



ERIE
COLORADO

Mountain View Fire Rescue Station #15

Town Council

Harry Brennan, Senior Planner

July 8, 2025

Request

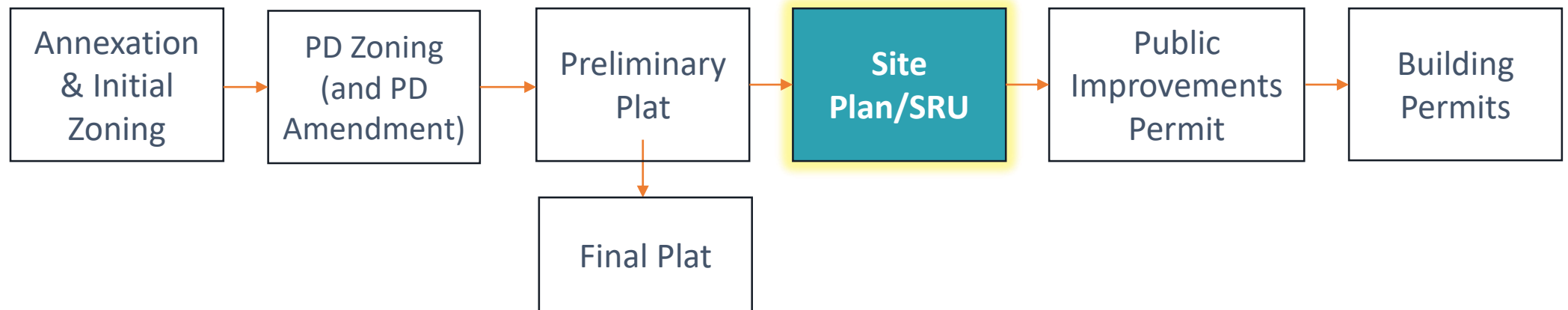
Approval of Special Review Use (SRU)

