



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:** Allison Wenlund, Norris Design  
**From:** Shannon Moeller, Senior Planner  
**Date:** February 2, 2021  
**Re:** CPA-001202-2020: 111<sup>th</sup> Street & Arapahoe Road Comp Plan Amendment (aka Nine Mile Corner CPA)  
**cc:** Fred Starr; Deborah Bachelder; David Pasic; Tyler Burhenn; Patrick Hammer; Luke Bolinger; Darren Champion

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Town staff has reviewed the CPA-001202-2020: 111<sup>th</sup> Street & Arapahoe Road Comp Plan Amendment application for conformance with the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan at the January 28, 2020 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](mailto: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 & Parks and Rec
  2. City of Lafayette
  
- The following agencies provided comments that do not require an additional referral:
  1. Town of Erie – Engineering
  2. OSTAB
  3. MVFPD
  4. BVSD

Planning Comments

**GENERAL**

1. The letters of authorization provided were not notarized. With the next resubmittal, please provide notarized letters of authorization for each property owner.
2. The written narrative describes the property as 17.6 acres however the ALTA survey indicates that the gross property size is 19.26 acres. Please correct the narrative as necessary or clarify the gross property size.
3. Please revise the narrative and authorization letters to refer to Arapahoe Road (rather than an Avenue or a Boulevard).

### **INFORMATIONAL COMMENTS**

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

1. Comprehensive Plan Amendment Review Process: At the time that the application documents are acceptable to staff, the items shall be placed on the next available Planning Commission meeting as a public hearing. After the PC hearing, a Board of Trustees hearing is required.
2. Additional Review Processes: Please be advised that this review is limited to the proposed boundary line and land use designation's consistency with the approval criteria in the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan. Additional review processes would be required following a Comprehensive Plan Amendment such as Annexation and Initial Zoning, Subdivision (Sketch Plan, Preliminary Plat, and Final Plat), and Site Plan Review(s). The details of a specific development plan would be reviewed as part of those processes.

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](mailto: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, Parks and Rec
2. Referral Comments: MVFPD, BVSD, OSTAB, City of Lafayette

**From:** Tyler Burhenn <tburhenn@erieco.gov>  
**Sent:** Friday, January 29, 2021 1:50 PM  
**To:** Shannon Moeller <smoeller@erieco.gov>  
**Subject:** Nine Mile CPA - Engineering

Hi Shannon,

This email is to inform you engineering has no comments for the Nine Mile Comp Plan Amendment and generally confirms sections 3 and 4 of the narrative.

Thank you,



**Tyler Burhenn** | Civil Engineer  
Town of Erie | Planning and Development Department  
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516  
Cell: 515-520-1624 | Phone: 303-926-2798  
<http://www.erieco.gov> | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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**From:** LuAnn Penfold <lpenfold@mvfpd.org>  
**Sent:** Tuesday, December 29, 2020 12:52 PM  
**To:** Development Referral <developmentreferral@erieco.gov>  
**Subject:** CPA-001202-2020

We do not have any objections to the Comp Plan Amendment for Nine Mile Corner.

**LuAnn Penfold, Fire Prevention Specialist**

Mountain View Fire Rescue  
3561 N. Stagecoach Road, Longmont, CO 80504  
720-678-9890 | [lpenfold@mvfpd.org](mailto:lpenfold@mvfpd.org) | [www.mvfpd.org](http://www.mvfpd.org)





## Town of Erie Open Space and Trails Advisory Board

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From: Town of Erie Open Space and Trails Advisory Board (OSTAB)  
To: Shannon Moeller, Senior Planner, Community Development  
Date: February 2, 2021

**Subject: Nine Mile Comprehensive Plan Amendment**

Date of Application: October 20, 2020  
Location: SW of intersection of Arapahoe Rd and N. 1111th St.

**Overall Discussion:**

This application proposes an amendment to the Comprehensive Plan to include a new parcel at the SW corner of Arapahoe Rd and N. 111<sup>th</sup> St as medium density residential. The current Comprehensive Plan does not include this parcel. The conceptual plan contains roughly 85 two story townhouses, and 95 three story town houses. All proposed dwelling units are at least 100' from Arapahoe Rd. There will be a detention pond at the intersection of Arapahoe and 1111<sup>th</sup>.

Recommendation: we recommend that this amendment be approved.

**Conceptual Plan Discussion:**

We realize that this plan might be significantly changed when a sketch plan is submitted. Nevertheless, we think it is beneficial for the applicant that we provide suggestions about the current plan. The proposed undeveloped area south of Arapahoe Rd. would be an ideal location for a combination of native grasses, native and/or xeric shrubs, perennials, and ground covers. A trail around the detention pond would provide an attractive quite area for residents.

