



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda Planning Commission

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Wednesday, February 18, 2026

6:30 PM

Council Chambers

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### In Person Meeting

To View Meeting Virtually on Zoom: <https://bit.ly/18Feb26PCMtg>

To Sign Up for Public Comment: [www.erieco.gov/PublicComment](http://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

[2026-98](#) Approval of the January 21, 2026 Planning Commission Meeting Minutes

Attachments: [January 21, 2026 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

[2026-99](#) Comprehensive Plan Implementation

Attachments: [Presentation](#)  
[Staff Report](#)

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

[2026-100](#) 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](#)
  - [Applicant Summary of Updates Memo](#)
  - [Proposed PD Amendment \(Updated\)](#)
  - [Proposed PD Amendment \(Jan 7th Version\)](#)
  - [Application and Narrative](#)
  - [Additional Application Materials](#)
  - [DRT Comments](#)
  - [Neighborhood Meeting Notice and Summary](#)
  - [Public Hearing Notices](#)
  - [PC Resolution P26-03](#)
  - [Public Comments Received as of Feb 6 2026](#)

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

[2026-103](#) A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Re-appoint Commissioners Booth and Burns

- Attachments:**
- [Resolution No. P26-04](#)

7:45 p.m. - 7:50 p.m.

**VII. STAFF REPORTS**

7:50 p.m. - 8:00 p.m.

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

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

8:00 p.m. - 8:15 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**

8:15 p.m.

**Translation Services**

*Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office at [TownClerk@ErieCO.gov](mailto:TownClerk@ErieCO.gov) or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.*

*Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al [TownClerk@ErieCO.gov](mailto:TownClerk@ErieCO.gov) o 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.*



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 2/18/2026**

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**File #:** 2026-98, **Version:** 1

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**SUBJECT:**

Approval of the January 21, 2026 Planning Commission Meeting Minutes

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Melinda Helmer, Secretary

**TIME ESTIMATE:** 0 minutes

**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 meeting minutes.

**SUMMARY/KEY POINTS**

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

**ATTACHMENT(S):**

1. January 21, 2026 Planning Commission Meeting Minutes

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, January 21, 2026**

**6:30 PM**

**In Person Meeting**

**To View Meeting Virtually on Zoom: <https://bit.ly/21Jan26PCMtg>**

**To Sign Up for Public Comment: [www.erieco.gov/PublicComment](http://www.erieco.gov/PublicComment)**

**Council Chambers**

**Planning Commission**

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**

Chair Hemphill called the January 21, 2026 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL**

Roll Call:

- Commissioner Booth - present
- Commissioner Sawusch - present
- Commissioner Dreckman - present
- Commissioner Burns - present
- Commissioner Baham- present
- 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 January 21, 2026 Planning Commission meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[2026-64](#) Approval of the January 7, 2026 Planning Commission Meeting Minutes

**Attachments:** [January 7, 2026 Planning Commission Meeting Minutes](#)

Vice Chair Braudes moved to approve the Meeting Minutes of the January 7, 2026 Planning Commission meeting. The motion, seconded by Chair Burns, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

No public comments were taken.

**VI. GENERAL BUSINESS**

[2026-45](#) A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Repealing and Reenacting Section 10-6-12 of the Erie Municipal Code and Amending Definitions Related Thereto, All Regarding Sign Regulations

**Attachments:** [Staff Report](#)  
[Staff Presentation](#)  
[Resolution P26-02](#)  
[Draft Ordinance](#)  
[Current Sign Code](#)

Chair Hemphill announced Agenda Item 2026-45: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Repealing and Reenacting Section 10-6-12 of the Erie Municipal Code and Amending Definitions Related Thereto, All Regarding Sign Regulations.

Chair Hemphill turned it over to staff for a presentation at 6:32pm.

Melinda Helmer, Business Operations Coordinator for the Planning & Development Department provided background on the last sign code update, an overall summary of the sign code changes, and staff's proposed recommendation.

The majority of the sign code amendment focuses on collaboration and transparency by reorganizing much of the current narrative text into a single, cohesive table that is easier to read and apply. The table consolidates sign regulations across all zone districts, bringing together sign area maximums, number of permitted signs, height limits, and other dimensional standards in one location. Updates for temporary signage included display times of up to 120 days per calendar year, with no individual sign displayed for more than 30 consecutive days. A-frame sandwich board signs are exempt from these limits, provided they remain on private property and do not impede pedestrian circulation. Other changes are as follows:

- Change allowable sign copy interval changes from four hours to 30 minutes
- Clarify that signs located within the public right-of-way are prohibited
- Permit ground signs (limited to 6 feet tall)
- Define off-premise signs

Chair Hemphill brought it back to the Commissioners for questions/comments for staff. Some questions/comments included the following:

- The table is a lot easier to read
- Is there a need for a legend on the acronyms for existing zoning districts?
- What was the definition for a 'ground sign'?
- Where do political signs now sit (this was removed back in 2021 with the last update)?
- Former Town Attorney provided interpretation on political signs as far as location and number of signs
- Do we want to bring back to the code that political signs are exempt from the code?
- Did the last update in 2022 go to the Planning Commission or just straight to the Board of Trustees?

Chair Hemphill asked if there was a motion on this agenda item.

Commissioner Sawusch asked if the Commissioner would be willing to consider a recommendation with a condition to exempt political signs from the code.

The Commission held additional discussion regarding political signs, noting that the current code language is unclear as it relates to this type of signage. Discussion focused on the importance of non-regulation of sign content, First Amendment considerations, and whether to introduce (or re-introduce) language that would exempt political signs. Options discussed included allowing one sign per ballot measure or establishing a reasonable number of political signs. During the discussion, Town Attorney Kunal Parikh asked for clarification on what was meant by exempting political signs, specifically whether this referred to exemption from regulation, and raised concerns related to First Amendment protections and

content-based review. Staff clarified that the Town does not regulate sign content and indicated they will further review the questions raised regarding political signs prior to bringing the item before Town Council.

Following this discussion, Commissioner Sawusch's original request for a recommendation with conditions was withdrawn.

Chair Hemphill noted that this was a good discussion and asked if there was a motion regarding this agenda item.

Commissioner Dreckman moved to approve Resolution P26-02, a Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Adopt an Ordinance Repealing and Reenacting Section 10-6-12 of the Erie Municipal Code and Amending Definitions Related Thereto, All Regarding Sign Regulations. The motion, seconded by Commissioner Burns, carried with all present voting in favor thereof.

Chair Hemphill stated the motion passes unanimously.

#### [2026-66](#)

#### Planning Commission Appointments

Chair Hemphill announced Agenda Item 2026-66: Discussion of Planning Commission Appointments.

Chair Hemphill requested that staff add this agenda item regarding the upcoming Planning Commission appointments, noting that three seats are set to expire. Chair Hemphill reported that he had spoken with the affected Planning Commissioners and that two of three Commissioners expressed interest in continuing to serve.

Chair Hemphill asked the Commissioners for a discussion on whether they would like to provide a recommendation to the Town Council regarding any of the Commissioner appointments, and if they (the Commission) would like to provide direction to staff on drafting a resolution for the Commission to review and vote on at the February 18, 2026 meeting.

The Commission had a discussion and a question came up on whether making a recommendation is part of the normal process. It was noted by Commissioner Sawusch that this has not occurred previously and that appointments are made at the discretion of Town Council. Commissioner Burns noted that a previous process included a discussion with the Commissioner's whose seats were expiring if they were interested in serving, their seats were renewed, and those Commissioners continued to serve.

Vice Chair Braudes clarified that appointments are different for other boards and commissions. Vice Chair Braudes asked if a resolution would be required or can the Commission send a letter including their vote and request to be involved in the appointment process.

Town Attorney, Kunal Parikh noted that a resolution would be the best practice.

Commissioner Sawusch asked for clarification as to whether or not this is within the Commission's powers or responsibility to make this type of recommendation to the Town Council to which Town Attorney Parikh added that we can interpret (the code) that the Planning Commission can make this type of recommendation.

Chair Hemphill stated that Commissioner Baham would not be seeking reappointment. Commissioners Booth and Burns wish to continue serving, and Chair Hemphill proposed the Commission consider making a recommendation to Town Council supporting their reappointment.

Commissioner Sawusch added that he doesn't disagree but doesn't fully agree with the intent of the resolution request. This hasn't been done previously.

Chair Hemphill added that previous discussions included the expansion of the Commission's roles and responsibilities - one of them being to interview Planning Commissioners, making a recommendation to Town Council, which would ultimately help with time and efficiency in the process. Commissioner Booth asked if this process would help to alleviate the Council's need to interview the existing Commissioners.

In the end, the choice to conduct an interview of current Commissioners is up to the Town Council. The application deadline is February 20, 2026.

The Commission generally agreed and directed staff/Town Attorney to draft a resolution making a recommendation to Town Council supporting the current Planning Commission members in terms of reappointments and would ask for clarification on the application process/timeline for existing Commissioners. Discussion of this drafted resolution would occur at the February 18, 2026 Planning Commission meeting.

## VII. STAFF REPORTS

Chris LaRue, Principal Planner noted that the Commission should have received an email from IT to start the mandatory security training which is due on March 12, 2026.

Mr. LaRue stated that there are no agenda items scheduled for the February 4, 2026 Planning Commission meeting and staff recommends cancelling this meeting. Chair Hemphill will not be available for this meeting.

Commissioner Sawusch asked what date the Commission has planned to meet with Town Council. Chair Hemphill stated that the meeting will be after the Planning Commission appointments which would be set for mid-April. There will be one meeting with the new Commissioner's before the Commission meets with Town Council.

Commissioner Booth asked if we have something on the February 18th, and what is the potential for March. Chair Hemphill noted that discussion could begin at the February 18th meeting and he could potentially move the discussion on Robert's Rules of Orders to another date to include the new Commissioners. The March 4, 2026 has no agenda items.

Chair Hemphill stated that we will cancel the February 4, 2026 Planning Commission meeting.

## VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Sawusch stated "Good Luck, Broncos!"

**IX. ADJOURNMENT**

Commissioner Booth moved to adjourn the January 21, 2026 Planning Commission meeting. The motion, seconded by Commissioner Dreckman, carried with all present voting in favor thereof.

Chair Hemphill adjourned the January 21, 2026 Planning Commission meeting at 7:15pm.



Planning Commission

**Board Meeting Date: 2/18/2026**

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**File #:** 2026-99, **Version:** 1

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**SUBJECT:**

Comprehensive Plan Implementation

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Kelly Driscoll, Planning Manager  
Josh Campbell, Senior Strategic Planner

**TIME ESTIMATE:** 30 minutes

**FISCAL SUMMARY:**

N/A

**POLICY ISSUES:**

Staff will provide an update on implementation of the Comprehensive Plan through projects as the Historic Old Town Social Capital Exercise and the Unified Development Code (UDC).

**STAFF RECOMMENDATION:**

Informational only.

**SUMMARY/KEY POINTS**

- The Comprehensive Plan is a guiding document for Council and staff as new development and projects are proposed.
- The Plan informs how other strategic plans are created and implemented across various departments and topic areas.

**BACKGROUND OF SUBJECT MATTER:**

The Comprehensive Plan is an overarching guide for desired development, services, and lived experience in the Town of Erie. The document establishes a vision, guiding principles, policies, and action items that cover all aspects of community building-from land use to parks, utilities and public services. As a guiding document, the policies and Future Land Use Map are meant to provide guidance for decision makers and staff as they review development, prioritize investments, and deliver infrastructure improvements.

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**File #:** 2026-99, **Version:** 1

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The Comprehensive Plan goals are implemented by more detailed plans, strategies, and regulations like the Transportation & Mobility Plan, Parks, Recreation, Open Space and Trails Plan, Sustainability Plan, Unified Development Code (UDC), utility plans, and others.

The attached Staff Report and Presentation provide details on implementation of the Comprehensive Plan. Updates on key implementation efforts including outreach in Old Town and next steps for the UDC update are also included.

**ATTACHMENT(S):**

1. Presentation
2. Staff Report



# Comprehensive Plan Implementation

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Town Council

Kelly Driscoll, Planning Manager

Josh Campbell, Senior Strategic Planner

Feb. 18, 2026



## Agenda

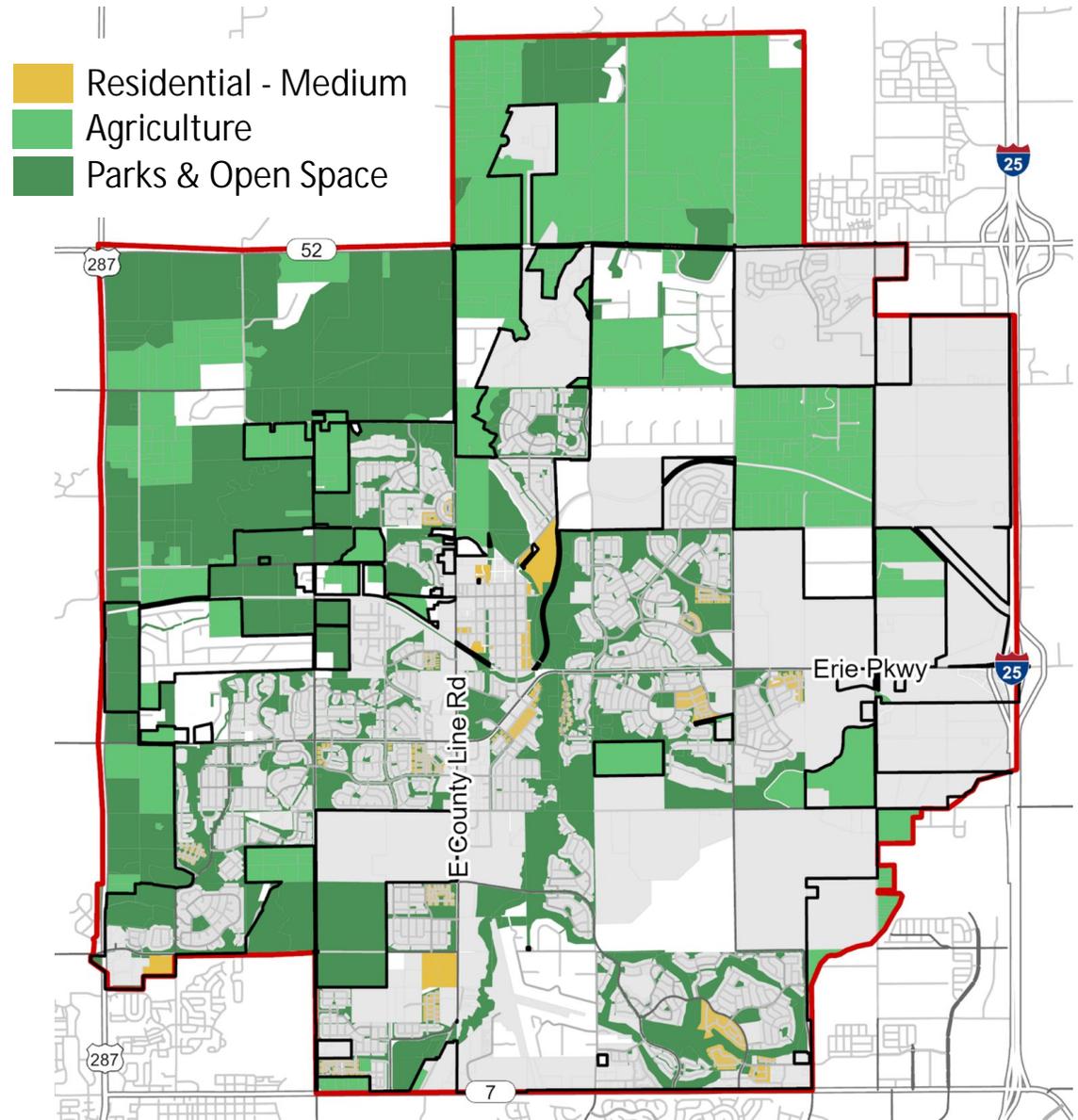
- Amendment Research & Proposals
- Unified Development Code Update
- Historic Old Town
- Next Steps

# Residential – Med.

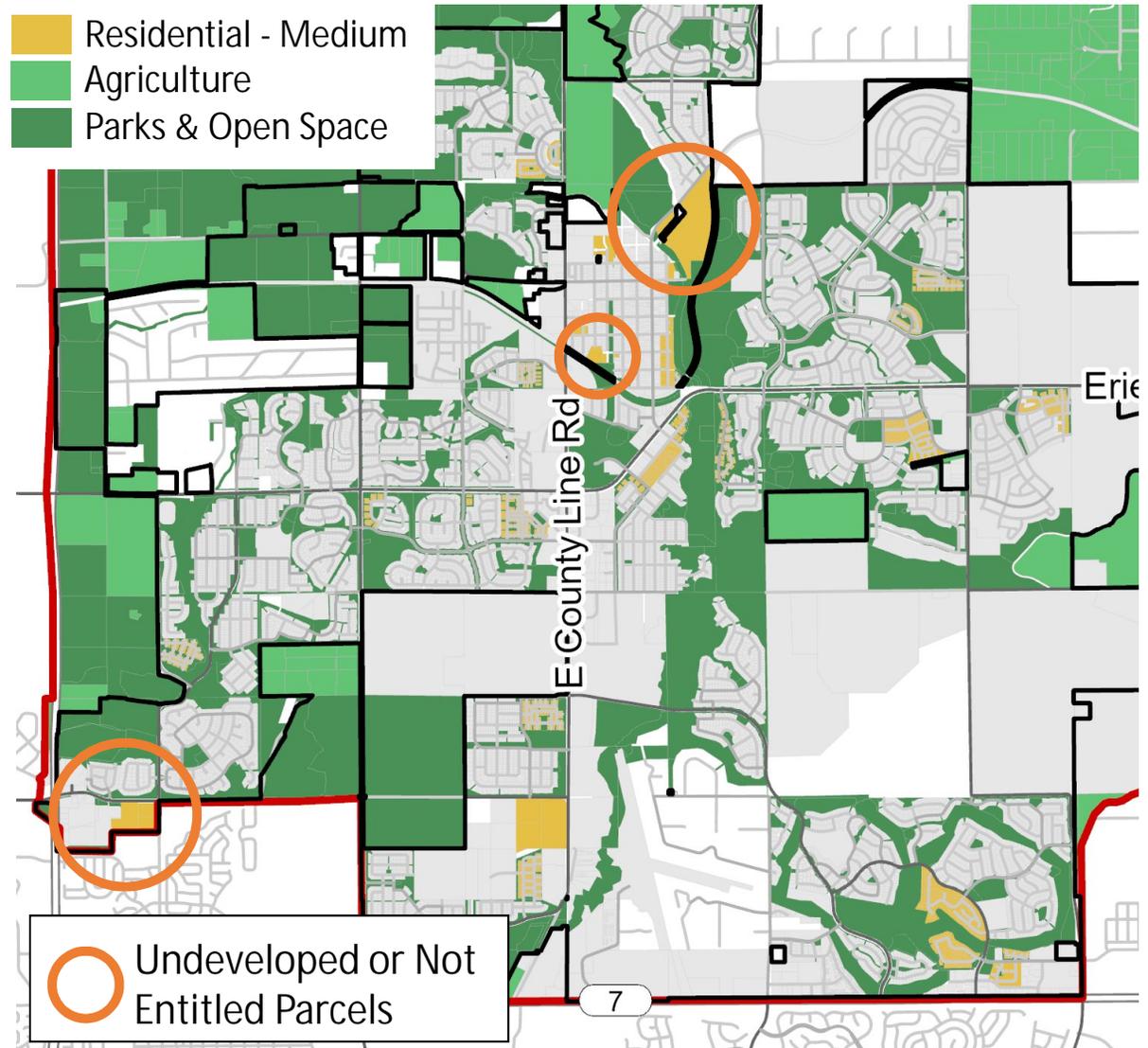
Description: Attached and detached housing types

Dwelling Units per Acre: 8 to 18

Secondary Use: Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands



# Residential – Med.





# Community Building Blocks

- Additional or enhanced policies addressing context sensitive design

**C1 Design connected neighborhoods.**  
Encourage diverse housing types, open space, amenities, connected street grids and distinct identities.

**C2 Cultivate unique destinations.**  
Foster destinations that serve as commercial activity centers and community gathering spaces.

**C3 Create a high-quality, visually engaging environment.**  
Design gateways, corridors, public spaces, and parks that emphasize Erie's identity and high quality of life.

**C4 Preserve areas of rural & agricultural character.**  
Protect natural and environmentally sensitive areas.

**C5 Promote a sustainable development pattern.**  
Ensure a fair share approach to the cost of growth and consider annexation, development phasing and form thoughtfully and in concert with available resources and services.



# Unified Development Code (UDC)

- Approved in 2026 Budget
- Project Goals
  - Address infill development, water conservation, green infrastructure, and diverse housing options
  - Create a transparent, predictable, and consistent process
  - Respond to feedback and concerns from the community, business owners, developers, and builders
  - Remain consistent with State and federal law
  - Ensure last ~5 years of individual UDC updates are cohesive and technically accurate
  - Increase use of standard zoning districts instead of Planned Development (PD) zone district



## Timeline

- RFP issued Q2 2026
- Onboarding and kick-off summer 2026
- Engagement and feedback through the end of 2026
- Drafting and review early 2027
- Completion and adoption expected 2027



# Historic Old Town

## 11 Outreach Opportunities

- 4 Old Town-hosted
- 7 Townwide

“Community is our strength, but individualism is our struggle.”

“There are two Old Towns within Old Town.”





## Potential Action Items

Quick Term	Medium Term	Long Term
Neighborhood Dumpster Day	Branding and Identity Program	Neighborhood Plan
Neighborhood Walk Listening Tours	Curb Appeal Grant Program	Historic Preservation Plan (Update)
Capital Project Awareness and Education	Placemaking Plan	Code Revisions
Neighborhood Volunteer Days	Social History Collection	



## Next Steps

- Comprehensive Plan Revision
  - Community Engagement & Education
  - Planning Commission & Town Council Review and Input
- Issue RFP for Unified Development Code Update
- Historic Old Town Action Items



# Questions & Discussion

**TOWN OF ERIE  
PLANNING COMMISSION AGENDA ITEM  
February 18, 2026**

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**SUBJECT:** Comprehensive Plan Implementation  
**CODE REVIEW:** Not Applicable  
**PURPOSE:** Discussion only  
**DEPARTMENT:** Planning and Development  
**PRESENTER:** Kelly Driscoll, Planning Manager  
Josh Campbell, Senior Strategic Planner

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**STAFF RECOMMENDATION:**

Information Item only.

**SUMMARY AND BACKGROUND OF SUBJECT MATTER:**

**Purpose of Discussion**

As part of the Comprehensive Plan Update, staff promised to provide an update on the implementation of the Comprehensive Plan. This update will provide information on potential future amendments to land use and policies, in addition to the kickoff of the Unified Development Code (UDC) update and efforts being made within the Historic Old Town Neighborhood.

**Topics Covered in this Memo:**

1. Potential Land Use and Policy Amendments
2. Unified Development Code Update
3. Historic Old Town
4. Next Steps

**1. Potential Land Use and Policy Amendments**

Staff was directed by Town Council during the January 6, 2026 council meeting to reevaluate the Residential – Medium land use classification. Guidance provided suggests the inclusion of an additional Residential – Medium subcategory with a lower density range for a few select parcels within the planning area. Staff will also be reviewing specific policies within the Community Building Blocks chapter of the Comprehensive Plan to enhance context sensitive design elements.

To ensure transparency with the community, Planning Commission, and Town Council, staff will be taking this information through a research, review, and engagement process. At the conclusion of this effort, staff will come back to Planning Commission with amendment suggestions for the Commission's recommendation of approval before going to Town Council.

## **2. Unified Development Code (UDC) Update**

When Comprehensive Plans are updated, updates to implementing tools like development codes and regulations typically follow. This ensures the vision and development related policies in the plan are implemented. The 2026 Budget and Work Plan include funding of \$250,000 to conduct an update to the UDC. The project will have stakeholder engagement and feedback, with an expected completion in 2027. Project goals include:

- Implement Comprehensive Plan policies and goals, including addressing the needs of infill development, water conservation, green infrastructure, and diverse housing options.
- Align land use densities and classifications with zoning districts.
- Create a transparent, predictable, and consistent process.
- Respond to feedback and concerns from the community, business owners, developers, and builders.
- Remain consistent with State and federal law.
- Ensure the last five years of individual UDC updates are cohesive.
- Increase use of standard zoning districts instead of Planned Development (PD) zone district.
- Address technical concerns identified by staff since the 2019-2022 updates.

## **3. Historic Old Town**

During June 3, 2025, Town Council meeting, staff presented the kick-off of the Historic Old Town Social Capital Exercise. The purpose of the exercise is to build relationships and connections within the Historic Old Town neighborhood and gain insight into existing social capital opportunities. Social capital is the value of 5 connections, collaboration, and partnership between people to achieve common goals, build community, and create individual opportunities for advancement.

Since the kick-off this past summer, staff attended seven Town-wide events including the Erie Farmers Markert and Erie Fest. Staff also created and hosted four Old Townwide events, including neighborhood walks, community coffees, and an ice cream social. These events were focused on connecting specifically with Historic Old Town residents and business owners, encouraging them to lead the conversations. Through these events, staff engaged in more than 200 conversations. These conversations covered a wide range of topics such as family history in the neighborhood, desires for more communal connections, struggles and traumas, and general wants and needs for the Historic Old Town neighborhood.

From these conversations, staff identified quick, medium-term, and long-term action steps that the Town could take to address frequently raised issues. The items were as simple as routine

education and awareness of upcoming capital projects to developing a Neighborhood Plan that addresses items such as housing, transportation, and historic preservation. Potential actions are outlined in the table below. Any projects requiring funding would necessitate Council approval at a future date.

*Table 1 Action Items*

Quick Term	Medium Term	Long Term
Neighborhood Dumpster Day	Branding and Identity Program	Neighborhood Plan
Neighborhood Walk Listening Tours	Curb Appeal Grant Program	Historic Preservation Plan (Update)
Capital Project Awareness and Education	Placemaking Plan	Code Revisions
Neighborhood Volunteer Days	Social History Collection	

#### 4. Next Steps

1. **Comprehensive Plan Revisions:** Staff will evaluate potential revisions to the Comprehensive Plan. This effort will include:
  - Community engagement and education to ensure transparency
  - Formal review and input from the Planning Commission and Town Council to ensure alignment with strategic priorities and long-term planning frameworks
2. **Unified Development Code Update:** Staff will initiate the issuance of a Request for Proposals (RFP) to begin a comprehensive update of the Unified 6 Development Code. This update is intended to align regulatory frameworks with current land use objectives, streamline development processes, and reflect best practices and case law.
3. **Historic Old Town Action Items:** Targeted strategies will be developed to address preservation, revitalization, and investment opportunities within Historic Old Town. These actions will be informed by community input and aligned with the Town’s cultural and economic development goals.

Staff will provide regular updates and seek Planning Commission and Council guidance as each item progresses.



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 2/18/2026**

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**File #:** 2026-100, **Version:** 1

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**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

*For time estimate: please put 0 for Consent items.*

**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, with the following condition:

1. Applicant shall make all necessary technical corrections prior to hearing at Town Council, as directed by staff.

**SUMMARY/KEY POINTS**

- This PD Amendment for the 1.8-acre site at the southeast corner of Meller Street and Erie Parkway would eliminate the existing land use allowance for townhome residential and replace it with a new list of permitted commercial uses.
- This proposed amendment reflects updates to the original proposal heard on January 7, 2026. Since changes were made to the application to reflect Planning Commission input, this updated proposal was re-noticed as a new public hearing.
- If Town Council approves the PD Amendment, next steps for the subject site will include Site Plan(s) and Minor Subdivision Plat(s) applications.

**BACKGROUND OF SUBJECT MATTER:**

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 1.8-acre site, located at the southeast corner of Meller Street and Erie Parkway, was added to the PD in 2001 with a daycare center land use designation. 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. This new application seeks to amend the PD to allow for neighborhood scale commercial development.

This application went to Planning Commission for a public hearing on January 7, 2026. After closing the public hearing and moving to deliberation, the Planning Commission decided to hear the application again on February 18, 2026. This hearing on February 18<sup>th</sup> is technically a new public hearing, rather than a continued hearing, and thus staff and the applicant completed a new round of public notices.

### **Update from the January 7 Public Hearing**

Planning Commission held a public hearing on this application on January 7<sup>th</sup> and decided to continue the hearing to February 18<sup>th</sup>. Key concerns from residents and discussed by Planning Commission included parking, setbacks, uncertainty of land uses, and building height. The Planning Commission asked the applicant to return with changes that considered:

- Eliminating the minimum parking requirement;
- Ensuring the setback from residential uses would not include development, drive aisles, or parking;
- Providing greater specificity of land uses to clearly demonstrate which would be allowed and prohibited;
- Reducing the maximum building height from 35 to 25 feet; and
- Whether future site plan applications could be reviewed by the Planning Commission.

