ANNEXATION

- ANNEXATION ORDINANCES

INITIAL ZONING

- INITIAL ZONING ORDINANCE

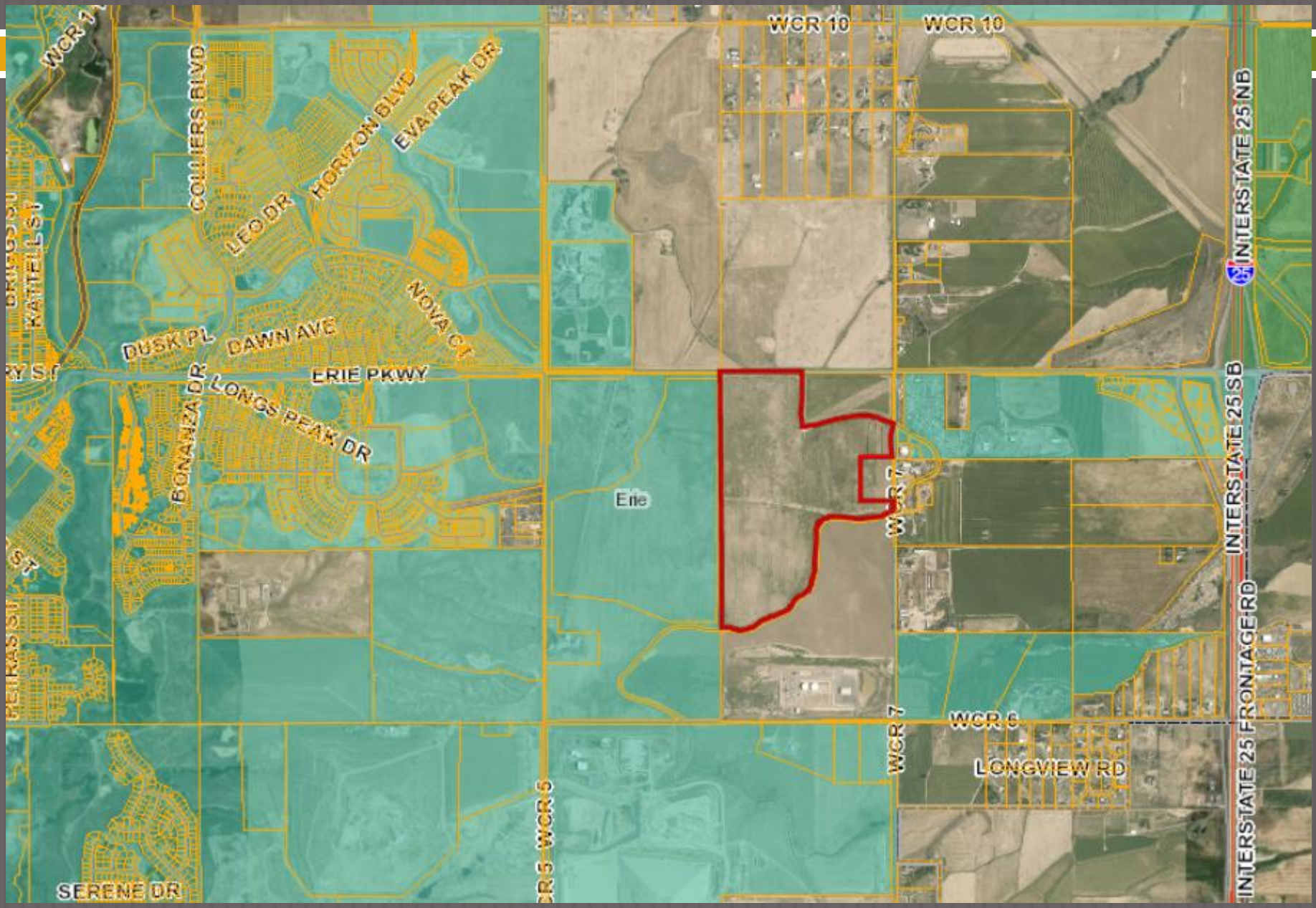
TOWN OF ERIE
1874

Board of Trustees – January 28, 2020

Staff Recommendation - Approval

1. ANNEXATION – Findings of Fact Resolution
2. ANNEXATION - Ordinance
3. INITIAL ZONING - Ordinance

Location

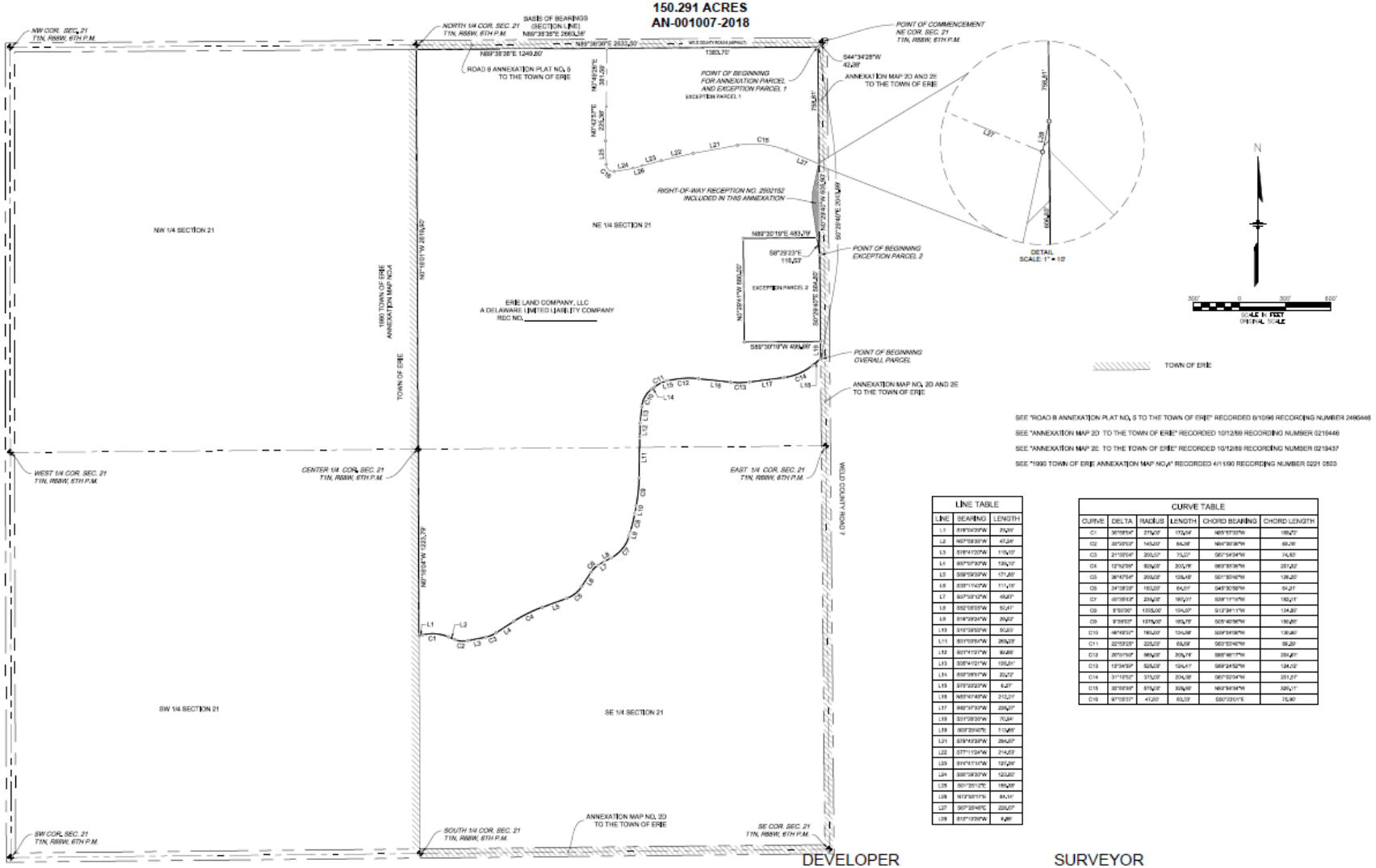

WCR 10
WCR 10
COLLIERS BLVD
HORIZON BLVD
EVA PEAK DR
LEO DR
NOVA CT
DUSK PL
DAWN AVE
ERIE PKWY
BONANZA DR
LONGS PEAK DR
Erie
WCR 7
WCR 6
LONGVIEW RD
WCR 5
SERENE DR
INTERSTATE 25 NB
INTERSTATE 25 SB
INTERSTATE 25 FRONTAGE RD

Annexation Map – Agenda Item 20-031

SWINK PROPERTY - ANNEXATION MAP TO THE TOWN OF ERIE

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO

150.291 ACRES
AN-001007-2018



TOWN OF ERIE

SEE "ROAD 8 ANNEXATION PLAT NO. 5 TO THE TOWN OF ERIE" RECORDED 6/10/98 RECORDING NUMBER 2495446
