



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

LAND USE APPLICATION

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

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Erie Business Park & Storage

PROJECT ADDRESS: 1012 Carbon Ct. Erie, CO 80516

PROJECT DESCRIPTION: Approximately 100,000 SF, 3 story building consisting of roughly 9,000 SF of commercial/retail/office space with storefront facing County Line Rd. and the remainder of the building consisting of interior self-storage

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: The Right Move

Filing #:	Lot #: 7	Block #:	Section: 19	Township: 1 N	Range: 68 W
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OWNER (attach separate sheets if multiple)

Name/Company: 1012 Carbon LLC

Contact Person: Christopher Jensen, Manager

Address: 130 Old Laramie Trail, Suite 200

City/State/Zip: Lafayette, CO 80026

Phone: 303-476-4488 Fax:

E-mail: jensen@vicki.commercia/llc

AUTHORIZED REPRESENTATIVE

Company/Firm: GYS Development, LLC

Contact Person: Tony Ollila

Address: 791 Copper Center Parkway

City/State/Zip: Colorado Springs, CO 80921

Phone: 970-420-1521 Fax:

E-mail: tony@growyourstorage.com

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: EnCana Oil & Gas (USA) Inc.

Address: 370 17th St., Ste 1700 *to the best of applicant's knowledge

City/State/Zip: Denver, CO 80202

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: NA

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: Light Industrial - LI	Gross Site Density (du/ac): NA - commercial
Proposed Zoning: Light Industrial - LI	# Lots/Units Proposed: 1
Gross Acreage: 2.32 acres	Gross Floor Area: 99,150 SF

SERVICE PROVIDERS

Electric: Xcel Energy	Gas: Xcel Energy
Metro District:	Fire District: Mountain View Fire Rescue
Water (if other than Town): Town of Erie	Sewer (if other than Town): Town of Erie

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input 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 checked="" 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	<input type="checkbox"/> 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.

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: _____ Date: 9/12/18

Owner: _____ Date: _____

Applicant: Tracy Ols Date: 9/19/18

STATE OF ~~COLORADO~~ Washington
 County of King) ss.
 The foregoing instrument was acknowledged before me this 21st day of September, 2018, by Ichha Deep Kaur and Christopher Jensen
 My commission expires: Dec 13, 2021
 Witness my hand and official seal.



Ichha Deep Kaur
 Notary Public



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Owner: [Signature] Date: 9/12/18
 Owner: _____ Date: _____
 Applicant: [Signature] Date: 9/19/18

STATE OF ~~COLORADO~~ Washington
 County of King) ss.
 The foregoing instrument was acknowledged before me this 21st day of September, 2018,
 by Ichha Deep Kaur &
Christopher Jensen
 My commission expires: Dec 13, 2021
 Witness my hand and official seal.



[Signature]
 Notary Public



Right Move Subdivision, Replat A

1st Amendment

Project Narrative

The Right Move Subdivision, Replat A, 1st Amendment, also known as Erie Business Park and Storage will be a 3-story, approximately 100,000 SF, mixed-use building containing leasable office/retail spaces and self-storage. This building will be large enough to provide storefront businesses along County Line Rd. along with utilizing a long and narrow vacant lot that would be challenging for other building programs. The self-storage business will employ approximately 2-4 employees to manage the business and facility. The lot is 2.32 acres (101,239 SF) and the approximate valuation of this project is in the range of \$6,000,000.00 - \$8,000,000.00.

The building's facades and rooflines are designed to be articulated per the guidelines set for Light Industrial zoning (LI) per 6.8.C.4.b by breaking up the wall with changes in color and material, providing projections allowable per the construction type of the buildings, providing awnings and providing windows. The parapet steps as well to break up the roof line fronting County Line Rd. The building is brought down to a pedestrian scale by a repetitive storefront appearance consistent with the intended use, as well as the use of stone pilasters, wall sconces, and awnings that provide visual interest at the street level. This is consistent with the guidelines set by 6.8.C.4.c and 6.8.C.4.7.