### **ATTACHMENT(S):**

1. Staff Presentation
2. Staff Report
3. Application Presentation
4. Applicant Summary of Updates Memo
5. Proposed PD Amendment (Updated)
6. Proposed PD Amendment (Jan 7<sup>th</sup> Version)
7. Application and Narrative
8. Additional Application Materials
9. DRT Comments
10. Neighborhood Meeting Notice and Summary
11. Public Hearing Notices
12. PC Resolution P26-03
13. Public Comment Received as of 2/10/26



**ERIE**  
COLORADO

# Canyon Creek Planned Development Amendment No. 11

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**Planning Commission**

Harry Brennan, Senior Planner

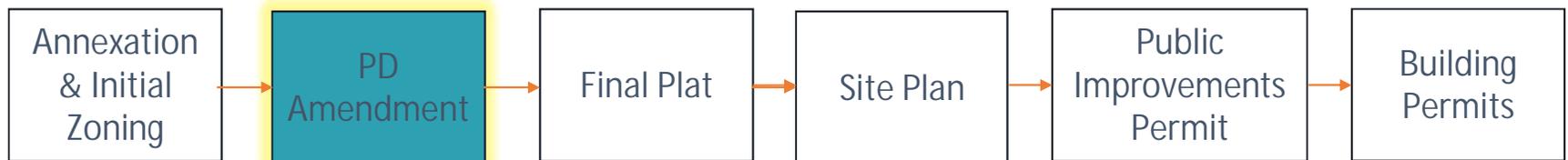
February 18, 2026



# Request

## Review of Planned Development Amendment

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





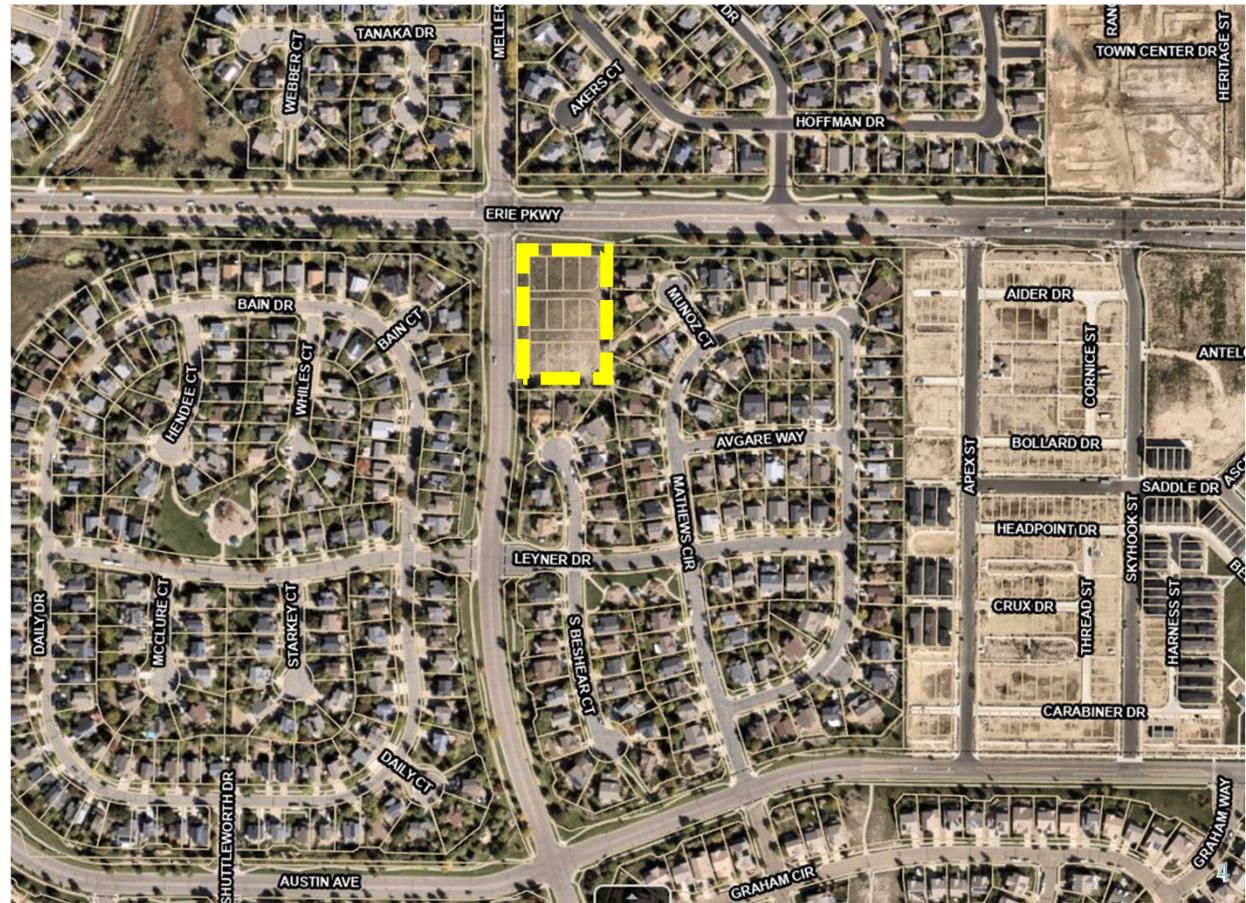
## Overview

- Background
- Proposal
- Decision



# Location

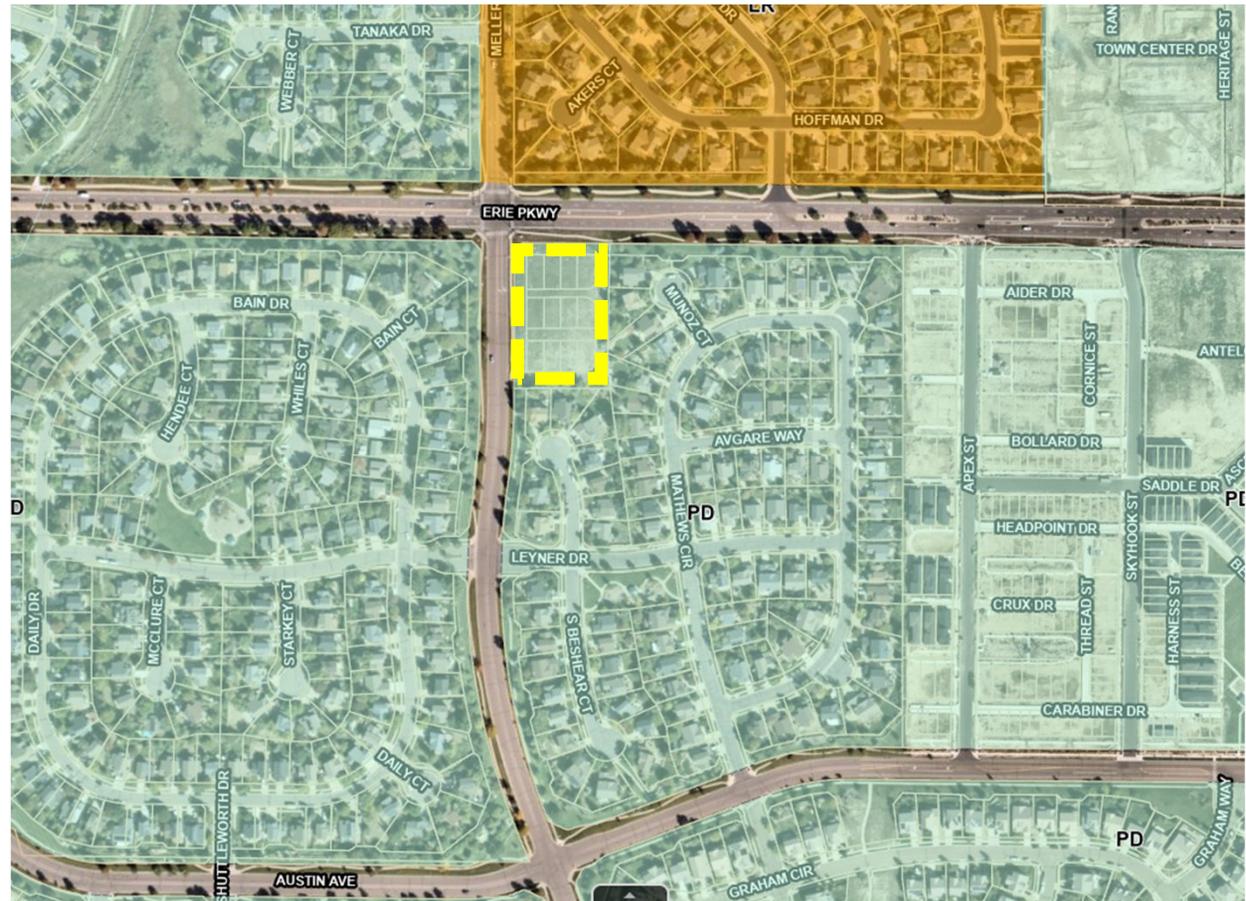
Southeast corner  
of Erie Parkway  
and Meller Street





# Zoning

## Canyon Creek PD





# Comprehensive Plan

Residential  
Medium

8 to 18 du/acre

Neighborhood  
Commercial is a  
secondary use  
(FAR 0.3)





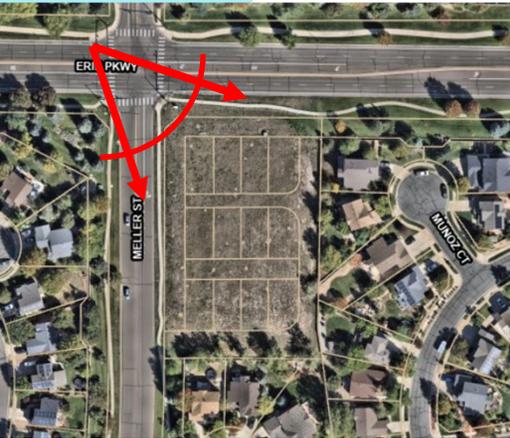
## Comprehensive Plan

- 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.

7



# Location





## 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 Concerns:

- Parking as it relates to creating a walkable development
  - Directed the applicant to eliminate the minimum parking requirement, which would allow parking to be dictated by future parking studies specific to an individual use
- Character of the setback between development and the existing residential neighborhood.
  - Directed the applicant to add language to the PD Amendment specifying that the landscape setback could not include development, drive aisles, or parking areas, and must be adequately landscaped to provide a buffer



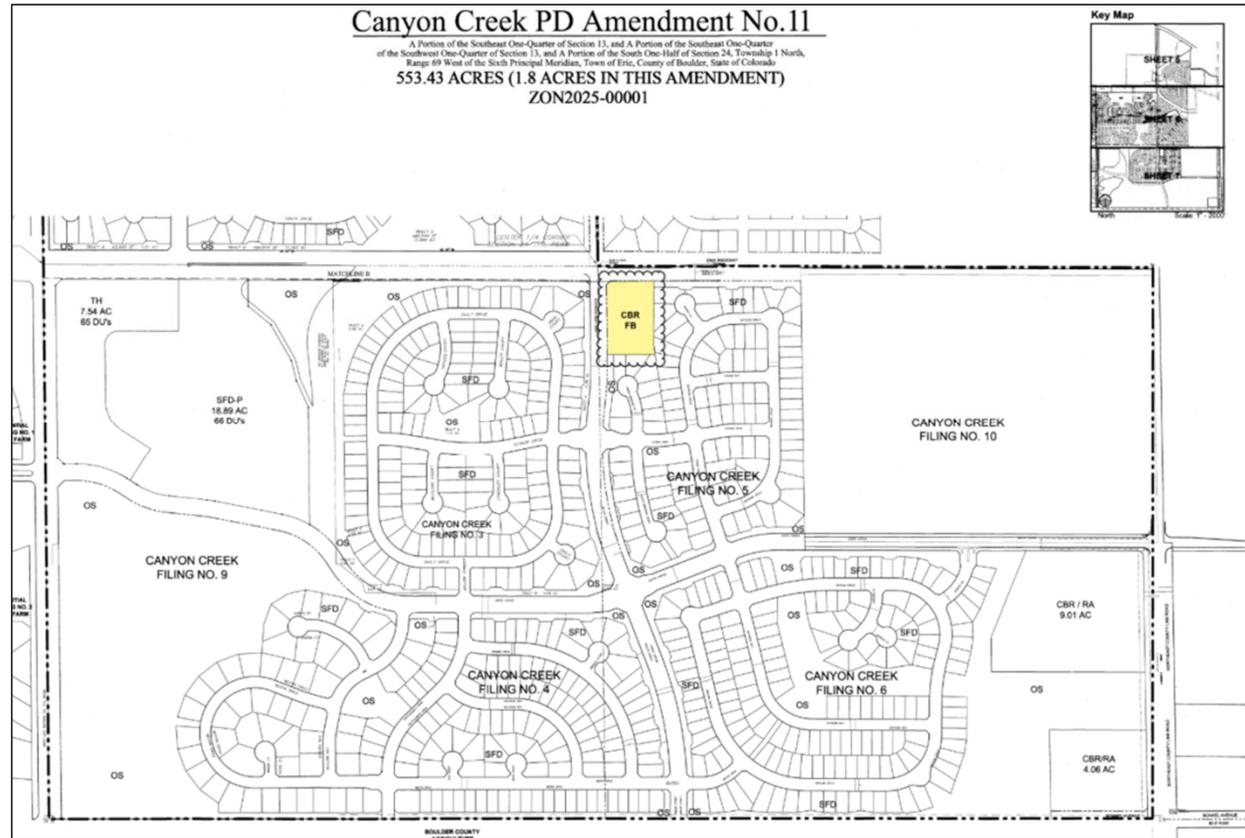
# Planning Commission Meeting

January 7, 2026 Concerns:

- Uncertainty around future uses and how that could impact neighborhood compatibility.
  - Directed the applicant to include a full list of land uses from the UDC to clearly demonstrate which would be allowed and which would be prohibited
- Building height
  - Directed the applicant to lower the maximum permitted building height from 35' to 25'.



# 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	<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.



## 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.
- Review Operations Plans for potentially impactful uses



## Overview

- ✓ Background
- ✓ Proposal
- Decision



## Approval Criteria

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

## 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, with the following condition:

1. Applicant shall make all necessary technical corrections prior to hearing at Town Council, as directed by staff.



## Public Notice

Public Notice of Planning Commission Hearing:

Published in the Daily Times Call: 1/28/26

Property Posted: 1/30/26

Letters to Adjacent Property Owners: 1/30/26



**ERIE**  
COLORADO

# Canyon Creek Planned Development Amendment No. 11

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**Planning Commission**

Harry Brennan, Senior Planner

February 18, 2026

**TOWN OF ERIE  
PLANNING COMMISSION AGENDA ITEM  
FEBRUARY 18, 2026**

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**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

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**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, with the following condition:

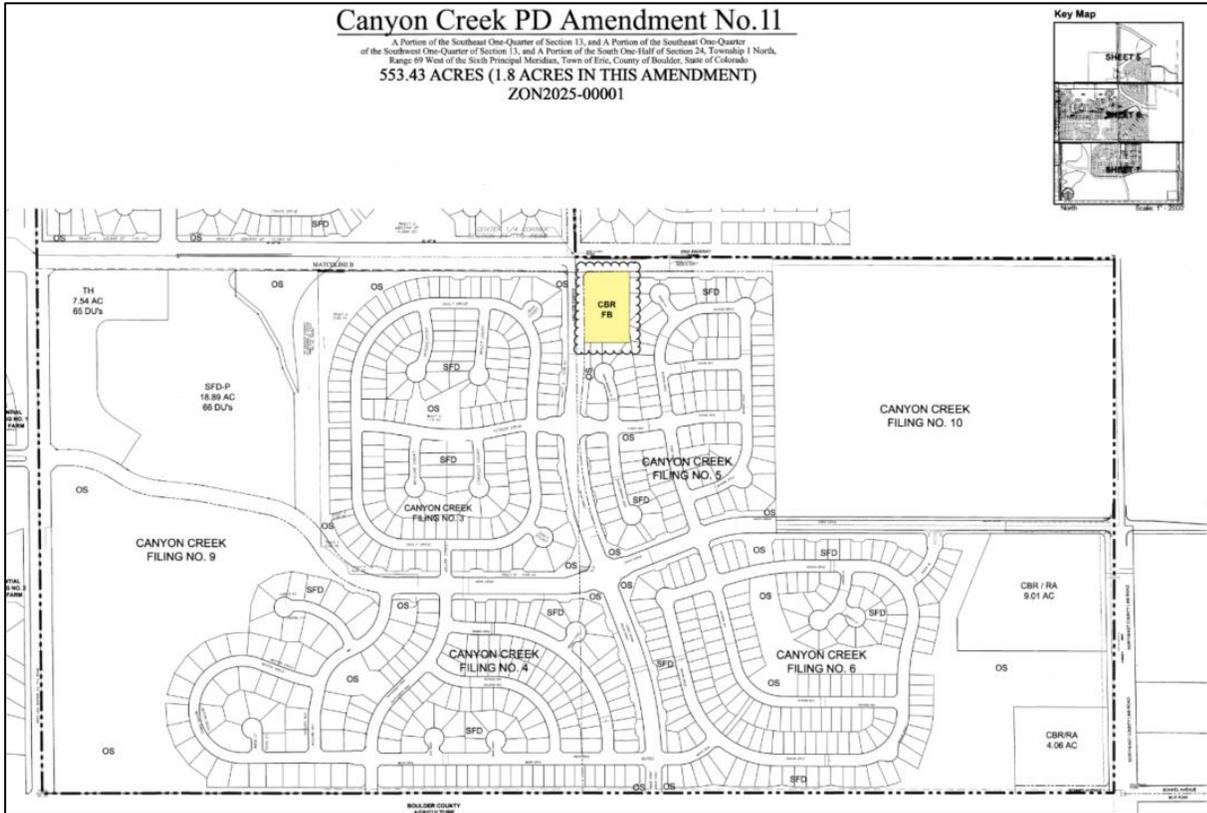
1. Applicant shall make all necessary technical corrections prior to hearing at Town Council, as directed by staff.

**UPDATE SINCE JANUARY 7 HEARING:**

Planning Commission held a public hearing on this application on January 7 and decided to continue the hearing to February 18. Key concerns from residents and discussed by Planning Commission included:

1. Parking as it relates to creating a walkable development.
  - a. Planning Commission directed the applicant to eliminate the minimum parking requirement, which would allow parking to be dictated by future parking studies specific to a proposed use.
2. Design of the setback between development and the existing residential neighborhood.
  - a. Planning Commission directed the applicant to add language to the PD Amendment specifying that the landscape setback could not include development, drive aisles, or parking areas, and must be adequately landscaped to provide a visual buffer.
3. Uncertainty around future uses and how that could impact neighborhood compatibility.
  - a. Planning Commission directed the applicant to include a full list of land uses from the UDC to clearly demonstrate which would be allowed and which would be prohibited.
4. Building height.
  - a. Planning Commission directed the applicant to lower the maximum permitted building height from 35' to 25'.
5. Requiring future public hearings for site plan applications. The Planning Commission proposed a condition of approval that future site plans within the Planned Development return to Planning Commission for Public Hearing.
  - a. The applicant has not added this as a requirement. Town legal counsel indicated to staff that this could not be required as a condition of approval.





**Adjacent Land-Use/Zoning:**

	ZONING	LAND USE
<b>NORTH</b>	Low Density Residential (LR)	Residential (Sunwest)
<b>SOUTH</b>	PD – Canyon Creek	Residential (Canyon Creek)
<b>EAST</b>	PD – Canyon Creek	Residential (Canyon Creek)
<b>WEST</b>	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, platted with the same lot configuration from 2016, and the current applicant proposes this PD Amendment with the intent of consolidating the property into one or more commercial lots.

**PD Amendment Overview:**

This PD Amendment would replace the existing allowed residential and daycare uses 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 key changes in the proposed 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><b>Uses allowed by right include the following:</b>                      Daycare or school, retail, bank, office, restaurant, pharmacy, commercial amusement-indoor (gym, etc.), urgent care, medical office, personal services, vet office</p> <p><b>Prohibited Uses in this Area include the following:</b>  <i>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</i></p>
Medium Density Residential	
All others prohibited	

The proposed PD Amendment utilizes previously established development standards for nonresidential development in the Canyon Creek PD and 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 <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

The PD Amendment proposes a specific buffer when abutting residential, and specifies that this buffer may not contain buildings, parking, or drive aisles, and must contain landscaping. Minimum parking requirements are also eliminated to promote walkability and better site design.

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.

These standards include a variety of site and building design elements such as:

- Variations in height, texture, color and façade depth
- All building facades have similar levels of architectural detailing
- Wall articulation requirements
- Pedestrian entrance design requirements
- Human-scale design elements along entrances and street facing facades
- No more than 25% of each façade can be finished with metal

- Fluorescent colors cannot be used as predominant colors (no more than 10%)

**Future Required Applications:**

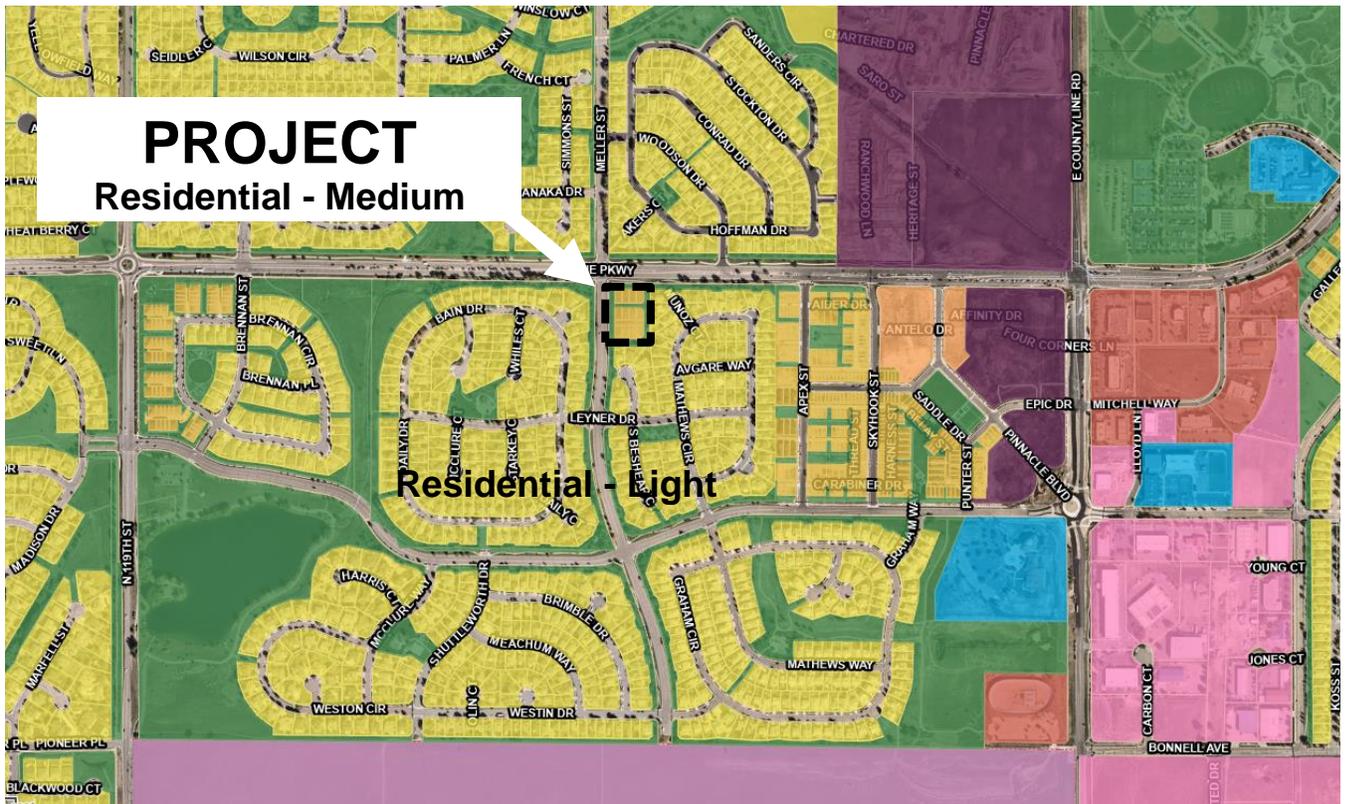
The next steps for development of the subject site will include Site Plan and Minor Subdivision applications. With the condition added, the Site Plan would require a Public Hearing and approval by Planning Commission. The Minor Subdivision Plat and Development Agreement (if required) will be reviewed 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 25-foot building height limit.

The subject site is outlined on the Future Land Use Map in the dashed black line below, with the land use classification description on the next page.



## 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.**

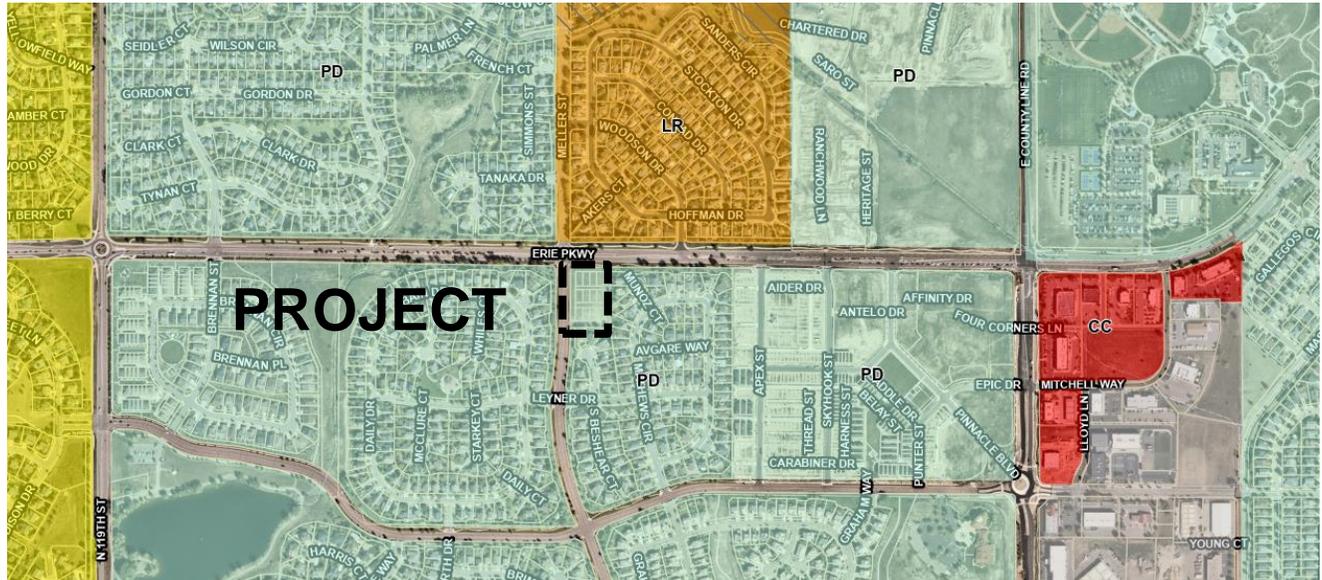
*This Canyon Creek site has remained undeveloped for many years. Infill development on the site will have the advantage of easy access to utilities and existing roadway infrastructure.*

#### **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 allows daycare and residential uses. 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 and other commercial uses, including buffers, limiting building height, and meeting commercial design standards.



### 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 required for this application. Future Site Plan and Plat application(s) will provide additional detail for analysis including 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 “stubbed 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 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 access to amenities to the neighborhood 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 within walking distance of residential.*

- 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 specifically 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 landscaped 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 25 feet. Setbacks from the residential area and limited uses 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 that will be reviewed with 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 Daily Times Call:	1/28/26
Property Posted:	1/30/26
Letters to adjacent property owners within 500':	1/30/26

Canyon Creek PD Amendment No. 11 - Erie Planning Commission Meeting

February 18, 2026

## 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).

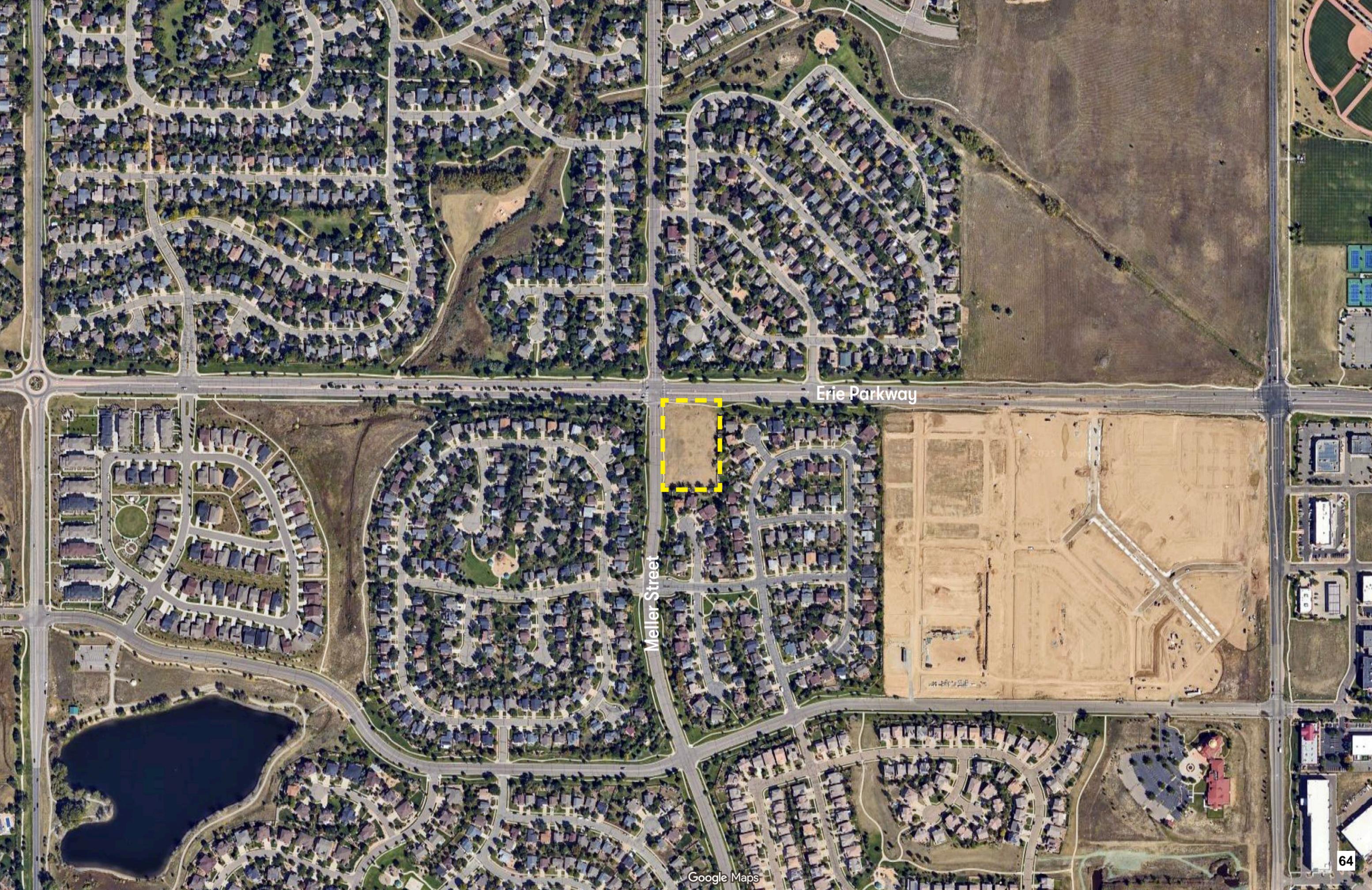
## Site

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.

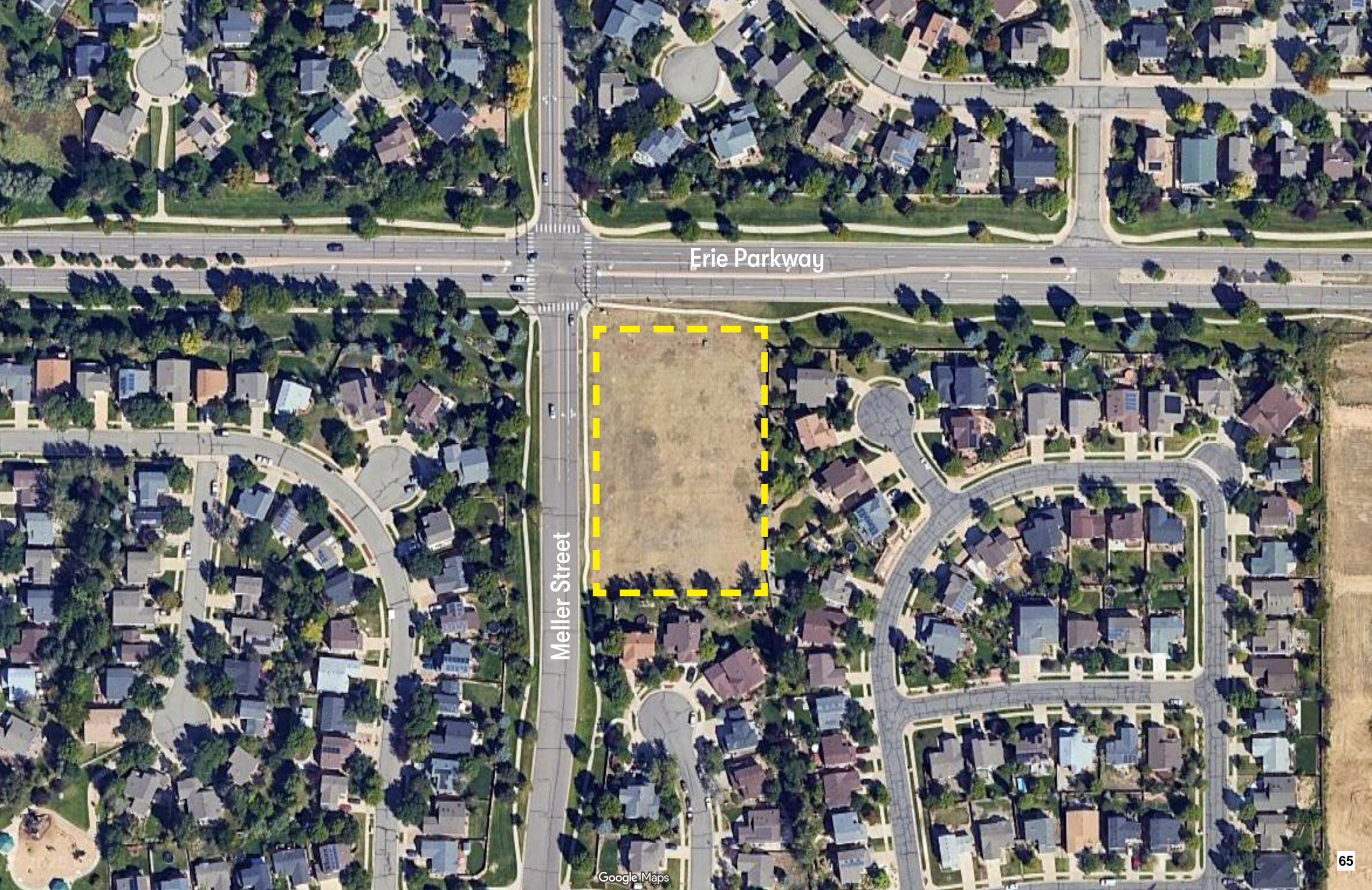
Adequate parking will be provided with access from Meller Street.

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



Erie Parkway

Meller Street

# PD AMENDMENT ATTACHMENT

## Site Plan Diagram

### LAND USE SUMMARY

Zoning District  
Planned Development (PD)

Proposed Use  
Commercial/Business/Retail and/or  
Food and Beverage

### SITE + BUILDING INFO

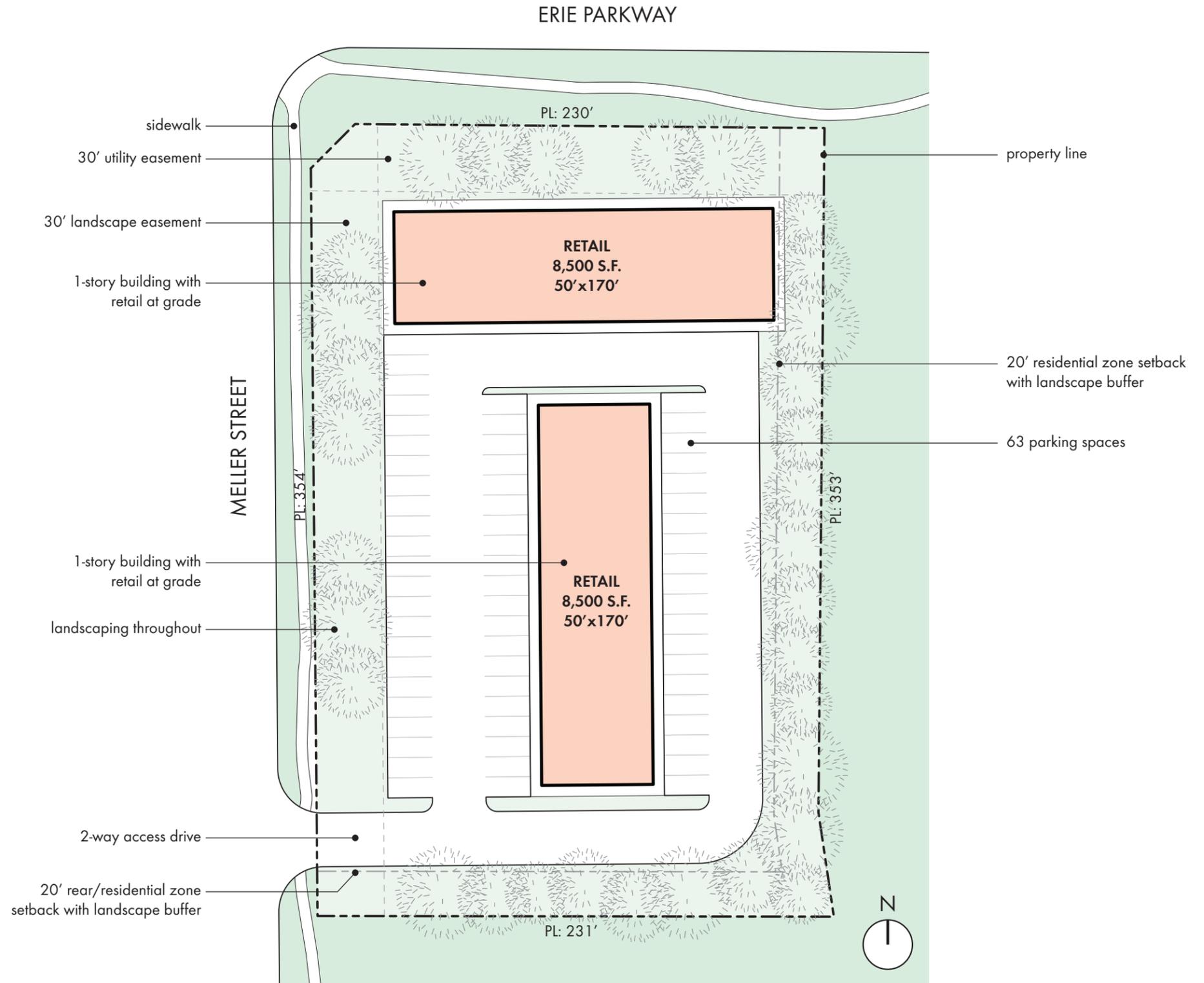
Gross Lot Area  
80,278 s.f.