SEE "ANNEXATION MAP 2D TO THE TOWN OF ERIE" RECORDED 10/12/89 RECORDING NUMBER 0219446
SEE "ANNEXATION MAP 2E TO THE TOWN OF ERIE" RECORDED 10/12/89 RECORDING NUMBER 0219437
SEE "1990 TOWN OF ERIE ANNEXATION MAP NO.4" RECORDED 4/1/1990 RECORDING NUMBER 0221 0503

LINE TABLE

LINE	BEARING	LENGTH
L1	S16°04'29"W	29.29'
L2	N87°58'29"W	47.24'
L3	S18°41'03"W	115.15'
L4	S51°37'30"W	139.72'
L5	S58°39'39"W	171.85'
L6	S39°11'40"W	111.19'
L7	S0°34'12"W	48.83'
L8	S52°05'59"W	53.47'
L9	S18°39'04"W	39.82'
L10	S15°38'59"W	50.83'
L11	S01°05'54"W	269.33'
L12	S01°41'27"W	80.88'
L13	S08°41'01"W	135.01'
L14	S05°38'17"W	29.72'
L15	S15°32'23"W	6.27'
L16	N85°47'48"W	213.21'
L17	S85°37'39"W	209.27'
L18	S31°28'39"W	70.84'
L19	S00°20'40"E	113.89'
L20	S78°43'29"W	264.62'
L21	S77°11'04"W	214.03'
L22	S74°41'51"W	191.29'
L23	S85°39'30"W	120.80'
L24	S0°35'37"E	185.38'
L25	N12°58'51"E	84.16'
