Lot 1 Erie Air Park Replat D Site Plan

Planning Commission

Chris LaRue, Principal Planner

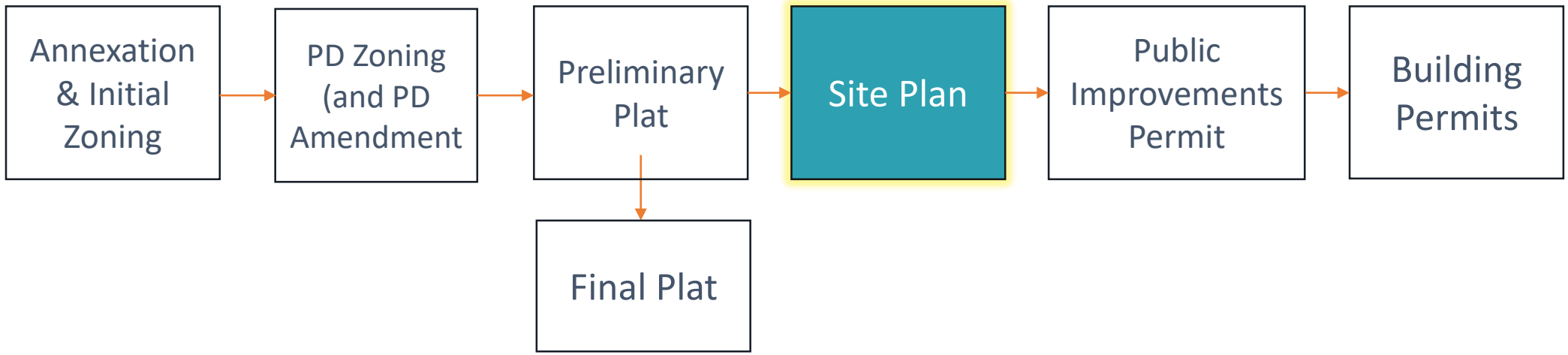
May 7, 2025

Request

Site Plan – Planning Commission Approval

- **Project Size:** 10.3405 Acres
- **Proposed Lots:** 1 lot
- **Existing Zoning:** Erie Air Park Planned Development
- **Existing Use:** Undeveloped

