



Planning & Development Department

TOWN OF ERIE PUBLIC HEARING NOTICE

October 8, 2021

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Erie Land Company

Project Description: Westerly Subdivision - Replat of Filing 1, PUD Amendment; and Rezoning

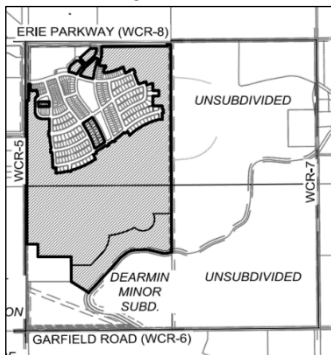
Legal Description: Filing 1 Replat - A Replat of Lots 1-24, Block 11, Lots 1-7, Block 2, Together with Tracts D, E, J, L, W, and Z, Westerly Filing No. 1, Located in the West Half of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado;

PUD Amendment - A portion of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Rezoning - A portion of the West Half of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Location: East of County Road 5 & South of Erie Parkway

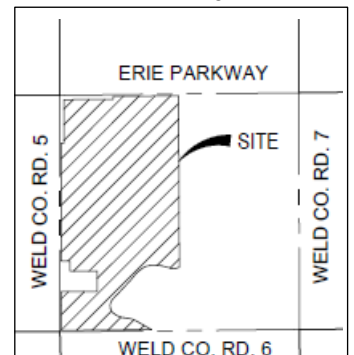
Filing 1 Replat



PUD Amendment



Rezoning



Planner: Shannon Moeller

Board or Commission: Board of Trustees

Hearing For: Replat of Filing 1 to revise some subdivision lot and tract lines; PUD Amendment to update and extend the PUD Overlay; and Rezoning to adjust the AG/OS-LR zoning boundary.

Date of Hearing: October 26, 2021

Time: 6:30 PM

Place: VIA ZOOM (please see www.erieco.gov for Zoom information)

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments smoeller@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. If you have any questions, please call Planning at 303-926-2770.

NOTICE OF PUBLIC HEARING
BOARD OF TRUSTEES
TOWN OF ERIE

Notice is hereby given that on Tuesday, October 26, 2021, at 6:30 PM, or as soon as possible thereafter, VIA ZOOM (please see www.erieco.gov for Zoom information) a PUBLIC HEARING will be held upon the applications made by Erie Land Company, 1225 17th Street, Ste 2420, Denver, CO 80202, for the purpose of considering a Replat of Filing 1; PUD Amendment; and Rezoning of the Westerly Subdivision. The intent of the application(s) is to revise some lot and tract lines, update and extend the PUD Overlay, and to adjust the AG/OS-LR zoning boundary.

The affected property is located at: East of Weld County Road 5 & South of Erie Parkway

The legal description of the property is:

Westerly Filing 1 Replat - A Replat of Lots 1-24, Block 11, Lots 1-7, Block 2, Together with Tracts D, E, J, L, W, and Z, Westerly Filing No. 1, Located in the West Half of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado;

Westerly PUD Amendment - A portion of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado;

Westerly Rezoning - A portion of the West Half of Section 21, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

The application is on file with the Town of Erie and available for public inspection.

Any interested person may appear at the public hearing and be heard. The Board of Trustees will be taking comments prior to making a determination or taking any action on this matter.

/s/ Heidi Leatherwood
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Daily Times Call on Wednesday, October 6, 2021. Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516

TOWN OF ERIE AFFIDAVIT OF POSTING PUBLIC HEARING NOTICE

(WESTERLY FLG 1 REPLAT, PUD AMENDMENT, RE ZONE)



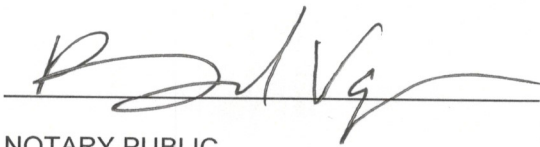
I, (JOHN PRESTWICH), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (10.7.2021) FOR THE PUBLIC HEARING ON (10.26.2021) WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED BOARD OF TRUSTEES MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE BOARD OF TRUSTEES MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.


(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 7th DAY OF October, 2021
BY John Prestwich AS President

WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC

MY COMMISSION EXPIRES: 12/20/2021

BRENDA L VAZQUEZ ACOSTA Notary Public State of Colorado Notary ID # 20174051872 My Commission Expires 12-20-2021
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NEIGHBORHOOD MEETING NOTICE

DATE: May 20, 2021
TIME: 6:00 p.m. to 7:00 p.m.
PLACE: Westerly Neighborhood Zoom Meeting:
Meeting ID: 830 4369 8850
Passcode: 855952

The Westerly Development team will be conducting a neighborhood meeting regarding a land use application that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to the Westerly team.

APPLICATION TYPE: Re-Zone, PUD Amendment, Preliminary Plat, Final Plat Amendment
PROJECT NAME: Westerly Development Plan
PROJECT LOCATION: South of Erie Parkway and East of Country Road 5

PROJECT DESCRIPTION:

The project area is an approximately 415 acre parcel of land in the Town of Erie, CO. The master plan proposes a retail area, a mix of single family detached homes in a variety of types and sizes, as well as attractive rear-loaded paired homes, and well-constructed single family attached homes. The vision for Westerly is an open, pedestrian-friendly community with a mix of housing types, sizes and prices woven throughout the community. High quality pedestrian networks and open spaces are defining characteristics of the Westerly development. These applications address a Re-Zone of the southern boundary of the property to align with the concept plan, a PUD Amendment which incorporates the eastern portion of the property into the PUD, the 2nd Preliminary Plat of the property, and an amendment to Filing 1 that replaces a block of Alley Load product with Front Load product.

ADDITIONAL INFORMATION:

For additional information or to comment on the land use application, please contact:

Heidi Majerik
Southern Land Company
1225 17th St, Suite 2420
Denver, CO 80202
720.531.8924 - Office
heidi.majerik@southernland.com

A public copy of the land use application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770.

TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT & FINAL PLAT)
(Erie Parkway between CR5 and CR7)



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT & FINAL PLAT)
(Erie Parkway, near County Road 7)



(WESTERLY; RE-ZONE, PUD AMENDMENT, PRELIMINARY PLAT & FINAL PLAT)
(Erie Parkway, near County Road 5)

I, (JEFF NORBERG), ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON (05.04.2021) FOR THE NEIGHBORHOOD MEETING ON (05.20.2021) WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.


(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 20 21
BY Jeff Norberg AS Landscape Architect

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 12/20/2021

BRENDA L VAZQUEZ ACOSTA
Notary Public
State of Colorado
Notary ID # 20174051872
My Commission Expires 12-20-2021


NOTARY PUBLIC