L27	S0°35'48"E	235.07'
L28	S12°10'09"W	4.98'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	36°08'54"	275.00'	173.54'	N85°57'33"W	170.72'
C2	33°35'03"	145.00'	84.98'	N84°30'36"W	83.76'
C3	21°39'04"	200.00'	75.57'	S87°54'04"W	74.93'
C4	12°52'09"	325.00'	73.01'	S83°33'39"W	72.85'
C5	36°47'54"	200.00'	128.45'	S51°39'45"W	126.26'
C6	24°38'28"	150.00'	64.51'	S45°30'58"W	64.01'
C7	65°18'43"	225.00'	256.47'	S39°11'19"W	242.71'
C8	5°50'00"	1225.00'	124.77'	S13°34'11"W	124.72'
C9	9°39'57"	1275.00'	215.05'	S08°40'56"W	214.80'
C10	46°48'37"	150.00'	122.54'	S39°54'06"W	119.16'
C11	22°59'25"	225.00'	90.28'	S83°53'42"W	89.70'
C12	26°01'59"	350.00'	158.99'	S88°46'17"W	157.63'
C13	13°34'39"	525.00'	124.41'	S89°24'52"W	124.12'
C14	31°11'52"	375.00'	204.16'	S87°53'04"W	201.67'
C15	32°55'39"	875.00'	502.82'	N83°54'04"W	495.91'
C16	87°05'37"	47.00'	85.77'	S80°33'01"E	75.90'