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



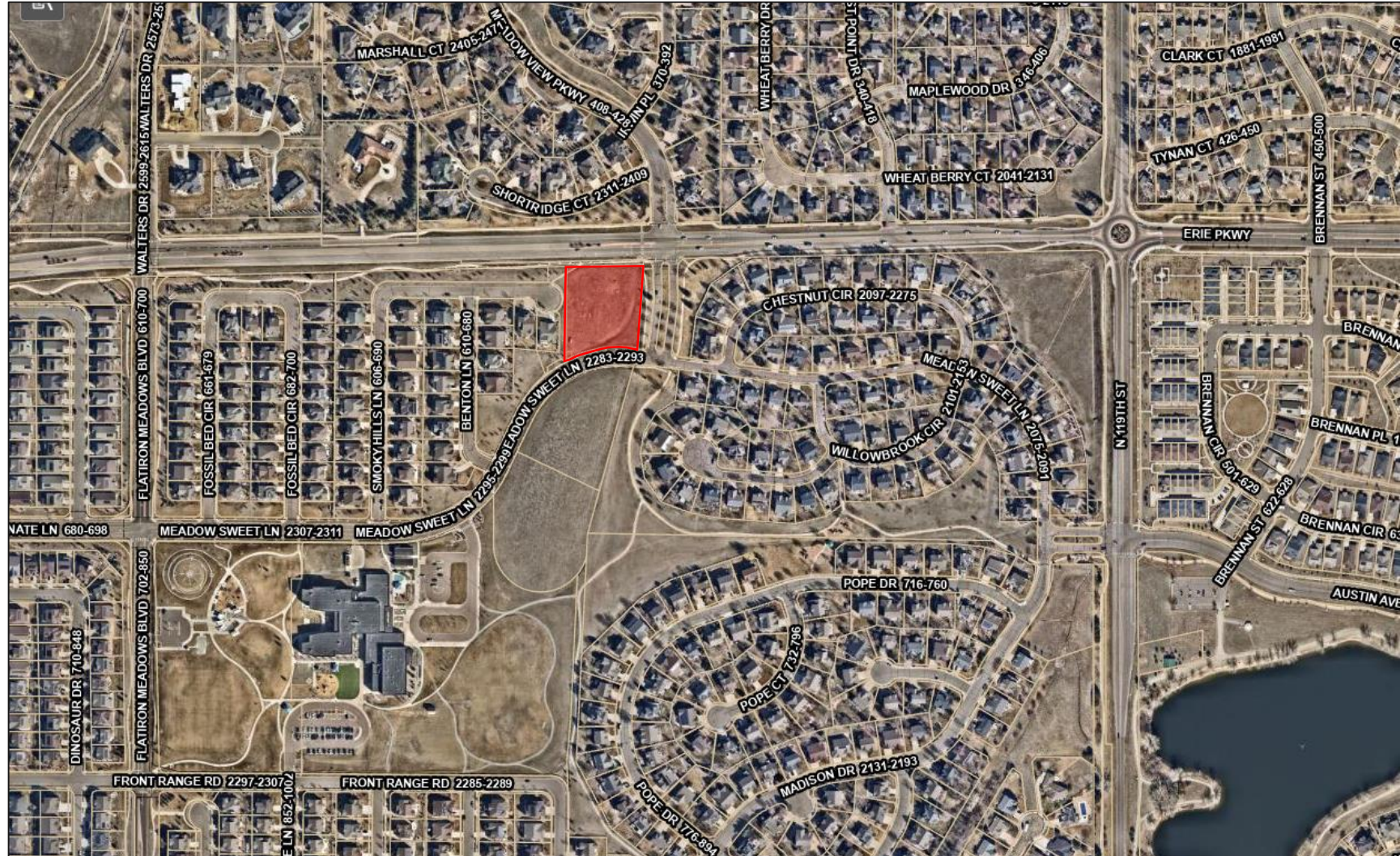


Overview

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

Location

Erie Pkwy &
Meadow
View Pkwy

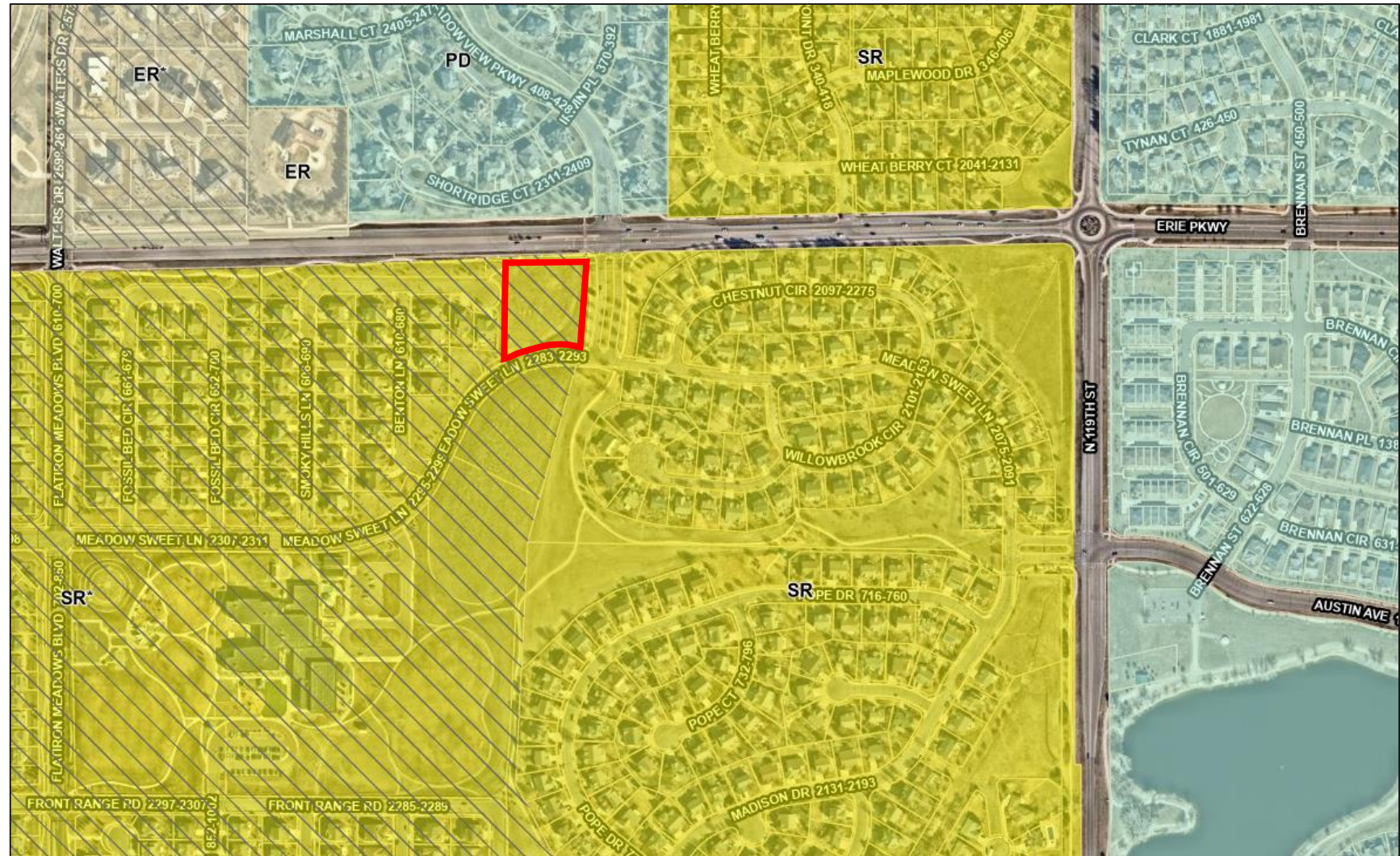


Surrounding Context



Zoning

SR & Flatiron
Meadows
PUD



Comprehensive Plan

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.



