

SIERRA VISTA REZONE & MINOR SUBDIVISION PLAT

TOWN OF ERIE PLANNING COMMISSION

April 1, 2026

MEET OUR TEAM

BC LAND, LLC

Applicant



Entitlements



Land Development
Consultant



Civil Engineer



WHY WE ARE HERE

- **Rezoning:**

- A Rezoning of the site will allow land uses and development standards that are consistent with a different zoning designation than the current designation and will bring the zoning in conformance with the Comprehensive Plan.
- This application **DOES NOT** include a site plan or site-specific uses.

- **Minor Subdivision Plat:**

- A Minor Subdivision land use application is required with this rezoning as no lot shall be divided by a zone district boundary line per UDC 10-5-4.D.4. The Minor Subdivision upon approval will be recorded at the time of the Zoning Map recording. The Minor Subdivision may be ready for recording prior to the zoning approval, but will not be recorded until the zoning is recorded.

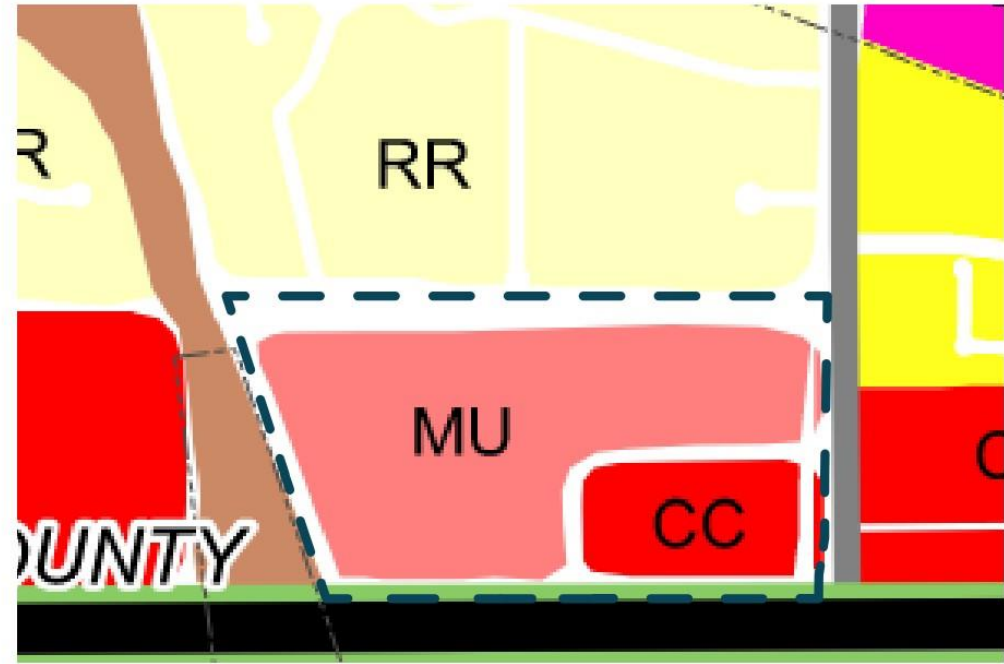
ERIE COMPREHENSIVE PLAN – FUTURE LAND USE (FLU) MAPS

2024 (CURRENT)



- Employment**
- Corridor Commercial**
- Residential - Rural
- Residential - Low
- Neighborhood Commercial
- Mixed Use Village
- Parks, Open Space, and Protected Lands
- Site Boundary

2015



- MU - Mixed Use**
- CC - Community Commercial**
- RR - Residential Rural
- LDR - Low Density Residential
- A - Airport
- B - Business
- Site Boundary

EXISTING ZONING & LOT BOUNDARIES



- LR - Low Density Residential
- CC - Community Commercial
- AP - Airport
- RR - Rural Residential
- B - Business
- PD - Planned Development
- RP-2 - Rural Preservation 2
- SR - Suburban Residential
- Existing Lot Boundary

