



**ERIE**  
COLORADO

# Erie Junction Duplex SRU

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**Planning Commission**

Chris LaRue, Principal Planner

May 20, 2026



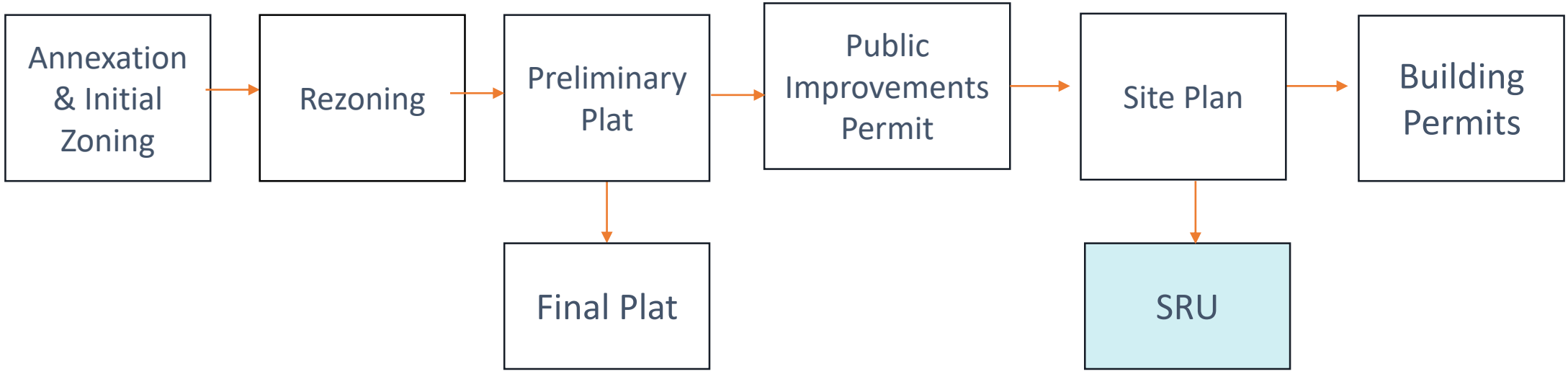
# Request

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

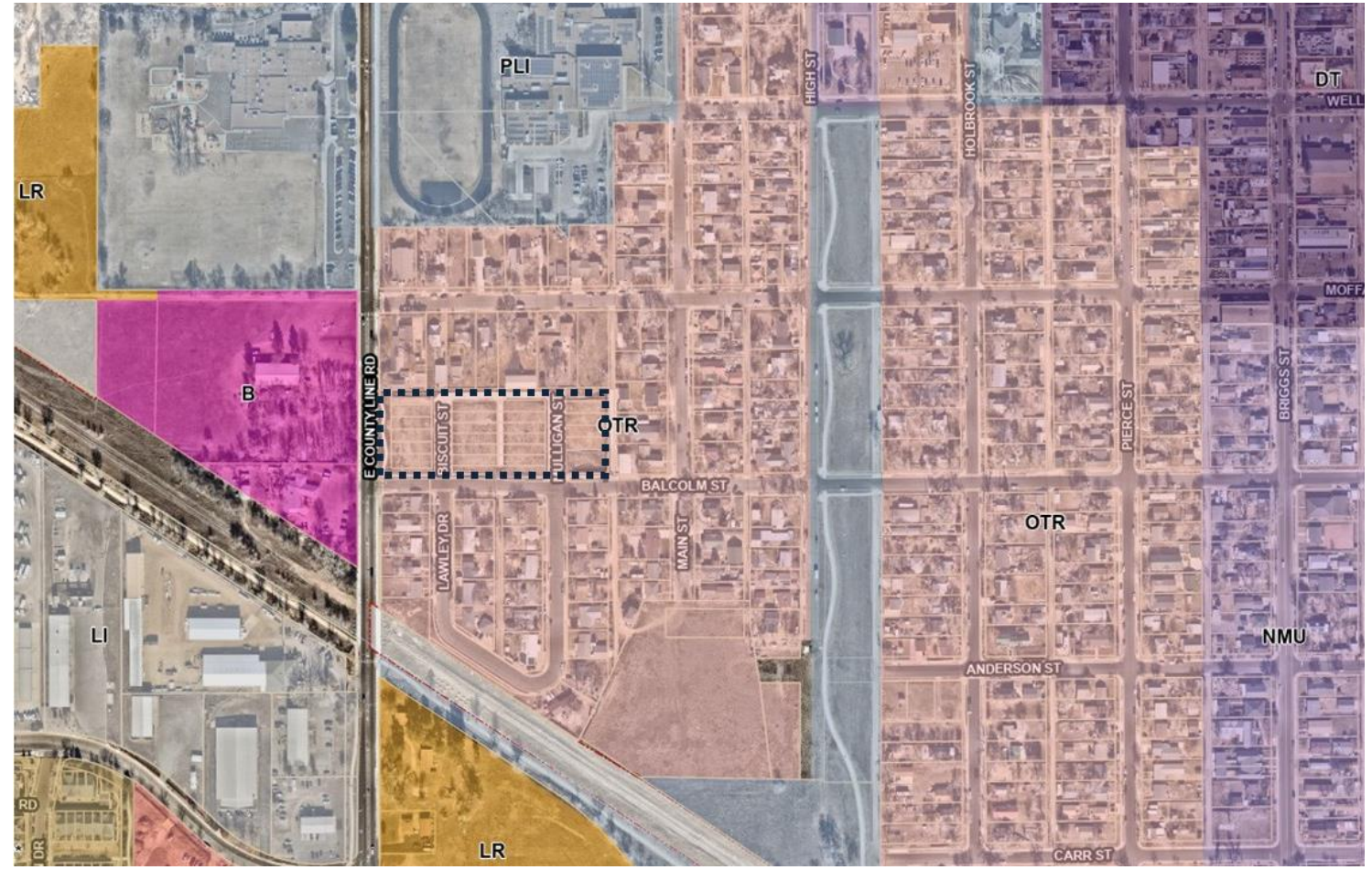


# Existing Zoning

OTR

