



HOMEOWNERS ASSOCIATION

Sunwest Homeowners Association, c/o MSI LLC, 11002 Benton Street, Westminster, CO 80020-3200

To: The Town of Erie

From: Sunwest HOA Board of Directors

Dear Town of Erie Mayor, Board of Trustees, Community Development Department, and Planning Commission Board,

In the next two or three months, you will be asked to approve rezoning of the Ranchwood Minor Subdivision (Tract B) from Community Mixed Use (CMU) to High-density Residential (HR) and Community Commercial (CC) by Copper Ranch Apartments LLC.

The developer's sketch plan includes twelve high-density high-rise apartments on 13.5 acres immediately adjacent to the property line east of Sunwest Subdivision. This puts parking lots and high-rise apartments directly in the back yards of the single-family homes on Stockton Drive and Sanders Circle.

There is no buffer zone between the single-family homes of Sunwest (zoned LR) and the proposed high-density residential apartments (zoned HR). No open space, no park, not even any medium density residential units to allow a gradual transition from LR to HR. This must be a violation of the Town of Erie Comprehensive Plan. We believe the Town of Erie should strongly reject the request for rezoning by Copper Ranch Apartments.

Sunwest HOA appreciates the goal of managed growth while maintaining the existing property values and attractive community environment embodied in the Town of Erie Comprehensive Plan. Putting high-density high-rise apartment buildings immediately adjacent to single-family homes with no buffer zone appears on its face to be a violation of the letter and the spirit of the Comprehensive Plan.

Respectfully yours,

Joseph Mellblom, Sunwest HOA President, 301 Sanders Circle, Erie, CO 80516

Luke Wiczorek, Sunwest HOA Vice-President, 1299 Stockton Drive, Erie, CO 80516

Michelle Lonsinger, Sunwest HOA Treasurer, 1280 Stockton Drive, Erie, CO 80516

Sandalphon, Sunwest HOA Secretary, 325 Conrad Drive, Erie, CO 80516

Donna El-Hehiawy, Sunwest HOA Member at Large, 312 Sanders Circle, Erie, CO 80516

Deb Bachelder

From: Andrea Hamlin <ahamlin.ot@gmail.com>
Sent: Thursday, October 27, 2016 12:36 PM
To: Deb Bachelder
Subject: Regarding proposed zoning change to NW Corner of Erie Pkwy and Count Line Rd.

Hello Deborah,

It has recently come to my attention that the developer of the northwest corner of Erie Pkwy and County Line road is requesting to change the zoning of the area from mixed use, to high density residential with plans for apartments with 218 units. I am writing because this raises a concern for me. This development will be in the Red Hawk school zone. Red Hawk is already extremely crowded (above capacity) and adding this number of new families into the school, will most definitely worsen the situation at the school. This will be detrimental to the children and our community. I am asking you to please take into consideration the negative effects this high density housing development will have on the already existing community!

Thank you for your time and consideration,
Andrea Hamlin
769 Graham Cir. Erie, CO
314-910-1339
ahamlin.ot@gmail.com

Deb Bachelder

From: Barbra Gardner <barbramierz@msn.com>
Sent: Thursday, October 27, 2016 3:57 PM
To: Marty Ostholthoff; Deb Bachelder
Subject: Re: Ranchwood development

Marty/Deborah -

I'm learning this is revived as Copper Ranch and there is a projected 12 high rise buildings with no setback/buffer to those in the Sunwest subdivision.

Several thoughts come to mind:

- 1) I realize we're in a growing community and need affordable housing somewhere in town, but I don't think in the heart of our town is the place for it. I don't ever drive into a town and say, oh wow, they have a ton of apartments that's the town I want to live in. I think of the four corners as a main view into our town with a beautiful rec center.
- 2) High Density feeding into Red Hawk with its current capacity is not good. Assuming the apartments wouldn't feed into another elementary - this would cause overcrowding and higher class sizes in an already full school.
- 3) No buffer? I think at a minimum a visually pleasing setback/buffer (trees/burms/greenspace/walking/bike path).

Realizing Erie is growing, the NW section of the four corners would better benefit mixed use/commercial than 3 story apartments. WITH A SETBACK/BUFFER.

Thank you for your time and consideration.

Barbra

From: Marty Ostholthoff <mostholthoff@erieco.gov>
Date: July 28, 2014 at 8:03:26 AM MDT
To: Barbra Gardner <barbramierz@msn.com>
Subject: RE: Ranchwood development

Barbra,

Thank you for your e-mail. We will enter your e-mail into the public record which will be given to the Planning Commission and Board of Trustees when the Public Hearings for the proposed rezoning takes place.

