

APRIL 2022
Planning & Development
Monthly Report

Planning
Building

PLANNING DIVISION

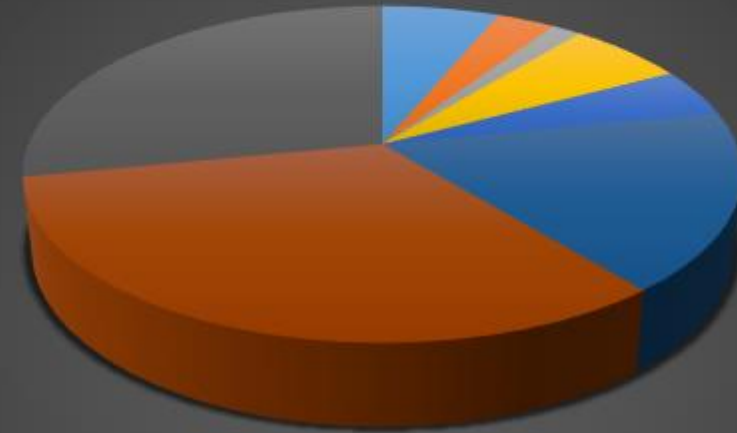
Projects

Land Use Applications

In March 2022, Planning had a total of 64 land use applications in process; below is the breakdown of applications by type. In March 2022, 7 new land use applications were submitted to Planning. The land use application project type details can be found in the Development Application List on the Development Review page of the Town website.

<https://www.erieco.gov/329/Development-Review>

Number of Land Use Applications in Process



- Annexation
- Initial Zoning
- Rezoning
- PD/PUD Zoning
- Special Review Use
- Sketch Plan
- Preliminary Plat
- Final Plat
- Site Plan
- Wireless Communication

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Pre-Application Meetings

In addition to our formal land use applications listed above, the Planning staff often meets with potential developers in pre-application meetings to discuss a concept or idea for development and Planning provides guidance on our Code requirements and what formal land use applications the developer should apply for. In March 2022, the Planning staff held 1 Pre-application meeting for the following projects/properties:

1. 2497 and 2507 W I-25 Frontage Road – Industrial Park

Land Use Referrals from Broomfield County, Boulder County, Weld County

In addition to the Town's land use application reviews, Planning receives land use application referrals from Broomfield County, Boulder County and Weld County. In March 2022, Planning received 4 outside referrals for review and comment: the breakdown of referrals was: 1 Broomfield City/County, 3 Weld County.

PLANNING DIVISION

Special Updates

Town Website

Here is a link to the Planning Division pages on the Town website:

<https://www.erieco.gov/111/Planning-Division>

The Planning provides a variety of accessible resources to the public and our development community to address the Board of Trustees priority to provide Effective Governance. The March updates to the Planning Division webpage include:

- Planning's interactive Development Activity Map is continually being updated with new and revised land use applications that we have in process. The map can be found using the following link <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/> When you click on the project shape on the map it pulls up an information block and all the land use application materials that have been submitted by the applicant. Additionally, projects that have recently been approved and have started construction are left on the page until they are completed.

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Projects in Support of other Departments & Jurisdictions

Other Town departments and other jurisdictions rely on the participation of Planning staff in their projects. Below is a list of the projects Planning has been involved with in March 2022.

- Economic Development:
 - Grants
 - Downtown Improvements
 - Marijuana Regulations
- Finance:
 - Budget
- Interdepartmental
 - New Software Program
 - Affordable Housing
 - Broadband Service
 - Partners in Energy – PIE
- Public Works:
 - Colorado Department of Transportation (CDOT) Highway 52 Planning and Environmental Linkages (PEL) Study and Access Control Plan (ACP)
 - Sustainability Evaluation Process of Existing Code/Master Plans

BUILDING DIVISION

Commercial Project Permit Applications in Review Queue:

560 Commons Drive – Grease Monkey Facility

61 Erie Parkway – Office Space Renovations

700 Lloyd – O'Reilly's Auto Parts

Summary of Activity

235 Total Building Permits issued in March (697 YTD) – 58 of which single family dwellings (detached, attached & townhomes) (242 YTD).

