

NORTH WESTERLY

PLANNING COMMISSION - PD ZONING

JUNE 2025

SOUTHERN LAND
COMPANY

NORTH WESTERLY PROJECT TEAM

1

DEVELOPER

Erie Land Company, LLC

7

GEOTECHNICAL

A.G. Wassenaar, LLC

2

PLANNING & URBAN DESIGN

Southern Land Company, LLC

8

LEGAL CONSULTANT / LAND USE

Otten Johnson Robinson Neff & Ragonetti, PC

3

PLANNING & LANDSCAPE ARCHITECTURE

PCS Group, Inc.

9

LEGAL CONSULTANT / METROPOLITAN DISTRICT

White Bear Ankele Tanaka & Waldron

4

CIVIL ENGINEER & TRAFFIC ENGINEER

KT Engineering

10

LEGAL CONSULTANT / METRO DISTRICT BOND COUNCIL

Sherman & Howard, LLC

5

ENVIRONMENTAL CONSULTANT

Western Environment and Ecology, Inc.

11

BOND BROKER

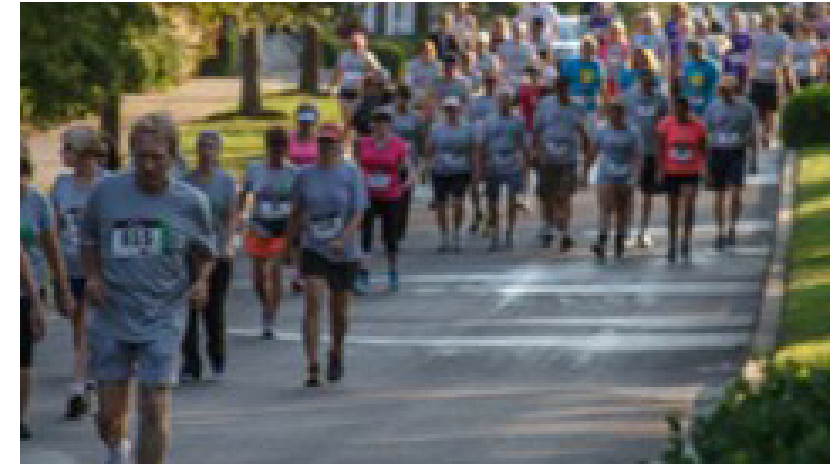
Piper Sandler & Co.

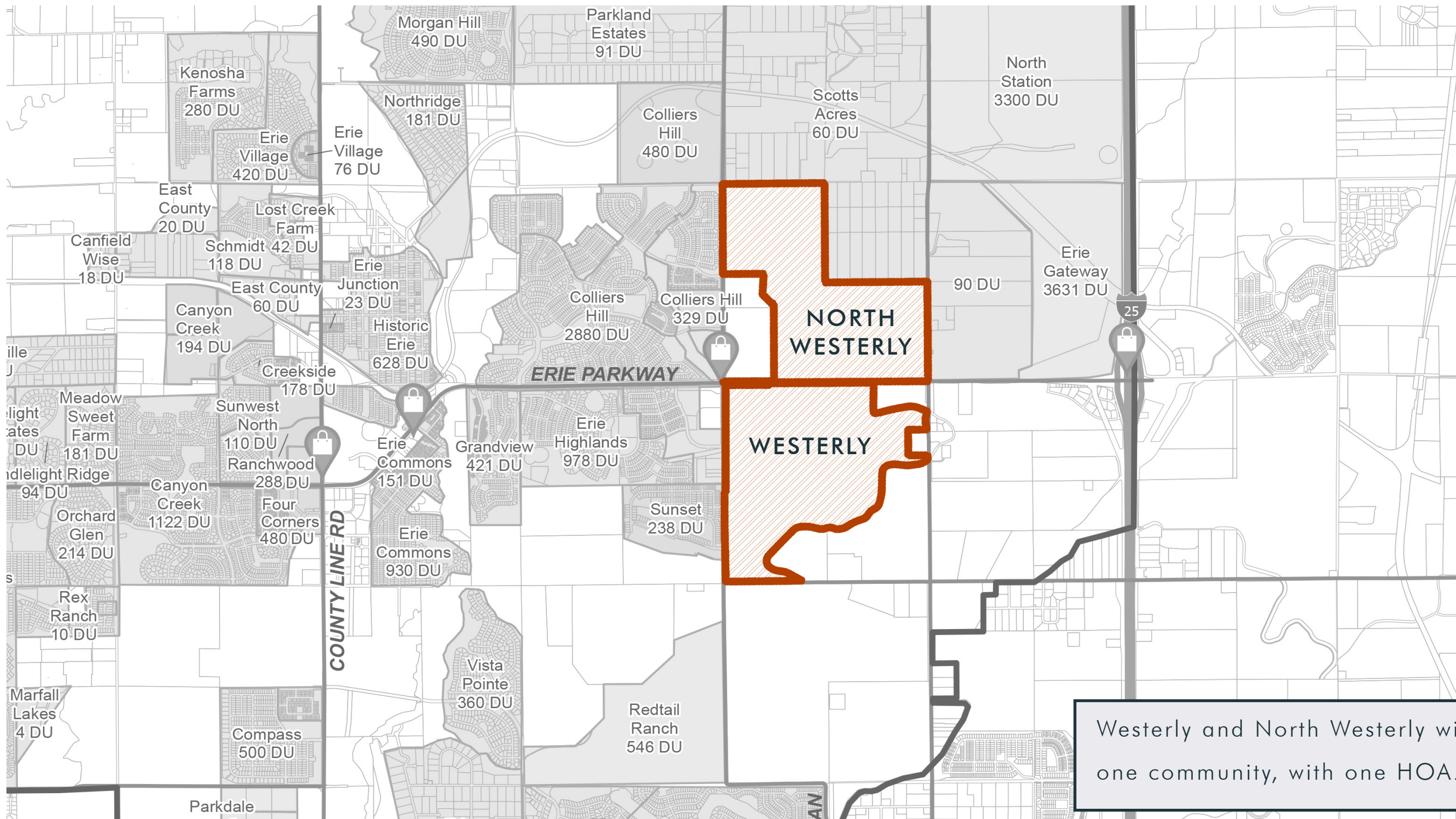
6

MINE SUBSIDENCE

Western Environment and Ecology, Inc.