Regards,

R. Martin Ostholthoff | Community Development Director

Town of Erie | Community Development Department
645 Holbrook Street | P.O. Box 750 | Erie, CO 80516

(303)926-2771  direct

mostholthoff@erieco.gov | www.erieco.gov



Please consider the environment before printing this email.

From: Barbra Gardner [<mailto:barbramierz@msn.com>]
Sent: Sunday, July 27, 2014 3:15 PM
To: Marty Ostholthoff; Deb Bachelder
Subject: Ranchwood development

I've recently learned that there is thought of putting 3 -story buildings (approximately 10) at the NW corner of Erie's four corners.

I understand that the Erie Community is growing and I don't mind the new subdivisions.

The four corners is great because you can see everything, the beautiful rec center, softball fields, etc.

I am disheartened to know that we would consider putting a multi-building rental/apartment site in the heart of our town. The buildings will be an eye sore and prevent views into the beauty of our town. This many rental units will increase traffic at an already accident-prone intersection and where many kids cross streets to access the rec center.

Please reconsider this, I don't know anyone who says "How exciting, we're putting in apartments in the center of town".

Thanks for your consideration.

Deb Bachelder

From: Barrett Davis <barrett.davis@gmail.com>
Sent: Thursday, October 27, 2016 12:24 PM
To: Deb Bachelder
Subject: Copper Ranch in Erie

Hi Deborah,

I have just learned about the plans for the Copper Ranch development in Erie.

I live in the Sunwest development that is immediately adjacent to the proposed Copper Ranch site.

We have moved here because of the single family home layout and good schools.

I love old town Erie and try to keep my spending local when I can.

Predictably, I am very much against the Copper Ranch design. I don't think that multiple 4 story high density housing units mix well with the current development.

I also do not like the proposed site of the industrial trash compactor to be right up against the Sunwest property line.

I note that the fracking site has a mandated keep-out zone. Perhaps high traffic parking areas and trash compactors should have similar.

Please do not allow Copper Ranch to continue as it is currently sketched out.

Thanks & regards,
Barrett Davis
1302 Stockton Drive
Erie, CO 80516

Deb Bachelder

From: Blake Wollenberg <bwollenberg@gmail.com>
Sent: Monday, November 14, 2016 9:05 PM
To: Deb Bachelder; Marty Ostholthoff
Subject: Highly Opposed to the Copper Ranch High Density Housing Development

Town of Erie—as a resident of Sunwest (and owner since 2004), I strongly object to the proposed rezoning of the land between our subdivision and East County Line Road. I bought a house in this subdivision as it was a low density neighborhood. I have watched a non congested Isabelle/Leon A. Wurl Parkway turn into a busy and congested Erie Parkway—a high density development will greatly increase the traffic on the street that I back up to.

Our schools are on their way to, if not already exceeding capacity, due to the growth in the area. A high density development is a bad mistake to make as it also adds to our already overcrowded schools.

This development (which has no buffer zone other than trash and parking) adjacent to our subdivision will greatly diminish our property values due to increased noise and air pollution from the huge increase in car traffic.

Please vote against this rezoning request in order to preserve what the current citizens of Erie have built. Do not sell out to these new developers that are just looking to line their pocket books and don't care about our community.

Sincerely,

Blake Wollenberg
1364 Hoffman Drive
Erie, CO 80516
303-828-0299

Deb Bachelder

From: Christopher Little <chris@little-stuff.com>
Sent: Wednesday, October 26, 2016 2:18 PM
To: Deb Bachelder; Marty Ostholthoff
Subject: Copper Ranch re-zoning request

Hello Deborah and Marty. I was provided with your contact information as two individuals to whom I could express my concern over the Copper Ranch re-zoning request. I feel that allowing this parcel of land to become a high-density development would not fit well with the existing low-density developments in the same area. The four corners area has the potential to be a central hub of Erie if developed properly but high-density housing would certainly detract from this image. Please take these thoughts into consideration when deciding on the rezoning request. Thank you.

Chris Little, Erie resident for 10 years

Deb Bachelder

From: Donna Stewart <donnastewartwrites@gmail.com>
Sent: Wednesday, October 26, 2016 4:56 PM
To: Deb Bachelder
Subject: Copper Ranch DEvelopment

Hello Deborah,

My name is Donna Stewart and I am a resident of Sunwest. I am writing to you to register that I DO NOT support the Copper Ranch development. What we could really use is a decent grocery store though.

Thank you.

