



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
smoeller@erieco.gov

Planning & Development Planning

Memo

To: Aaron Johnston, Galloway
From: Shannon Moeller, Senior Planner
Date: October 5, 2021
Re: SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review
MPA-001291-2021: Nine Mile Corner Amd. No. 2 Minor Plat Amendment
cc: Deborah Bachelder; David Pasic; Tyler Burhenn

Town staff has reviewed SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review and MPA-001291-2021: Nine Mile Corner Amd. No. 2 applications for conformance with Municipal Code, Title 10 at the September 30, 2021 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the application is revision and resubmittal for another referral and Development Review Team 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.

Digital Copies (Request an upload link from Melinda Helmer, mhelmer@erieco.gov, in advance of a resubmittal):

- 1 Digital Copy of written response and all resubmittal documents. Digital copies will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning, Engineering
 2. MVFPD

The following agencies provided comments that do not require an additional referral:

1. Xcel

Planning Comments

GENERAL

1. Staff's understanding is that the ownership of Lot 10 is being transferred. Following the transfer, with the resubmittal:
 - a. Provide an updated title commitment encompassing all lots (Lots 8, 9, and 10, Nine Mile Corner Amendment No. 1) with ownership information updated.
 - b. Provide updated application forms for the Minor Plat Amendment and Site Plan signed by new owner.
 - c. Update owner signature block(s) on the Minor Plat Amendment as necessary.

MINOR PLAT AMENDMENT

2. No additional comments (other than ownership updates, above).

DEVELOPMENT AGREEMENT

3. Please update the draft DA (see planning notes) and provide the redlined DA and draft exhibits with the next resubmittal for staff and legal review. An example of a recent DA is attached for reference. Also see Engineering comments.

SITE PLAN REVIEW

4. Refer to planning redlines (**attached**) for revisions to sheets and other information.

INFORMATIONAL COMMENTS

The following comments are informational in nature and do not require a response at this time:

1. Review Process:
 - a. Site Plan Review: The Site Plan Review requires review and a decision by the Planning Commission at a public hearing per section 10.7.12.C for a building of 25,000 square feet or larger. A neighborhood meeting is also required per 10.7.12.F.
 - b. Minor Plat Amendment: The Minor Plat Amendment is an administrative review process per section 10.7.2.K.1.b. At the time that the Minor Plat Amendment and associated documents are acceptable to staff, it will be placed on the next available Board of Trustees meeting as a consent agenda item to accept the easement(s). The applicant will be responsible for providing required documents including executed mylars, endorsement to the title commitment current to within 30 days, and authorization to bind on behalf ownership entities. After the hearing, the plat will be recorded.
2. Signage: Please note that permits are required for all signs. Approval of a Site Plan which depicts signage does not constitute sign permit review or approval.
3. The Neighborhood Meeting required per Section 10.7.12.F.4 was held on August 25, 2021.

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 303-926-2774 or smoeller@erieco.gov for further clarification. Staff is happy to schedule a virtual meeting to discuss the comments.

Sincerely,

Shannon Moeller, AICP
Senior Planner

ATTACHMENTS:

1. Memos: Engineering
2. Redlines: Planning Redlines (Site Plan Review), DA Notes, Example DA
3. Referral Comments: MVFPD, Xcel (2)



Memo

To: Shannon Moeller
From: Tyler Burhenn
Date: September 30th, 2021
Subject: Engineering Comments – King Soopers SP
CC: David Pasic, Chad Schroeder

Site Plan Comments:

1. Update sheet index on sheet 1.
2. Appears irrigation will not be on separate meter and POC will be after potable meter.

Civil CD Comments:

1. Sheet 6.2: Provide more detail for pipe insulation. Typically, we see insulation board placed above, but open to other details.
2. Sheet C2.2: Grading enlargement D, should a truncated dome panel be placed on the western side? Typically, these are placed when crossing traffic and especially when the crossing is at an angle.
3. Sheet C4.1: Need 10' horizontal spacing with public utilities to all other utilities. Private storm is still less than 10'.

Development Agreement Comments:

1. Provide exhibit b (probable cost of public improvements) for review. See template attached.



MOUNTAIN VIEW FIRE RESCUE

3561 N. Stagecoach Road • Longmont, CO 80504

(303) 772-0710 • FAX (303) 651-7702

October 14, 2021

Ms. Shannon Moeller
Erie Community Development Services
P.O. Box 750
Erie, CO 80516

Dear Ms. Moeller:

I have re-reviewed the utility plans for the Nine Mile King Soopers proposed for construction at the southeast corner of Arapahoe Road and North 107th Street in Erie (Case Number: SP-001292-2021 & MPA-001291-2021). Fire hydrant spacing is acceptable as shown on the plans submitted.

