



ERIE
COLORADO

Erie Junction Duplex SRU

Town Council

Chris LaRue, Principal Planner

June 23, 2026



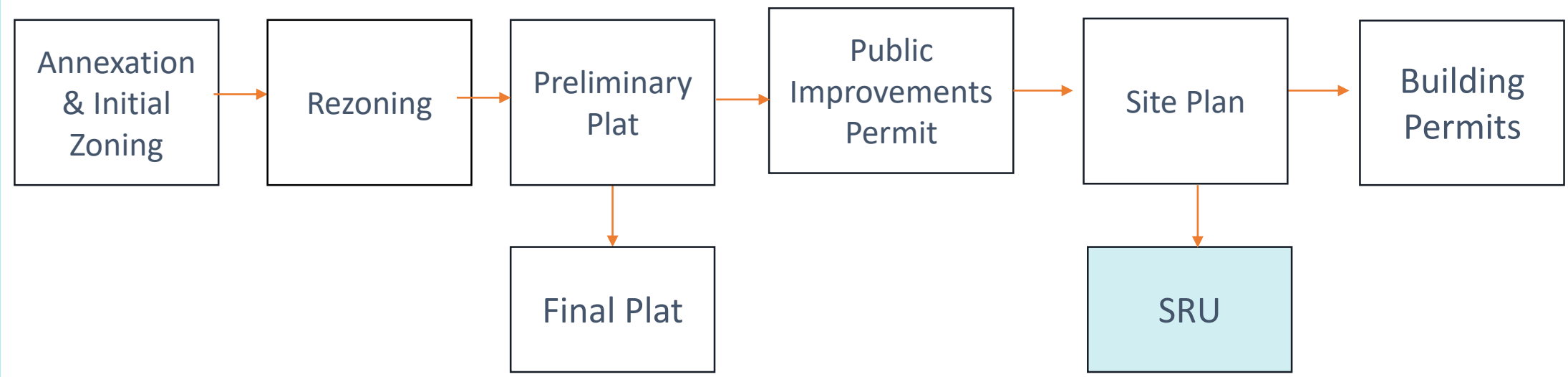
Request

SRU – Planning Commission Recommendation

- **Project Size:** 2.73 Acres
- **Existing Zoning:** Old Town Residential (OTR)
- **Existing Use:** Vacant Lots



