



ERIE
COLORADO

Erie Police Department Expansion Special Review Use & Site Plan

Town Council

Harry Brennan, Senior Planner

December 9, 2025

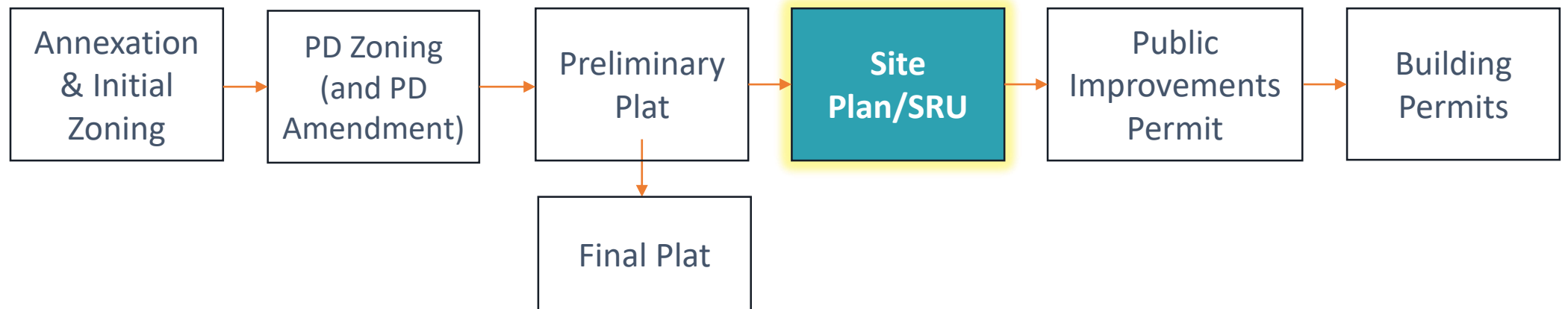
Request

Approval of Special Review Use (SRU)

Public safety station is an SRU in the Community Mixed-Use (CMU) zoning

Approval of Site Plan

Site improvements and a new building addition





Overview

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

Location

County Line
Rd. &
Telleen Ave.





Surrounding Context

(clockwise from top left)



Looking SOUTHEAST from Telleen



Looking NORTHWEST from County Line Road



Looking SOUTHWEST from County Line Road

Comprehensive Plan

Public/Quasi-
-Public



Zoning

Community Mixed-Use (CMU)



Comprehensive Plan Policies

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.

L.2.4 Align with and update the Erie Police strategic five-year plan as needed.

This expansion meets a critical need to enlarge the Police Station to meet the Erie PD's goals for future capabilities and a growing workforce.



