

May 2022
Planning & Development
Monthly Report

Planning
Building

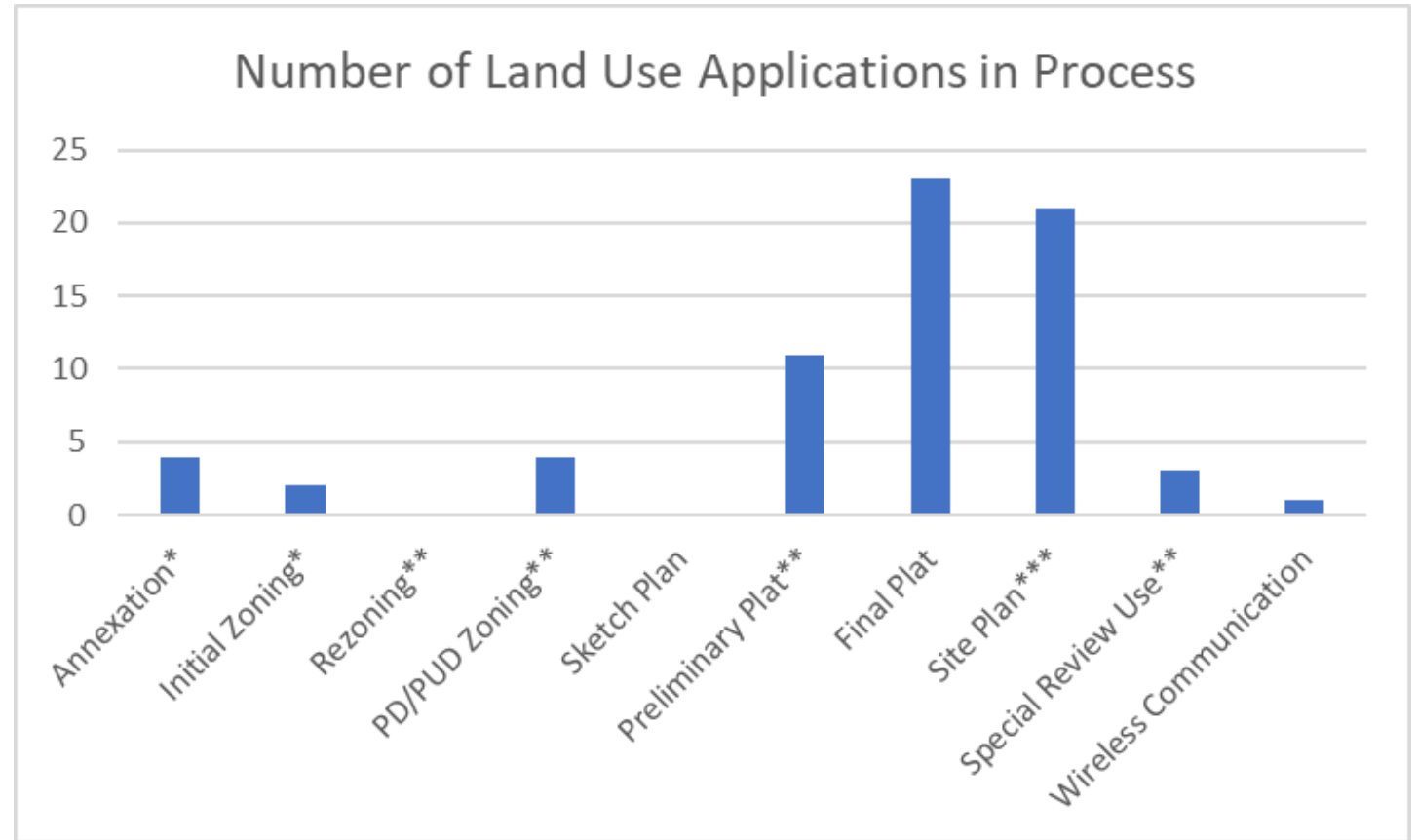
PLANNING DIVISION

Projects

Land Use Applications

Planning had a total of 69 land use applications in process in April that included 6 new applications; below is the breakdown of applications by type. The land use application project type details can be found in the Development Application List on the Town website.