Development Review Process



Overview

- **Background**
- Proposal
- Decision

Location

The subject site is in the Air Park – North of Airport Dr & Hwy 7

Location

CRESCENT CI
MONROE ST 533-701
E COUNTY LINE RD
AIRPORT DR 2421-2511
BARON CT 300-380

Airport Dr

Location

CRESCENT CI
MONROE ST 533-701
E COUNTY LINE RD
AIRPORT DR 2421-2511
BARON CT 300-380

Airport

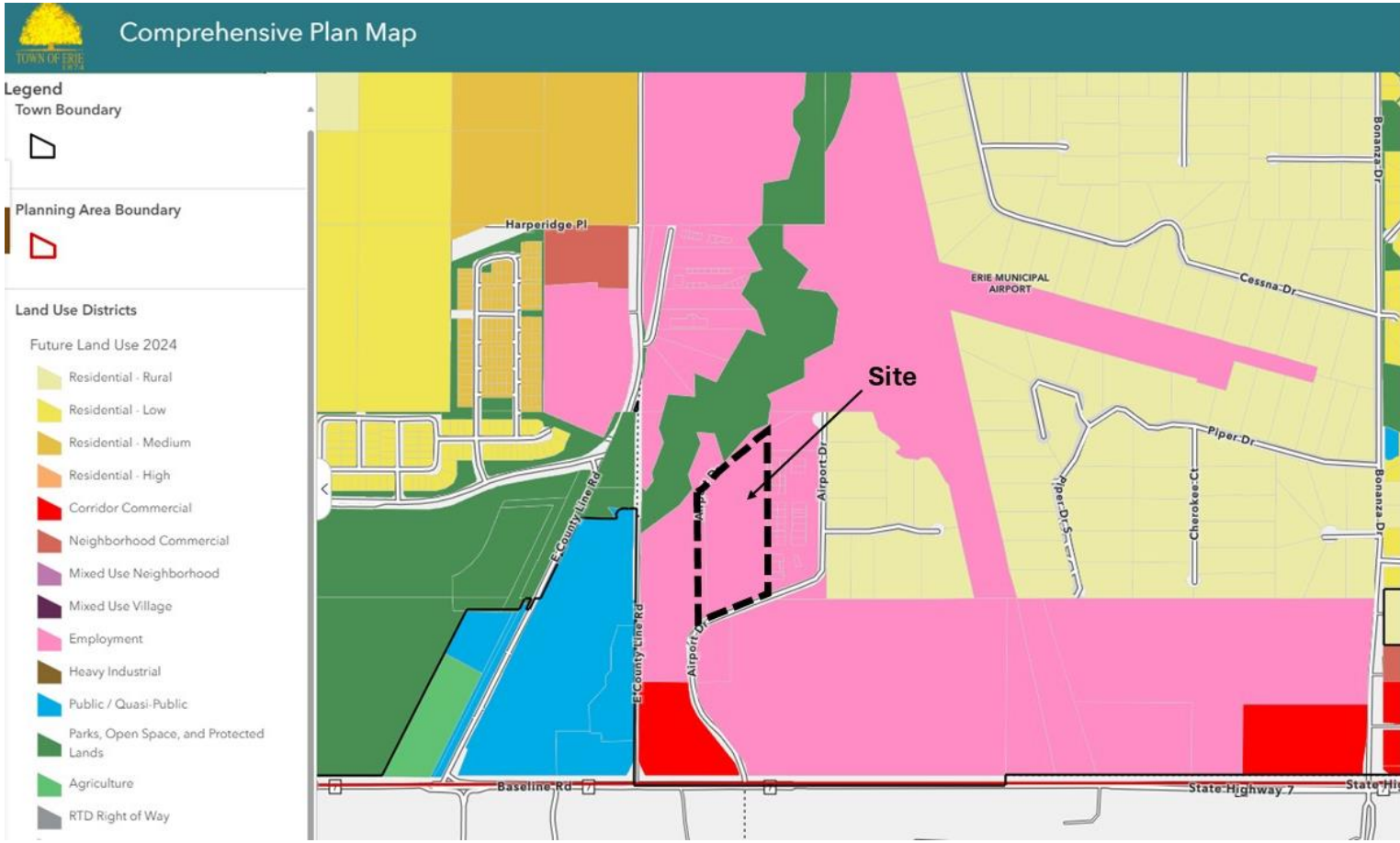
Location

CRESCENT CI
MONROE ST 533-701
E COUNTY LINE RD
AIRPORT 02 2021-2311
BARON CT 300-380

Comprehensive Plan

Employment

Uses that generate employment such as industrial/flex space, light manufacturing, medical/technical facilities, aeronautical, & incubator spaces.



Comprehensive Plan Policies

P.1.1 Continually plan for utility infrastructure needs, including short and long-term financial and sustainability 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;

E.1.2 Encourage infill development;

E.3.3 Cultivate a mix of local, unique, and creative businesses;

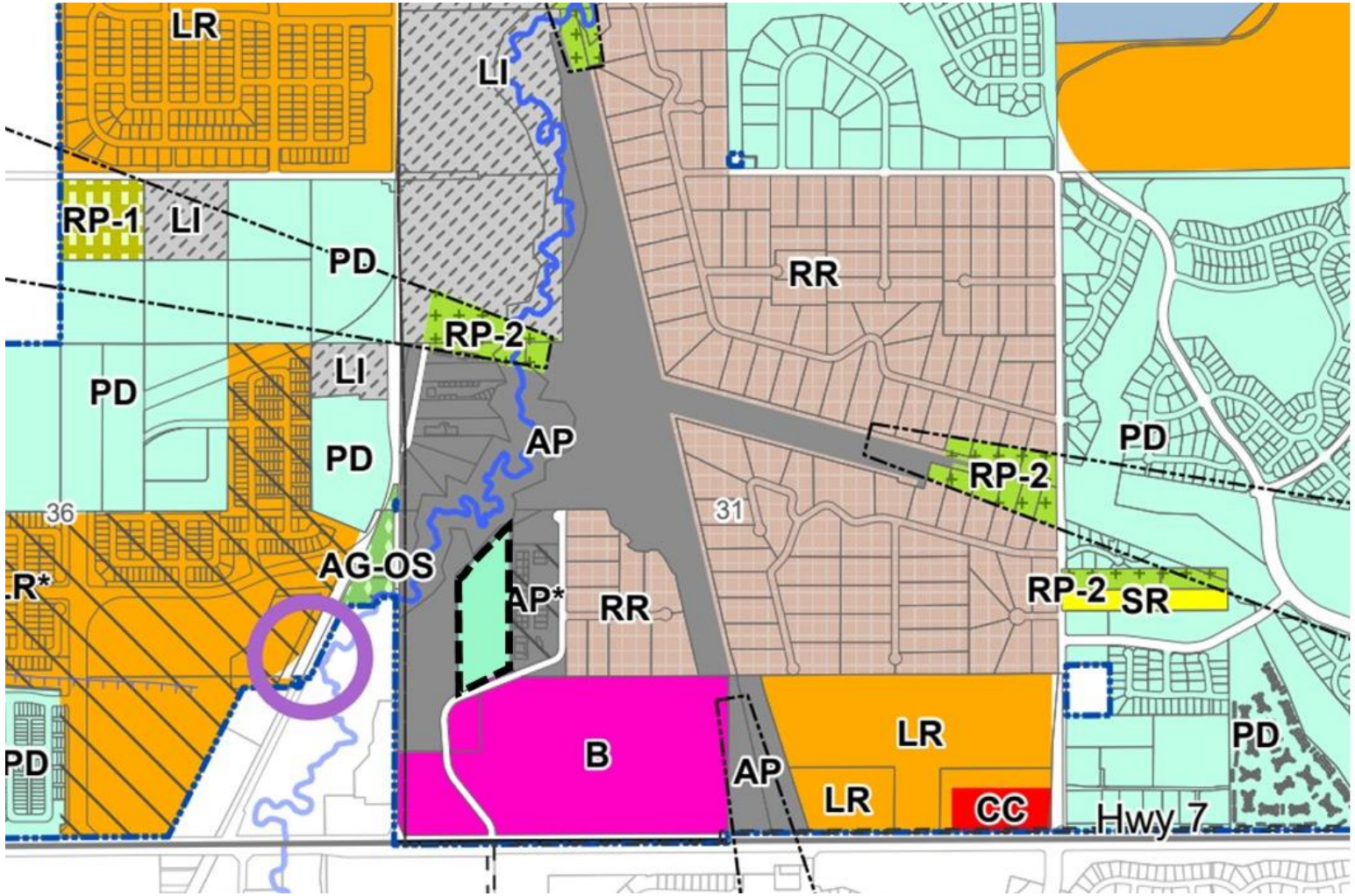
E.4.1 Facilitate spaces for entrepreneurial growth that taps into Erie's local assets; and

