

**TOWN OF ERIE
TOWN COUNCIL AGENDA ITEM
April 28, 2026**

SUBJECT:

PUBLIC HEARING:

1. Ordinance No.017-2026

An Ordinance of the Town Council of the Town of Erie Approving the Rezoning of the Sierra Vista Property to Community Mixed Use (CMU) and Airport (AP)

2. Resolution No. 26-088

A Resolution of the Town Council of the Town of Erie Accepting Dedications as Shown on the Sierra Vista Minor Subdivision No. 2 Plat

CODE REVIEW:

Erie Municipal Code, Title 10

PURPOSE:

Consideration of a rezone of the Sierra Vista Property to Community Mixed Use (CMU) and Airport (AP)

DEPARTMENT:

Planning and Development

PRESENTER:

Christopher C. LaRue, Principal Planner

STAFF RECOMMENDATION:

Staff find the Sierra Vista Rezone complies with the Rezoning and Minor Subdivision Criteria and recommend the Town Council:

1. Approve the Ordinance to rezone the Sierra Vista property to Community Mixed Use (CMU) and Airport (AP); and
2. Approve the Resolution accepting the dedications on the Sierra Vista Minor Subdivision No. 2 Plat

PLANNING COMMISSION RECOMMENDATION:

Planning Commission held a public hearing on April 1, 2026, and voted unanimously 6-0 to recommend approval to the Town Council. Three members of the public provided testimony. Primary discussion points included Comprehensive Plan consistency, consistency with existing development, traffic, uses permitted in the zone districts, airport operations and taxiways, and acknowledging the future development of the site will require careful planning.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: BC Land, LLC
14570 Clay Street
Broomfield, CO 80023

Existing Conditions:

Zoning: Low Density Residential (LR)
Project Size: 60.392
Existing Use: Undeveloped
Future Land Use: Employment & Corridor Commercial

Location:

Below is a map that depicts the site in red and the surrounding area. The property is on the northwest corner of Highway 7 and Bonanza Drive.



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Rural Residential (RR)	Single-Family Erie Air Park Sub
SOUTH	City of Broomfield (south of Hwy 7)	Anthem Development
EAST	Planned Development (PD) – Vista Ridge	Commercial (gas station, day care, storage) / Unincorporated A -Agriculture zoned land with a SFD home and outbuildings
WEST	Airport (AP)	Town-owned Airport Land

Site History and Specific Development Information:

The Sierra Vista property has a history within the Town that extends over fourteen years.

1. Annexation
 - The property was annexed in July 2012. Up to 500 units of multi-family were permitted through the annexation agreement.
2. Zoning
 - Concurrently with Annexation in July 2012, the property was zoned with approximately 40 acres as High-Density Residential (HR) and 20 acres as Community Commercial (CC).
 - In 2014 approximately 54 acres of the site were zoned to Low Density Residential (LR) and 6 acres to Community Commercial.
3. Plat and Amendments
 - In 2012 a Minor Subdivision application was reviewed to create four tracts. This application was never approved and the submittal expired due to inactivity.
 - A Preliminary Plat application for 165 single-family lots and future commercial development was considered by the Town Council in 2016. The applicant withdrew the application.
 - In 2018 a Minor Subdivision was approved for the site that created three future development tracts. The main purpose at that time was to separate ownership interests.

The applicant is requesting approval to rezone 15.9 acres to Airport (AP) and 44.5 acres to Community Mixed Use (CMU), along with a Minor Subdivision that would create three tracts: Tract A (15.9 acres, AP), Tract B (26.1 acres, CMU), and Tract C (18.4 acres, CMU). The subdivision is required by the UDC to ensure that new lot lines align with the proposed zoning boundaries. Planning Commission provides a recommendation on the rezoning, while the Town Council is responsible for making the final decision on both the rezoning and the Minor Subdivision.

Tract A, located on the western portion of the site, is proposed for Airport (AP) zoning

and will be developed with airport-related commercial uses such as aviation-support services, restaurants, office buildings, or general retail. All land designated with Airport (AP) zoning will comply with the Town of Erie Municipal Code airport overlay district standards outlined in Section [10-2-6](#).

Tracts B and C are proposed Community Mixed Use (CMU). These tracts must comply with UDC requirements for mixed-use development on parcels larger than five acres. CMU parcels between 5 and 20 acres must include at least two principal uses, while parcels over 20 acres must include at least three, and in all cases at least one of the required principal uses must be residential. Qualifying principal use groups include residential, office, commercial, and public/institutional. Each required use must occupy a minimum of 25 percent of the total gross floor area within the CMU development area.

