



# Erie Air Park Planned Development

Board of Trustees  
May 23, 2023

# Request

Review of a PD-DP:

- Allow limited industrial uses as Permitted / SRU



# Overview

- Background
- Proposal
- Decision



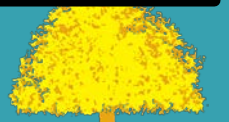
# Overview

- **Background**
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# Location

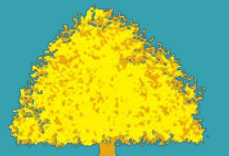
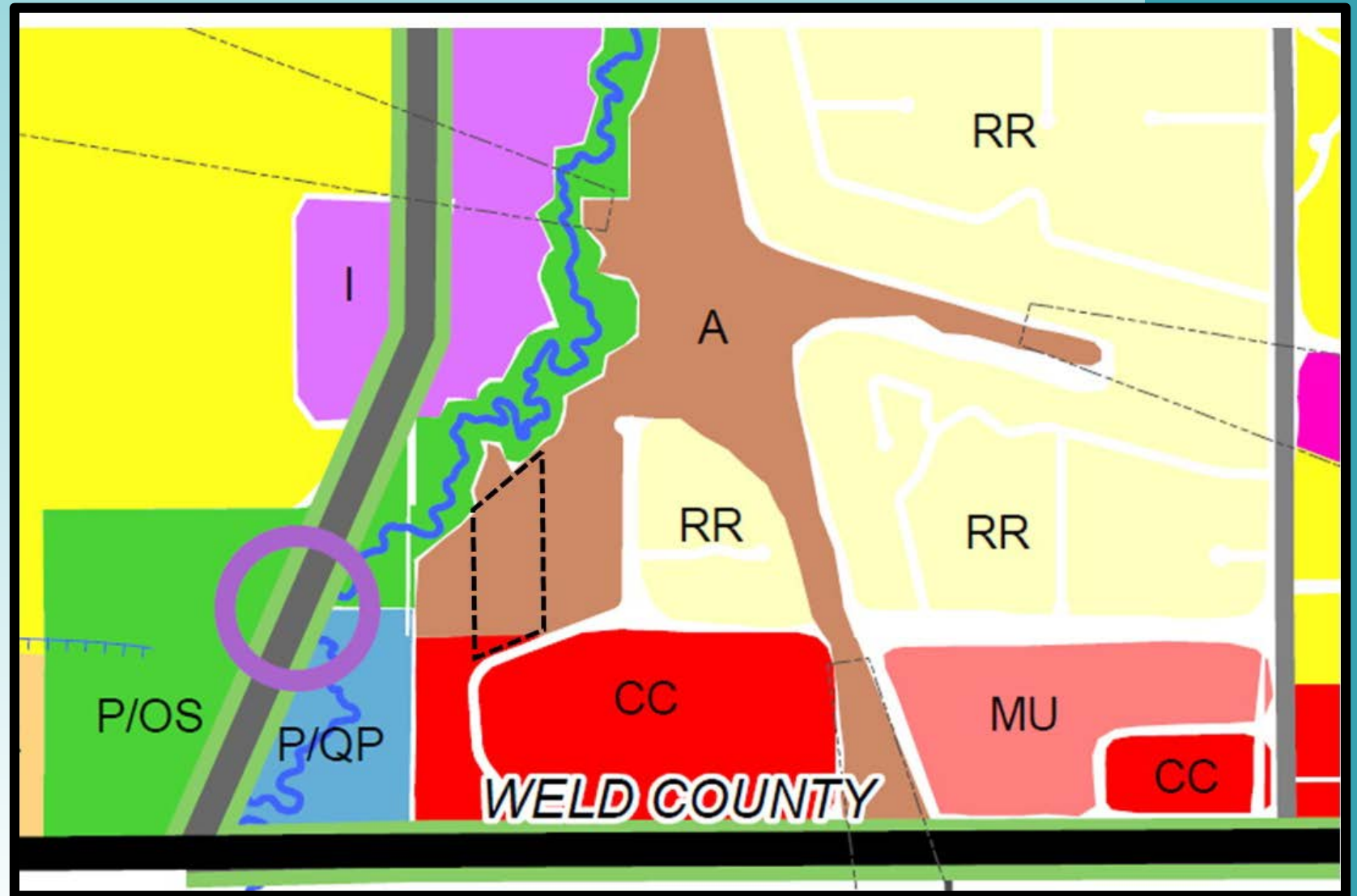
- 10.34 AC
- Vacant





