



ERIE
COLORADO

111th and Arapahoe

Town Council

Chris LaRue, Principal Planner

Mar. 26, 2024

Request

Pre-Development Agreement, Annexation, Initial Zoning, and Annexation Agreement

- Project Size: 19.33 acres
- Existing Zoning: Agriculture (Boulder County)
- Existing Use: Single Family Dwelling (SFD) & agricultural

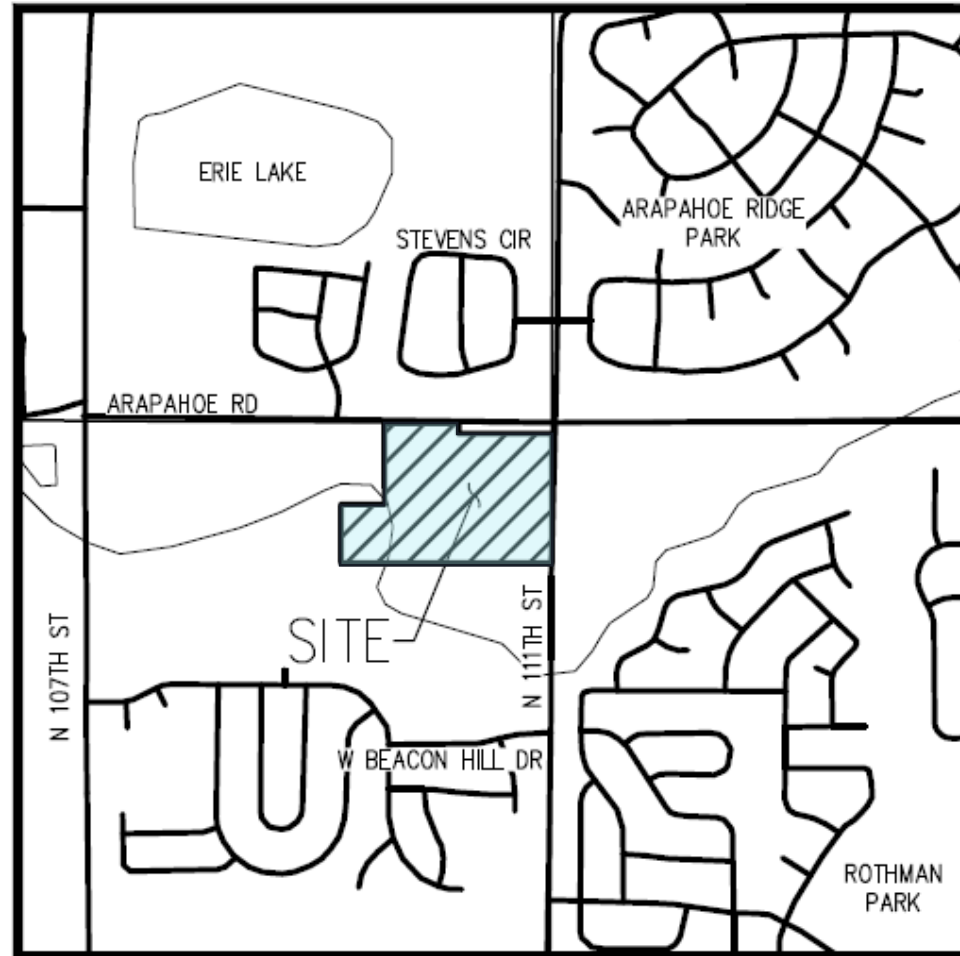


Overview

- **Background**
- Proposal
- Decision
- Next Steps

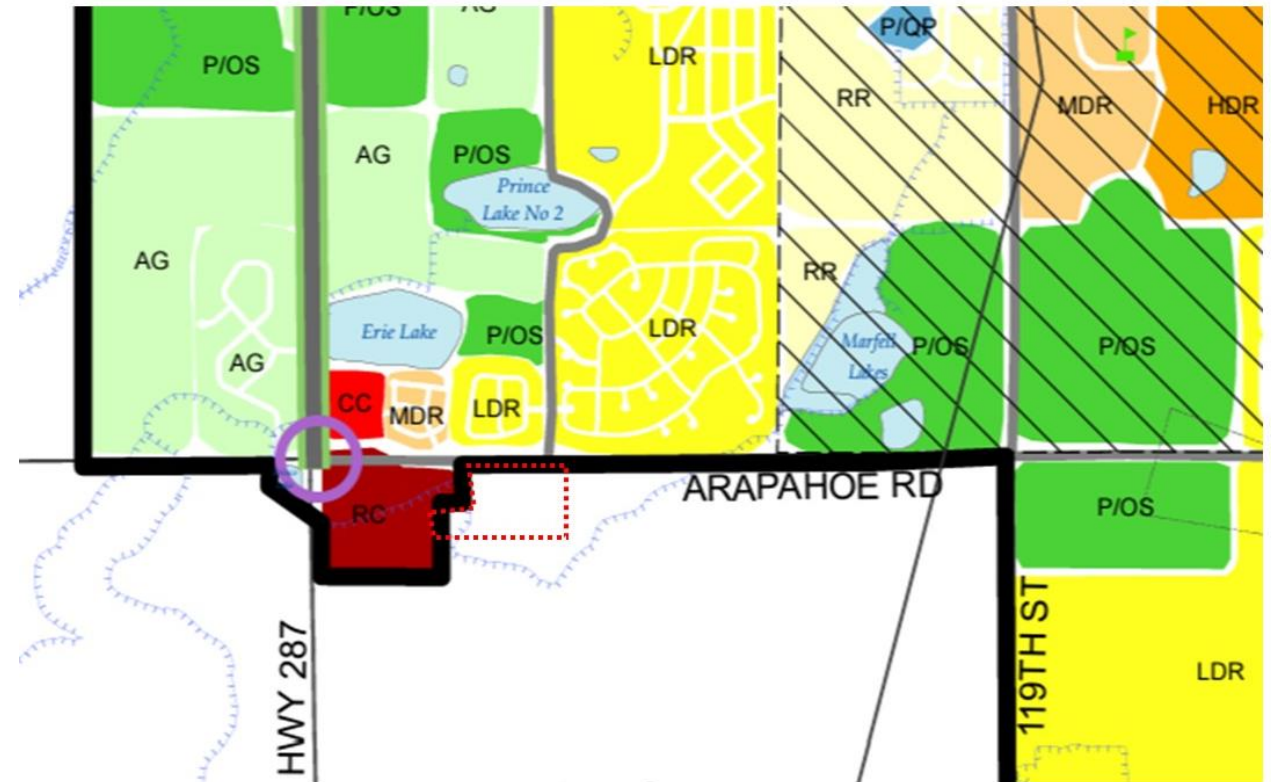
Location

SW corner of 111th
Street & Arapahoe
Rd



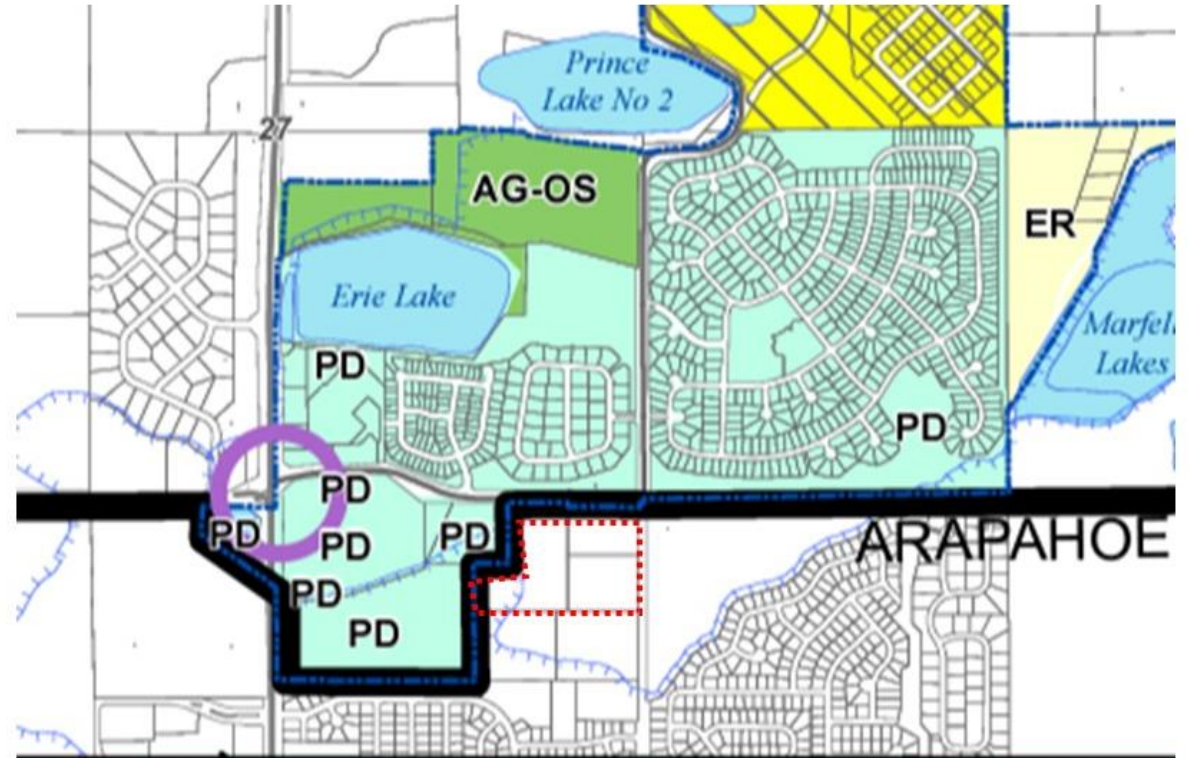