A table of the permitted uses (by-right, and special review) for the CMU and AP districts is provided as an attachment.

The applicant has outlined the following voluntary commitments to guide future development of the site.

- Limiting the maximum height of any portion of a primary structure to 40 feet when adjacent to a residential lot
- Minimum building setback of 40 feet from abutting residential
- Prohibiting any commercial use within 100 feet of abutting residential lot or neighborhood

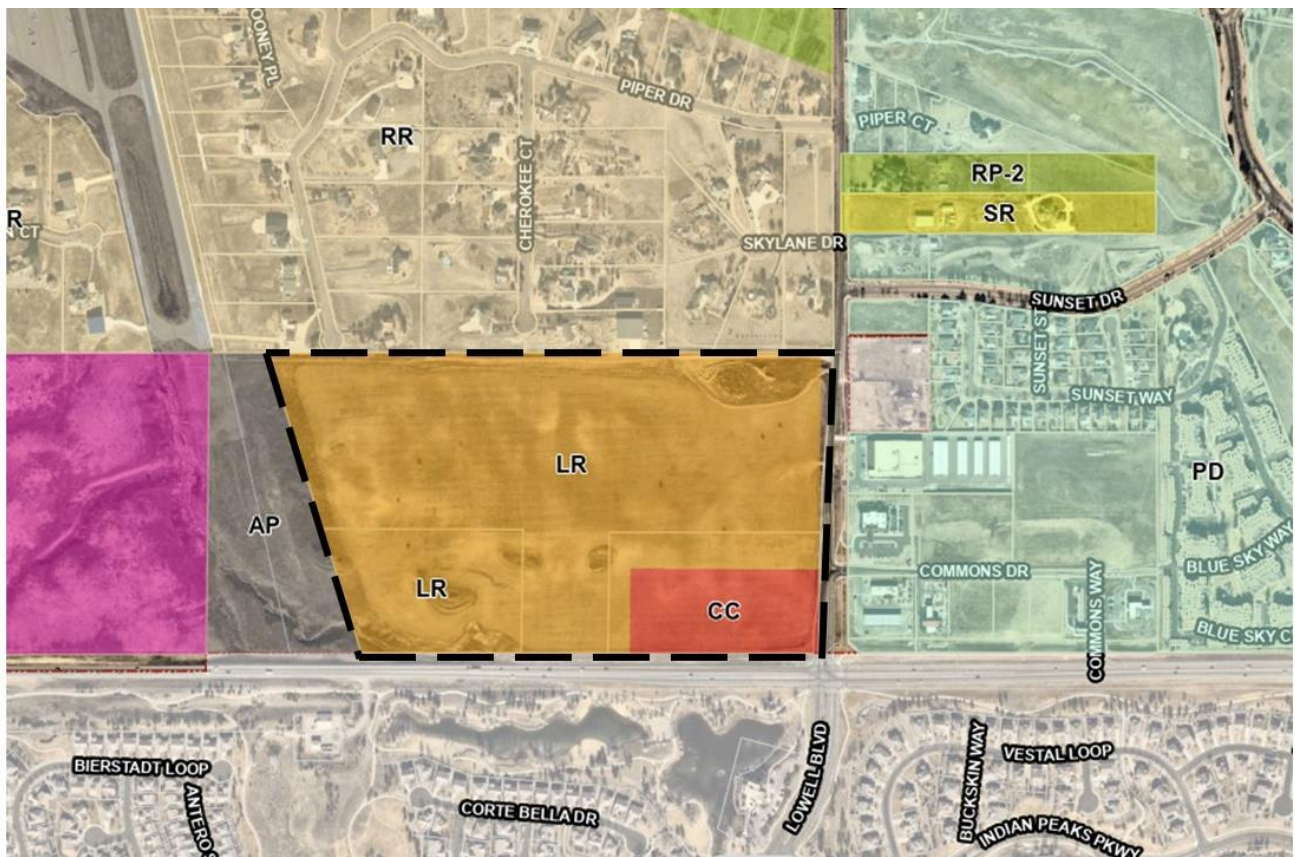
These commitments are not zoning requirements or enforceable by the Town. Per the Unified Development Code, within the CMU zone district the front setback can be between 0 and 25 feet, the side setback can be 0 feet, and the rear setback is a minimum of 20 feet.

