



## TOWN OF ERIE

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
Tel: 303.926.2770 – Website: [www.erieco.gov](http://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: MVFR Station 15

PROJECT ADDRESS:

PROJECT DESCRIPTION: Construction of a new fire station

#### LEGAL DESCRIPTION *(attach legal description if Metes & Bounds)*

Subdivision Name: TRACT G FLATIRON MEADOWS SUBDIVISION - MASTER PLAT

Filing #:

Lot #:

Block #:

Section: 23

Township: 1N

Range: 69W

#### OWNER *(attach separate sheets if multiple)*

Name/Company: Mountain View Fire Rescue District

Contact Person: Jeff Webb

Address: 3561 N. Stagecoach Road

City/State/Zip: Longmont, CO 8054

Phone: 303-772-0710

Fax:

E-mail: [jwebb@mvfpd.org](mailto:jwebb@mvfpd.org)

#### AUTHORIZED REPRESENTATIVE

Company/Firm: Strategic Site Designs

Contact Person: Michael Cleary

Address: 88 Inverness Circle East, Suite B-101

City/State/Zip: Englewood, CO 80112

Phone: 720-633-0219

Fax:

E-mail: [mcleary@ssdeng.com](mailto:mcleary@ssdeng.com)

☐ 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:

Address:

City/State/Zip:

#### MINERAL LEASE HOLDER *(attach separate sheets if multiple)*

Name/Company:

Address:

City/State/Zip:

#### LAND-USE & SUMMARY INFORMATION

Present Zoning: SR - Suburban Residential

Gross Site Density (du/ac): na

Proposed Zoning: SR - Suburban Residential

# Lots/Units Proposed: 1

Gross Acreage: 1.54

Gross Floor Area: 12,483

#### SERVICE PROVIDERS

Electric: Xcel

Gas: Xcel

Metro District:

Fire District: Mountain View Fire Rescue

Water *(if other than Town)*: Town of Erie

Sewer *(if other than Town)*:

**PAGE TWO MUST BE SIGNED AND NOTARIZED**

## DEVELOPMENT REVIEW FEES

ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
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<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	\$300.00
<input type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	Cost to Town - \$10000.00 Deposit
<input type="checkbox"/>		SITE PLAN	
SPECIAL REVIEW USE		<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Oil & Gas	\$1200.00	<input checked="" type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
<input checked="" type="checkbox"/> All Other Types	\$500.00	<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
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<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00
All fees <b>include</b> both Town of Erie Planning & Engineering review. These fees <b>do not include</b> referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.			

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Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
County of \_\_\_\_\_ )

The foregoing instrument was acknowledged before  
me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_.

My commission expires: \_\_\_\_\_.

Witness my hand and official seal.

LAND USE APPLICATION FORM – JANUARY 2022

Notary Public

**TOWN OF ERIE**

Planning & Development – Planning Division  
645 Holbrook Street – PO Box 750 – Erie, CO 80516  
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Owner:

*Jeffrey Webb*

Date:

7/1/2024

Owner:

Date:

Applicant:

Date:

STATE OF COLORADO )  
County of Weld ) ss.

The foregoing instrument was acknowledged before

me this 1st day of July, 2024

by Jeff Webb

My commission expires: 4/15/2025

Witness my hand and official seal.

LAND USE APPLICATION FORM - JANUARY 2022

PAMELA JEAN OWENS  
Notary Public  
State of Colorado  
Notary ID # 20214014948  
My Commission Expires 04-15-2025

*[Signature]*  
Notary Public



## **MOUNTAIN VIEW FIRE RESCUE – STATION 15**

### **SPECIAL REVIEW USE PROJECT NARRATIVE and IMPACT ASSESSMENT**

June - 2024

**OWNER:**

Mountain View Fire Rescue  
Chief Jeff Webb  
3561 N. Stagecoach Road  
Longmont, CO 80504  
(303) 772-0710

**APPLICANT:**

OZ Architecture  
Kevin Schaffer  
3003 Larimer St  
Denver, CO 80205  
(303) 861-5704

**CONSULTANT:**

Strategic Site Designs, LLC  
Michael D. Cleary P.E.  
88 Inverness Circle East, #B101  
Englewood, CO 80112  
(720) 633-0219

**SITE DETAILS:**

**Legal Description:** Tract G, Flatiron Meadows Master Plat

**Area:** 1.56 Acres

**Current Zoning:** PUD/Residential **Current Use:** Vacant Land

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**Request**

Strategic Site Designs, LLC, on behalf of Oz Architecture, requests approval of a Special Review Use for Lot 1 Tract G, Flatiron Meadows Master Plat

**Location**

The Mountain View Fire Rescue—Station 15 site is located at the intersection of Erie Parkway and Meadows View Parkway. The site is located wholly within the southeast 1/4 of Section 30, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, and is known as Tract G of the Flatiron Meadows Subdivision Master Plat, in the Town of Erie, County of Boulder, State of Colorado.