T.3.2 Ensure that roadway design meets safety guidelines and the needs of users.

Zoning

Erie Air Park PD

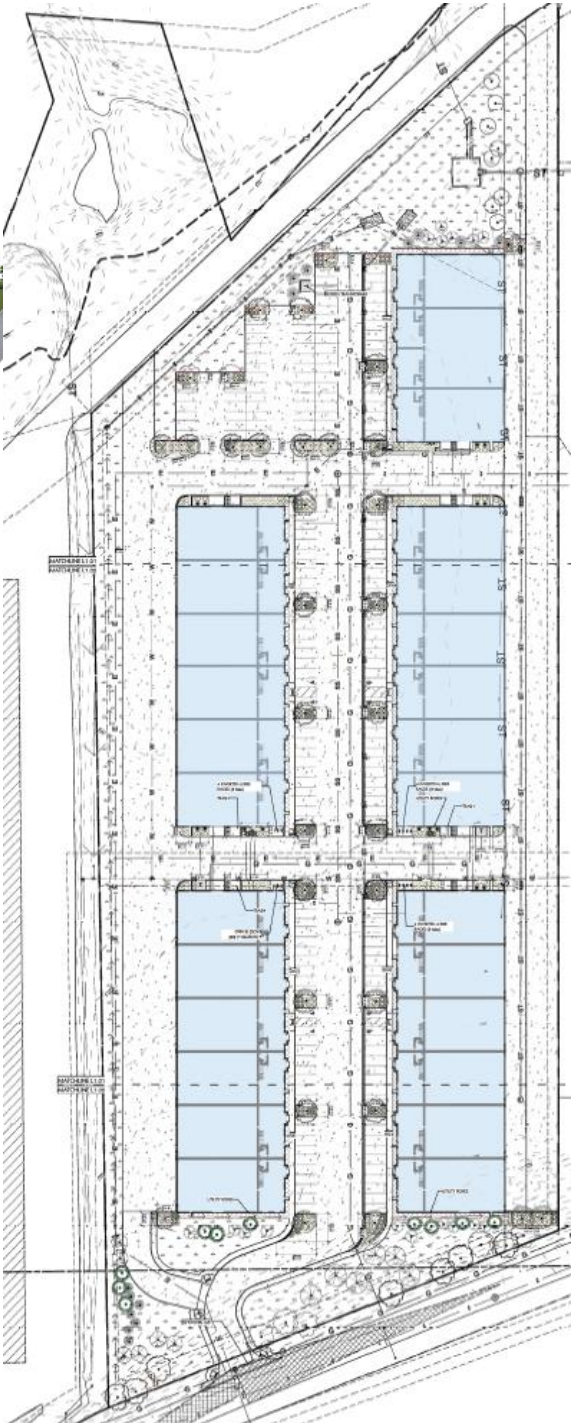
Allows AP & some limited light industrial