Allows SFD

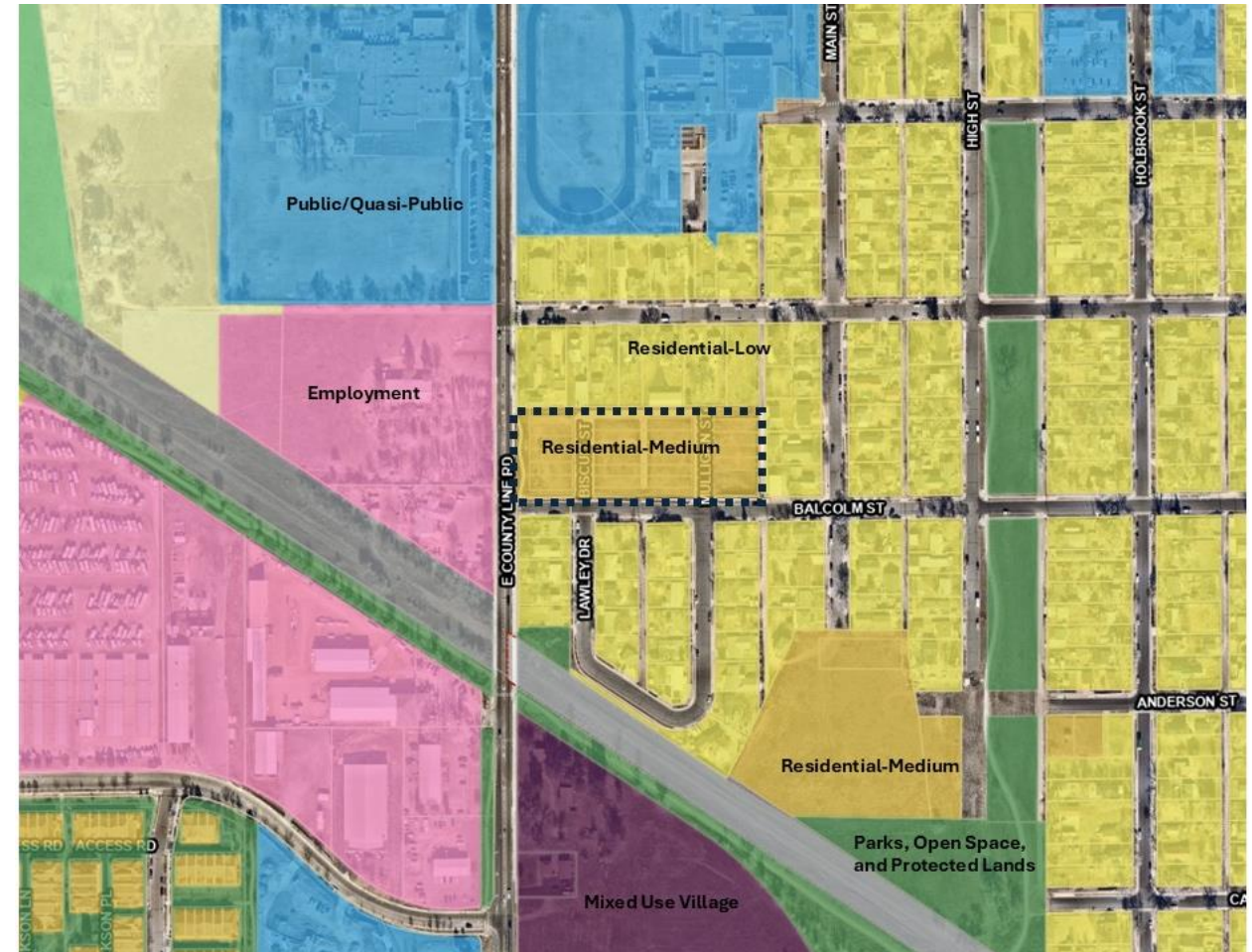
Duplex/SFA  
allowed by SRU



# 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

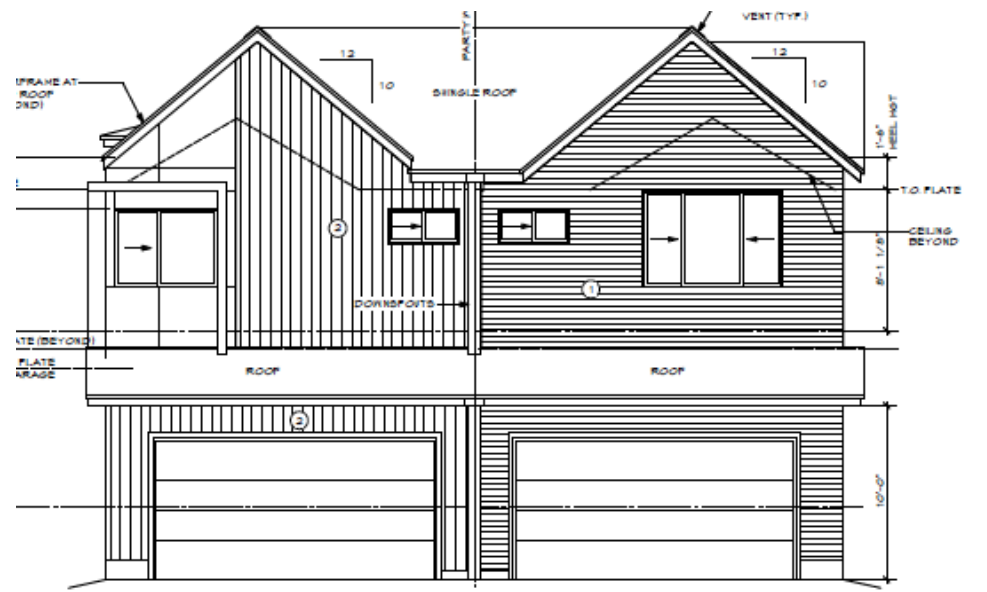


# SRU for Duplexes in OTR

Future  
Architecture  
reviews to  
ensure designs  
elements are  
met



# Duplexes



WEST ELEVATION  
1/4"-1"=1"





# 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



# Neighborhood Meeting

- April 16, 2026
- 4 Attendees reported



# Public Notice

## Public Notice of Planning Commission Hearing:

Published in the paper: 4/29/26

Property Posted: 5/1/26

Letters to Adjacent Property Owners: 5/1/26



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