- HOUSING DIVERSITY
- INTEGRATION OF USES
- PROGRAMMING
- CELEBRATION OF IDENTITY
- WALKABILITY





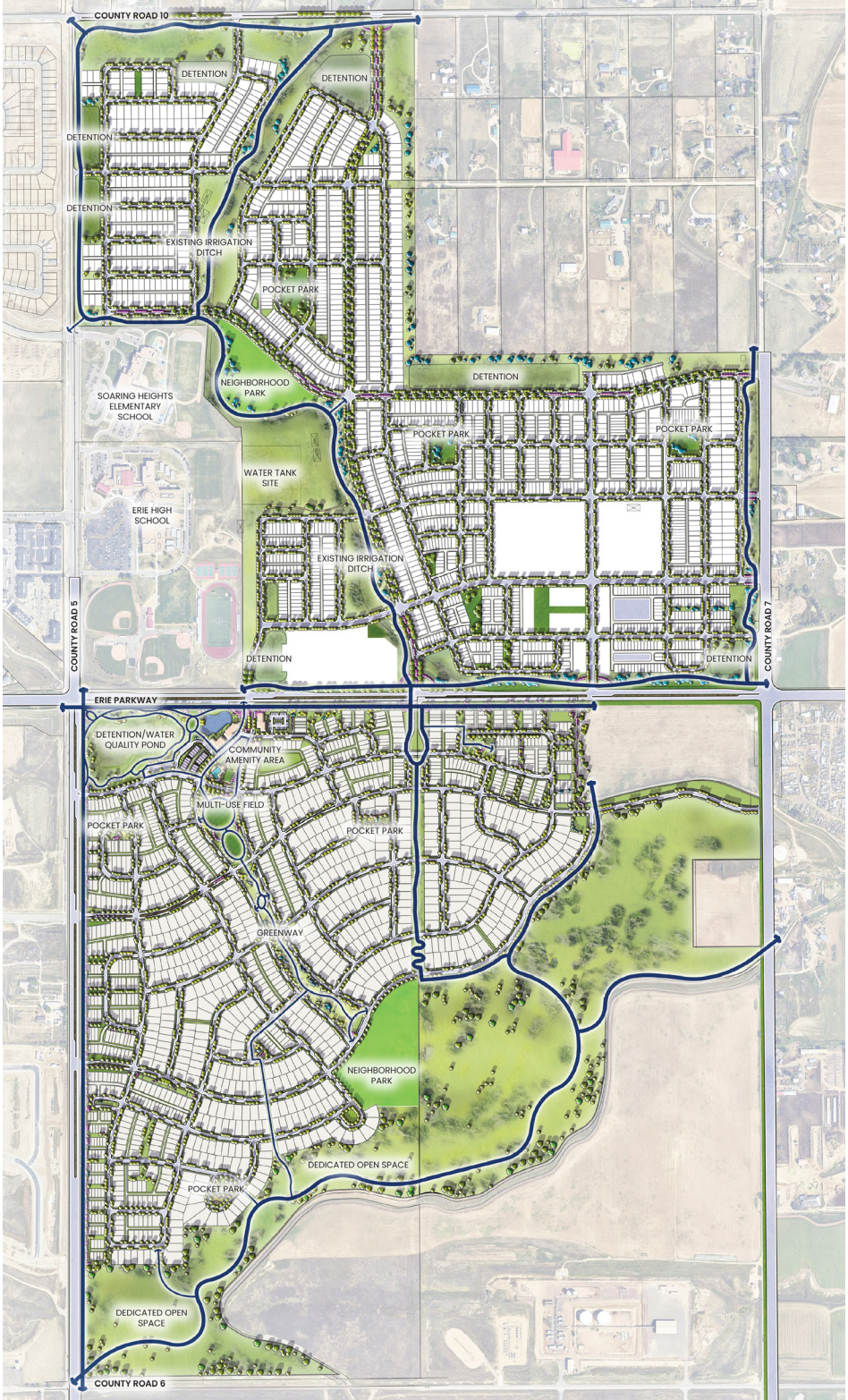
Westerly and North Westerly will become one community, with one HOA.



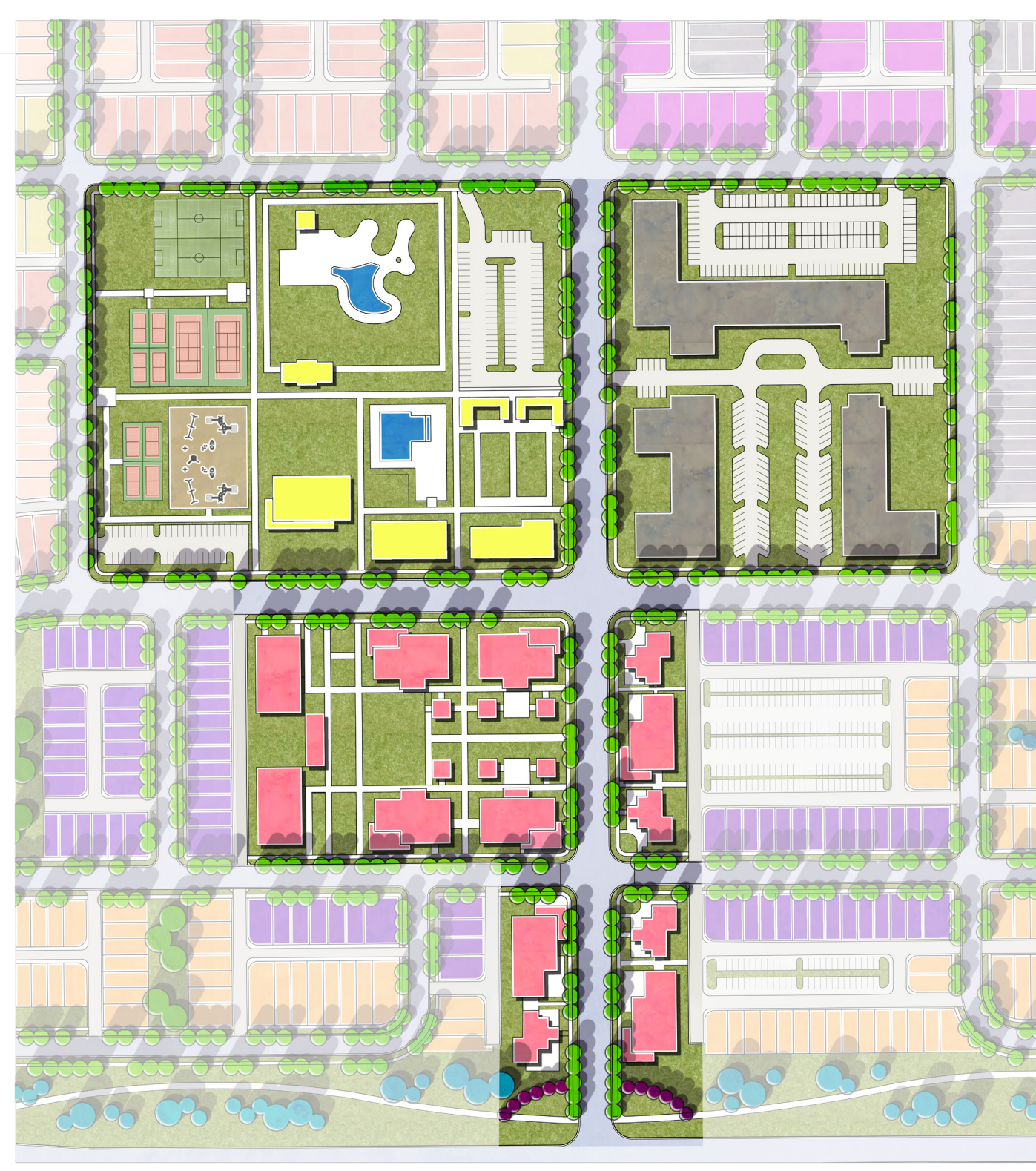
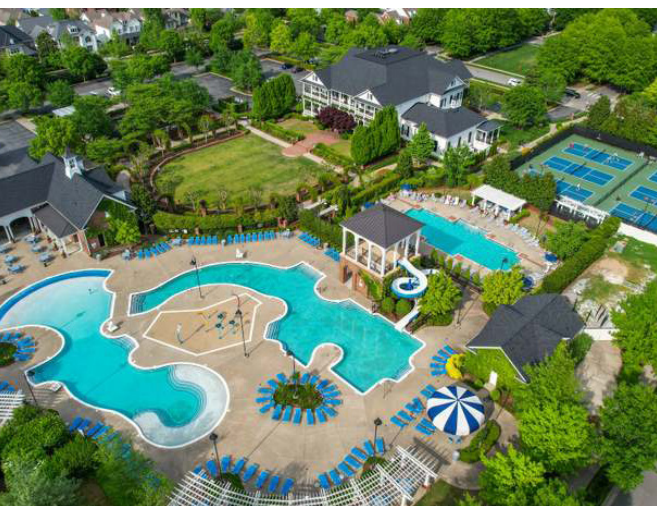
COMMUNITY
LAND USE