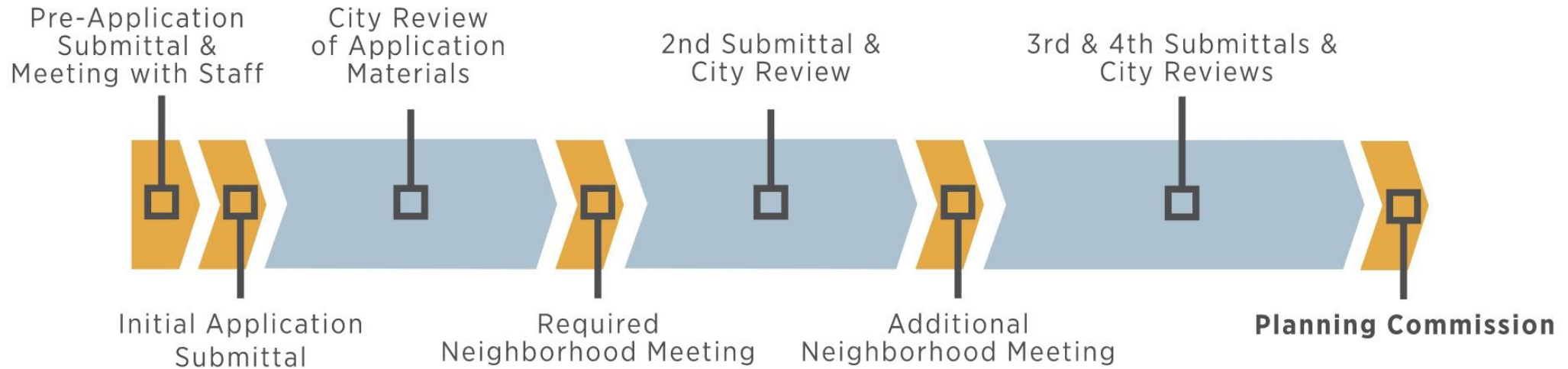
PROPOSED ZONING & LOT BOUNDARIES



- CMU - Community Mixed-Use
- AP - Airport
- RR - Rural Residential
- B - Business
- PD - Planned Development
- RP-2 - Rural Preservation 2
- SR - Suburban Residential
- Proposed Lot Boundary



APPLICATION PROCESS



- 4 email updates sent to residents whom provided email contact
- Separate email and phone follow-ups sent to answer residents' specific questions

COMMUNITY CONCERNS

- **Anthem Residents:** increasing air traffic
- **Air Park:** protecting current aviation easement and setback, no loud commercial uses adjacent to homes, stepping back and massing
- **City and County of Broomfield:** increasing air traffic and limiting uses permitted under AP zoning
 - *“If Tract A is rezoned from Low-Density Residential (LR) to Airport (AP), would this allow a future owner to develop aviation-related uses on the property, such as a heliport, helistop, or related airport uses like private airplane hangars?”*



October 16, 2025

Blake Carlson
BC Land, LCC
Broomfield, CO 80023

Subject: Sierra Vista Rezoning

We are writing to provide clarification regarding the recent recommendations to protect the property within the Runway Protection Zone (RPZ) and non-precision approach surfaces associated with Erie Municipal Airport, specifically land between the south end of Runway 15-33 and State Highway 7 adjacent to your proposed development.

This recommendation is provided solely to enhance safety and ensure compliance with Federal Aviation Administration (FAA) guidelines concerning land use compatibility. The RPZ and approach surfaces are critical safety buffers designed to protect people and property on the ground in the event of an aircraft overrun or undershoot during landing or takeoff. This is best achieved through restricting development and use.

There are no expectations that increases in air traffic, or changes in the airport's operational footprint will be induced as a result of this rezoning. The portion of the property that is being proposed as Airport (AP) zoning is compatible with FAA guidelines and must be maintained in accordance with FAA standards for RPZ land use and approach protection, which prohibit structures, public gatherings, and other incompatible uses within the safety zone. We wish to emphasize that this recommendation is not in support any expansion of airport operations or activities.

