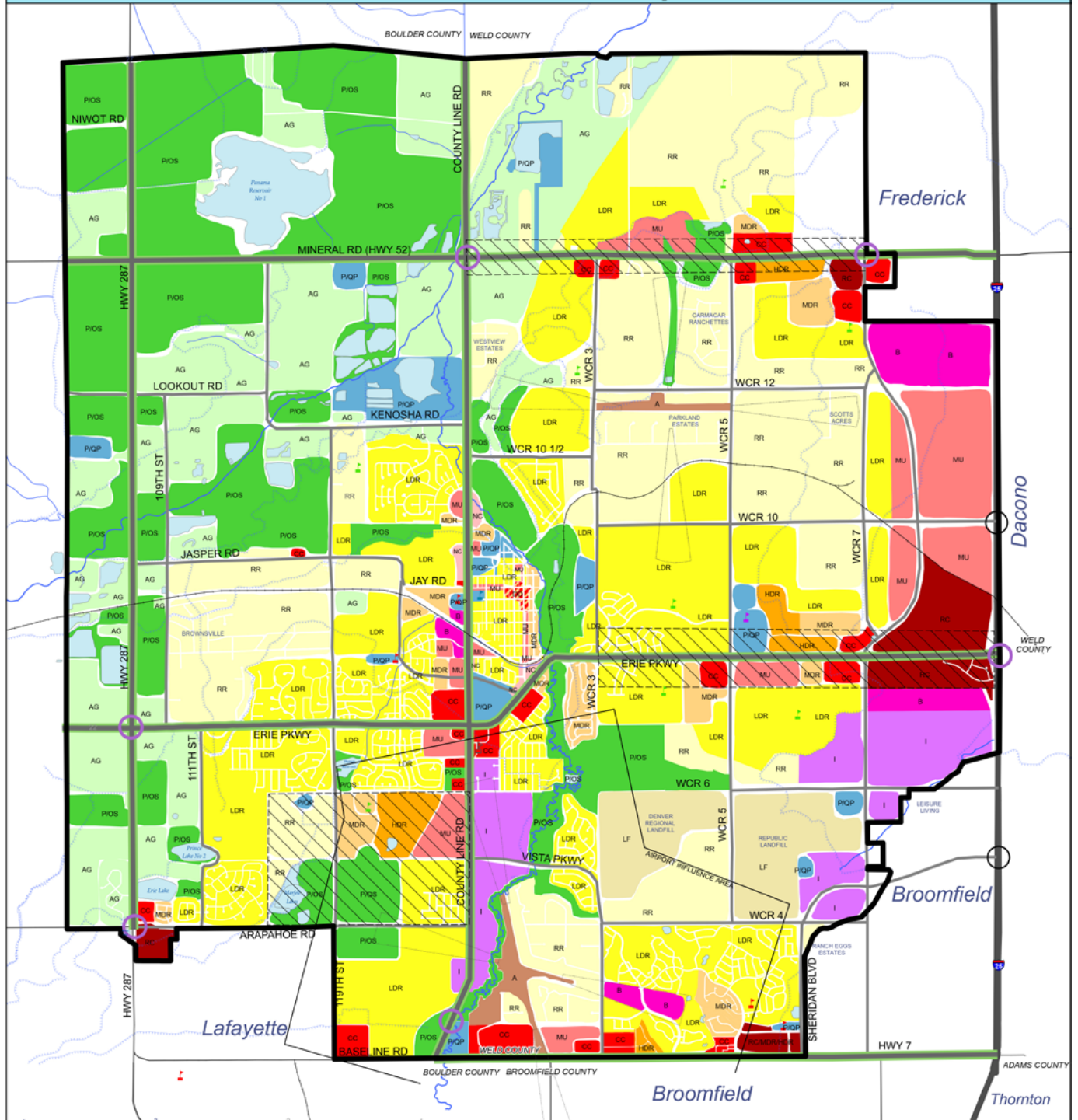
N 119th St. This proposal also reflects the recent zoning of the Thero property as LR (Low Density Residential).

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.

The proposed amendment will make the Community Commercial more viable with the additional frontage along Hwy 7. The amendment is essentially consistent with the existing Comprehensive Plan, the modification in the boundaries will better facilitate the potential for Commercial development in this area.



Town of Erie, Colorado Comprehensive Plan - 2015 Update Land Use Plan Map



Land Use Plan Legend

AG Agriculture	MDR Medium Density Residential (6-12 du/ac)	B Business
PIOS Parks/Public Open Space	HDR High Density Residential (12-20 du/ac)	I Industrial
PIQP Public/Quasi Public	DD Downtown District	R Reservoirs
LF Landfill	NC Neighborhood Commercial	CC County Boundary
A Airport	CC Community Commercial	PA Planning Area Boundary
RR Rural Residential (0-2 du/ac)	RC Regional Commercial	ASC Areas of Special Consideration
LDR Low Density Residential (2-6 du/ac)	MU Mixed Use	

0 0.25 0.5 1 Miles

Sources: Boulder CO GIS, Weld CO GIS, CDOT, Town of Erie

Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: June 12, 2017



Existing Comprehensive Plan Map



Town of Erie, Colorado Comprehensive Plan - 2015 Update Land Use Plan Map

Land Use Plan Legend

AG	Agriculture	MDR	Medium Density Residential (6-12 du/ac)	B	Business
PIOS	Parks/Public Open Space	HDR	High Density Residential (12-20 du/ac)	I	Industrial
PIQP	Public/Quasi Public	DD	Downtown District	Reservoirs	Reservoirs
LF	Landfill	NC	Neighborhood Commercial	County Boundary	County Boundary
A	Airport	CC	Community Commercial	Planning Area Boundary	Planning Area Boundary
RR	Rural Residential (0-2 du/ac)	RC	Regional Commercial	Areas of Special Consideration	Areas of Special Consideration
LDR	Low Density Residential (2-6 du/ac)	MU	Mixed Use		

Canal/Ditch
 Railroad
 Community Gateways
 I-25 Interchange (Future)
 Elementary School
 Middle School
 High School
 Proposed

0 0.25 0.5 1 Miles
 Sources: Boulder CO GIS, Weld CO GIS, CDOT, Town of Erie
 Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie Planning Area Boundary and is advisory in nature. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and densities levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.
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 Map Revision Date: June 12, 2017

