

# ERIE AIR PARK PLANNED DEVELOPMENT-DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
AREA = 10.340 ACRES  
PD-001526-2022



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Consultant

Issue/Revisions Date No.

Project Information

ERIE AIR PARK  
PLANNED DEVELOPMENT-  
DEVELOPMENT PLAN  
2800 AIRPORT DRIVE  
ERIE, COLORADO

Sheet Information

Sheet  
Title:  
COVER SHEET

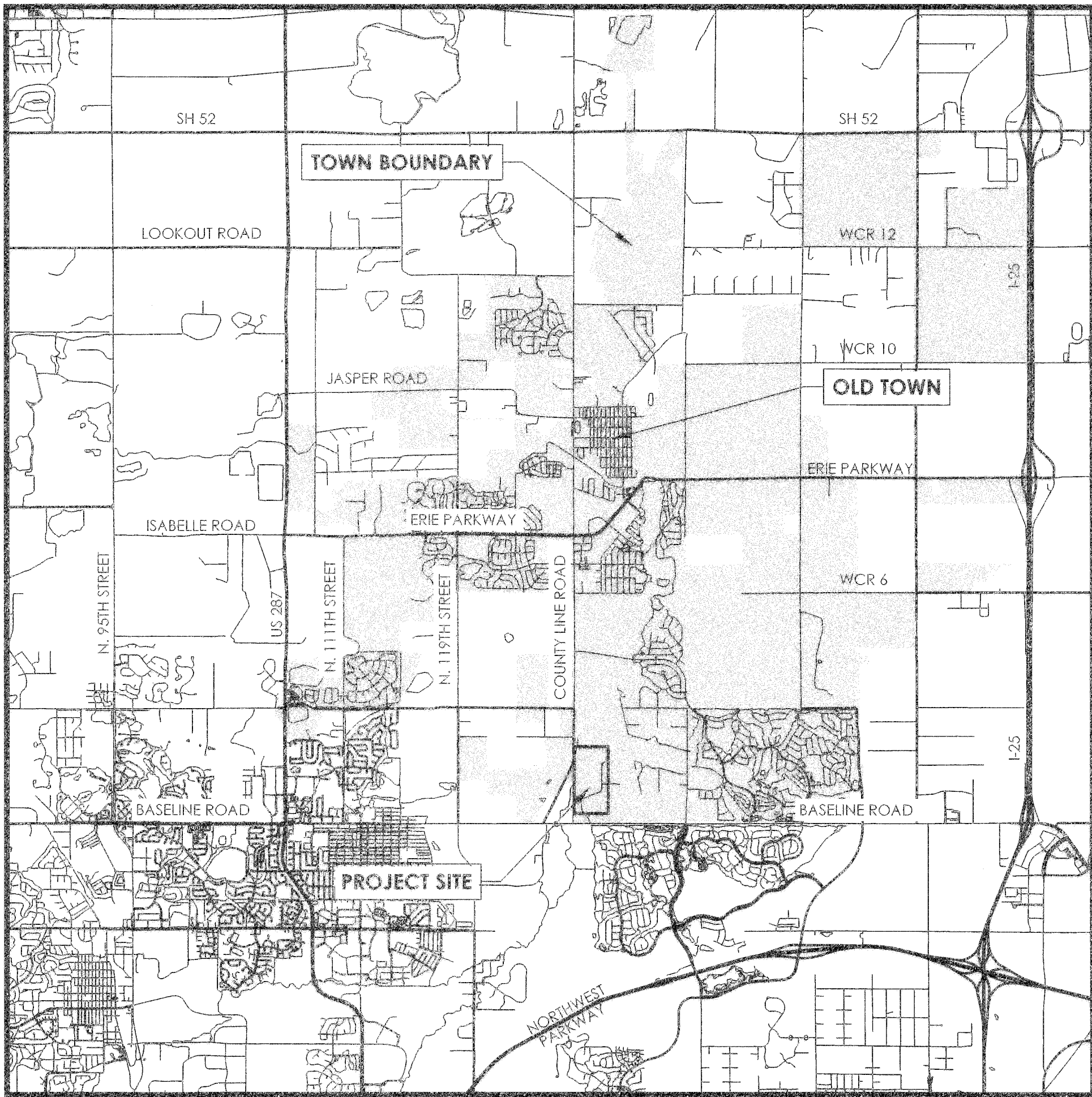
PD-DP SUBMITTAL 04/21/23  
Sheet Number:

