

**TOWN OF ERIE**

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY

FILE NAME:			
FILE NO:	DATE SUBMITTED:	FEES PAID:	

PROJECT/BUSINESS NAME: Westerly - Southern Land Company

PROJECT ADDRESS: TBD - generally east of County Road 5 and south of Erie Parkway

PROJECT DESCRIPTION: The Westerly property is proposed to be a high quality Mixed Use addition to the Town of Erie, this proposal is for a revision to the existing Filing One plat to change some lot lines as well as a minor modification to the southern boundary between the LR & AG/OS boundary to match the rezoning application in process.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name:

Filing #: Lot #: Block #: Section: 21 Township: 1 North Range: 68 West

OWNER (attach separate sheets if multiple)

Name/Company: Erie Land Company, LLC

Contact Person: Heidi Majerik

Address: 1225 17th Street, Suite 2420

City/State/Zip: Denver, CO - 80202

Phone: 303-888-3866

Fax:

E-mail: heidi.majerik@southernland.com

AUTHORIZED REPRESENTATIVE

Company/Firm:

Contact Person:

Address:

City/State/Zip:

Phone:

Fax:

E-mail:

☒ Check here if Owner is responsible for Application Billing

☐ Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Anadarko Petroleum Corp.

Address: 1099 18th Street, Suite 1800

City/State/Zip: Denver, CO - 80202

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company: Anadarko Petroleum Corp.

Address: 1099 18th Street, Suite 1800

City/State/Zip: Denver, CO - 80202

LAND-USE & SUMMARY INFORMATION

Present Zoning: PUD

Proposed Zoning: PUD

Gross Acreage: 160.87 acres

Gross Site Density (du/ac): 0.12 du/ac, but not really applicable.

Lots/Units Proposed: 21

Gross Floor Area: NA

SERVICE PROVIDERS

Electric: Public Service

Metro District: Westerly Metropolitan

Water (if other than Town):

Gas: Public Service

Fire District: Mountain View Fire District

Sewer (if other than Town):

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (10+ acres)	\$ 4000.00	<input type="checkbox"/> Sketch Plan	\$ 1000.00 + 10.00 per lot
<input type="checkbox"/> Minor (less than 10 acres)	\$ 2000.00	<input type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input checked="" type="checkbox"/> Final Plat	\$ 2000.00 + 20.00 per lot
<input type="checkbox"/> Major	\$ 3000.00	<input type="checkbox"/> Minor Subdivision Plat	\$ 2000.00
<input type="checkbox"/> Minor	\$ 1200.00	<input type="checkbox"/> Minor Plat Amendment	\$400.00
ZONING/REZONING		<input type="checkbox"/> Road Vacation (constructed)	\$1000.00
<input type="checkbox"/> Initial Zoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Road Vacation (paper)	\$100.00
<input type="checkbox"/> Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
SPECIAL REVIEW USE		<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Minor	\$ 400.00	VARIANCE	\$600.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	METRO DIST SERVICE PLAN	\$10,000.00
MISCELLANEOUS			
<input type="checkbox"/> Outdoor Café Permit/R.O.W. Encroachment	\$50.00		
<input type="checkbox"/>			

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff. See Town of Erie Municipal Code, Title 2-10-5 for all COMMUNITY DEVELOPMENT FEES.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of staff, necessary for project review. By this acknowledgement, the undersigned hereby certify that the above information is true and correct.

Owner: Hidi Majerik

Date: 3/16/21

Owner: Hidi Majerik

Date:

Applicant: Erie Land Company

Date:

STATE OF COLORADO

County of Denver) ss.

The foregoing instrument was acknowledged before

me this 16 day of March, 2021,

by Hidi Majerik

My commission expires: June 21, 2022

Witness my hand and official seal.

NANCY RELIHAN
Notary Public
State of Colorado
Notary ID # 20184026021
My Commission Expires 06-21-2022

Nancy Relihan
Notary Public

Erie Land Company, LLC
1601 Blake Street
Suite 200
Denver, CO 80202
Phone: 303-888-38663150

August, 2021

Town of Erie
Community Development Department
645 Holbrook Street
Erie, CO 80516

RE: Final Plat, Westerly Tract (a replat of Westerly Filing No. 1)

To Whom It May Concern:

Erie Land Company, LLC ("Applicant") is pleased to submit the enclosed Final Plat Amendment application for the property located at the southeast corner of Erie Parkway and Weld County Road 5. This project consists of a parcel with an area of approximately 163 acres that is located in the Town of Erie and is currently zoned NMU, LR, and AG/OS.

