

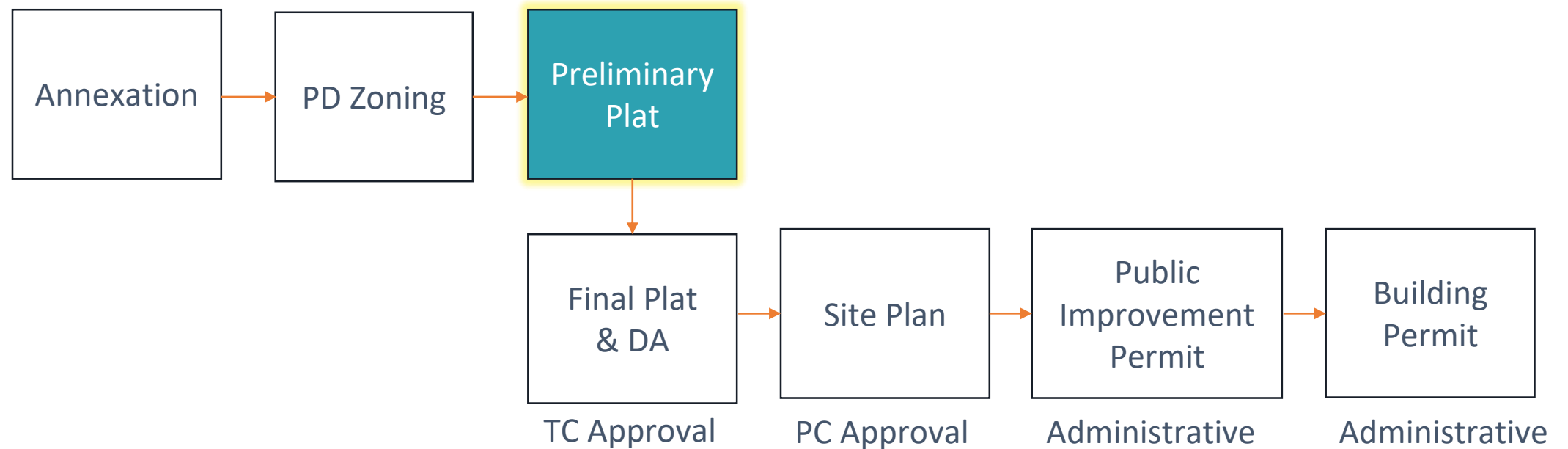
Canyon Creek Filing No. 11 Preliminary Plat

Town Council

October 28, 2025

Aly Burkhalter, Senior Planner

Development Process

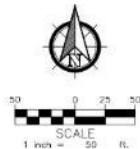


Project Overview & Location

- South of Jay Road
- West of County Line Road
- North of Telleen Avenue
- East of Jasper Road/Lombardi Road

	ZONING	EXISTING LAND USE
NORTH	None	RTD right-of-way
SOUTH	LR / Canyon Creek PD	Single-Family Development
EAST	Canyon Creek PD	Drainage/Open Space
WEST	LR / Canyon Creek PD	Single-Family Development





CANYON CREEK SUBDIVISION FILING NO. 11 PRELIMINARY PLAT

REPLAT OF TRACTS L, N AND P, CANYON CREEK FILING NO. 8,
SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO
9.401 ACRES, 81 LOTS / 15 TRACTS - PP-001731-2024

