



ERIE
COLORADO

Erie Police Department Expansion Special Review Use & Site Plan

Planning Commission

Harry Brennan, Senior Planner

November 19, 2025

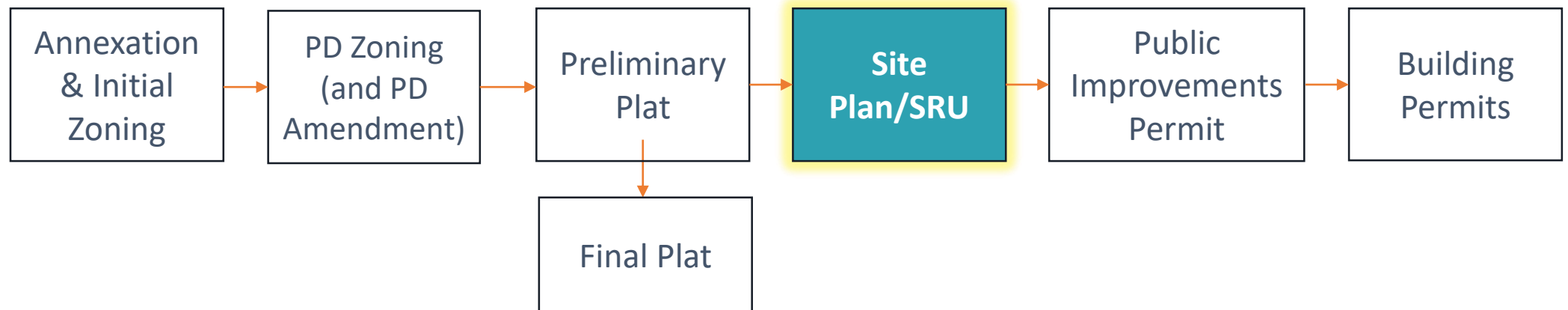
Request

Approval of Special Review Use (SRU)

Public safety station is an SRU in the Community Mixed-Use (CMU) zoning

Approval of Site Plan

Site improvements and a new building addition adding approx. 17,000 square feet





Overview

- **Background**
- Proposal
- Review & Evaluation
- Decision

Location

County Line
Rd. &
Telleen Ave.





Surrounding Context

(clockwise from top left)



Looking SOUTHEAST from Telleen



Looking NORTHWEST from County Line Road



Looking SOUTHWEST from County Line Road

Comprehensive Plan

Public/Quasi-
-Public



Zoning

Community Mixed-Use (CMU)



Comprehensive Plan Policies

P.4.2 Continue to maintain and create public facilities at a high standard to ensure Erie meets the needs of current and future residents.

L.2.4 Align with and update the Erie Police strategic five-year plan as needed.

This expansion meets a critical need to enlarge the Police Station to meet the Erie PD's goals for future capabilities and a growing workforce.