Setbacks Requirements  
Front: 0'  
Side: 0'  
Rear: 20'  
Min. Abutting Residential Zone<sup>1</sup>: 20'

Additional Requirements  
Max Lot Coverage: n/a  
Max Building Height: 25'  
Min. Setback Between Buildings: 5'

Parking Requirements  
No minimum

Proposal  
Total Building Area: 17,000 s.f.  
Building Height: 20', 1 story  
Parking Spaces Shown: 63



<sup>1</sup>The minimum setback from a residential zone district must be a landscaped buffer that must include evergreen shrubs and trees, and may also contain fences, site walls, and other landscaping and plantings. This minimum setback area may not contain parking, drive lanes, trash/recycle receptacles or enclosures, signage, or light fixtures.

# Canyon Creek Planned Development Amendment No. 11

## **Thank You and Intent**

Thank you to the Commission, staff, and neighbors for the January 7 hearing and follow-up. Our intent is simple: respond to what we heard, build trust through clear commitments, and keep working with neighbors as the design and tenanting move forward.

We also want to be thoughtful about how those commitments are written. The Planned Development standards will be recorded and will run with the land in perpetuity. Our goal is to address today's concerns while preserving a reasonable level of flexibility so the property can serve the neighborhood over time and future residents can still participate in what comes next. We believe the best outcomes come from putting firm design and compatibility guardrails in the PD, then using Special Review and site plan conditions to address tenant-specific operational topics when they are known and can be evaluated with real information.

## **PD Amendment Edits Made to the Recorded PD Standards and Exhibits**

The items below respond directly to the PD Amendment language and the PD exhibits that will run with the land.

### **1. Parking Standard**

We revised the PD to eliminate any minimum parking requirement within the Planned Development, while leaving intact the Town's UDC parking maximum framework. This preserves the Town's upper cap on parking while allowing the site plan to right size parking, reduce paved area, and allocate space to landscaping and pedestrian circulation.

### **2. Residential Adjacency Setback and Buffer**

We revised the PD to clarify that the minimum setback adjacent to any residential zone district is a landscaped buffer area that must include evergreen shrubs and trees and may include fences, site walls, and additional plantings. We also revised the PD to prohibit the following within that minimum buffer: parking and vehicle stalls, drive lanes and circulation aisles, trash and recycling receptacles or enclosures, signage, and light fixtures. This makes the residential edge a true landscape and screening zone rather than a functional service zone.

### **3. Land Use Table and Prohibited Uses**

We revised the PD permitted use framework to include a clearer and more complete land use table that mirrors the Town's UDC use classification format so it is straightforward for the public and staff to administer. The intent is to remove ambiguity and ensure the Planned Development standards themselves establish the tenanting guardrails.

### **4. Building Height and Building Separation**

We revised the PD to reduce the maximum allowed building height consistent with the Commission's preference for a lower scale form adjacent to residential. We also added a minimum five foot building separation standard. This improves compatibility and aligns with common life safety and maintenance expectations.

## **5. Future Site Plan Review Condition**

Regarding the request to return the future Site Plan to the Planning Commission, we request to keep this topic open for discussion at the February 18, 2026 meeting. We are incorporating specific guardrails into the Planned Development (PD) amendment and believe an additional review would be excessive, as the final Site Plan must align with the legally binding PD agreement. Given the prior opportunities for public participation, adding this step will cause further costs and several months of project delays. We have listened to the community and the Commission and are making concessions to honor all commitments within the amendment.

## **Operations and Operating Hours**

We acknowledge the concern raised regarding operating hours and late night impacts. We share the goal of preventing adverse impacts to neighboring homes, particularly related to noise, lighting, and outdoor activity.

## **An Enforceable and Practical Approach**

1. Keep the PD focused on clear use and design guardrails that shape what gets built.
2. Use Special Review and site plan conditions for operational topics, like outdoor activity hours, when a specific tenant or use is proposed and the Town and the public can evaluate real details.
3. For any tenant or use proposing outdoor seating, outdoor events, or amplified sound, the Tenant Improvement (TI) application submitted during the permit process will identify potential issues that may not align with the character of the neighborhood.
4. Continue to rely on and comply with existing Town performance standards for noise and lighting, with additional conditions applied where needed based on the specific use and site plan.

We believe this approach answers the neighborhood concern, keeps public involvement in place, and gives the Town meaningful tools to manage impacts without guessing today about future tenants.

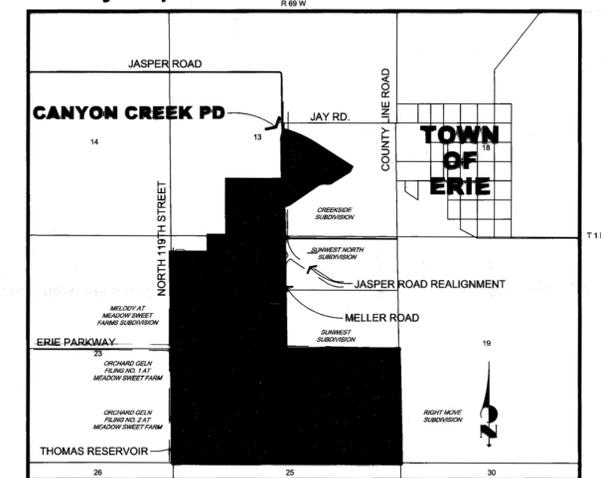
## **Closing**

We appreciate the Commission's direction and the neighbors' engagement. We have incorporated substantive changes into the PD standards and exhibits and we are committed to continued coordination with staff and the community as the project advances.

# 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**

## Vicinity Map



Scale: 1" = 2000'

## 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 )  
 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.

## 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 composes 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.

## 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
Filing No. 2	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
	C	2.10	Open Space; Drainage; Park
Filing No. 3	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	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
Filing No. 4	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	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
	NA	NA	NA
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:

- 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.
- 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.
- 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.
- 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:

- 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

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 Independent Architecture  
 1340 South Santa Fe Drive, #203  
 Denver, CO 80223  
 303.433.5303

Applicant  
 Emerald Development  
 4949 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 (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

## I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREA	PRINCIPAL LAND USE	LAND USE SYMBOL
Filing No. 5 Amendment 1	Commercial/Business/Retail/Food & Beverage	CBR/FB

## II. MINIMUM SETBACKS FOR PRINCIPAL AND ACCESSORY USES

All setbacks measured from the Property Line to the structure as noted.

FRONT YARD	SIDE YARD	REAR YARD	MINIMUM SETBACK WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
0'	0'	20'	20'

\*The minimum setback from a residential zone district must be a landscaped buffer that must include evergreen shrubs and trees, and may also contain fences, site walls, and other landscaping and plantings. This minimum setback area may not contain parking, drive lanes, trash/recycle receptacles or enclosures, signage, or light fixtures.

## III. ADDITIONAL STANDARDS

MINIMUM SETBACK BETWEEN BUILDINGS	MAXIMUM LOT COVERAGE	MAXIMUM BUILDING HEIGHT
5'	N/A	25'

## IV. DEVELOPMENT AND DESIGN STANDARDS

Development and Design Standards not specified or specifically modified in this PD Amendment shall default to the applicable Development and Design Standards in Chapter 6 of the UDC.

## V. PARKING STANDARDS

There shall be no minimum vehicle parking standard. Maximum parking standard as calculated in the UDC shall still apply. Minimum bike parking standard as calculated in the UDC shall still apply. Building/energy code requirements for EV parking shall still apply.

## VI. TABLE OF PERMITTED USES

Any use that is not expressly listed in the table below is not permitted.

USE CATEGORY	USE TYPE	P = Permitted Use By Right S = Special Review Use Blank Cell = Prohibited
Household Living	Dwelling, Duplex	
	Dwelling, Live/Work	
	Dwelling, Multi-Family	
	Dwelling, Single-Family Attached	
	Dwelling, Single-Family Detached	
	Manufactured Home Park	
Group Living	Mobile Home	
	Dormitory	S
	Group Home, Residential	
Aviation	Group Home, Large	
	Group Home, Small	
	Nursing Home or Assisted Living	
Cemetery	Airport and related uses	
	Heliprot	
Child Care	Helistop	
	Cemetery	
Community Facilities	Child Care Center, Large	S
	Child Care Center, Small	P
Educational Use	Community Center (Public)	P
	Correctional Facility	
	Government Office	P
	Neighborhood Recreation Center (Indoor/Outdoor)	P
	Public Works Facility	S
	Public Safety Station	S
	Transit Center	S
	Botanical Garden	S
	Library	S
	Museum	S
Zoo	S	
Human Health Services	College or University	S
	Commercial School	P
	School - Public	P
Park and Open Space	School - Private	S
	Dental or Medical Office, Clinic, Lab	P
Religious Assembly	Hospital	S
	Laboratory	
	Substance Abuse Treatment Facility, Outpatient	
	Urgent Care Facility	P
	Natural Medicine Business	
	Athletic Fields and Courts	P
	Community Garden	P
	Open Space	P
	Outdoor Amphitheater, Public	S
	Park	P
Wireless Communication Facilities	Religious Assembly	P
	Alternative Tower Structure and Base Station	P
Utility Facilities	Towers	S
	Utility Facility, Major	S
Agricultural	Utility Facility, Minor	P
	Utility, Town-Owned	P
	Agricultural Cultivation	
	Agricultural Event Center	
Animal Sales and Care	Agricultural Grazing	
	Agricultural Breeding	
	Animal Hospital, Large Animals (indoor)	
	Animal Hospital, Large Animals (outdoor facilities)	
	Animal Hospital, Small Animals (indoor)	P
	Animal Hospital, Small Animals (outdoor facilities)	S
	Equestrian Area	
	Stables	
	Kennel or Animal Day Care (indoor)	S (Pet Grooming) <sup>1</sup>
	Kennel or Animal Day Care (outdoor facilities)	
Assembly	General Assembly	S
	Residential Assembly (HOA)	
Financial Institution	Automated teller machine (freestanding)	P
	Bank	P
	Bank, with drive-through service	
	Check-cashing Facility	

1. Uses listed in the parentheses in the right hand column are allowed by Special Review Use, but the broader Use Type in the middle column is generally not permitted.

## VI. TABLE OF PERMITTED USES (cont.)

Any use that is not expressly listed in the table below is not permitted.

USE CATEGORY	USE TYPE	P = Permitted Use By Right S = Special Review Use Blank Cell = Prohibited
Food and Beverage Service	Tavern	
	Nightclub	
	Restaurant	P
Marijuana Office	Restaurant, with drive-through or drive-up service	
	Marijuana business	
Parking	Office, Business or Professional	P
	Recording or Broadcasting Studio	P
Recreation/Entertainment, Indoor	Parking Lot	S
	Parking Structure	S
Recreation/Entertainment, Outdoor	Commercial Amusement, Indoor	P
	Sexually-oriented business	
	Shooting Range, Indoor	
Retail Sales and Service	Campground	
	Outdoor Recreation, Commercial	S
	Golf Course	
	Golf Driving Range	
	Golf Putting Course	P
	Recreational vehicle park	
	Shooting Range, Outdoor	
Vehicles and Equipment	Funeral Parlor, Mortuary or Crematory	
	Gas Station	
	General Retail	P
	Pawnbroker Business	
	Personal Service Establishment	P
	Pharmacy	P
	Pharmacy with drive-through service	
	Repair Shop, Appliances	P
	Car Wash	
	Outdoor Recreational Vehicle Storage	
Visitor Accommodation	Towing and Storage Facility	
	Vehicle Sales and Rental	S (Offsite Parking) <sup>1</sup>
Industrial Service	Vehicle Service and Repair, Heavy	
	Vehicle Service and Repair, Light	
	Bed and Breakfast	
	Hotel or Motel	P
	Building Materials and Lumber Sales	S (Hardware/Tile Shop, Not Storage) <sup>1</sup>
	Contractor's Shop or Storage Yard	
	Heavy Equipment Sales, Service and Rental	
	Industrial, Heavy	
	Industrial, Light	
	Light Equipment Sales, Service and Rental	S (Offsite Storage, Sales Center) <sup>1</sup>
Research and Development Facility	S	
Manufacturing and Production	Heavy Manufacturing, General	
	Light Manufacturing, General	
	Mining and Mineral Extraction	
	Oil and Gas Operations	
Warehouse and Freight Movement	Bus Lot/Maintenance Facility	
	Freight or Truck Yard	
	Mini-warehouse/Self Storage	
	Wholesale Distribution Center	
	Recycling Center	
Sanitary Landfill		

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## 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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Independent Architecture  
1340 South Santa Fe Drive, #203  
Denver, CO 80223  
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Applicant  
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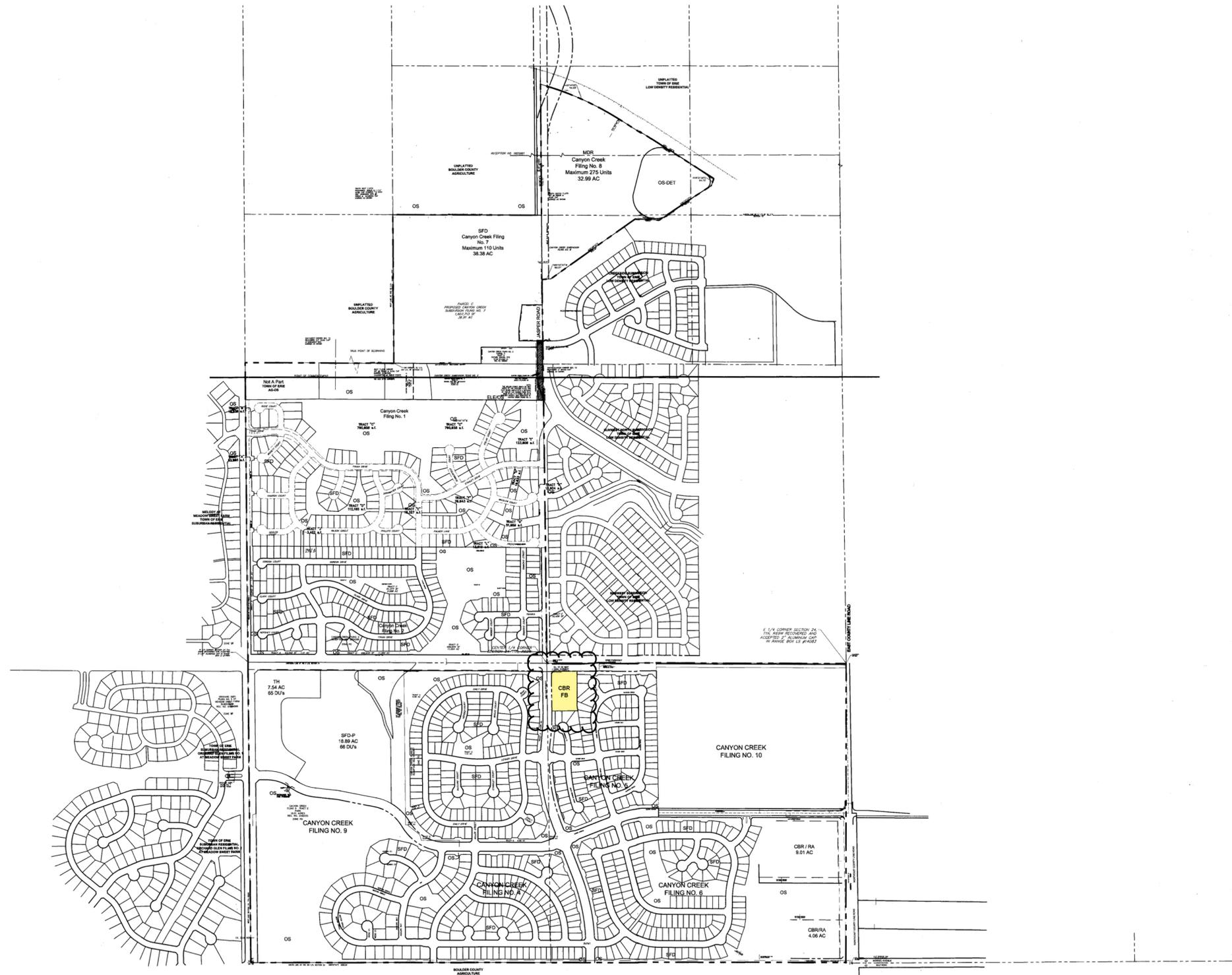
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# Canyon Creek PD Amendment No.11

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

553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

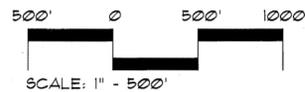
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BOULDER COUNTY  
 AGRICULTURE  
 UNPLATTED

DEVELOPMENT PLAN  
 SHEET 4 OF 4

# JANUARY 7TH VERSION 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 composes 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.

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- 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.

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- Manor Home

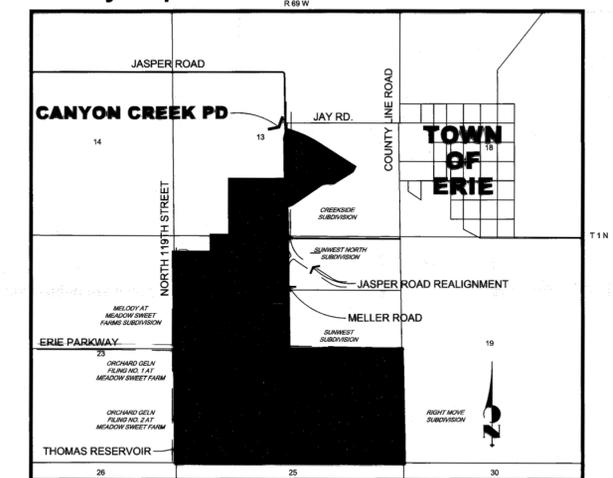
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Filing No. 5 - Tract B  
 Establish Setbacks

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- 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



Scale: 1" = 2000'

## 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 )  
 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.

# JANUARY 7TH VERSION 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

### I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No.'s)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 5	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Day Care Facility	DC
	4) Medium Density Residential	MDR
	5) Commercial / Business / Retail / Food and Beverage	CBR/FB
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P

### III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'

### V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - CBR	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
Filing No.7 - CBR	30'	5'	20'	5'
Filing No.8 - SFD	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	20'	5'

### VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX BLDG. HEIGHT (feet)	
		Principal	Accessory *	Principal	Accessory
Filing No. 1 - SFD	10'	30%	30%	35'	25'
Filing No. 2 - SFD	10'	30%	30%	35'	25'
Filing No. 3 - SFD	10'	30%	30%	35'	25'
Filing No. 4 - SFD	10'	30%	30%	35'	25'
Filing No. 5 - CBR	0'	NA	NA	35'	25'
Filing No. 6 - SFD	10'	30%	30%	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No. 7 - SFD	10'	NA	NA	35'	25'
Filing No. 8 - MDR	10'	NA	NA	35'	25'
Filing No. 9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA	35'	NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED

\* Maximum coverage of required yard  
 \*\* - 55' permitted for the domed portion of the church structure 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  
 - A bell tower is permitted but shall not be considered an appurtenance and shall not exceed 45 feet in height.  
 \*\*\* A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

### IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

PLANNING AREA (Filing No.)	FRONT YARD (feet)		SIDE YARD (feet)		REAR YARD (feet)	SIDE OR REAR WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT (feet)
	To garage	To bldg.	Interior lot	Along street		
Filing No.1 - SFD	20'	20'	5'	15'	15'	
Filing No.2 - SFD	20'	20'	5'	15'	15'	
Filing No.3 - SFD	20'	20'	5'	15'	15'	
Filing No.4 - SFD	20'	20'	5'	15'	15'	
Filing No.5 - CBR	N/A	0'	0'	0'	20'	20'
Filing No.6 - SFD	20'	20'	5'	15'	15'	
- RA	20'	20'	10'	20'	20'	
- CBR	N/A	20'	5/0*	20'	20'	
Filing No.7 - SFD	20'	20'	5'	15'	15'	
Filing No.8 - MDR	20'	15'	5/0*	10'	15' / 5' Alley Loaded Garage	
Filing No.9 - SFD	25'	25'	10'	20'	20'	
- TH****	20'	5'	5/0/*	5'	5'	
- SFD-P****	20'	15'*****	5'	10'	10'	

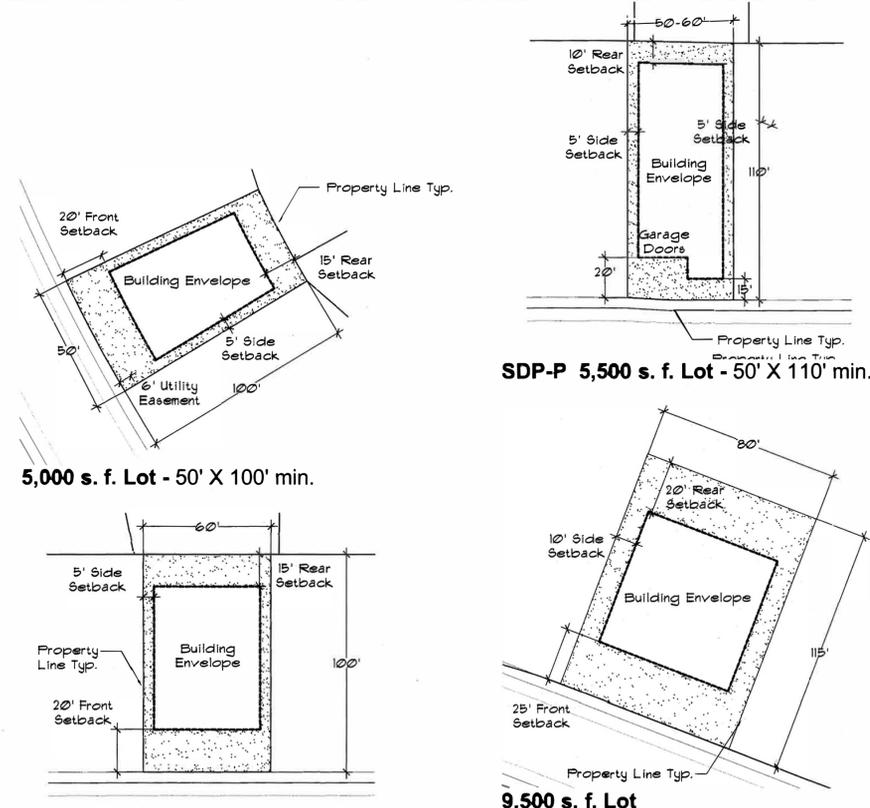
\*Side Yard setbacks are 0-feet for attached buildings only.  
 \*\*Eaves and freepiece cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.  
 \*\*\* Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.  
 \*\*\*\*Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side bt lines on the SFD Patio Homes; and five (5) feet from the front and rear bt line on the SFD Patio Homes.  
 \*\*\*\*\*Side load garage.  
 \*\*\*\*\* Awings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

### II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD Amendment covering Filing 5 Planning Area

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
Commercial / Business / Retail**	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Child Daycare			N
Building Material Sales			N
Carwash			N
Chamber			N
Crematorium			N
Day Care Center			N
Gas Station			N
Health Care Facility, Outpatient			N
Golf Course			N
Golf Driving Range			N
Helistop			N
Incidental Light			N
Kennel or Animal Daycare (Indoor or Outdoor)			N
Laundry			N
Nursing Home			SR
Off-Street Storage			N
Drive - Through Uses			N
Stadium			N
Vehicle Service and Repair (Heavy or Light)			N
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y
Food and Beverage Services	FB	FB	Y

NOTE:  
 + Uses not specifically addressed in this table shall be allowed according to the Land Use Table in the UDC for the CC zone district.  
 ++ Land Uses: Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

### Lot Typicals



Planner: Independent Architecture 2017 Larimer St. Denver, CO 80202 303.433.5303  
 Applicant: Emerald Development 4949 N. Broadway, Ste. 105 Boulder, CO 303.444.4552  
 REVISION DATE: AMENDMENT DATE: ISSUE DATE: 02-07-2025

# JANUARY 7TH VERSION 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

## 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

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- 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

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- 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).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- 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.
  - The addition of one (1) window unit.
  - 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.
  - A covered porch or deck.
  - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
  - 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.
- 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

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- 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

- 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:
  - 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.
  - 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.
  - 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:

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

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Independent Architecture  
2017 Larimer St.  
Denver, CO 80205  
303.433.5303

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

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

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553.43 ACRES (1.8 ACRES IN THIS AMENDMENT)

ZON2025-00001

## 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

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  - 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.
  - Side-loaded garages.
  - 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

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#### 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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Independent Architecture  
2017 Larimer, t.  
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303.433.5303

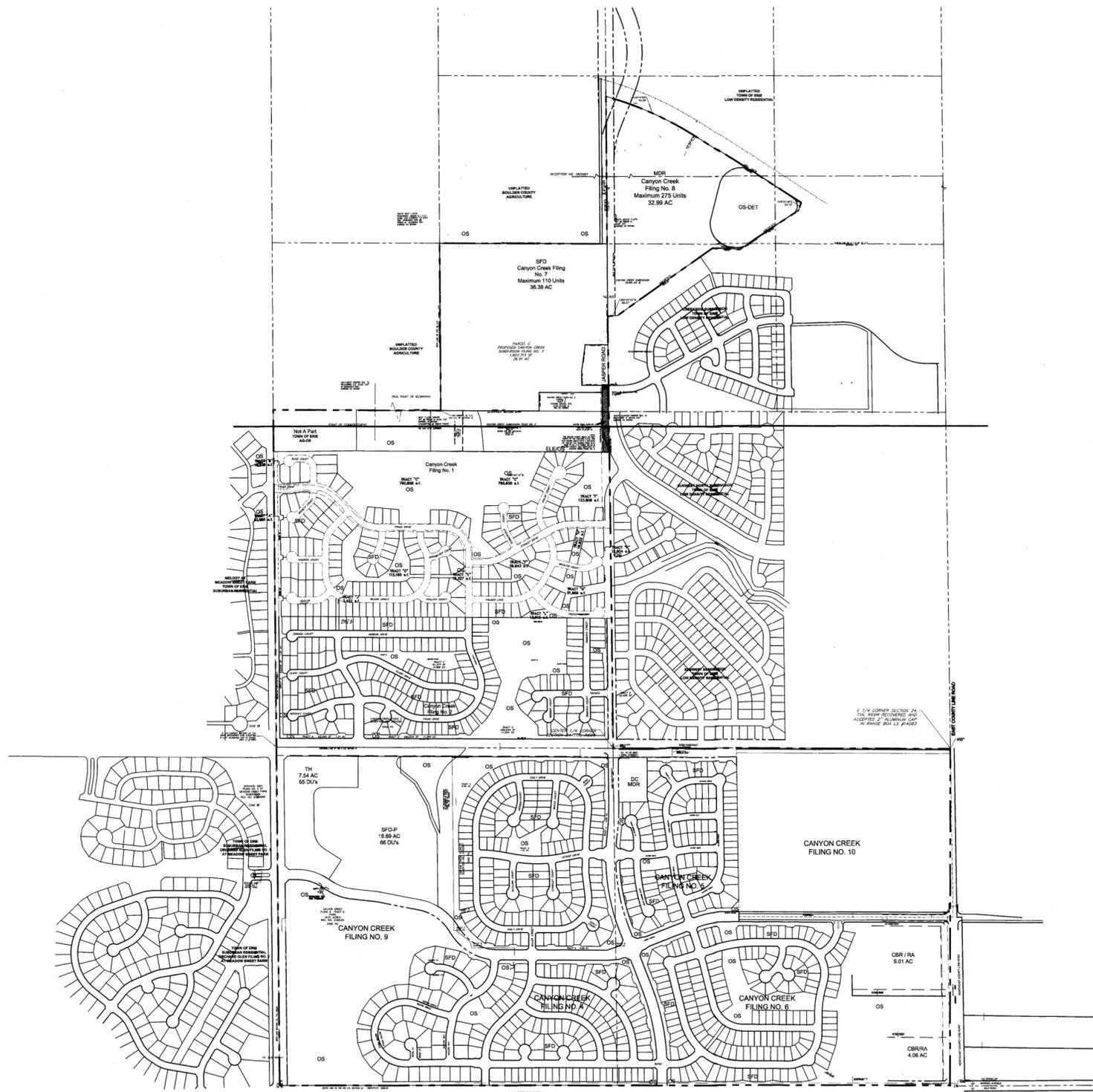
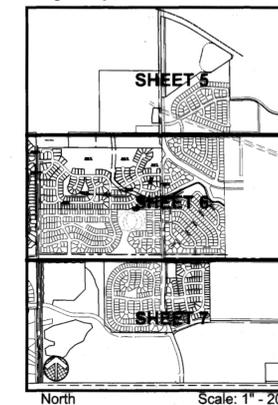
Applicant:  
Emerald Development  
4949 N. Broadway, Ste. 105  
Boulder, CO  
303.444.4552

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

# JANUARY 7TH VERSION 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)**  
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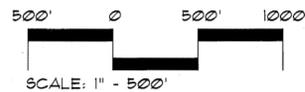
Key Map



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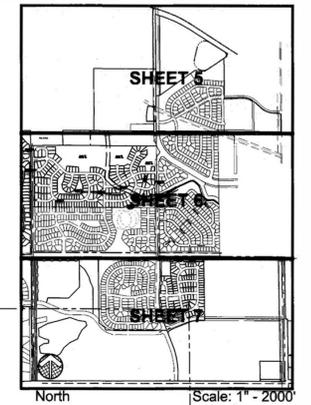


DEVELOPMENT PLAN  
 SHEET 5 OF 8

# JANUARY 7TH VERSION 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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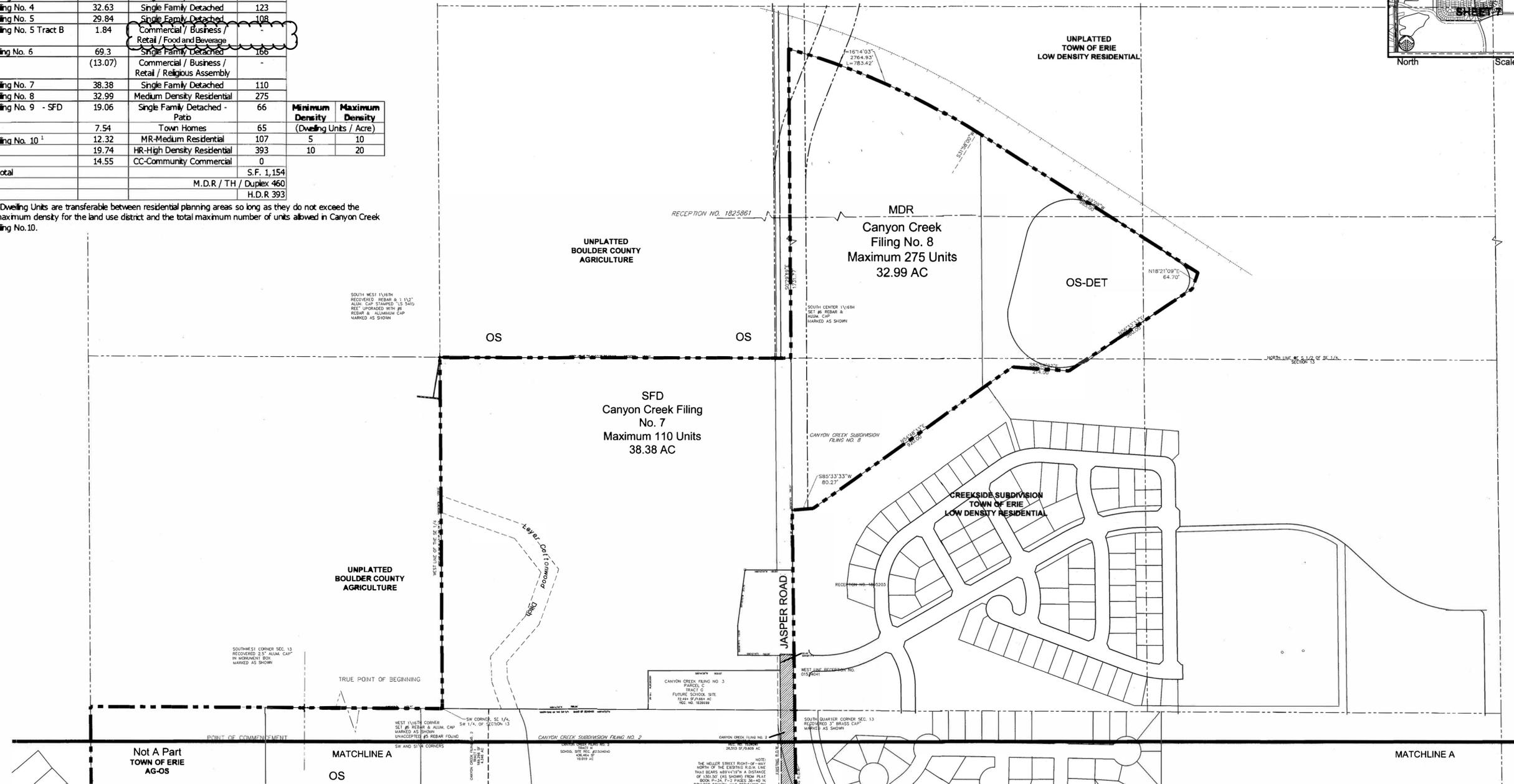


Land Use Summary - Filing No's 1-10

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 (13.07)	Single Family Detached	166
Filing No. 7	38.38	Commercial / Business / Retail / Religious Assembly	-
Filing No. 8	32.99	Medium Density Residential	275
Filing No. 9 - SFD	19.06	Single Family Detached - Patio	66
	7.54	Town Homes	65
Filing No. 10 <sup>1</sup>	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
<b>Total</b>			<b>S.F. 1,154</b>
			<b>M.D.R / TH / Duplex 460</b>
			<b>H.D.R 393</b>

Minimum Density (Dwelling Units / Acre)	Maximum Density
5	10
10	20

<sup>1</sup> 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.