Nearby, there is exiting open space and trails that would also be beneficial to residents. On the east side of N. 111<sup>th</sup> St is the City of Lafayette Kneebone Open Space and associated trail. On the north side of Arapahoe Rd is a trail that circumnavigates the Arapahoe Rd subdivision. This trail connects to the Town's Spine Trail network at the north end of that subdivision.

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Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

**Open Space and Trails Advisory Board**

Bob Braudes  
Phil Brink  
Christine Felz

Ken Martin (Chair)  
Tim Payne  
Joe Swanson  
Dave Tazik



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## Internal Memo

To: Shannon Moeller, Planning & Development – Senior Planner

From: Luke Bolinger, Community Partnership & Special Projects Manager

Darren Champion, Parks & Open Space Projects Coordinator

Date: February 2, 2021

**Subject: Nine Mile Corner - Meritage Homes, CPA-001202-2020, Comp Plan Amendment**

Cc: Patrick Hammer, Director of Parks and Recreation

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Parks & Open Space Division staff have reviewed the subject plans and offer the following comments:

Landscape Comments:

1. Pocket parks shall be centrally located within the neighborhood served per 10.6.3.B.4.a.i. (B) of the UDC that can be found at the following link:  
<https://www.erieco.gov/DocumentCenter/View/351/Unified-Development-Code-UDC?bidId=>
2. Please relocate the pocket park from its current location off Arapahoe Road so that it is centrally located to the development. In addition, the pocket park shall meet the requirements as laid out under 10.6.3.B.4.a.i. of the UDC.



Operational Services  
 303-447-5052  
 Fax: 303-447-5118  
[www.bvsd.org](http://www.bvsd.org)

6500 East Arapahoe, PO Box 9011  
 Boulder, CO 80301

Town of Erie  
 Community Development Services  
 Attn: Shannon Moeller  
 P.O. Box 750  
 Erie, CO 80516

RE: Nine Mile Corner CP Amend (CPA-001202-2020)

Dear Shannon:

Thank you for submitting the Nine Mile Corner Comprehensive Plan Amendment materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities. This development application proposes to construct 181 townhome units with an expected impact of 48 students on the Sanchez Elementary, Angevine Middle, and Centaurus High school feeder system. The current capacity status with this project's impacts are noted below.

School	Current Capacity Status (Oct. '19)				Project Impact		
	Resident Students*	Program Capacity	School Enrollment	Perc. Capacity	Student Impact	New Enrollment	New % Capacity
Elementary	592	418	302	72.2%	22	324	77.5%
Middle School	989	941	685	72.8%	11	696	74.0%
High School	1786	1843	1437	78.0%	15	1452	78.8%
Total	3367		2424		48		

\*represents the number of BVSD students for the given grade level living within the attendance area.

*note: enrollment information from 2019 and more representative of a typical year than 2020*

BVSD can serve this development at all grade levels with existing capacity but does have growing needs in the Centaurus feeder system. For this reason, the district will request that the developer pay Cash In-Lieu (CIL) fees for each unit at the time of building permit consistent with the Fair Contributions IGA between BVSD and the Town of Erie. If you have any other questions, concerns, or further clarifications, feel free to contact me at 721-561-5794 or via e-mail at [glen.segrue@bvsd.org](mailto:glen.segrue@bvsd.org).

Sincerely,

Glen Segrue, A.I.C.P.  
 Senior Planner



**City of Lafayette  
Referral Comments  
February 3, 2021**

**Parks/Open Space Comments**

1. What is the plan for the prairie dog colony on the East side of the site? If there is a plan, can I review it? We do not want construction to push prairie dogs onto Lafayette Open Space Property, this is not a site we allow prairie dogs due to residential proximity.
2. Will there be a trash barricade and cleanup crew assigned. Trash from construction debris will undoubtedly blow East into Lafayette Open Space property.
3. Will there be dust mitigation during construction. Our trail patrons at Kneebone to the East and Erie's' to the North would benefit from this.
4. With three story buildings immediately to the West of Kneebone, I worry about loss of viewshed. Would it be possible to re-orient the layout of the site and move 3 story structures more internal on the North and South perimeters to preserve everyone's viewshed? View shed is important to the community according to our Management Plan. Is it important to the Planning Commission?

