



**ERIE**  
COLORADO

# Mountain View Fire Rescue Station #15

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## Planning Commission

Harry Brennan, Senior Planner

June 4, 2025

# Request

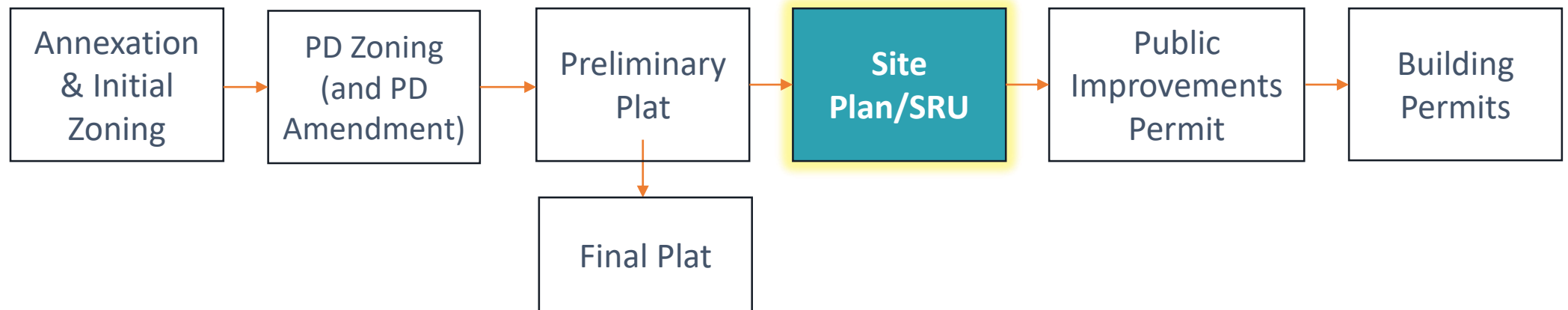
## Approval of Special Review Use (SRU)