2,741 Inspections performed in March (119.17 per business day / 39.72 per inspector (3) on average)

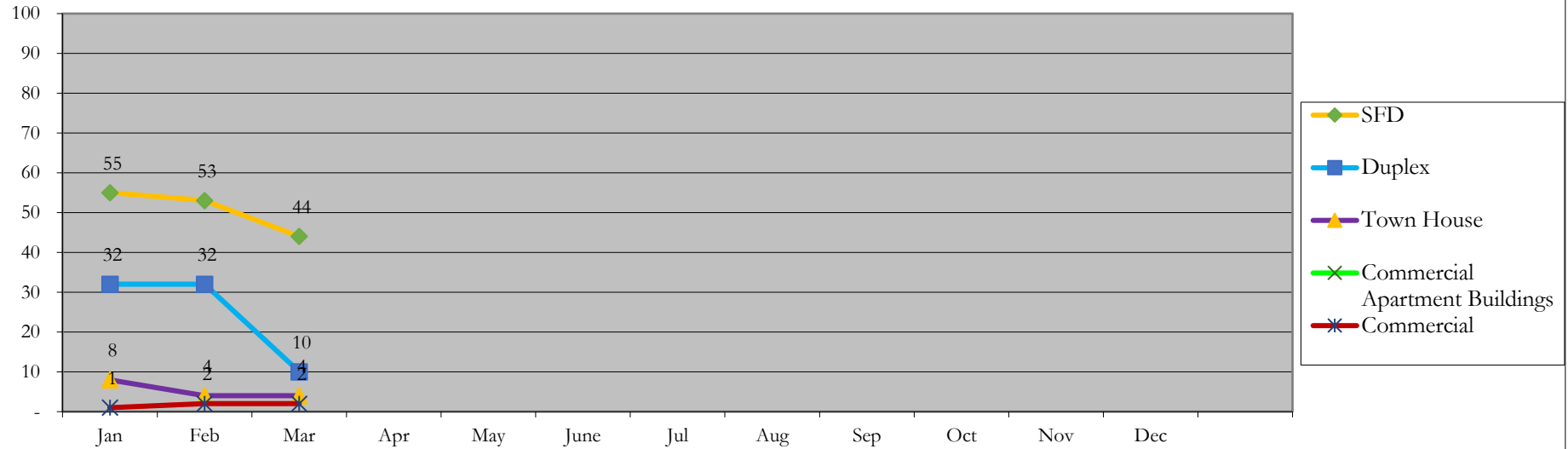
41 Certificates of Occupancy issued in March - 39 Residential and 2 Commercial

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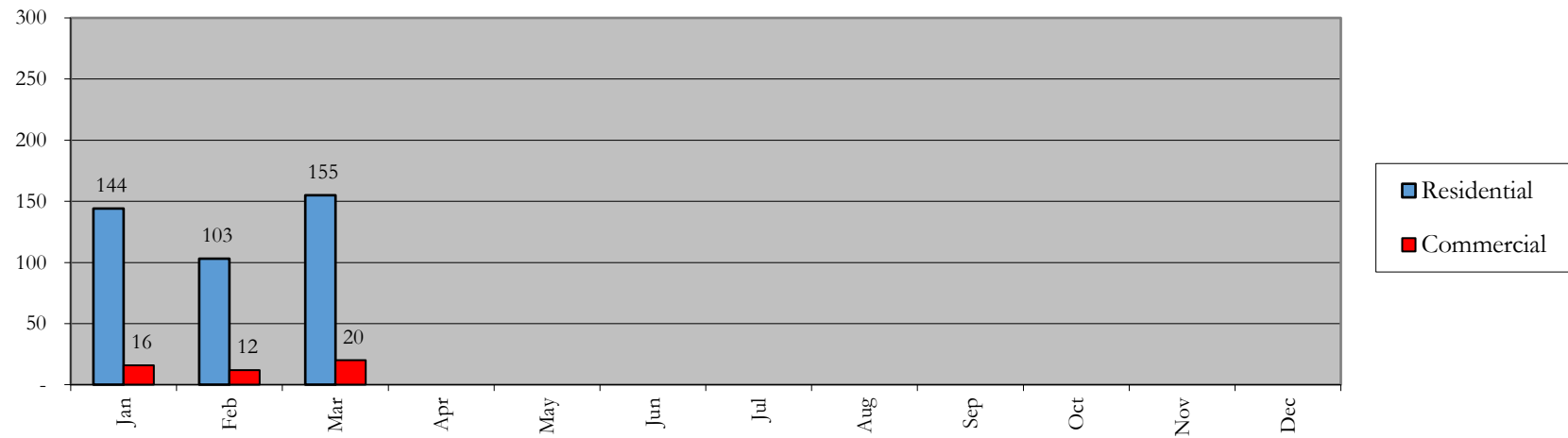
	New Construction - Month by Month						Other Permits *			Total	Total Dwellings
	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial		Residential	Commercial	All Permit Types	All New Dwellings per Month
2022											
Jan	55	32	8			1	Jan	144	16	256	95
Feb	53	32	4			2	Feb	103	12	206	89
Mar	44	10	4			2	Mar	155	20	235	58
Apr							Apr			-	
May							May			-	
June							Jun			-	
Jul							Jul			-	
Aug							Aug			-	
Sep							Sep			-	
Oct							Oct			-	
Nov							Nov			-	
Dec							Dec			-	
Total	152	74	16			5	Total	402	48	697	242
* Includes: Mechanical, Electrical, Plumbing, Roofing, Decks, and Fence.											