TRACT TABLE				
TRACT	AREA (SQ.FT.)	AREA (AC.+)	USE	OWNED/MAINTAINED
TRACT A	76,024	1.791	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT B	1,232	0.028	LANDSCAPE/UTILITIES	HOA
TRACT C	10,822	0.248	P.A. WELLS/LANDSCAPE	HOA
TRACT D	4,192	0.095	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT E	1,335	0.031	LANDSCAPE/UTILITIES	HOA
TRACT F	1,267	0.029	LANDSCAPE/UTILITIES	HOA
TRACT G	4,234	0.097	PRIVATE PARK	HOA
TRACT H	18,331	0.421	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT I	2,731	0.063	GARDEN COURT/LANDSCAPE/UTILITIES	HOA
TRACT J	12,301	0.282	PRIVATE DRIVE	HOA
TRACT K	25,979	0.596	PRIVATE DRIVE	HOA
TRACT L	13,261	0.304	PRIVATE DRIVE	HOA
TRACT M	4,254	0.098	PRIVATE DRIVE	HOA
TRACT N	10,690	0.245	PRIVATE DRIVE	HOA
TRACT O	8,518	0.196	GARDEN COURT	HOA

LEGEND

- D.E. - PUBLIC DRAINAGE EASEMENT HEREBY GRANTED
- HOA - HOMEOWNERS ASSOCIATION
- S.E. - SANITARY SEWER EASEMENT HEREBY GRANTED
- U.E. - UTILITY EASEMENT HEREBY GRANTED
- W.E. - WATER EASEMENT HEREBY GRANTED

MONUMENT SYMBOL LEGEND

- RECOVERED SECTION CORNER AS NOTED HEREON
- SET 18" LONG NO. 8 REBAR WITH 1/4" BLUE PLASTIC CAP STAMPED "LJA SURVEYING PLS 36317" FLUSH WITH GROUND
- RECOVERED 1.35" (BRASS) PLASTIC CAP STAMPED "1.5 26414"
- RECOVERED 3.15" ALUMINUM CAP STAMPED "PLS 24942"
- REC. NO. RECEPTION NUMBER
- BLOCK NUMBER
- STREET NAME CHANGE

FOR REVIEW ONLY

FOR AND ON BEHALF OF
LJA SURVEYING, INC.

