



Erie Police Department Expansion Special Review Use & Site Plan

Planning Commission

Harry Brennan, Senior Planner

November 19, 2025



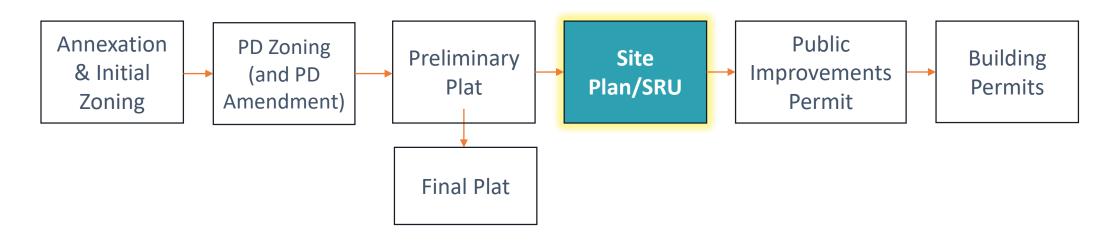
Request

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)











Comprehensive Plan

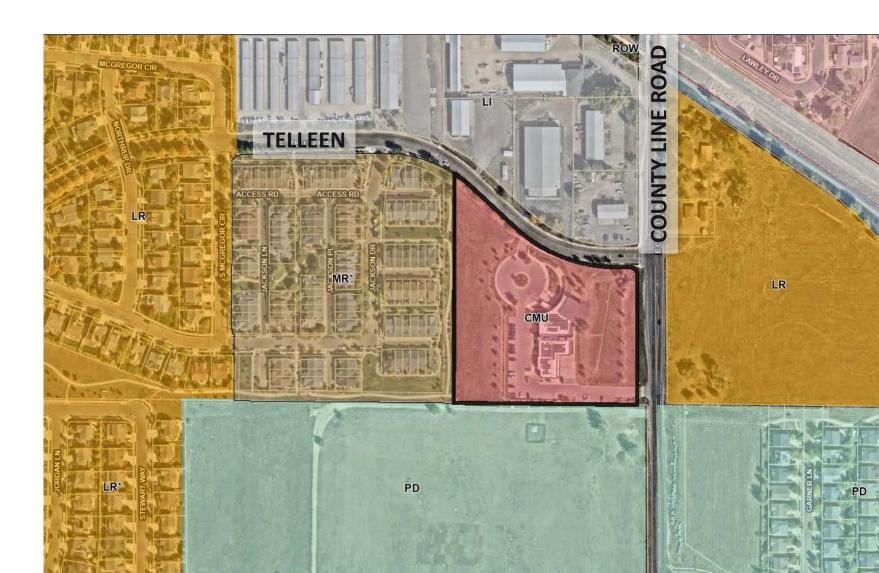
Public/Quasi -Public





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

- ✓ Background