DEVELOPER
SOUTHERN LAND COMPANY
1225 17TH STREET, SUITE 2420
DENVER, CO. 80202
(720) 531-8938
CONTACT: HEIDI MAJERIK
heidi.majerik@southernland.com

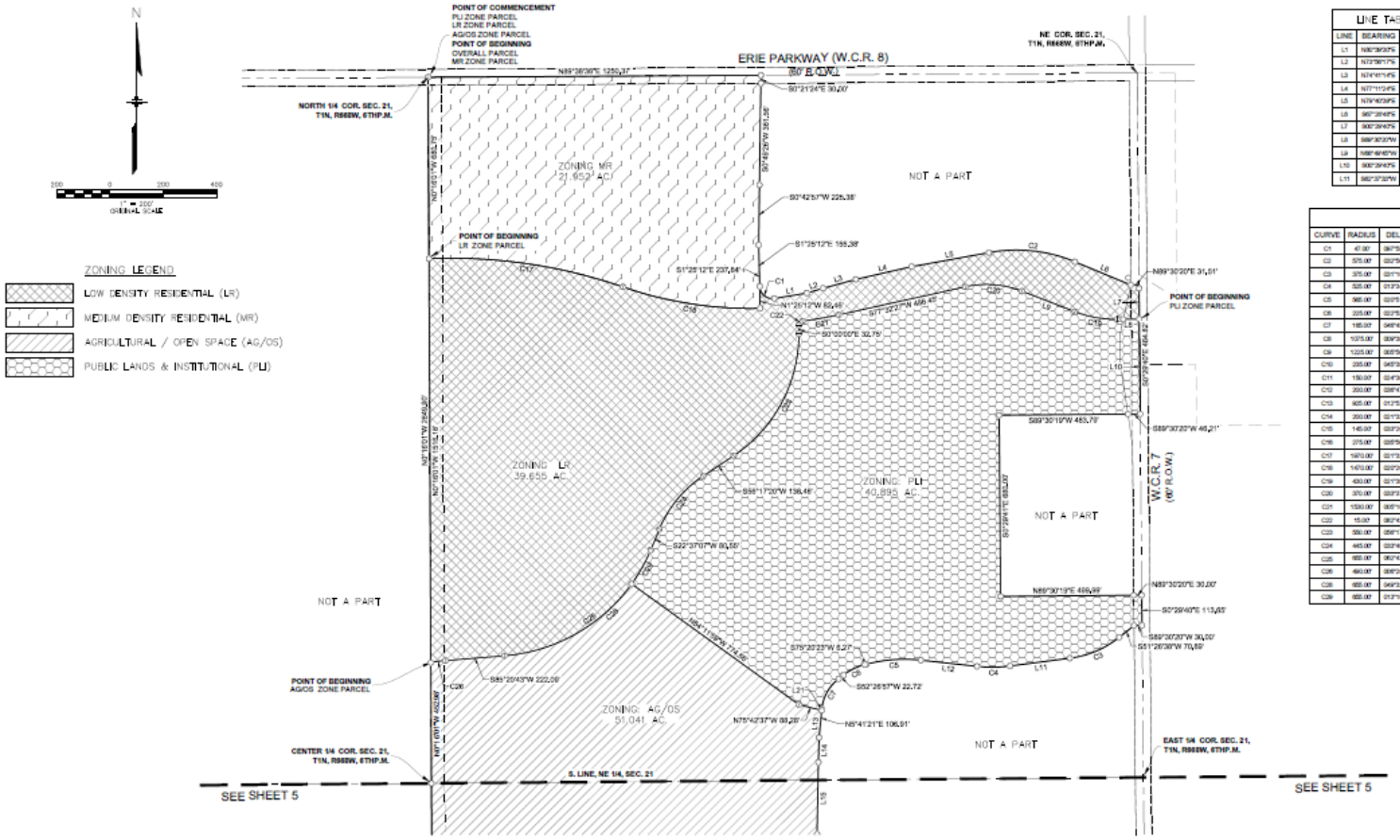
SURVEYOR
MATRIX DESIGN GROUP
1601 BLAKE STREET, SUITE 200
DENVER, CO. 80202
(303) 572-0200
CONTACT: BOB MEADOWS, PLS
bob.meadows@matrixdesigngroup.com