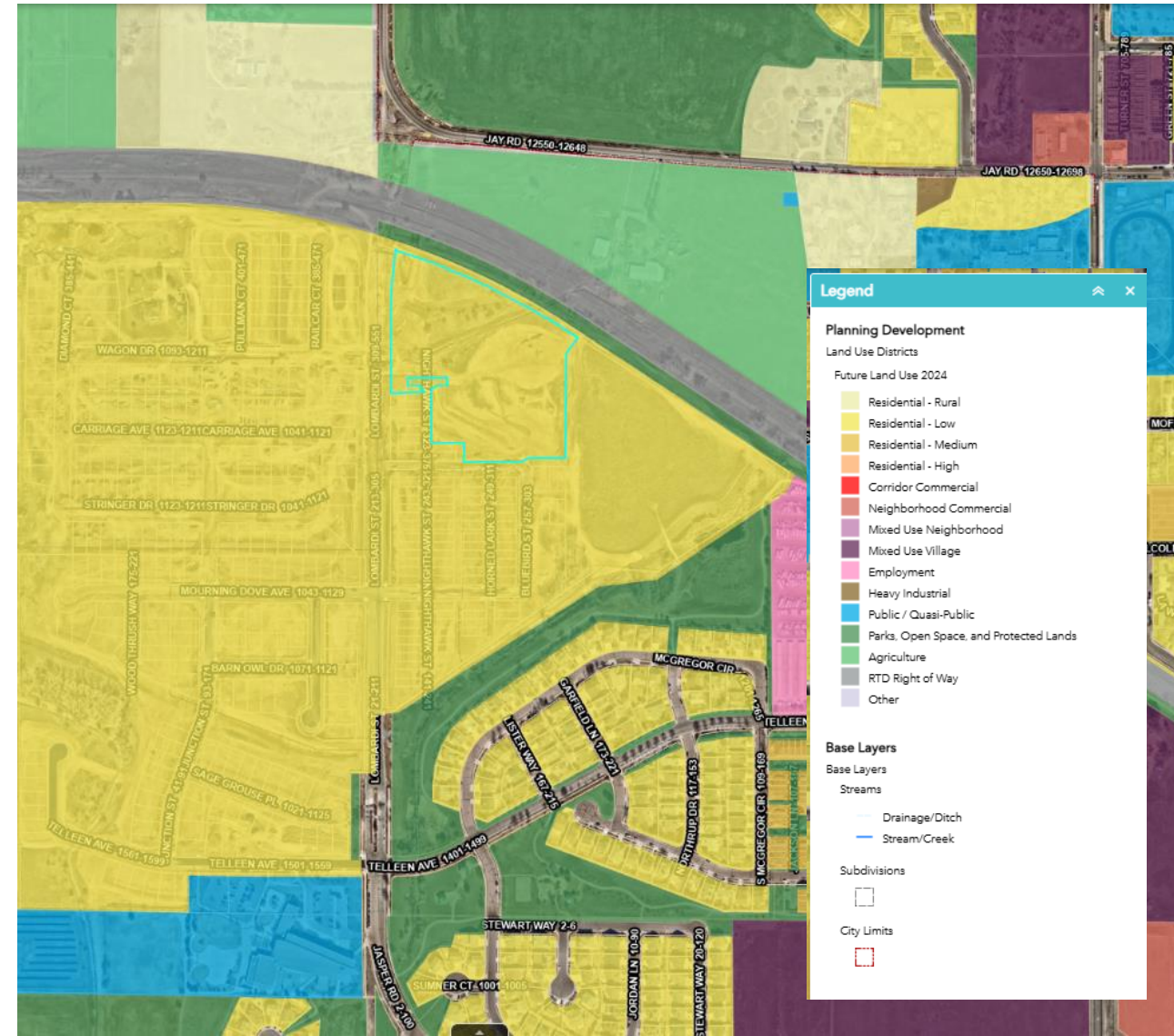


100% LJA SURVEYING
Scale 1/2" = 100'
Drawing: CO 00017
www.lja.com

Comprehensive Plan