1 of 3

Nassar Project: 2019.xx

NOTES	
1.	THE BASIS OF BEARINGS IS THE NORTH LINE OF THE SW 1/4 OF SECTION 31, T1N, R68W OF THE 6TH P.M. BETWEEN THE FOUND MONUMENTS SHOWN ON THE FINAL PLAT AND BEARS S89°35'27"E, PER ERIE AIR PARK SUBDIVISION PLAT.

LEGAL DESCRIPTION	
LOT 1, ERIE AIR PARK REPLAT D, A PLAT RECORDED ON 12/05/22 AT RECEPTION NO. 4870475, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.	



1 VICINTY MAP  
SCALE: 1" = 5000'

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2	PD-DP NARRATIVE
3	PD-DP ZONING MAP

SURVEYOR'S CERTIFICATE	
I, A. JOHN BURI, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PD-DP TRULY AND CORRECTLY REPRESENTS THE ABOVE DESCRIBED LEGAL DESCRIPTIONS FOR EACH ZONE DISTRICT.	
I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.	
A. JOHN BURI, PLS FOR AND ON BEHALF OF SITEWORKS, LLC	
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 24302	

BOARD OF TRUSTEES CERTIFICATE	
THIS PD ZONING DISTRICT TO BE KNOWN AS "ERIE AIR PARK PLANNED DEVELOPMENT-DEVELOPMENT PLAN" IS APPROVED AND ACCEPTED BY ORDINANCE NO. <u>002-8005</u> , PASSED AND ADOPTED AT A MEETING OF THE BOARD OF TRUSTEES OF ERIE, COLORADO, HELD ON <u>May 25</u> , 20 <u>23</u> .	
MAYOR:	
ATTEST:	
TOWN CLERK:	

CLERK & RECORDER CERTIFICATE	
STATE OF COLORADO ) COUNTY OF WELD )	SS.
I HEREBY CERTIFY THAT THIS PD-DP WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 20____ A.D. AND WAS RECORDED AT RECEPTION NUMBER _____.	
WELD COUNTY CLERK AND RECORDER	



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ERIE AIR PARK  
PLANNED DEVELOPMENT-DEVELOPMENT PLAN

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH RANGE 68 WEST OF THE 6TH P.M.  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
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LOT 1 ERIE AIR PARK REPLAT D  
ERIE, COLORADO  
PLANNED DEVELOPMENT-DEVELOPMENT PLAN (PD-DP) REZONING SUBMITTAL

WRITTEN NARRATIVE

1.0 INTRODUCTION

THIS PLANNED DEVELOPMENT-DEVELOPMENT PLAN (PD-DP) REZONING SUBMITTAL HAS BEEN PREPARED IN RESPONSE TO THE PROPOSED LOT 1 ERIE AIR PARK REPLAT D PROJECT.

2.0 PROJECT BACKGROUND

THE PROJECT SITE IS LOCATED ON AIRPORT DRIVE, IN THE ERIE AIR PARK SUBDIVISION. THE SITE IS BOUNDED BY COAL CREEK AND AN EXISTING COMMERCIAL/AIRCRAFT SERVICE BUILDING TO THE NORTH, A LIGHT INDUSTRIAL AND HANGAR PROPERTY TO THE EAST (WHICH HAS BEEN DEVELOPED BY THE APPLICANT), UNDEVELOPED PROPERTY TO THE SOUTH AND AN AIRCRAFT HANGAR PROPERTY TO THE WEST. THE PROJECT SITE WAS PREVIOUSLY CONCEPTUALLY PLANNED WITH PRIOR TOWN STAFF AS A SECOND PHASE OF THE DEVELOPMENT LOCATED TO THE EAST OF THE PROJECT SITE, WHICH IS CURRENTLY VACANT.

THE PROJECT SITE IS APPROXIMATELY 10.340 ACRES. THE EXISTING ZONING IS AP - AIRPORT.