COMMUNITY
PARKS, TRAILS,
& OPEN SPACE

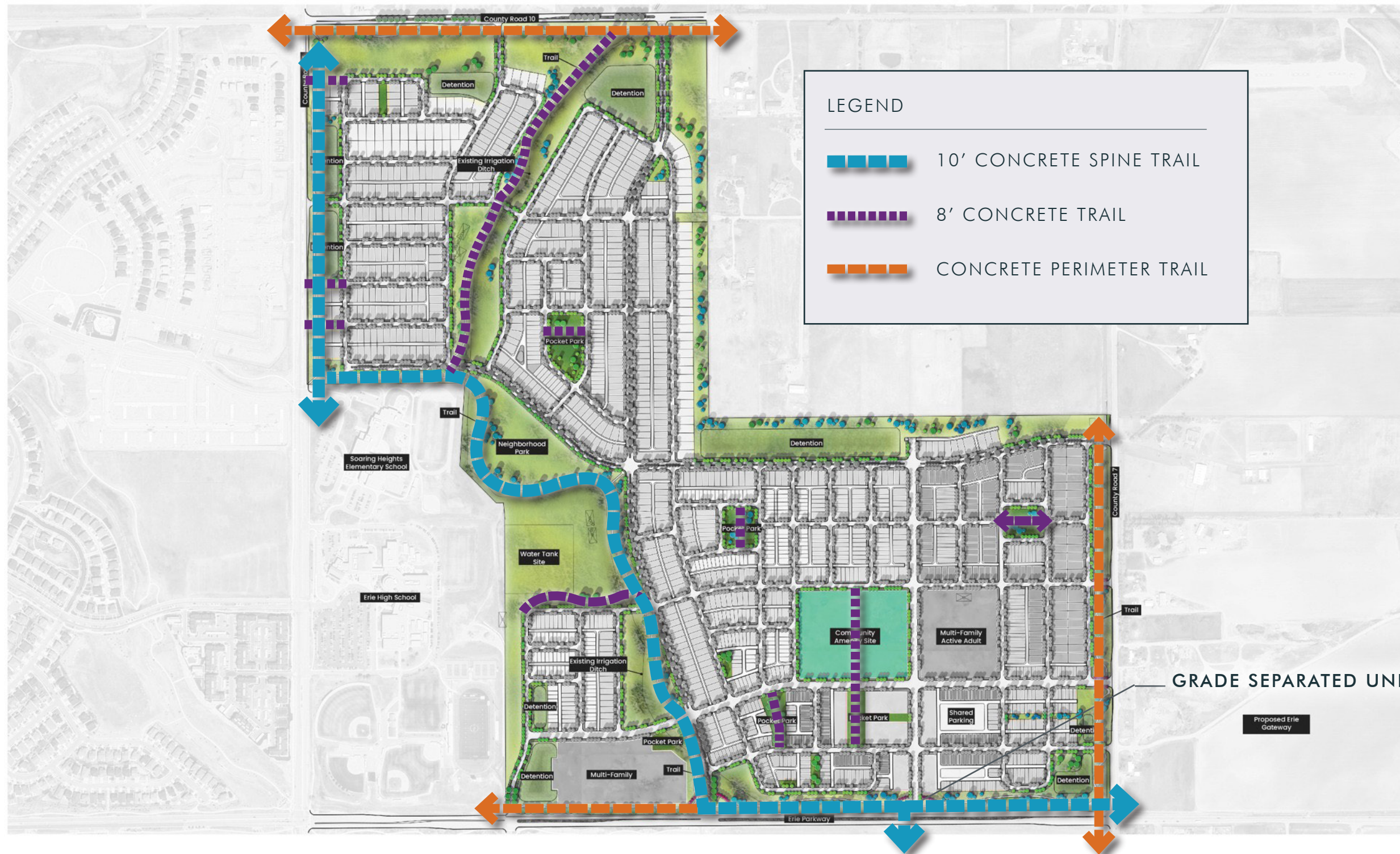






ILLUSTRATIVE PLAN - COMMERCIAL AREA





LEGEND

- 10' CONCRETE SPINE TRAIL
- 8' CONCRETE TRAIL
- CONCRETE PERIMETER TRAIL

GRADE SEPARATED UNDERPASS



Comprehensive Plan Map

Legend

Town Boundary

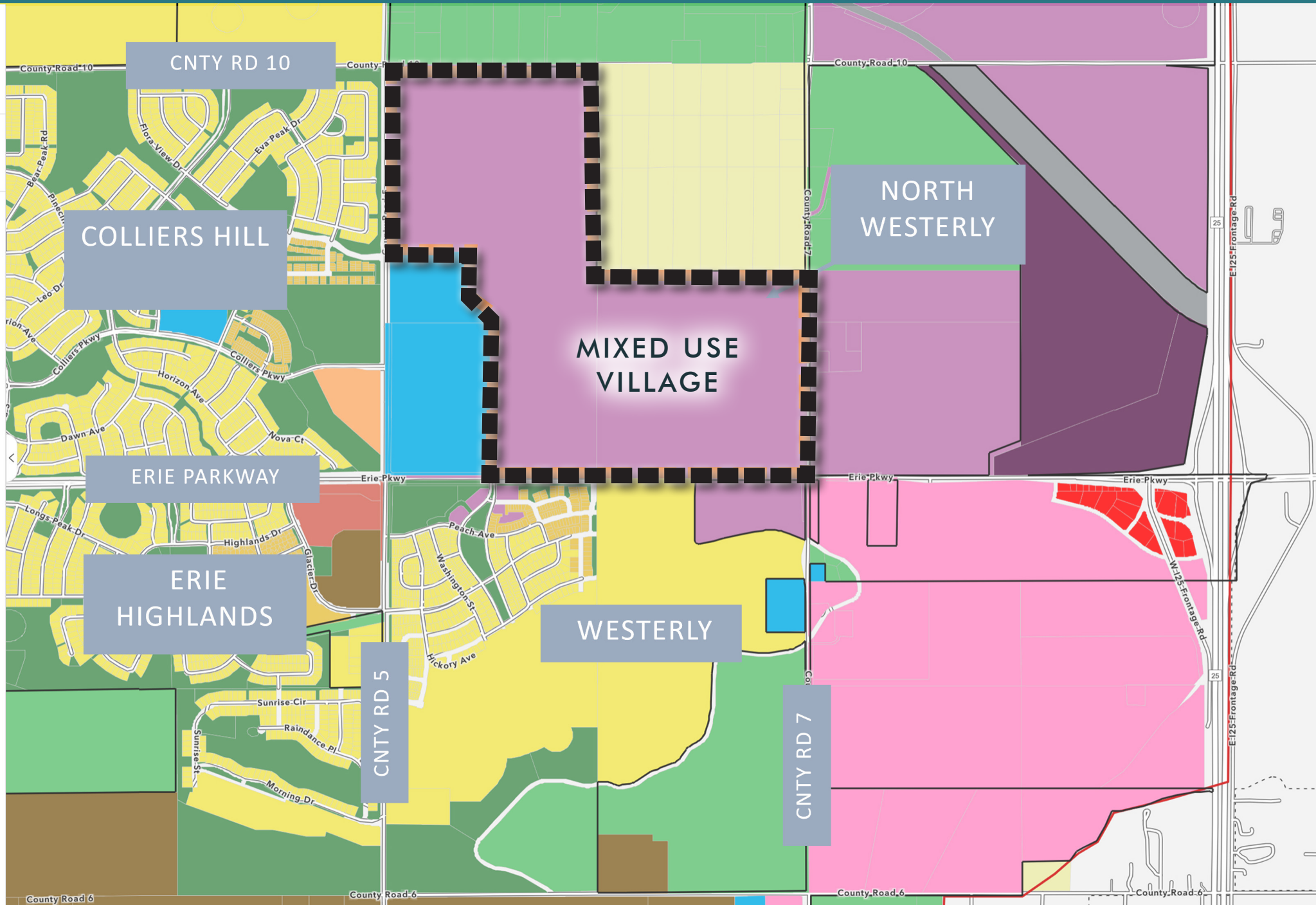


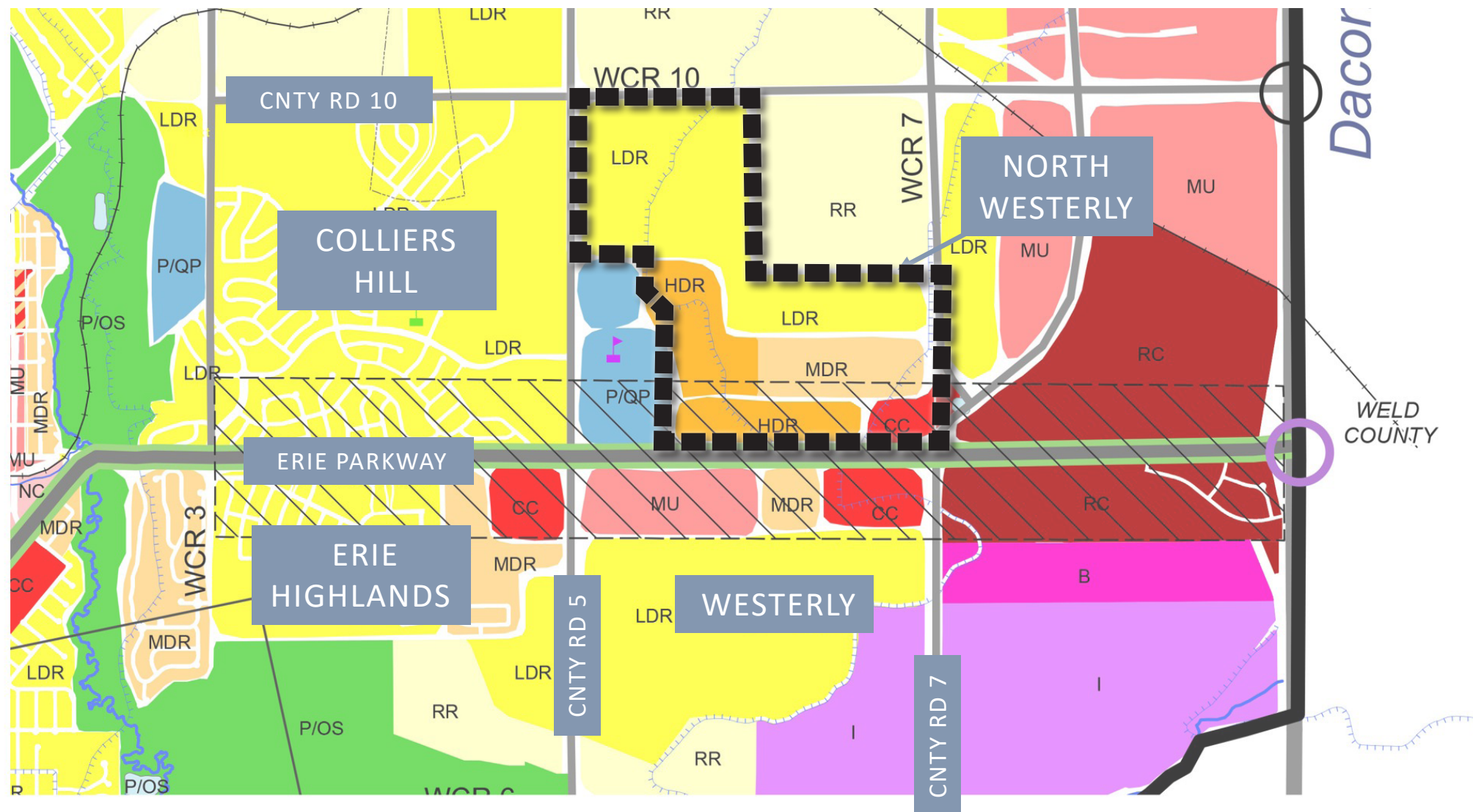
Planning Area Boundary



Land Use Districts

- Residential - Rural
- Residential - Low
- Residential - Medium
- Residential - High
- Corridor Commercial
- Neighborhood Commercial
- Mixed Use Neighborhood
- Mixed Use Village
- Employment
- Heavy Industrial
- Public / Quasi-Public
- Parks, Open Space, and Protected Lands
- Agriculture
- RTD Right of Way
- Other





Land Use Plan Legend

| | | |
|--|--|---------------------------------------|
| AG Agriculture | MDR Medium Density Residential (6-12 du/ac) | B Business |
| P/OS Parks/Public Open Space | HDR High Density Residential (12-20 du/ac) | I Industrial |