Overview

- ✓ Background
- **Proposal**
- Decision

Proposed Site Plan

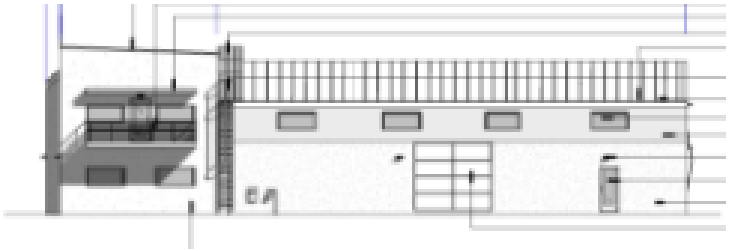


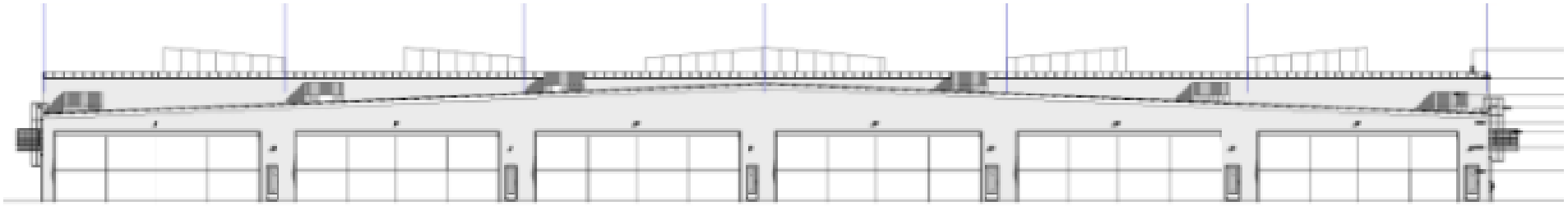
- 5 buildings
  - 4 at 37,500 sq ft each
  - 1 at 21,875 sq ft
- Options for tenants consistent with PD in front
- 27 Hangars with taxiway access

Proposed Site Plan

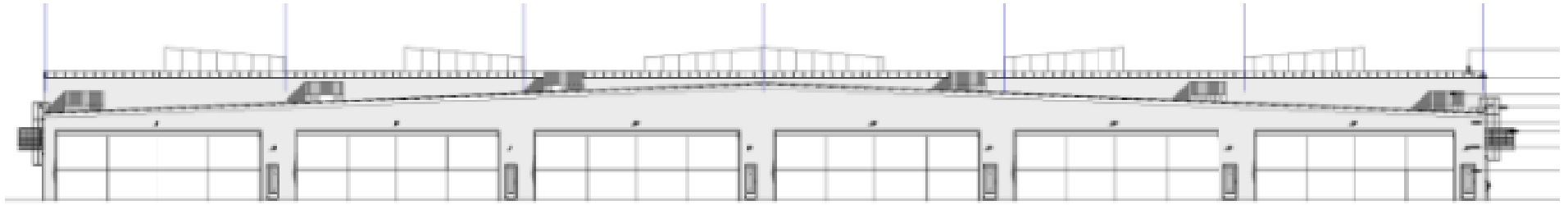
	Required	Proposed
Parking Spaces	115	185 spaces
Landscaping (% of Site)	15%	21%
Front Setback	20’	exceeds
Street Side Setback	10’	exceeds
Interior Side Setback	10’	N/A
Rear Setback	20’	exceeds
Max Height	35’	32’

Proposed Site Plan - Elevations





Proposed Site Plan AEC



Walls of 40’ or more are should incorporate 3 or more architectural elements

- Hangar sides use two – color changes, service doors have windows, trim has different colors, roof plane change
- Hangars are unique- don’t want to hinder aircraft, large doors, they don’t face a street
- Enough detailing on the other walls to offset

Overview

- ✓ Background
- ✓ Proposal
- **Decision**

Approval Criteria 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;

Staff: Staff find that the proposed Site Plan is consistent with the Town's Comprehensive Plan and is consistent with the recently approved Erie Air Park Replat D Final Plat, as well as the zoning for this area.

Approval Criteria

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;

d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

Staff: The proposal is consistent with the Town's standards for site and building design and is also consistent with standards for utilities, drainage, and other infrastructure. No specific significant adverse impacts were identified or are expected.

Approval Criteria

e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

Staff: Town staff find that this development will be compatible with the character of surrounding land uses. The proposed buildings are consistent with those to the east.

Staff Recommendation

Staff find the Site Plan complies with the Approval Criteria and recommends the Planning Commission Adopt Resolution P25-06 Approving the Site Plan.

Neighborhood Meeting

- March 25, 2025
- 6 Attendees
- Questions on uses, traffic, taxiway access, building design, & utilities

Public Notice

Public Notice of Planning Commission Hearing:

Published in the Daily Times Call:	4/16/25
Property Posted:	4/18/25
Letters to Adjacent Property Owners:	4/18/25

Erie Air Park Replat D Site Plan

Planning Commission

Chris LaRue, Principal Planner

May 7, 2025