We appreciate being involved in the planning process. Should you have any questions, please contact me at 720-678-9890.

Sincerely,

LuAnn Penfold

LuAnn Penfold
Fire Prevention Specialist

lp10.05.21



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2774
smoeller@erieco.gov

Planning & Development Planning

Memo

To: Aaron Johnston, Galloway
From: Shannon Moeller, Senior Planner
Date: November 8, 2021
Re: SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review
MPA-001291-2021: Nine Mile Corner Amd. No. 2 Minor Plat Amendment
cc: Deborah Bachelder; David Pasic; Tyler Burhenn

Town staff has reviewed SP-001292-2021: Nine Mile Corner King Soopers Site Plan Review and MPA-001291-2021: Nine Mile Corner Amd. No. 2 applications for conformance with Municipal Code, Title 10 at the November 4, 2021 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below.

Please make the appropriate revisions to the application materials and provide via email **directly to the case planner:**

- 1 Digital Copy of resubmittal documents. Digital copies will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning, Engineering

Planning Comments

MINOR PLAT AMENDMENT

1. Update owner signature block(s) on the Minor Plat Amendment as necessary for consistency with most recent Title Commitments. (Refer to attached redlines.)
2. With final submittal of signed plat, provide proof of formation and confirmation of authorization to bind on behalf of owner entities such as LLCs through provision of the following documents, as applicable: Articles of incorporation; Certificate of good standing; and, Statement of authority.

DEVELOPMENT AGREEMENT

3. Please revise the draft DA (provided on November 3rd) for staff and legal review.

SITE PLAN REVIEW

4. Refer to planning redlines (**attached**) for minor revisions to sheets.

INFORMATIONAL COMMENTS

The following comments are informational in nature and do not require a response at this time:

1. Review Process:
 - a. Site Plan Review: The Site Plan Review requires review and a decision by the Planning Commission at a public hearing per section 10.7.12.C for a building of 25,000 square feet or larger. A neighborhood meeting is also required per 10.7.12.F.
 - b. Minor Plat Amendment: The Minor Plat Amendment is an administrative review process per section 10.7.2.K.1.b. At the time that the Minor Plat Amendment and associated documents are acceptable to staff, it will be placed on the next available Board of Trustees meeting as a consent agenda item to accept the easement(s). The applicant will be responsible for providing required documents including executed mylars, endorsement to the title commitment current to within 30 days, and authorization to bind on behalf ownership entities. After the hearing, the plat will be recorded.
2. Signage: Please note that permits are required for all signs. Approval of a Site Plan which depicts signage does not constitute sign permit review or approval.
3. The Neighborhood Meeting required per Section 10.7.12.F.4 was held on August 25, 2021.

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 303-926-2774 or smoeller@erieco.gov for further clarification. Staff is happy to schedule a virtual meeting to discuss the comments.

Sincerely,

Shannon Moeller, AICP
Senior Planner

ATTACHMENTS:

1. Memos: Engineering
2. Redlines: Planning Redlines (Site Plan Review, Minor Plat Amendment)



Memo

To: Shannon Moeller
From: Tyler Burhenn
Date: November 4th, 2021
Subject: Engineering Comments – King Soopers SP
CC: David Pasic, Chad Schroeder

Site Plan Comments:

1. Remove Engineering Town Signature Block from Site Plan. Town engineer will only accept the civil CD set.

Development Agreement Comments:

1. Comments have been emailed to the applicant and next it will need to be reviewed by the Town attorney.

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021

LIST OF CONTACTS

APPLICANT/DEVELOPER

KING SOOPERS, INC.
65 TELON STREET
DENVER, COLORADO 80223
TEL: (303) 778-3183
ATTN: DAN HUBBELL

ENGINEER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: AARON JOHNSTON, P.E.
EMAIL: Aaron.johnston@gallowayus.com

SURVEYOR

GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, COLORADO 80920
TEL: (719) 900-7220
FAX: (303) 770-3636
ATTN: BRIAN DENNIS
EMAIL: Brian.dennis@gallowayus.com