| P/QP Public/Quasi Public | DD Downtown District | Reservoirs |
| LF Landfill | NC Neighborhood Commercial | County Boundary |
| A Airport | CC Community Commercial | Planning Area Boundary |
| RR Rural Residential (0-2 du/ac) | RC Regional Commercial | Areas of Special Consideration |
| LDR Low Density Residential (2-6 du/ac) | MU Mixed Use | |

| | |
|--|---------------------------|
| | Canal/Ditch |
| | Railroad |
| | Community Gateways |
| | I-25 Interchange (Future) |
| | Elementary School |
| | Middle School |
| | High School |
| | Proposed |

0 0.25 0.5 1 Miles

Sources: Boulder CO GIS, Weld CO GIS, CDOT, Town of Erie

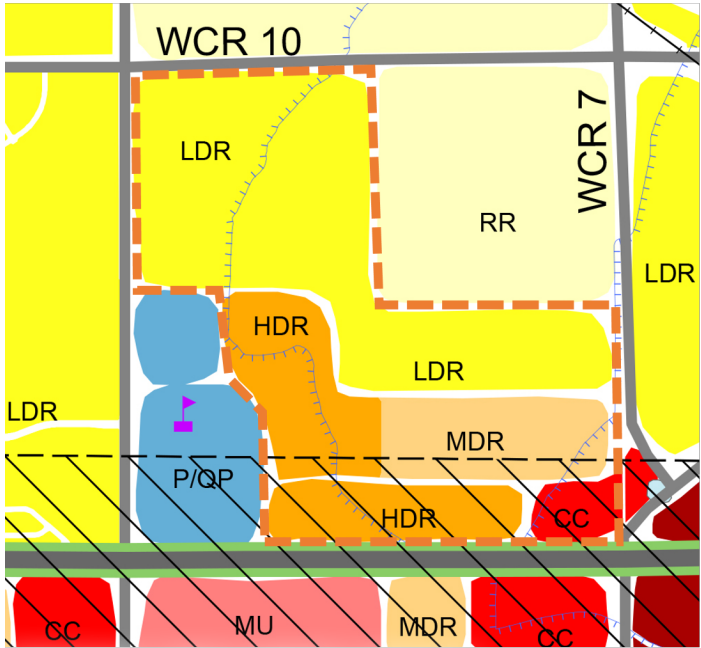
Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land Use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which achieve the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2005.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submittal and by Town staff, elected, and appointed officials as part of the development review process.