3.0 PROPOSED IMPROVEMENTS

THE PD-DP WOULD ALLOW FOR A GREATER DIVERSITY OF USES THAT WOULD NORMALLY BE ALLOWED UNDER THE AP ZONE DISTRICT. THE APPLICANT HAS RECENTLY CONSTRUCTED A SIMILAR DEVELOPMENT DIRECTLY TO THE EAST OF THE SUBJECT PROPERTY. THE CURRENT PD-DP PROPOSAL WOULD ESSENTIALLY BE AN EXTENSION OF THE ADJACENT DEVELOPMENT. THE SITE WOULD CONSIST OF A MIX OF LIGHT INDUSTRIAL AND HANGAR BUILDINGS, WITH PRINCIPAL ACCESS OFF AIRPORT DRIVE.

THE PROPOSED PD-DP WOULD ALLOW FOR A GREATER FLEXIBILITY FOR PROSPECTIVE OWNERS AND TENANTS. THE AP - AIRPORT ZONE DISTRICT ALLOWS FOR LIGHT INDUSTRIAL AND LIGHT MANUFACTURING AS A SPECIAL REVIEW USE. THE PROPOSED ERIE AIRPARK PD DISTRICT WOULD ALLOW THESE USES AS A PERMITTED USE BY RIGHT. USES ALLOWED UNDER THE AP ZONE DISTRICT ARE ALSO ALLOWED. OTHER, MORE INTENSIVE USES SUCH AS HEAVY INDUSTRIAL AND HEAVY MANUFACTURING USES, ARE NOT ALLOWED.

THERE ALSO MAY BE SOME AVIATION TYPE USES, SUCH AS AIRCRAFT HANGARS OR AIRCRAFT REPAIR FACILITIES. THOSE USES WOULD BE ISOLATED ALONG THE EXISTING TAXIWAY AND WOULD BE SEPARATED FROM THE OTHER USES. THIS WOULD REDUCE AND CONSOLIDATE ALL POTENTIAL AIRCRAFT TAXI AREA TO THE EXISTING TAXIWAY.

SITE IMPROVEMENT WILL CONSIST OF PARKING IMPROVEMENTS, DRIVE LANES, LANDSCAPE AND STORMWATER QUALITY AREAS.

4.0 PROJECT NARRATIVE

a. GENERAL PROJECT CONCEPT AND PURPOSE OF THE REQUEST.

INITIAL PLANS WOULD CONSIDER A SERIES OF LIGHT INDUSTRIAL/HANGAR BUILDINGS. THE PROJECT ALLOWS A VARIED MIX OF USERS, INCLUDING OFFICE, CONTRACTOR SHOPS, LIGHT INDUSTRIAL, LIGHT MANUFACTURING, AVIATION, AND OTHER COMPLEMENTARY USES. THIS WOULD BE VERY SIMILAR TO THE EXISTING DEVELOPMENT TO THE EAST.

THE BUILDINGS WILL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF ERIE AVIATION AND LIGHT INDUSTRIAL DESIGN STANDARDS. THE ARCHITECTURAL DESIGN WILL BE SIMILAR TO THE EXISTING DEVELOPMENT TO THE EAST.

b. A DETAILED DESCRIPTION OF PROPOSED VARIATION(S) OF THE UNDERLYING ZONE DISTRICT STANDARDS AND REQUIREMENTS AND THE DISTRICT SPECIFIC STANDARDS NOTED ABOVE AND THE JUSTIFICATION FOR SUCH VARIATIONS.

THE SITE IS CURRENTLY ZONED AIRPORT (AP). THE UDC DEFINES AIRPORT AND RELATED USES AS "ANY AREA THAT IS USED, OR IS INTENDED TO BE USED, PRIMARILY FOR THE TAKEOFF AND LANDING OF AIRCRAFT AND ANY APPURTENANT AREAS THAT ARE USED, OR INTENDED TO BE USED, FOR AIRPORT BUILDINGS OR FACILITIES, INCLUDING OPEN SPACES, TAXIWAYS, AND TIE DOWN AREAS, HANGARS, AND OTHER ACCESSORY BUILDINGS." IN ADDITION TO THE AIRPORT RELATED USES, THE AP ZONE DISTRICT PERMITS SEVERAL OTHER USES SUCH AS PARKS, OPEN SPACE, UTILITIES, BAR/TAVERN, RESTAURANT, OFFICE, PARKING, CONVENIENCE STORE AND GENERAL RETAIL.