SHEET 2 OF 2
DATE: 2018.07.27
REVISED 2018.10.12
REVISED 2019.11.25
REVISED 2020.01.14

Initial Zoning Map Agenda Item 20-032

SWINK PROPERTY - ZONING MAP

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
151.54 ACRES
IZ-001008-2018



LINE TABLE		
LINE	BEARING	LENGTH
L1	N90°00'00"E	123.60'
L2	N73°56'17"E	64.14'
L3	N74°41'14"E	127.29'
L4	N77°11'24"E	214.62'
L5	N79°40'39"E	264.60'
L6	S85°28'49"E	228.62'
L7	S00°29'49"E	139.99'
L8	S89°30'20"W	60.19'
L9	N89°49'45"W	213.12'
L10	S00°29'49"E	355.62'
L11	S89°30'20"W	226.27'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N82°47'48"W	212.27'
L13	S85°41'21"W	102.48'
L14	S01°41'21"W	60.68'
L15	S01°05'54"W	269.22'
L16	S82°05'05"W	52.47'
L17	S22°11'43"W	111.15'
L18	S89°59'39"W	171.86'
L19	S57°12'30"W	139.12'
L20	S76°04'29"W	23.35'
L21	S85°41'21"W	4.45'

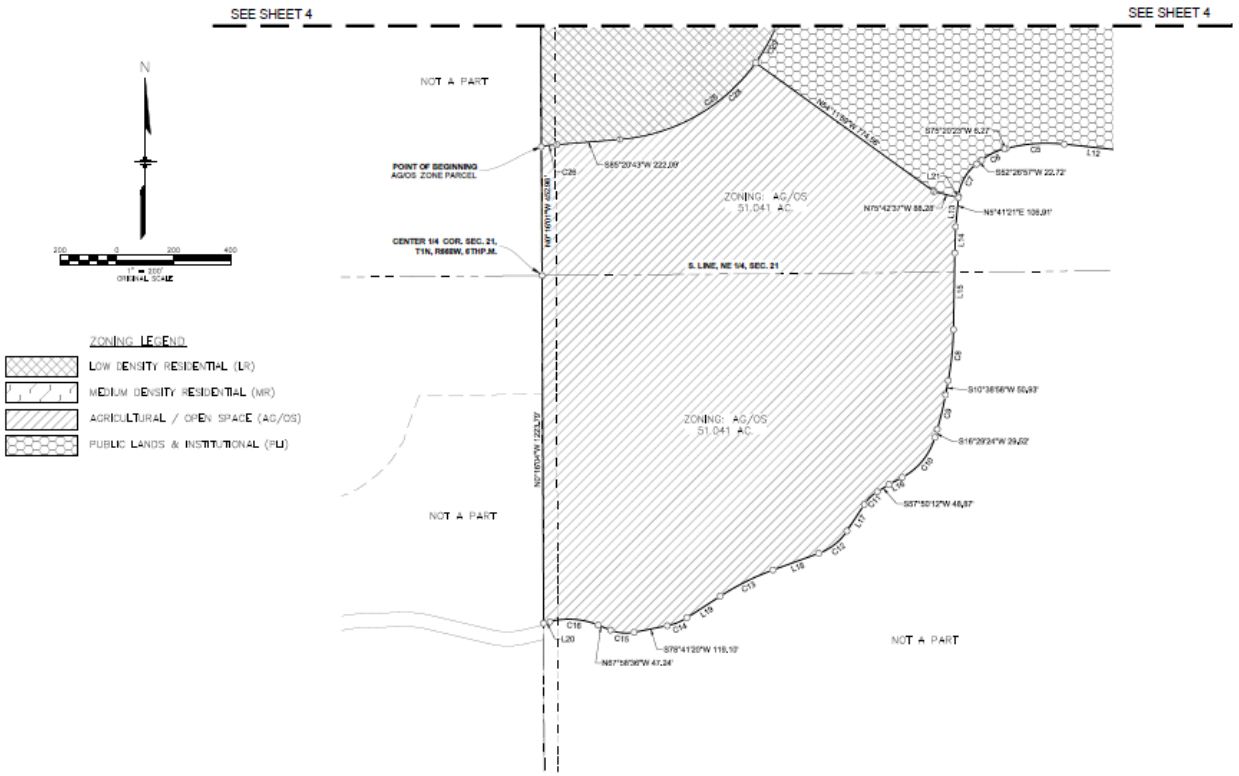
CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	40.00'	090°00'00"	62.83'	S00°29'49"E	70.90'
C2	575.00'	032°53'26"	329.93'	S82°56'04"E	325.11'
C3	375.00'	031°13'52"	204.38'	S67°02'04"W	201.82'
C4	525.00'	013°34'58"	124.47'	S89°34'52"W	124.17'
C5	360.00'	030°51'50"	335.74'	S65°45'17"W	324.65'
C6	225.00'	022°53'20"	89.89'	S62°53'40"W	89.29'
C7	185.00'	049°45'37"	134.96'	S24°54'58"W	130.85'