UTILITY CONTACTS

WATER, SANITARY, & STORM SEWER

TOWN OF ERIE 645
HOLBROOK ST.
ERIE, CO 80516
TEL: (303) 926-2700
ATTN: TYLER BURHEIN

FIRE

MOUNTAIN VIEW FIRE PROTECTION DISTRICT
3561 STARBUCK ROAD
LONGMONT, CO 80504
TEL: (303) 772-0710
ATTN: LUANN PENFOLD

ELECTRICAL

XC2L
1123 WEST 3RD AVE.
DENVER, CO 80223
ATTN: DONNA GEORGE
EMAIL: donna.l.george@xc2lenergy.com

GAS

XC2L ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
(303) 571-3306
ATTN: DONNA GEORGE
EMAIL: Donna.L.George@xc2lenergy.com

TELEPHONE

CENTURY LINK COMMUNICATIONS
3702 AUTOMATION WAY, SUITE 106
FORT COLLINS, COLORADO 80525
TEL: (720) 440-7508
ATTN: TERRY SPEER



VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	SITE PLAN
4	SITE DETAILS
5	GRADING PLAN
6	EROSION CONTROL PLAN (INITIAL)
7	EROSION CONTROL PLAN (INTERIM-FINAL)
8	UTILITY PLAN
9	PHOTOMETRIC PLAN
10	PHOTOMETRIC DETAILS
11	OVERALL LANDSCAPE PLAN
12	LANDSCAPE PLAN
13	LANDSCAPE PLAN
14	LANDSCAPE PLAN
15	LANDSCAPE PLAN
16	LANDSCAPE NOTES & DETAILS
17	OVERALL IRRIGATION PLAN
18	IRRIGATION PLAN & NOTES
19	IRRIGATION PLAN
20	IRRIGATION PLAN
21	IRRIGATION PLAN
22	IRRIGATION DETAILS
23	BUILDING ELEVATIONS
24	BUILDING ELEVATIONS (COLOR)

LEGAL DESCRIPTION

LOT 10A, NINE MILE CORNER, AMENDMENT No. 2, ACCORDING TO THE PROPOSED PLAT (MPA-001291-2021), TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

BENCHMARK

BENCHMARK "WANAKA", BEING A 3-1/4" BRASS CAP STAMPED "WANAKA", LOCATED ON THE EAST SIDE OF WANAKA LAKE, 41 FEET SOUTH-SOUTHEAST FROM THE CENTER OF THE LAKE OVERFLOW, 4.5 FEET SOUTH FROM A WITNESS POST AND 2.4 FEET EAST-SOUTHEAST FROM THE EASTERN EDGE OF A NORTH-SOUTH SIDEWALK.
NAVD88 ELEVATION = 5323.00 (GPS OBS.)
SHOT=5323.77 VIA LEICA SPIDERNET NETWORK

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST BEARS N00°20'15"W, MONUMENTED BY THE CENTER-NORTH SIXTEENTH CORNER OF SAID SECTION 34, BEING A 3-1/2" INCH ALUMINUM CAP STAMPED "PLS 30864" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 34, BEING A 2-1/2" INCH ALUMINUM CAP IN RANGE BOX, AS SHOWN HEREON.

ENGINEERING SIGNATURE BLOCK

All work shall be constructed to Town of Erie STANDARDS AND SPECIFICATIONS. This drawing has been reviewed and found to be in general compliance with these STANDARDS AND SPECIFICATIONS and other town requirements. THE ENGINEERING DESIGN AND CONCEPT REMAINS THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE APPEAR HEREON.

ACCEPTED BY: _____ DATE: _____
TOWN ENGINEER

SITE PLAN APPROVAL CERTIFICATE

THIS SITE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

DIRECTOR OF PLANNING & DEVELOPMENT _____ DATE: _____

PLANNING COMMISSION CHAIR (IF APPLICABLE) _____ DATE: _____

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

(OWNER SIGNATURE) _____ (OWNER NAME PRINTED) _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____