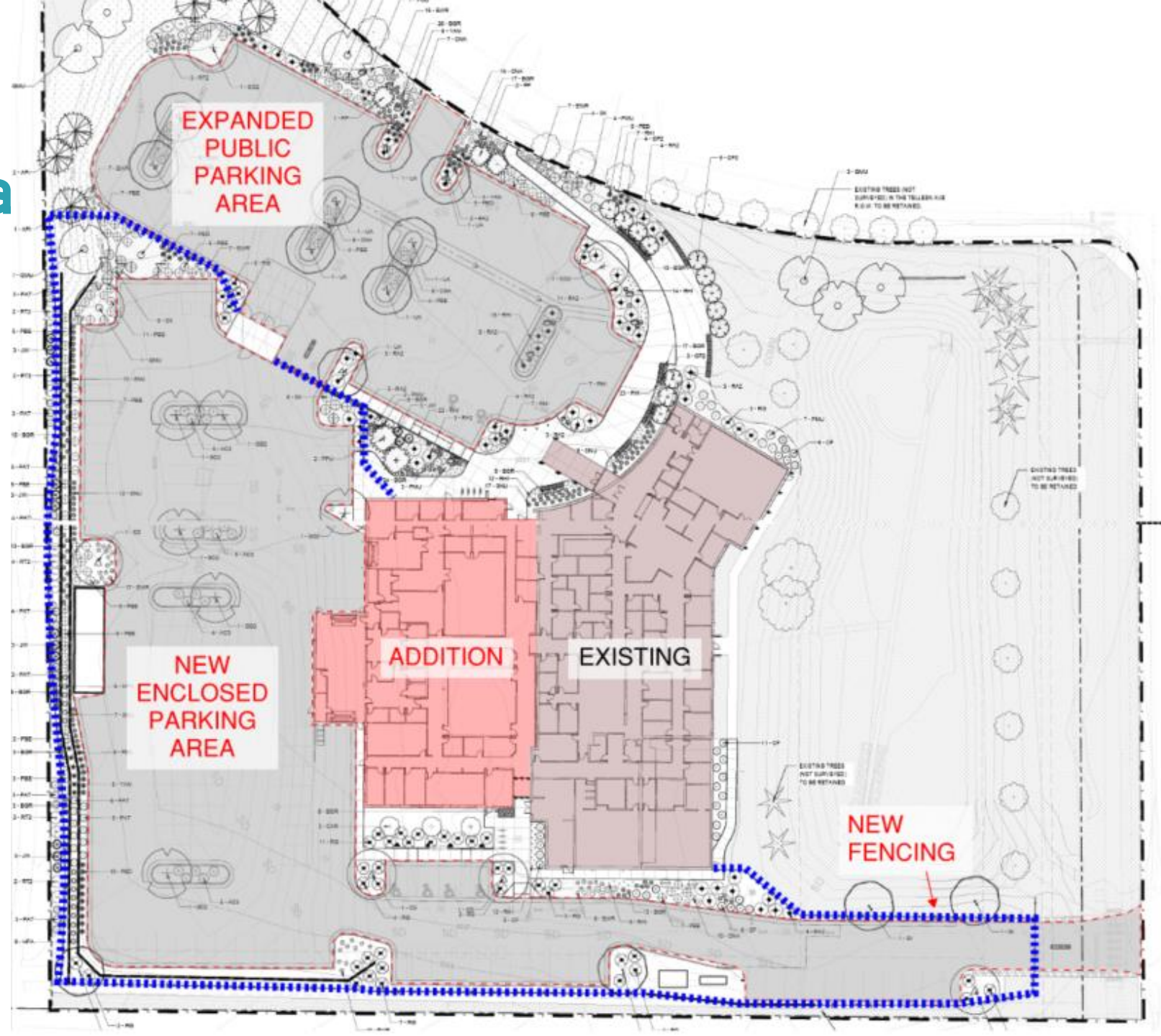


Overview

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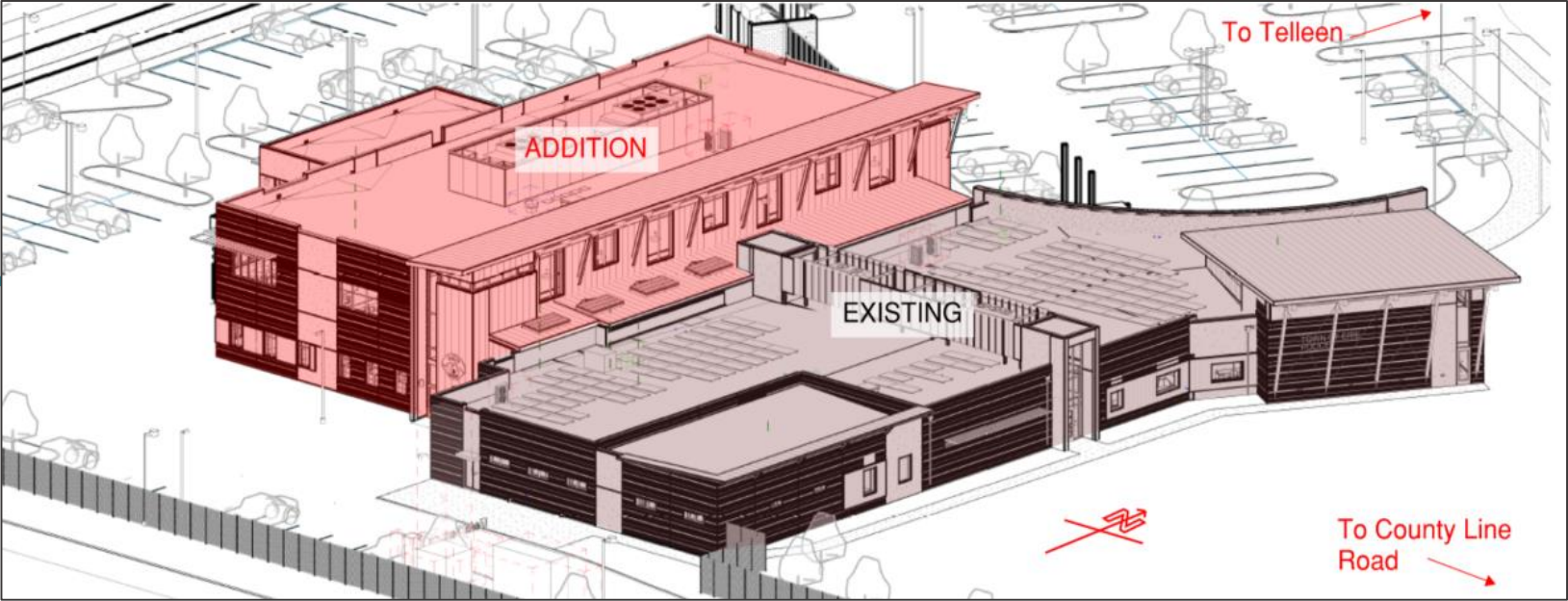
Special Review Use

- Public safety station is a Special Review Use in the land use table for CMU zoning.
- The new addition ensures the EPD has room to grow and continue serving Erie at a high level
- Operates 24/7, 7 days a week





Site Plan



	EXISTING	PROPOSED	UDC STANDARD