Development Review Process





Overview

- **Background**
- Proposal
- Decision

Location

Subject site is
northeast of
County Line Rd &
Balcolm St



Location - North on County Line



Location - East on Balcolm



Location - East into site

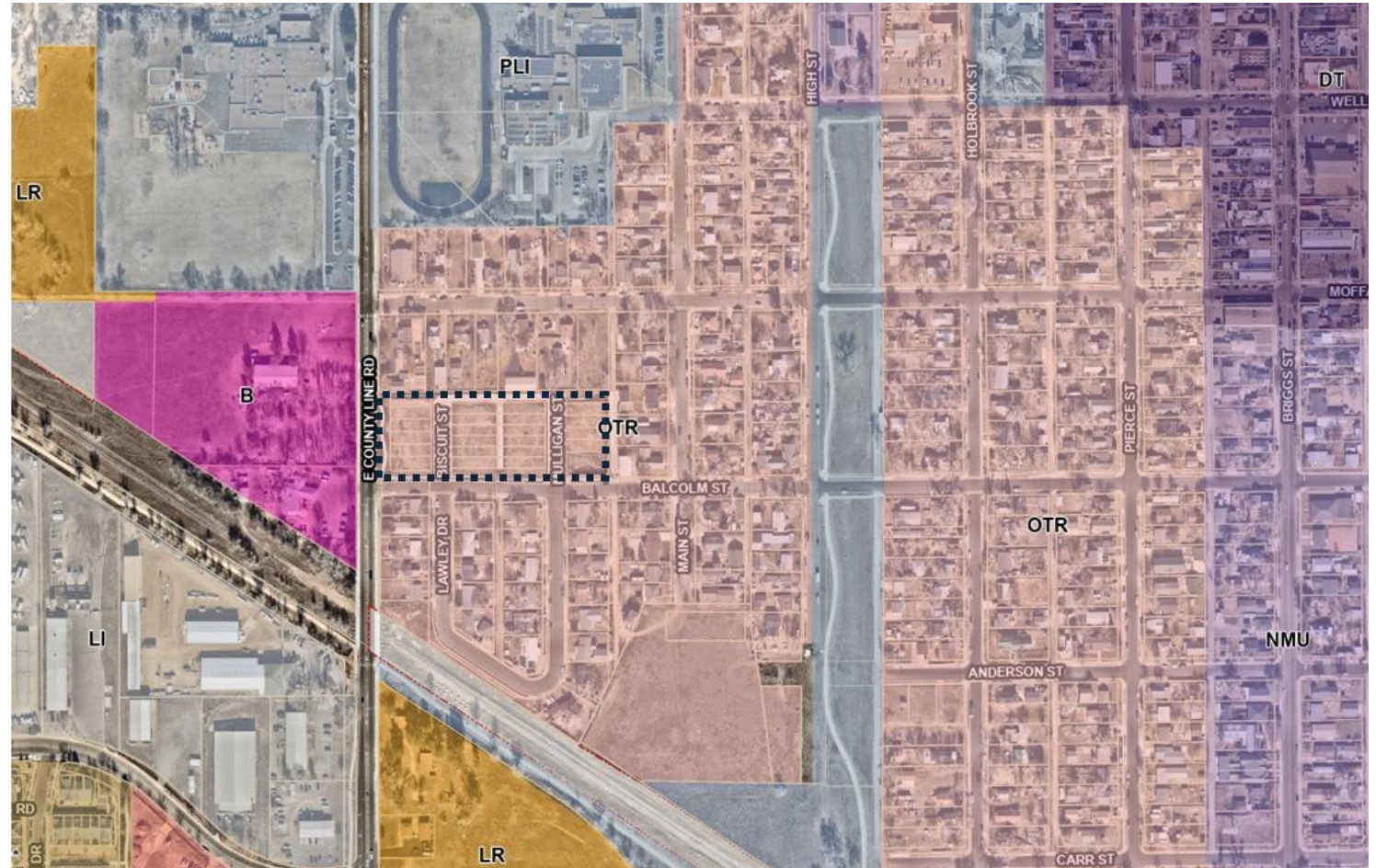


Existing Zoning

OTR

Allows SFD

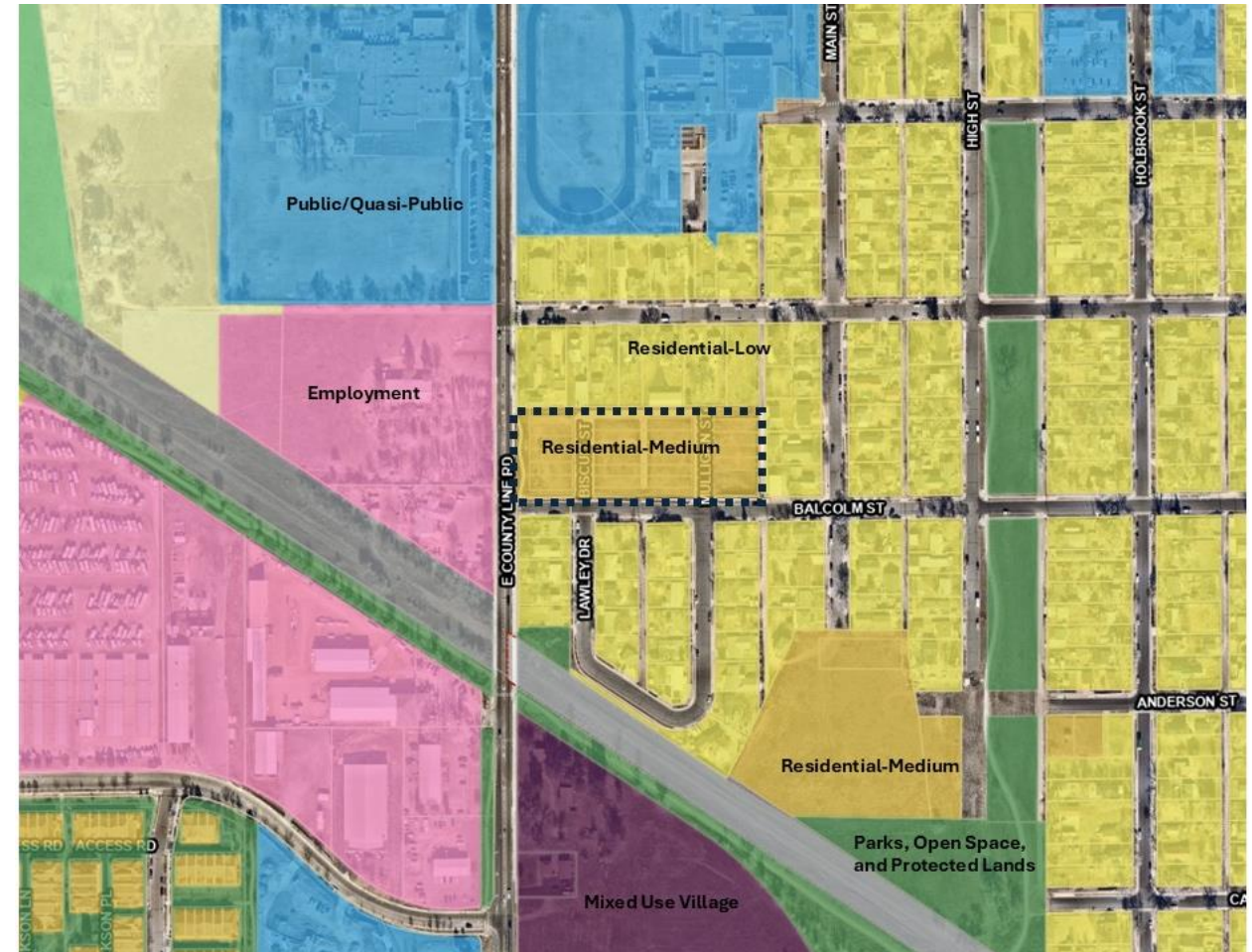
Duplex/SFA
allowed by SRU



Comprehensive Plan

Residential-Medium

Mix of housing types-
small lot SFD;
duplexes, townhomes;
& smaller scale apts
(garden apts) – 8 to 18
du/ac





Comprehensive Plan Policies

C.5.1: Ensure that new development meets Comprehensive Plan vision, priorities, and resources management.

- *Developing duplexes will help contribute to the need for more diverse housing typologies and improved affordability within the community.*

2. H.1.1: Locate higher density housing and mixed-use development in areas that are currently served or will be served by bus transit and neighborhood centers.

- *Medium density development supports the neighborhood center of Historic Old Town & is near Erie Town Center*



Overview

- ✓ Background
- **Proposal**
- Decision

SRU for Duplexes in OTR

10 buildings/20
units

6 western units
are front loaded

14 units are
alley loaded



SRU for Duplexes in OTR

Future
Architecture
reviews to
ensure designs
elements are
met





Overview

- ✓ Background
- ✓ Proposal
- **Decision**



Approval Criteria

UDC Section 10-7-11(C)(2)

- 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.
- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located.
- c. The proposed use is generally consistent with any applicable use-specific standards set forth in section 10-3-2.



Approval Criteria

UDC Section 10-7-11(C)(2)

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



Approval Criteria, continued

UDC Section 10-7-11(C)(2)

- f. Adequate assurances of continuing maintenance have been provided.
- g. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.



Staff Recommendation

Staff find the application complies with the Approval Criteria & recommends the PC Adopt the Resolution recommending Approval of the Erie Junction Duplex Special Review Use



Planning Commission

- 5/20/26: 7-0 vote to recommend approval with a condition
- Discussion included:
 - Fencing & maintenance
 - Product types, number of units, access
 - Comprehensive Plan
 - Process



Neighborhood Meeting

- April 16, 2026
- 4 Attendees reported



Public Notice

Public Notice of Planning Commission Hearing:

Published in the paper: 6/3/26

Property Posted: 6/5/26

Letters to Adjacent Property Owners: 6/5/26



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