- Proposal
- Review & Evaluation
- Decision

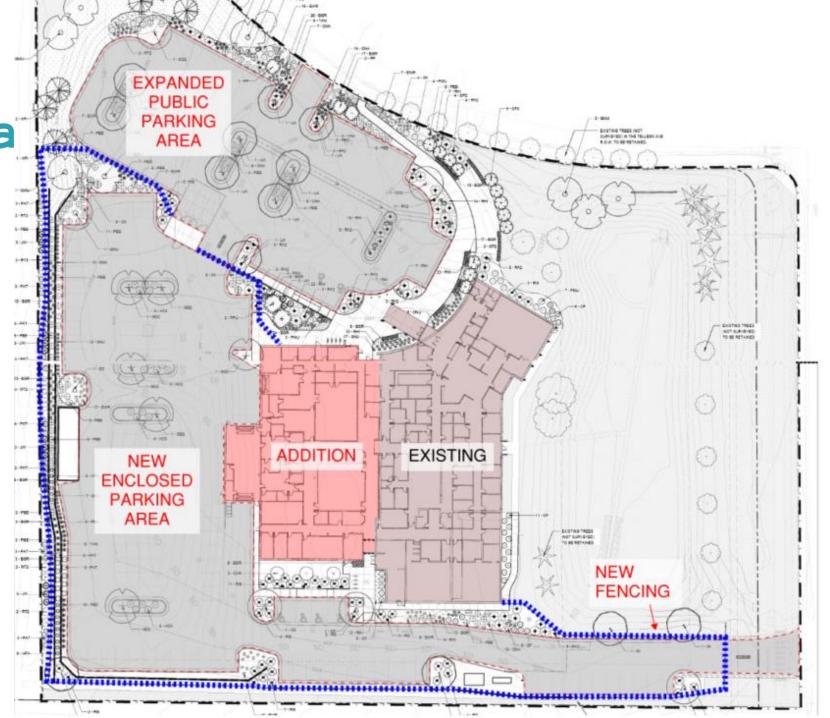


Special Review Use

- 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

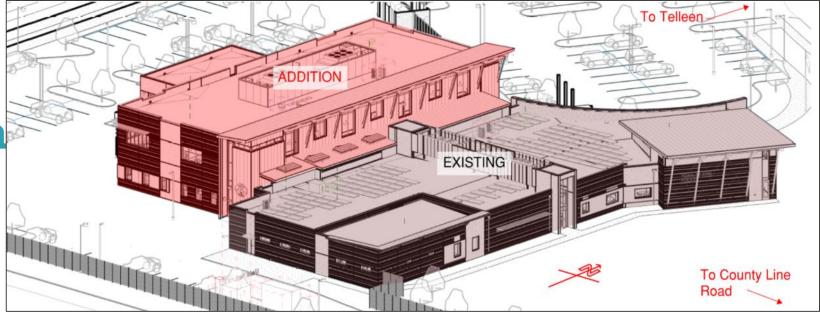


Site Pla





Site Pla



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



Overview

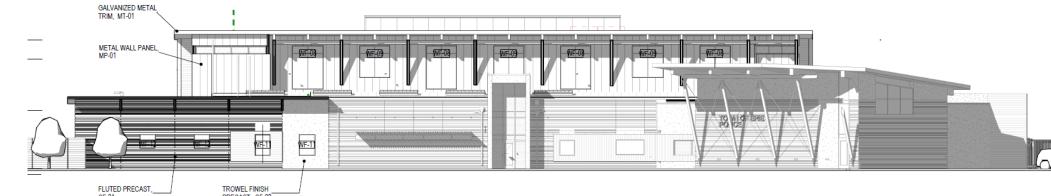
- ✓ Background
- ✓ Proposal
- Review & Evaluation
- Decision