IN ORDER TO GAIN GREATER FLEXIBILITY OF USES AND TENANTS AT THE AIRPORT, THE INTENTION IS TO EXPAND THE AP ZONING TO ALLOW FOR LIGHT INDUSTRIAL, LIGHT MANUFACTURING, REPAIR SHOP, LIGHT EQUIPMENT SALES, SERVICE AND RENTAL, AND CONTRACTOR'S SHOP. THESE USES HAVE ALREADY BEEN APPROVED AS PART OF THE PLANNED UNIT DEVELOPMENT (PUD) REZONING THAT WAS APPROVED DIRECTLY EAST OF THE SUBJECT PROPERTY.

c. STATEMENT SPECIFYING THE PUBLIC BENEFIT(S) TO BE CONTAINED IN OR ASSOCIATED WITH THE PUD.

THE AIRPORT (AP) ZONE DISTRICT PROVIDES BASIC ACCOMMODATIONS FOR AIRPORT AND AIRPORT RELATED FUNCTIONS. THE PROPOSED ERIE AIRPARK PD DISTRICT WOULD ALLOW FOR THE USE BY RIGHT FOR CONTRACTOR'S SHOPS AND LIGHT INDUSTRIAL USES AT THE SITE AND WOULD PROVIDE FOR A GREATER VARIETY OF RELATED BUSINESSES THAT WOULD BE INTERESTED IN LOCATING AT THE ERIE AIR PARK. THIS WOULD PROVIDE AN ECONOMIC BENEFIT TO THE TOWN OF ERIE AS COMPARED TO STRAIGHT AIRPORT ZONING AND USE IN THE FORM OF NEW JOBS, ADDED COMMERCE, AND ADDED OPPORTUNITY TO THE AIRPORT AS WELL.

THE OVERALL PUBLIC BENEFIT WOULD BE TO ALLOW CERTAIN LOW IMPACT USES WHICH WOULD BE COMPLEMENTARY TO THE COMMERCIAL AREA OF THE AIRPORT. THE PUD-DP WOULD ALSO PROVIDE BENEFIT TO HELP MINIMIZE USES THAT MAY NOT BE CONDUCTIVE TO THIS PARTICULAR SITE.

THE MIX OF AIRCRAFT HANGARS, LIGHT INDUSTRIAL AND OFFICE SPACE WILL PROVIDE THE NEEDED FEES AND TAX REVENUE IN ORDER TO SUPPORT AIRPORT OPERATIONS.

ANY AVIATION TYPE USES, SUCH AS AIRCRAFT HANGARS OR AIRCRAFT REPAIR FACILITIES, WOULD BE ISOLATED ALONG THE EXISTING TAXIWAY, AND WOULD BE SEPARATED FROM THE OTHER USES. THIS WOULD REDUCE AND CONSOLIDATE ALL POTENTIAL AIRCRAFT TAXI AREA TO THE EXISTING TAXIWAY.

d. INTENSITY AND DENSITY OF USES PROPOSED.

THE ENTIRE SITE WILL BE ZONED ERIE AIRPARK PD DISTRICT IN ORDER TO ACHIEVE THE LIGHT INDUSTRIAL USES DESCRIBED IN SECTION 4.0(b) ACROSS THE SITE. THE OVERALL INTENSITY AND DENSITY OF THE USES PROPOSED WILL MEET THE REQUIREMENTS SET FORTH IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) FOR THE UNDERLYING ZONE DISTRICT.

MULTIPLE LIGHT INDUSTRIAL/OFFICE/HANGAR BUILDINGS TOTALING 150 KSF TO 200 KSF OF FLOOR AREA ARE ANTICIPATED. THIS EQUATES TO A FAR BETWEEN 0.3 AND 0.45. BUILDING SETBACKS WOULD BE AS REQUIRED IN THE UDC PER THE UNDERLYING AP ZONE DISTRICT. PARKING RATIOS WOULD BE AS REQUIRED IN THE UDC PER THE ASSOCIATED USES.

e. PROPOSED DEVELOPMENT TIME-LINE.