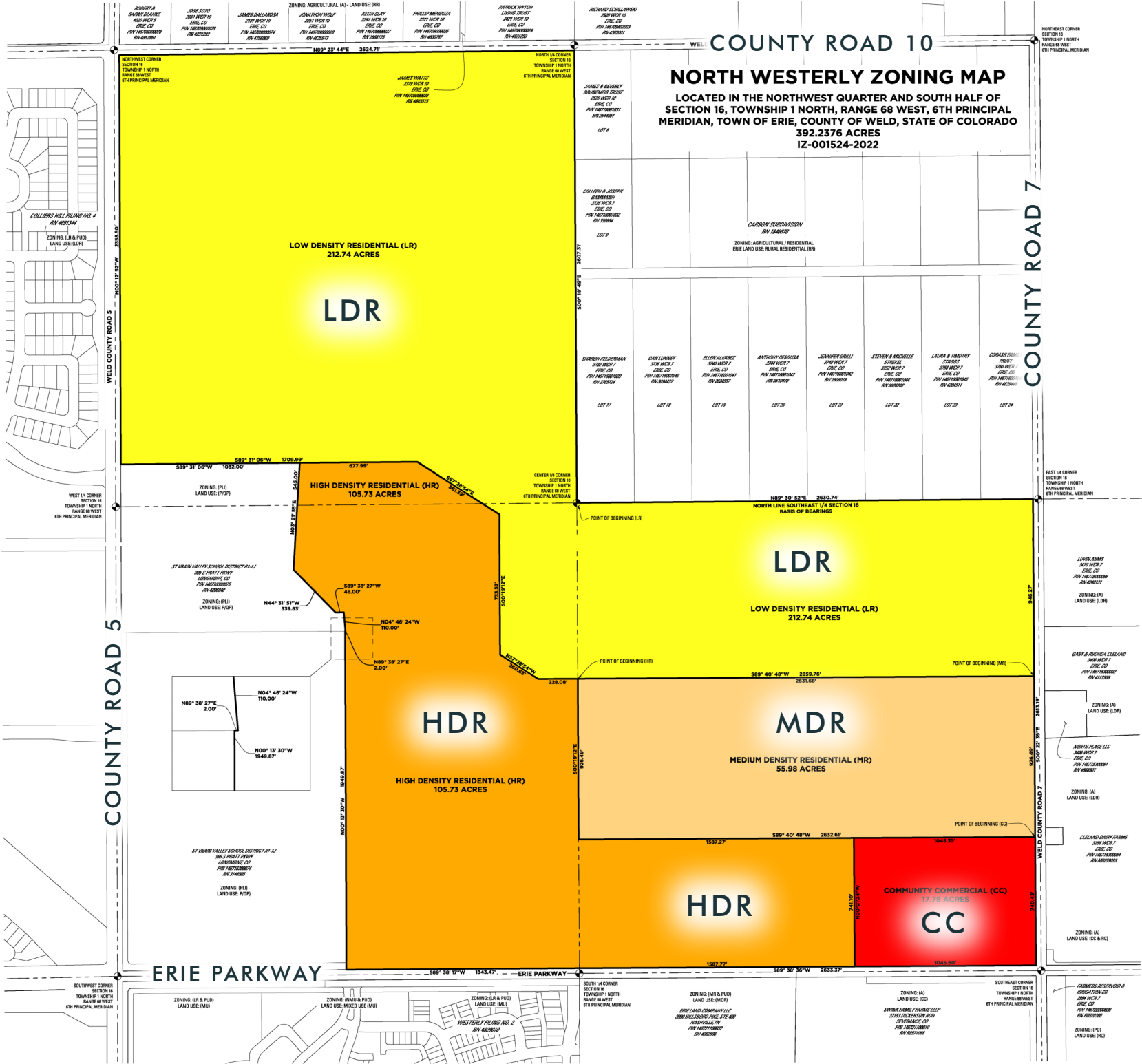
Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