**Planner:**  
 Independent Architecture  
 2017 Larimer St.  
 Denver, CO 80205  
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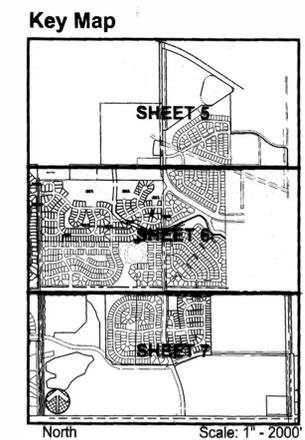
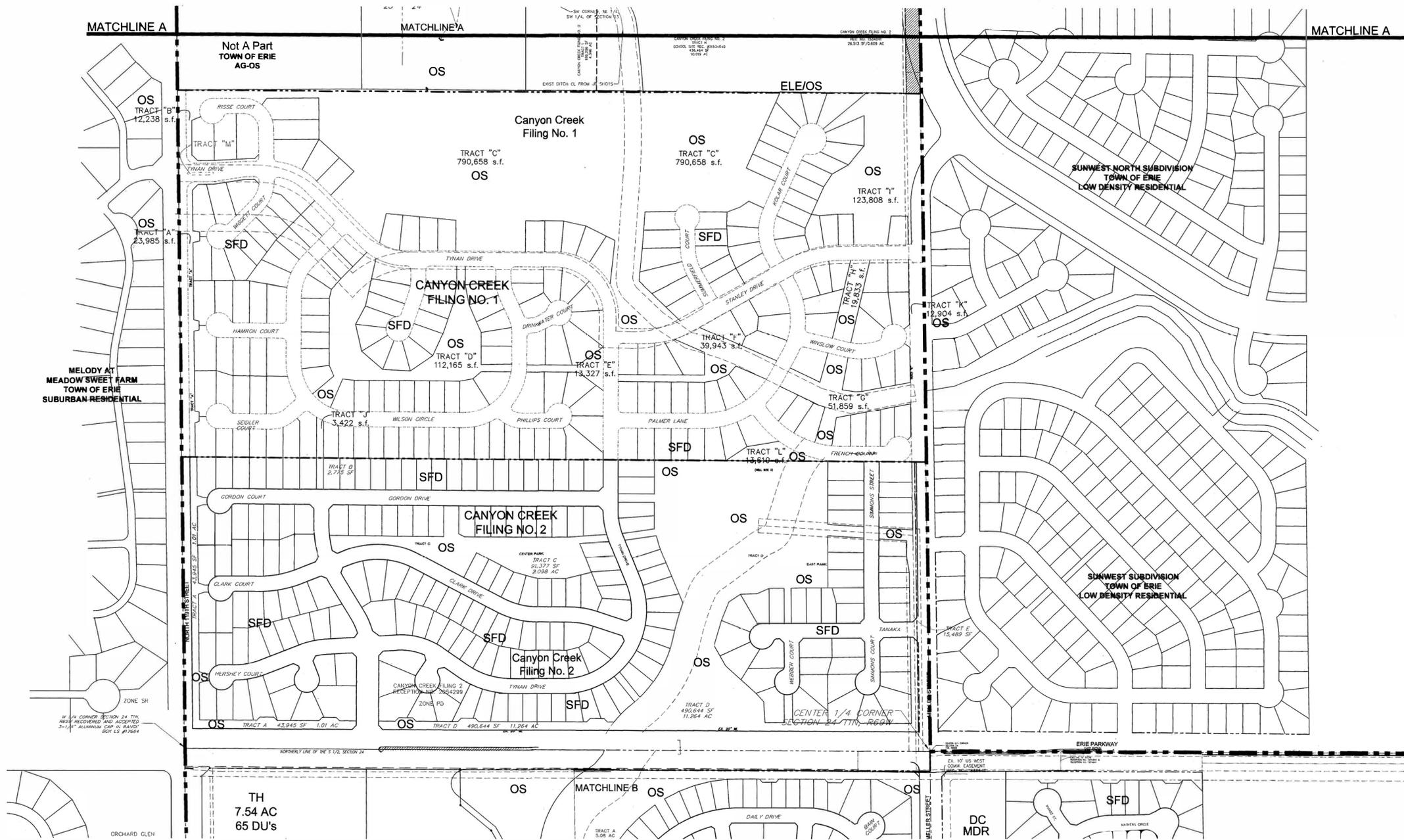
**Applicant:**  
 Emerald Development  
 4949 N. Broadway, Ste. 105  
 Boulder, CO  
 303.444.4552

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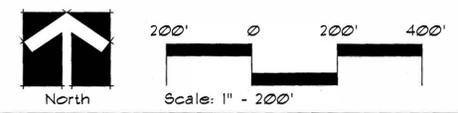
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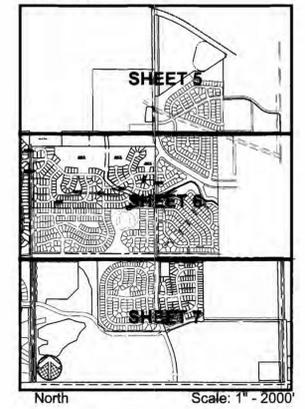


DEVELOPMENT PLAN  
 SHEET 7 OF 8

# JANUARY 7TH VERSION 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**

Key Map



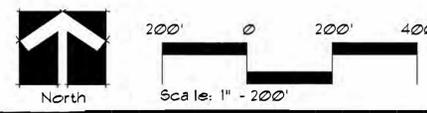
North Scale: 1" = 2000'



**Planner:**  
 Independent Architecture  
 2017 Larimer, t.  
 Denver, CO 80205  
 303.433.5303

**Applicant:**  
 Emerald Development  
 4949 N. Broadway, Ste. 105  
 Boulder, CO  
 303.444.4552

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



BOULDER COUNTY  
 AGRICULTURE  
 UNPLATTED

DEVELOPMENT PLAN  
 SHEET 8 OF 8



DEVELOPMENT REVIEW FEES			
<b>ANNEXATION/DE-ANNEXATION</b>		<b>SUBDIVISION</b>	
<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
<b>COMPREHENSIVE PLAN AMENDMENT</b>		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<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
<b>ZONING/REZONING</b>		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	<b>VARIANCE</b>	\$300.00
<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	<b>METRO DIST SERVICE PLAN</b>	Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		<b>SITE PLAN</b>	
<b>SPECIAL REVIEW USE</b>		<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
<b>MISCELLANEOUS</b>		<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
<b>OTHER FEES</b>		<b>WIRELESS COMMUNICATION</b>	
<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 Ghadimi Power of Attorney For  
Reza Haghghat

Date: 1/31/25

Applicant: R. Nader Ghadimi Power of

Date: 1/31/25

STATE OF COLORADO )  
 County of Boulder ) ss.

The foregoing instrument was acknowledged before me this 3rd day of January, 2025, by R. Nader Ghadimi. My commission expires: July 5, 2026.

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

[Signature]  
 Notary Public

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 [Signature]  
Date 8/11/25

State of Colorado  
County of Boulder

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

[Signature]

Witness my hand and official seal:

Notary Public: [Signature]

My commission expires: 8/11/2025

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

# 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.

## Independent Architecture

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.

## Independent Architecture

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

# Independent Architecture

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).

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## Independent Architecture

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

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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.



# 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.)	<a href="#">38,503</a> (26.6% increase since 2020)
Projected Population (2028)	<a href="#">40,966</a> residents
Median Age	<a href="#">37.6</a> years
Population Under 18	<a href="#">≈31%</a> of population
Population 65 and Older	<a href="#">≈9.6%</a> of population
Number of Households	<a href="#">≈11,100</a> households
Average Household Size	<a href="#">2.9–3.0</a> persons
Median Household Income	<a href="#">\$149,000–\$163,000</a> (very high)

Per Capita Income	<a href="#">\$62,726</a> per year
Persons Below Poverty Line	<a href="#">~3%</a> (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.

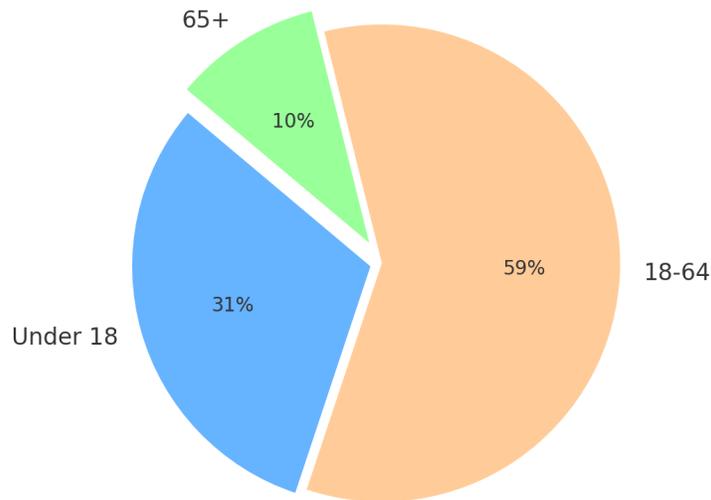
Income levels in Erie are notably high. [Median household income is in the \\$150K range](#), which is ~58% higher than the Denver metro median.

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
<a href="#">Nine Mile Corner</a> (Hwy 287 & Arapahoe Rd)	~4 miles SW	New regional shopping area on a high-traffic commuter route. Anchored by a 103,000 sq ft <a href="#">King Soopers</a> 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).
<a href="#">Vista Ridge Marketplace</a> (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.

<a href="#">Erie Town Center – “Four Corners”</a> (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 <a href="#">anchor grocery store</a> (developer Evergreen Devco in negotiations). Will add much-needed retail capacity “at the heart of Erie.”
<a href="#">Downtown Erie (Old Town)</a> (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.

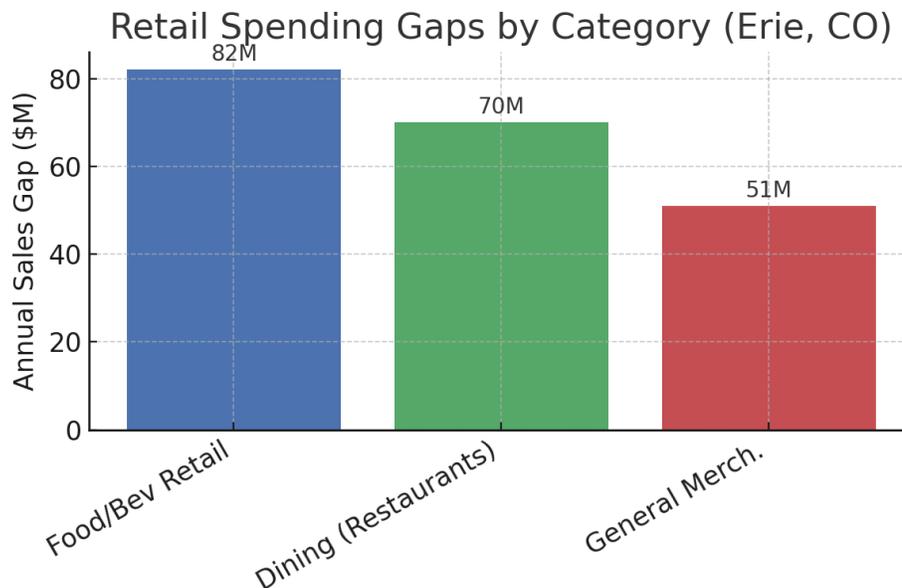
A recent market analysis found that Erie experiences an overall [retail sales leakage of roughly 72%](#) (net outflow) – in other words, local consumers are making the majority of their purchases in other communities. This represents a significant opportunity for new businesses at the Erie Pkwy/Meller 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 6<sup>th</sup> 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.

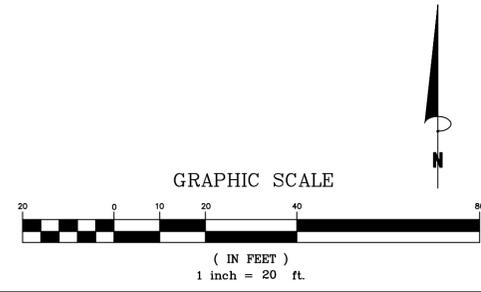
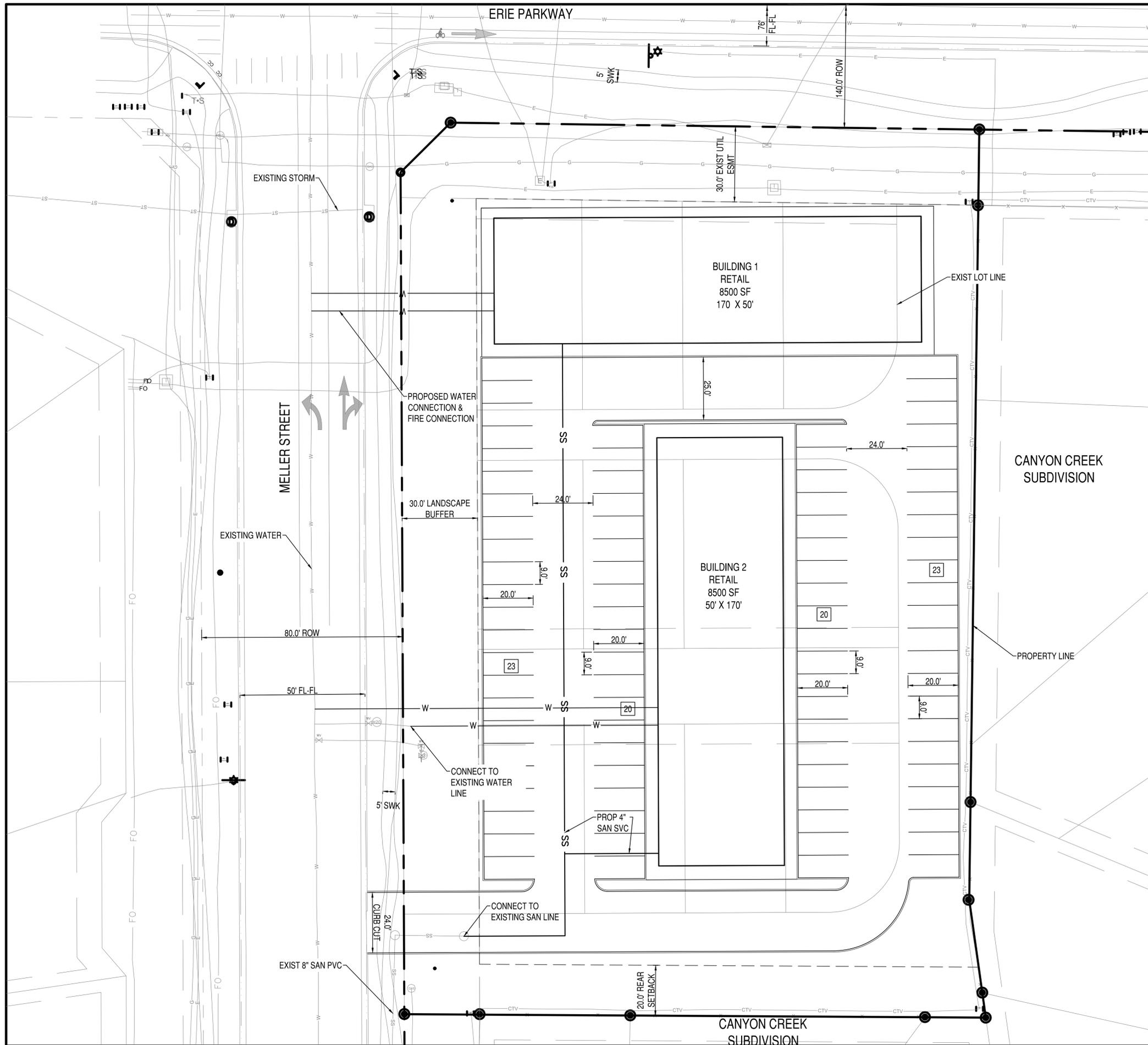
Should you either require additional information or have any questions, please do not hesitate to contact me.

Sincerely,

Patrick D. Chelin, P.E.

Principle/Branch Manager

Cc: 020482-01-001



REVISION	DESCRIPTION	DATE

**SITE PLAN**  
**ERIE COMMERCIAL**  
 TOWN OF ERIE  
 COLORADO

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

PROJECT NAME:		Erie Commercial	<b>SANITARY SEWER COMPUTATION SHEET</b>																		Date	Jul-25
PROJECT NUMBER:		020482-01-001																			Designed By	KMF
PROJECT LOCATION		Town of Erie																			Checked By	

DESIGN POINT LOCATION		PROJECTED FLOW																		SEWER DESIGN					
DESIGN POINT	DESIGN POINT	RESIDENTIAL									COMERCIAL / INDUSTRIAL														
	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	PEAKING 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	<b>SANITARY SEWER COMPUTATION SHEET</b>																		Date	Jul-25
PROJECT NUMBER:		020482-01-001																			Designed By	KMF
PROJECT LOCATION		Town of Erie																			Checked By	

DESIGN POINT LOCATION		PROJECTED FLOW																		SEWER DESIGN							
FROM	TO	RESIDENTIAL								COMERCIAL / INDUSTRIAL																	
		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	PEAKING 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

**Inc.**

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

303-759-8100 Fax 303-756-2920

[www.agwassenaar.com](http://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.

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

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

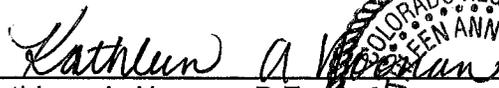
We recommend flexible pavements in parking areas consist of 6.0 inches of full-depth asphalt. The pavement section for service/drive areas should consist of 7.5 inches of full-depth asphalt. Additional composite asphalt/base course sections are given in the following report. An alternative rigid concrete 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, P.E.  
Senior Engineer



Reviewed by:

  
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 irrigations 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 or 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 casing 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 200 pcf. 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 ¼-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.

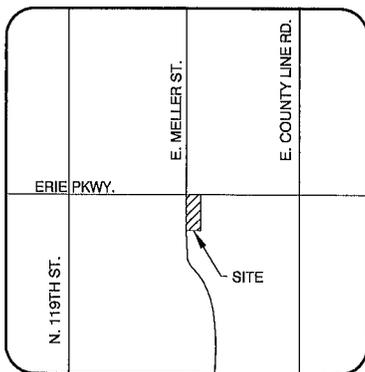
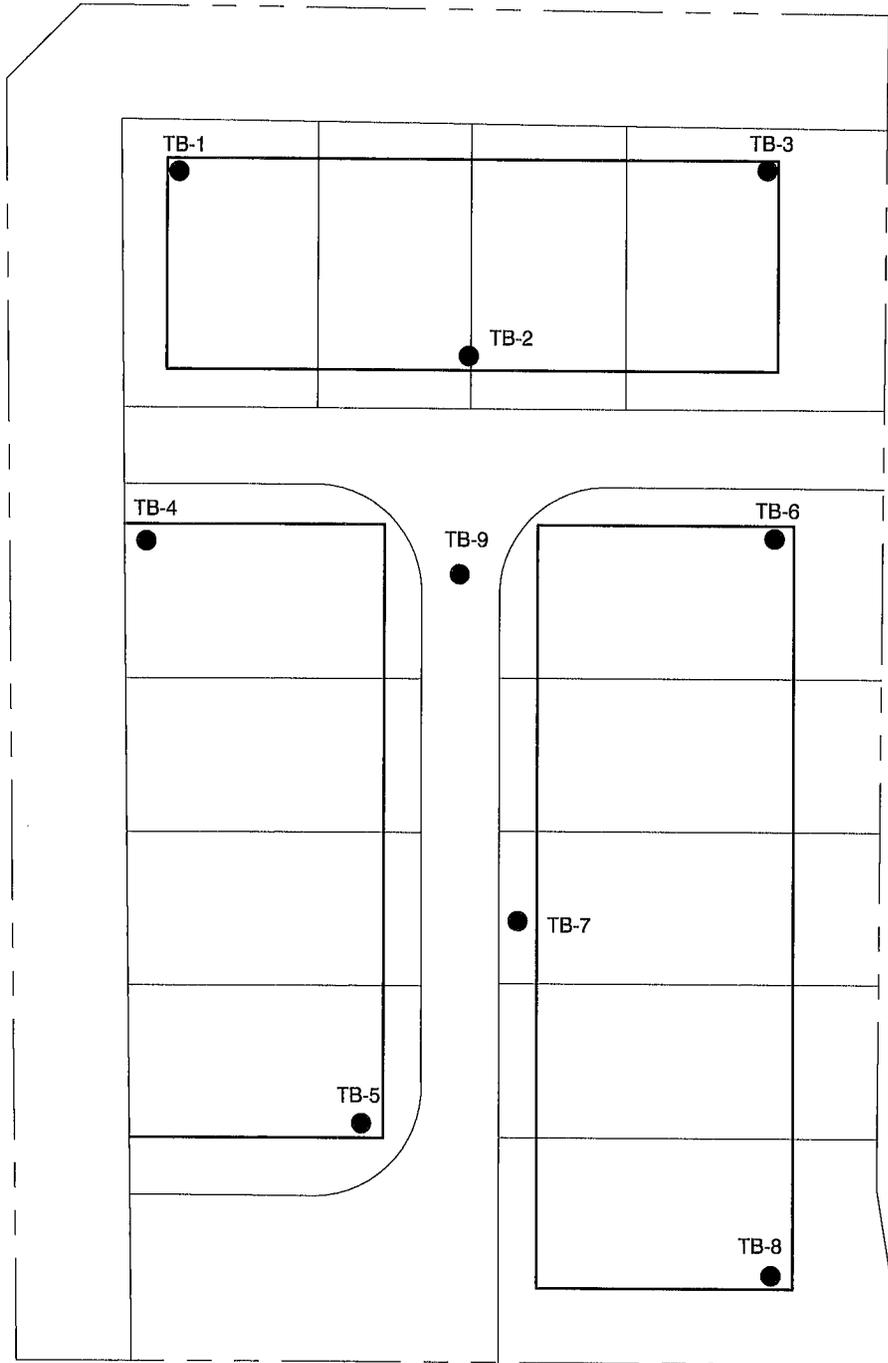
The test borings drilled for this study were spaced to obtain a reasonably accurate picture of underground conditions for design purposes. Variations frequently occur from these conditions which are not indicated by the test borings. These variations are sometimes sufficient to necessitate modifications 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.



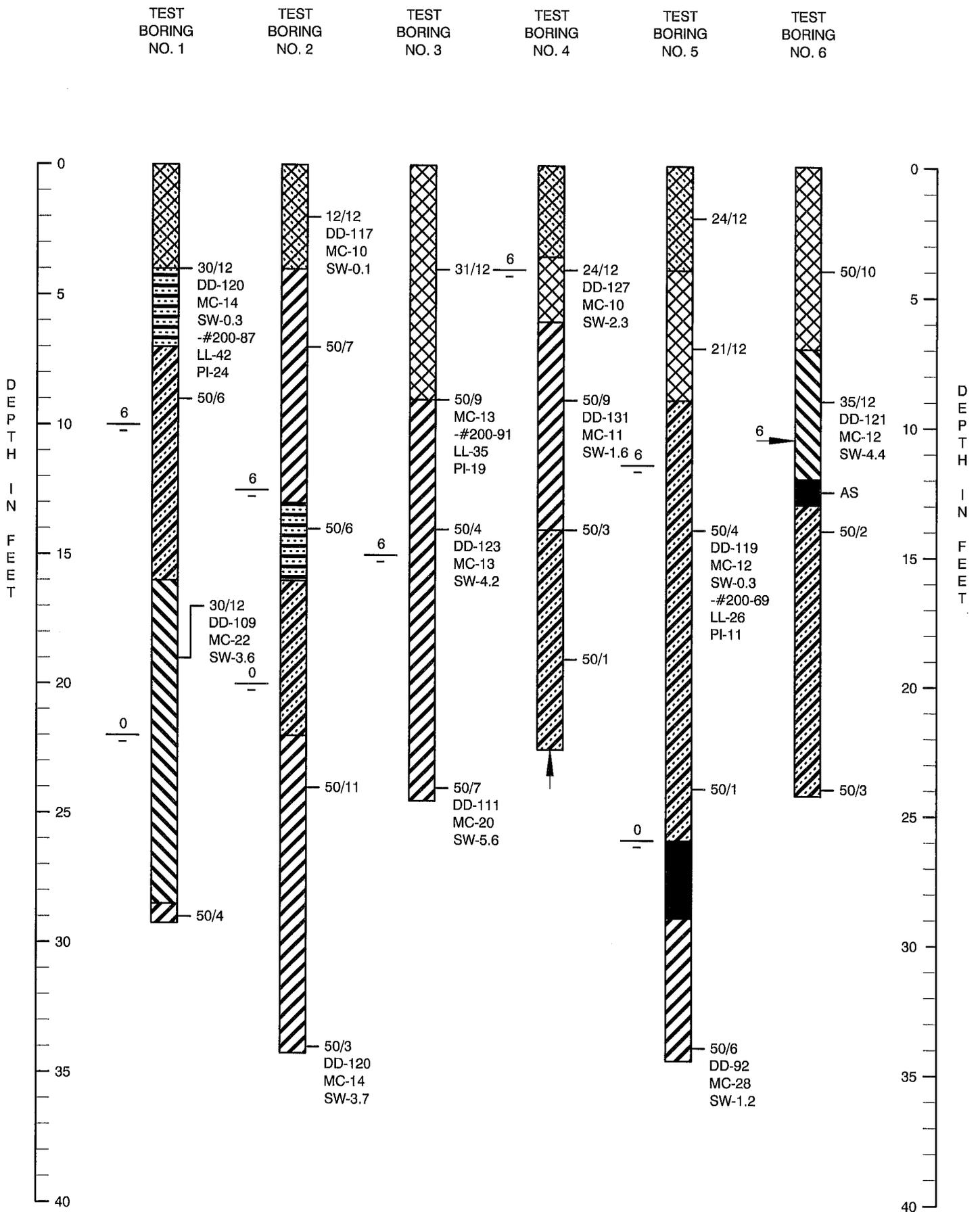
SCALE: 1" = 50'



VICINITY MAP  
NOT TO SCALE

NOTE: ALL LOCATIONS ARE APPROXIMATE

<b>A.G. Wassenaar</b> Geotechnical and Environmental Consultants <b>INC.</b>	
SITE PLAN & VICINITY MAP	PROJECT NO. 132658 FIGURE 1



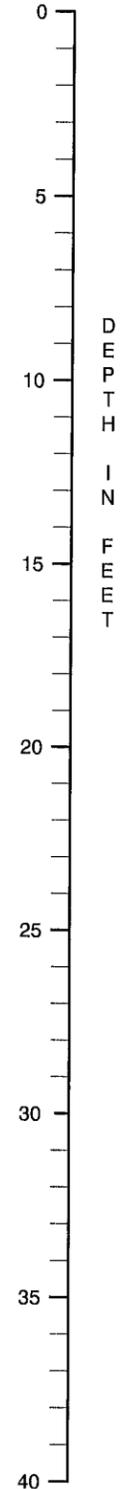
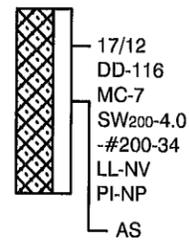
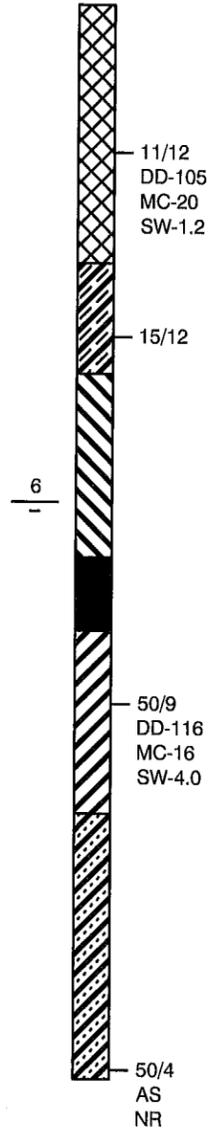
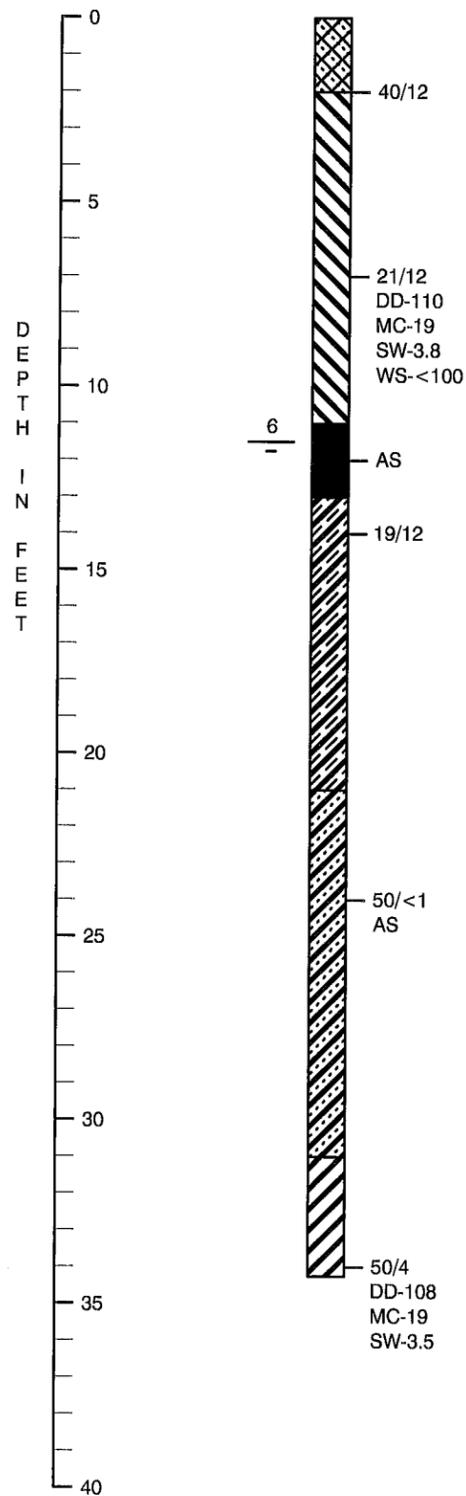
SEE FIGURE 3 FOR LEGEND AND NOTES TO EXPLORATORY BORINGS