Building SF	17,971SF	17,229SF (addition) 35,200SF (total)	N/A, no max
Building Height	26'	33.5'	45' max
Parking Spaces	86	73 (additional) 159 (total)	150 min
Landscape Area (% total site area)	65%	42%	15% min
Hardscape Area (% total site area)	28%	51%	N/A, no max



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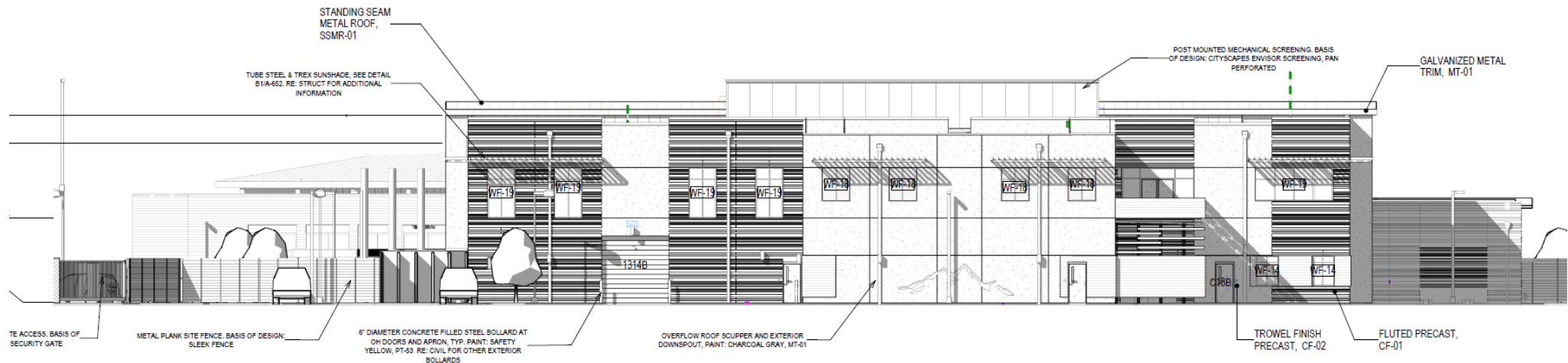
Architecture & Building Design

17,000SF,
two story
addition.
Materials,
color, and
design to
match
existing
building