This measure is strictly precautionary and reflects efforts to protect public safety and responsible airport stewardship. Should you have any questions or require further documentation, please feel free to contact me at 303-275-8030 or Jeremy.Lee@meadhunt.com

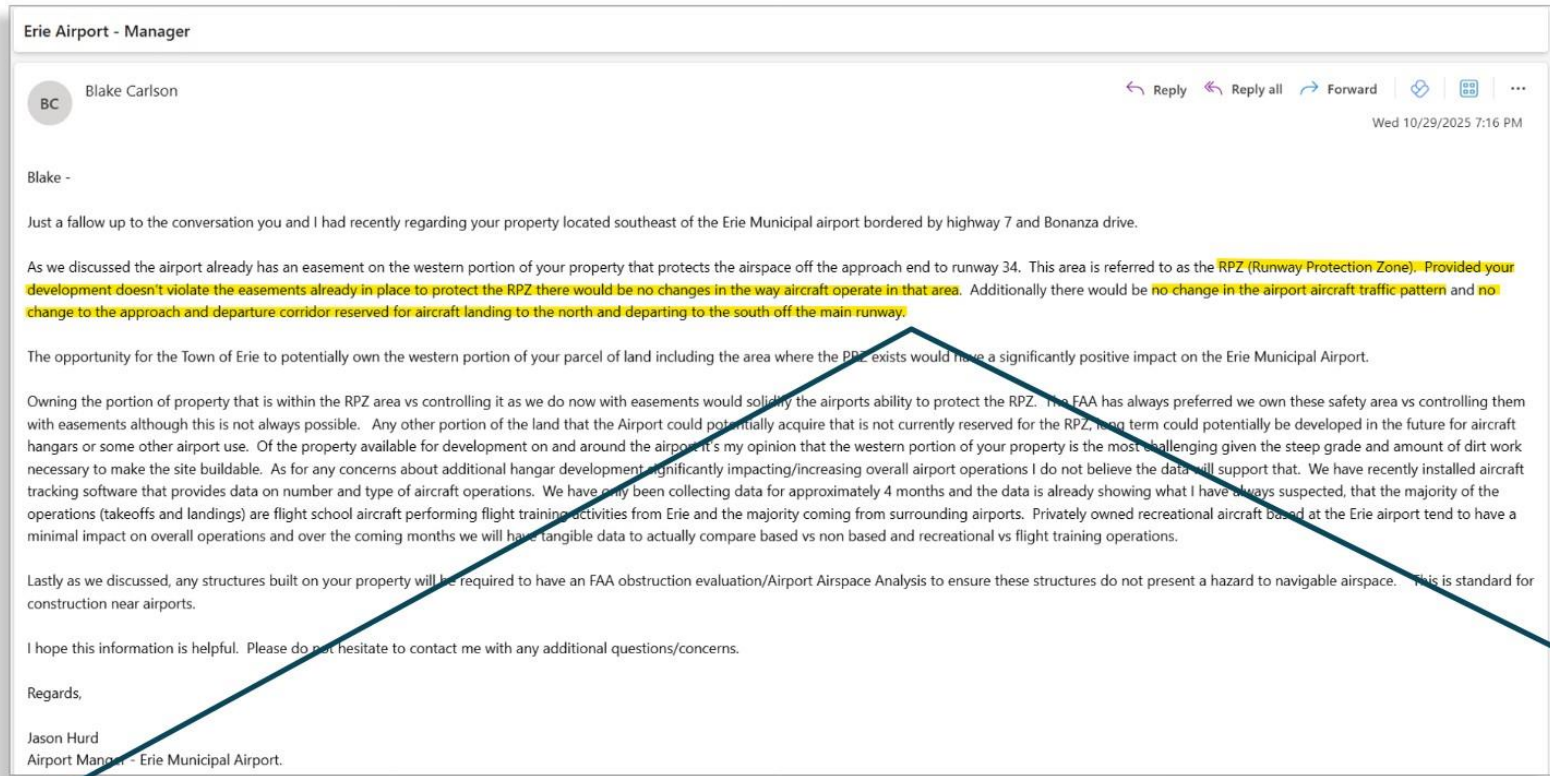
Sincerely,

MEAD & HUNT, Inc.