EXPLORATORY BORING LOGS  
FIGURE 2

TEST BORING NO. 7

TEST BORING NO. 8

TEST BORING NO. 9



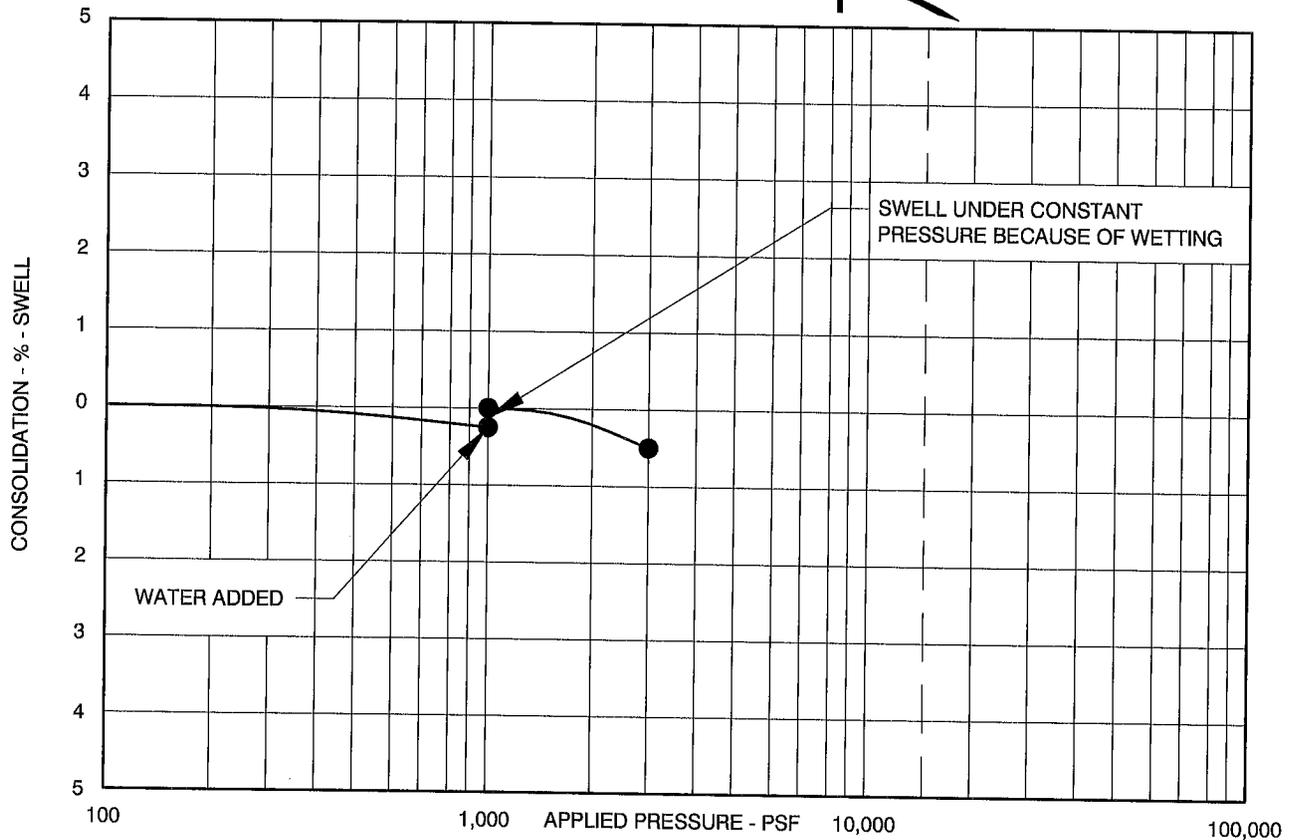
LEGEND

- FILL, CLAY, VERY STIFF, SANDY, MOIST, MOTTLED BROWN TO GRAY
- FILL, SAND, MEDIUM DENSE, SILTY 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
- 30/12 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.
- 0 INDICATES THE DEPTH TO THE FREE WATER TABLE AND THE NUMBER OF DAYS AFTER DRILLING WHEN THE MEASUREMENT WAS TAKEN.
- 6 INDICATES THE DEPTH AT WHICH THE TEST BORING CAVED AND THE NUMBER OF DAYS AFTER DRILLING WHEN THE MEASUREMENT WAS TAKEN.
- AS INDICATES DEPTH AT WHICH AUGER SAMPLE WAS RECOVERED.
- 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
- SW<sub>200</sub> 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

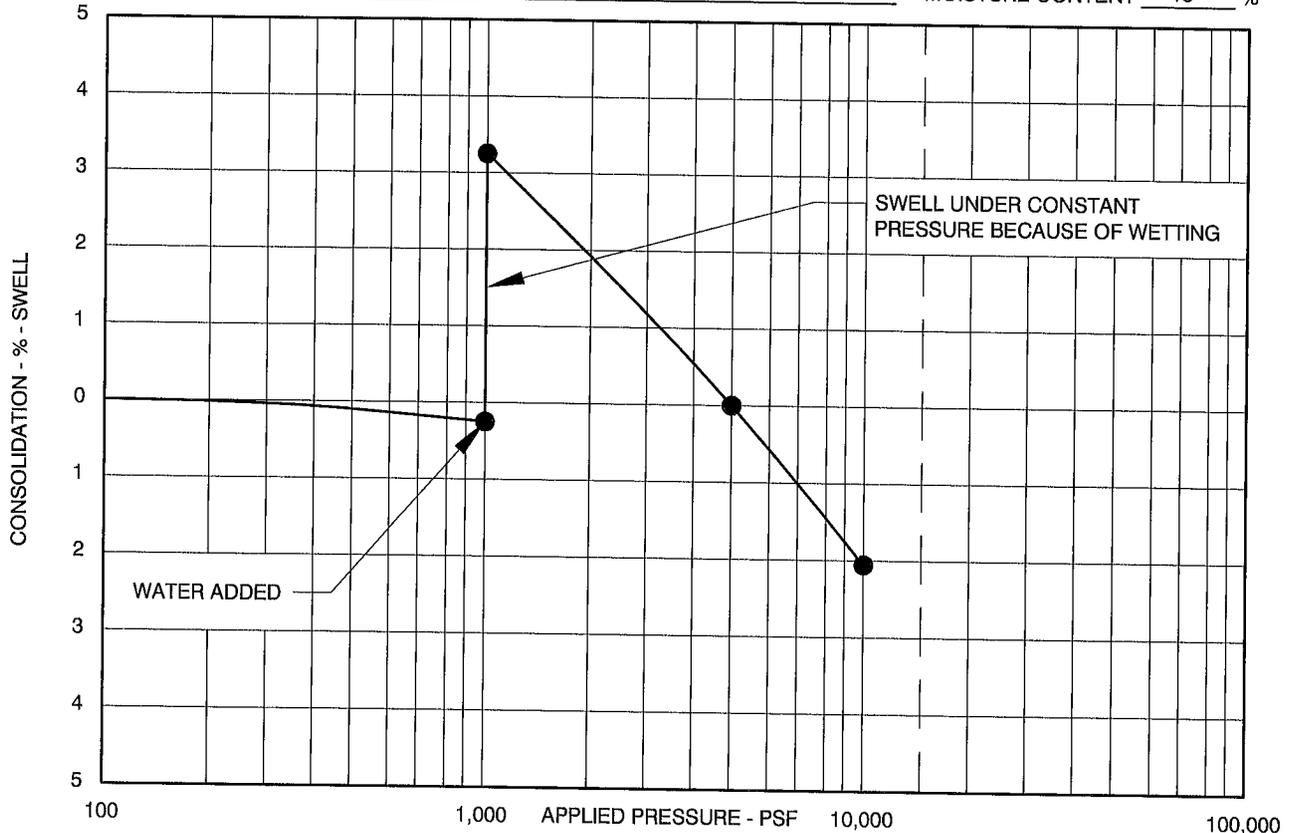
NOTES

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.

<b>A.G. Wassenaar</b> Geotechnical and Environmental Consultants <i>Inc.</i>	
EXPLORATORY BORING LOGS	PROJECT NO. 132658 FIGURE 3



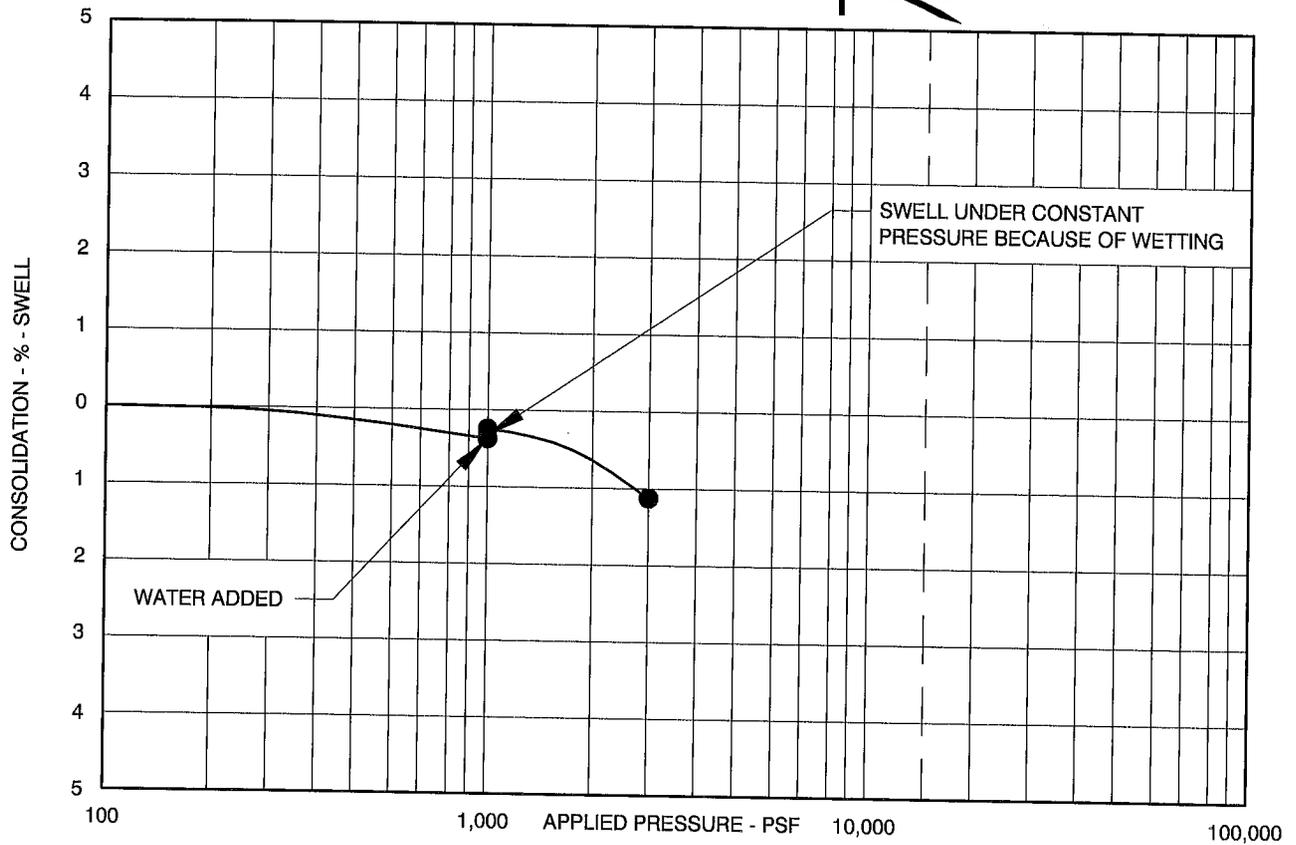
SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY DRY UNIT WT. 120 PCF  
 LOCATION TEST BORING NO. 1 @ DEPTH OF 4' MOISTURE CONTENT 15 %



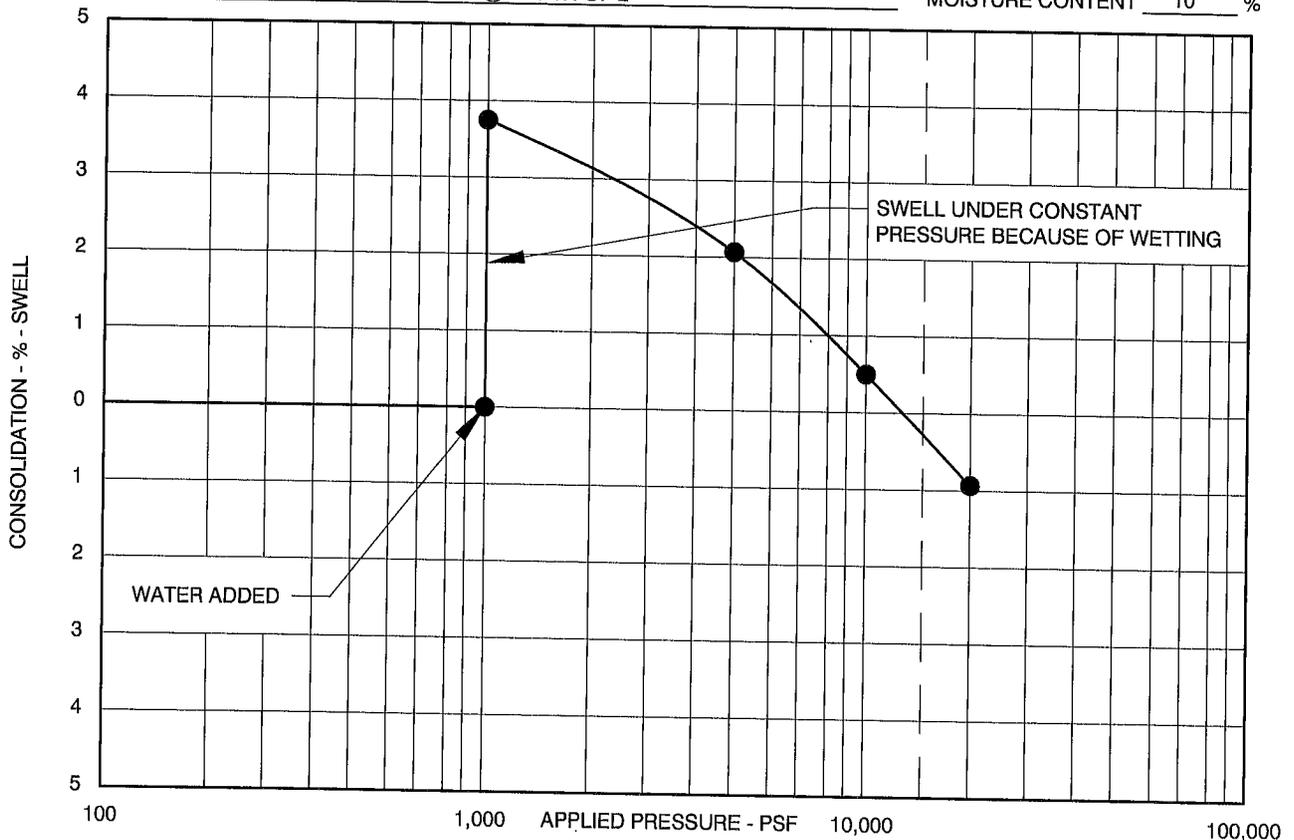
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 109 PCF  
 LOCATION TEST BORING NO. 1 @ DEPTH OF 19' MOISTURE CONTENT 22 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 4



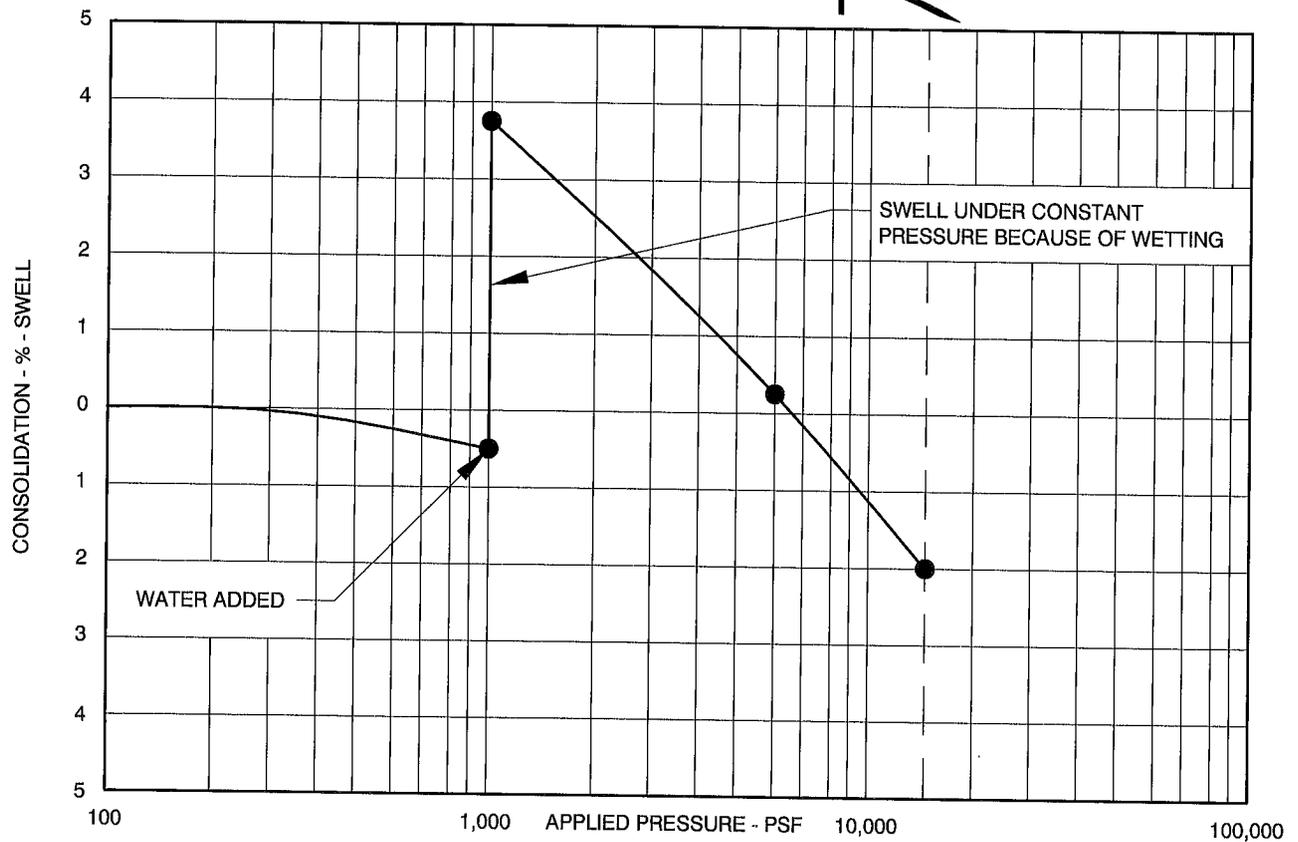
SAMPLE DESCRIPTION FILL, CLAY, SANDY DRY UNIT WT. 117 PCF  
 LOCATION TEST BORING NO. 2 @ DEPTH OF 2' MOISTURE CONTENT 10 %



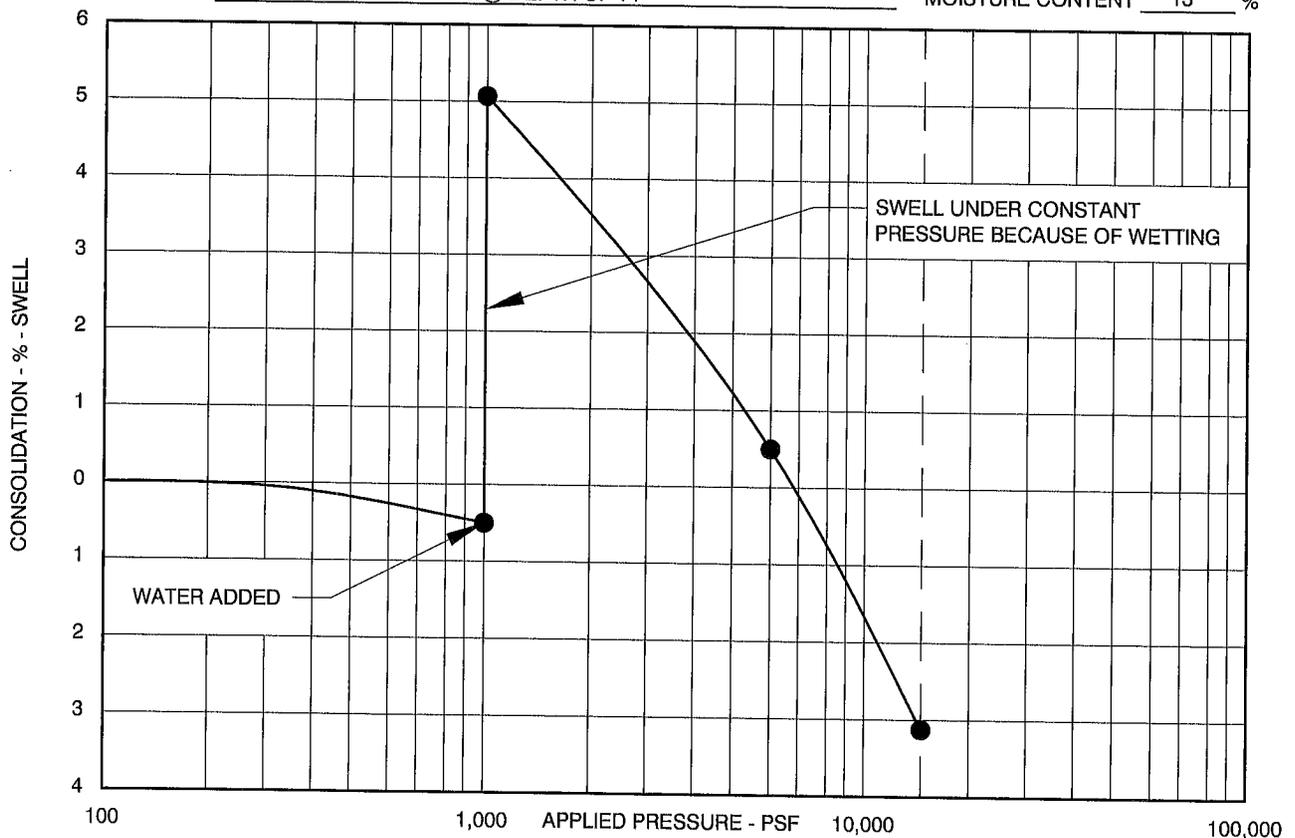
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 120 PCF  
 LOCATION TEST BORING NO. 2 @ DEPTH OF 34' MOISTURE CONTENT 14 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 5



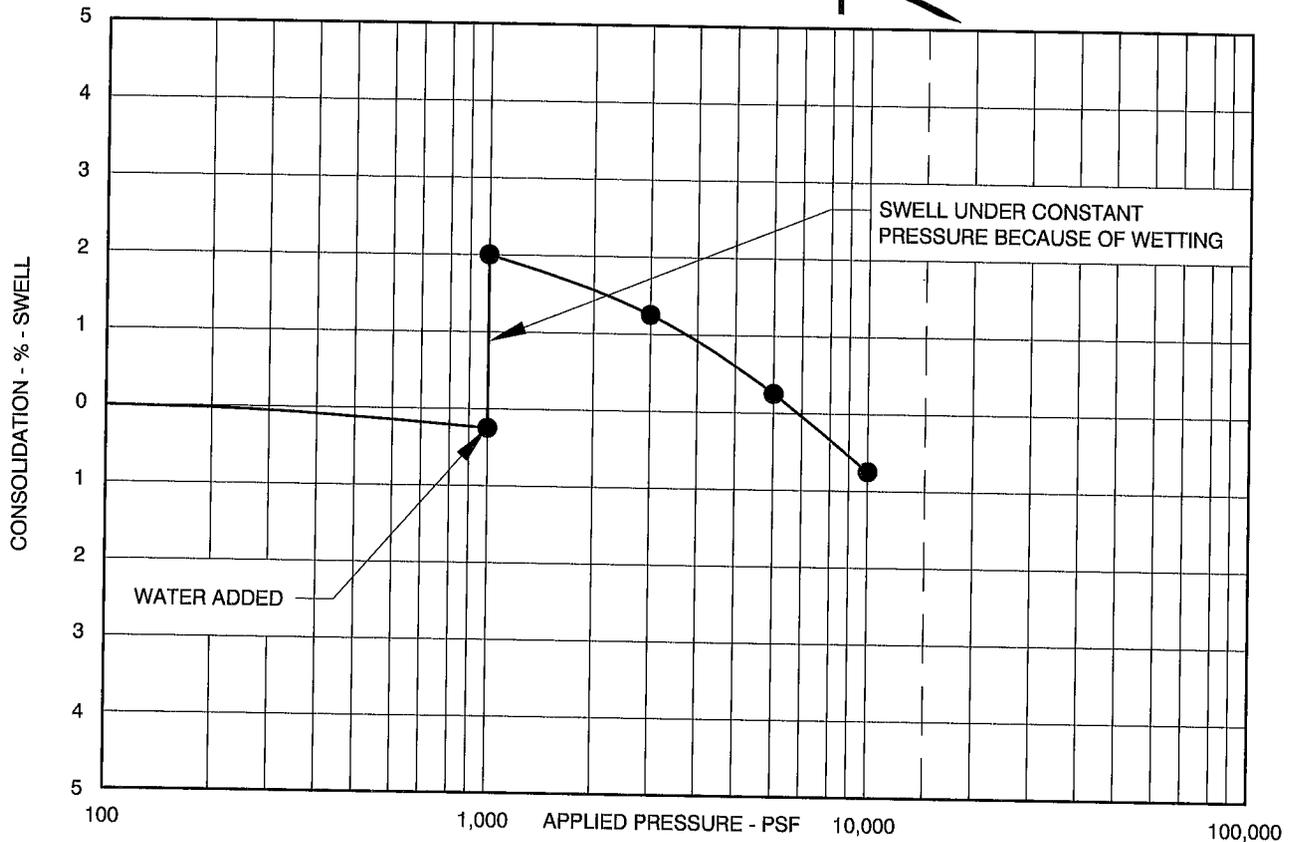
SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY DRY UNIT WT. 123 PCF  
 LOCATION TEST BORING NO. 3 @ DEPTH OF 14' MOISTURE CONTENT 13 %



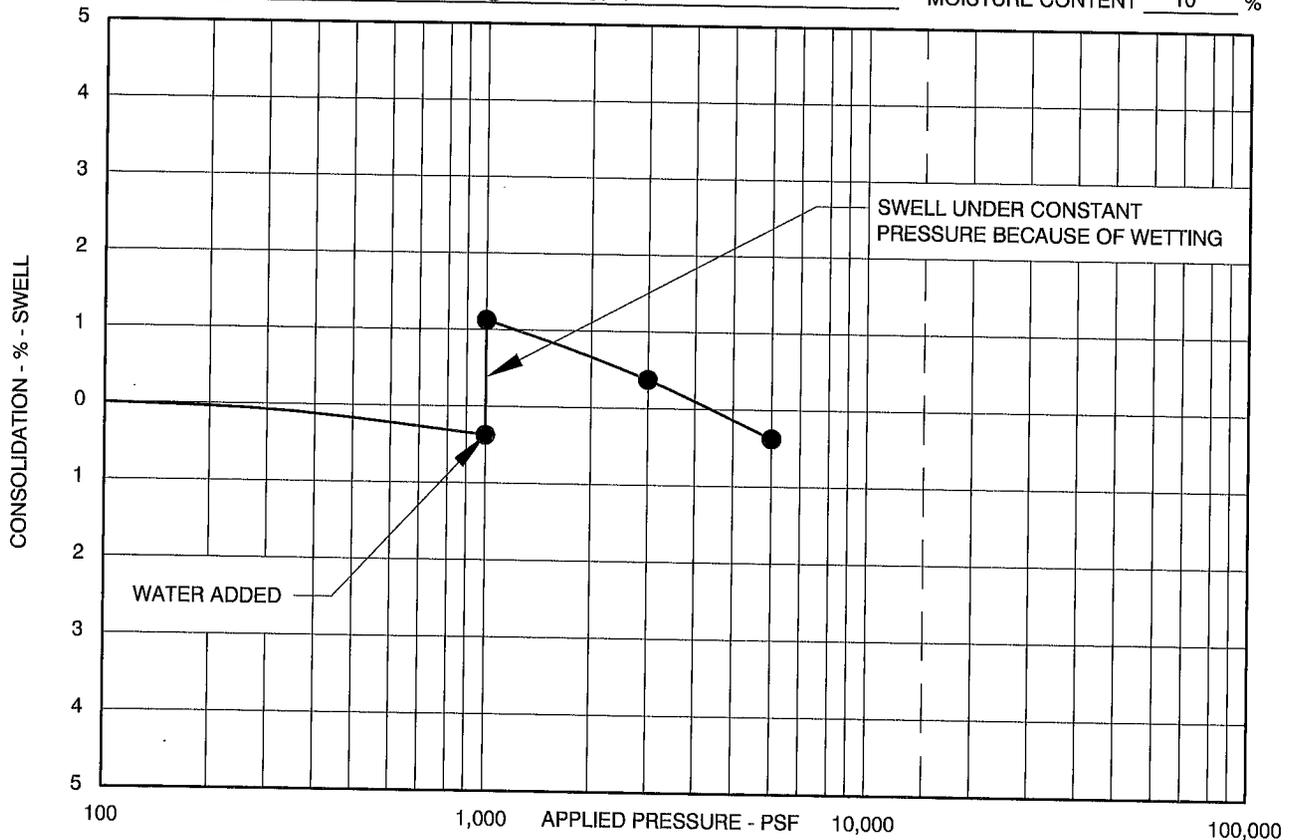
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 111 PCF  
 LOCATION TEST BORING NO. 3 @ DEPTH OF 24' MOISTURE CONTENT 20 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 6



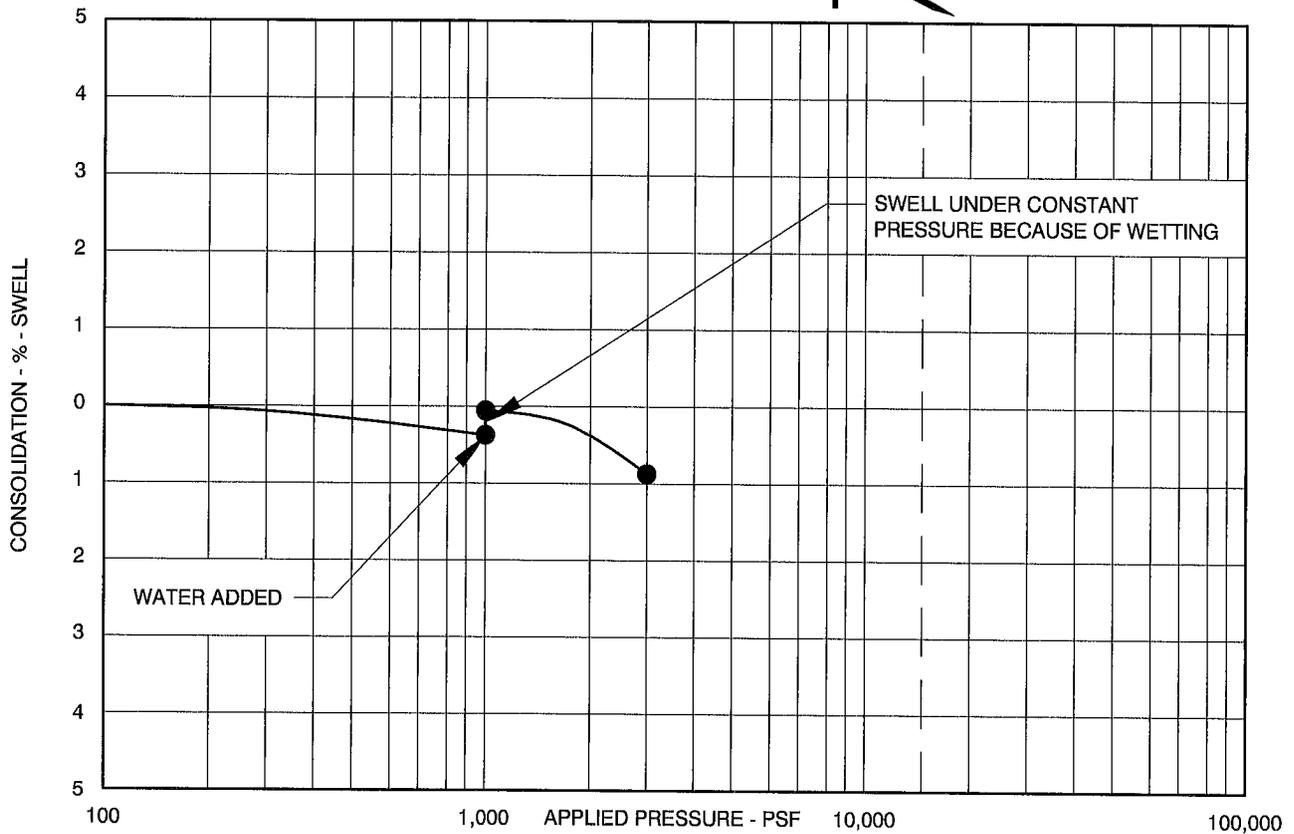
SAMPLE DESCRIPTION FILL, CLAY, SANDY DRY UNIT WT. 127 PCF  
 LOCATION TEST BORING NO. 4 @ DEPTH OF 4' MOISTURE CONTENT 10 %



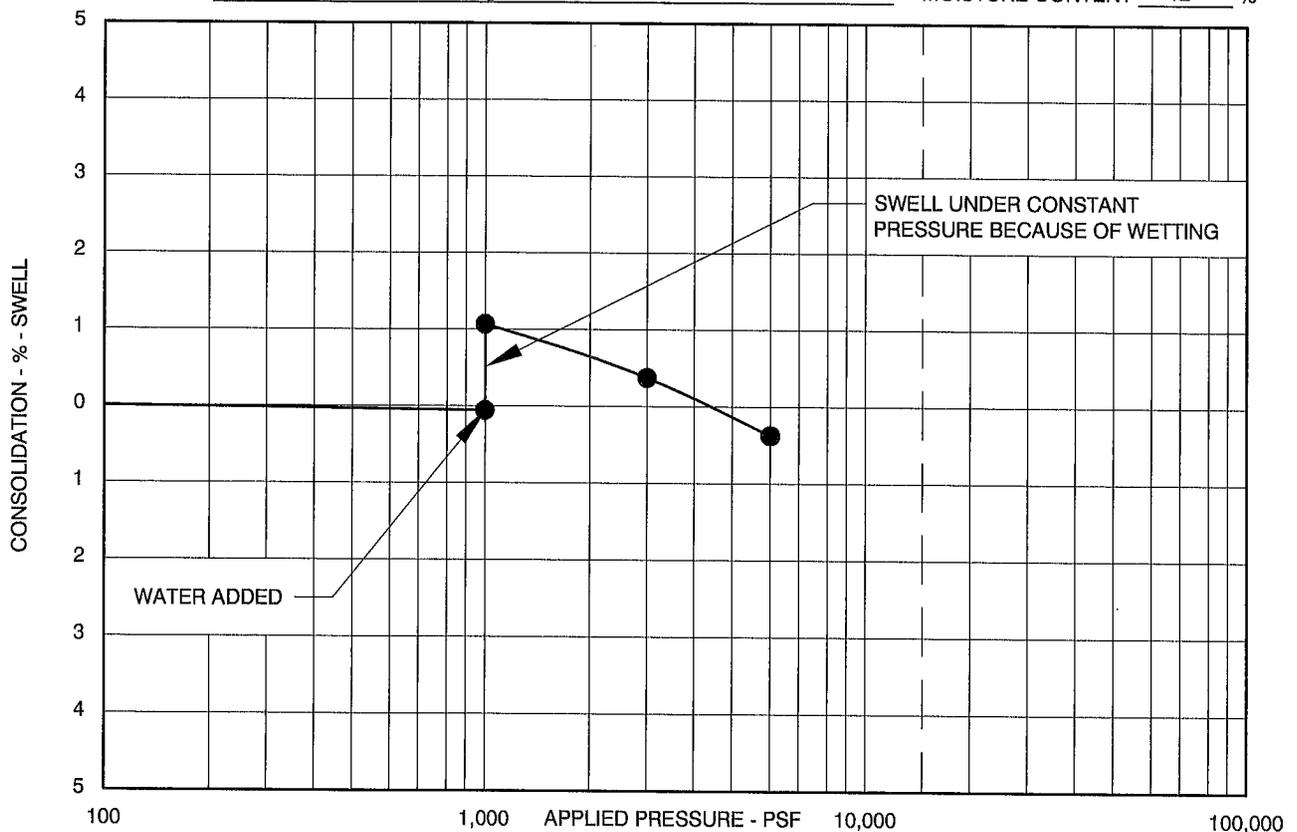
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 131 PCF  
 LOCATION TEST BORING NO. 4 @ DEPTH OF 9' MOISTURE CONTENT 11 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 7