North Elevation



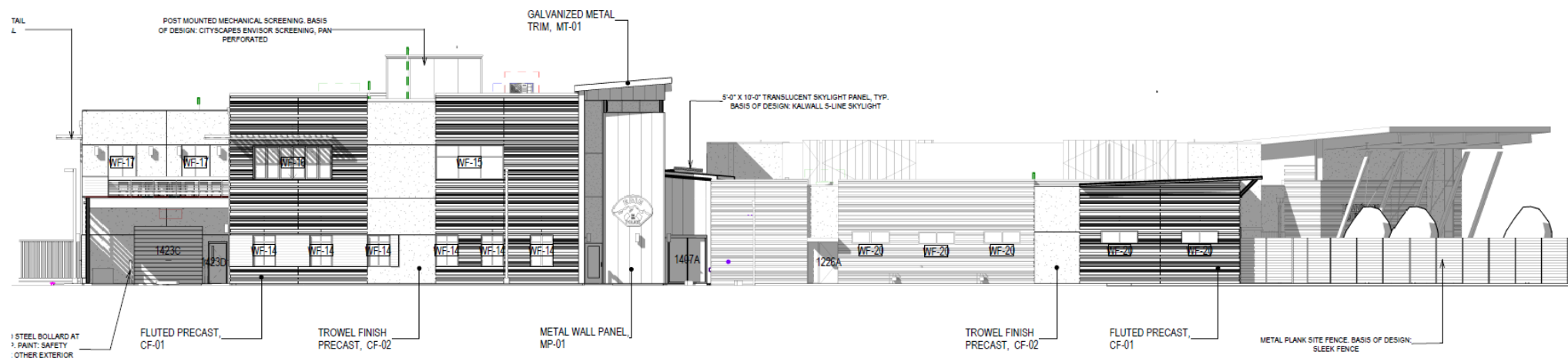
South Elevation



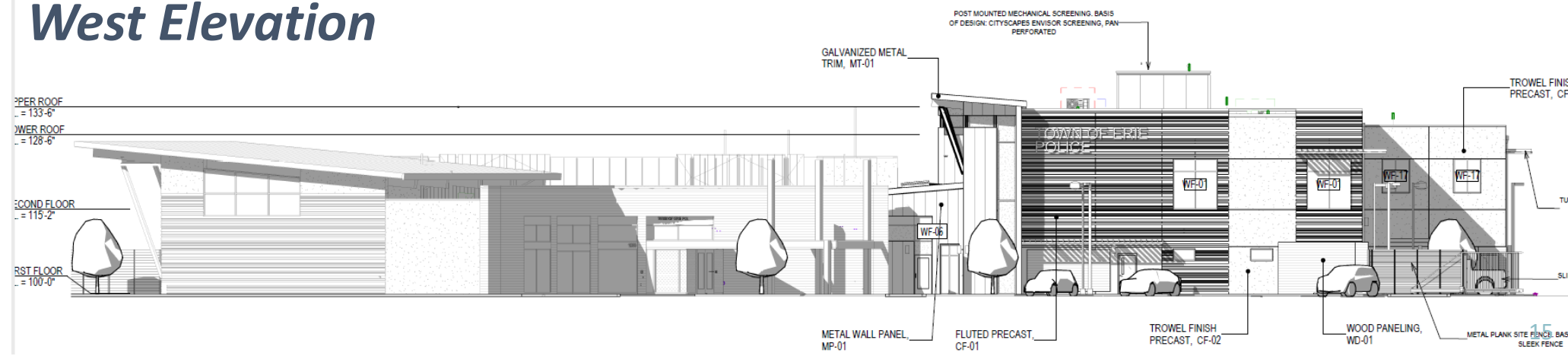


Architecture & Building Design

East Elevation

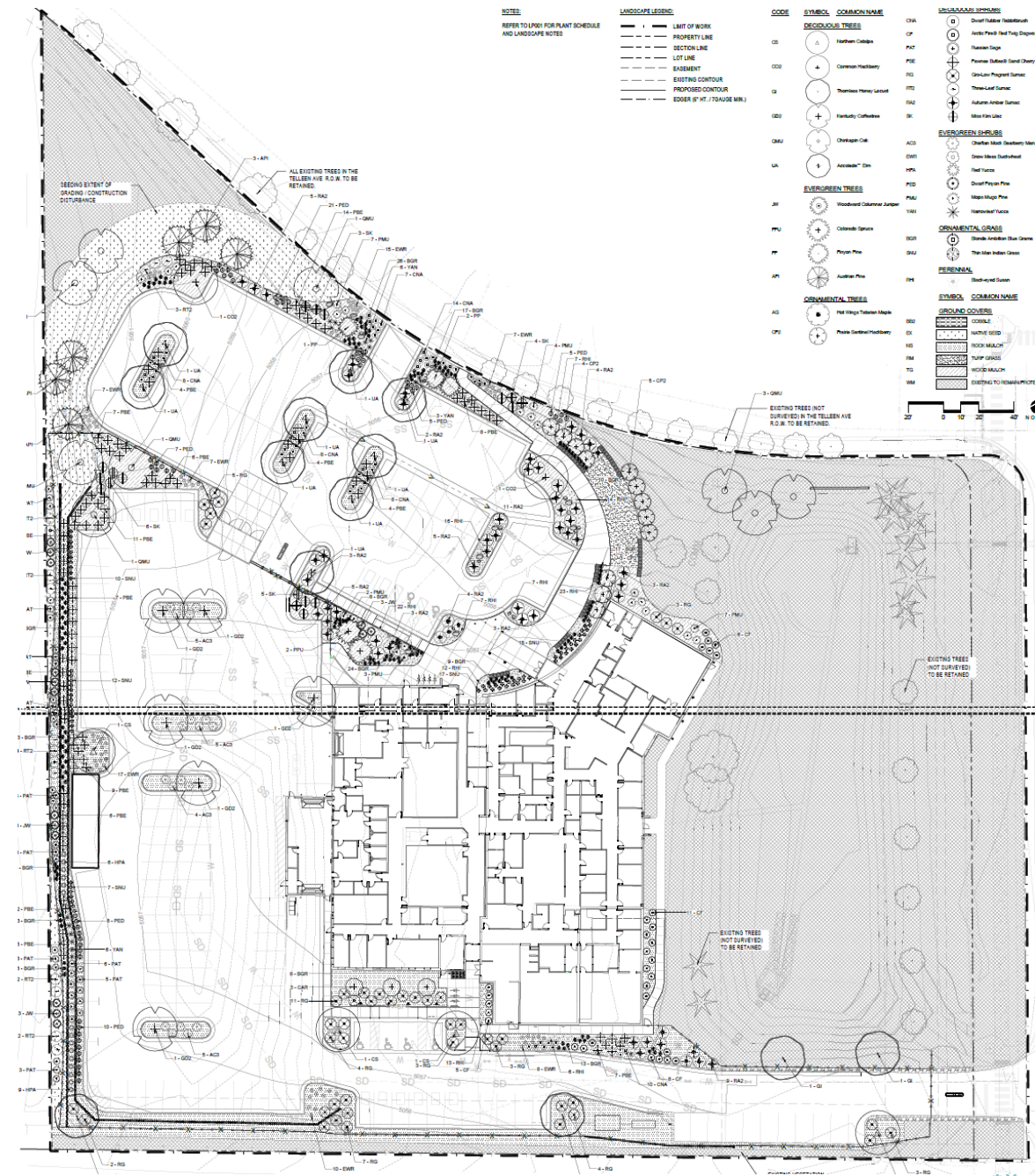


West Elevation



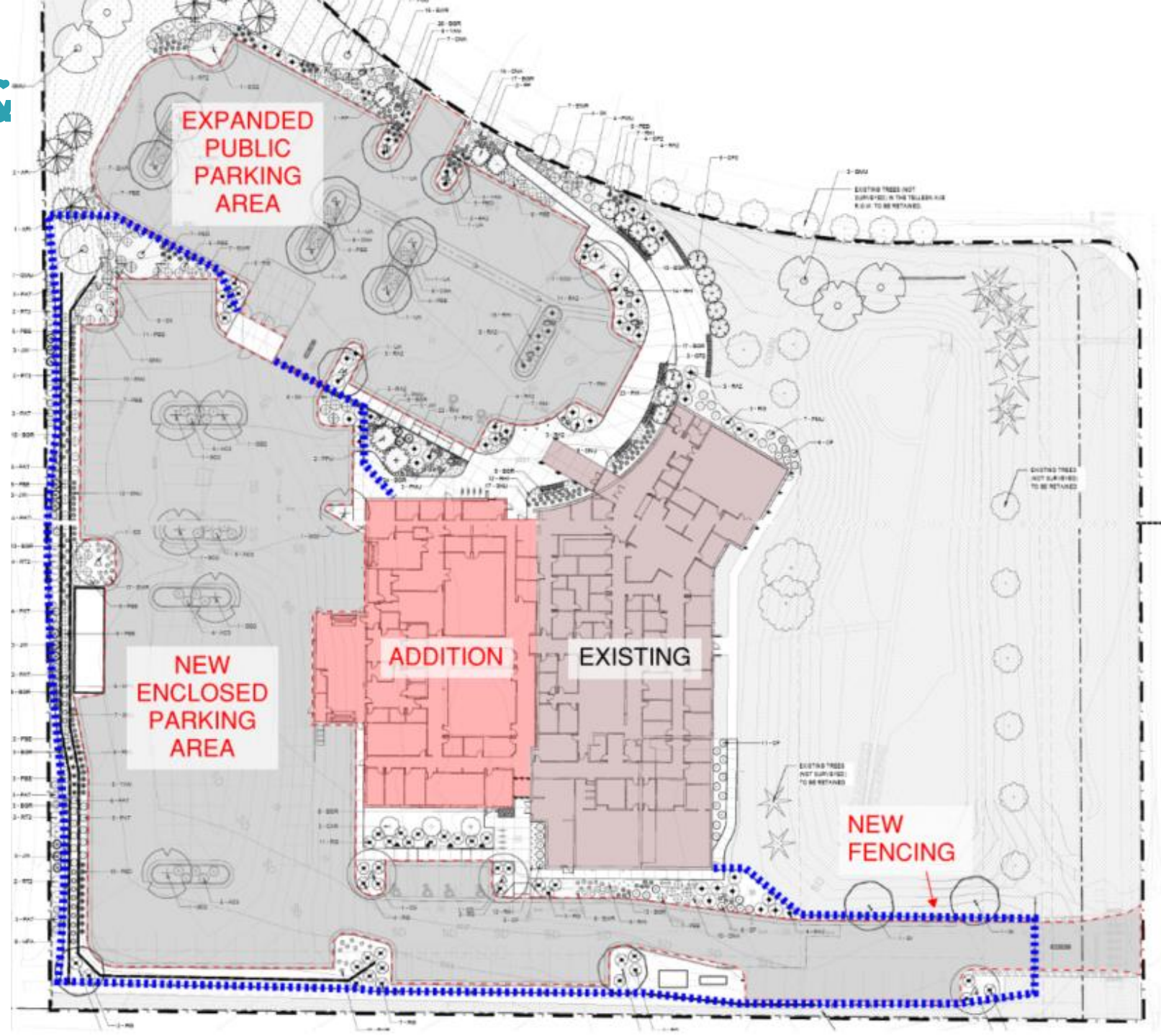


- Landscaping added around the perimeter and in parking lot islands
- New perimeter fence



Access & Parking

- Existing access points are maintained, no new access created.
- Expanded parking





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- **Decision**



Approval Criteria & Recommendation

Special Review Use

UDC Section 10.7.20.C.2

Site Plan

UDC Section 10.7.10.F.2

Staff finds the Erie PD Station Expansion Special Review Use and Site Plan comply with the Approval Criteria and recommend the PC adopt a recommendation of approval to Town Council with the following condition:

- The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.



Public Notice

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 10/29/25

Property Posted: 10/31/25

Letters to Adjacent Property Owners: 10/31/25



Neighborhood Meeting

- July 24, 2025
- Questions included:
 - Views and fencing
 - Building height



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