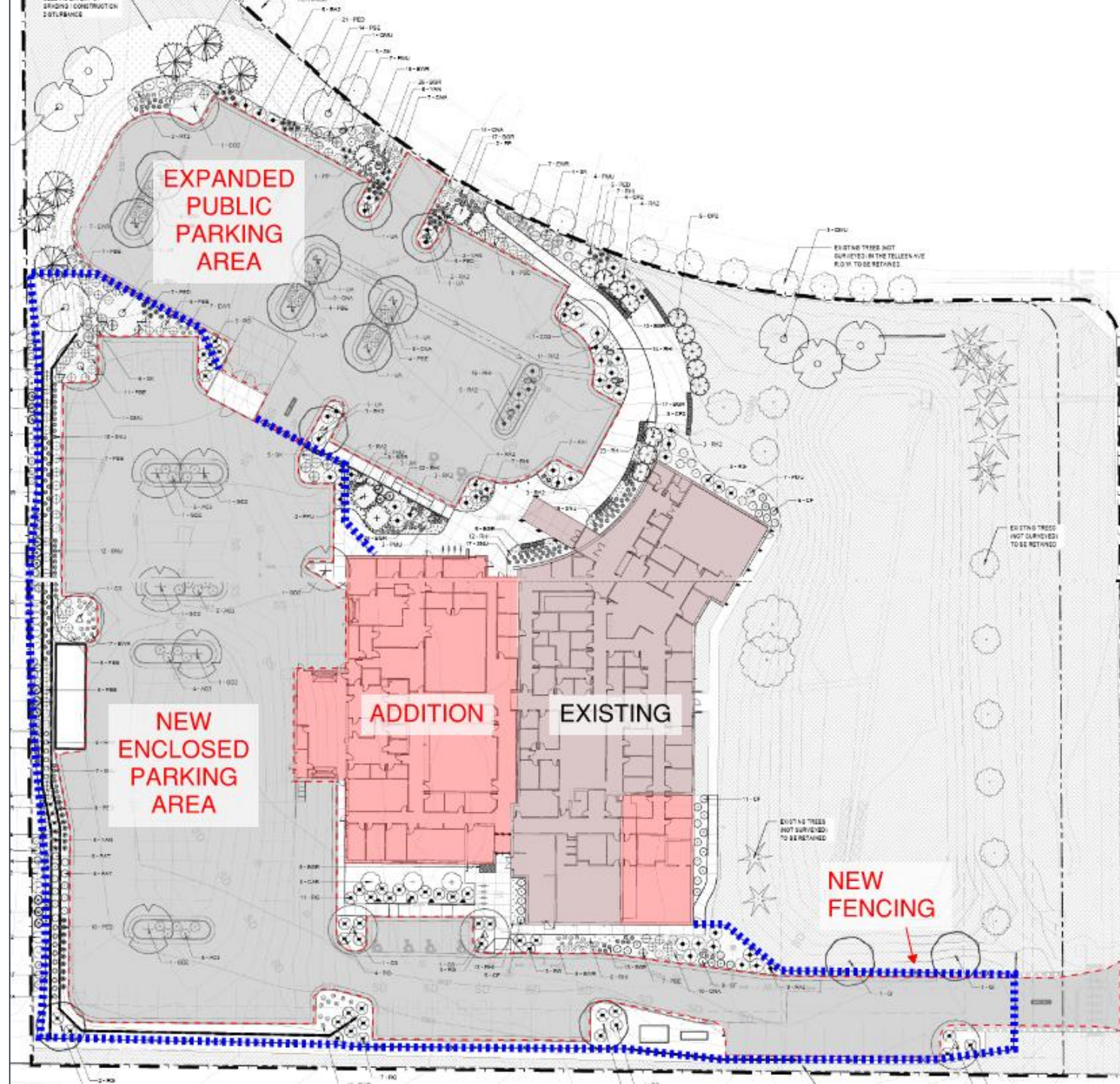
Overview

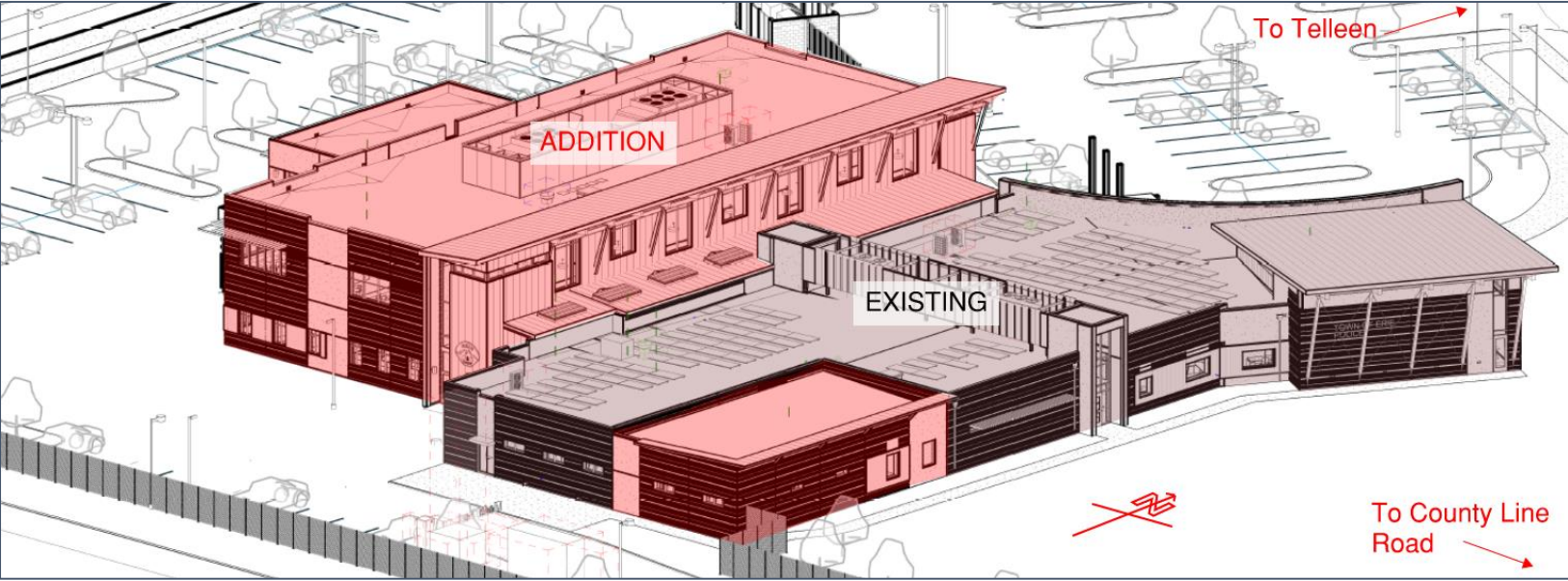
- ✓ Background
- **Proposal**
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Special Review Use