Comprehensive Plan

No current designation



Zoning

Agriculture
(Boulder County)





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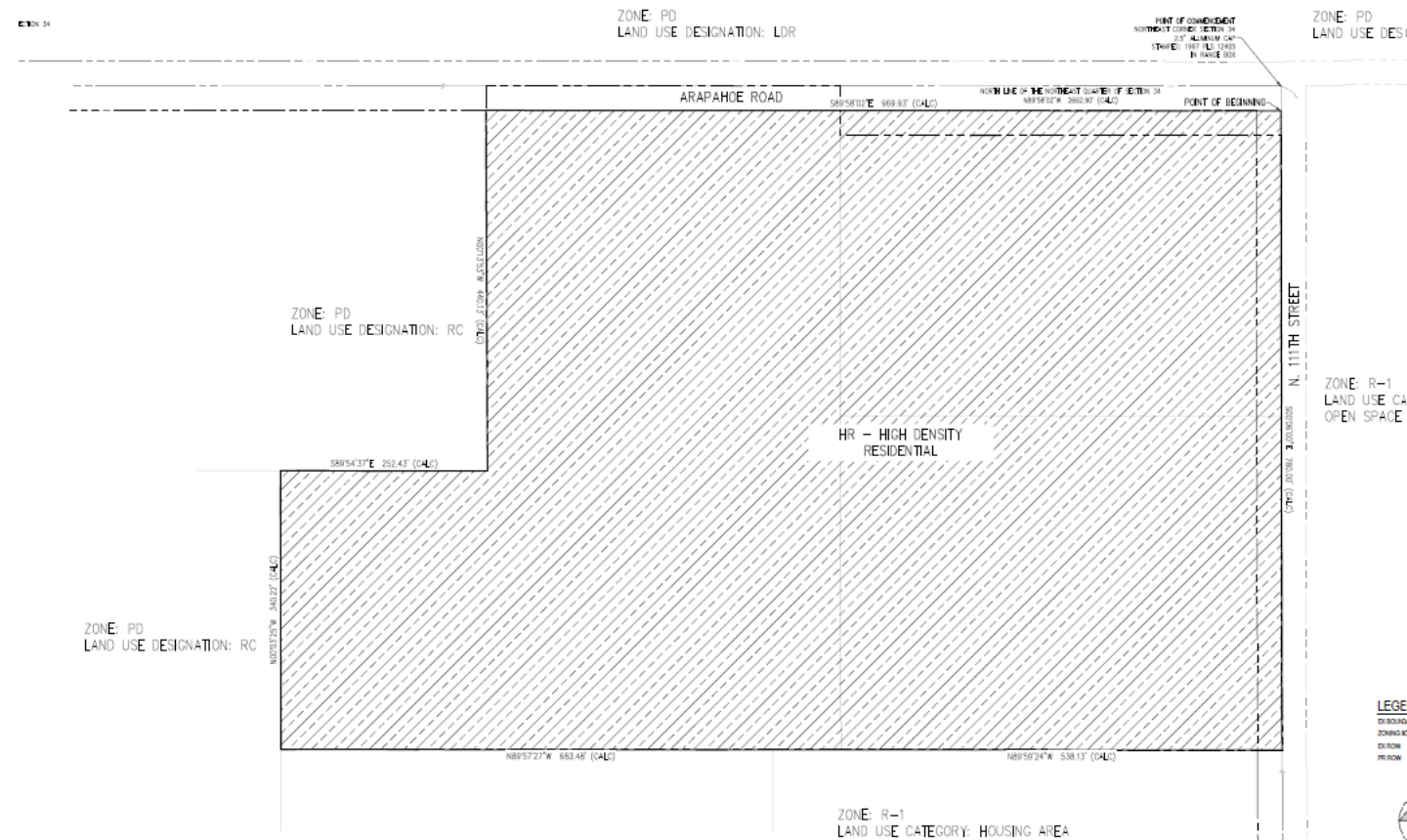
SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
19.33 ACRES
AN-001587-2023





