



\*The land use plan is conceptual and subject to change with design development and through coordination with the Town of Erie.





	Planning Area	Use	Zoning	Description of Uses	Acres	Percent of Overall Development	Permitted Gross Density
	A	Mixed Use Residential	PD-MU	Attached homes with mixed use opportunities.	9	1.50%	10-18 DU/AC
	B	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	50	8.40%	5-10 DU/AC
	C	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	34	5.70%	5-12 DU/AC
	D	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	41	6.90%	5-12 DU/AC
	E	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	48	8.00%	5-12 DU/AC
	F	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	33	5.50%	5-12 DU/AC
	G	Multifamily Residential	PD-R	Multifamily Residential	19	3.20%	20-35 DU/AC
	H	Mixed Use Retail / Employment	PD-MU	Includes multifamily residential, commercial, retail, civic, and office uses.	14	2.30%	20-35 DU/AC
	I	High Density Residential	PD-MU	Includes primarily multifamily residential, with commercial, retail, civic, and office opportunities.	22	3.70%	20-35 DU/AC
	J	Employment	PD-C	Includes light industrial, commercial, retail, civic, and office.	58	9.70%	N/A
	K	Employment	PD-C	Includes light industrial, commercial, retail, civic, and office.	80	13.40%	N/A
	L	Mixed Use Retail / Employment	PD-MU	Includes commercial, retail, civic, and office uses.	55	9.20%	N/A
	M	Mixed Use / Civic	PD-MU	Includes civic and office uses.	3	0.50%	N/A
	OS	Open Space	-	Includes open space and trail(s) along the irrigation ditch	42	7.00%	N/A
	PARK	Parks	-	Includes parks, greenways and open space.	20	3.40%	-
	SCHOOL	School	-	Educational, park and/or open space.	12	2.00%	-
	WQ	Water Quality Pond(s)	-	Intended for future development, includes water quality / detention pong and open space.	16	2.70%	-
	ROW	Proposed Major ROW	-	Proposed and Adjacent Major Public Rights-of-Way.	41	6.90%	-
	Total Land Area				597	100%	

\*The land use plan is conceptual and subject to change with design development and through coordination with the Town of Erie.