The designs included in the submittal are consistent with the Town of Erie (Town) Comprehensive Master Plan (Comp Plan). Specifically, the proposed mixed-use development is consistent with both the Mixed-Use and Community Commercial land use categories in the Comp Plan and with the Town's natural resource and environmental goals. The proposed design is also fully ADA-compliant. The submittal is consistent with the most recent plat for The Right Move Subdivision, Replat A, as recorded in 2005, while also being consistent with the original 1999 plat and the current request to vacate certain easements (whole or in part) via a Minor Plat Amendment. Furthermore, the submittal is consistent with the current land use for Lot 7 of this subdivision and other known and related governing documents. The submittal does comply with Title 10 of the Town of Erie's Unified Development Code (UDC or Municipal Code), particularly Chapters 2, 3, 4 and 6. The proposed use does not apply to any of the use-specific standards found in Section 3.2 of the UDC. The designs included in the submittal do not create any significant adverse impacts and the proposed development is not only compatible with the surrounding land uses, but the proposed design will tremendously enhance the County Line Road corridor. Facilities and services, particularly public/private utilities and

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public emergency services, will be available to serve the proposed project while maintaining adequate levels of service for existing developments. A new underground detention pond / stormwater management system is proposed and will be regularly maintained via the current subdivision landowners.

With the proposed development, the owners will be submitting three (3) Minor Modification Requests. A Minor Modification of Section 10.6.6.H of the Unified Development Code is requested to decrease the standard aisle width in parking areas from 24 feet wide to 22 feet wide. An additional Minor Modification of Section 10.6.6.H is requested to allow for the reduction in length and width of the parking spaces in front of the building (West side of the building only) from 10' wide by 20' long to 9' wide by 18' long. These Minor Modifications are requested to accommodate two-way traffic for the parking area in front of the building. The final Minor Modification is a request to add one parking space in front of the building above the 70% limit as stated in Section 10.6.4.E.c. The Owners will also be submitting two (2) Alternative Equivalent Compliance requests. One for Section 10.6.6.I.3.c.i. Requesting that the width of the sidewalk between the building and parking lot to be 5.5 feet on the West side of the building and 7.0 feet on the South side of the building. And a second to address conflicting code sections in reference to screening loading areas (section 10.6.4.G.4 and section 10.6.2.D.2.d).

The proposed design of the building is to have office/retail/commercial storefront space on the main level, facing County Line Road, providing "... a more mixed use pattern of development that allows the integration of commercial and employment uses on a smaller scale." to achieve chapter 3-6 Economic Sustainability of the Town's Comprehensive Master Plan. These Minor Modification and AEC requests are one small piece to make this commercial building work on this Light Industrial (LI) site at 1012 Carbon Ct. We originally met with planning staff over a year ago and discussed where a mixed-use project containing retail/office/storage would be a good fit within Erie. The storage component of the project led us to light industrial land use zones, however it was critical for us to find a site that had good visibility for the retail/office/commercial space so those users and tenants could be successful in the long term. Therefore, this property in the LI zone has several constraints, which is why to this point the property has not been developed, with one of them being the property is very long and narrow, making it difficult to fit the necessary setbacks, landscaping, access drives, easements, and parking stall depths. We have worked extensively with the neighboring property to the east as there is a shared access easement that is on our property that serves their deliveries. We have designed our entire site and building around this access to ensure it works for both property owners and can say that our newly designed access will benefit

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both properties and our neighbor supports the project. However, to give them ample room for their large deliveries on the east side of our property, it squeezes our building and driveway on the western side of the property. So, after laborious design iterations, conversations with the neighboring property to the East and the Town's Planning and Engineering departments, we've successfully achieved all major landscape, screening, access easements and architectural aesthetics to ensure this project will benefit the community and the County Line corridor. With the zoning of this area being Light Industrial, the surrounding properties at 1012 Carbon Ct. naturally produce an "industrial-like" look with outdoor stored materials, stored vehicles, and 'back of house' buildings being in view from County Line Road. Our proposed building will provide visual stimulation of a new, commercial building with a professional look and professional landscaping that will greatly enhance the current area and the County Line Road Corridor entrance into the Town, while at the same time provide sales tax via the retail component, provide additional jobs via the commercial space, and provide much needed storage for the community.

The project was initially submitted in October of 2018. Referral Comments were received December 12, 2018. We are anticipating construction in the summer of 2019.

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