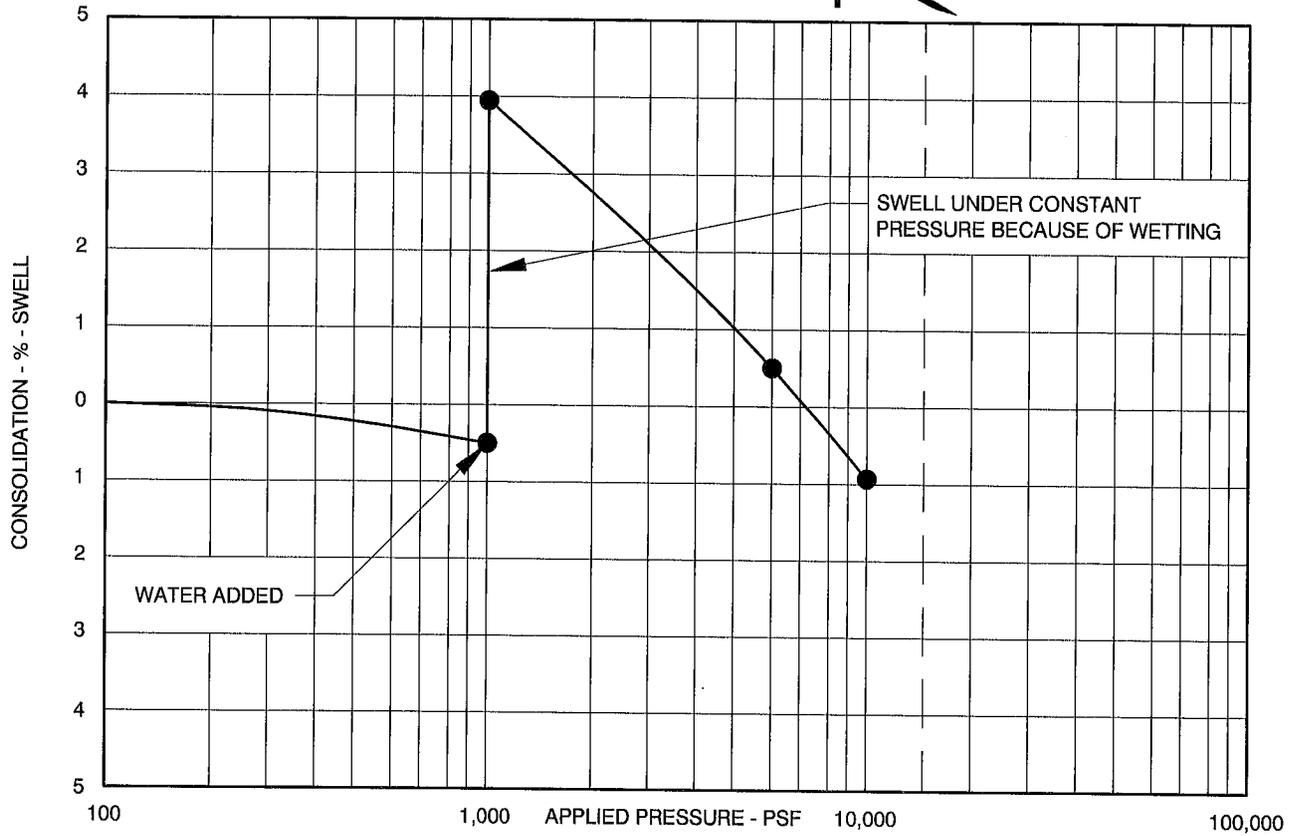
SAMPLE DESCRIPTION CLAYSTONE, SANDY DRY UNIT WT. 119 PCF  
 LOCATION TEST BORING NO. 5 @ DEPTH OF 14' MOISTURE CONTENT 12 %



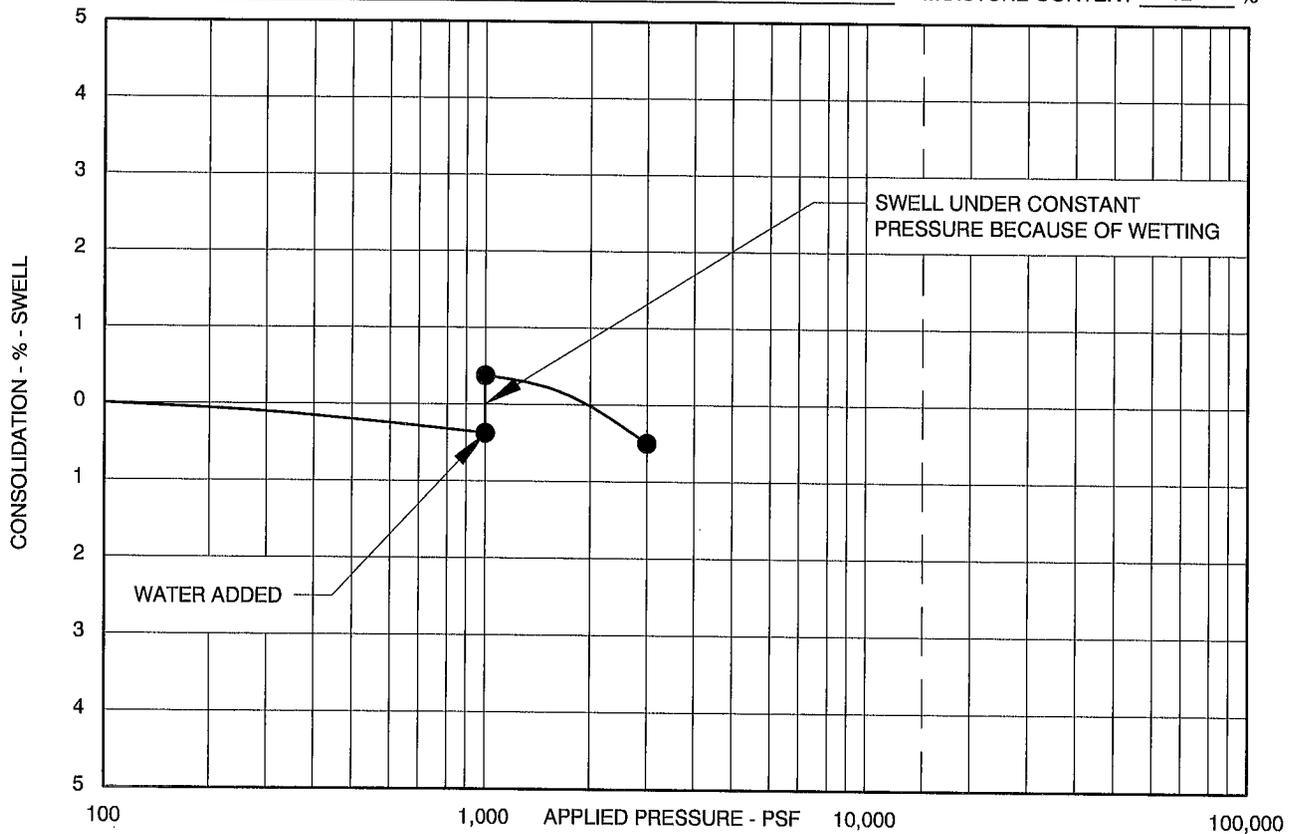
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 92 PCF  
 LOCATION TEST BORING NO. 5 @ DEPTH OF 34' MOISTURE CONTENT 28 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 8



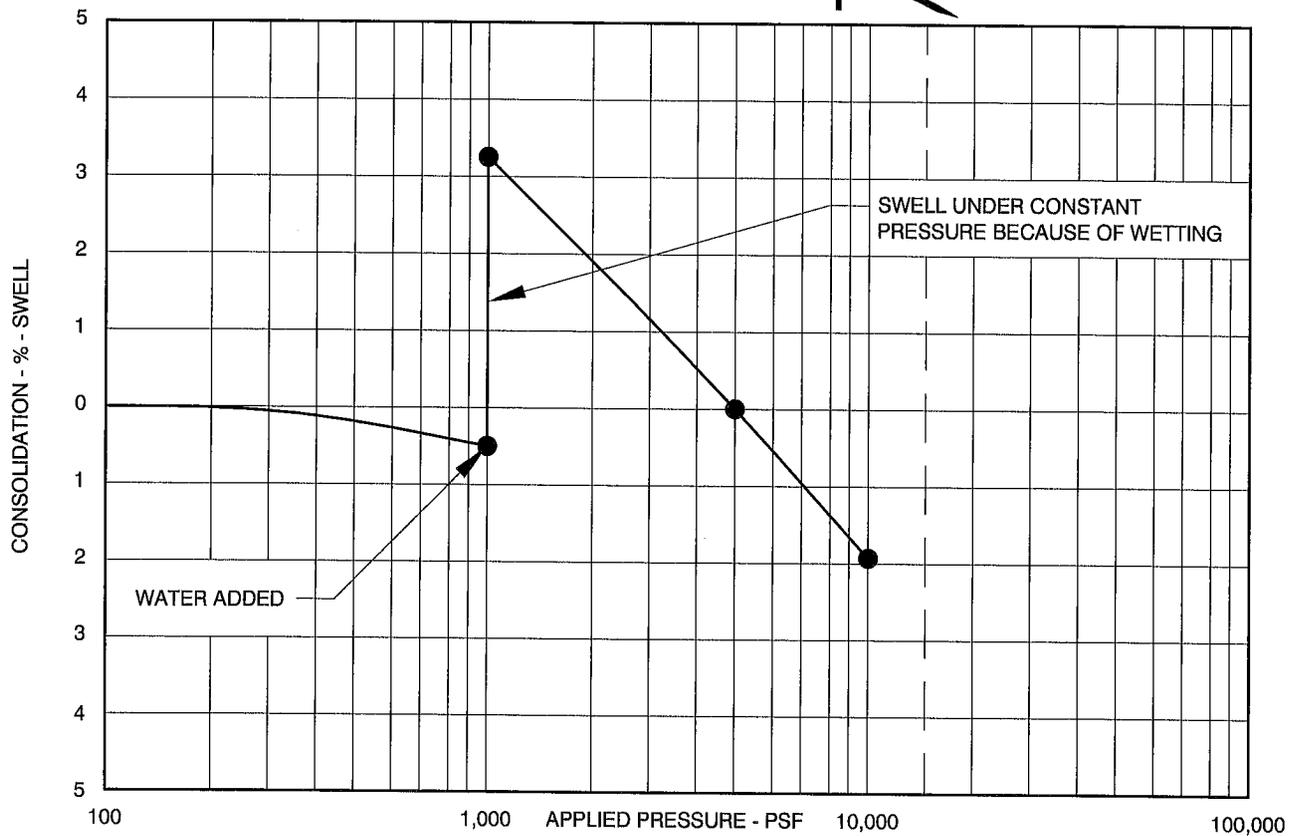
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 121 PCF  
 LOCATION TEST BORING NO. 6 @ DEPTH OF 9' MOISTURE CONTENT 12 %



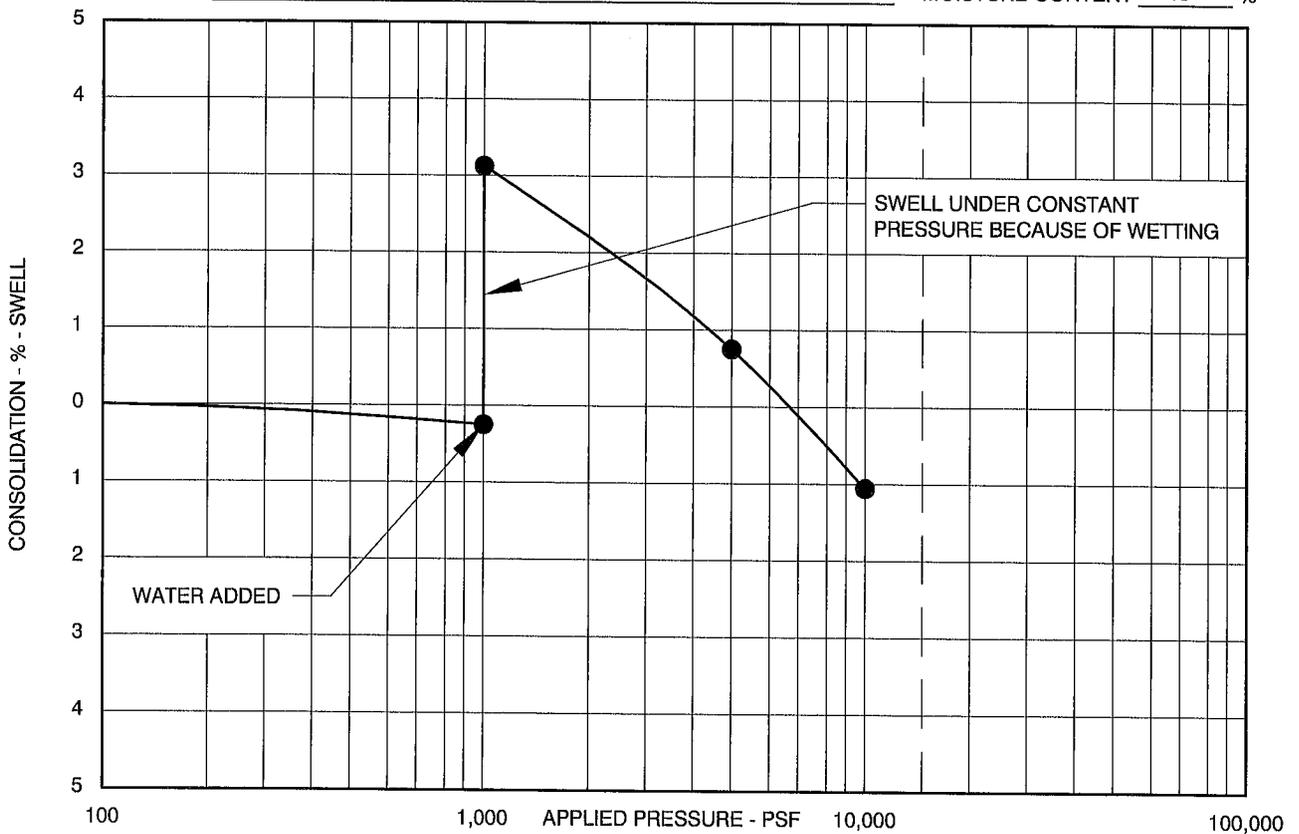
SAMPLE DESCRIPTION SANDSTONE, CLAYEY DRY UNIT WT. 115 PCF  
 LOCATION TEST BORING NO. 6 @ DEPTH OF 24' MOISTURE CONTENT 11 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 9



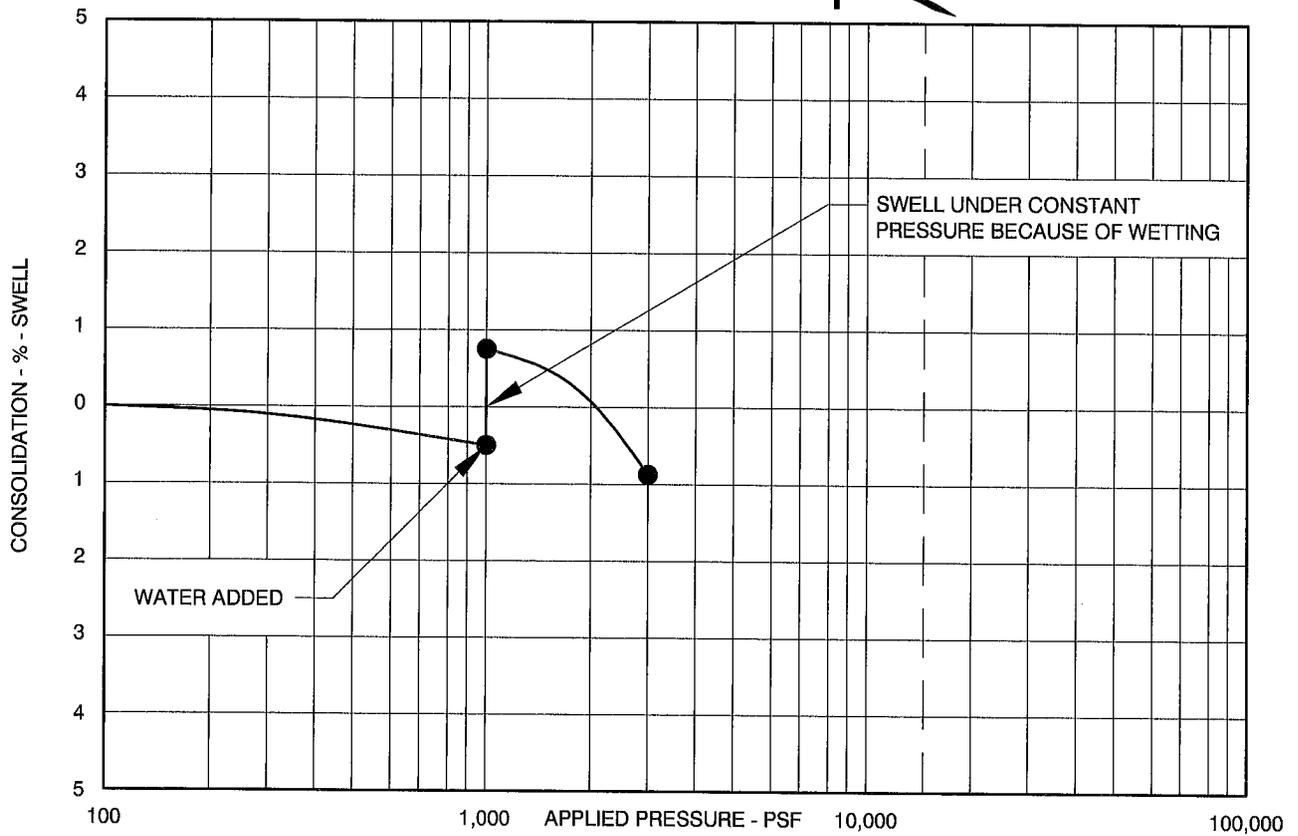
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 110 PCF  
 LOCATION TEST BORING NO. 7 @ DEPTH OF 7' MOISTURE CONTENT 19 %



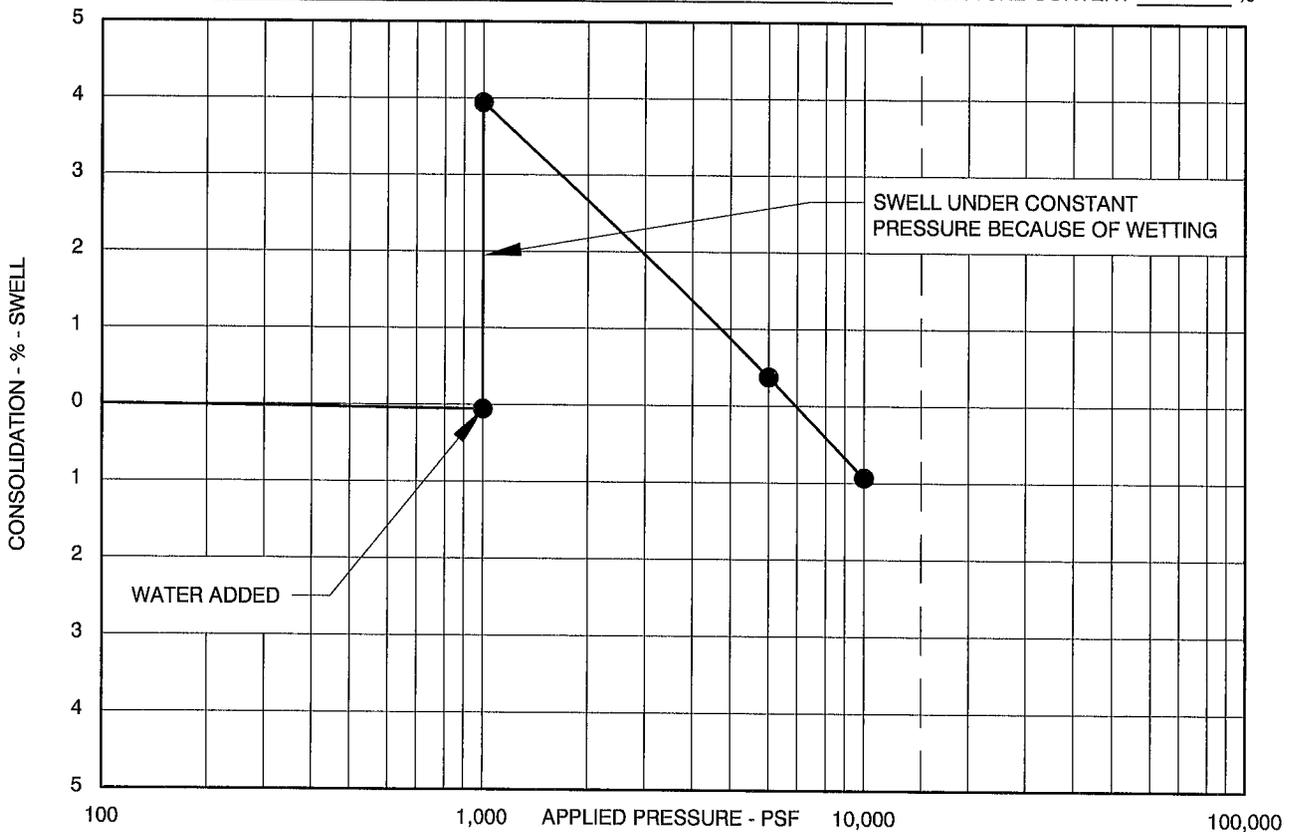
SAMPLE DESCRIPTION CLAYSTONE, SILTY DRY UNIT WT. 108 PCF  
 LOCATION TEST BORING NO. 7 @ DEPTH OF 34' MOISTURE CONTENT 19 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 10



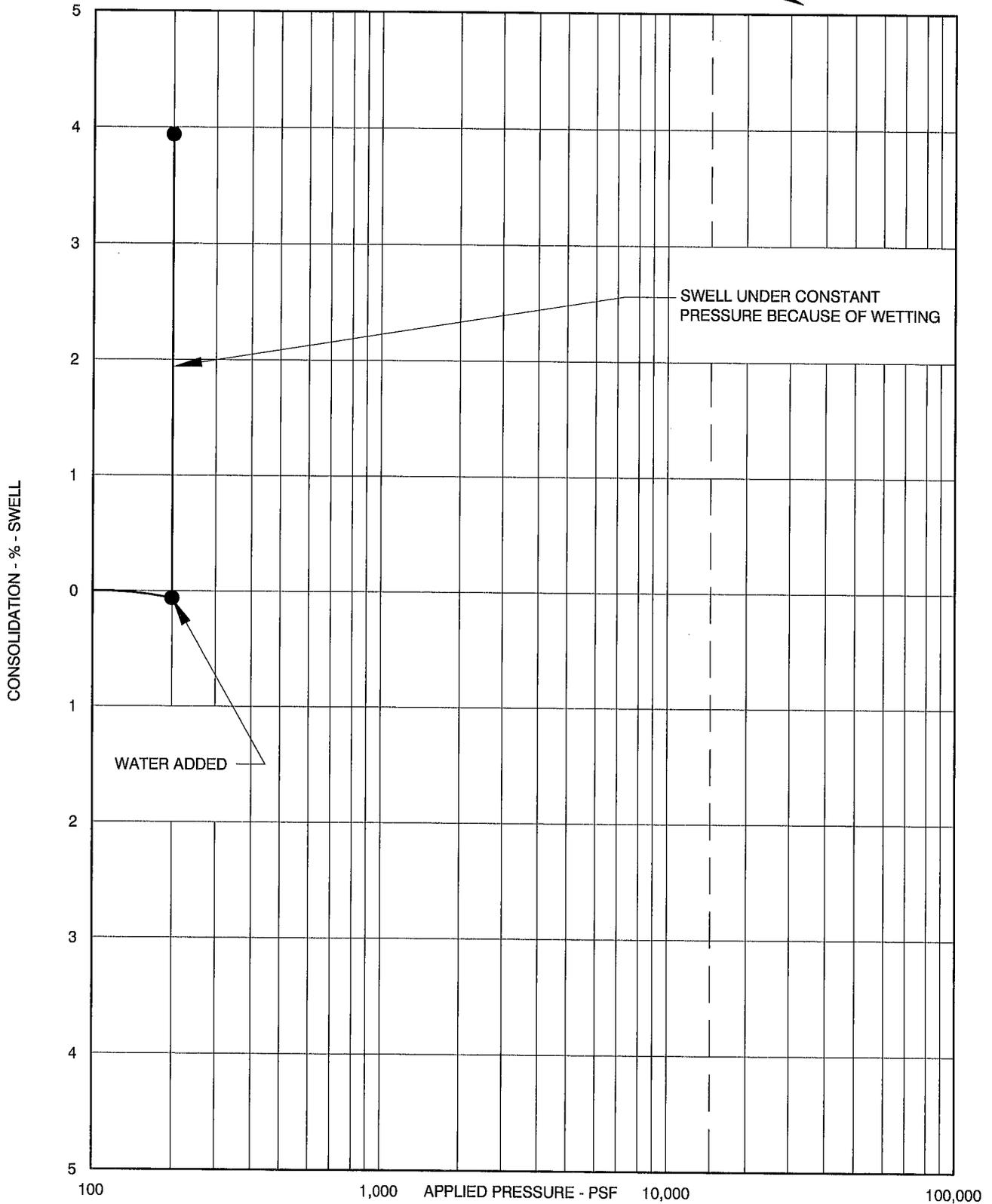
SAMPLE DESCRIPTION FILL, CLAY, SANDY DRY UNIT WT. 105 PCF  
 LOCATION TEST BORING NO. 8 @ DEPTH OF 4' MOISTURE CONTENT 20 %



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

**SWELL - CONSOLIDATION TEST RESULTS**

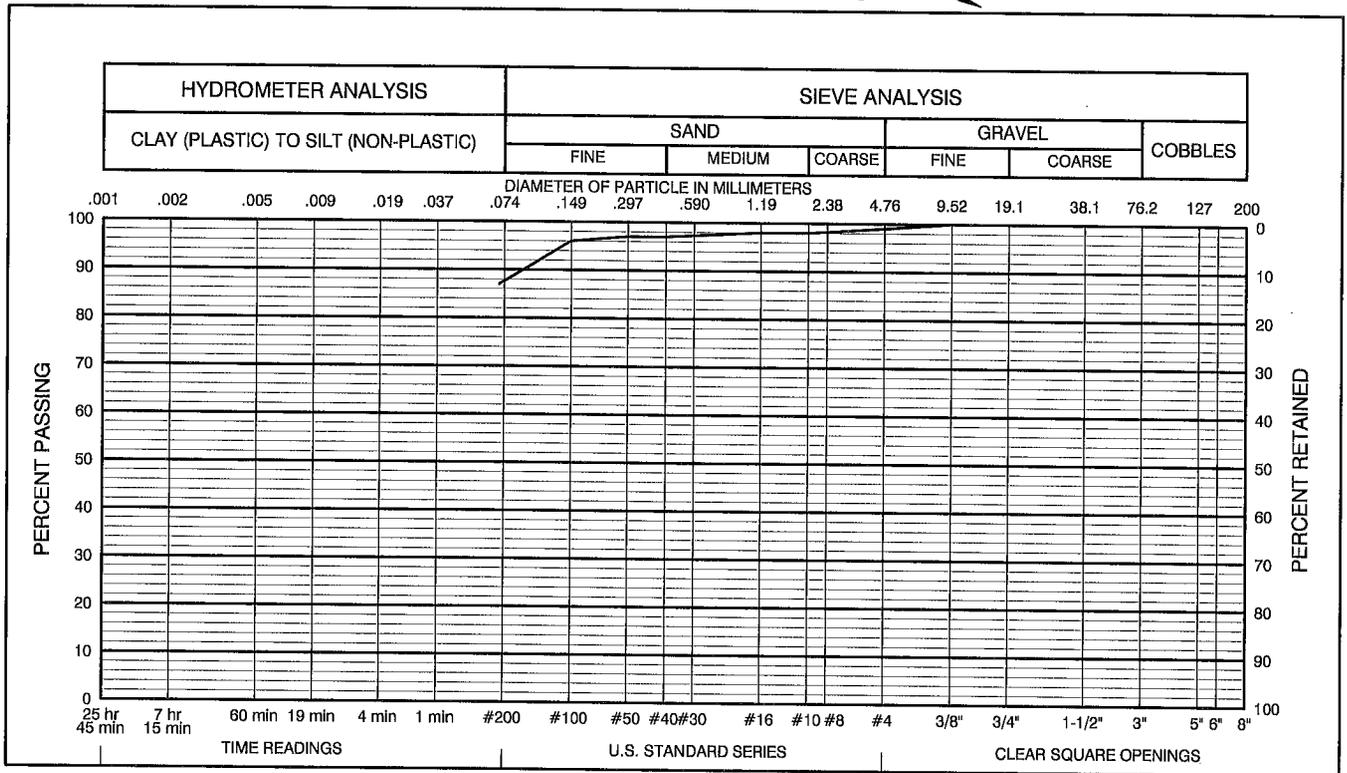
FIGURE 11



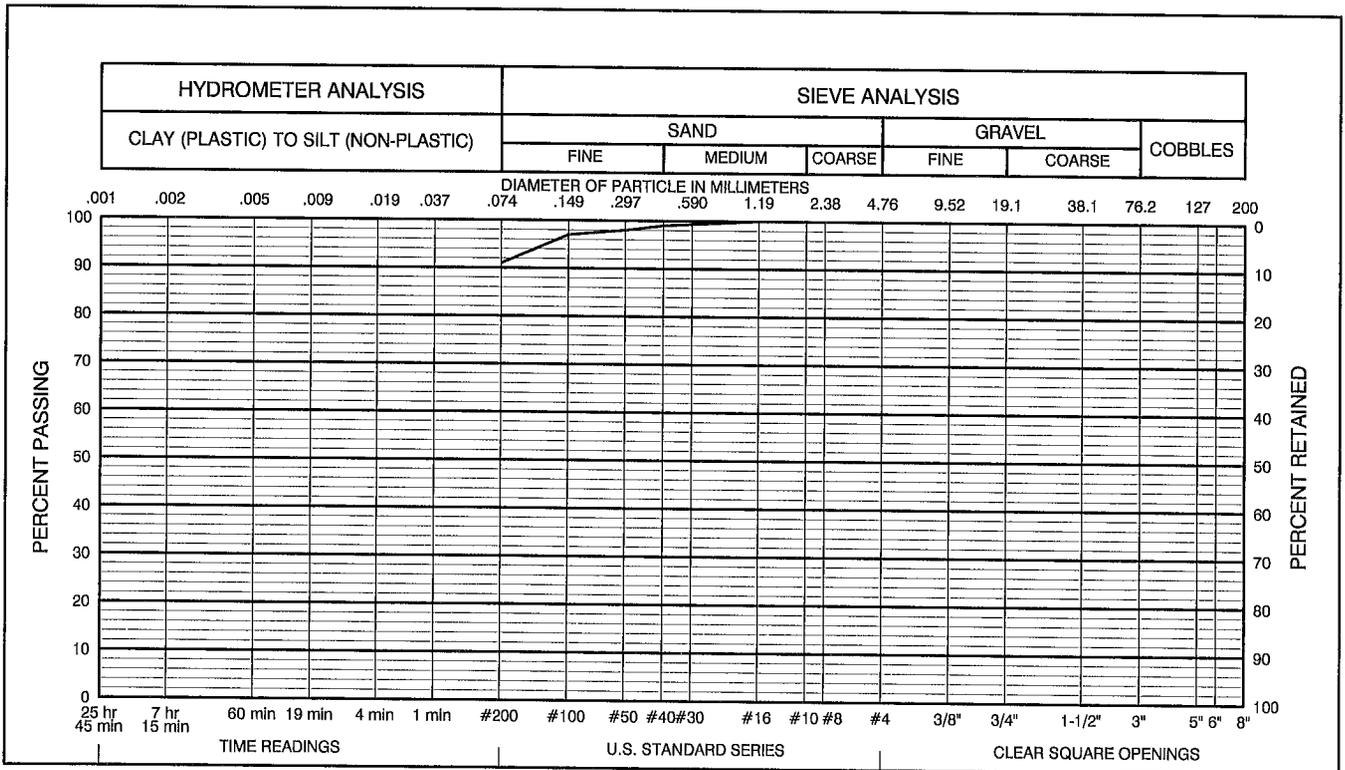
SAMPLE DESCRIPTION FILL, SAND, VERY SILTY DRY UNIT WT. 116 PCF  
 LOCATION TEST BORING NO. 9 @ DEPTH OF 1' MOISTURE CONTENT 7 %