Public safety station is an SRU in the Suburban Residential (SR) zoning

## Approval of Site Plan

A new 3-vehicle bay fire station

- Lot Area: 1.5 Acres
- Bldg Size: 12,000 SF





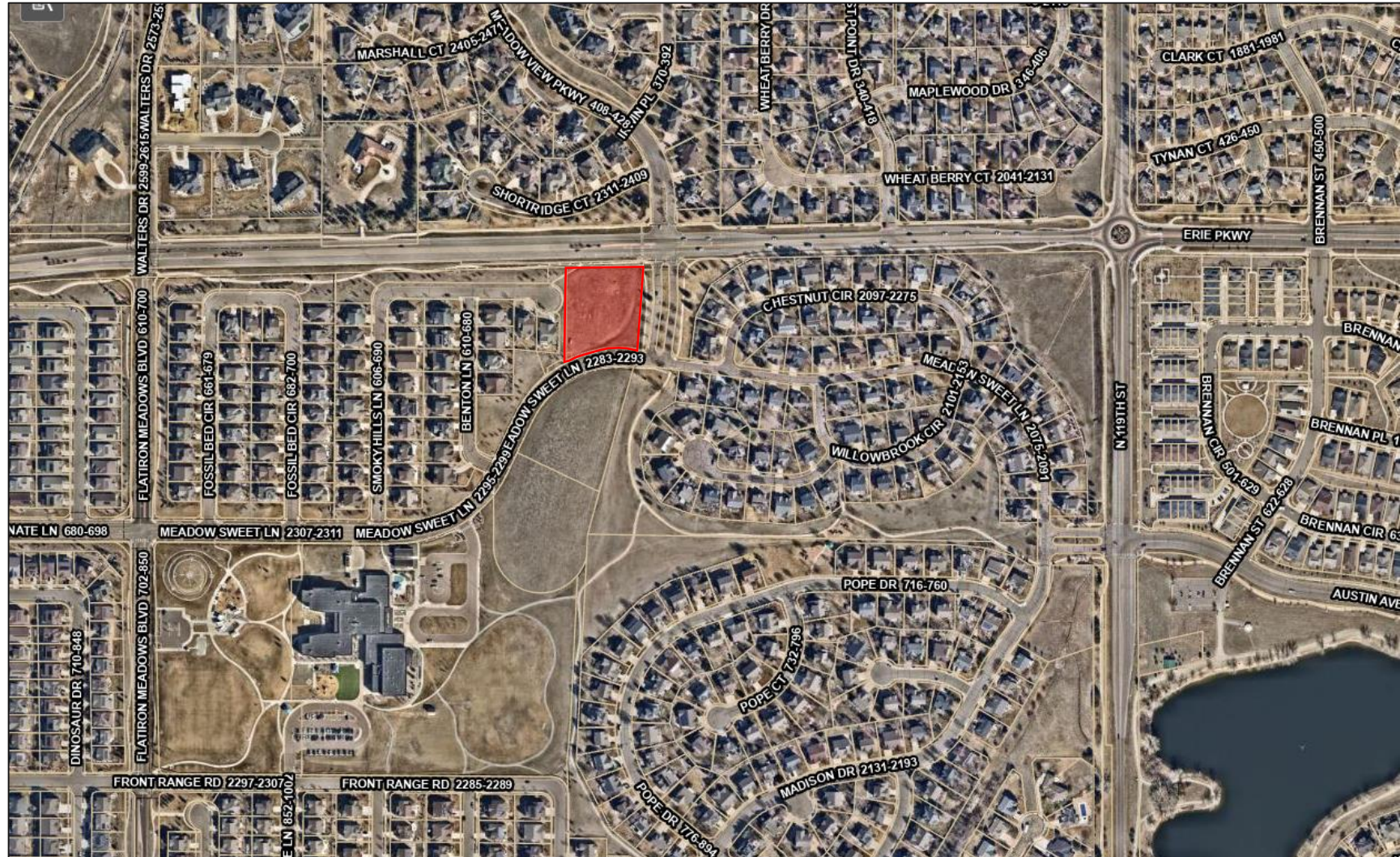
# Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision