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



*BOT review ** PC & BOT review *** PC review – Projects 25,000 square feet or greater

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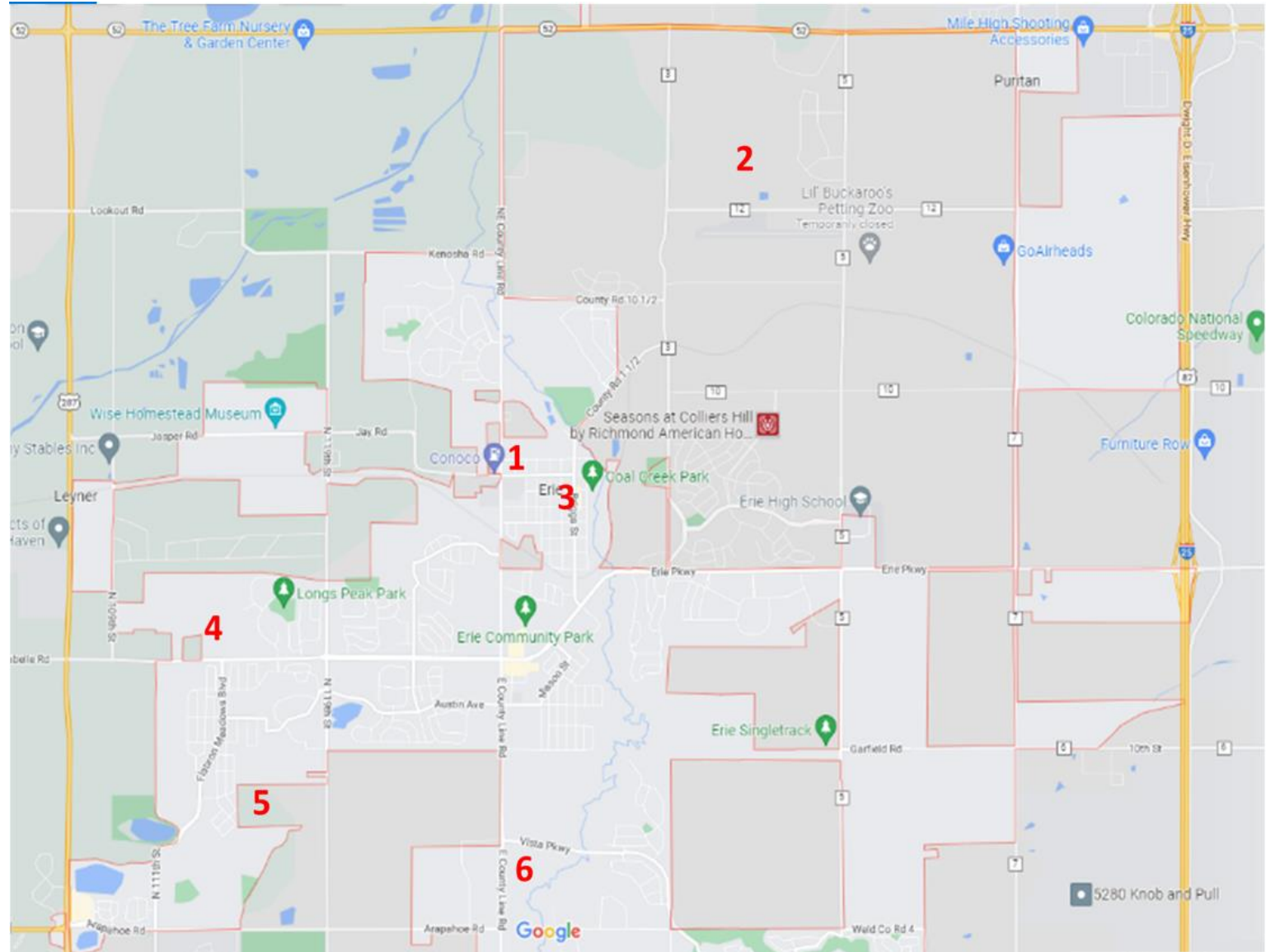
Pre-Application Meetings

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.

PLANNING DIVISION

In April 2022, the Planning staff held 6 Pre-application meetings for the following projects/properties:

1. 150 Lawley Street – Accessory Dwelling Unit
2. Southwest corner Hwy 52 & WCR 7: Summerfield Preliminary Plat No. 2
3. RTD Right of Way – Railbike
4. Baxter Farm – Minor Subdivision
5. 2901 N 119th Street – Annexation
6. Southeast corner County Line Road & Vista Parkway – RV & Self Storage



PLANNING DIVISION

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 April 2022, Planning received 3 outside referrals for review and comment: the breakdown of referrals was: 2 Boulder County, 1 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 April 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.

PLANNING DIVISION

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 April 2022.