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2022 SFD, Duplex, Townhouse, Apartments & Commercial Permits for New Construction

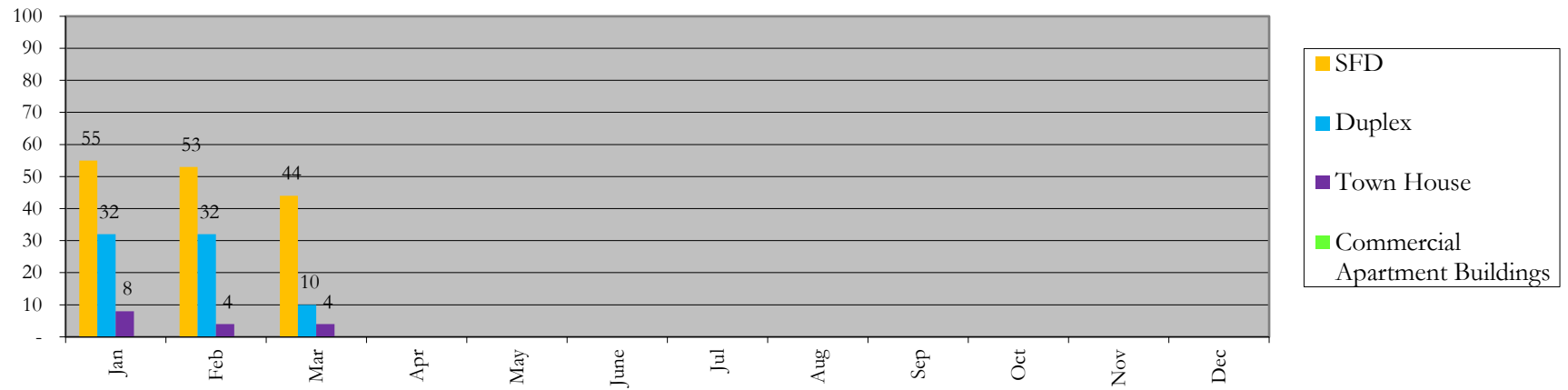


2022 Total All Permits

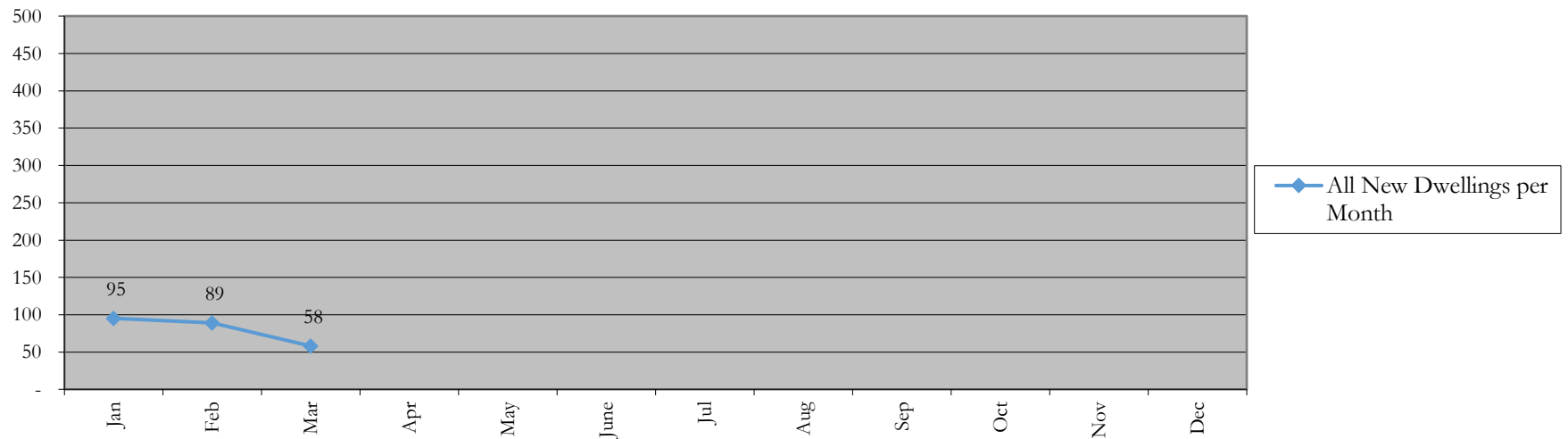


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2022 Total New Dwelling Units

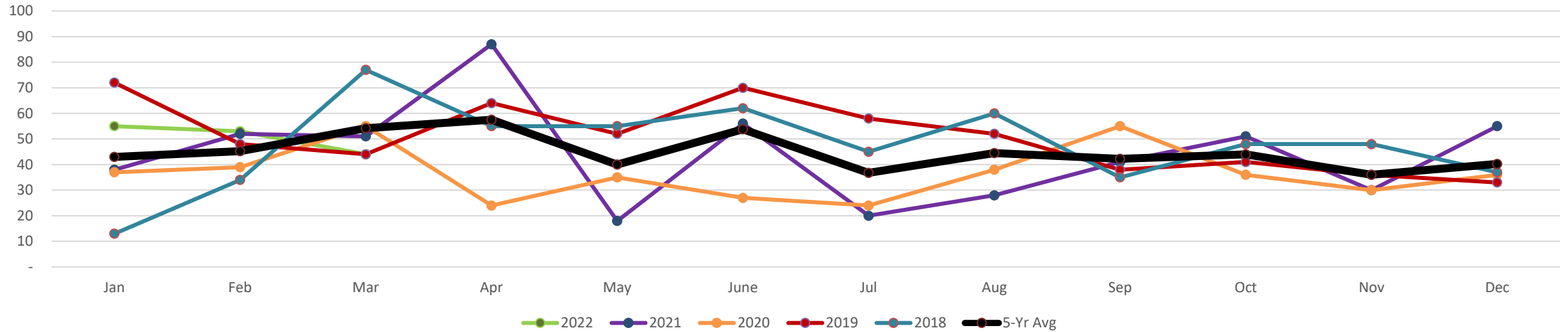


2022 Total New Dwelling Units



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Residential New Construction Permits - 5 Year



Town of Erie									
Single Family New Construction Building Permit Trends									
	2018	2019	2020	2021	2022	5-Yr Avg	2022 Month to Avg	Cum Yr to Ave	
Jan	13	72	37	38	55	43	12	12	
Feb	34	48	39	52	53	45	8	20	
Mar	77	44	55	51	44	54	-10	10	
Apr	55	64	24	87		58	-58	-48	
May	55	52	35	18		40	-40	-88	
Jun	62	70	27	56		54	-54	-142	
Jul	45	58	24	20		37	-37	-178	
Aug	60	52	38	28		45	-45	-223	
Sep	35	38	55	41		42	-42	-265	
Oct	48	41	36	51		44	-44	-309	
Nov	48	36	30	30		36	-36	-345	
Dec	37	33	36	55		40	-40	-385	
	569	608	436	527	152	537	-385	-385	

BUILDING DIVISION

Special Updates:

Building Division (Ed-CBO, Andy-Deputy CBO, Dale & Marcie-Plans Examiners) continues to participate with the Sustainability Team on the Net Zero Codes Cohort to review and develop specific “strengthening amendments” for adoption with the 2021 International Energy Conservation Code (IECC).

Building Division staff continue to review and develop specific local amendments to the fire and life safety family of the 2021 I-Codes for anticipated adoption, including the IECC, by late this summer.

Projects in Support of Other Town Departments:

The Building Division provides permit application assistance, plan review and inspection services for Town construction projects requiring a building permit.

Building Division Staff:

Building Division staff attended the 37th annual Colorado Chapter of the International Code Council (CCICC) Education Institute in Loveland the week of March 7 – 11, 2022. The annual and local training was an opportunity to increase staff code knowledge and give insight to other local AHJ’s code adoption, interpretation and/or application.