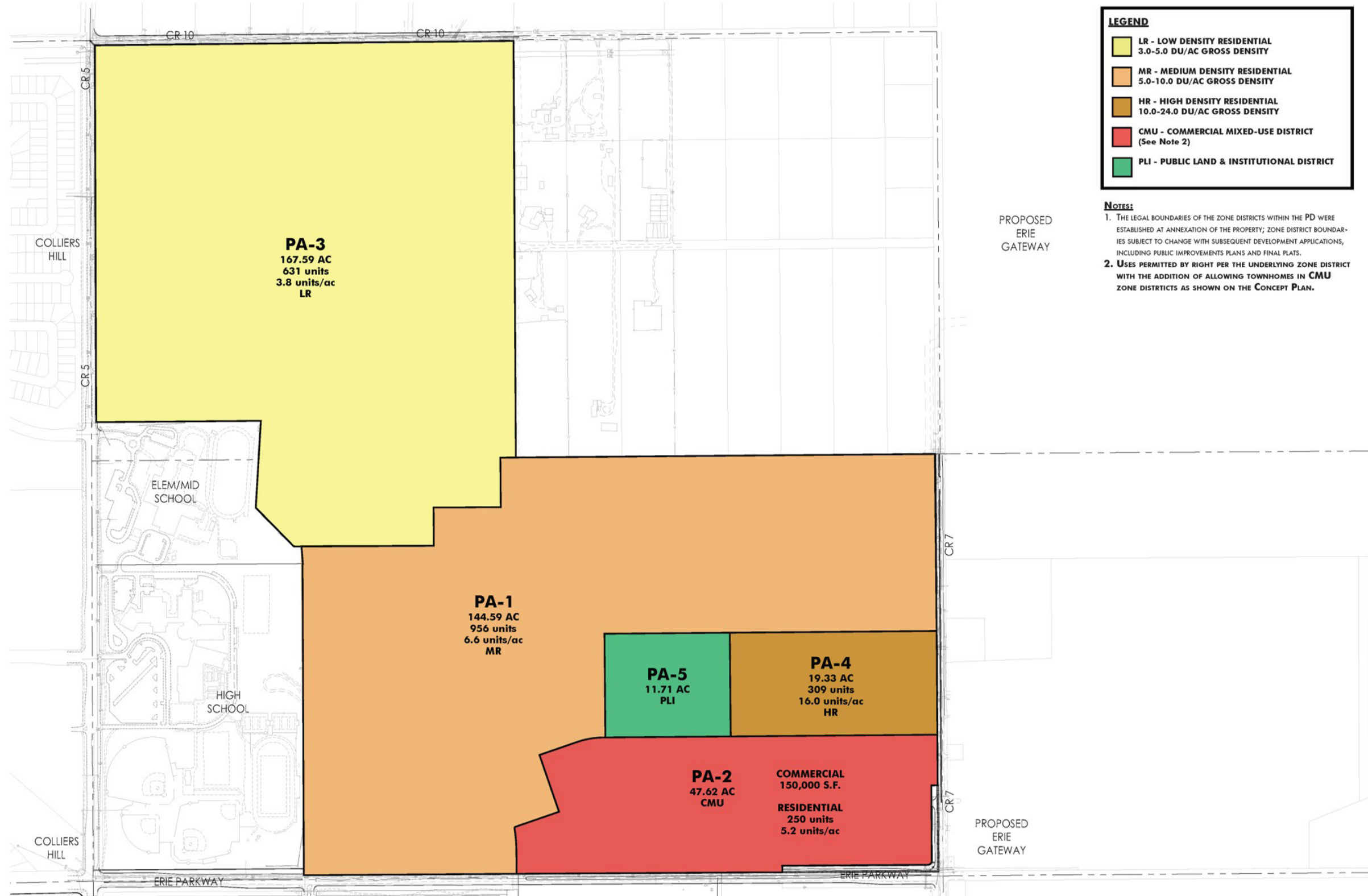
Map Revision Date: October 25, 2019





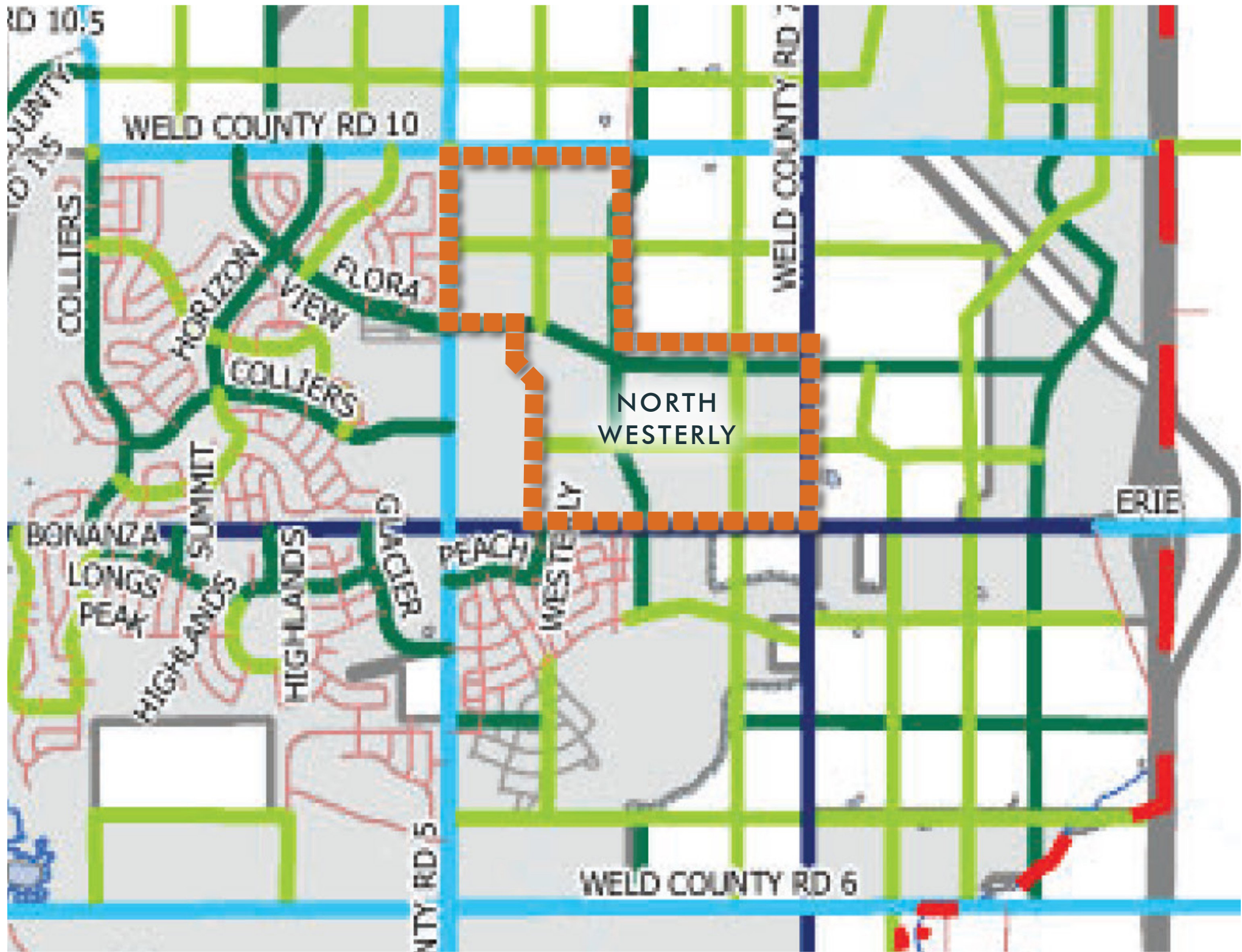
TOWN OF ERIE 2019
COMPREHENSIVE PLAN

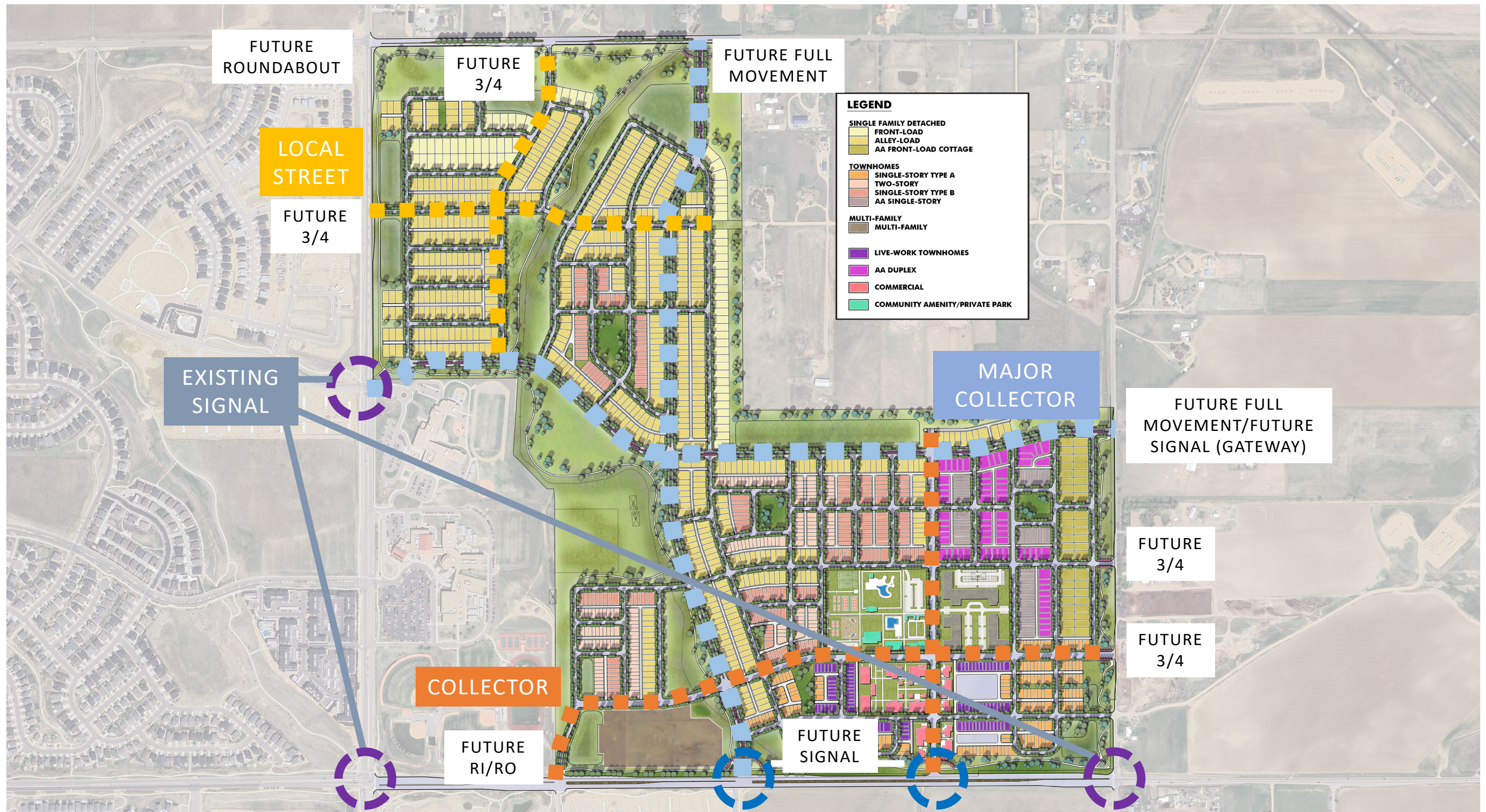


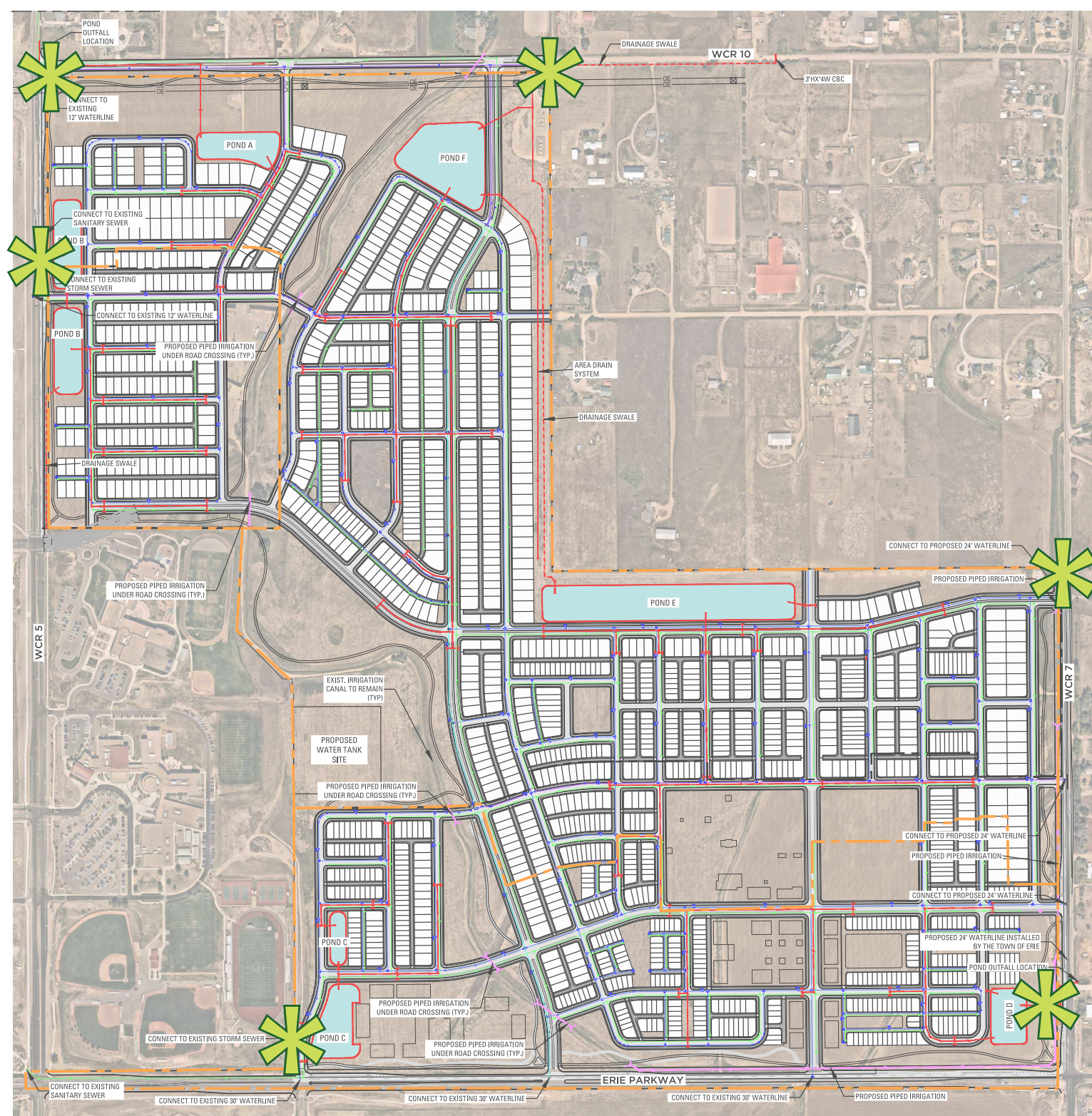


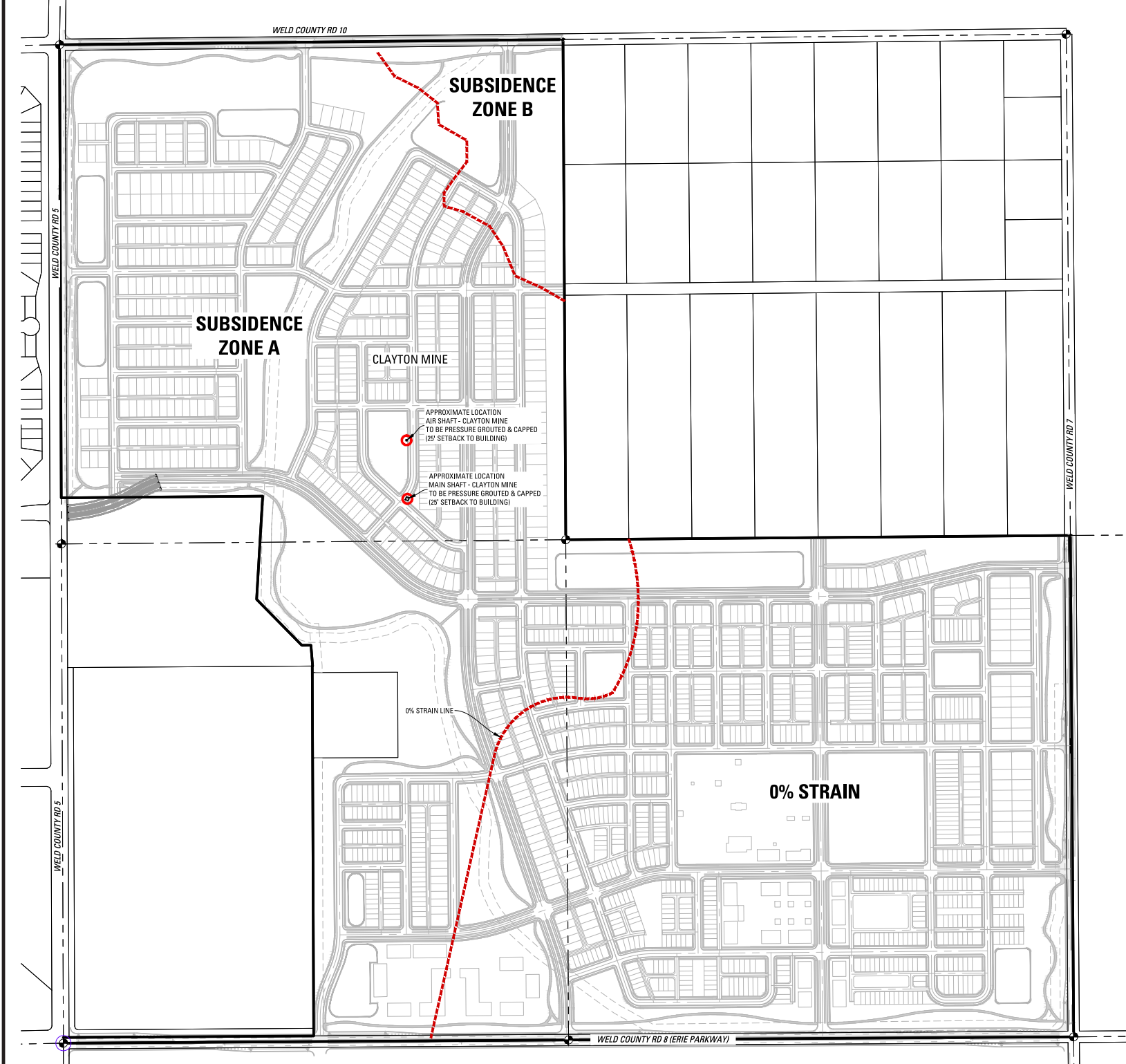
COMPREHENSIVE PLANS & ZONING ANALYSIS

- North Westerly is 390.9 acres
- Current 2024 Comprehensive Plan would support up to 11,727 units
- Previous 2019 Comprehensive Plan would support up to 4,061 units
- Current zoning approved in 2023 would support up to 4,266 units
- PD proposal is approximately 50% of what would be permitted under either the current zoning or previous Comprehensive Plan.
- PD proposal is approximately 20% of what the current Comprehensive Plan would support.









PLANNING AND DESIGN RECOMMENDATIONS
PLANNING AND DESIGN RECOMMENDATIONS ARE TAKEN FROM THE PRELIMINARY MINE SUBSIDENCE INVESTIGATION, NORTH WESTERLY 414.38 ACRES IN SECTION 16, TOWNSHIP 1 NORTH, RANGE 88 WEST, ERIE, COLORADO PREPARED BY WESTERN ENVIRONMENT AND ECOLOGY, INC. PROJECT NUMBER 778-905-02, JULY 11TH, 2024.

- SUBSIDENCE ZONE A**
1. FOUNDATION LENGTHS MUST NOT EXCEED 151 FEET IN LENGTH OR WIDTH.*
 2. STRUCTURES SHOULD BE LIMITED TO TWO STORIES OR LESS, AND SHOULD BE CONSTRUCTED USING WOOD OR METAL FRAMING.
 3. UTILITIES SHOULD TAKE INTO ACCOUNT THE POTENTIAL FOR 0.113 % SURFACE STRAINS AND 0.25 FEET OF SUBSIDENCE OVER 286 FEET.
- * LARGER STRUCTURES MAY BE BUILT IF ADDITIONAL STUDIES, INCLUDING DRILLING, ARE CONDUCTED.