Donna Stewart

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Donna Stewart
970.946.5392
donnastewartwrites@gmail.com

"Your time is limited, so don't waste it living somebody else's life." Steve Jobs

Deb Bachelder

From: pirula45@aol.com
Sent: Sunday, October 30, 2016 6:39 PM
To: Deb Bachelder; Marty Ostholt Hoff
Subject: Sunwest apartment development

I lived in colorado for over 20 years and here in sunwest for 8 years. This new project of this apartments will be way too much for Erie. We already have too much traffic (without the middle school) Letting build those apartments will be a disaster, we need to keep priorities straight. Erie has grow a lot in the last 10 years and still growing. I know we all want to keep growing but how much and how is the important As a resident of Sunwest I do not agree with these proposal in the long run will not be progress but we will become one more town over crowder. Lets keep Erie wih a sense of small town and keep growing the smart way

Resident of sunwest

Eliana Aguirre

Thanks

Deb Bachelder

From: Fiona Vickers <fiona_vickers@hotmail.com>
Sent: Friday, October 28, 2016 10:11 AM
To: Deb Bachelder
Subject: Copper Ranch

Dear Deborah,

It has come to our attention that there are some possible plans in the pipeline for high rise apartments around the Sunwest sub division. PLEASE DO NOT let this happen to spoil the beauty of the area they want to build on. Also, with all the building already going on around Erie, the roads are already getting busier and there would end up being so much congestion around that area. We are not on for this development at all, so please reconsider this plan. We do not want to have to consider leaving the town of Erie because it has become so congested and ugly!!

Very many thanks.
Fiona Vickers

Sent from my Verizon, Samsung Galaxy smartphone

Deb Bachelder

From: J. Chase Davis <jchasedavis@gmail.com>
Sent: Wednesday, November 09, 2016 2:53 PM
To: Deb Bachelder
Subject: Sunwest

Hi Deborah,

Please don't change the zoning without a buffer to allow the new development Copper Ranch.

J. Chase Davis
1304 Hoffman Dr.
Erie, CO
970.497.0173

Deb Bachelder

From: Jeff Mason <jeffmason@msn.com>
Sent: Wednesday, October 26, 2016 3:27 PM
To: Deb Bachelder
Cc: Marty Ostholthoff
Subject: Please do not let Copper Ranch move forward

Dear Ms. Bachelder,

It's with great sadness and frustration that I've learned about yet another attempt to get the land on the northwest corner of County Line Rd. and Erie Parkway re-zoned for high density housing (in this case the proposed Copper Ranch development). I've been a resident of Sunwest for over 15 years and I've seen a LOT of changes in Erie since moving here in 2001. I understand that there has been a lot of growth county (and state) wide and that there have been housing shortages in recent years. However, while I feel Erie has done a decent job keeping the town as more of a "bedroom" community, a high density unit such as Copper Ranch would undo a lot of what we've been fighting to maintain in Erie. Such a development with no buffer zone between it and Sunwest would, in my opinion, ruin the values of the homes in our development and chip away at the bedroom community status we've tried to maintain. I'm also disappointed at how many times we have to address this issue. It should have been clear the last time this was attempted that nearby residents don't want this type of development in their town. Nothing has changed since the last time that was attempted on this particular land. Oh wait, I take that back. According to the latest issue of The Colorado Hometown weekly, the vacancy rate for apartments has gone **UP** since the last time this was attempted. We're currently sitting at 7.2% vacancy for apartments in the county, the highest it's been since the 2009 recession. Given this trend, it sounds like the developer is likely the only one who thinks Copper Ranch is even needed at this time.

I'll close by saying that it really feels like, in the last few years, the town of Erie has had developers' interests at heart instead of those of the long time residents (the patio homes going in at 119th and Erie Parkway anyone?). If I have to write 10 times to make my view clear I will; please don't destroy the equity we've worked so hard to build in this immediate area through approving smart development and planning. Copper Ranch doesn't sound like "smart development" in my opinion and housing data shows there isn't even a need for it.

Sincerely,

Jeff Mason
Woodson Drive
Sunwest
Erie, Colorado

Deb Bachelder

From: Moore, John C. (Denver) <JCMOORE@nwpipe.com>
Sent: Thursday, October 27, 2016 1:38 PM
To: Deb Bachelder
Subject: Copper Ranch Project

From: John and Linda Moore
295 Conrad Drive
Erie, Colorado 80516

303-591-7297 (m)

Dear Ms. Bachelder:

Please use this memo as proof of our concern for and opposition to the re-zoning proposal for the CopperRanch high density housing proposal. As long term residents of Erie, we are proud of the growth that we have experienced here since moving to Erie in 1996. Further we have marveled at the desire of the city to maintain the feel and close knit neighborhood vibe of the community.