- Public safety station is a Special Review Use in the land use table for CMU zoning.
- The new addition ensures the EPD has room to grow and continue serving Erie at a high level
- Operates 24/7, 7 days a week

Site Plan





Site Plan

	EXISTING	PROPOSED	UDC STANDARD
Building SF	17,971SF	30,450SF (addition) 48,421SF (total)	N/A, no max
Building Height	26'	33.5'	45' max
Parking Spaces	86	73 (additional) 159 (total)	150 min
Landscape Area (% total site area)	65%	42%	15% min
Hardscape Area (% total site area)	28%	51%	N/A, no max



Overview

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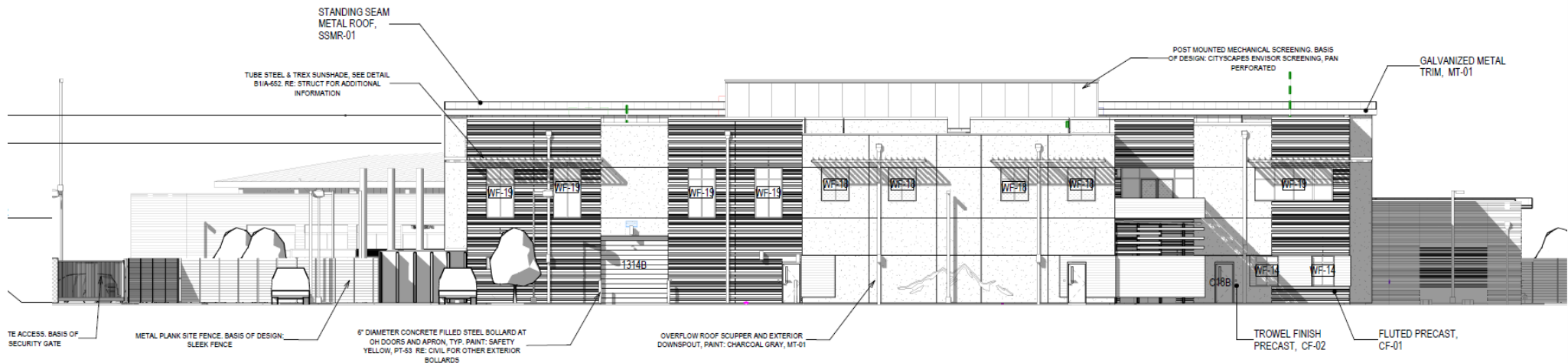
Architecture & Building Design