**Planning Comments**

1. The subject property is located within the area identified by the Global Intergovernmental Agreement (IGA) between Lafayette and Erie as part of the Erie parcels.
2. Our current Comprehensive Plan shows this site as Agricultural. Our current Comprehensive Plan is being updated and will reflect the area as per the IGA.
3. Medium Density residential is planned in Lafayette south of the site according to our current Comp Plan. The 3-story townhouses would be more appropriate placed adjacent to the arterial street and the 2-story townhouses next to anticipated single-family in Lafayette.
4. Vehicular connectivity to the south between this neighborhood and expected single-family neighborhood in Lafayette should be provided.
5. The plan will need to take into consideration the proposed Arapahoe Road transportation improvements currently under review.
6. The site is west of the Kneebone Open Space in Lafayette. Good pedestrian connections should be made to the open space.
7. The southbound JUMP bus stop is located adjacent to the property. To the north across Arapahoe Road is the westbound JUMP bus stop. We suggest the southbound stop be improved with full amenities including shelter, bench, and trash receptacle at time of development.
8. The South Boulder Canyon irrigation ditch traverses the property. Any trees removed should be mitigated on a per caliper basis at time of development.



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## Planning & Development Planning

# Memo

**To:** Allison Wenlund, Norris Design  
**From:** Shannon Moeller, Senior Planner  
**Date:** March 29, 2021  
**Re:** CPA-001202-2020: 111<sup>th</sup> Street & Arapahoe Road Comp Plan Amendment (aka Nine Mile Corner CPA)  
**cc:** Fred Starr; Deborah Bachelder; David Pasic; Tyler Burhenn; Patrick Hammer; Luke Bolinger; Darren Champion

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Town staff has reviewed the CPA-001202-2020: 111<sup>th</sup> Street & Arapahoe Road Comp Plan Amendment application for conformance with the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan at the March 25, 2021 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below:

1. Town of Erie – Planning, Parks and Rec, Engineering
2. City of Lafayette

### Planning Comments

#### **GENERAL**

1. The conceptual site plan is not being reviewed as part of this Comprehensive Plan Amendment review and the written responses indicate that it will be revised as part of later review processes. The conceptual site plan should be removed from the submittal package to avoid confusion.
2. The next step for the application is Planning Commission review which has been tentatively scheduled for May 5, 2021.

#### **INFORMATIONAL COMMENTS**

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

1. Comprehensive Plan Amendment Review Process: At the time that the application documents are acceptable to staff, the items shall be placed on the next available Planning Commission meeting as a public hearing. After the PC hearing, a Board of Trustees hearing is required.

2. Additional Review Processes: Please be advised that this review is limited to the proposed boundary line and land use designation's consistency with the approval criteria in the Plan Amendment Process and Procedures of Chapter 1, Town of Erie, Colorado, 2015 Comprehensive Plan. Additional review processes would be required following a Comprehensive Plan Amendment such as Annexation and Initial Zoning, Subdivision (Sketch Plan, Preliminary Plat, and Final Plat), and Site Plan Review(s). The details of a specific development plan would be reviewed as part of those processes.

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](mailto: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, Parks and Rec
2. Referral Comments: City of Lafayette

**From:** Jana Easley <Jana.Easley@lafayetteco.gov>  
**Sent:** Wednesday, March 24, 2021 4:10 PM  
**To:** Shannon Moeller <smoeller@erieco.gov>  
**Subject:** Re: Referral Review - 111th and Arapahoe Rd

Hi Shannon,  
See my responses below.  
Thanks,  
Jana

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**From:** Shannon Moeller <[smoeller@erieco.gov](mailto:smoeller@erieco.gov)>  
**Sent:** Wednesday, March 24, 2021 2:51 PM  
**To:** Jana Easley <[Jana.Easley@lafayetteco.gov](mailto:Jana.Easley@lafayetteco.gov)>  
**Subject:** FW: Referral Review - 111th and Arapahoe Rd

Hi Jana, I am following up on these referral comments for some additional information.

1. Looking at Lafayette's zoning map and code, my understanding is that the property to the south/adjacent to this Comp Plan Amendment in Lafayette is zoned "Medium Density Residential" (R1). The only residential uses allowed would be single-family detached homes on lots of 7,000 SF or greater and with a maximum building height of 27'. Does this sound correct? Yes, correct under the current comp plan. The medium density residential is defined in the current comp plan as "greater than three and no more than six dwelling units per developable acre." The zoning would need to comply with that density or the comp plan amended so R1 would be correct and yes 7000 sf minimum lot size and 27' max to mid roof.
2. For the updated Lafayette Comprehensive Plan, is there an anticipated land use designation for the property? Will the land use designations be general e.g. "residential" or more specific? Is there a timing for when that update is expected to be finalized? So far, the comp plan update suggests just a general residential designation or "housing area." This parcel is not called out for anything more specific at this time. We expect the plan to be done by October/November 2021.