# Location

Erie Pkwy &  
Meadow  
View Pkwy





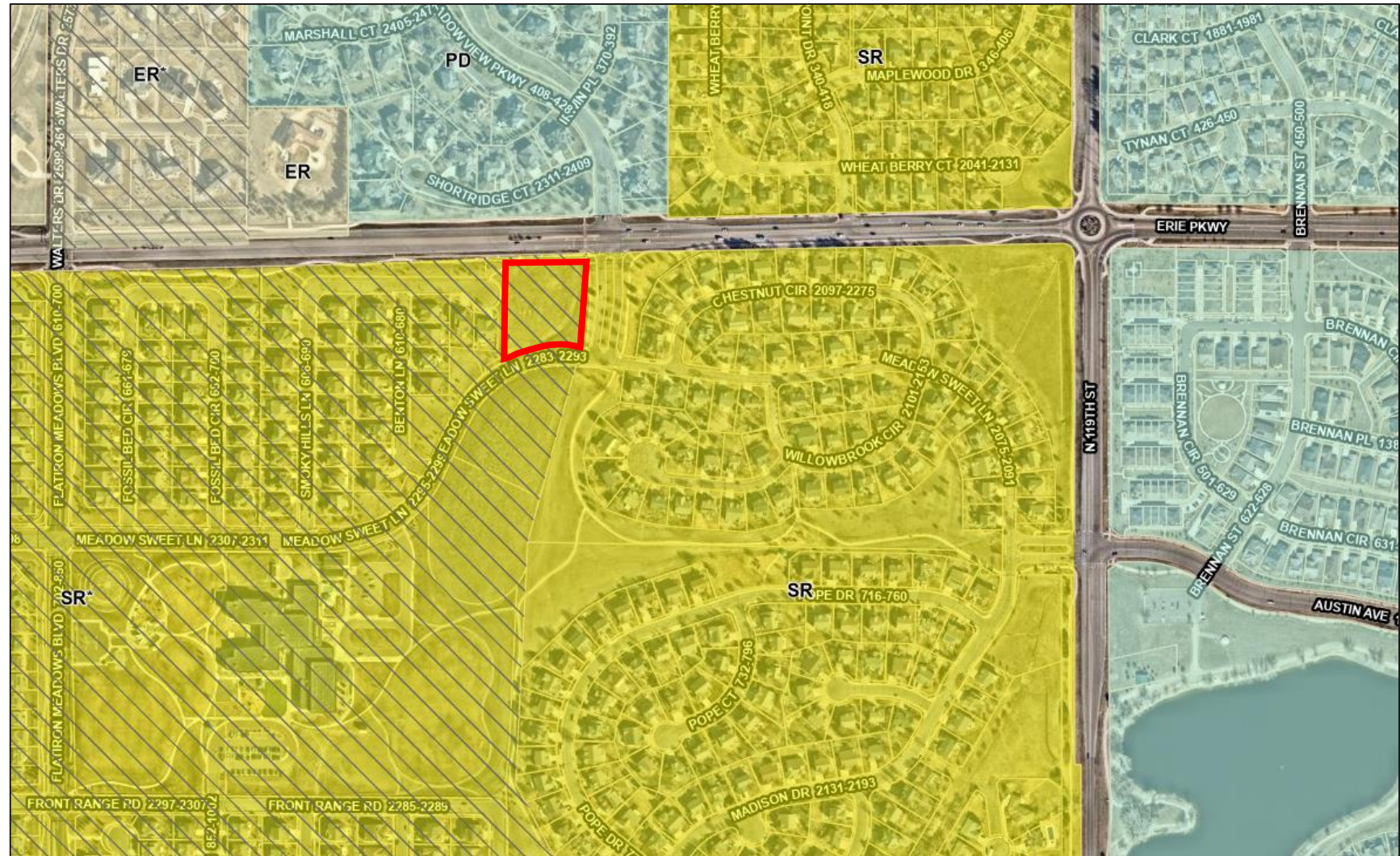
# Surrounding Context





# Zoning

SR & Flatiron  
Meadows  
PUD







# Public/Quasi -Public



# Comprehensive Plan Policies

**L.2.3** continue to partner with MVFD for development review and emergency planning.

**P.4.2** continue to maintain and create public facilities at a high standard to ensure Erie meets the needs of current and future residents.





# Overview

- ✓ Background
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## Special Review Use

- Public safety station is an SRU in the land use table for SR zoning.
- The new fire station would provide fire protection and emergency services for surrounding neighborhood and the greater west side of Erie
- Operates 24/7, 7 days a week
- 5 firefighters per shift