It is our belief that the current proposal to re-zone the property that has been designated for CopperRanch would significantly impact the quality of life that the adjacent neighborhoods. When most of us purchased our property, we understood that that property was slated for light commercial/retail. However, we could never have expected a high-rise, 12 unit, high density housing project to go in there.

Please keep Erie a place for neighborhoods and do not re-zone the property at the northwest corner of Erie Parkway and County Line Road.

Sincerely,

John and Linda Moore

Josh Sheets
343 Sanders Cir
Erie, CO 80516

The Town of Erie
645 Holbrook St.
Erie, CO 80516

Dear Mayor, Board of Trustees and Planning Commission Board,

I am writing you in reference to the planned request to rezone the Ranchwood Minor Subdivision, Tract B, from Community Mixed Use to High-Density Residential. On behalf of my family and the many concerned citizens in the community, I strongly urge the town to reject this request at the earliest possible stage in the rezoning process.

There are several reasons why this request should be denied. First and foremost, the request does not meet all 6 of the approval requirements of a rezoning request, as listed on page 7 in the Town of Erie Rezoning user guide. More specifically, it fails to meet the following 4 approval criteria:

Criteria #2: *The Rezoning is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code.* Erie's comprehensive plan is very clear about maintaining view corridors and this plot is identified as such a corridor. The irony would not be lost on a town that courts new residents by highlighting mountain views, only to have those very views blocked from the heart of the community, (i.e. the Erie Community Center and ball park complex).

Criteria #3: *Adequate facilities and services (including roads 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.* Neither the high-density apartment complex, nor the adjacent sub-divisions would have adequate roads to support such a significant jump in traffic. Erie Parkway is already overly burdened, including extended delay times for commuters attempting to pull on to Erie Parkway only to stand waiting as long, seemingly endless lines of cars parade past.

Criteria #5: *The Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.* As a resident whose property backs up to the space in question, I assert that having a 3 story apartment complex would have significant adverse impact upon both Sunwest sub-divisions and in particular those properties that are immediately adjacent to this land. In addition to a significant financial impact on the value of our homes, there would be a quality of living impact as well as we would lose the quiet neighborhood environment for which we moved to Erie.

Criteria #6: *Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property.* Considering that there is not another high-density residential area in the vicinity, moving from single-family homes immediately to 3 story complexes would definitely fail to pass this criteria.

Based on the town's rules for approving a rezoning, our concerned citizens can only assume that this plan is a complete non-starter. But beyond the simple fact that approving this would go against the town's rules, there is an equally important, yet more subjective reason for rejecting this rezoning request. It's about respect and being honest with your community.

My wife and I were courted by the Town of Erie; a town that promised amazing views and quiet community living. We conducted extensive research and after much thought, we decided to purchase our first home on Sanders Circle.

That decision was the largest, most significant financial decision we've ever made and it's one that we knew would impact not just us, but our children as well. At the time, this land was NOT zoned High-Density residential and if it were we would have looked at other neighborhoods. Coming in after the fact and changing this to high-density residential would be dishonest to the residents that invested in Sanders Cir and it would only prove that the Town of Erie cares more about growth than about community.

Please, do NOT rezone this plot of land. Let's help this developer find a better location in Erie, one that will allow them to meet their goals but while staying within the rules and the Town's Comprehensive plan & charter.

Sincerely,

Josh Sheets
303-253-0691

Deb Bachelder

From: Kelley Asta <Kelley_Asta@hotmail.com>
Sent: Thursday, October 27, 2016 1:57 PM
To: Deb Bachelder; Marty Ostholthoff
Subject: Questions regarding Copper Ranch/Ranchwood Apartment development

Hi Deborah and Marty,

I'm writing to get more information on the proposed Copper Ranch (previously Ranchwood, I believe) high-density apartments. **Is there a hearing date/time set for the request to change the zoning** from Mixed Commercial Use (MCU) to High-density residential apartments (HR)?

Here are my concerns as a resident and citizen of Erie:

1. I am concerned with the lack of buffer/green space in the current proposed plan. There needs to be a minimum of trees lining the new development, burms with tall shrubs or a green space. Currently, there is no plan for a buffer between the new development and Sunwest neighborhood.
2. If zoning did get approved/changed, would those apartments be zoned for Red Hawk Elementary? I'm concerned with adding 218 units to an area school (if they feed into Red Hawk elementary) that is already over 100% capacity. I understand the proposed new K-8 could potentially ease enrollment numbers, but I just don't see it affecting Red Hawk's numbers. I plan to speak with the principal of Red Hawk and the Red Hawk PTO regarding this concern and the potential increase in student count that these high-density units could add.