C8	1025.00'	009°38'02"	160.78'	S05°49'58"W	160.59'
C9	1225.00'	005°57'26"	124.87'	S12°34'11"W	124.82'
C10	225.00'	045°35'45"	107.01'	S39°17'15"W	106.11'
C11	150.00'	034°38'28"	64.51'	S40°30'59"W	64.01'
C12	300.00'	036°47'54"	126.45'	S01°35'40"W	125.25'
C13	425.00'	012°52'26"	207.78'	S03°33'20"W	207.52'
C14	200.00'	021°33'48"	75.22'	S07°54'24"W	74.80'
C15	145.00'	033°33'02"	84.90'	S04°36'36"W	83.68'
C16	375.00'	026°56'54"	172.54'	N85°52'02"W	169.72'
C17	1470.00'	021°13'52"	740.68'	N81°42'21"W	736.52'
C18	1470.00'	020°28'28"	524.45'	N81°10'39"W	521.67'
C19	430.00'	021°39'55"	162.50'	N79°36'42"W	161.53'
C20	370.00'	033°37'46"	217.17'	N85°38'39"W	214.07'
C21	1530.00'	005°13'46"	139.31'	S80°07'52"W	139.27'
C22	15.00'	062°43'12"	21.96'	S47°21'37"W	19.82'
C23	550.00'	056°17'20"	540.32'	S59°08'42"W	518.99'
C24	445.00'	033°43'12"	261.51'	S39°27'13"W	257.76'
C25	650.00'	062°43'36"	712.09'	S62°58'52"W	681.51'
C26	460.00'	006°38'45"	53.41'	S82°08'21"W	53.38'
C27	650.00'	049°32'42"	562.38'	N87°34'22"E	545.91'
C28	650.00'	013°13'54"	150.09'	N39°12'34"E	149.78'

DATE: OCTOBER 30, 2019
JANUARY 14, 2020

Initial Zoning Map Agenda Item 20-032

SWINK PROPERTY - ZONING MAP

A PORTION OF THE EAST ONE-HALF OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO
151.54 ACRES
IZ-001008-2018