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Special Review Use

- Public safety station is a Special Review Use 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

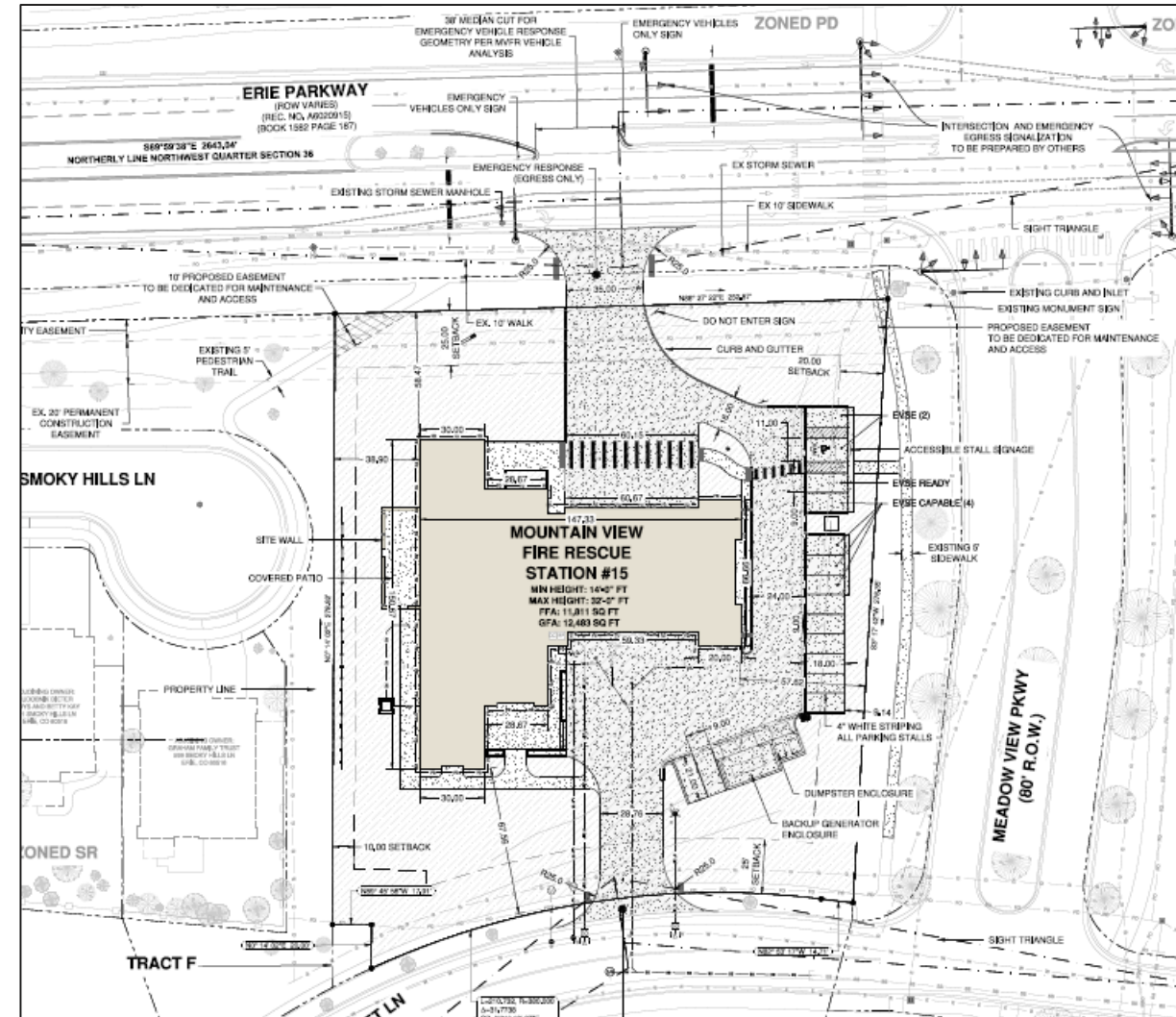
3 Vehicle Bays

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





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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