Two story addition.
Materials,
color, and
design to
match
existing
building

North Elevation



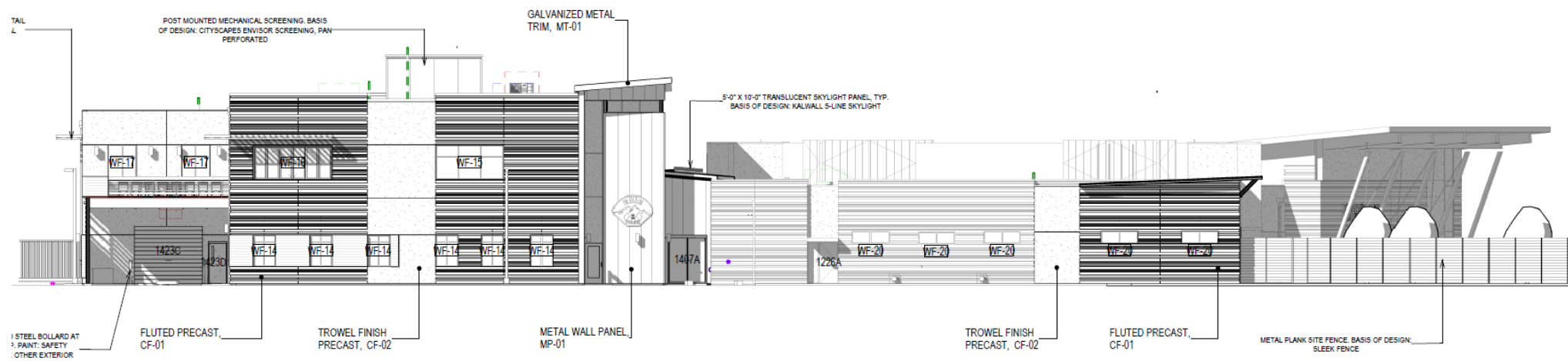
South Elevation



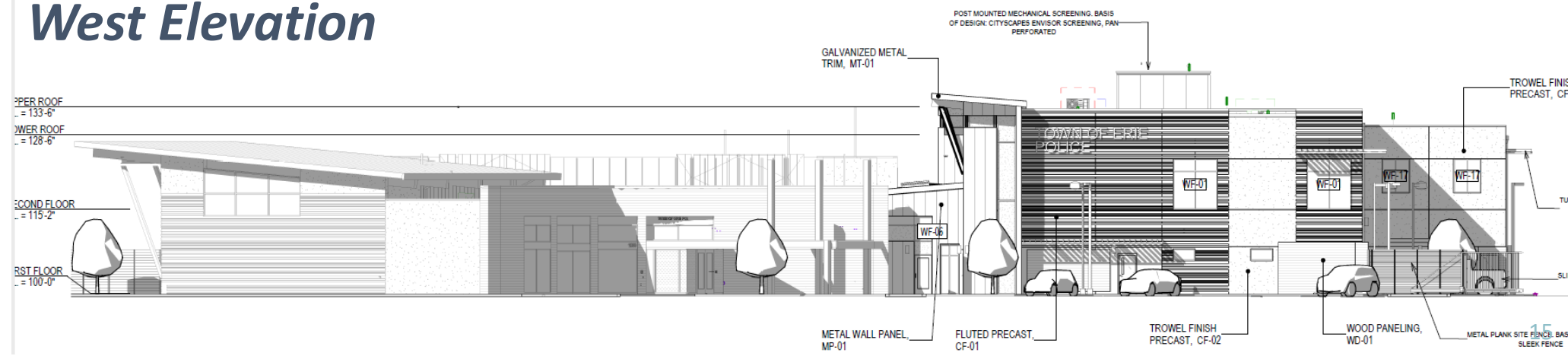