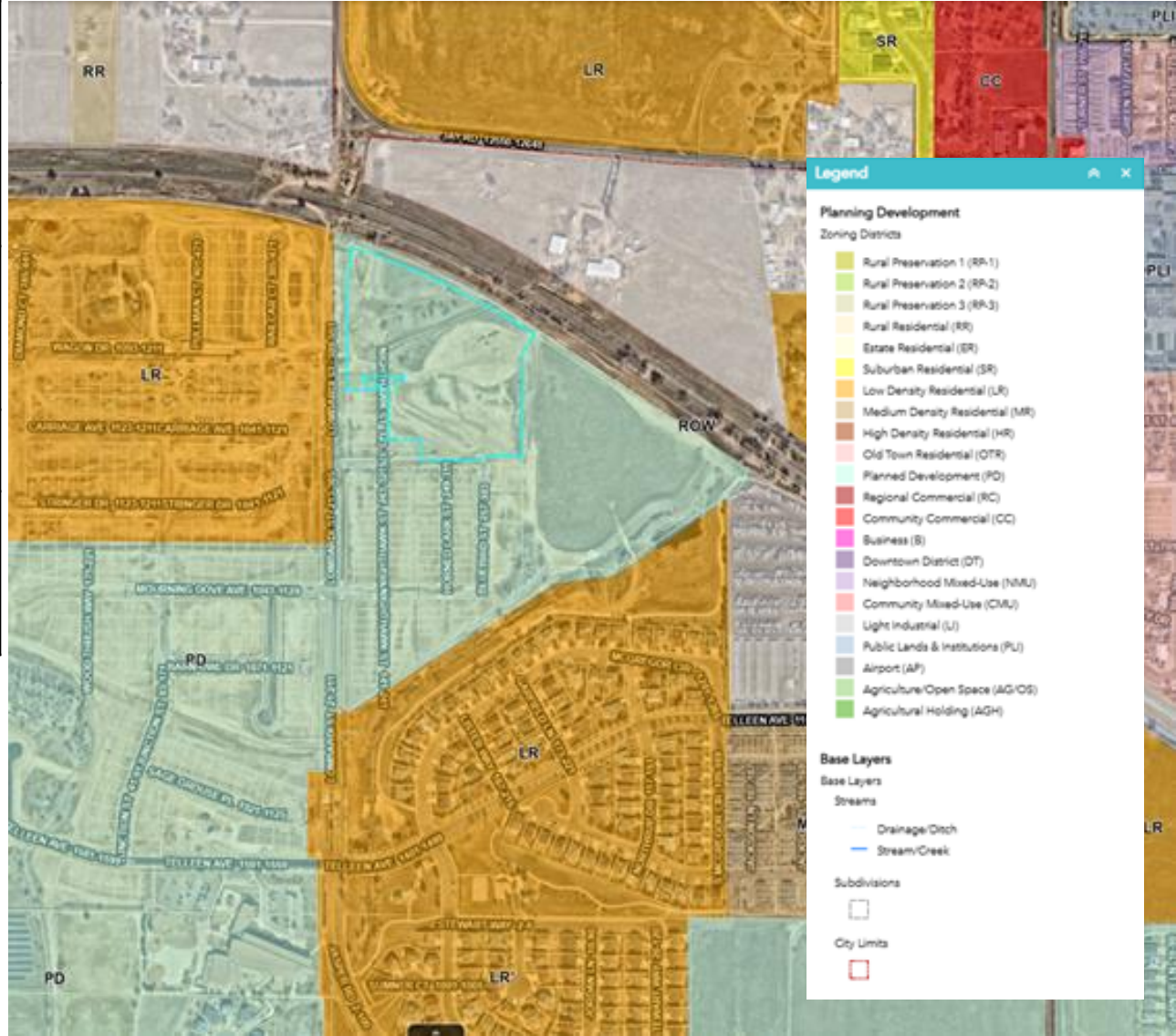
- 2005 Comp Plan:
Medium Density
Residential
- 2008 PD Amendment:
Medium Density
Residential
- 2024 Comp Plan:
Residential – Low