Future Required Applications:

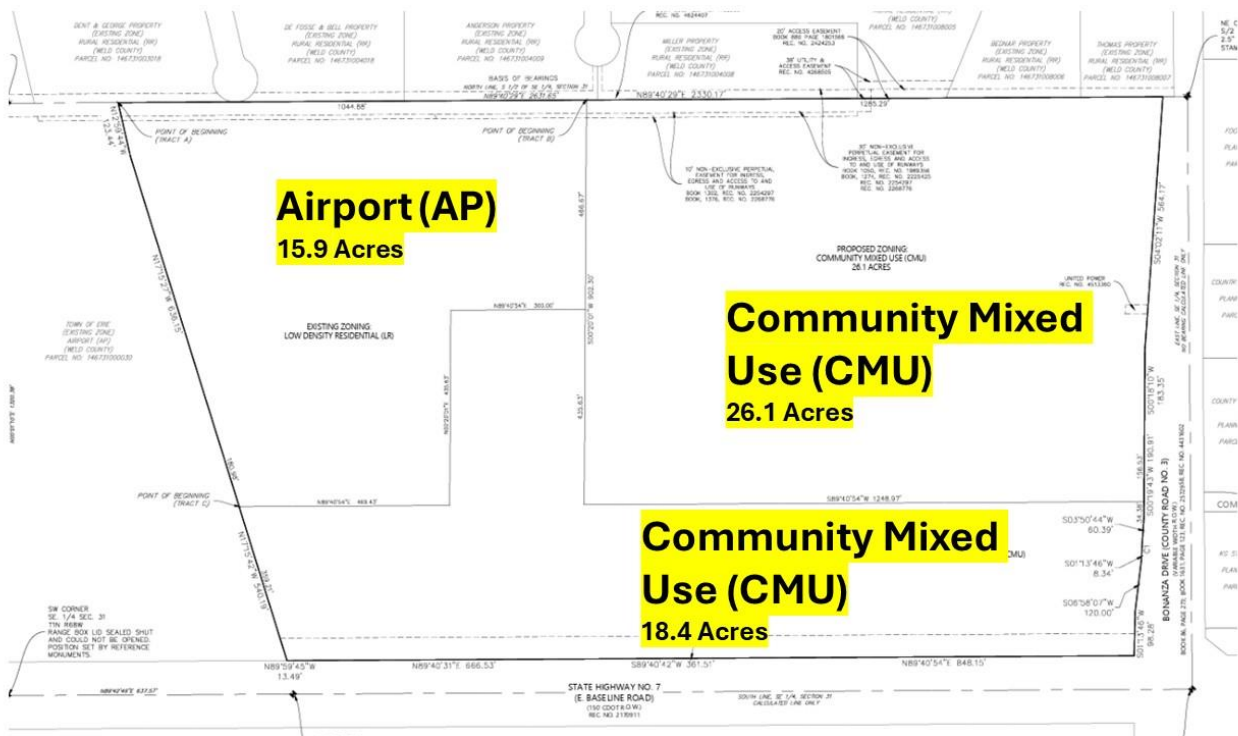
The next steps for developing the site will involve submittal of Preliminary or Final Plat and Development Agreement (DA), and Site Plan applications. Site Plans that include more than 25,000 square feet of combined building area require public hearing and approval by the Planning Commission, while smaller site plans may be reviewed administratively. Town staff will evaluate whether a master Site Plan will be required to ensure the design of the site is holistic and supports connectivity and access. Both the Planning Commission and the Town Council must review Preliminary Plats. Final Plats are placed on the Town Council consent agenda for acceptance of easements and approval of the accompanying Development Agreement.

Town of Erie Zoning Map:

Most of the subject sites are zoned Low Density Residential (LR), with the southeast corner designated as Community Commercial (CC). LR allows single-family or duplex units at a density of 3 to 5 du/ac. CC allows a range of community-oriented retail and service uses. On the zoning map below, the subject property is outlined in black to define its relationship to adjacent zoning. Adjacent zoning includes a mix of rural and low density single family residential, commercial, and airport-related uses.



The applicant proposes zoning the property as depicted on the following map:



Staff find that the application is generally consistent with the scale and character of surrounding development and that the proposal supports compatibility with nearby commercial and residential uses. Developments in the proposed CMU district will have to meet the CMU design standards in the UDC [10-6-8](#). This includes building orientation, massing and façade standards, as well as regulations governing roofs, building materials, lot frontage, and colors. Further detailed review will occur during subsequent plat and site plan application processes.