Architecture & Building Design

East Elevation

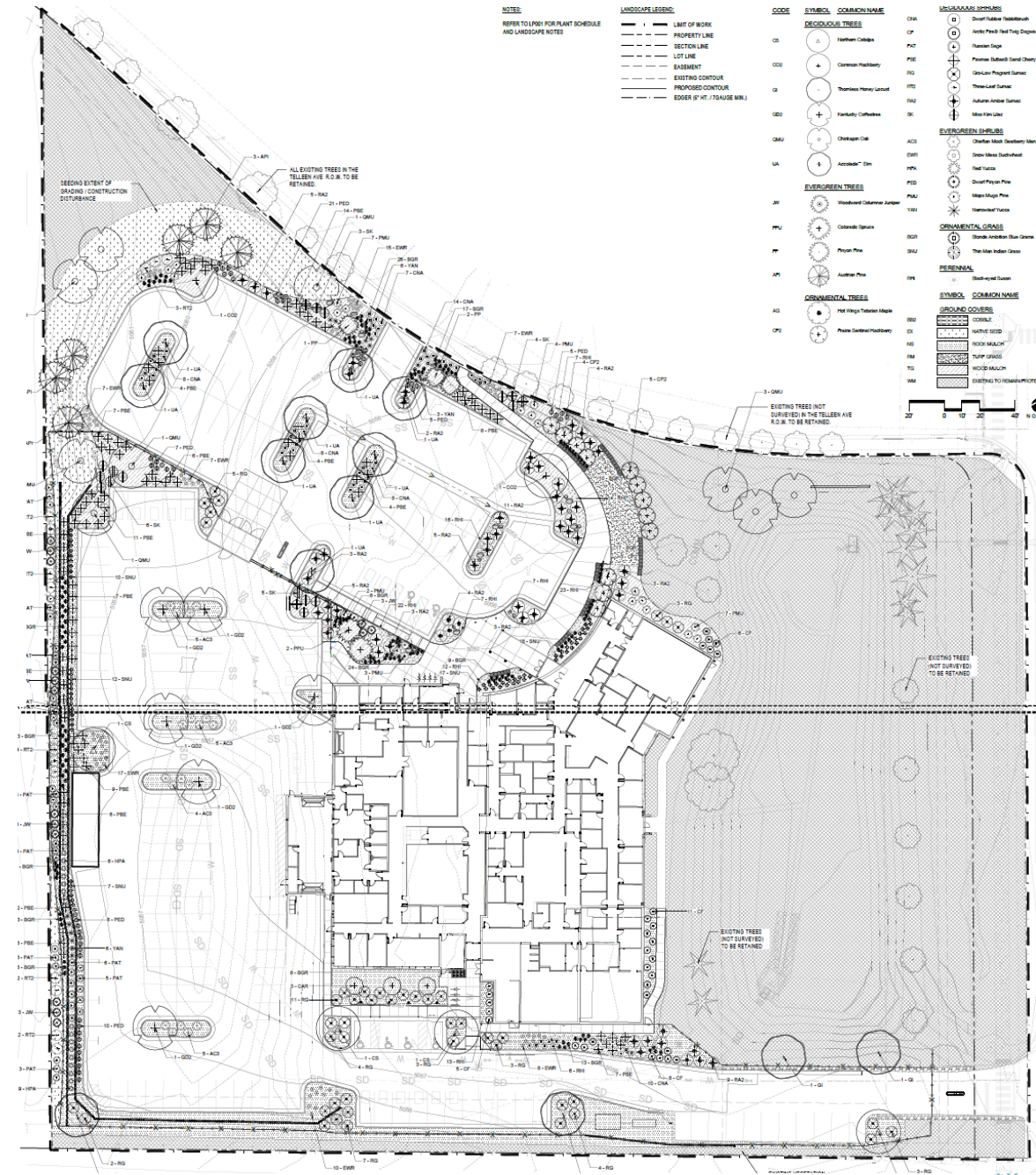


West Elevation





- Landscaping added around the perimeter and in parking lot islands
- New perimeter fence