- Economic Development:
 - Grants
 - Downtown Improvements
 - Marijuana Regulations
- Finance:
 - Budget
- Interdepartmental
 - Affordable Housing
 - New Software Program
 - Inclusionary 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

Staff Updates

Below are Planning staff updates.

- The Planning and Development Department is hiring our first Affordable Housing Manager who is scheduled to begin in mid-May.
- The Planning Division has advertised and is hoping to hire our first Principal Planner – Long Range within this next month.

BUILDING DIVISION

April 2022

Commercial Project Permit Applications in Review Queue:

3000 Airport Road, Suite 405 – Interior Décor Warehouse Tenant Improvement

380 Baron Court – Private Aircraft Hangar

512 Briggs Street – “Escape Room” Tenant Improvement

100 Erie Parkway, Suite 100 / 103 – Medical Office Tenant Improvement

615 Flora View Drive – Colliers Hill Phase 2 Clubhouse

700 Lloyd – O’Reilly’s Auto Parts

Summary of April Permit Activity:

285 Total Building Permits issued (982 YTD) – of which 99 are single family dwellings (detached, attached & townhomes) (341 YTD).

2,829 Inspections performed (134.71 per business day / 44.90 per inspector (3) on average)

46 Certificates of Occupancy issued - 42 Residential and 4 Commercial

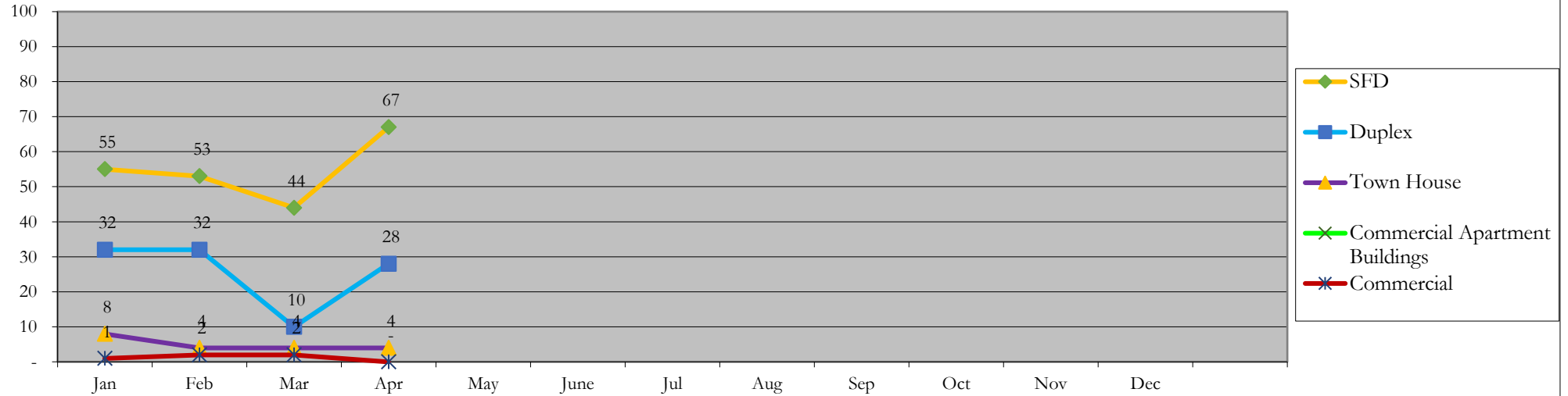
BUILDING DIVISION

2022	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	
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	67	28	4			-	Apr	169	17	285	99
May							May			-	
June							Jun			-	
Jul							Jul			-	
Aug							Aug			-	
Sep							Sep			-	
Oct							Oct			-	
Nov							Nov			-	
Dec							Dec			-	
Total	219	102	20			5	Total	571	65	982	341