It is bounded by Erie Parkway to the north, residential development to the west, Meadows Sweet Land to the south, and Meadows View Parkway to the east. The site encompasses approximately 1.56 acres, all of which is currently vacant and undeveloped.

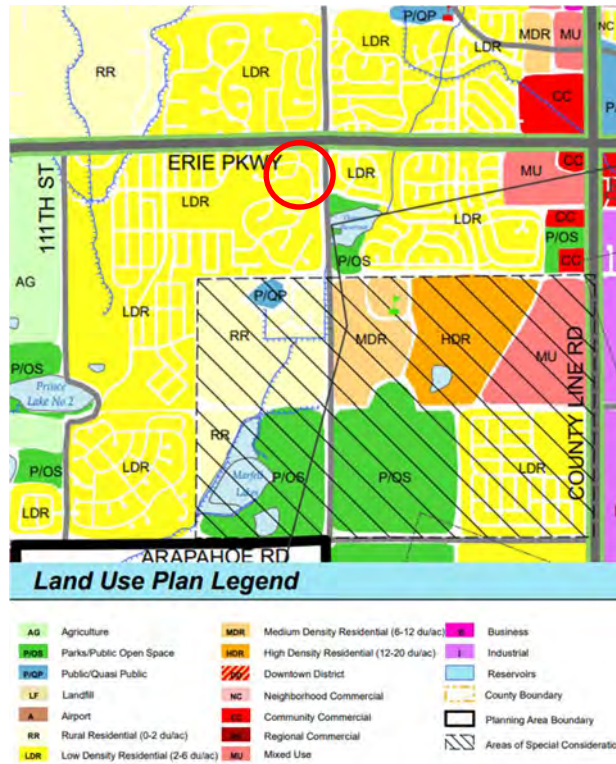


**MAP 1: STATION 15 SITE LOCATION**

**Project Summary****Current Zoning**

In 2009, a Master Plat was approved for the Flatiron Meadows Subdivision, creating the subject property, and identifying it as Tract G, reserved for future fire station development. The Flatiron Meadows PUD Overlay, recorded in 2012, included the subject property with a zoning designation of Suburban Residential (SR), consistent with the Town's Comprehensive Plan which suggests a land use of Low-Density Residential (LDR).

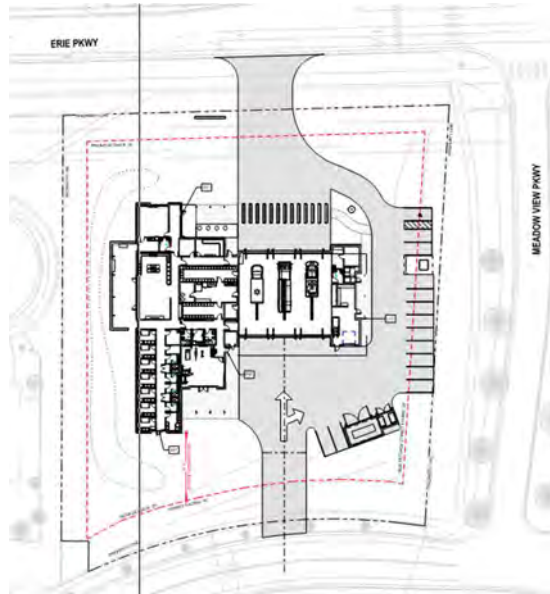
**MAP 2: MOUNTAIN VIEW FIRE RESCUE – STATION 15 ZONING**



### Project Description

The Mountain View Fire Rescue District is proposing the construction of a new fire station (Station 15) on currently undeveloped property. The 12,000 square-foot station house will include staff offices, kitchen, living quarters, meeting/training spaces, fitness facilities and three emergency vehicle storage bays.

**MAP 3: MOUNTAIN VIEW FIRE RESCUE – STATION 15 SITE PLAN**



## **Assessment of Impact**

### **Access and Circulation**

The circulation around the site has been thoughtfully designed to provide ample space for vehicles to move through the parking and access areas without conflict. The appropriate aisle widths and turning radii have been planned to accommodate emergency vehicles. The site will be accessible through two locations. One, main access location is proposed on Meadows Sweet Lane to provide ingress and egress of general vehicle traffic. A second access point along Erie Parkway is proposed for egress only of emergency response vehicles.