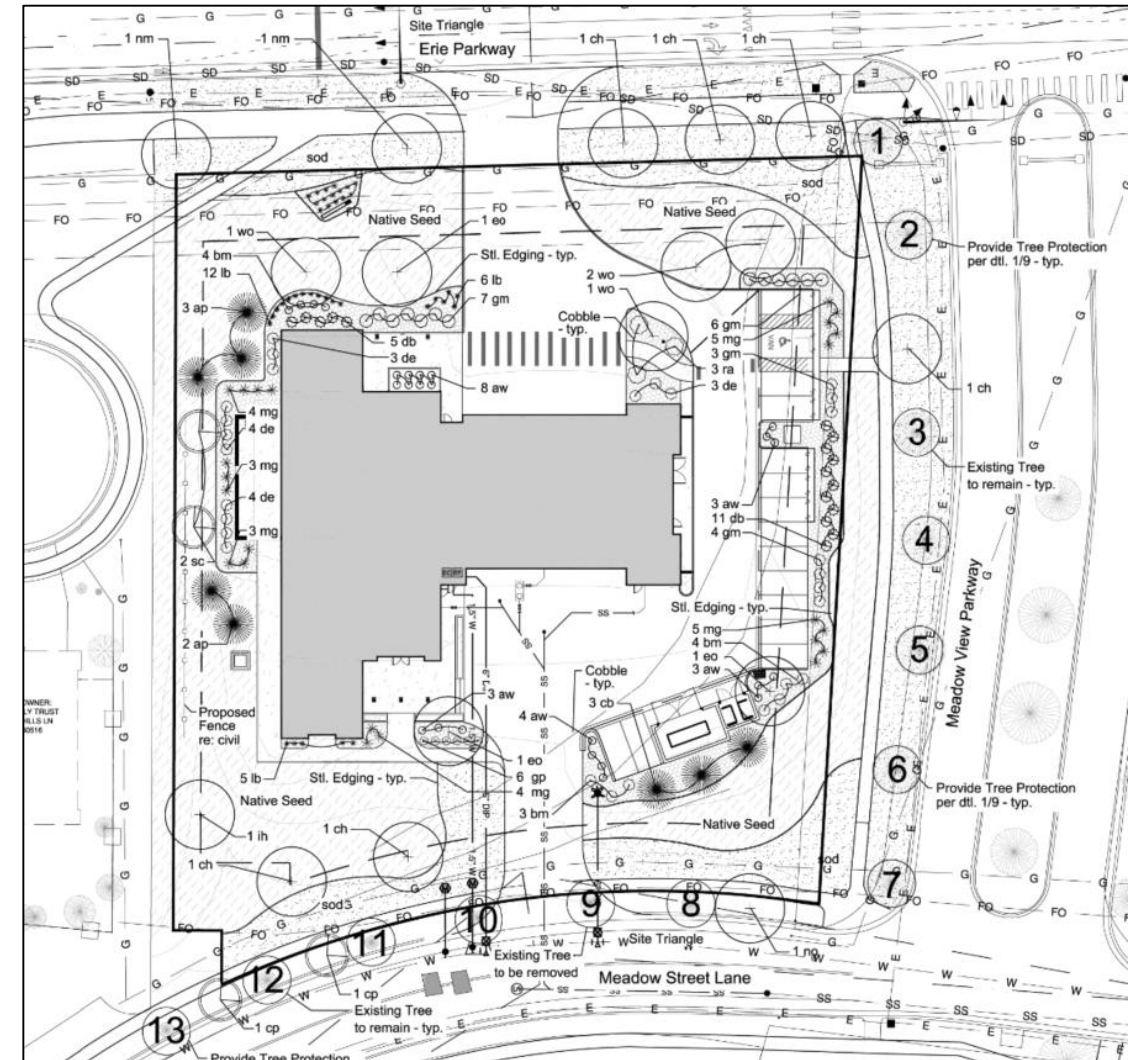


Low-sloped roof forms and high-quality materials including brick, concrete, architectural metal panel, and structural wooden columns



