



**TOWN OF ERIE**  
Community Development Department – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Fax: 303.926.2706 – Web: [www.erieco.gov](http://www.erieco.gov)

**LAND USE APPLICATION**

*Please fill in this form completely. Incomplete applications will not be processed.*

STAFF USE ONLY		
FILE NAME:	Flatiron Meadows PA H	
FILE NO:	SK-000852-2017	DATE SUBMITTED: 2/13/17
		FEES PAID: 2,180

**PROJECT/BUSINESS NAME:** Flatiron Meadow - Planning Area H

**PROJECT ADDRESS:** 111th Street and Flatiron Meadows Blvd.

**PROJECT DESCRIPTION:** 118 Duplex lots

**LEGAL DESCRIPTION** (attach legal description if Metes & Bounds)

Subdivision Name: Flatiron Meadows - Planning Area H

Filing #: NA	Lot #: NA	Block #: NA	Section: 23	Township: 1 North	Range: 69 West
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**OWNER** (attach separate sheets if multiple)

Name/Company: HT Flatiron LP

Contact Person: Dave Klebba

Address: 1515 Wynkoop Street, Suite 800

City/State/Zip: Denver, CO 80202

Phone: 720-932-0522 Fax: 303-573-8808

E-mail: dave.klebba@hines.com

**AUTHORIZED REPRESENTATIVE**

Company/Firm: Calibre Engineering, Inc.

Contact Person: Brian Moss

Address: 9090 S. Ridgeline Blvd., Suite 105

City/State/Zip: Highlands Ranch, CO 80129

Phone: 303-730-0434 Fax: 303-730-1139

E-mail: bkm@calibre.us.com

**MINERAL RIGHTS OWNER** (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

**MINERAL LEASE HOLDER** (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

**LAND-USE & SUMMARY INFORMATION**

Present Zoning: SR5	Gross Site Density (du/ac): 6.4 du/ac
Proposed Zoning: SR5	# Lots/Units Proposed: 118
Gross Acreage: 18.403	Gross Floor Area: NA

**SERVICE PROVIDERS**

Electric: Xcel Energy	Gas: Xcel Energy
Metro District: Flatiron Meadows Metro District	Fire District: Mountain View Fire Protection District
Water (if other than Town):	Sewer (if other than Town):

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

DEVELOPMENT REVIEW FEES			
ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input checked="" type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
<input type="checkbox"/> Deannexation	\$ 1000.00	<input type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Amendment Plat	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Road Vacation (constructed)	\$ 1000.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (paper)	\$ 100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$ 1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$ 350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	
<input type="checkbox"/> Oil & Gas	\$ 1200.00		\$ 600.00
		SERVICE PLAN	
			\$ 10,000.00

*All fees include both Town of Erie Planning & Engineering review. These fees do not include referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.*

\$2180

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Chapter 7 (Section 7.2.B.5) of the Unified Development Code (UDC) of the Town of Erie, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: DAVID KLEBBA - [Signature] Date: 2/13/2017  
 Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant: DAVID KLEBBA - [Signature] Date: 2/13/2017

STATE OF COLORADO )  
 ) ss.  
 County of Denver )  
 The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 2017, by David Klebba.  
 My commission expires: 12/19/20.  
 Witness my hand and official seal.

STEPHANIE ROSENTHAL  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20124059599  
 MY COMMISSION EXPIRES DECEMBER 19, 2020

[Signature]  
 Notary Public

FLATIRON MEADOWS PLANNING AREA H  
SKETCH PLAN SUBMITTAL  
TOWN OF ERIE, COLORADO

PROJECT NARRATIVE

**APPLICANT/CLIENT:**

HT FLATIRON LP  
1515 WYNKOOP STREET, SUITE 800  
DENVER, CO 80202  
(720) 932-0522  
CONTACT: DAVE KLEBBA

**CONSULTANTS:**

LAND PLANNER/CIVIL ENGINEER  
**CALIBRE ENGINEERING, INC.**  
9090 SOUTH RIDGELINE BLVD., SUITE 105  
HIGHLANDS RANCH, CO 80129  
PHONE: 303.730.0434  
CONTACT: TODD A. JOHNSON