	Future Land Use
NORTH	Agriculture
SOUTH	Residential - Low
EAST	Residential - Low
WEST	Residential - Low



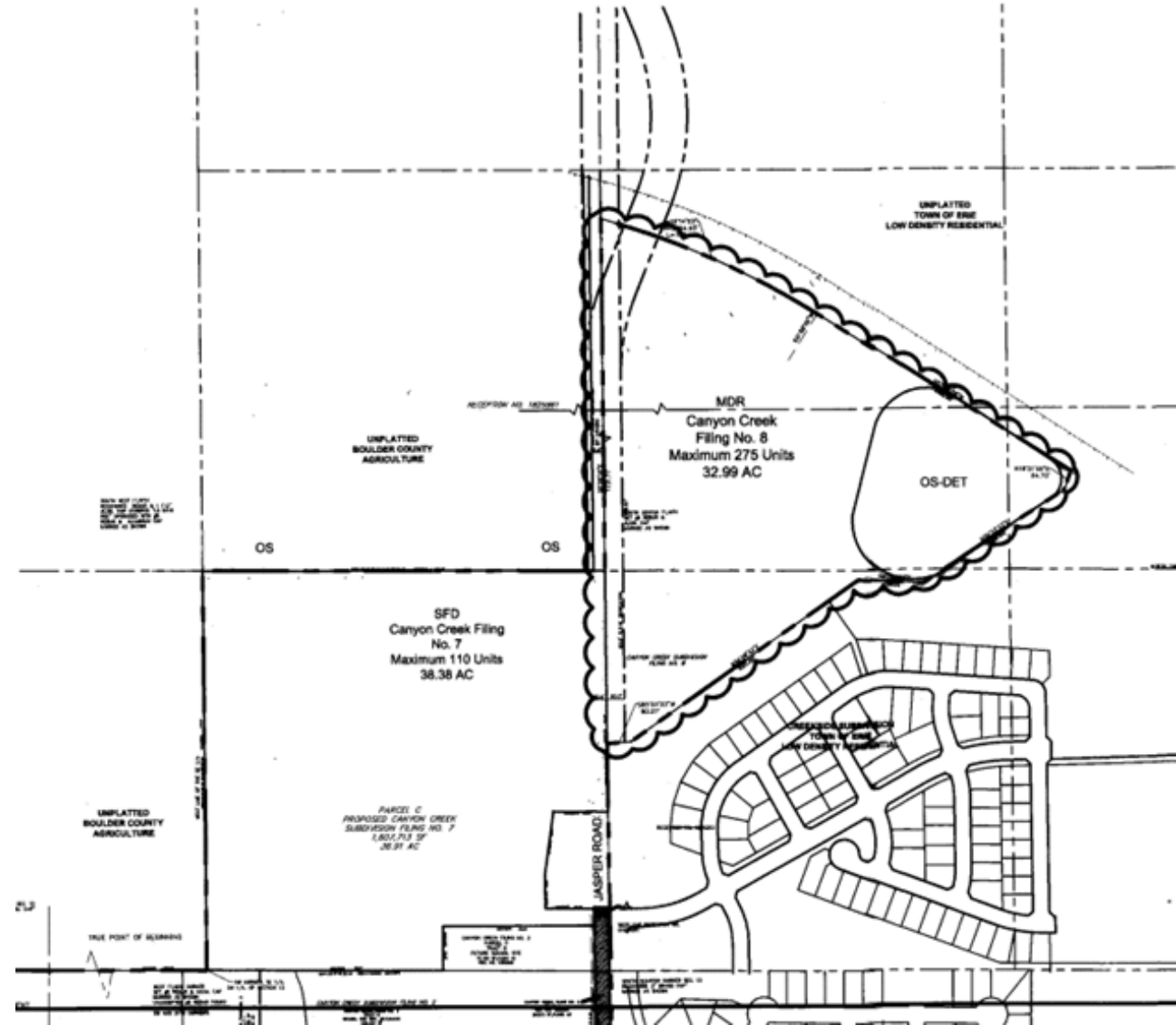
Zoning

	ZONING
NORTH	None (right-of-way)
SOUTH	LR / Canyon Creek PD
EAST	Canyon Creek PD
WEST	LR / Canyon Creek PD



Zoning

- Canyon Creek PD, Amendment No. 10
- Maximum 275 units
- Proposes 81 units (in addition to 88 units in Filing No. 8)



Parks & Open Space Dedication Requirement

Park Type	Acres per 1,000 residents	Required Acres	Provided Acres/Fee
Community Park	5	1.21	Impact fees
Neighborhood Park	3	0.73	18.15 acres provided with Filing 1 and fee-in-lieu
Pocket Park	0.5	0.12	0.351-acres provided in adjacent Filing No. 7; 0.595-acres provided in adjacent Filing No. 8
Open Space	17	4.12	9.678-acres provided in adjacent Filing No. 7

Approval Criteria

UDC Section 10.7.7.D.2

- a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Approval Criteria

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Approval Criteria

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Approval Criteria

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.



Public Hearings & Notice

Neighborhood Meeting 6/12/2025

Planning Commission Public Hearing 9/17/2025

Public Notice of Town Council Hearing

Published in the Colorado Hometown Weekly: 10/08/25

Property Posted: 10/10/25

Letters to Adjacent Property Owners: 10/10/25

Staff Recommendation

Staff find the application complies with the Preliminary Plat approval criteria and recommend the Town Council adopt a Resolution approving the Preliminary Plat with the following conditions of approval, all of which shall be satisfied prior to approval of future Final Plat(s) for the Property:

- a. Applicant shall execute a Development Agreement in the form provided by the Town.
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by Town staff.
- c. Applicant shall make corrections to the maintenance access to the water quality pond related to comments by the Town Engineering Division.



Applicant Presentation