Thank you,

Kelley Asta

Deb Bachelder

From: Matt Hamet <hametm@gmail.com>
Sent: Sunday, October 30, 2016 10:12 AM
To: Deb Bachelder; Marty Ostholthoff
Subject: Northwest Corner Erie Pkwy/County Line Development

Deborah/Marty,

My wife and I purchased our first home in Colorado this past year. Erie has alot going on and we love the small town feel and the community events throughout the year.

But with recent consideration to rezone the northwest corner of Erie Parkway and County Line to high density residential we believe this is a complete mistake. We are not part of the segment within the town that is anti-development of any kind. We are all for development but that is your most valuable intersection in town. It should be for Retail and Commercial development. We understand there is a Lot that still would be Commercial but that is not enough. And residential development on that corner also has impacts on the education system which is a totally separate but important that hopefully others that oppose will bring up.

The current plan in Erie is either not working or not being executed properly. There must be an emphasis on commercial and retail development. The King Soopers is a start but not close to being enough. The town is behind pace and will continue to be so with the residential growth occurring.

I would much rather spend my money in Erie than driving to Louisville or Lafayette for everything!

Thank you for considering and I hope the right decision is made thinking of long term planning for the town.

Regards,
Mathew and Christine Hamet, Erie Commons resident

Hewlett Packard Enterprise
B.S. Industrial & Operations Engineering, 2008
University of Michigan
313.971.7791

From: [Duncan Morel](#)
To: [Deb Bachelder](#); [Marty Ostholthoff](#)
Subject: Ranch Wood Proposal
Date: Wednesday, November 30, 2016 6:43:48 PM

Deborah and Marty,

Concerning the proposed rezoning of the property directly east of Sunwest to HIGH DENSITY. Please reconsider any plans to all allow a high density development to butt up against a low density development. Any proposed development should have some type of buffer such as a greenway or park system separating the properties. Erie is a growing community that is quickly being filled by homes and not enough open space. We understand that this parcel will be developed, but it can be done in a meaningful way that benefits all members of the community and doesn't destroy the livelihood of those adjacent to the property who have grown to appreciate the quiet life surrounding our neighborhood.

There are many items for the board to consider when looking at the proposed rezoning. Please consider the families and communities that this development would directly affect. Please put yourself in our shoes when making your decision.

I look forward to hearing your response and will see you next Wednesday at the Board meeting.

Sincerely

Duncan Morel

333 Sanders Circle

From: [Tom Wright](#)
To: [Marty Ostholthoff](#); [Deb Bachelder](#)
Subject: Opposition to Re-zoning and Ranchwood Minor subdivision
Date: Wednesday, December 07, 2016 12:57:45 PM

Hi Marty and Deborah - my name is Tom Wright and I live in Erie.

I would like to voice my **opposition** to the re-zoning of the land and development of the Ranchwood Minor subdivision with high density apartments.

We love living in Erie, but I have concerns over growth.

I have kids in the school system which is already over-crowded. Also, I coach 5th/6th-grade recreational basketball through the community center and due to all the space issues with the schools, we only get 1 hr of practice each week due to lack of gym space. When we compete against other towns, it is hard for Erie to be competitive with so little practice time available. I know this is a minor issue, but it is a small view into the reality of the current situation.

Before approving a re-zoning of the land and approving high-density apartments, let's make sure we have the proper schools and infrastructure in place to grow smartly.

I realize I live in Erie because of new development and I am grateful for that. I just want to make sure we have growth plans that continue to make Erie a desirable place to live and we need more infrastructure to handle our current situation before adding on more growth.

Thanks for listening to my opinion.

Tom Wright
1004 Stanley Ct
Erie, CO.
908-229-9153

From: [TomSwihart](#)
To: [Marty Ostholthoff](#); [Deb Bachelder](#)
Subject: Opposition to "Ranchwood Minor Subdivision Tract B"
Date: Wednesday, January 04, 2017 12:24:40 PM

Dear Marty and Deb, We will be unable to attend the January 10 meeting but do want to let you that we believe that the so-called "Ranchwood" proposal would be a very inappropriate rezoning and development use of that property. We read the August 9 comments you sent to Robert Kettner. They are pretty discreet but make it clear that this development is trying to skate by current well-founded Erie policies and many reasonable requirements for community development. That area is very important to building the right future for this Town and this particular development in this particular site would harm the immediate neighbors and be incompatible with other potential excellent developments. It would be a major and irreversible mistake. We hope that this proposal proceeds no further.

Thank you.

Tom and Susan Swihart
2149 Chestnut Circle
Erie