# Site Plan

## QUICK FACTS

1.5 Acre Lot, 12,000SF building

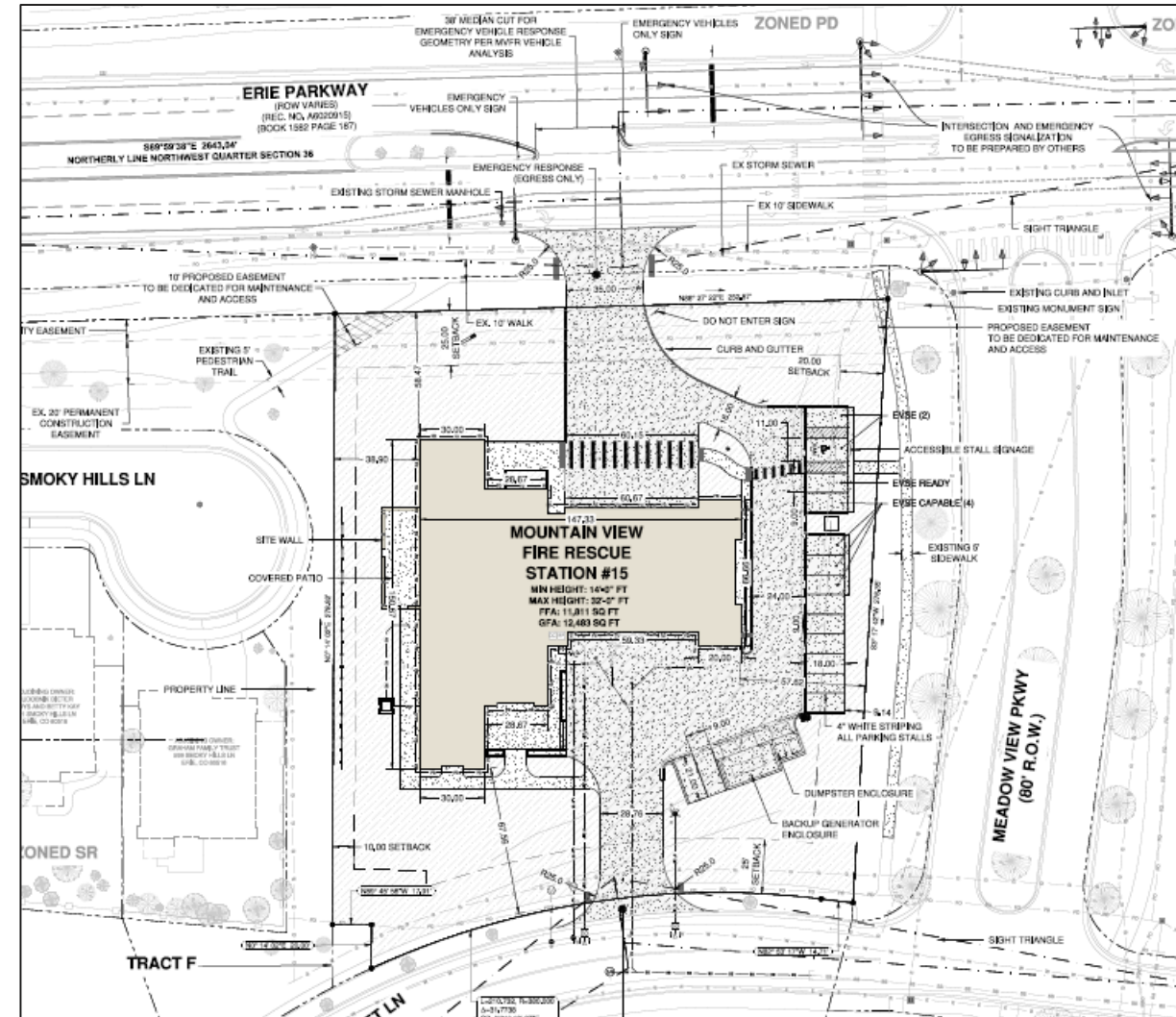
3 Vehicle Bays

2 Vehicle Access Points (One is Exit-Only for Emergency Vehicles)

New Pedestrian Connection to Public Entrance

New Landscaping

New Emergency Signal, Traffic Signal, and Offsite Roadway Improvements





# Overview

- ✓ Background
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# Architecture & Building Design

12,000SF, single story  
(under 35' in height).  
Vehicle bays, crew  
quarters, training and  
equipment storage, etc.