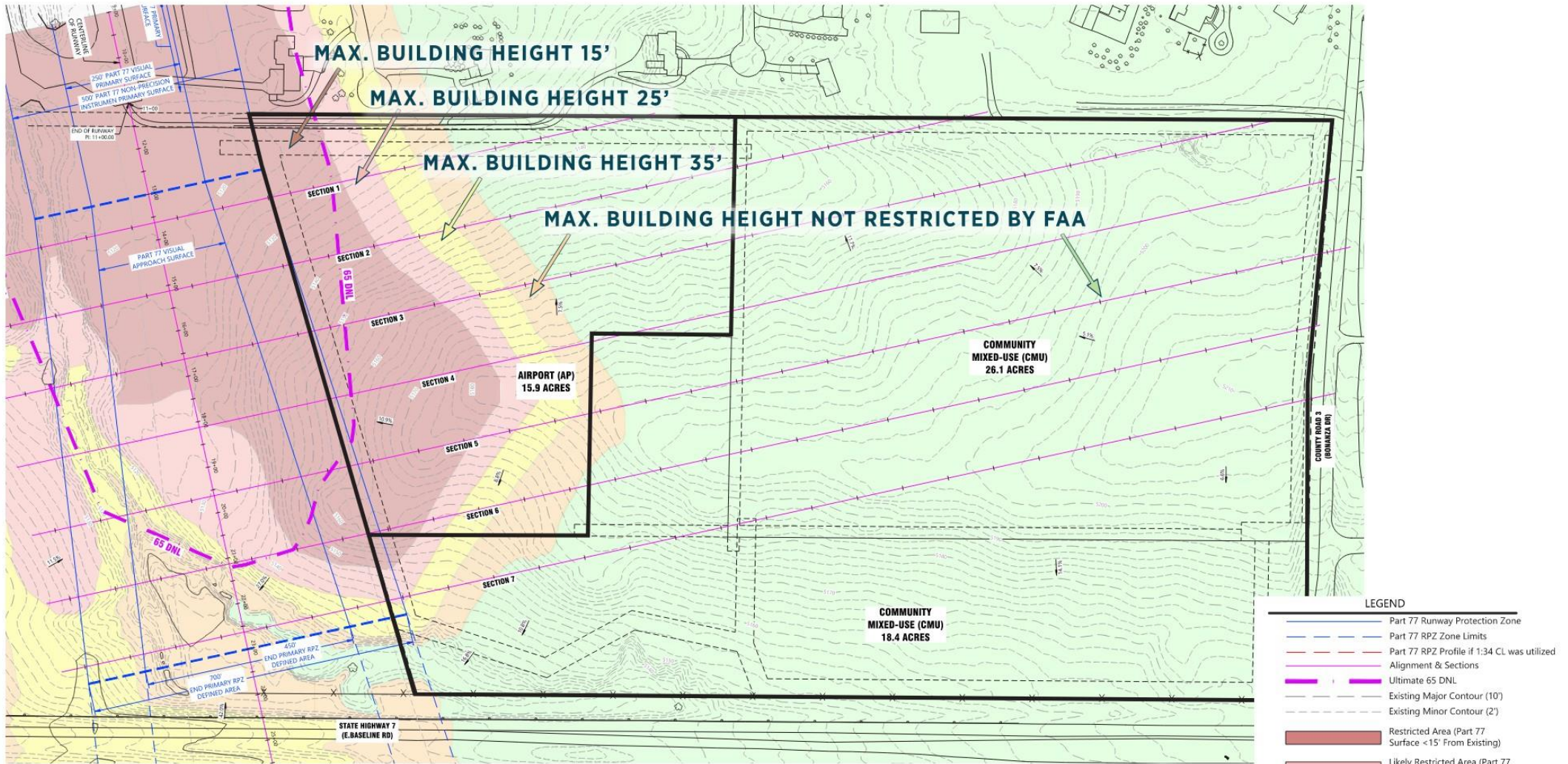


Jeremy K. Lee, PE
Project Manager

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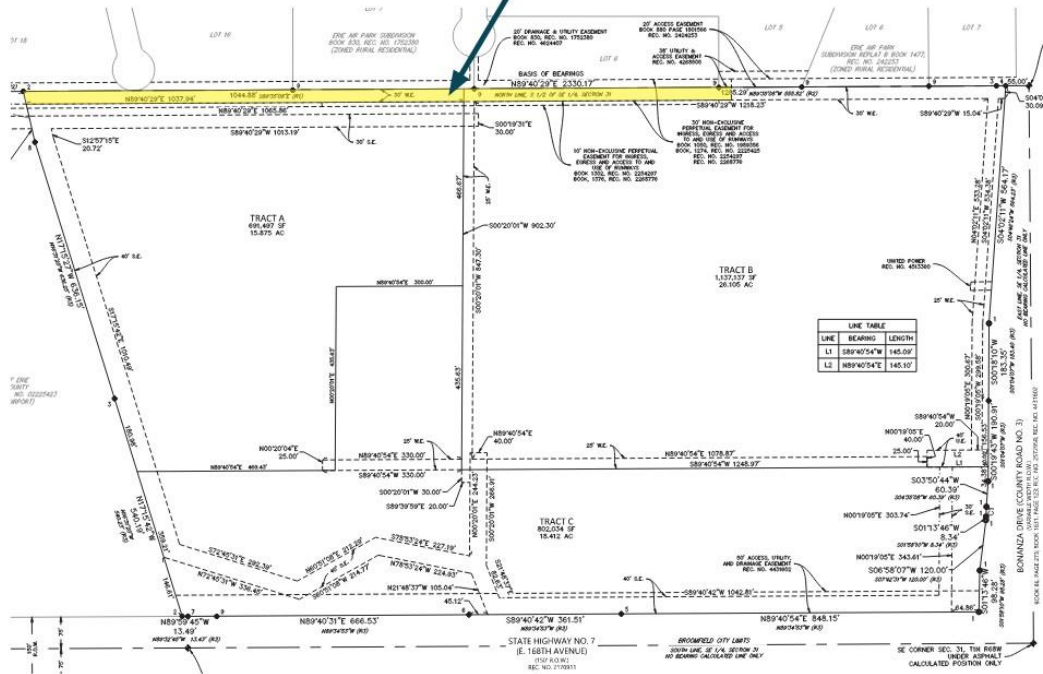
As we discussed the airport already has an easement on the western portion of your property that protects the airspace off the approach end to runway 34. This area is referred to as the RPZ (Runway Protection Zone). Provided your development doesn't violate the easements already in place to protect the RPZ there would be no changes in the way aircraft operate in that area. Additionally there would be no change in the airport aircraft traffic pattern and no change to the approach and departure corridor reserved for aircraft landing to the north and departing to the south off the main runway.