Initial Zoning

111TH & ARAPAHOE ZONING MAP
SITUATED IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 34,
TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
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Approval Criteria - Annexation

The application has been found to be in compliance with C.R.S. 31-12-101 and C.R.S. 31-12-108.

Approval Criteria – Initial Zoning

- a. The initial zoning will promote the public health, safety, and general welfare;
- b. The initial zoning is consistent with the Town’s comprehensive master plan and the purposes of this code;
- c. The initial zoning is consistent with the stated purpose of the proposed zoning district;
- d. Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Approval Criteria – Initial Zoning

- e. The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be significantly mitigated;
- f. The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.
- g. Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.
- h. The initial zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Approval Criteria – Key Considerations

- No current Comprehensive Plan designation
- Neighboring properties range between 3.5 and 24.8 units/acre, with single family residential located across Arapahoe Road and 2-4 story multifamily directly to the west



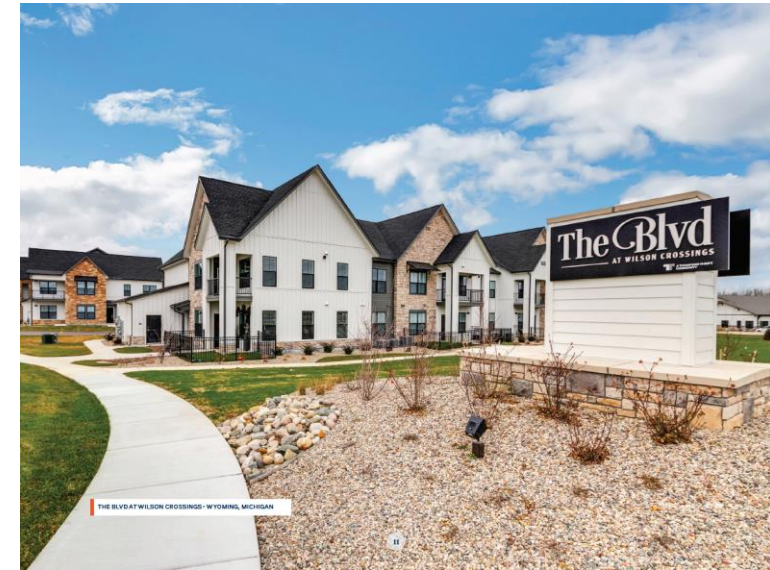
Approval Criteria – Key Considerations

- Access to retail amenities and transit in walking distance
- The project will include 12% of units at 80% AMI
- The proposed initial zoning provides opportunity for housing diversity in the form of townhomes and/or multifamily units



- ★ Grocery Store
- Transit Stop
- Planned BRT Stop
- ★ Commercial Center

Examples of Similar Projects by Developer



Concepts for the 111th & Arapahoe Project





Public Notice

ANNEXATION PUBLIC NOTICE:

Published notice in the Colorado Hometown Weekly on:
January 10, 17, 24, 31; and February 7, 21, 28, 2024; March 6, 13, 20,
2024

PUBLIC NOTICE OF HEARING FOR ANNEXATION AND INITIAL ZONING

Published in the Colorado Hometown Weekly: 1/24/24

Property Posted: 3/11/24

Letters to Adjacent Property Owners: 3/11/24

Staff Recommendation

Staff recommends adopting the resolutions and ordinances for the 111th and Arapahoe Pre-Development Agreement, Annexation, Annexation Agreement, & Initial Zoning.

1. Findings of Fact – Resolution No. 24-028
2. Annexation – Ordinance No. 004-2024
3. Pre-Development & Annexation Agreements– Resolution No. 24-029
4. Initial Zoning – Ordinance No. 005-2024



Next Steps

- Initiate Development Review for Plat and Site Plan
- Traffic and Utilities Analyses
- Community Outreach



ERIE
COLORADO

111th and Arapahoe

Board of Trustees

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