THE PROJECT WILL LIKELY START CONSTRUCTION AFTER THE PLANNED DEVELOPMENT, MINOR SUBDIVISION, SITE PLAN REVIEW AND BUILDING PERMIT SUBMITTALS HAVE BEEN APPROVED BY THE TOWN. CONSTRUCTION IS ESTIMATED TO START DURING Q3/Q4 OF 2023.

f. EXISTING AND PROPOSED UTILITIES AND PUBLIC SERVICES.

SANITARY SEWER

THE TOWN OF ERIE SANITARY SEWER MAINS ARE NOT LOCATED ADJACENT TO THE SUBJECT PROPERTY. A FUTURE 15" SANITARY SEWER MAIN EXTENSION IS ANTICIPATED TO BE CONSTRUCTED AS PART OF THE PARKDALE DEVELOPMENT. THIS PROPOSED SANITARY SEWER MAIN EXTENSION IS TO BE CONSTRUCTED ALONG THE NORTH SIDE OF COAL CREEK, NORTH OF THE SUBJECT PROPERTY.

THE PROJECT PROPOSES TO CONSTRUCT A 12" MAIN EXTENSION WHICH WOULD EXTEND FROM THE SUBJECT PROPERTY, NORTH ALONG AIRPORT DRIVE, AND WOULD CONNECT TO THE PROPOSED 15" PARKDALE SANITARY SEWER MAIN LOCATED NORTH OF THE AIRPORT AND EAST OF COAL CREEK.

AN 8" MAIN EXTENSION WOULD CONTINUE SOUTH ALONG AIRPORT DRIVE, AND WOULD PROVIDE ADDITIONAL SERVICE TO TRACT E-3. ANOTHER 8" MAIN EXTENSION WOULD EXTEND WEST THROUGH LOT 2 ERIE AIR PARK REPLAT A AND INTO THE SUBJECT PROPERTY.

WATER

THERE IS AN EXISTING 14" ASBESTOS CEMENT CONCRETE PIPE (ACCP) WATER MAIN LOCATED IN AIRPORT DRIVE. THERE IS A 12" PVC WATER MAIN THAT CROSSES LOT 2 ERIE AIR PARK REPLAT A AND PROVIDES SERVICE TO THE SUBJECT PROPERTY.

THE PROJECT PROPOSES TO CONSTRUCT A 16" WATER MAIN EXTENSION WHICH WOULD EXTEND FROM THE INTERSECTION OF AIRPORT DRIVE AND BARON COURT, NORTH ALONG AIRPORT DRIVE, AND WOULD CONNECT TO THE PROPOSED 14" WATER MAIN LOCATED NORTH OF THE AIRPORT AND EAST OF COAL CREEK.

THE PROJECT ALSO PROPOSES TO CONNECT TO THE EXISTING 12" PVC STUB AT LOT 2 ERIE AIR PARK REPLAT A, LOOP THE WATER MAIN THROUGH THE SUBJECT PROPERTY, AND CONNECT BACK TO THE NEW 16" WATER MAIN IN AIRPORT DRIVE THROUGH A NEW EASEMENT THROUGH LOT 2. A NEW 12" PVC MAIN WOULD ALSO EXTEND SOUTH ALONG AIRPORT DRIVE, FROM THE INTERSECTION OF AIRPORT DRIVE AND BARON COURT. THIS 12" PVC MAIN WOULD EXTEND PAST THE SUBJECT PROPERTY TO THE NORTH EAST CORNER OF TRACT E-3. THIS WOULD PROVIDE FUTURE WATER SERVICE TO TRACT E-1 AND TRACT E-3. LOOPED CONNECTIONS BACK TO THE MAIN WOULD BE CONSTRUCTED DURING THE FUTURE DEVELOPMENT OF TRACT E-1 AND/OR E-2.

DRY UTILITIES

DRY UTILITY PROVIDERS INCLUDE XCEL ELECTRIC, XCEL GAS, CENTURYLINK TELECOMMUNICATIONS AND XFINITY CABLE/INTERNET. THESE SERVICE PROVIDERS HAVE BEEN CONTRACTED AND ARE ABLE TO PROVIDE ADEQUATE SERVICE TO THE PROPOSED DEVELOPMENT.