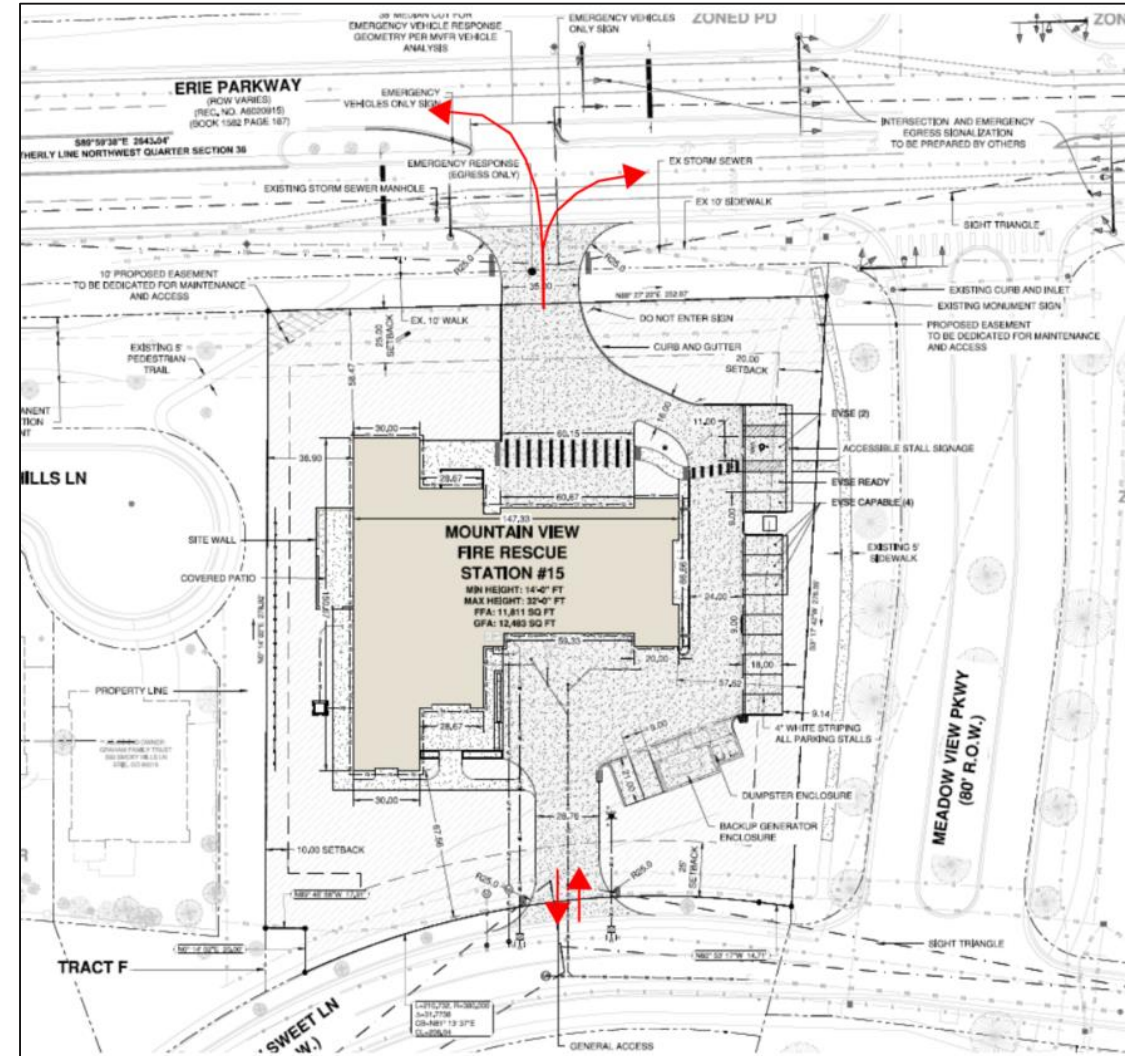


- 14 parking spaces for employees and visitors
- Landscaping will help to buffer and screen the trash and generator enclosures, as well as the parking spaces
- Walkway connection into the site will lead pedestrians to the public entrance of the building