**SWELL - CONSOLIDATION TEST RESULTS**

FIGURE 12



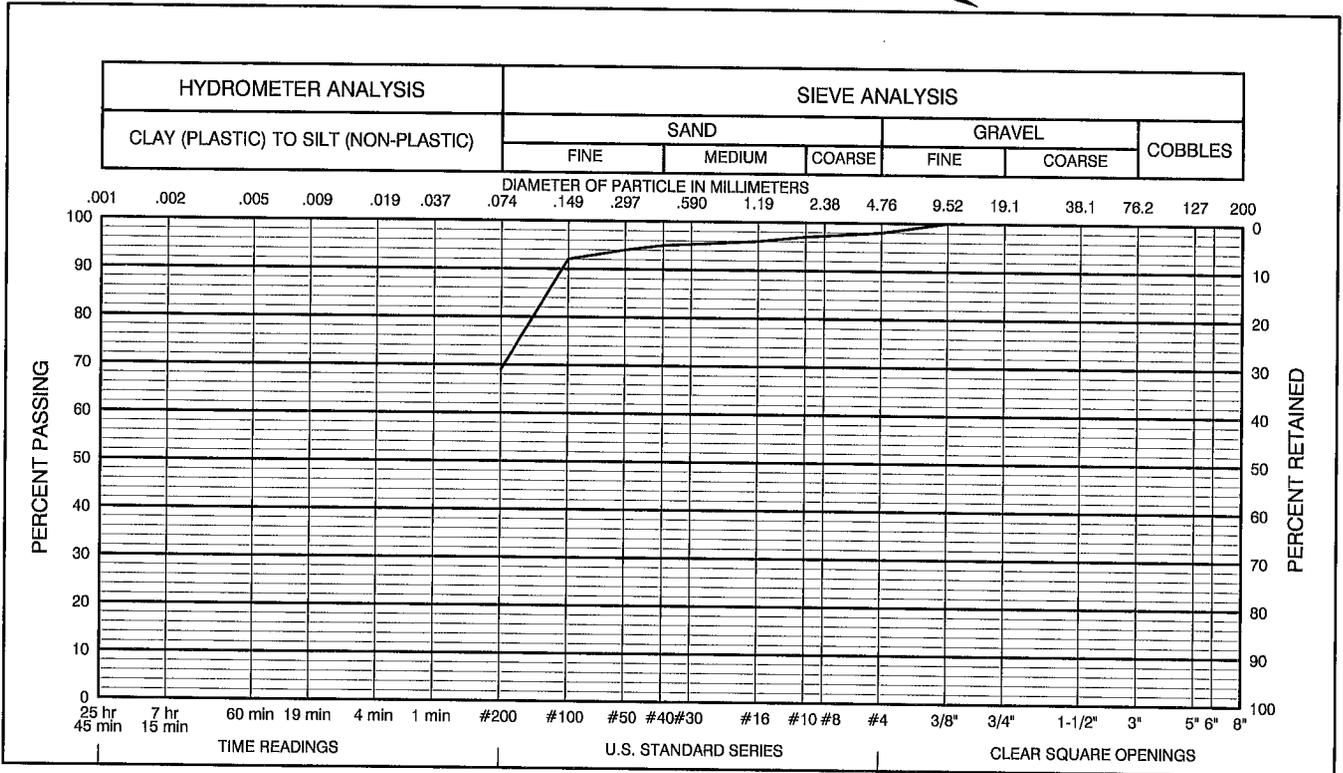
LOCATION TEST BORING NO. 1 @ DEPTH OF 4' GRAVEL 1 % LIQUID LIMIT 42  
SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY (CL) SAND 12 % PLASTICITY INDEX 24  
CLASSIFICATION AASHTO A-7-6 (21) SILT & CLAY 87 %



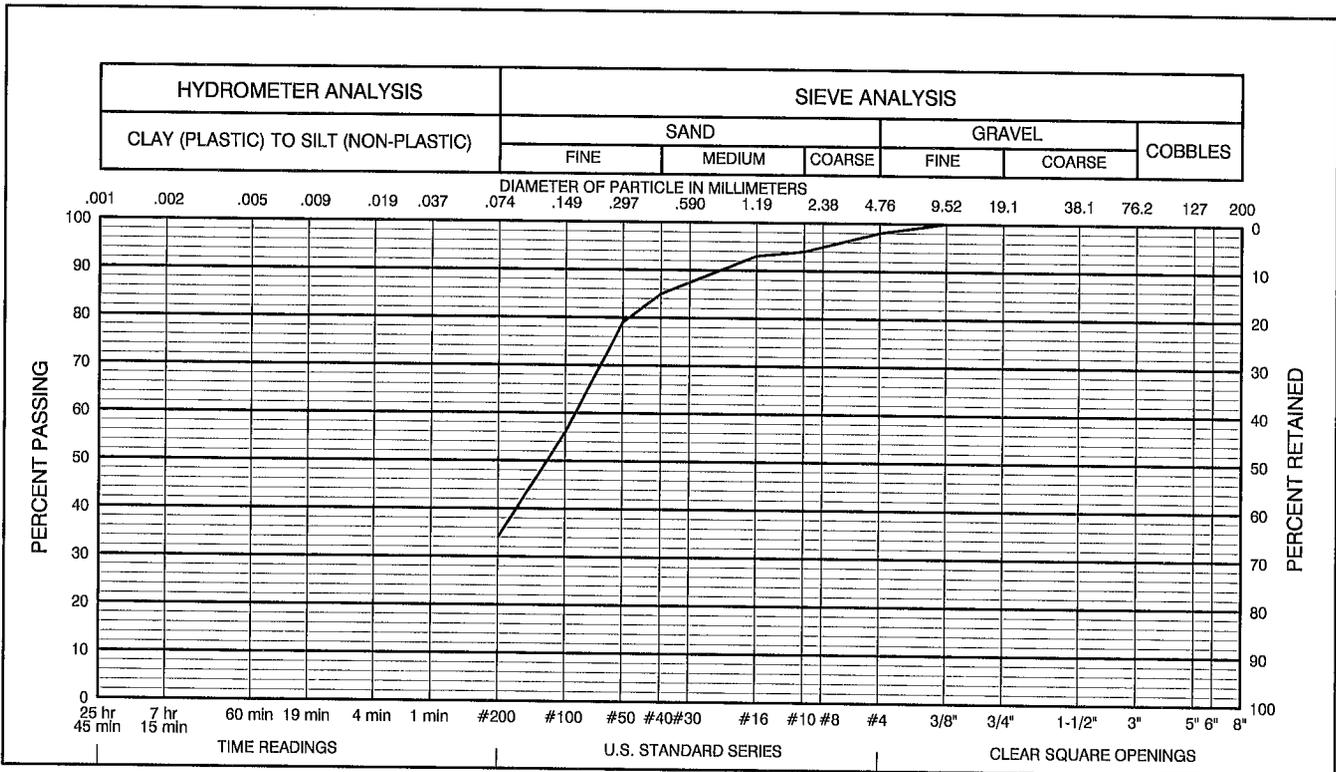
LOCATION TEST BORING NO. 3 @ DEPTH OF 9' GRAVEL 0 % LIQUID LIMIT 35  
SAMPLE DESCRIPTION CLAYSTONE, SLIGHTLY SANDY (CL) SAND 9 % PLASTICITY INDEX 19  
CLASSIFICATION AASHTO A-6 (17) SILT & CLAY 91 %

**GRADATION TEST RESULTS**

FIGURE 13



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 %



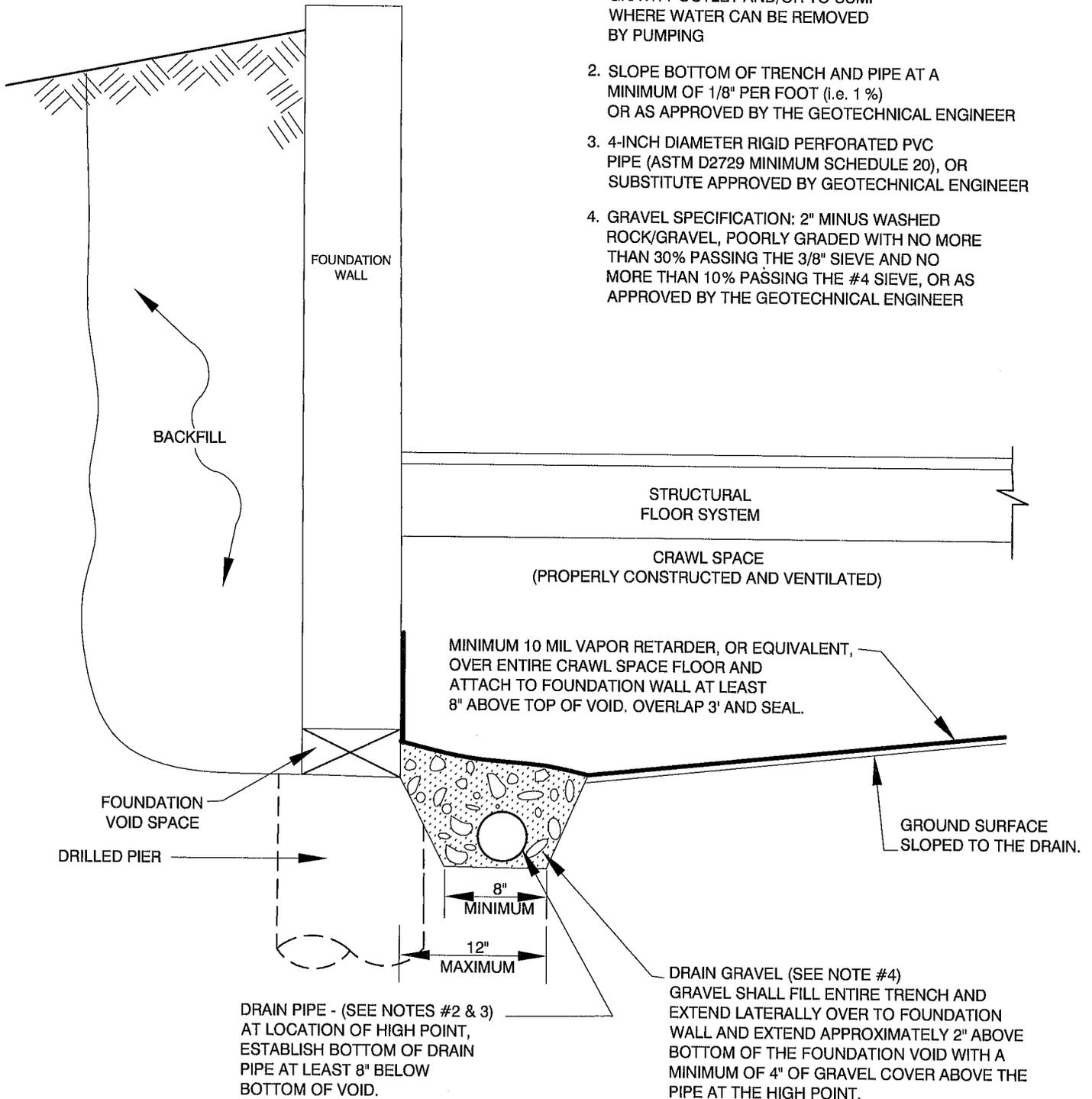
LOCATION TEST BORING NO. 9 @ DEPTH OF 1' GRAVEL 2 % LIQUID LIMIT NV  
SAMPLE DESCRIPTION FILL, SAND, VERY SILTY (SM) SAND 64 % PLASTICITY INDEX NP  
CLASSIFICATION AASHTO A-2-4 (0) SILT & CLAY 34 %

**GRADATION TEST RESULTS**

FIGURE 14

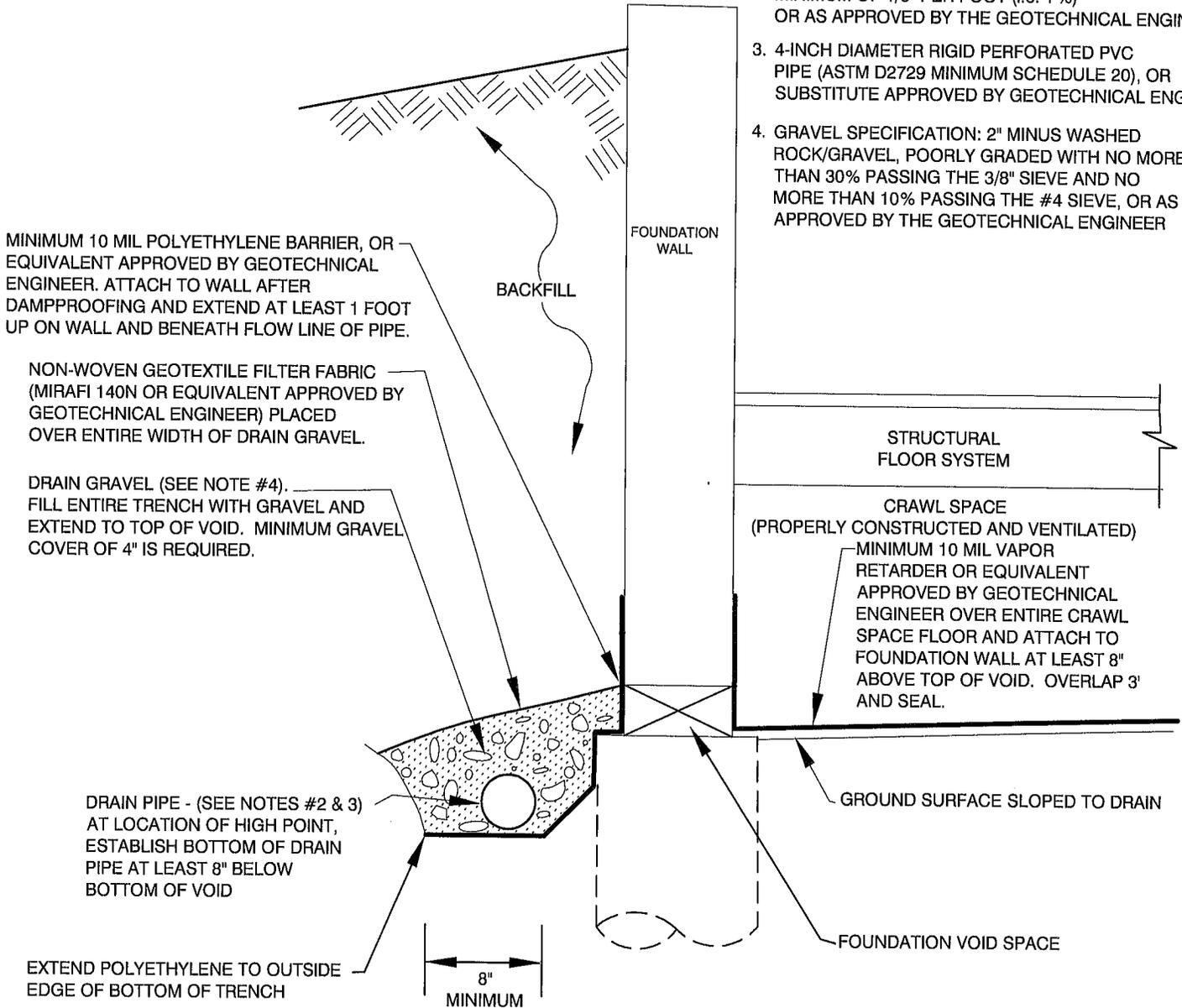
**NOTES:**

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



**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



PIER FOUNDATION  
 TYPICAL EXTERIOR DRAIN DETAIL  
 STRUCTURAL FLOOR  
 FIGURE 16

Test Boring No.	Depth (feet)	Soil Type	Natural Dry Density (pcf)	Natural Moisture (%)	Swell (+) / Consolidation (-) (%) <sup>1</sup>	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:

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

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

NV = No Value

NP = Non-Plastic



**SUMMARY OF LABORATORY TEST RESULTS**

Vision Land Consultants, Inc.  
 Multifamily Residential Structures  
 Project Number 132658

TABLE I

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  $\pm 2$  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

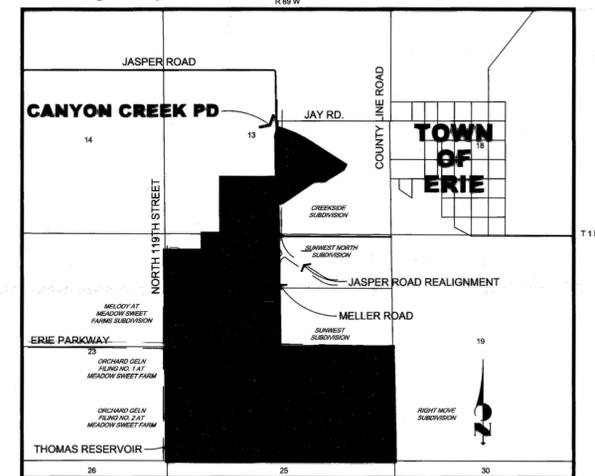
A Portion of the Southeast One-Quarter of Section 13, and A Portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 13, and A Portion of the South One-Half of Section 24, Township 1 North, Range 69 West of the Sixth Principal Meridian, Town of Erie, County of Boulder, State of Colorado

ZON2025-00001

553.43 ACRES  
1.8 Acres (in this Amendment)  
PDA

Please add to title block

## Vicinity Map



Scale: 1" = 2000'

## 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 )  
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.

## 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
Filing No. 2	L	0.31 AC	Park; Open Space
	M	0.02 AC	Landscape Entry Feature
	A, E	1.37 AC	Open Space; Utilities; Landscape Buffer
	B	0.06 AC	Pedestrian Access
Filing No. 3	C	2.10	Open Space; Drainage; Park
	D	11.26	Drainage; Utilities; Landscape Buffer; Park
	H, I	14.36 AC	School Site; Park
	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
Filing No. 4	D	0.05 AC	Landscape Buffer
	G	1.66 AC	School Site
	H	0.08	EVA Access; Open Space; Drainage; Utilities; Trail
	C	0.37 AC	Park
Filing No. 5	A, B, D, E, F	2.56 AC	Open Space; Utilities; Drainage; Landscape Buffer
	A, C, D, E	1.96 AC	Open Space; Utilities; Landscape Buffer
	B	1.84 AC	Commercial; Business; Retail; Food and Beverage Service
Filing No. 6	F	0.50 AC	Park
	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
Filing No. 7	G	4.06 AC	Open Space; Pedestrian Access
	NA	NA	NA
	NA	NA	NA
Filing No. 8	NA	NA	NA
	C	5.53 AC	Drainage; Open Space
	D, G	19.23 AC	Park; Open Space
	E	11.60 AC	Reservoir
Filing No. 9	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:

- 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.
- 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.
- 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.
- 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:

- 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

## 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 composes 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  
4949 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-

## I. PLANNING AREAS & PRINCIPAL LAND USE CATEGORIES

PLANNING AREAS (Filing No.'s)	PRINCIPAL LAND USES	LAND USE SYMBOL
Filing No. 1	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 2	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) School Elementary	ELE
Filing No. 3	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
Filing No. 4	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Day Care Facility	DC
	4) Medium Density Residential	MDR
	5) Commercial / Business / Retail	CBR / FB
	6) Food and Beverage Service	FB
Filing No. 6	1) Single Family Detached	SFD
	2) Open Space, Parks & Recreation	OS
	3) Commercial / Business / Retail	CBR
	4) Religious Assembly	RA
Filing No. 7	1) Single Family Detached	SFD
Filing No. 8	1) Medium Density Residential	MDR
	2) Open Space, Parks & Recreation	OS
Filing No. 9	1) Single Family Detached	SFD
	2) Town Homes	TH
	3) Open Space, Parks & Recreation	OS
	4) Single Family Detached - Patio Homes	SFD-P
Filing No. 10	1) Medium Density Residential	MR
	2) High Density Residential	HR
	3) Community Commercial	CC

Food and Beverage in Filing 5

Filing 10 is no longer in this PD, so if we could remove it from the table that would be helpful cleanup

## II. PRINCIPAL LAND USE CATEGORIES - Proposed With PD

LAND USE CATEGORY	WRITTEN SYMBOL	SYMBOL SHOWN ON PD	PERMITTED USES* Use By Right (Y) Special Review (SR) Not Permitted (N)
<b>RESIDENTIAL ZONES / USES</b>			
Single Family Detached	SFD	SFD	Y
Elementary School	ELE	ELE	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Single Family Detached - Patio	SFD-P	SFD-P	Y
Tot Lot	T/L	T/L	Y
Detention/Drainage Facility	DET	DET	Y
Medium Density Residential	MDR	MDR	Y
Duplex			Y
Townhouse			Y
Stacked Tri-plex / Quad-plex			Y
Manor Home			Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Town Homes	TH	TH	Y
Detention/Drainage Facility	DET	DET	Y
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Tot Lot	T/L	T/L	Y
Neighborhood Park	N-PK	N-PK	Y
Medium-Density Residential***	MR	MR	Y
Single Family Detached-Patio			Y
Detention/Drainage Facility			Y
High-Density Residential*	HR	HR	Y
Single Family Detached-Patio			Y
Duplex			Y
Detention/Drainage Facility			Y
<b>NON-RESIDENTIAL ZONES / USES</b>			
Open Space, Park, Recreational Facilities	OS	OS	Y
Detention/Drainage Facility	DET	DET	Y
Regional Park	R-PK	R-PK	Y
Neighborhood Park	N-PK	N-PK	Y
Tot Lot	T/L	T/L	Y
Mining and Mineral Extraction	MINE	MINE	SR
Publicly Owned Facility - Town of Erie	ERIE	ERIE	Y
Community Commercial*	CC	CC	Y
Parking Structure			Y
Farm Market			Y
Detention/Drainage Facility			Y
Commercial / Business / Retail*	CBR	CBR	Y
Animal Clinic Hospital, Small Animals			N
Automotive Repair, Major			N
Bingo Parlor			N
Building Material Sales			SR - N
Cemetery			N
Crematorium			N
Funeral Home			N
General Outdoor Recreation, Commercial Velodrome			SR
Golf Course			N
Golf Driving Range			N
Helistop			N
Industrial, Light			N
Mortuary			N
Nursing Home			SR
Pet Cemetery			N
Stadium			SR - N
Day Care Center	DC	DC	Y
Religious Assembly	RA	RA	Y
Food and Beverage Service	FB	FB	Y

### NOTE:

\* Permitted Uses shall be those permitted in the Town of Erie Municipal Code Table 3-1: Table of Permitted Uses for the comparable zone district. Those uses listed above that differ from the Municipal Code shall apply to this PD.

++ Land Uses Categories, within 200 feet of the western boundary of the property, shall be limited to Duplex and Single Family Detached - Patio / Alley Loaded.

## III. MINIMUM LOT SIZES (per Planning Area)

PLANNING AREA (Filing No.)	PRINCIPAL LAND USE	MIN. RES. LOT AREA (sq. feet)	MIN. INTERIOR RES. LOT WIDTH (feet)	MIN. CORNER RES. LOT WIDTH (feet)
Filing No.1		5,000	50'	60'
Filing No.2		5,000	50'	60'
Filing No.3		5,000	50'	60'
Filing No.4		5,000	50'	60'
Filing No.5		5,000	50'	60'
Filing No.6		5,000	50'	60'
Filing No.7		5,000	50'	60'
Filing No.8		N/A	N/A	N/A
Filing No.9 SFD		9,500	80'	90'
Filing No.9 SFD-P		5,500	35'	40'
Filing No.9 TH		1,450	20'	35'
Filing No.10 MR & HR SFD - Alley Loaded		3,150	30'	35'
Filing No.10 MR & HR SFD - Patio Alley Loaded		3,800	30'	35'
Filing No.10 MR & HR Duplex		2,250 per DU	25'	30'
Filing No.10 MR & HR Town Home - Alley Loaded		1,450 per DU	NA	NA
Filing No.10 MR & HR Multifamily		1,250 per DU	NA	NA

## IV. MINIMUM SET BACK TO PRINCIPAL BUILDINGS

All setbacks measured from the Property Line (PL) to the structure as noted.

Multiple principal buildings on a single lot shall be separated a distance equal to the distance that would be required if they were separated by a lot line.

PLANNING AREA (Filing No.)	T YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)	SIDE OR REAR SETBACK WHEN ABUTTING A RESIDENTIAL ZONE DISTRICT
		To Bldg.	Interior lot		
Filing No.1	20'	20'	5'	15'	15'
Filing No.2 - SFD	20'	20'	5'	15'	15'
Filing No.3 - SFD	20'	20'	5'	15'	15'
Filing No.4 - SFD	20'	20'	5'	15'	15'
Filing No.5 - SFD	20'	20'	5'	15'	15'
- DC	20'	20'	10'	20'	20'
- MDR	20'	10'	5/0'***	5'	5'
- CBR	N/A	0'	0'	0'	20'
- FB	N/A	0'	0'	0'	20'
Filing No.6 - SFD	20'	20'	5'***	15'	15'
- RA	20'	20'	10'	20'	20'
- CBR	N/A	20'	5/0'*	20'	20'
Filing No.7 - SFD	20'	20'	5'	15'	15'
Filing No.8 - MDR	20'	15'	5/0'*	10'	15' / 5' Alley Loaded Garage
Filing No.9 - SFD	25'	25'	10'	20'	20'
- TH****	5'	5'	5/0'*	5'	5'
- SFD-P*****	20'	15'*****	5'	10'	10'
Filing No.10 - MR	20' / *****	10'	5/0'	20' / 5' Alley Loaded Garage	20' / 5' Alley Loaded Garage
- HR	20' / *****	10'	10/0'	20' / 5' Alley Loaded Garage	20' / 5' Alley Loaded Garage
- CC	NA	20'	10/0'	20'	20'

\*Side Yard setbacks are 0-feet for attached buildings only.

\*\*Eaves and freepiece cantilevers are permitted to encroach into the side yard setback of SFD homes a maximum of two (2) feet. Window wells may encroach into the side yard setback of SFD homes a maximum of three (3) feet.

\*\*\*Eaves are permitted to encroach into the side yard setback a maximum of two (2) feet. Window wells may encroach into the side yard setback a maximum of three (3) feet.

\*\*\*\*Incidental Architectural Features such as Cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than two (2) feet into any required setback provided these projections are at least three (3) feet from any lot line on the Townhomes and side lot lines on the SFD Patio Homes; and five (5) feet from the front and rear lot line on the SFD Patio Homes.

\*\*\*\*\*Side load garage.

\*\*\*\*\*Awnings, blade signs, incidental architectural features such as cornices, eaves, canopies, chimneys, bay windows, ornamental features and other similar architectural features may project not more than five (5) feet into any required setback.

## Principal Land Use Categories, Contd.

Category	Permitted
Commercial/Business/Retail	N
Kennel or Animal Day Care (indoor or outdoor)	N
Gas Station	N
Carwash	N
Vehicle Service and Repair (light or heavy)	N
Restaurant with drive through	N

## V. MINIMUM SET BACK TO ACCESSORY BUILDINGS

All set backs measured from the Property Line (PL) to the structure as noted.

PLANNING AREA (Filing No.)	FRONT YARD (feet)	SIDE YARD (feet)		REAR YARD (feet)
		Interior lot	Along street	
Filing No.1 - SFD	30'	5'	20'	5'
Filing No.2 - SFD	30'	5'	20'	5'
Filing No.3 - SFD	30'	5'	20'	5'
Filing No.4 - SFD	30'	5'	20'	5'
Filing No.5 - SFD	30'	5'	20'	5'
- DC	30'	5'	20'	5'
- MDR	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
- FB	30'	5'	20'	5'
Filing No.6 - SFD	30'	5'	20'	5'
- RA	30'	5'	20'	5'
- CBR	30'	5'	20'	5'
Filing No.7 - SFD	30'	5'	20'	5'
Filing No.8 - MDR	30'	5'	20'	5'
Filing No.9 - SFD-P	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- TH	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED	NOT PERMITTED
- SFD	30'	5'	10'	5'
Filing No.10 - MR	30'	5'	10'	5'
- HR	30'	5'	10'	5'
- CC	30'	5'	20'	5'

Filing 10 is no longer in this PD, so if we could remove it from the table that would be helpful cleanup

Staff propose adding this provision (it wouldn't change the rear setback, but would add a minimum 20' side setback when abutting residential district)

Staff propose further refining the allowed uses in this PD

These three uses will no longer be permitted in Filing 5, so we can remove from this table

## VI. ADDITIONAL STANDARDS

PLANNING AREA (Filing No.)	MIN. SETBACK BETWEEN BUILDINGS (feet)	MAX. LOT COVERAGE (percent %)		MAX. BLDG. HEIGHT (feet)	
		Principal	Accessory *	Principal	Accessory
Filing No.1 - SFD	10'	30%	30%	35'	25'
Filing No.2 - SFD	10'	30%	30%	35'	25'
Filing No.3 - SFD	10'	30%	30%	35'	25'
Filing No.4 - SFD	10'	30%	30%	35'	25'
Filing No.5 - SFD	10'	30%	30%	35'	25'
- DC	10'	30%	30%	35'	25'
- MDR	10'	NA	NA	45'	25'
- CBR	0'	NA	NA	45'	25'
- FB	0'	NA	NA	45'	25'
Filing No.6 - SFD	10'	NA	NA	35'	25'
- RA	10'	30%	30%	45'***	25'
- CBR	10'	30%	30%	35'	25'
Filing No.7 - SFD	10'	NA	NA	35'	25'
Filing No.8 - MDR	10'	NA	NA	35'	25'
Filing No.9 - SFD	10'	30%	30%	35'	25'
- TH	0'	NA	NA	35'	NOT PERMITTED
- SFD-P	0'	NA	NA	35'	NOT PERMITTED
Filing No.10 - MR	NA	NA	NA	35'	25'
- HR***	NA	NA	NA	45'	25'
- CE	NA	NA	NA	45'	25'

Staff propose limiting this height to 35' for compatibility

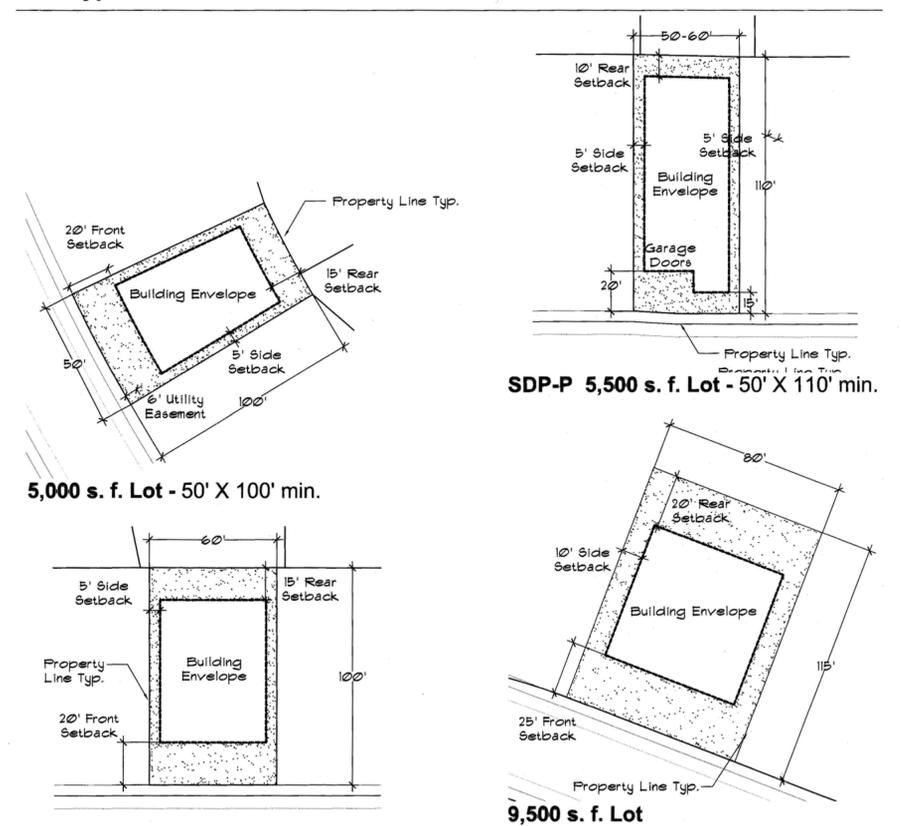
\* Maximum coverage of required yard

\*\* - 55' permitted for the domed portion of the church structure 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.

\*\*\* A maximum of three (3) stories is allowed; however, a mezzanine or entresol space is permitted if it has an interior entrance connection to the third floor unit, does not provide a separate, primary exterior entrance to the building, and the building height remains at or under 45 feet.

## Lot Typicals



6,000 s. f. Lot - 60' x 100' min.