# Comp Plan

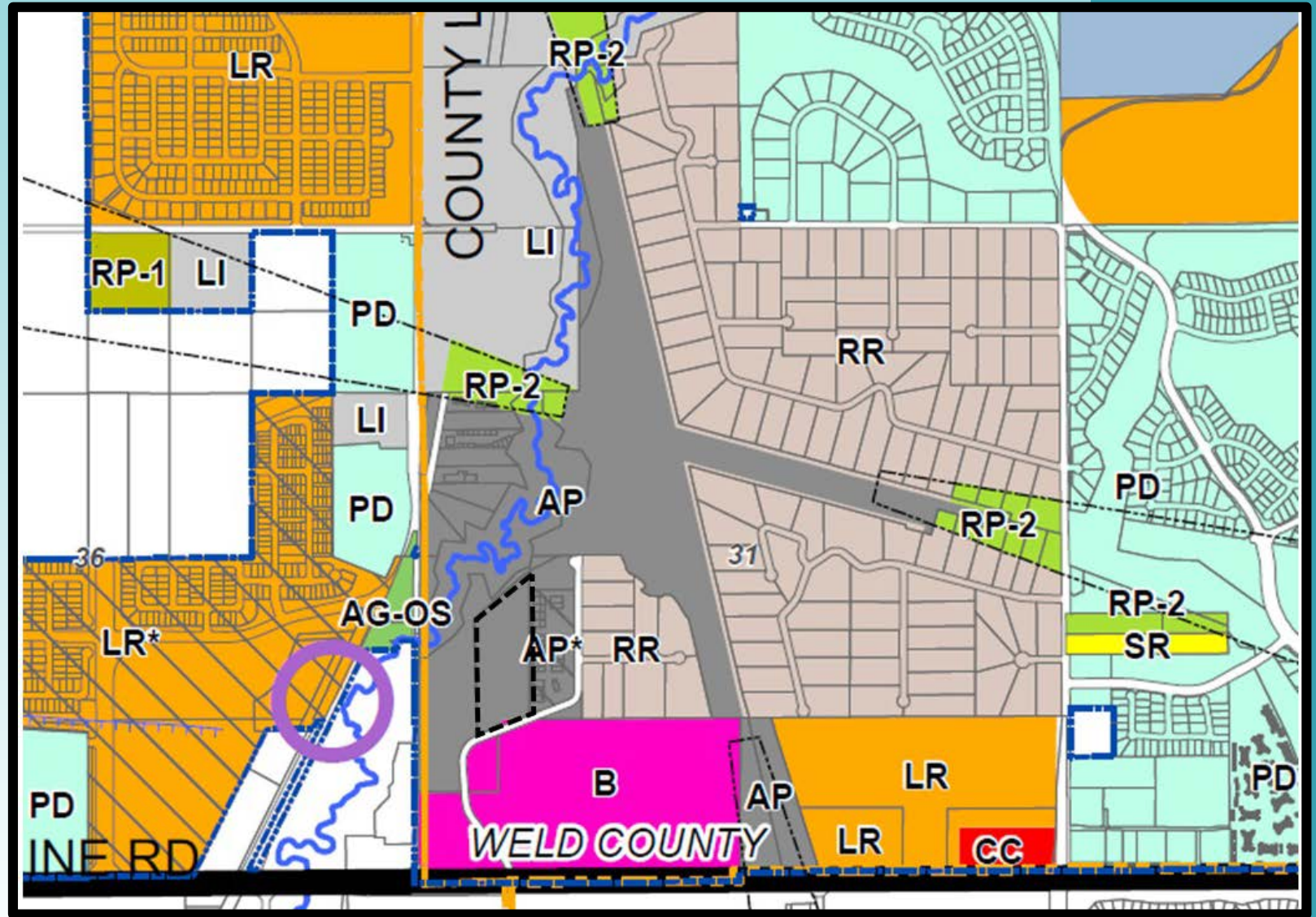
- A – Not developed
- Airport related uses



# Zoning

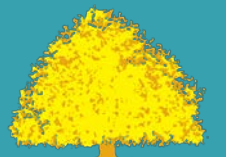
AP - Airport

- Compatible with Airport
- Same use to the east



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# PD-DP

## USE STANDARDS

### PERMITTED USES BY RIGHT

ALL USES PERMITTED IN THE AP ZONE DISTRICT ARE PERMITTED WITHIN THIS PD. IN ADDITION, THE FOLLOWING USES SHALL BE PERMITTED IN THE LOT 1 ERIE AIR PARK REPLAT D PD ZONE DISTRICT AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE.

- AVIATION MUSEUM
- REPAIR SHOP
- CONTRACTOR'S SHOP, INTERIOR ONLY
- INDUSTRIAL, LIGHT
- LIGHT EQUIPMENT SALES, SERVICE AND RENTAL
- LIGHT MANUFACTURING, GENERAL

### SPECIAL REVIEW USE

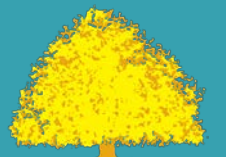
THE FOLLOWING USES, AS DEFINED IN THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE, SHALL BE REVIEWED PURSUANT TO THE SPECIAL REVIEW USE PROCESS AND APPROVAL CRITERIA:

- MUSEUM
- COMMERCIAL AMUSEMENT, INDOOR
- CONTRACTOR'S SHOP WITH EXTERIOR STORAGE OR STORAGE YARD
- MINI-WAREHOUSE/SELF STORAGE



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# Planned Development Approval Criteria

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Section 2.5 and 7.20.
- b. 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 zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.
- c. The PD zoning district will promote the public health, safety, and general welfare.



# Planned Development Approval Criteria

- d. The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.
- e. 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.
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.



# Planned Development Approval Criteria

- g. 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.
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. 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.





# Planned Development Approval Criteria

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- k. 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.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, and visual access to open space, parks, and other design methods.
- m. 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.



# Public Notice

Neighborhood Meeting: May 17, 2022

## Public Notice of Hearing:

Published in the Colorado Hometown Weekly: 5/03/23

Property Posted: 5/05/23

Letters to adjacent property owners: 5/05/23



# Planning Commission Hearing

- 2/15/23 – recommended unanimous approval (6,0)
- Five people provided testimony
- Discussion: increased traffic, traffic light at Hwy 7, more commercial/industrial near residential, taxi way impacts



# Staff & PC Recommendation

**Approval:** Adopt the Ordinance approving the rezoning request.





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