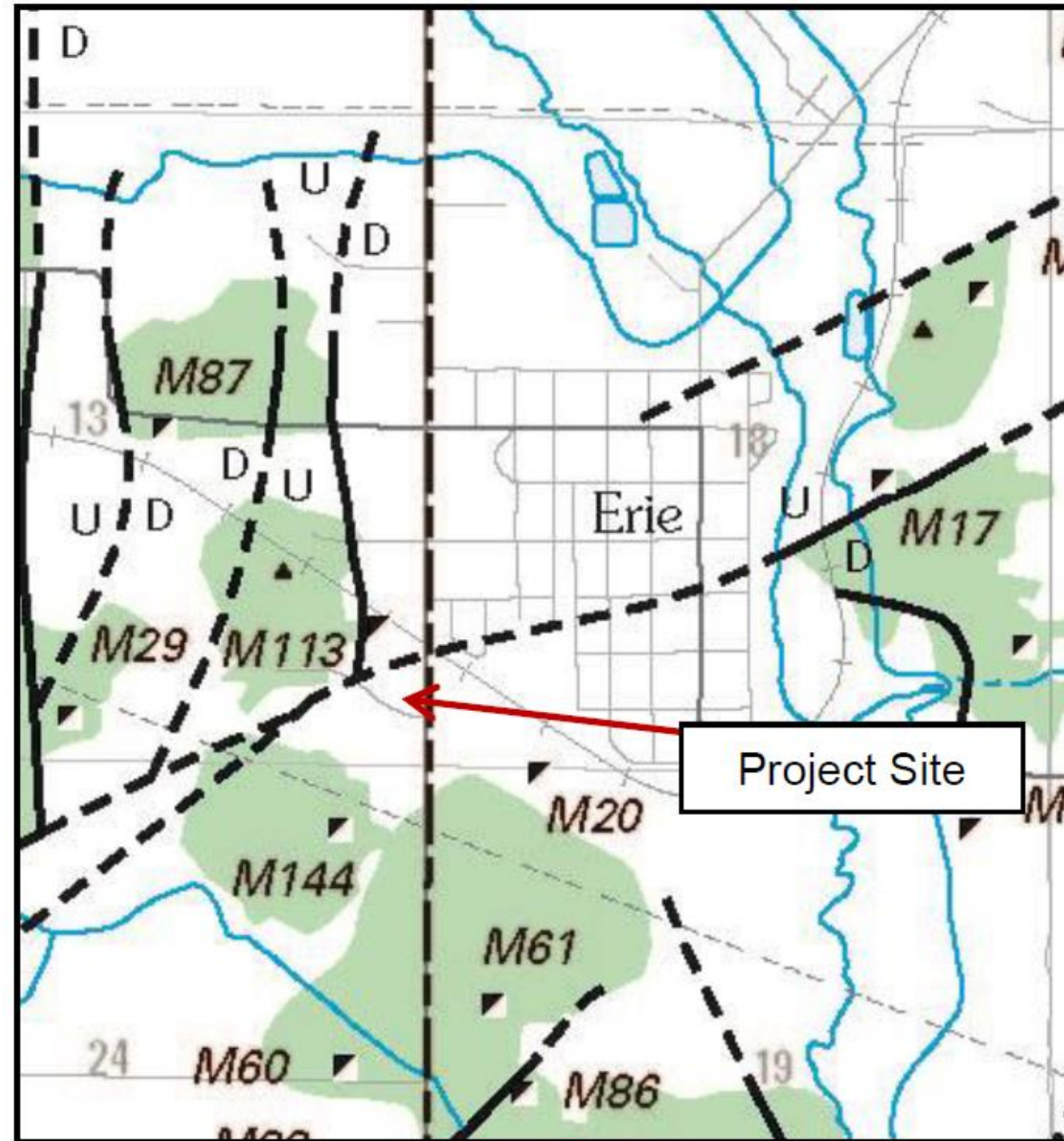




- [illegible]

Geotechnical Review

- Site contains expansive/collapsible soils; mitigated by foundation design
- Not impacted by the undermining present to south and southwest





Overview

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- **Decision**



Neighborhood Meeting

- July 24, 2025
- Questions included:
 - Views and fencing
 - Building height

Planning Commission

- November 19, 2025: 6-0 vote to recommend approval.
- Discussion included:
 - Geotechnical review, soil quality, and building foundation design
 - Drainage detention area design
 - Fence design
 - Vehicle and bike parking



Public Notice

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 11/19/25

Property Posted: 11/21/25

Letters to Adjacent Property Owners: 11/21/25

Approval Criteria & Recommendation

Special Review Use

UDC Section 10.7.20.C.2

Site Plan

UDC Section 10.7.10.F.2

Planning Commission held a public hearing on the applications on Nov. 19th 2025. The Commission voted 6-0 to recommend approval on the applications, and discussion included:

- Building Design
- Fence Design
- Access



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