SITE ACCESS

THE SITE IS ACCESSED FROM AIRPORT DRIVE. AIRPORT DRIVE INTERSECTS BASELINE ROAD/STATE HIGHWAY 7 TO THE SOUTH. THIS PROVIDES EAST-WEST CONNECTIVITY TO ERIE, LAFAYETTE AND THE I-25 CORRIDOR.

PUBLIC SERVICES

THE FIRE AND SCHOOL DISTRICTS WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT.

THE FIRE DISTRICT NOTED THAT WATER LINES AND FIRE HYDRANTS WERE NOT SHOWN FOR THE NEW LOT, AND THE MAXIMUM SPACING OF FIRE HYDRANTS ON A PUBLIC STREET IS 300 FEET. THE UTILITY PLANS SHOW THE REQUIRED FIRE HYDRANT SPACING ALONG AIRPORT DRIVE. ADDITIONAL FIRE HYDRANTS INTERNAL TO THE SITE WOULD BE PROPOSED AS PART OF THE SIP PHASE OF THE PROJECT. SEVERAL FIRE HYDRANTS ARE ANTICIPATED THROUGHOUT THE SITE WHICH WOULD PROVIDE THE REQUIRED FIRE HYDRANT SPACING TO THE PROPOSED BUILDINGS.

g. HOW THE PROPOSAL RELATES TO THE EXISTING LAND-USE OF THE SUBJECT PROPERTY AND THE ZONING AND LAND-USE OF ADJACENT PROPERTIES, INCLUDING STATEMENTS DESCRIBING AREAS OF COMPATIBILITY AND CONFLICT AND THE MITIGATION MEASURES UTILIZED.

THE PROJECT IS GENERALLY COMPATIBLE WITH THE SURROUNDING PROPERTIES. THERE IS AN EXISTING LIGHT INDUSTRIAL AND HANGAR COMPLEX TO THE EAST OF THE PROPERTY AND EXISTING AIRCRAFT HANGARS TO THE WEST OF THE PROPERTY. THERE IS ALSO AN ACTIVE TAXIWAY TO THE AIRPORT DIRECTLY NORTH OF THE SITE. THE LIGHT INDUSTRIAL/AIRCRAFT RELATED USES PROPOSED FOR THE SITE DO NOT POSE A CONFLICT WITH THE SURROUNDING AREA.

IN GENERAL, MITIGATION MEASURES INCLUDED USES THAT WOULD GENERATE A LOWER AVERAGE DAILY TRIPS (ADT) OF GENERATED TRAFFIC, USES THAT WOULD GENERATE A LOWER NUMBER OF HEAVY TRUCK TRAFFIC, AND USES THAT WOULD BE COMPLEMENTARY WITH THE ADJACENT AIRPORT USES. THE PROPOSED ZONING MEETS THIS REQUIREMENT.

h. HOW THE PROPOSAL COMPLIES WITH THE TOWN'S COMPREHENSIVE PLAN AND APPROVAL CRITERIA OF THE MUNICIPAL CODE, TITLE 10, UNIFIED DEVELOPMENT CODE

THE PLANNED DEVELOPMENT REZONING IS CONSISTENT WITH THE TOWN OF ERIE COMPREHENSIVE MASTER PLAN, TRANSPORTATION MASTER PLAN, PARK, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN.

i. A DESCRIPTION REGARDING THE LOCATION, FUNCTION AND OWNERSHIP/MAINTENANCE OF PUBLIC AND PRIVATE OPEN SPACE, PARKS, TRAILS, COMMON AREAS, COMMON BUILDINGS.

THERE ARE NO PUBLIC OPEN SPACE, PRIVATE OPEN SPACE, PARKS, TRAILS OR COMMON BUILDINGS THAT WOULD REQUIRE SEPARATE OWNERSHIP AND A MAINTENANCE. THERE ARE COMMON LANDSCAPE AREAS, PARKING AND DRIVEWAY AREAS, WHICH WOULD BE OWNED BY THE HOMEOWNER'S ASSOCIATION. OWNERSHIP AND MAINTENANCE RESPONSIBILITIES WOULD BE PROVIDED THROUGH THE CONDOMINIUM DECLARATIONS.

j. A DESCRIPTION REGARDING THE STATUS OF MINERAL RIGHTS AND THE SUBSTANCE OF ANY EXISTING OR PROPOSED COVENANTS, SPECIAL CONDITIONS, GRANTS OF EASEMENTS, OR OTHER RESTRICTIONS APPLYING TO THE PROPOSED SUBDIVISION.