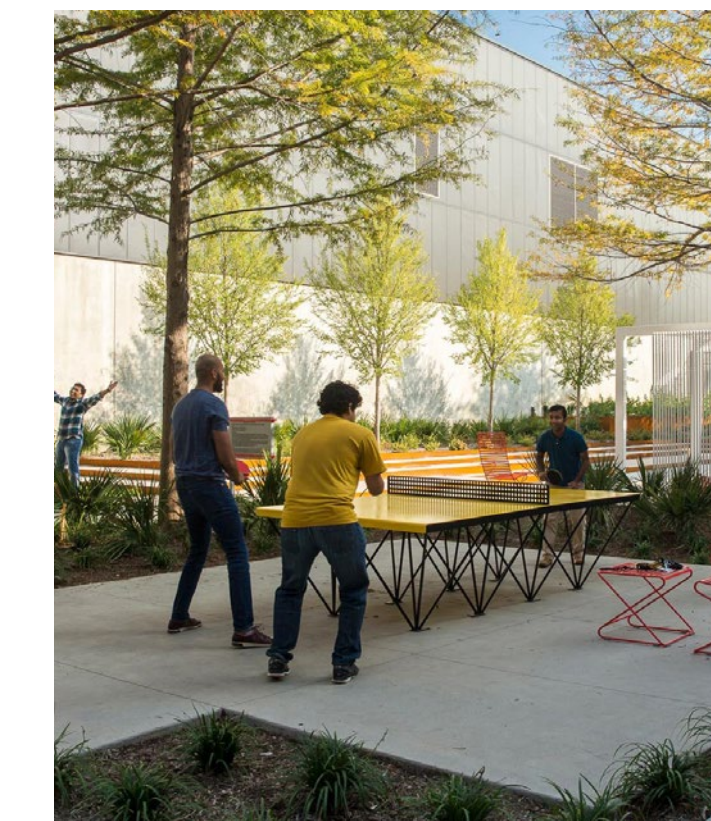




RESIDENTIAL



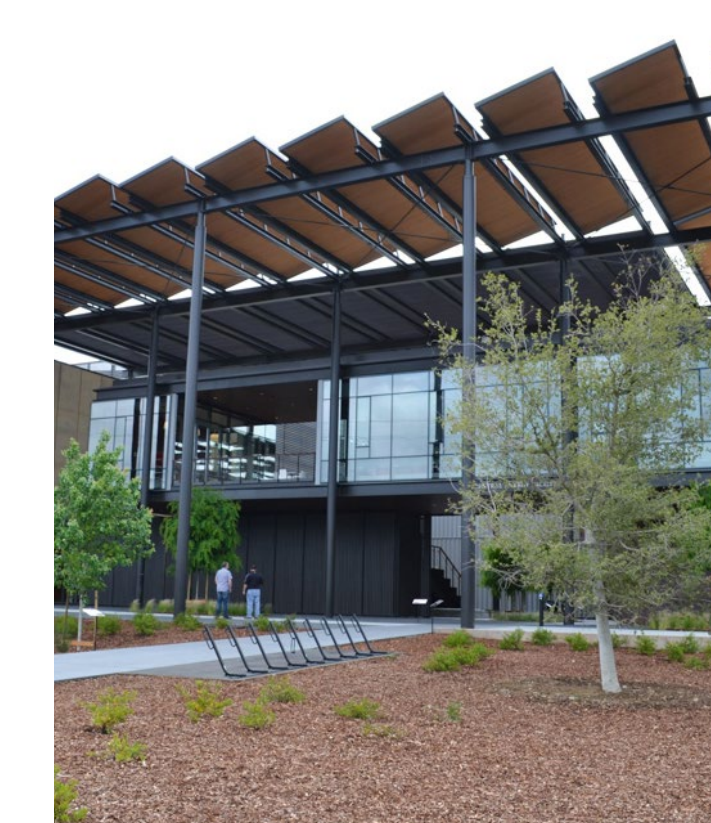
COMMERCIAL



MIXED USE



SUSTAINABILITY



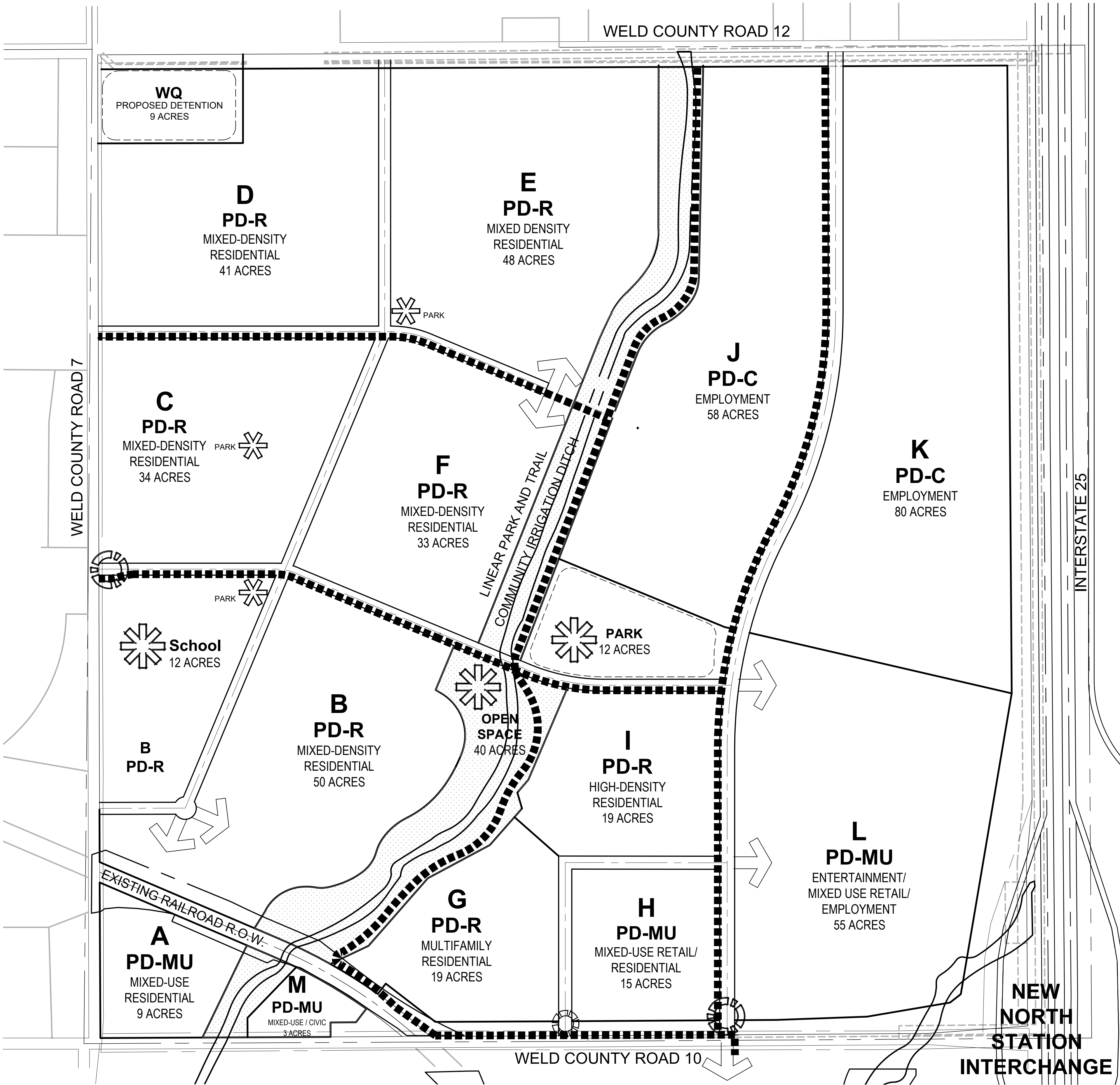
\*The site plan is conceptual and subject to change with design development and through coordination with the Town of Erie.