DEVELOPMENT PLAN  
SHEET 2 OF 8

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Applicant  
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Boulder, CO  
303.444.4552

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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

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

- No identical model plan elevation shall be repeated directly across any street from the same model plan and elevation.
- No identical model plan elevation shall be repeated more than once within every four (4) lots on the same side of any street.
- 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

- Each elevation shall include a minimum of two (2) windows (or one (1) window and one (1) door) per floor.
- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- 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).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- 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.
  - The addition of one (1) window unit.
  - 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.
  - A covered porch or deck.
  - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
  - 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.
- 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

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- 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

- 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:
  - 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.
  - 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.
  - 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:

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

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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

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Design Standards

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- Each front elevation and rear elevation shall include more than one (1) wall plane. Articulation shall add shadow and visual interest.
- 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).
- The main roof should extend beyond the primary facade by a minimum of one (1) foot.
- 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.
  - The addition of one (1) window unit.
  - 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.
  - A covered porch or deck.
  - Architectural detail elements such as: shutters, eave brackets, exposed rafter tails, corbels, lintels, trellises, columns or pilasters.
  - 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.
- 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

- All exterior materials shall be of high quality, used in applications and treated appropriately to provide an attractive and long lasting appearance.
- 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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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.

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

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  - 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.
  - 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.
  - Side-loaded garages.
  - 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:

- Have a different orientation from the first two (2); or
- Shall be recessed behind the first two (2) by at least two (2) feet when having the same orientation; or
- 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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DEVELOPMENT PLAN  
SHEET 4 OF 8

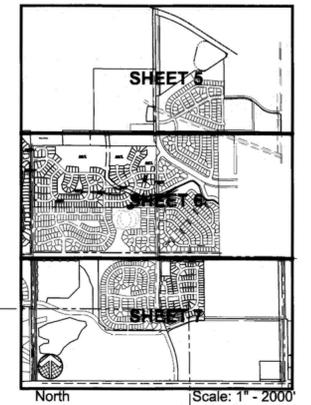


# Canyon Creek PD Amendment No.11

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

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PDA-

Key Map

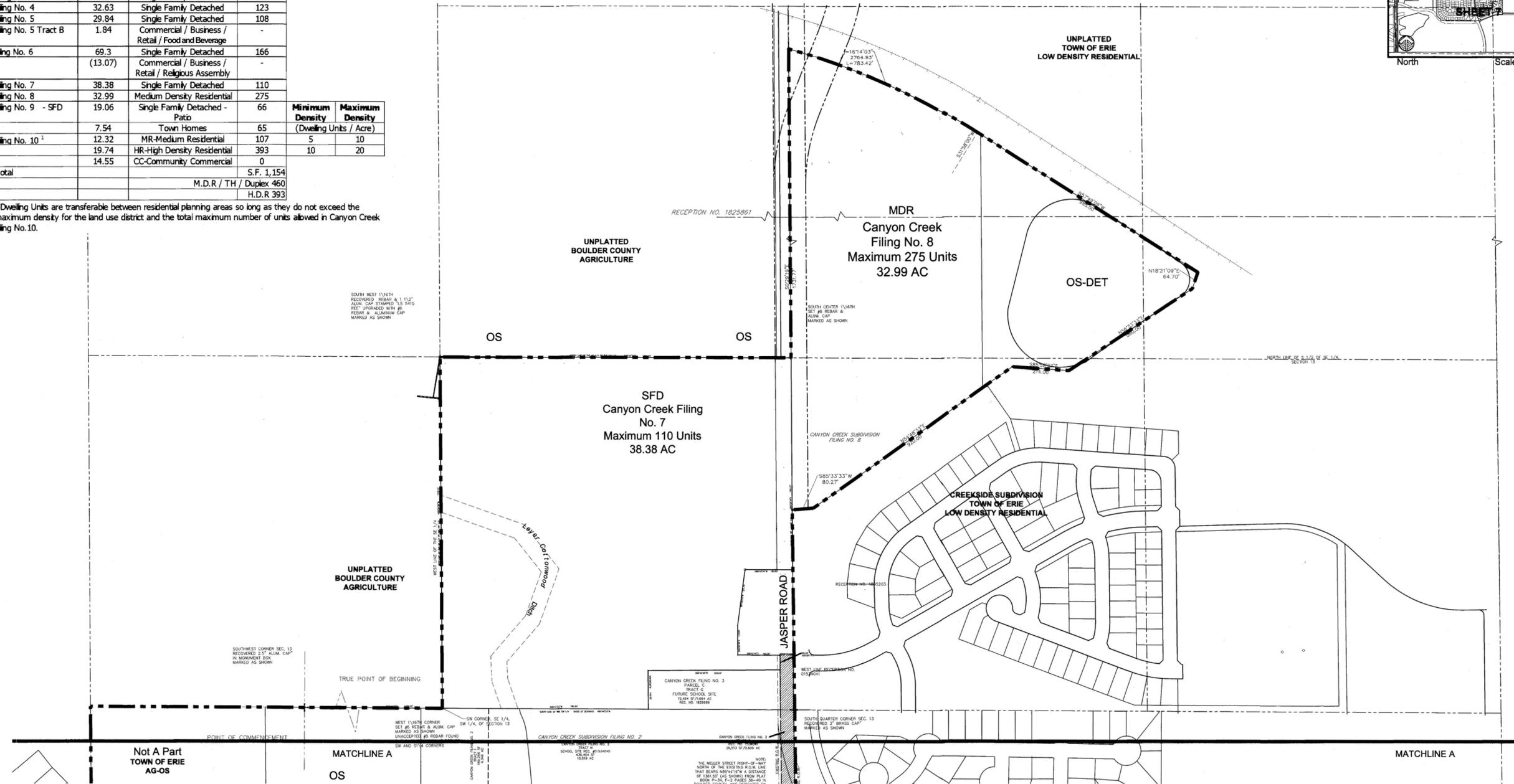


Land Use Summary - Filing No's 1-10

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 (13.07)	Single Family Detached / Commercial / Business / Retail / Religious Assembly	166
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 - Patio	66
	7.54	Town Homes	65
Filing No. 10 <sup>1</sup>	12.32	MR-Medium Residential	107
	19.74	HR-High Density Residential	393
	14.55	CC-Community Commercial	0
<b>Total</b>			<b>S.F. 1,154</b>
		M.D.R / TH / Duplex	460
		H.D.R	393

Minimum Density (Dwelling Units / Acre)	Maximum Density
5	10
10	20

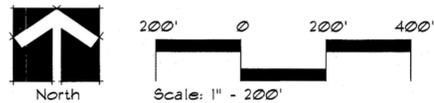
<sup>1</sup> Dwelling Units are transferable between residential planning areas so long as they do not exceed the maximum density for the land use district and the total maximum number of units allowed in Canyon Creek Filing No.10.



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

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

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

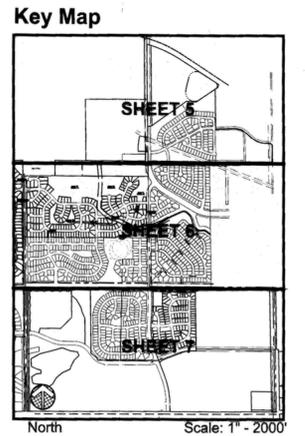
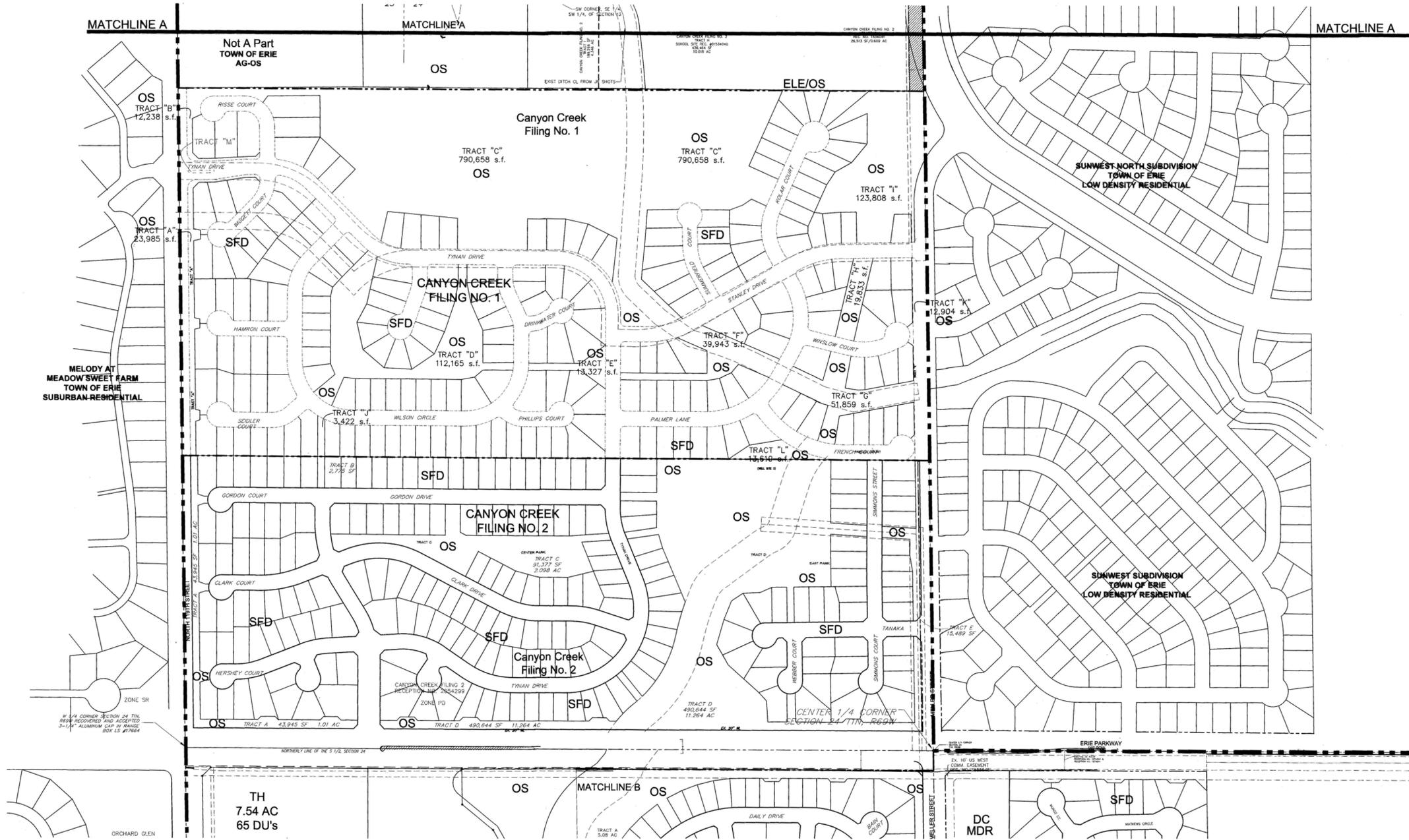


DEVELOPMENT PLAN  
SHEET 6 OF 8

# 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-



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

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

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



DEVELOPMENT PLAN  
SHEET 7 OF 8





## 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@erieco.gov](mailto:mhall@erieco.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) 1<sup>st</sup> 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](mailto: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](http://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 21<sup>st</sup>, 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>

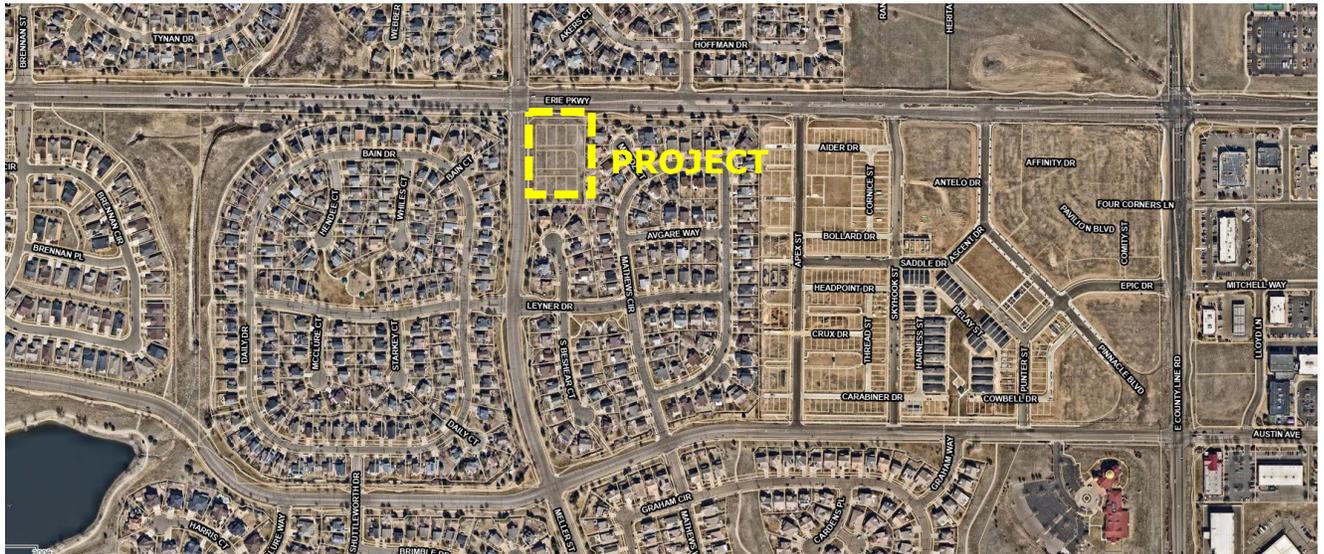
Or dial: (US) +1 636-725-2123 PIN: 371 933 179#

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

CIRAOLLO 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 MUNOZ 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 CLARENDON 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 AUSDALL 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

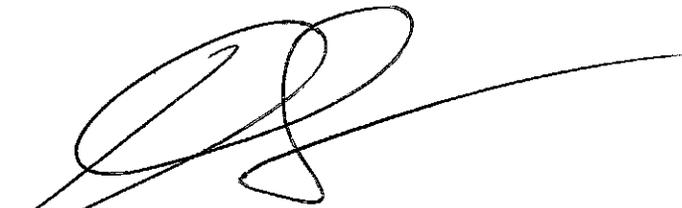
HESHMAT PROPERTIES LLC  
5385 LOOKOUT RIDGE DR  
BOULDER, CO  
80301

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 2<sup>nd</sup> 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

12/2/25  
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.

A handwritten signature in black ink, appearing to read "D. Schwartz", written over a horizontal line.

*(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, February 18, 2026, 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 Daily Times Call on Wednesday, January 28, 2026.  
Please send the affidavit of publication and billing to:

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

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[◀ Back](#)

Notice Publish Date:

Wednesday, January 28, 2026

## Notice Content

NOTICE OF PUBLIC HEARING PLANNING COMMISSION TOWN OF ERIE Notice is hereby given that on Wednesday, February 18, 2026, 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: Longmont Times Call January 28, 2026-2153489



## TOWN OF ERIE PUBLIC HEARING NOTICE

1/30/2026

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

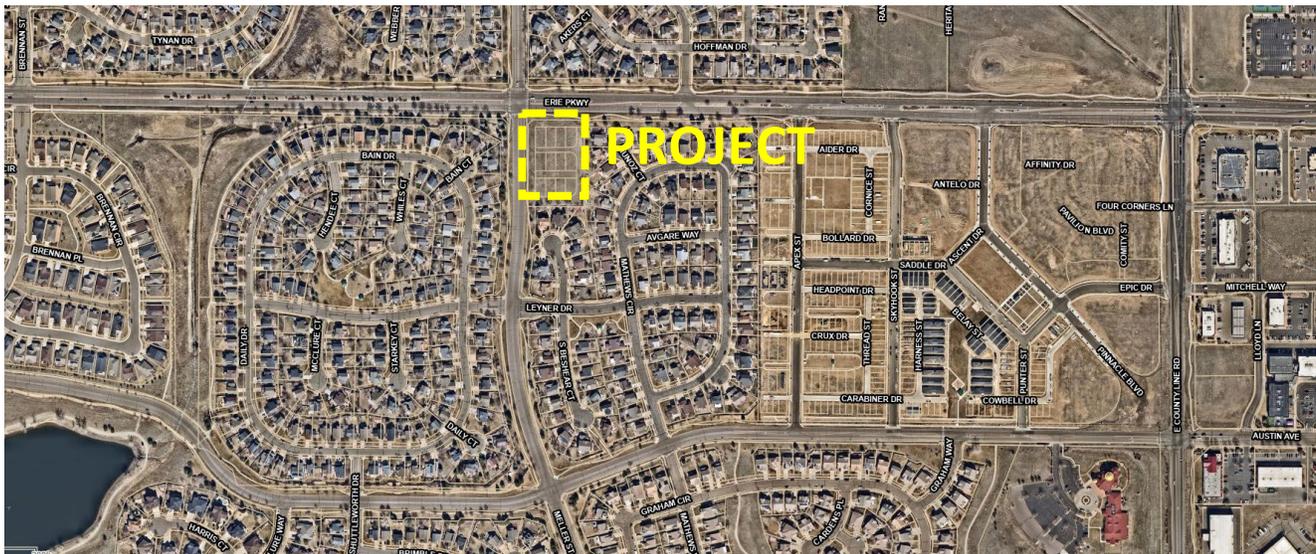
**Board or Commission:** Planning Commission

**Hearing For:** Canyon Creek PD Amendment No. 11

**Date of Hearing:** 2/18/2026

**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](http://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](http://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](mailto: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.**

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ERIE, CO  
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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

CIRAULO 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 MUNOZ 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 CLARENDON 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 AUSDALL DENISE M & SC...  
700 MATHEWS CIR  
ERIE, CO  
80516

MODRELL SUZANNE C  
644 N BESHEAR CT  
ERIE, CO  
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WILSON WILLIAM CARTER  
1383 LEYNER DR  
ERIE, CO  
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GUERRERO TIMOTHY  
656 MATHEWS CIR  
ERIE, CO  
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KAYTON BRIAN R & JENNIFER ...  
623 N BESHEAR CT  
ERIE, CO  
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BLATT STEVEN ANTHONY  
1376 AVGARE WAY  
ERIE, CO  
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AM HOEUN & NEARDEY SAN  
1389 AVGARE WAY  
ERIE, CO  
80516

CASTRILLON ANDRES & JODY ...  
552 MUNOZ CT  
ERIE, CO  
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ALLARD DUSTIN  
1398 AVGARE WAY  
ERIE, CO  
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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  
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MAI BRANDON  
441 SIMMONS CT  
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WALLER DONALD J & WHITNEY...  
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TROUT CHAD & KELLY ARCHIB...  
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ERIE, CO  
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CARMENOROS MICHAEL D  
1591 BAIN CT  
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TOWN OF ERIE  
AFFIDAVIT OF MAILING - PUBLIC HEARING NOTICE

I, Dominic Schwartz, as the applicant/representative for the Canyon Creek PD Amendment No. 11, hereby attest that on this 29th day of January, 2026, a true and correct copy of the Town of Erie Public Hearing Notice for the public hearing with the *Planning Commission* scheduled for 2/18/2026, 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

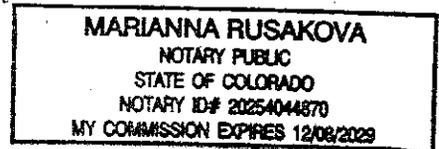
1/29/26  
Date

STATE OF COLORADO )  
) ss.  
COUNTY OF Boulder )

ACKNOWLEDGED BEFORE ME THIS 1 DAY OF January, 2026 BY Dominic Schwartz AS applicant/representative

WITNESS MY HAND AND OFFICIAL SEAL:

  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 12/08/2029

# TOWN OF ERIE AFFIDAVIT OF NOTICE POSTING

## Canyon Creek PD Amendment No. 11 Planning Commission

*(PROJECT NAME & PUBLIC HEARING TYPE – PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)*



I, *HARRY BRENNAN*, 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 FEBRUARY 18, 2026 A.D. THE PHOTOS, ABOVE, ARE TRUE AND CORRECT PHOTOS OF THE NOTICE SO POSTED.

A handwritten signature in black ink, appearing to read 'H. Brennan', is positioned above a horizontal line.

(SIGNATURE OF PERSON LISTED ABOVE)

HARRY BRENNAN  
SENIOR PLANNER  
TOWN OF ERIE

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  
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 [Back](#)

Notice Publish Date:

Wednesday, December 17, 2025

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# 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).

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**Location:** Southeast corner of Erie Parkway & Meller Street

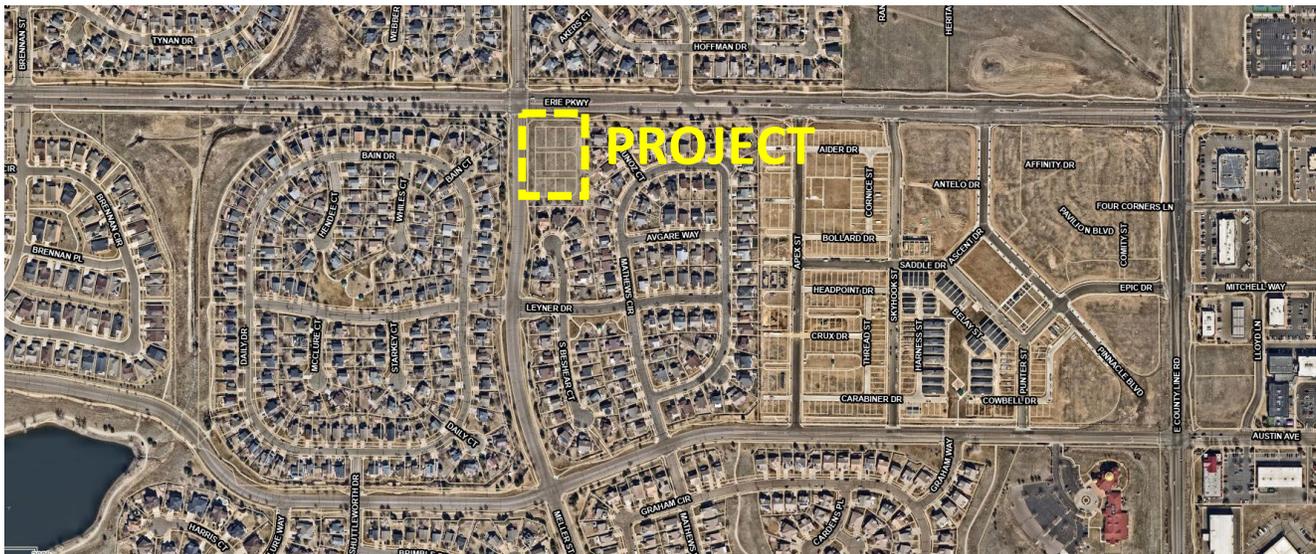
**Board or Commission:** Town Council

**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](http://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](http://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](mailto: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.**

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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

CIRAOLLO DEREK P & AMANDA ...  
571 WHILES CT  
ERIE, CO  
80516-7225

LOTT CHARLENE ANN & FRED...  
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 MUNOZ 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 CLARENDON 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 AUSDALL 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.

[Signature]  
Applicant/Representative's Signature

12/19/25  
Date

STATE OF COLORADO )  
COUNTY OF Boulder ) ss.

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

WITNESS MY HAND AND OFFICIAL SEAL:

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: JUNE 18<sup>th</sup>, 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 19<sup>th</sup> DAY OF Dec, 2025 BY CAH Calvin Hicar  
AS Notary Public.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: June 18<sup>th</sup>, 2027

NOTARY PUBLIC

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

**Town of Erie  
Planning Commission  
Resolution No. P26-03**

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

**Whereas**, on February 7, 2025, Emerald Development (the "Applicant") filed an application (the "Application") for approval of the Canyon Creek Planned Development Amendment No. 11 (the "Canyon Creek PD"), for real property more particularly described in **Exhibit A** attached hereto;

**Whereas**, on January 7, 2026, the Planning Commission held a properly-noticed public hearing on the Application and continued the public hearing until February 18, 2026, to allow the Applicant an opportunity to revise the Canyon Creek PD;

**Whereas**, on February 6, 2026, the Applicant submitted an amended Canyon Creek PD application (the "Amended Application") to the Town; and

**Whereas**, on February 18, 2026, the Planning Commission held a properly-noticed public hearing on the Amended Application.

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

**Section 1.** Findings. Upon consideration of the Amended Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

- a. The Amended Application meets the applicable criteria set forth in Title 10 of the Erie Municipal Code (the "UDC"); and
- b. The Amended Application is consistent with the Comprehensive Plan.

**Section 2.** Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Amended Application with the following condition: the Applicant shall make all necessary technical corrections as directed by staff prior to the public hearing on the Application by the Town Council.

**Adopted this 18<sup>th</sup> day of February, 2026.**

\_\_\_\_\_  
Ben Hemphill, Chair

**Attest:**

---

Doug Trettin, Secretary

**Exhibit A**  
**Legal Description**

Canyon Creek Filing No. 5 Amendment 1, Tract B-1, Tract I, Track H, and Lots 1 through 12.

---

**From:** Nicole Baer <[nlbaer@gmail.com](mailto:nlbaer@gmail.com)>  
**Sent:** Thursday, December 18, 2025 4:15 PM  
**To:** Planning Commission Board <[planning@erieco.gov](mailto: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](mailto:matt@thefloodfamily.com)>

**Sent:** Thursday, 18 December, 2025 07:00

**To:** Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>; Council Mail <[council@erieco.gov](mailto:council@erieco.gov)>

**Cc:** Andrew J. Moore <[amoore@erieco.gov](mailto:amoore@erieco.gov)>; Anil Pesaramelli <[apesaramelli@erieco.gov](mailto:apesaramelli@erieco.gov)>; John Mortellaro <[jmortellaro@erieco.gov](mailto:jmortellaro@erieco.gov)>; Dan Hoback <[dhoback@erieco.gov](mailto:dhoback@erieco.gov)>; Brandon Bell <[bbell@erieco.gov](mailto:bbell@erieco.gov)>; Emily Baer <[ebaer@erieco.gov](mailto:ebaer@erieco.gov)>; Brian O'Connor <[boconnor@erieco.gov](mailto:boconnor@erieco.gov)>; Andrew Sawusch <[asawusch@erieco.gov](mailto:asawusch@erieco.gov)>; Sherri Booth <[sbooth@erieco.gov](mailto:sbooth@erieco.gov)>; Tim Burns <[tburns@erieco.gov](mailto:tburns@erieco.gov)>; Robert Braudes <[braudes@erieco.gov](mailto:braudes@erieco.gov)>; Christopher Baham <[cbaham@erieco.gov](mailto:cbaham@erieco.gov)>; Delaney Dreckman <[ddreckman@erieco.gov](mailto:ddreckman@erieco.gov)>; Ben Hemphill <[bhemphill@erieco.gov](mailto:bhemphill@erieco.gov)>; Harry Brennan <[hbrennan@erieco.gov](mailto:hbrennan@erieco.gov)>; Dale Ulmer <[dulmer@erieco.gov](mailto:dulmer@erieco.gov)>; Julian Jacquin <[jjacquin@erieco.gov](mailto:jjacquin@erieco.gov)>; Kristin Flood <[kristin@thefloodfamily.com](mailto: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,

Matt & Kristin Flood  
[609 N Beshear Ct](#) Erie, CO

[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)  
[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)

Project files:

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

**From:** Matt Flood <[matt@thefloodfamily.com](mailto:matt@thefloodfamily.com)>

**Sent:** Monday, January 26, 2026 7:18 PM

**To:** Ben Hemphill <[bhemphill@erieco.gov](mailto:bhemphill@erieco.gov)>; Council Mail <[council@erieco.gov](mailto:council@erieco.gov)>; Town Clerk <[townclerk@erieco.gov](mailto:townclerk@erieco.gov)>

**Cc:** Planning Commission Board <[planning@erieco.gov](mailto:planning@erieco.gov)>; Harry Brennan <[hbrennan@erieco.gov](mailto:hbrennan@erieco.gov)>; Dale Ulmer <[dulmer@erieco.gov](mailto:dulmer@erieco.gov)>; Julian Jacquin <[jjacquin@erieco.gov](mailto:jjacquin@erieco.gov)>; Kristin Flood <[kristin@thefloodfamily.com](mailto:kristin@thefloodfamily.com)>; Ryan Durfey <[rdurfey@gmail.com](mailto:rdurfey@gmail.com)>

**Subject:** URGENT: Formal Objection to Canyon Creek PD Amendment 11 – Jan 27 Meeting

**To the Erie Board of Trustees and Town Administration,**

In light of the unexpected addition of Canyon Creek PD Amendment No. 11 to tomorrow's agenda, please accept this as a formal renewal of my objection. This email, combined with my previous submission, outlines my continued opposition to changing the zoning of this residential parcel to Commercial.

**I have been a resident at my property since 2005.** Over the last 20 years, I have seen Erie grow and change, and I have always trusted the Town's zoning maps to provide a predictable future for our neighborhoods. This sudden proposed shift threatens that stability.

**Procedural Concerns & Communication Failure**

I am deeply concerned by the lack of transparent communication regarding this agenda item. I attended the Planning Commission meeting on January 7, 2026, where it was my clear understanding—and that of my neighbors—that this item (2026-1) was continued to a date certain of **February 18, 2026**.

The Planning Commission did not vote to move this forward to the Trustees at that time. Per the [January 7 Meeting Minutes](#), Commissioner Sawusch moved to continue the item to February 18. Placing this on tomorrow's Trustee agenda feels like an attempt to bypass the Planning Commission's review process and the public's opportunity to evaluate the proposed changes.

**Lack of Precedent**

This property is small, isolated, and situated directly within a residential neighborhood. After reviewing the current Erie Zoning Map, I cannot find a single precedent for a commercial parcel of this nature that lacks a significant buffer or road divider from residential homes. At the previous meeting, Town Administration was unable to provide a similar example. This change would represent a radical departure from Erie's established planning standards.

**Economic Redundancy & Town Center Impact**

The proposed "Neighborhood Commercial" use is redundant. We are in immediate proximity to the new Town Center, which is designed specifically to be the walkable commercial hub for our community.

- **Conflict of Interest:** Will a new commercial area here cannibalize the sales and leasing efforts of the Town Center?
- **Lack of Specificity:** The developer has failed to articulate what specific businesses would be viable here that aren't already slated for Town Center.

### **Infrastructure & Safety Concerns**

- **Traffic & Pedestrian Safety:** With only one entrance/exit near an active intersection, I am concerned about the influx of commercial traffic. This corridor is a primary walking route for students attending Red Hawk Elementary.
- **Parking Imbalance:** The proposal for 86 spots is at odds with the "walkable" designation. If parking is reduced to encourage walking, the businesses may fail; if it is kept at 86, it creates a massive paved footprint and traffic congestion in a residential zone.

### **Long-Term Protections**

While I appreciate the suggestion of restrictions on the parcel by the planning and zoning board, this process has shown how easily zoning can be altered. If the town can move from Residential to Commercial this abruptly, we have no confidence that current "restrictions" won't be stripped away in the future without adequate notice to homeowners.

### **Conclusion**

The developer noted they cannot make a profit on the property as residential. However, the property was purchased as a residential parcel with 12 approved duplexes. The burden of a developer's financial miscalculation should not fall on the local homeowners in the form of decreased property values and compromised safety.

I request that the Trustees remand this item back to the Planning Commission for the February 18 meeting as originally stated, or deny the rezoning request entirely.

Respectfully,

Matt and Kristin Flood  
609 N Beshear Ct., Erie, CO  
303-895-4197



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Planning Commission

**Board Meeting Date: 2/18/2026**

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**File #:** 2026-103, **Version:** 1

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**SUBJECT:**

A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Re-appoint Commissioners Booth and Burns

**DEPARTMENT:** Planning & Development

**PRESENTER(S):** Kelly Driscoll, Planning Manager

**TIME ESTIMATE:** 5 minutes

**POLICY ISSUES:**

The Town Council appoints Advisory Board members, including Planning Commission. Planning Commission expressed desire to demonstrate support of Commissioners Booth and Burns continued service, and a resolution is the appropriate legal means.

**STAFF RECOMMENDATION:**

Adoption of Resolution No. P26-04 recommending the Town Council reappoint Commissioners Booth and Burns.

**SUMMARY/KEY POINTS**

- Three Commissioner's terms expire in April of this year - Baham, Booth, and Burns.
- Commissioners Booth and Burns wish to continue to serve.
- At the request of Commissioners legal counsel drafted a resolution in support of Commissioners Booth and Burns being reappointed by Council.

**BACKGROUND OF SUBJECT MATTER:**

At the January 21, 2026, meeting Commissioners discussed upcoming vacancies of three seats - Baham, Booth, and Burns. Commissioners Booth and Burns wish to continue to serve on the Commission.

The Town Clerk opened recruitment for Planning Commission vacancies on January 20. Applications close February 23. The Council will conduct interviews and make appointments on March 3. Commissioners' first Planning Commission meeting will be on March 18.

At a Special Meeting on September 16, 2025, Council directed Town Management to ensure that terms ending in 2026 be appointed for three years, thus keeping all Advisory Board appointments to

odd years. The three expiring Planning Commission terms will end in 2029. Remaining terms are as follows:

<b>Name</b>	<b>Expires</b>
Ben Hemphill, <i>Chair</i>	April 2027
Robert (Bob) Braudes, <i>Vice Chair</i>	April 2027
Delaney Dreckman	April 2027
Andrew Sawusch	April 2027

**ATTACHMENT(S):**

1. Resolution P26-04

**Town of Erie  
Planning Commission  
Resolution No. P26-04**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Re-appoint Sherri Booth  
and Tim Burns to the Planning Commission**

**Whereas**, on February 18, 2026, the Planning Commission recommends that the Town Council re-appoint Commissioner Sherri Booth and Commissioner Tim Burns to new three-year terms.

**Now Therefore be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:**

**Section 1.** The Planning Commission hereby recommends that the Town Council re-appoint Commissioner Sherri Booth and Commissioner Tim Burns to new three-year terms beginning March 3, 2026.

**Adopted this 18<sup>th</sup> day of February, 2026.**

\_\_\_\_\_  
Ben Hemphill, Chair

Attest:

\_\_\_\_\_  
Doug Trettin, Secretary