Compliance with Town of Erie Comprehensive Plan:

The Future Land Use Map designates the site as both Employment and Corridor Commercial. The Employment category supports uses that generate jobs, including industrial and flex spaces, light manufacturing, medical or technical facilities, aeronautical uses, and incubator spaces. The Corridor Commercial designation applies to commercial uses that attract regional activity along highways and major arterials, such as big-box retail and other national or regional commercial businesses. Staff find that the rezoning request largely aligns with these designations in the 2024 Comprehensive Plan. While residential is not a primary use within Employment areas, it may be included as a secondary supporting use when it does not conflict with the primary employment-focused intent. The scale and configuration of the proposed development support the Comprehensive Plan’s vision for the site, and the combination of Airport (AP) zoning and Community Mixed Use (CMU) zoning is consistent with both the Employment and Corridor Commercial land use categories.

The site is outlined on the Future Land Use Map below with a dashed black line.



Staff find that this application is also consistent with several specific policies in the Comprehensive Plan:

C.1.1 Mix of Housing Types: Encourage A Variety of Housing Types in Neighborhoods to Provide a More Diverse Selection of Lifestyles and Housing Pricing for Erie Residents.

- Staff finds that the proposed rezoning could allow for the development of apartments, which would help diversify the Town’s housing options. Erie currently has a limited supply of rental apartment units, and the introduction of this housing type would provide an additional and needed option for residents seeking alternatives to single-family homes.

C.1.4 Activity Centers: Ensure Each Neighborhood Includes an Activity Center for Its Residents.

- Staff find that the proposed rezoning would introduce uses capable of creating a significant activity center for the region while also integrating housing opportunities. Future development under the requested zoning districts would help bring new commercial services, employment options, and residential choices to the surrounding area, supporting broader community needs and contributing to a more complete and connected regional destination.

C.5.1: Ensure that new development meets Comprehensive Plan vision, priorities, and resources management.

- The rezoning to CMU and AP will allow for the creation of additional employment opportunities, helping to expand and strengthen the Town’s overall employment base.

E.1.2. Encourage Infill Development and Adaptive Reuse of Existing Structures and Properties.

- This site has remained undeveloped for many years, and offers the advantage of utilizing existing utilities and roadway infrastructure already in place, making future development more efficient and cost-effective.

E.2.1 Promote Mixed-Use Neighborhoods and Diverse Housing Opportunities Near Employment.

- This site would provide a mix of residential and commercial uses that would help support this goal by introducing both needed housing options and complementary commercial services within the same development area.

E.3.3 Cultivate A Mix of Local, Unique, and Creative Businesses

- The Town of Erie is home to a vibrant community of small, locally owned businesses as well as national chains, all of which depend on access to appropriately zoned properties to grow and succeed. This site presents an opportunity to expand business activity by offering new, well-located development sites that can meet the needs of both local entrepreneurs and larger commercial operators. Supporting this type of economic growth aligns with the Town’s goal of fostering a resilient, community-driven local economy.

E.5.2 Expand use of the Erie Municipal Airport to be more of a community resource and amenity.

- The proposal introduces new Airport-zoned land that functions as a transition area between the Erie Municipal Airport and the residentially oriented neighborhoods to the east. This zoning can accommodate compatible commercial uses—such as restaurants, taverns, offices, retail, and open space—while supporting airport operations and helping to minimize potential impacts on nearby residential areas.

H.1.1: Locate higher density housing and mixed-use development in areas that are currently served or will be served by bus transit and neighborhood centers.

- The rezoning will encourage mixed-use development in proximity to future transit corridors as well as existing and planned employment and commercial areas, supporting a more connected land-use pattern and expanding access to jobs, services, and housing within the community.

Traffic, Utilities, and Infrastructure:

The application includes a preliminary impact assessment that evaluates traffic, public services and utilities, and infrastructure at a high level. This level of review is appropriate for a rezoning request and provides sufficient information for staff to assess the proposed zoning change. More detailed information about specific uses or businesses is not required at this stage. Future Site Plan and Plat applications will include comprehensive technical analyses, such as a full traffic impact study, utility reports, and detailed drainage and

grading plans. Town staff reviewed the submitted traffic analysis and provided a range of technical comments and recommendations to be incorporated into the future traffic studies once a development plan is prepared.

Access to the site could be from both Bonanza Drive and Highway 7. Highway 7 access will likely be limited and subject to CDOT approval as well as review by the Town. Specific access configurations will be thoroughly evaluated during future land use applications. The existing traffic signal at Bonanza Drive and Highway 7 will serve the site, and staff will assess whether additional traffic improvements are warranted as subsequent development proposals are submitted.