Access & Roadways

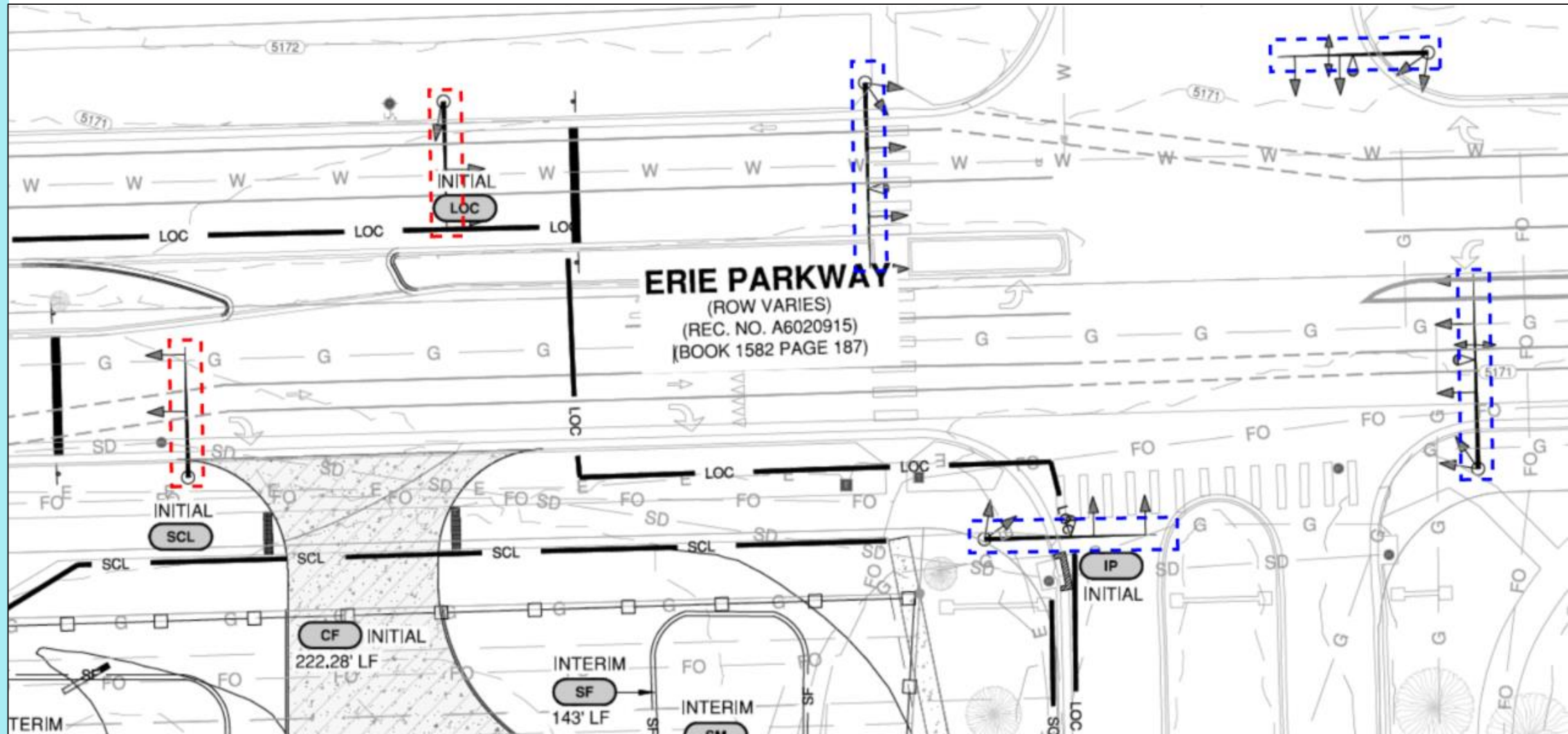
- An access on Meadow Sweet Lane will provide a full movement access point
- Egress point on Erie Parkway will create a dedicated exit-only for emergency vehicles.



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





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- **Decision**



Approval Criteria & Recommendation

Special Review Use

UDC Section 10.7.20.C.2

Site Plan

UDC Section 10.7.10.F.2

Staff finds the Mountain View Fire Rescue Station #15 Special Review Use and Site Plan comply with the Approval Criteria and recommend the Town Council approve the resolutions.

PC Recommendation

PC held a public hearing on this case on 6/4/2025. Discussion included:

- Operational strategies to mitigate impacts (timing of when sirens and lights are turned on)
- Function of the emergency signal and regular traffic signal at Meadow View & Erie Parkway
- Relationship with Flatiron Meadows HOA and Metro District

PC Recommendation

PC voted unanimously to 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: 6/18/25

Property Posted: 6/23/25

Letters to Adjacent Property Owners: 6/23/25

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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