

**Town of Erie
Planning Commission
Resolution No. P25-03**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the I-25 Gateway
South Planned Development – Development Plan (PD-DP)**

Whereas, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the I-25 Gateway South Planned Development – Development Plan (PD-DP) for the real property legally described in Exhibit A and attached hereto; and

Whereas, on October 7, 2024, the Applicant submitted the Application to the Town of Erie; and

Whereas, on April 2, 2025, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission wishes to recommend that the Town Council approve the I-25 Gateway South Planned Development – Development Plan (PD-DP).

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.20(C)(2) of the UDC:
 - i. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections [10-2-5](#) and [10-7-6](#);
 - ii. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection [10-6-1](#) C;
 - iii. The PD zone district will promote the public health, safety, and general welfare;
 - iv. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation,

open space, and trails master plan, and other pertinent town plan and policy documents;

- v. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development;
- vi. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise;
- vii. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering;
- viii. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features;
- ix. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated;
- x. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district;
- xi. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area;
- xii. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods; and
- xiii. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the I-25 Gateway South Planned Development – Development Plan (PD-DP).

Adopted this 2nd day of April, 2025.

Tim Burns, Chair

ATTEST:

Melinda Helmer, Secretary

Exhibit A

The legal description of the property is:

PARCEL I:

A PARCEL ON LAND LOCATED IN THE NORTHWEST 1/4 AND THE EAST 1/2 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS S 00°03'00" E, 2643.00 FEET; THENCE S 89°50'47" E, 1375.15 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00°09'13" W, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 AND THE TRUE POINT OF BEGINNING; THENCE SOUTHEASTERLY 434.48 FEET ALONG THE ARC OF A CURVE BEING PARALLEL AND 100 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 2561.11 FEET, A CENTRAL ANGLE OF 09°43'12", AND BEING SUBTENDED BY A CHORD THAT BEARS S 49°15'42" E, 433.96 FEET; THENCE S 44°24'07" E, 1415.64 FEET ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00°11'06" W, 1317.03 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 TO THE CENTER 1/4 CORNER OF SAID SECTION 15; THENCE S 00°10'41" W, 2164.83 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1 / 4 OF SAID SECTION 15 TO THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 815, RECEPTION NO. 1736519 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE S 68°19'20" W, 416.98 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 815, RECEPTION NO. 1736519 TO THE EAST LINE OF SAID TRACT OF LAND; THENCE S 00°22'21" W, 291.59 FEET ALONG THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN SAID BOOK 815, RECEPTION NO. 1736519 TO THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8; THENCE N 89°59'21" E, 99.45 FEET ALONG THE NORTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8 TO THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AS RECEPTION NO. 2673664 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N 00°22'21" E, 227.00 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664; THENCE N 68°19'20" E, 2193.00 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664; THENCE N 13°47'20" E, 1065.21 FEET ALONG THE WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AT SAID RECEPTION NO. 2673664 TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE NORTHWESTERLY 297.53 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 1772.26 FEET, A CENTRAL ANGLE OF 09°37'08", AND BEING SUBTENDED BY A CHORD THAT BEARS N 49°12'41" W, 297.18 FEET; THENCE N 44°24'07" W, 3839.45 FEET ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY, 317.06 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10, SAID ARC HAVING A RADIUS OF 2661.11 FEET, A CENTRAL ANGLE OF 06°49'36", AND BEING SUBTENDED BY A CHORD THAT BEARS N 47°48'55" W, 316.88 FEET; THENCE N 89°50'47" W, 165.45 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL II:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE EAST 1/2 OF SECTION 15, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 15 BEARS S 00° 03'00" E, 2643.00 FEET; THENCE S 89°50'47" E, 2128.42 FEET ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S 00°09'13" W, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 AND THE TRUE POINT OF BEGINNING; THENCE S 44°24'07" E, 3743.35 FEET ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A POINT OF CURVE TO THE LEFT; THENCE SOUTHEASTERLY, 379.17 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD TO A LINE PARALLEL WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15, SAID ARC HAVING A RADIUS OF 1372.26 FEET, A CENTRAL ANGLE OF 15°49'54", AND BEING SUBTENDED BY A CHORD THAT BEARS S 52° 19'03" E, 377.97 FEET; THENCE N 00°21'04" E, 294.80 FEET ALONG A PARALLEL LINE WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1 / 4 OF SAID SECTION 15 TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE N 00°21'01" E, 1315.36 FEET ALONG A LINE PARALLEL WITH AND 330.00 FEET WESTERLY OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN RECEPTION NO. 2720822 OF THE RECORDS OF WELD COUNTY, COLORADO. THENCE N 89°36'48" W, 0.43 FEET ALONG THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720822 TO THE WEST LINE OF SAID PARCEL; THENCE N 00°23'13" E, 1253.41 FEET ALONG THE WEST LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720822 TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AT RECEPTION NO. 2720823 OF THE RECORDS OF WELD COUNTY, COLORADO; THENCE N 85°57'42" W, 547.19 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2720823 TO THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10; THENCE N 89°56'24" W, 1820.14 FEET ALONG SAID RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N 89°50'47" W, 570.21 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 10 TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD AND THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