# Architecture & Building Design



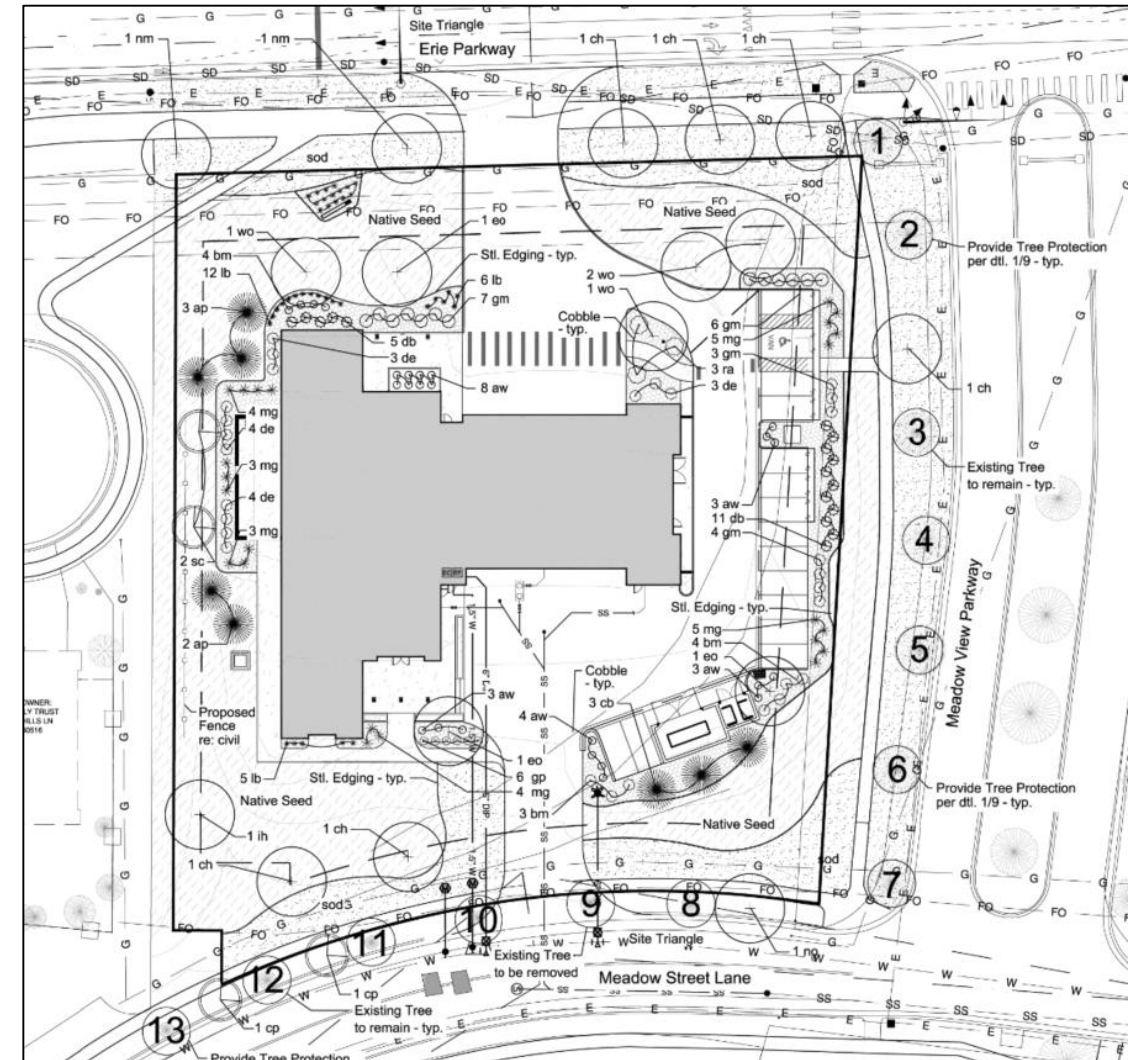
Low-sloped roof forms and high-quality materials including brick, concrete, architectural metal panel, and structural wooden columns