- SUBSIDENCE ZONE B**
1. FOUNDATION LENGTHS MUST NOT EXCEED 64 FEET IN LENGTH OR WIDTH.*
 2. STRUCTURES SHOULD BE LIMITED TO TWO STORIES OR LESS, AND SHOULD BE CONSTRUCTED USING WOOD OR METAL FRAMING.
 3. UTILITIES SHOULD TAKE INTO ACCOUNT THE POTENTIAL FOR 0.310 % SURFACE STRAINS AND 0.78 FEET OF SUBSIDENCE OVER 207 FEET.
- * LARGER STRUCTURES MAY BE BUILT IF ADDITIONAL STUDIES, INCLUDING DRILLING, ARE CONDUCTED.

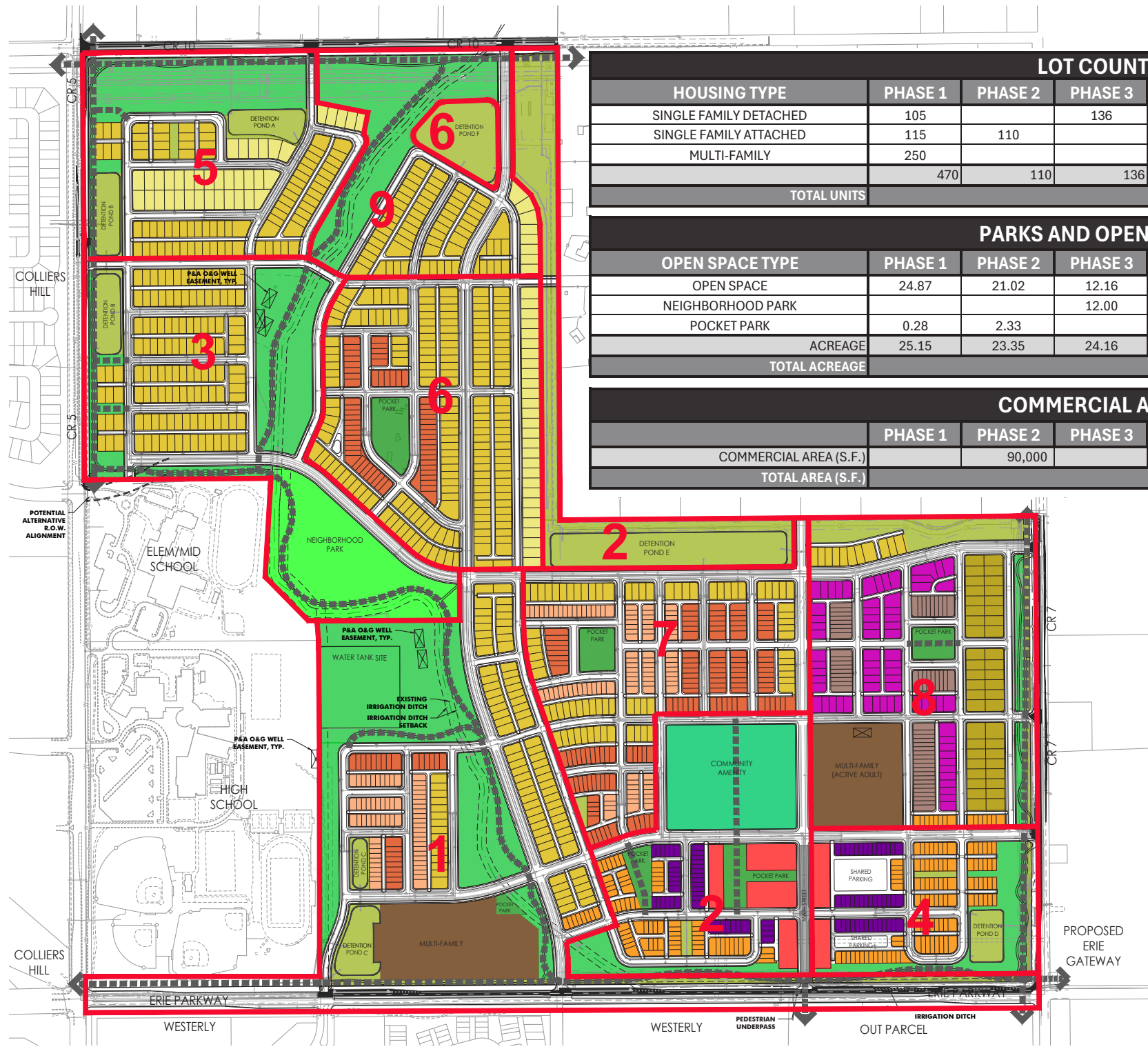
- 0% STRAIN ZONE**
1. AREAS OCCURRING EAST OF THE 0% STRAIN LINE AS SHOWN, HAVE NO MINE SUBSIDENCE RELATED DEVELOPMENT RESTRICTIONS.

LEGEND:

SUBSIDENCE ZONE BOUNDARY

SUBJECT PROPERTY BOUNDARY





| LOT COUNTS BY PHASE | | | | | | | | | |
|------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| HOUSING TYPE | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 | PHASE 5 | PHASE 6 | PHASE 7 | PHASE 8 | PHASE 9 |
| SINGLE FAMILY DETACHED | 105 | | 136 | | 125 | 224 | 78 | 66 | 84 |
| SINGLE FAMILY ATTACHED | 115 | 110 | | 140 | | 62 | 249 | 165 | |
| MULTI-FAMILY | 250 | | | | | | | 237 | |
| | 470 | 110 | 136 | 140 | 125 | 286 | 327 | 468 | 84 |
| TOTAL UNITS | 2146 | | | | | | | | |

| PARKS AND OPEN SPACE BY PHASE | | | | | | | | | |
|-------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| OPEN SPACE TYPE | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 | PHASE 5 | PHASE 6 | PHASE 7 | PHASE 8 | PHASE 9 |
| OPEN SPACE | 24.87 | 21.02 | 12.16 | 6.95 | 12.90 | 3.56 | 0.21 | 7.56 | 11.56 |
| NEIGHBORHOOD PARK | | | 12.00 | | | | | | |
| POCKET PARK | 0.28 | 2.33 | | | | 1.71 | 1.05 | 0.94 | |
| ACREAGE | 25.15 | 23.35 | 24.16 | 6.95 | 12.90 | 5.27 | 1.26 | 8.50 | 11.56 |
| TOTAL ACREAGE | 119.10 | | | | | | | | |

| COMMERCIAL AREAS BY PHASE | | | | | | | | | |
|---------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 | PHASE 5 | PHASE 6 | PHASE 7 | PHASE 8 | PHASE 9 |
| COMMERCIAL AREA (S.F.) | | 90,000 | | 60,000 | | | | | |
| TOTAL AREA (S.F.) | 150,000 | | | | | | | | |

PHASING PLAN:

THE DEVELOPMENT OF THIS PROJECT WILL GENERALLY OCCUR FROM SOUTHWEST TO NORTHEAST DUE TO AVAILABILITY OF WATER AND SEWER SERVICE, AS WELL AS ROADWAY ACCESS. THE FOLLOWING EXHIBIT DESCRIBES THE INTENDED PROGRESSION OF INFRASTRUCTURE CONSTRUCTION. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO THE FIRST CERTIFICATE OF OCCUPANCY WITHIN THAT PHASE.

THE OWNER OF THE PROJECT RESERVES THE RIGHT TO CONSTRUCT ANY PORTION OF THE PROJECT IN ANY SEQUENCE AS LONG AS ADEQUATE WATER SYSTEM LOOPING, TRAFFIC CIRCULATION WITH DUAL ACCESS AND ASSOCIATED STORM WATER CONVEYANCE AND SANITARY SEWER OUTFALLS ARE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TOWN OF ERIE CODES.



QUESTIONS & DISCUSSION

SOUTHERN LAND
COMPANY