A new fixed route transit service investment is coming to CO 7 between Boulder and Brighton. Erie and Broomfield are coordinating two stops at Sheridan Parkway and Mountain View Drive which are scheduled for design and construction this summer. Additional stops at Lowell Blvd and Bonanza Drive are planned as development progresses. Future stop locations will continue to be evaluated as Sierra Vista submits new land use applications.

Both water and sanitary sewer service are available in the vicinity of the site, allowing future development to connect to existing utility lines with improvements as necessary. A storm sewer main currently serves the area south of the property, and stormwater infrastructure will require review at the time of development. Staff will conduct additional analysis during future Site Plan and Plat applications to determine whether any utility upgrades or extensions are needed.

STAFF REVIEW AND ANALYSIS

Staff reviewed the Sierra Vista rezoning requests for conformance with the Municipal Code, Title 10, UDC Section 10-7-5 Approval Criteria. Staff find the Rezoning is in compliance with the Approval Criteria as listed below:

a. The rezoning will promote the public health, safety, and general welfare;

The applicant has adequately demonstrated that the subject property can support the proposed development intensity and that the anticipated development can be achieved in a way that promotes the health, safety, and general welfare of the public. Future development applications will be required to meet all applicable design standards in the UDC, ensuring that the project is adequately integrated into the surrounding neighborhood through appropriate architecture, building scale, pedestrian and sidewalk connections, landscaping, and overall site design.

b. The rezoning is generally consistent with the town's comprehensive plan and the purposes of this UDC;

The proposed zoning is generally consistent with the Town of Erie Comprehensive Plan designations of Employment and Corridor Commercial. The Airport (AP) and Community Mixed Use (CMU) zoning districts allow uses that align with the Comprehensive Plan's goals, supporting a range of employment-generating activities, encouraging infill development, and creating opportunities for housing near jobs and services. These districts also reinforce the role of the Erie Municipal Airport and provide a diverse mix of businesses, helping to advance multiple community policies related to economic vitality, land-use efficiency, and balanced

growth.

- c. Adequate facilities and services (including streets 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;**

All the above-mentioned services are available to the subject property. Adequate public safety resources, utility infrastructure, recreation facilities, parks, open space, and schools exist to serve future development on the site while maintaining acceptable service levels for the surrounding community. Any potential impacts on existing development—and the need to ensure that service levels remain sufficient—will be evaluated in greater detail during future Plat and Site Plan review processes, where mitigation measures can be identified and required as necessary.

- d. The rezoning 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 substantially mitigated;**

Based on the information provided in the rezoning application, no significant adverse impacts to the referenced conditions are anticipated at this stage. The applicant will be required to submit more detailed documentation during the Plat and Site Plan approval processes to demonstrate that the proposed development will not negatively affect these conditions, or to identify and implement appropriate mitigation measures if impacts are identified.

- e. The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;**

No significant adverse impacts are anticipated for properties in the vicinity of the subject site. The proposed rezoning is not expected to create detrimental effects on surrounding development. The applicant has committed to incorporating appropriate building heights and setback buffers to help ensure compatibility with nearby uses. Staff will continue to review these elements in detail during future Site Plan and Plat applications to confirm that the project maintains adequate transitions and minimizes potential impacts as development plans advance.

- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property; and**

The Comprehensive Plan establishes preferred land uses throughout the Town's Planning Area Boundary, with compatibility between adjacent uses serving as a key consideration in those designations. The commercial and residential uses proposed with this rezoning are consistent with the Comprehensive Plan and are compatible in scale and character with surrounding properties.

- g. The rezoning is generally consistent with the town's economic development goals and objectives in bring positive growth and sustainable revenues to the town.**

Rezoning the property to AP and CMU will significantly enhance its development potential by enabling a broader range of uses and creating a better path for future investment. The site's strategic location along the Highway 7 corridor (adjacent to the airport and near existing commercial and residential areas) promotes positive

growth and future transit ridership. Development under the proposed zoning districts will advance the Town's goals related to economic diversification and expanded housing opportunities, supporting a balanced mix of employment, services, and residential options within this key corridor.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on October 30, 2025. The required notice for the Neighborhood Meeting was provided. The summary and notice information are included.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the newspaper:	4/8/26
Property Posted:	by 4/10/26
Letters to adjacent property owners within 500':	by 4/10/26