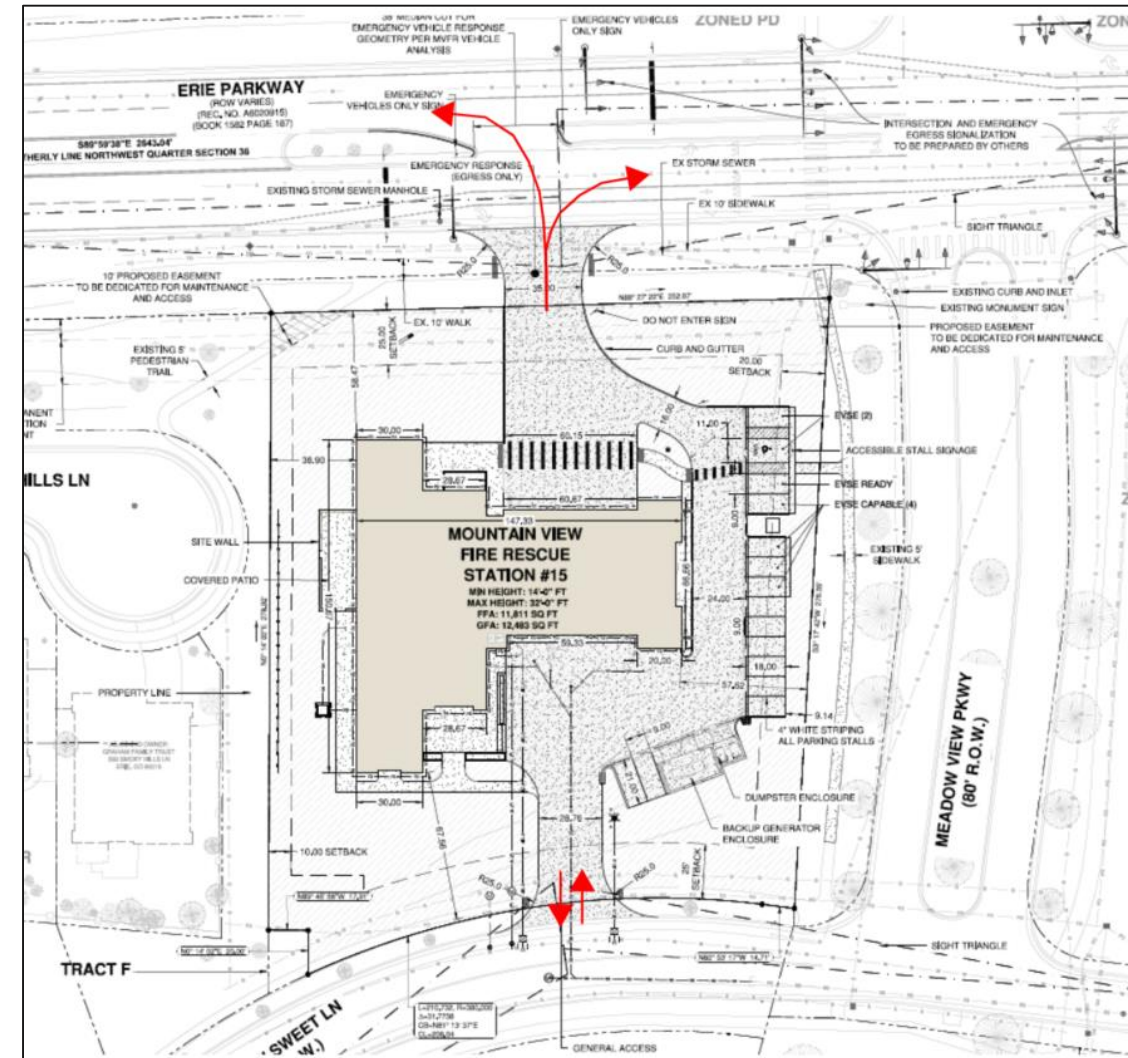


- 14 parking spaces for employees and visitors
- Landscaping will help to buffer and screen the trash and generator enclosures, as well as the parking spaces
- Walkway connection into the site will lead pedestrians to the public entrance of the building



# Access & Roadways

- An access on Meadow Sweet Lane will provide a full movement access point
- Egress point on Erie Parkway will create a dedicated exit-only for emergency vehicles.