NORTH STATION PLANNED DEVELOPMENT

LOCATED IN SECTION 10, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE,  
COUNTY OF WELD, STATE OF COLORADO

LAND USE PLAN

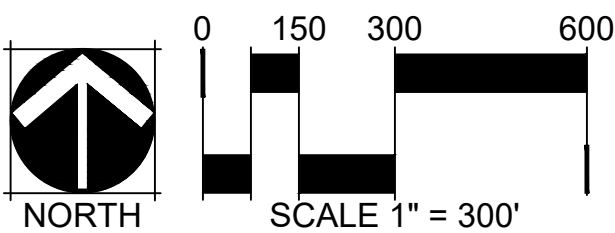


LAND USE DATA

Planning Area	Use	Zoning	Description of Uses	Acres	Percent of Overall Development	Permitted Gross Density
A	Mixed Use Residential	PD-MU	Attached homes with mixed use opportunities.	9	1.5%	10-18 DU/AC
B	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	50	8.4%	5-10 DU/AC
C	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	34	5.7%	5-12 DU/AC
D	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	41	6.9%	5-12 DU/AC
E	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	48	8.0%	5-12 DU/AC
F	Mixed Density Residential	PD-R	Mix of singe-family, paired homes, court homes and attached.	33	5.5%	5-12 DU/AC
G	Multifamily Residential	PD-R	Multifamily Residential	19	3.2%	20-35 DU/AC
H	Mixed Use Retail / Employment	PD-MU	Includes multifamily residential, commercial, retail, civic, and office uses.	14	2.3%	20-35 DU/AC
I	High Density Residential	PD-MU	Includes primarily multifamily residential, with commercial, retail, civic, and office opportunities.	22	3.7%	20-35 DU/AC
J	Employment	PD-C	Includes light industrial, commercial, retail, civic, and office.	58	9.7%	N/A
K	Employment	PD-C	Includes light industrial, commercial, retail, civic, and office.	80	13.4%	N/A
L	Mixed Use Retail / Employment	PD-MU	Includes commercial, retail, civic, and office uses.	55	9.2%	N/A
M	Mixed Use Government / Public	PD-MU	Includes civic and office uses.	3	0.5%	N/A
OS	Open Space		Includes open space and trail(s) along the irrigation ditch	42	7.0%	N/A
PARK	Parks		Includes parks, greenways and open space.	20	3.4%	-
SCHOOL	School		Educational, park and/or open space.	12	2.0%	-
WQ	Water Quality Pond(s)		Intended for future development, includes water quality / detention pong and open space.	16	2.7%	-
ROW	Proposed Major ROW		Proposed and Adjacent Major Public Rights-of-Way.	41	6.9%	-
Total Land Area				597	100%	-

LEGEND

- COMMUNITY FEATURES
- NEIGHBORHOOD PARKS
- MAJOR GATEWAYS (50')
- MINOR GATEWAYS (30')
- MULTI-USE TRAILS (OVER 3.5 MILES)



NORTH STATION  
PLANNED DEVELOPMENT  
ERIE, CO

NOT FOR  
CONSTRUCTION