



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 Companyl

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

PROJECT DESCRIPTION: The Westerly community is proposed to be a high quality Mixed Use addition to the Town of Erie, This Third Preliminary Plat proposal includes a mix of Single Family, Paired Homes, Townhomes, Park and Open Space for the benefit of the Community and the Town of Erie.

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: MR *and LR* w/ PUD Overlay - AG/OS - PLI Gross Site Density (du/ac): approximately 1.8 du/ac

Proposed Zoning: N/A # Lots/Units Proposed: 264

Gross Acreage: 149.9 acres Gross Floor Area: NA

SERVICE PROVIDERS

Electric: United Power Gas: Xcel

Metro District: Westerly Metropolitan Fire District: Mountain View Fire District

Water (if other than Town): _____ 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 checked="" type="checkbox"/> Preliminary Plat	\$ 2000.00 + 40.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input 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		
<input type="checkbox"/> PUD Rezoning	\$ 1700.00 + 10.00 per acre	SITE PLAN	
<input type="checkbox"/> PUD Amendment	\$ 1700.00 + 10.00 per acre	<input type="checkbox"/> Residential	\$ 1400.00 + 10.00 per unit
<input type="checkbox"/> Major PD Amendment	\$ 3700.00 + 10.00 per acre	<input type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 2,200.00
<input type="checkbox"/> Minor PD Amendment	\$ 500.00	<input type="checkbox"/> Non-Resi. (>2,000 sq. ft.)	\$ 1000.00
SPECIAL REVIEW USE		<input type="checkbox"/> Non-Resi. (<2,000 sq. ft.)	\$ 200.00
<input type="checkbox"/> Major	\$ 1000.00	<input type="checkbox"/> Amendment (major)	\$1100.00
<input type="checkbox"/> Minor	\$ 400.00	<input type="checkbox"/> Amendment (minor)	\$350.00
<input type="checkbox"/> Oil & Gas	\$ 1200.00	VARIANCE	
MISCELLANEOUS		METRO DIST SERVICE PLAN	\$10,000.00
<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: Erie Land Company LLC Date: 5/25/21
 Owner: _____ Date: _____
 Applicant: Heidi Majerik Date: 5/25/21

STATE OF COLORADO)
 County of DENVER) ss.

The foregoing instrument was acknowledged before me this 25 day of MAY, 2021 by HEIDI MAJERIK.

My commission expires: 6-21-2022

Nancy Relihan
 Notary Public

Witness my hand and official seal.
 Notary Public
 State of Colorado
 LAND USE APPLICATION FORM - 14 December 2010
 Notary ID # 20184026021
 My Commission Expires 06-21-2022

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

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

April, 2024

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

RE: Westerly 3rd Preliminary Plat

To Whom It May Concern:

Erie Land Company, LLC ("Applicant") is pleased to submit the enclosed 3rd Preliminary Plat application for the property located at the southwest corner of Erie Parkway and Weld County Road 7. This portion of the overall Westerly Community project is a parcel with an area of approximately 150 acres that is located in the Town of Erie and is currently zoned, LR, & MR with PUD Overlay, AG/OS, and PLI. This Preliminary Plat #3 includes a mix of Single-Family Homes, Paired Homes, Townhomes, as well as Park and Open Space areas.

General Project Concept and Purpose of the Request

The General project concept for Westerly is for the design of a walkable community. Preliminary Plat #3 includes the remainder of the Westerly Property that has not already been Preliminary Platted, or has a Preliminary Plat in process, which is the east portion of the community. Preliminary Plat #1&2 on the west portion of the community includes an Amenity area, and Future Commercial uses. Additionally, a large greenway connects residents to the open space and future Neighborhood Park at the promontory towards the high point of the property. Vehicular circulation provides direct access throughout the community. Preliminary Plat #3 includes an additional Pocket Park for the community. Every resident will be within a 5-minute walk to 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 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.

Proposed Land Use Coverage

This phase of the proposed community anticipates 264 lots on approximately 149.9 gross acres, equating to approximately 1.7 du/acre.

This phase of the proposed community anticipates 122 lots within the 39.65-acre area zoned LR, equating to a density of approximately 3.1 dwelling units per acre.

This phase of the proposed community anticipates 142 lots within the 21.95-acre area zoned MR, equating to a density of approximately 6.4 dwelling units per acre.

As can be seen in the Preliminary Plat there is a diverse mix of residential home types being proposed for this community, ranging from Townhomes, Paired Homes, and Single-Family homes, in a variety of alley load and front-loaded garage configurations.

The land being proposed for Parks and Open Space within this preliminary plat is approximately 53.6 acres, or about 35% of the property, not including the many and significant private landscaped areas and the central greenway.

Development Timeline

The overall Westerly project is likely to be constructed in multiple phases. The first phases will be centered around the northwest and the proposed community amenity, subsequent phases will be built to the south, and finally to the eastern portion of the property which is the area of Preliminary Plat #3.

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 25 acres, this is being

provided in the Preliminary Plat #3 area, in close proximity to the future Neighborhood Park.

Function and Ownership of Community Amenities

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 requirement for a Town Neighborhood Park has been identified through the previous processes and has been documented in the Annexation and Development Agreements. Open Space requirements will be met with the Preliminary Plat and dedicated to the Town and maintained by the Town, as has been depicted in both the Annexation of the Swink property, and the Dearmin 1st Preliminary Plat. The requirements for Pocket Parks and the remaining open space will be maintained by the HOA or Metro District. This includes a portion of the central Greenway/Trail Corridor, as well as a future Community building and pool located within the boundaries of the 1st Final Plat.

Covenants, Conditions, Easements & Restrictions

A surface agreement has been executed with Anadarko and is included as part of this Preliminary Plat submittal. There are no future drilling sites in this application.

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 black ink, appearing to read "H. Majerik", with a horizontal line extending to the right.

Heidi Majerik
Vice President and General Manager