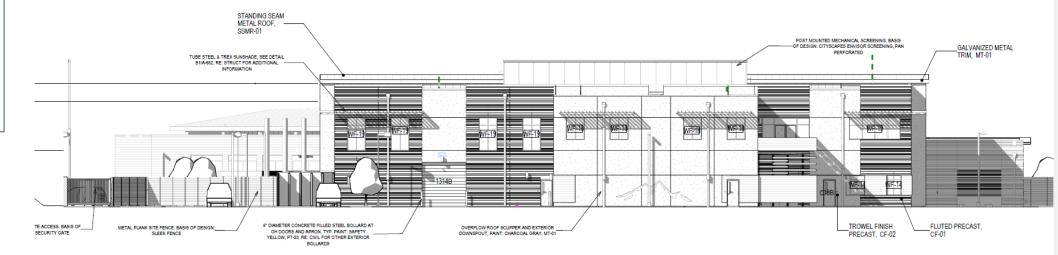
Architecture & Building Design

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

North Elevation



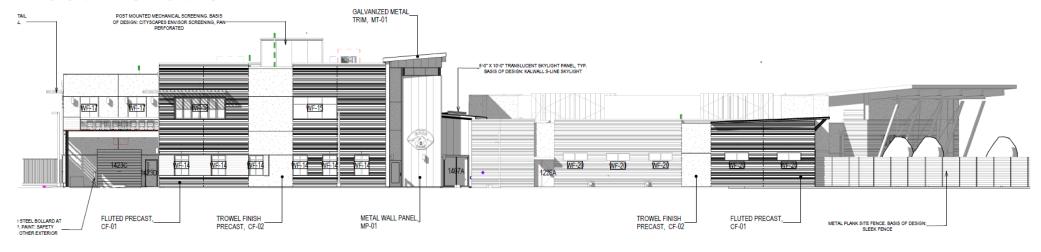
South Elevation

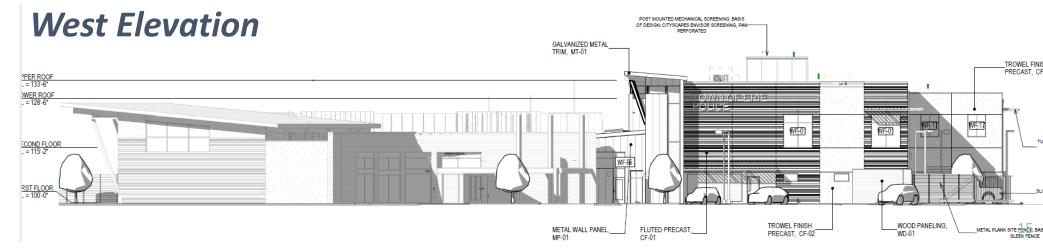




Architecture & Building Design

East Elevation



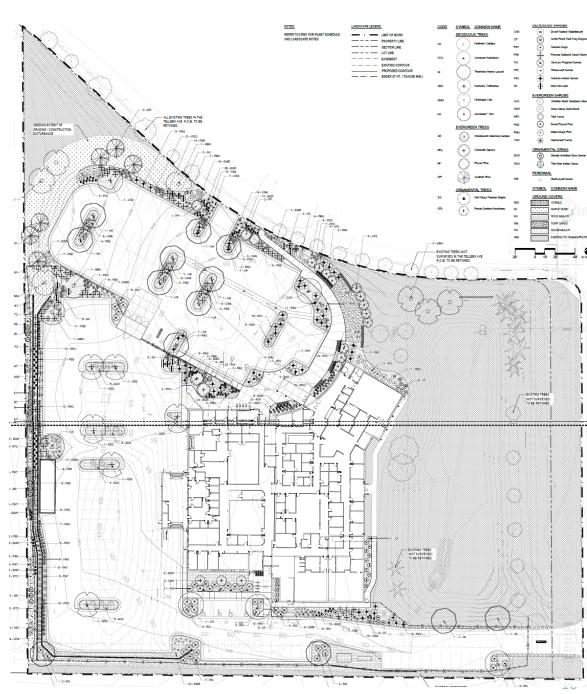




Landscaping & Site Design

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

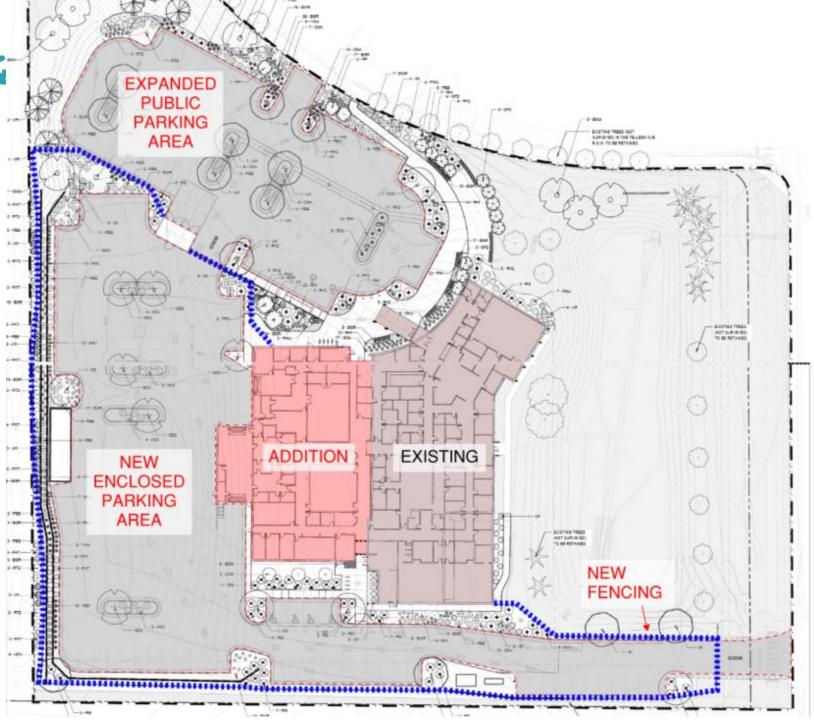






Access 8 Parking

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





Overview

- ✓ Background
- ✓ Proposal
- ✓ Review & Evaluation
- Decision



Approval Criteria & Recommendation

Special Review Use

Site Plan

UDC Section 10.7.20.C.2

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





Erie Police Department Expansion Special Review Use & Site Plan

Planning Commission

Harry Brennan, Senior Planner

November 19, 2025