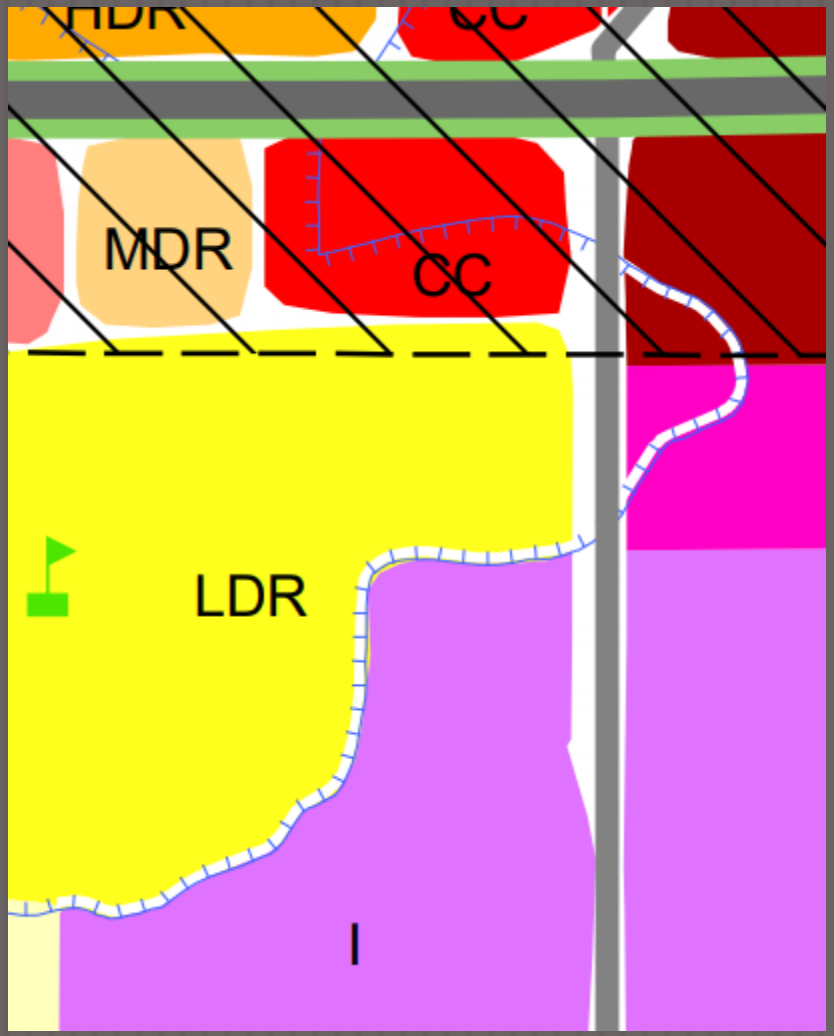
LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°20'43"E	123.60'
L2	N73°58'17"E	64.14'
L3	N74°41'14"E	137.29'
L4	N77°11'14"E	214.62'
L5	N76°43'39"E	264.67'
L6	N67°26'49"E	228.67'
L7	N60°26'49"E	126.69'
L8	N89°30'20"W	83.10'
L9	N89°49'45"W	213.12'
L10	N60°26'49"E	355.62'
L11	N85°37'32"W	228.27'