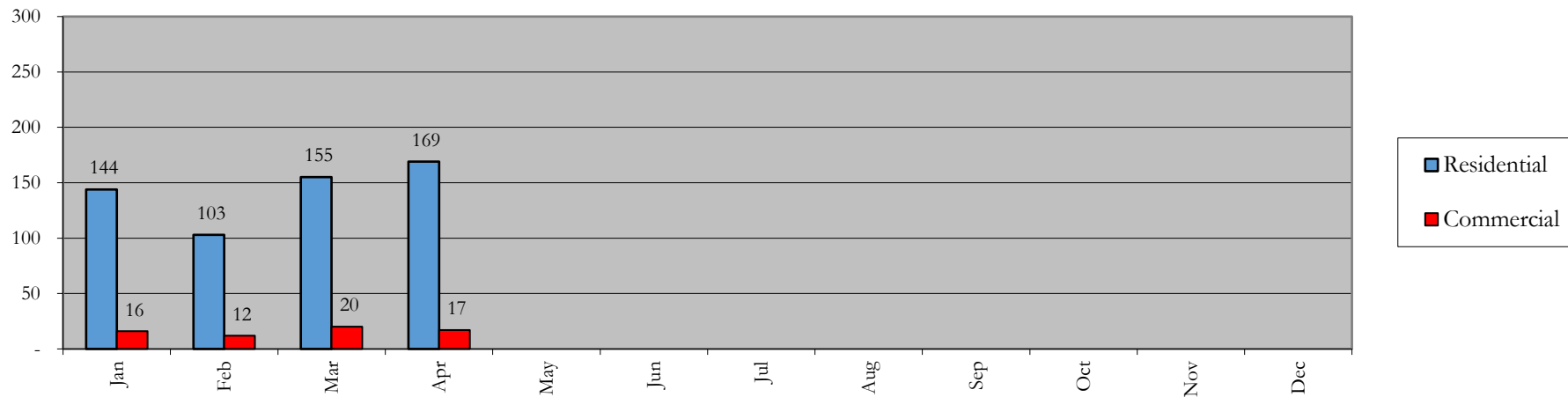
* Includes: Mechanical, Electrical, Plumbing, Roofing, Decks, and Fence permits.