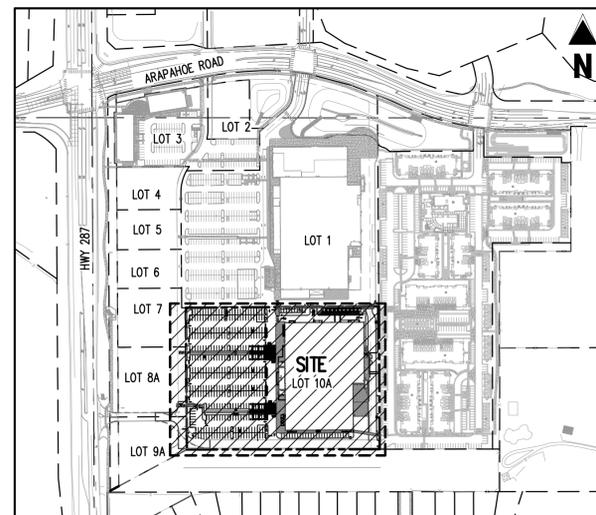
BY _____ AS _____

WITNESS MY HAND AND OFFICIAL SEAL _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SITE DATA SUMMARY CHART (ZONE DISTRICT PD)		
ITEM	SQUARE FOOTAGE	
	LOT 10	% OF GROSS SITE
GROSS SITE AREA	341,926	100.0
BUILDING FOOTPRINT	103,000	30.1
PARKING / ROADS	207,492	60.7
LANDSCAPE TOTAL	310,492	90.8
PLANTED AREA	17,212	5.0
TRAILS AND SIDEWALKS	14,222	4.2
LANDSCAPE TOTAL	31,434	9.2
(*LANDSCAPING QUANTITY FOR LOT 10 IS FOR INFORMATIONAL PURPOSES ONLY. THERE IS NO LANDSCAPING REQUIREMENT FOR LOT 10 ITSELF AS THE 15% LANDSCAPE PERCENTAGE REQUIREMENT FOR THE OVERALL ERIE NINE MILE DEVELOPMENT IS SATISFIED BY CALCULATING LANDSCAPING WITHIN OVERALL PD BOUNDARIES, PURSUANT TO THE APPROVED PD)		
ITEM	DESCRIPTION	
BUILDING (1 STORY)	FOOTPRINT 103,000 S.F.	
USE CATEGORY	COMMERCIAL / RETAIL	
USE TYPE	GROCERY STORE	
PARKING		
TOTAL PARKING	1 PER 350 S.F. / 295 SPACES	
REQUIRED (INCLUDING ACCESSIBLE)	404	
PROVIDED	7 (2 VAN) / 20 (4 VAN)	
ACCESSIBLE SPACES REQUIRED / PROVIDED	3 / 3	
TYPE B LOADING SPACES REQUIRED / PROVIDED	21 / 21	
BICYCLE PARKING REQUIRED / PROVIDED	4 / 4	
PHARMACY STACKING REQUIRED / PROVIDED		
NOTES: 1. 404 PARKING SPACES PERMITTED PER SECTION 10.6.6.D.4, MAXIMUM NUMBER OF SPACES PERMITTED. 2. ALTERNATIVE EQUIVALENT COMPLIANCE IS PROVIDED TO NINE MILE CORNER PD COMMERCIAL DESIGN STANDARDS, E.2.B. WALL ARTICULATION.		



SITE MAP
SCALE: 1" = 300'

COPYRIGHT

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King Soopers
Supermarket / Petroleum

65 Tejon Street
Denver, CO 80223
Phone (303) 778-3053
Fax (303) 871-9262

SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

ARAPAHOE ROAD & 10th STREET
ERIE, COLORADO

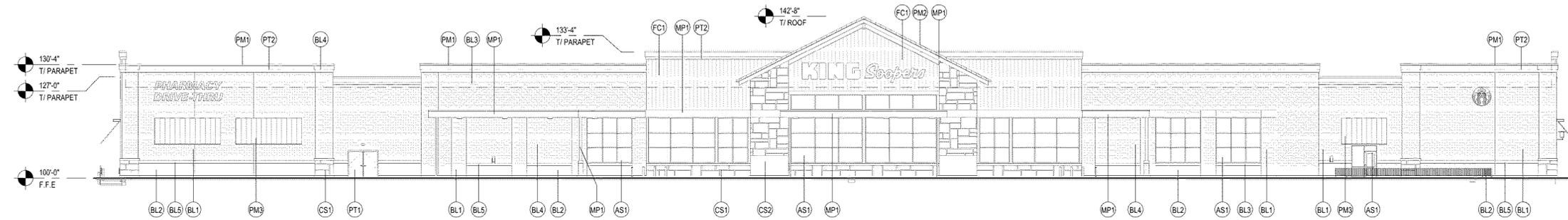
#	Date	Issue / Description	Init.
1	9/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ

Project No: KSS000138
Drawn By: RDG
Checked By: ACJ
Date: 06/21/21

COVER SHEET

NINE MILE CORNER, AMENDMENT No. 2 - LOT 10A

A PORTION OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST AND THE
SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPLE MERIDIAN
TOWN OF ERIE, COUNTY OF BOULDER, COLORADO
SITE PLAN - SP - 001292-2021