Generally, the Town is just reviewing the proposed Comp Plan designation for the property at this stage, and is not reviewing the layout/concept plan for the property. The applicant did respond to the initial comments from Lafayette in the comment response letter at the link below, just wanted to make sure that you were able to access that document. Please note that there was an inaccuracy in the comment response in which they state that Erie gave them direction to place the 2-story buildings along Arapahoe, however planning staff did not give them this direction so I have asked them to clarify where they heard that. Thanks for clarifying that! I also wonder if the 3 story could be central and 2 story around the perimeter. Might transition to both Erie and Lafayette better. Let me know if you have other comments or questions. We appreciate the opportunity to respond!

Thanks for your help!



**Shannon Moeller, AICP** | Senior Planner  
Town of Erie | Planning & Development  
645 Holbrook Street | P.O. BOX 750 | Erie, CO 80516  
Phone: 303-926-2774  
[smoeller@erieco.gov](mailto:smoeller@erieco.gov) | [www.erieco.gov/planning](http://www.erieco.gov/planning)

## ***Erie, Colorado - the BEST place to raise a family!***

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**From:** Jana Easley <[Jana.Easley@lafayetteco.gov](mailto:Jana.Easley@lafayetteco.gov)>  
**Sent:** Wednesday, March 10, 2021 10:53 AM  
**To:** Melinda Helmer <[mhelmer@erieco.gov](mailto:mhelmer@erieco.gov)>  
**Subject:** Re: Referral Review - 111th and Arapahoe Rd

Hi Melinda,

We're providing the same comments we did for the last review of this site. I've bolded a couple that seem to keep coming up - the 3-story homes next to what will be a lower density area in Lafayette. We'd like the developer to consider either moving the 3-story homes to along Arapahoe, rather than adjacent to our lower density area. Or perhaps the 3-story homes could be interior to the site with 2-story surrounding.

Let me know if you have any questions.

Jana

### **Parks/Open Space Comments**

1. What is the plan for the prairie dog colony on the East side of the site? If there is a plan, can I review it? We do not want construction to push prairie dogs onto Lafayette Open Space Property, this is not a site we allow prairie dogs due to residential proximity.
2. Will there be a trash barricade and cleanup crew assigned. Trash from construction debris will undoubtedly blow East into Lafayette Open Space property.
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4. **With three story buildings immediately to the West of Kneebone, I worry about loss of viewshed. Would it be possible to re-orient the layout of the site and move 3 story structures more internal on the North and South perimeters to preserve everyone's viewshed? View shed is important to the community according to our Management Plan. Is it important to the Planning Commission?**

### **Planning Comments**

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2. Our current Comprehensive Plan shows this site as Agricultural. Our current Comprehensive Plan is being updated and will reflect the area as per the IGA.
1. **Medium Density residential is planned in Lafayette south of the site according to our current Comp Plan. The 3-story townhouses would be more appropriate placed adjacent to the arterial street and the 2-story townhouses next to anticipated single-family in Lafayette.**
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8. The South Boulder Canyon irrigation ditch traverses the property. Any trees removed should be mitigated on a per caliper basis at time of development.



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## Internal Memo

To: Shannon Moeller, Planning & Development – Senior Planner

From: Luke Bolinger, Community Partnership & Special Projects Manager

Darren Champion, Parks & Open Space Projects Coordinator

Date: March 29, 2021

**Subject: Nine Mile Corner - Meritage Homes, CPA-001202-2020, Comp Plan Amendment**

Cc: Patrick Hammer, Director of Parks and Recreation

---

Staff have reviewed the subject plans and offer the following comments:

Landscape Comments:

1. Pocket parks shall be centrally located within the neighborhood served per 10.6.3.B.4.a.i. (B) of the UDC that can be found at the following link:  
<https://www.erieco.gov/DocumentCenter/View/351/Unified-Development-Code-UDC?bidId=>
  - **Applicant** - Noted, the applicant is revisiting the layout of the site and will take this comment into consideration as we progress into Sketch Plan and subsequent entitlement processes.
  - **Response** – Noted.
2. Please relocate the pocket park from its current location off Arapahoe Road so that it is centrally located to the development. In addition, the pocket park shall meet the requirements as laid out under 10.6.3.B.4.a.i. of the UDC.
  - **Applicant** - Noted, the applicant is revisiting the layout of the site and will take this comment into consideration as we progress into Sketch Plan and subsequent entitlement processes. The requirements as laid out under 10.6.3.B.4.a.i of the UDC will be reviewed as we progress through design development.
  - **Response** – Noted.