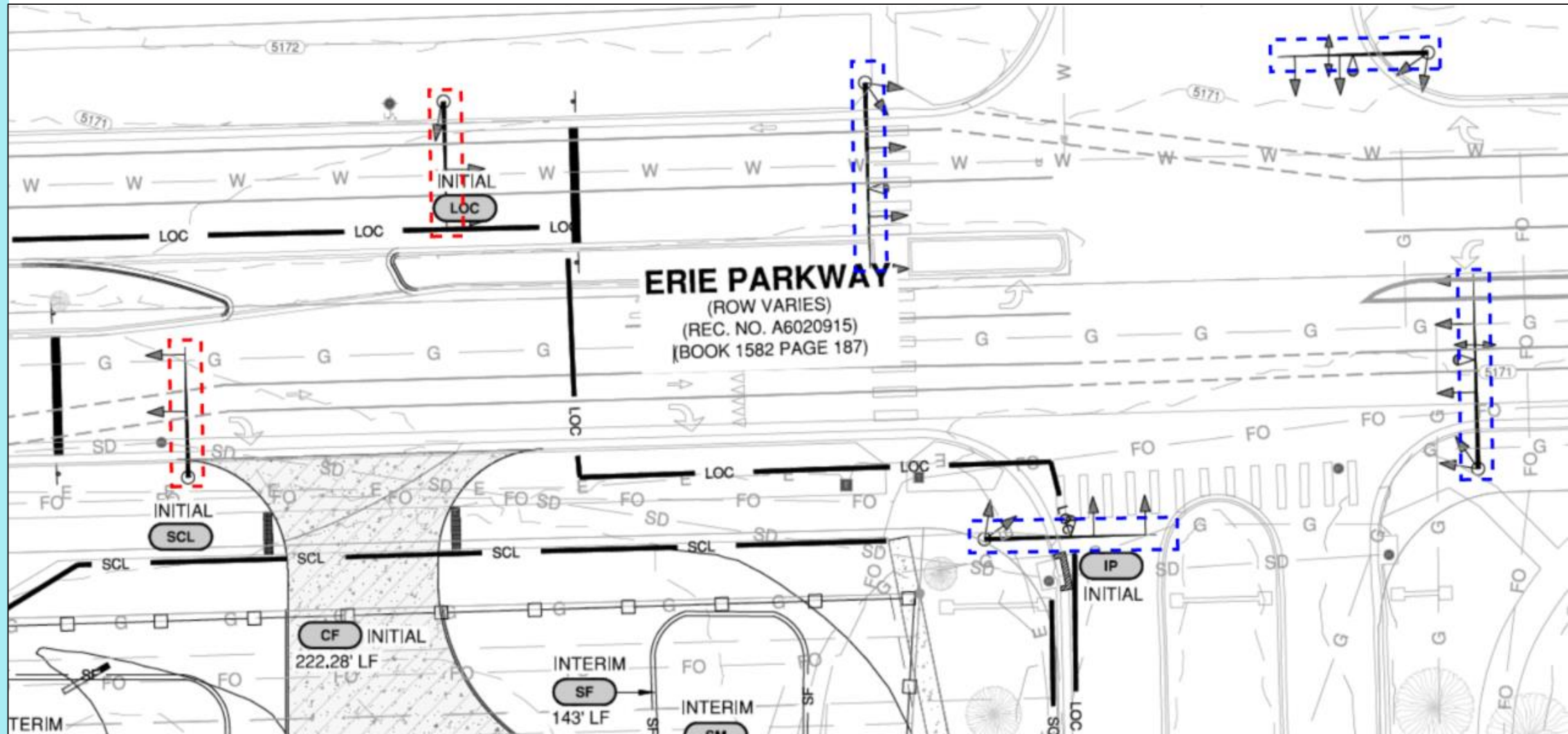




## Access & Roadways

- MVFD will install **new emergency signal** to control traffic for exiting emergency vehicles onto Erie Pkwy
- **New median cut** to allow lefthand turn for emergency vehicles onto westbound Erie Pkwy
- Town will install **new traffic signal for regular traffic at Erie Pkwy & Meadow View Pkwy**
- All signals will 'communicate' and coordinate with each other

# Access & Roadways





# Overview

- ✓ Background
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- **Decision**



# Approval Criteria

## Special Review Use

### UDC Section 10.7.20.C.2

- a. The proposed use is generally consistent with the town's comprehensive plan and all applicable provisions of this UDC and applicable state and federal regulations;
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in section 10-3-2;

# Approval Criteria

## Special Review Use

- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
- e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

# Approval Criteria

## Special Review Use

- f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
- g. Adequate assurances of continuing maintenance have been provided; and
- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.



# Approval Criteria

## Site Plan

### UDC Section 10.7.10.F.2

- a. The site plan is generally consistent with the town's comprehensive plan;
- b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;
- c. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;

# Approval Criteria

## Site Plan

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
- e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land use.

## Staff Recommendation

Staff finds the Mountain View Fire Rescue Station #15 SRU and Site Plan comply with the Approval Criteria and recommend approval with the following conditions:

- Approval of the Site Plan and Special Review Use are dependent on the approval of the associated Minor Subdivision Plat (SUB2024-00003) and execution of a Development Agreement. The Minor Subdivision Plat and Development Agreement must be completed prior to final Town Council approval of the Site Plan and Special Review Use.
- The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.





# Public Notice

## **Public Notice of Planning Commission Hearing**

Published in the Colorado Hometown Weekly: 5/14/25

Property Posted: 5/16/25

Letters to Adjacent Property Owners: 5/16/25

# Neighborhood Meeting

- March 13, 2025
- Questions included:
  - Noise and lights associated with the station.
  - Height of the building.
  - Parking for construction and deliveries.



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