General Project Concept and Purpose of the Request

The overall Westerly Project Concept is for the design of a walkable mixed-use community with a direct connection through the open space to the Neighborhood Park at the promontory towards the south property line. The vehicular circulation provides direct access through the community while leading to or terminating at the Neighborhood Park. Every resident is within a 5-minute walk to the Neighborhood Park, a Pocket Park and various connections to the pedestrian trail network.

There are many public benefits to this style of community design. The design of Westerly is composed of a well-connected street network that disperses traffic and increases pedestrian connections. Pedestrian friendly street design includes buildings close to the street, with front porches, higher quality windows and doors, tree lined streets, and many homes having the garages in the rear. This high-quality pedestrian network and public realm makes walking pleasurable. The design of this community includes a mix of housing, providing a range of housing types, sizes and prices mixed throughout the community. This style of design and community crafting brings shops/restaurants and services closer to residents, which enables a more efficient use of services and resources, and creates a more convenient, enjoyable place to live.

This specific proposal is for a Replat of the First Final Plat for the Westerly community. The proposal is to modify lot lines in one block, converting what was 24 alley load single family homes to 18 front load single family homes, as well as reduce what was 7 Townhome Lots to 6. Additionally, as part of this Replat, at the direction of the Town Attorney, we are changing the boundaries of tract A and tract B to coincide with a modification between the existing LR zone district and the existing AG/OS zone district in a concurrent rezoning application that is currently in process. This modification makes minor changes to align with the approved Concept Plan as depicted in the Swink Annexation

agreement, as well as, to convert 3 tracts from the First Final Plat to 3 Lots for the future, one for the Neighborhood Recreation Center, and two lots for Neighborhood Mixed Use/Commercial areas.

The Total Land Area

The Westerly Preliminary Plat provided 530 dwelling units within the 213.93-acre area zoned LR, equating to a density of approximately 2.48 du/acre, with an anticipated ultimate density at full build out equating to approximately 4.3 du/acre within the LR Zoned area, or 3.3 du/acre within the full approximately 276 acre portion of the Westerly community. With the change from 24 to 18 units in one block, as well as the loss of 1 Townhome lot, and the concurrent adjustment to the LR zoning district to 216 acres, the density will be revised to approximately $(523 / 216 =) 2.42$ du/acre, with an anticipated ultimate density at full build out equating to approximately 4.3 du/acre (922 units anticipated in this western portion of the property), and similarly 3.3 du/acre within the full approximately 276 acre portion of the Westerly community.

The Total Number of Lots

The total number of lots included/modified in the first Replat of the first Final Plat is 27.

The Total Land Area to be Preserved as Open Space

The total land area being preserved as Open Space is approximately 46.5 acres.

Brief Description of the Phasing of the proposed Subdivision

This replat is the initial phase of the community. In general, it is anticipated that the community will develop from the north to the south in several additional phases, but at this time it is anticipated that the entire First Final Plat will be constructed as one phase. This proposed Replat will not change the anticipated phasing of the First Final Plat.

Utilities and Service Providers

The property will be served by Town Water and Sewer, and all services are in close proximity to the project. We have confirmed that the property will be served by United Power for electricity, Xcel for Gas, Comcast and Century Link for internet and cable, and Waste Connection for Trash disposal. As part of the Annexation, the adequacy of all necessary services has been confirmed including fire protection, water/sewer service, and utility providers.

St. Vrain Valley School District provides service to this parcel. The District has identified this general area for a future school with the requirement of 12.5 acres, this is being provided on the adjacent Swink property in close proximity to the Neighborhood Park.

Function and Ownership of Community Amenities

For the overall Westerly project, the provision for a Community Park is not required due to the population anticipated from this proposal not generating the minimum acreage requirement of a Community Park. The requirements for a Town Neighborhood Park and Town Open Space will be met and dedicated to the Town and maintained by the Town. The requirements for Pocket Parks and the remaining open space will be maintained by the HOA or Metro District. The project proposes two community amenity areas that will be maintained by the HOA or Metro District.

With the first Final Plat there is a pocket park in the north portion of the property, as well as an additional park area centrally located. The detention pond area is also designed as a natural park area with a looped trail, all of these areas will be maintained by the HOA or Metro District. None of these commitments will be modified with this proposed Replat.

Covenants, Conditions, Easements & Restrictions

A surface agreement has been executed with Anadarko and has been included with this Final Plat submittal. Community CCR's will also be developed for the community and will be provided at the appropriate time.

Thank you for your consideration of the project and we look forward to reviewing the plans with the Town of Erie.

Sincerely,

Erie Land Company, LLC

A handwritten signature in dark ink, appearing to read 'H. Majerik', with a long horizontal line extending to the right.

Heidi Majerik
Vice President and General Manager