LANDSCAPE ARCHITECT

**ROOT PARTNERSHIP**

PHONE: 303.547.5077  
CONTACT: MIKE LEUTENEKER

## FLATIRON MEADOWS PLANNING AREA H

### SKETCH PLAN SUBMITTAL

#### TOWN OF ERIE, COLORADO

### SKETCH PLAN OVERVIEW

The Flatiron Meadows Sketch Plan application provides detail for a portion of the development that has been reconfigured in order to provide an alternative housing option that was not previously offered. The entire development is located within the Town of Erie, Colorado. The development site is north of Arapahoe Ridge Subdivision, South of Erie Parkway and between existing North 111<sup>th</sup> Street to the west and Flatiron Meadows Boulevard to the east. The site is zoned Suburban Residential with an approved PUD Overlay provided as an exhibit with this submittal for reference. The Development Agreement will work in tandem with the Preliminary/Final Plats and define improvements associated with the phase. The approved Preliminary Plat will be used as the primary reference for confirming consistency of this revised Preliminary Plat application with the approved master plan.

Traditional community design principles will create a vibrant neighborhood while maintaining Erie's character. The overall development generally orientates residential lots towards neighborhood parks and open space areas to encourage interaction between community residents. The area being revised is in close proximity of a planned neighborhood park and trail connections will be brought to the site. Tree lined streets, pocket parks, and trail corridors form a network of open space provide an overall framework for the development as well as a valuable recreation amenity. The property is two miles from Erie's Central Business District (CBD), and will provide support to local commercial interests.

The Sketch Plan submittal incorporates recommended changes, modifications, and conditions as set forth during the original Preliminary Plat approval process. This Sketch Plan submittal provides detail necessary for platting 118 duplex lots and define major road and open space corridors. The applicant will continue the platting process with a series of phased Final Plat submittals for specific phases of development. Each phased plat submittal will provide the necessary construction drawings for improvements associated with that phase.

FLATIRON MEADOWS PLANNING AREA H  
SKETCH PLAN SUBMITTAL  
TOWN OF ERIE, COLORADO

## BASIC OBJECTIVES AND CONCEPTS

The overall development of Flatiron Meadows is intended to be a complete neighborhood, with a well-connected network of public streets, diverse housing, a generous open space system, neighborhood park, fire station, and public school. The residential diversity will provide quality housing for a broad range of incomes and lifestyles. Architecture will meet and exceed standards established in the area, and will complement existing neighborhoods. The urban design principles reflected in Flatiron Meadows are consistent with Erie's Comprehensive Plan. The following principles were incorporated in the site design with this specific area adding to the development by providing diversification to the housing:

- Diverse product and architectural variation creating an extensive range of products for various lifestyles and budgets. The Proposed development will conform to the architectural variation guidelines as set forth in Section 6.7 Residential Building of the UDC.
- A balanced approach to development with an emphasis on preserving and enhancing the open space amenities with the use of buffers, product orientation, neighborhood trails and active/passive parks.
- Community wide pedestrian connectivity via regional and neighborhood trails to adjacent neighborhoods.
- Provides efficient infrastructure with convenient access to an on-site fire station and school.
- Close proximately to the Town of Erie CBD and commercial areas proposed along County Line Road and Erie Parkway.

FLATIRON MEADOWS PLANNING AREA H  
SKETCH PLAN SUBMITTAL  
TOWN OF ERIE, COLORADO

## DEVELOPMENT SUMMARY

The Flatiron Meadows Sketch Plan includes the one hundred eighteen duplex lots east of 111<sup>th</sup> Street and west of Flatiron Meadows Boulevard. The mix of land uses within this Preliminary Plat area consists of the following elements.

**Residential Lots – 118 Lots (6.4 du/ac)**

**Open Space – 6.79 acres (Non-dedicated)**

**Street and Right-of-Way – 3.08 acres**

- All streets will be designed to the Town of Erie standards and all ROW areas will be dedicated for public use.

### Water Distribution

- The proposed Flatiron Meadows development is planned to be served by the Town of Erie Water Distribution System. The proposed water system complies with the Town of Erie Water Master Plan 2013. This phase will tie into the existing system in two locations to provide a water loop for this phase.

### Sanitary Sewer System

- The proposed Flatiron Meadows development is planned to be served by the Town of Erie sanitary sewer system. The sanitary sewer system implements a portion of the Town of Erie Wastewater Utility Master Plan 2013. The proposed sanitary sewer outfall system ties into the Town of Erie's existing system in one location.

### Utility Sources

- The proposed Flatiron Meadows development is proposing the following utility sources:
  - Electric – Xcel Energy
  - Gas – Xcel Energy
  - Telephone – Century Link
  - Cable TV – Comcast

### Fire Protection

- The proposed Flatiron Meadows development is located within the Mountain View Fire Protection District (MVFPD). The community infrastructure follows the design criteria required by the MVFPD.