Improvements to the existing roadway infrastructure within the right-of-way of Erie Parkway are also proposed as part of this development. This includes reconstruction of the existing median to provide direct, westbound egress for emergency response, emergency warning signalization, and relocation of an existing pedestrian crossing with a new refuge median/island.

Flatiron Meadows is the subject of a master traffic study completed by LCS Traffic Consultants in 2008 and a subsequent technical memorandum completed by Aldridge Transportation Consultants in 2011. Neither study appears to consider the subject property as a fire station, indicating that they may have been completed prior to Tract G being assigned that use. However, the ITE Trip Generation Manual suggests trip generation rates for a fire station to be significantly less than single family residential. Strategic Site Designs, LLC has reviewed these studies and prepared a report assessing the traffic anticipated by the development for submittal with this application.

### **Drainage**

Construction of earlier phases of the Flatiron Meadows Subdivision included regional detention and water quality infrastructure for a drainage basin that includes the subject property. The Flatiron Meadows Regional Pond located approximately 2,500 feet to the west was designed to accept runoff from the subject property and it was assumed that stormwater would flow overland to the adjacent streets and be conveyed in the right-of-way to curb inlets downstream. Strategic Site Designs, LLC has reviewed the Flatiron Meadows Filing No. 1 Phase III Drainage report and prepared a site-specific analysis for the proposed development. This report summarizes the analysis of calculated stormwater runoff, relating it to the assumptions and analysis used to design the existing conveyance and detention facilities.

### **Utilities**

Domestic water and sanitary sewer services are available to the property from the Town of Erie, with mains accessible in Meadows Sweet Lane or Smokey Hill Lane. Xcel Energy will provide gas and electric services.

### **Landscaping**

The developer is proposing landscape installations in designated areas in accordance with the Town of Erie development code. Consideration shall be given to the adjacent, residential property owners and additional/concentrated landscape is being proposed to provide added screening of activities along portions of the western property line.

## **Project Justification**

**Special Review Use may be approved only if the town council finds that all of the following criteria have been met:**

- a) The proposed use is generally consistent with the town's comprehensive plan and all applicable provisions of this UDC and applicable state and federal regulations.**

The Flatiron Meadows PUD Overlay, recorded in 2012, included the subject property with a zoning designation of Suburban Residential (SR), consistent with the Town's Comprehensive Plan which conveys a land use of Low-Density Residential (LDR).

- b) The proposed use is generally consistent with the purpose and intent of the zoning district in**

**which it is located.**

The Town of Erie Unified Development Code, Chapter 3 – Table 3.1, identifies Public Safety Station as a use allowed by Special Use Review within a Suburban Residential (SR) zoning district.

- c) The proposed use is generally consistent with any applicable use-specific standards set forth in section [10-3-2](#).**

No applicable use-specific standards were noted.

- d) The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).**

A small-scale, single-story facility is proposed and will be designed to comply with all town and PUD design standards (architectural, setbacks, lighting, noise, etc.) to ensure compatibility with the surrounding community, while providing an essential service to that community. Additional operational specifics are provided in the operations plan and impact report included with the submittal.

- e) Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable.**

The proposed use was accounted for what the Master Plat, Master Traffic Study and drainage report were approved, and infrastructure was designed. The proposed development is consistent with those design assumptions and will comply with all design plans/reports requirements. As such, significant adverse impacts are not anticipated.

- f) Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and streets and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.**

Domestic water and sanitary sewer services are currently available to the property from the Town of Erie, with mains accessible in Meadows Sweet Lane or Smokey Hill Lane. Xcel Energy will provide gas and electric services.

- g) Adequate assurances of continuing maintenance have been provided.**

Mountain View Fire Rescue District shall comply with all maintenance agreements and development standards for construction and permanent maintenance.

- h) Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.**

The site's topography has also been assessed, and the grading plan has been designed to comply with the master drainage plan and avoid significant issues. An existing swale across the subject property is to be removed and the site graded to direct stormwater runoff to the adjacent streets, to be conveyed within the right-of-way to the existing detention facility.

An analysis was also conducted using the ECOS Environmental Conservation Online System and the National Wetlands Inventory. No critical habitats or wetlands were noted for this location.



**SUMMARY**

As outlined above, the development proposed for the Mountain View Fire Rescue—Station 15 has been designed to align with the region's existing and proposed land uses and all development standards. Moreover, the existing infrastructure is in place to support the facility's development and can be demonstrated to be constructed without any significant or adverse impacts on the community or environment.

Based upon the approval criteria outlined in the Town's Land Development Code, we believe that the Mountain View Fire Rescue – Station 15 project is compliant, justified and would be highly beneficial to the Town.

If you require further information or clarification, please do not hesitate to contact us.

Sincerely,

Strategic Site Designs, LLC,



Michael Cleary, P.E.