LINE TABLE		
LINE	BEARING	LENGTH
L12	N82°47'49"W	212.27'
L13	N85°41'21"W	102.48'
L14	N51°41'21"W	60.68'
L15	N01°38'54"W	269.22'
L16	N62°35'05"W	52.47'
L17	S32°11'42"W	111.13'
L18	S59°59'39"W	171.88'
L19	S51°12'30"W	139.12'
L20	S76°04'29"W	23.35'
L21	N85°41'21"W	4.45'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	47.00'	84°58'37"	69.72'	S69°20'01"E	63.48'
C2	575.00'	03°57'20"	39.68'	S85°54'04"E	39.67'
C3	375.00'	03°11'05"	20.86'	S87°10'54"W	20.85'
C4	525.00'	01°34'49"	14.47'	S89°24'52"W	14.47'
C5	366.00'	03°51'52"	25.14'	S85°48'17"W	25.14'
C6	225.00'	02°52'25"	11.28'	S83°53'40"W	11.28'
C7	185.00'	04°45'37"	15.36'	S79°54'58"W	15.36'
C8	1075.00'	09°38'02"	180.78'	S05°49'56"W	180.59'
C9	1225.00'	06°57'26"	124.87'	S12°34'11"W	124.82'
C10	225.00'	04°38'42"	18.23'	S20°17'15"W	18.22'
C11	150.00'	03°48'26"	84.51'	S49°33'59"W	84.01'
C12	200.00'	09°47'54"	126.45'	S51°25'43"W	126.28'
C13	405.00'	01°52'06"	20.78'	S63°33'33"W	20.77'
C14	200.00'	02°13'46"	75.27'	S67°54'24"W	74.82'
C15	145.00'	03°23'02"	84.36'	N84°36'36"W	83.18'
C16	375.00'	03°58'54"	173.54'	N85°51'03"W	169.72'
C17	1970.00'	01°13'52"	745.68'	N81°43'21"W	735.52'
C18	1470.00'	02°28'26"	524.45'	N81°10'08"W	521.63'
C19	430.00'	02°39'55"	162.80'	N79°39'40"W	161.83'
C20	370.00'	03°37'46"	217.17'	N85°36'36"W	214.01'
C21	1530.00'	05°13'46"	139.27'	S85°57'53"W	139.22'
C22	15.00'	06°43'13"	17.60'	S41°21'37"W	16.62'
C23	550.00'	09°17'33"	346.32'	S29°59'45"W	319.96'
C24	465.00'	03°49'13"	261.51'	S29°27'10"W	257.79'
C25	665.00'	06°43'36"	717.09'	S62°58'55"W	681.81'
C26	440.00'	06°28'45"	55.47'	S62°58'21"W	55.39'
C27	665.00'	04°03'42"	386.39'	N83°34'22"E	349.91'
C28	665.00'	01°31'05"	155.89'	N39°13'34"E	150.38'

SHEET 5 OF 5
DATE: OCTOBER 30, 2019
JANUARY 14, 2020

Comprehensive Plan



Approval Criteria

Annexation Criteria (Section 7.3 of the UDC)

a) The Annexation is in compliance with the Municipal Annexation Act of 1965 (C.R.S. 31-12-101, et seq., as amended).

b) An Annexation Agreement is included in the proposal.

Approval Criteria – Initial Zoning

Initial Zoning Criteria (Section 7.4 of the UDC)

a) The initial zoning will promote the public health, safety, and general welfare.

b) The initial zoning is generally consistent with the town's comprehensive master plan and the purposes of this UDC.

c) The initial zoning is generally consistent with the stated purpose of the proposed zoning district.

d) Adequate facilities and services (including streets 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.

e) The initial zoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be significantly mitigated.

f) the initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.

g) future uses on the subject tract will be compatible in scale with uses on the other properties in the vicinity of the subject property.

h) The initial zoning is generally consistent with the Towns' economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.

Public Notices

Annexation Public Notice:
The Annexation is in compliance with the required noticing requirements of C.R.S. 31-12-108.

Initial Zoning Public Notice:
The required notice for this Initial Zoning application is in compliance with Section 10.7.4 of the Municipal Code

Staff Recommendations

Staff Recommends that the Board of Trustees:

1. Approve the Resolution for the Swink Parcel Annexation Findings of Fact.
2. Approve the Ordinance for the Swink Parcel Annexation to the Town of Erie.
3. Approve the Ordinance zoning the Swink Property