WEST ELEVATION



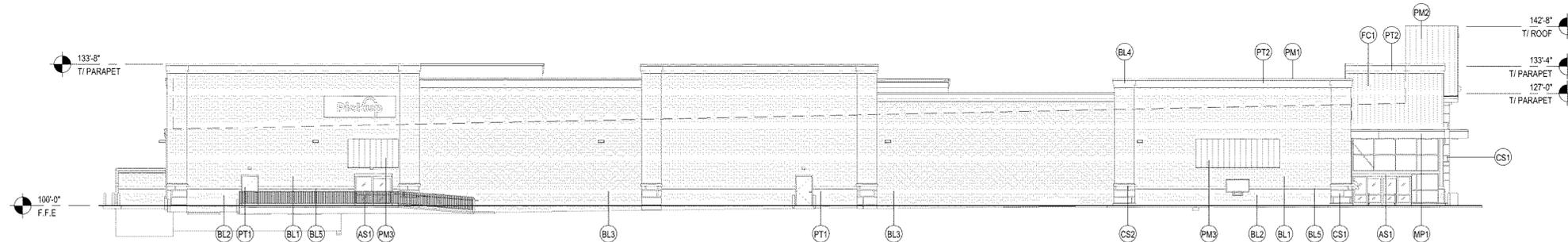
EAST ELEVATION

EXTERIOR MATERIAL LEGEND

- (BL1) Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7036 "Accessible Beige"
- (BL2) Decorative, Integrally Colored CMU - Split face
Color: Basalt, Split face, 600R
- (BL3) Decorative, Integrally Colored CMU - Smooth face
Color: Basalt, Precision, 807WR
- (BL4) Decorative, Integrally Colored CMU - Smooth face
Color: Match SW7018 "Dovetail"
- (BL5) Decorative, Integrally Colored CMU - Combed face
Color: Basalt, Combed Face, 923WR (Match SW7513)
- (CS1) Cultured Stone
Color: Environmental Stone, Nantucket Cobble LedgeStone
- (CS2) Cast Stone Accent
Color: Match SW7036 "Accessible Beige"
- (FC1) Fiber Cement Vertical Board & Batten
Color: Match SW7036 "Accessible Beige"
- (MP1) Metal Panel - Smooth
Color: Match SW7018 "Dovetail"
- (PM1) Prefinished Metal
Color: Match SW7018 "Dovetail"
- (PM2) Prefinished Metal / Standing Seam
Color: Match SW7054 "Sutable Brown"
- (PM3) Prefinished Metal / Standing Seam
Color: Berridge, Cityscape
- (AS1) Prefinished Aluminum Storefront
Color: Dark Bronze Anodized
- (PT1) Painted Metal
Color: SW7018 "Dovetail"
- (PT2) Painted EIFS
Color: Match SW7036 "Accessible Beige"



SOUTH ELEVATION

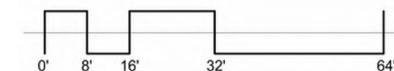


NORTH ELEVATION

NOTE: ALTERNATIVE EQUIVALENT COMPLIANCE IS PROVIDED TO NINE MILE CORNER PD COMMERCIAL DESIGN STANDARDS, E.2.B. WALL ARTICULATION.

NOTE: SIGNAGE NOT APPROVED BY THIS PLAN. SEPARATE PERMIT REVIEW AND APPROVAL REQUIRED.

NOTE: THE BUILDING ELEVATIONS SHOWN AND APPROVED HEREON ARE INTENDED TO DEMONSTRATE HOW ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED ACCORDING TO THE TOWN OF ERIE, UNIFIED DEVELOPMENT CODE REQUIREMENTS. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE THAT THIS APPROVED SCREENING OCCURS IN THE FIELD AS DEMONSTRATED BY THESE PLANS, REGARDLESS OF CURB REQUIREMENTS, MECHANICAL PLAN CHANGES, OR OTHER CIRCUMSTANCES. FAILURE TO PROVIDE APPROVED SCREENING MAY RESULT IN DELAY OF FINAL INSPECTIONS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



SCALE: 1/16" = 1'-0"



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SITE PLANS
KING SOOPERS #138
NINE MILE CORNER, AMENDMENT No. 2

ARAPAHOE ROAD & 107th STREET
ERIE, COLORADO

#	Date	Issue / Description	Init.
1	9/1/21	2ND SITE PLAN SUBMITTAL	ACJ
2	10/22/21	3RD SITE PLAN SUBMITTAL	ACJ

Project No:	KSS000138
Drawn By:	RDG
Checked By:	ACJ
Date:	05/21/21

BUILDING ELEVATIONS