PARCEL III:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 15 AND THE SOUTHWEST 1/4 OF SECTION 15, ALL IN TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1 / 4 OF SAID SECTION 15, BEING MARKED BY A FOUND 2-1 / 2 INCH DIAMETER ILLEGIBLE BRASS CAP IN ASPHALT PAVEMENT, THENCE S 89°56'36" W ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 2680.30 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 15, BEING MARKED BY A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 8953 IN RANGE BOX; THENCE N 00°10'41" E ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 15 A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, AND THE TRUE POINT OF BEGINNING; THENCE S 89°59'21" W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, PARALLEL WITH AND 30.00 FEET NORTH OF, BY PERPENDICULAR MEASUREMENT, THE SOUTH LINE OF THE SOUTHWEST OF SECTION 15, A DISTANCE OF 288.55 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285 MARKING THE SOUTHWEST CORNER OF TRACT OF LAND DESCRIBED AT RECEPTION NO. 2673664, COUNTY PUBLIC RECORDS; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8,

ALONG THE WESTERLY AND NORTHWESTERLY LINES OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. 2673664 THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. THENCE N 00°22'21" E, A DISTANCE OF 227.00 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285; THENCE N 68°19'20" E, A DISTANCE OF 2193.00 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285;

2. THENCE N 13°47'20" E, A DISTANCE OF 1065.21 FEET TO A FOUND 5/8 INCH DIAMETER REBAR WITH 1-1/2 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 28285 MARKING A POINT ON THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD.

3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 131°55", A RADIUS OF 1772.26 FEET, A DISTANCE OF 411.35 FEET, THE LONG CHORD OF WHICH BEARS S 60°29'03" E, 410.43 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25, RECEPTION NO. 3241716, COUNTY PUBLIC RECORDS, SAID POINT LYING 330.00 FEET WEST OF THE EAST LINE OF THE SOUTHEAST 1 / 4 OF SECTION 15; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 25 RECEPTION NO. 3241716, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 00°21'10" W, PARALLEL 1'11TH AND 330.00 FEET WEST OF, BY PERPENDICULAR MEASUREMENT, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 96.35 FEET TO A FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 23524;

2. THENCE S 09°55'03" W, A DISTANCE OF 1655.07 FEET FOUND 3-1/4 INCH DIAMETER ALUMINUM CAP STAMPED L.S. 23524 MARKING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO.8; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WELD COUNTY ROAD NO. 8, RECEPTION NO. 3241716, THE FOLLOWING TWO (2) COURSES:

1. THENCE S 80°39'08" W, A DISTANCE OF 594.57 FEET TO A FOUND 1/2 INCH DIAMETER REBAR WITH PLASTIC CAP STAMPED L.S. 7242;

2. THENCE S 88°13'42" W, A DISTANCE OF 1490.16 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO.

TOTAL AREA CONTAINING 11,113,260 SQUARE FEET OR 255.125 ACRES, MORE OR LESS