SIERRA VISTA | RUNWAY PROTECTION ZONE MAP

PLAT NOTES

EXISTING AVIGATION EASEMENT

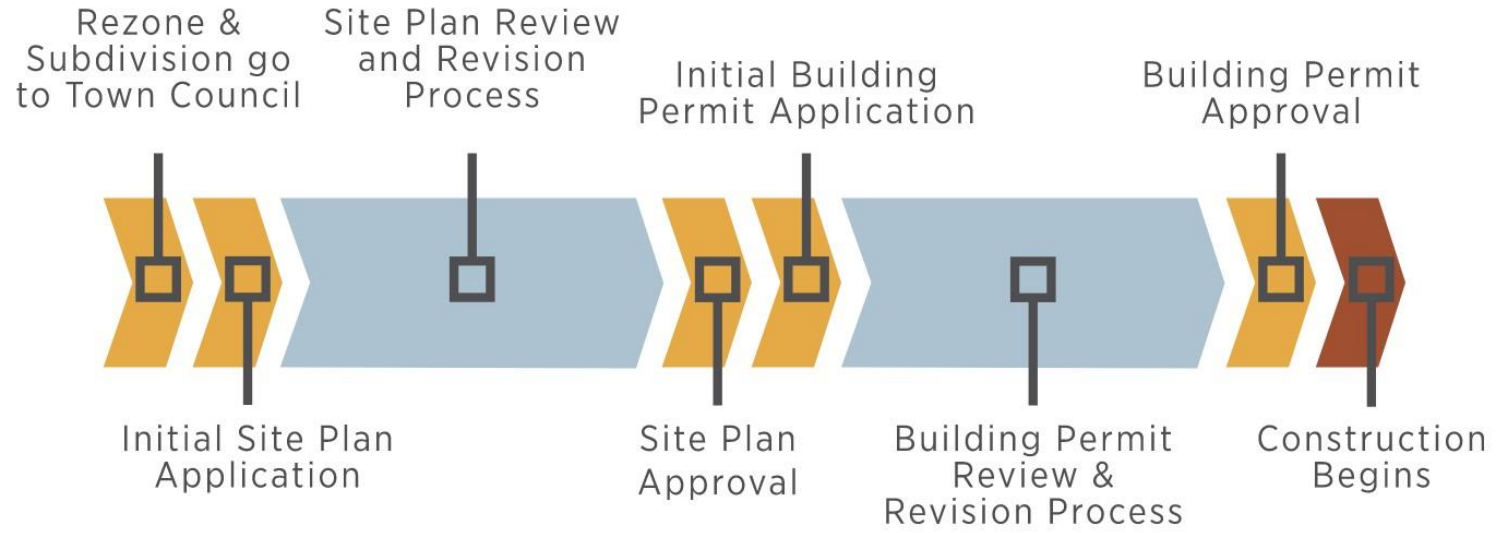


13. ALL LAND DESIGNATED AS AP ZONING SHALL CONFORM TO THE TOWN OF ERIE MUNICIPAL CODE AIRPORT OVERLAY DISTRICT GUIDELINES AS STATED IN TOWN OF ERIE MUNICIPAL CODE SECTION 10-2-6.
14. TRACT B SHALL APPLY THE FOLLOWING NEIGHBORHOOD PROTECTION PLANS TO THE NORTHERN PROPERTY LINE WHEN ADJACENT TO LOW-DENSITY RESIDENTIAL NEIGHBORHOODS:
 - a. THE MAXIMUM HEIGHT OF ANY PORTION OF A PRIMARY STRUCTURE SHALL NOT EXCEED 40 FEET IN HEIGHT, WHEN ABUTTING A LOW DENSITY RESIDENTIAL LOT.
 - b. THE MINIMUM SETBACK PERMITTED ABUTTING A LOW DENSITY RESIDENTIAL LOT IS 40 FEET.
 - c. NO COMMERCIAL USE WILL BE PERMITTED WITHIN 100 FEET OF A LOW DENSITY RESIDENTIAL LOT OR NEIGHBORHOOD.

REZONING APPROVAL CRITERIA

- ✓ The rezoning will promote public health, safety, and general welfare
- ✓ The rezoning is consistent with the Town's Comprehensive Plan and the purposes of the Municipal Code; Adequate facilities and services (including roads and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development
- ✓ The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated
- ✓ The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property
- ✓ Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property

NEXT STEPS



QUESTIONS?

PREVIOUS CONCEPTUAL ZONING PLAN



CURRENT CONCEPTUAL ZONING PLAN



***All vehicle entries are conceptual and subject to change.**

 **Proposed Two-way Stop**

 **Proposed Right-in / Right-out**