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

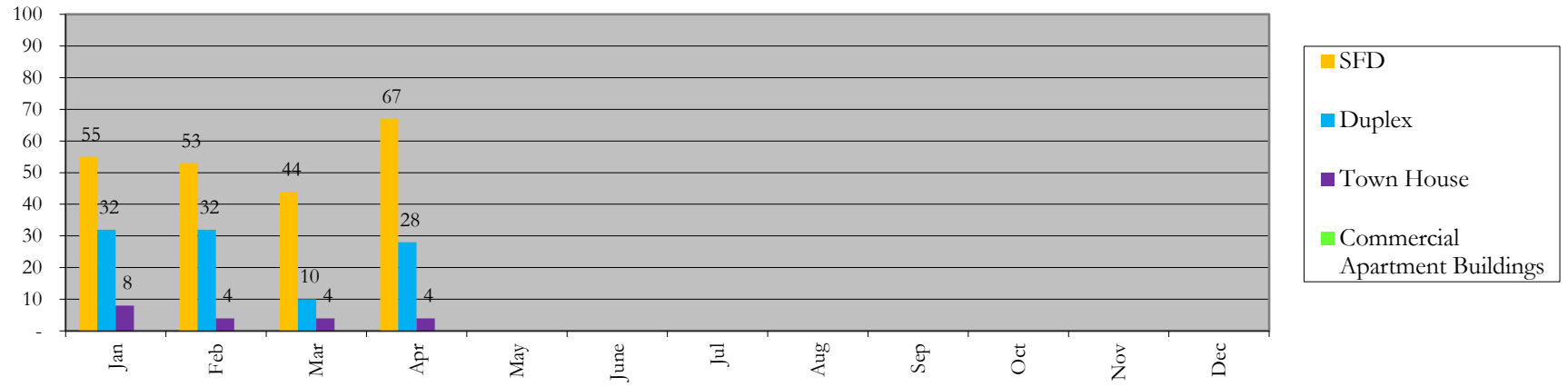


2022 Total All Permits

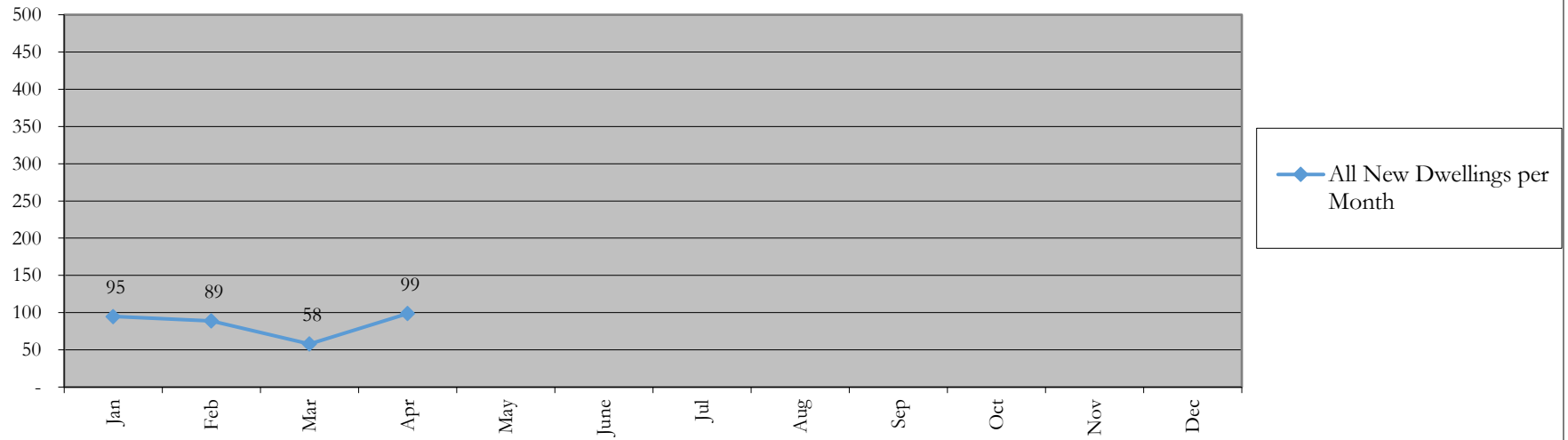


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2022 Total New Dwelling Units

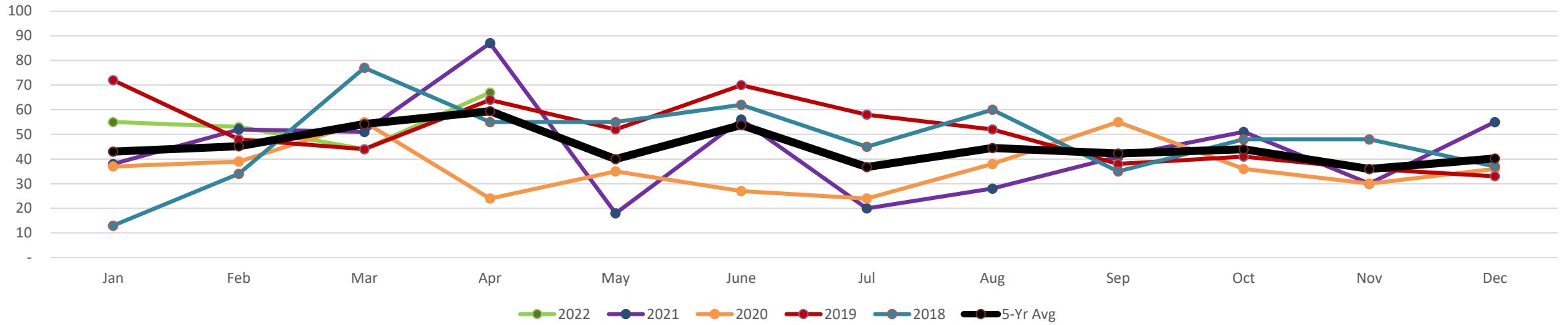


2022 Total New Dwelling Units



BUILDING DIVISION

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	67	59	8	17	
May	55	52	35	18		40	-40	-23	
Jun	62	70	27	56		54	-54	-77	
Jul	45	58	24	20		37	-37	-113	
Aug	60	52	38	28		45	-45	-158	
Sep	35	38	55	41		42	-42	-200	
Oct	48	41	36	51		44	-44	-244	
Nov	48	36	30	30		36	-36	-280	
Dec	37	33	36	55		40	-40	-320	
	569	608	436	527	219	539	-320	-320	

BUILDING DIVISION

Special Updates:

May is “Building Safety Month” – an annual International Code Council (ICC) public campaign to raise awareness about building safety. Visit the Town’s website to follow the four core themes highlighted throughout the month. Week 1 – Planning for a Safe & Sustainable Tomorrow; Week 2 – Exploring Careers in Building Safety; Week 3 – Understanding Disaster Mitigation and Week 4 – Creating a Safe & Abundant Water Supply.

Staff continues 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 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:

Senior Permit Technician Gina McDaniel secured the International Code Council (ICC) Permit Technician Certification in April. A valuable professional achievement and we congratulate her.

Building & Planning Specialist Jody Miller submitted her resignation effective Friday, May 6th. She was involved in many tasks and will be sorely missed.