THERE ARE NO EXISTING OR PROPOSED COVENANTS, SPECIAL CONDITIONS, GRANTS OF EASEMENTS OR OTHER RESTRICTIONS PLACED ON THE PROPERTY DUE TO MINERAL RIGHTS OR OTHER LAND USE DECLARATION.

THE SURFACE RIGHTS TO THE PROPERTY WERE SOLD TO GEORGE E. GOUGER BY THE ROCKY MOUNTAIN FUEL COMPANY ON AUGUST 27, 1946 PER DOCUMENT RECORDED AT BOOK 1186 PAGE 313. A COPY OF THIS DEED HAS BEEN ATTACHED TO THE SUBMITTAL. THE DEED GRANTS SURFACE RIGHTS TO THE GRANTEE, GEORGE E. GOUGER. BUT THE GRANTOR, RM FUEL, RESERVED ALL SURFACE AND SUBSURFACE MINERAL RIGHTS TO THE PROPERTY. RM FUEL WENT BANKRUPT IN 1944, BUT THE ASSETS THAT WERE NOT LIQUIDATED WERE MAINTAINED BY OTHER RM FUEL ENTITIES.

FURTHER DISCUSSION WITH THE RM FUEL HAS DETERMINED THAT THE COMPANY STILL HAS OWNERSHIP OF THE SUBSURFACE RIGHTS. THERE ARE NO OTHER SURFACE RIGHT AGREEMENTS OR OPERATING AGREEMENTS IN PLACE. THE MINERAL OWNER HAS STATED THEY HAVE NO OBJECTION TO THE PROJECT.

5.0 USE STANDARDS

THIS PD-DP MODIFIES THE USES SET FORTH IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE (UDC) AS PROVIDED FOR IN SECTION 10.3.1. THE PURPOSE OF THE PD-DP ZONING MAP IS TO ONLY ADD USE STANDARDS TO THE PROPERTY.

THE TABLE OF PERMITTED USES IN THE UDC FOR THE UNDERLYING ZONE DISTRICT(S) SHALL GOVERN THE PROPERTY UNLESS OTHERWISE ALTERED OR MODIFIED BY THIS PD.

IN THE EVENT THAT THERE IS ANY DISCREPANCY BETWEEN THE UDC AND THIS PD-DP, THE PD-DP SHALL CONTROL. ANY PROVISIONS THAT ARE NOT SPECIFICALLY ADDRESSED IN THIS SHALL COMPLY WITH THE UDC. IN INSTANCES WHERE THIS PD-DP DOES NOT COVER SPECIFIC DEVELOPMENT PROVISIONS, THE UDC SHALL GOVERN UTILIZING THE AP ZONE DISTRICT.

PERMITTED USES BY RIGHT

ALL USES PERMITTED IN THE AP ZONE DISTRICT ARE PERMITTED WITHIN THIS PD. IN ADDITION, THE FOLLOWING USES SHALL BE PERMITTED IN THE ERIE AIRPARK PD DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

• AVIATION MUSEUM  
• REPAIR SHOP  
• CONTRACTOR'S SHOP, INTERIOR ONLY  
• INDUSTRIAL, LIGHT  
• LIGHT EQUIPMENT SALES, SERVICE AND RENTAL  
• LIGHT MANUFACTURING, GENERAL

SPECIAL REVIEW USE

THE FOLLOWING USES, AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, SHALL BE REVIEWED PURSUANT TO THE SPECIAL REVIEW USE PROCESS AND APPROVAL CRITERIA:

• MUSEUM  
• COMMERCIAL AMUSEMENT, INDOOR  
• CONTRACTOR'S SHOP WITH EXTERIOR STORAGE OR STORAGE YARD  
• MINI-WAREHOUSE/SELF STORAGE

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