



03-13-2025

Aly Burkhalter  
Town of Erie - Community Development  
645 Holbrook Street - PO Box 750  
Erie, CO 80516

RE: Westerly - North Westerly PD

### Neighborhood Meeting

Per Erie's Review & Approval Procedures, a neighborhood meeting for the PD-001700-2024: North Westerly PD application was held on April 30th, 2024 from 6:00 pm to 6:20 pm, the meeting was held virtually via Zoom.

Prior to the meeting, mailing notices were sent to adjacent property owners within 500' of the property per UDC requirements and signs were posted at the Northeast Corner of WCR 5 and WCR 10, Northeast of WCR 5 across from Flora View Drive, North of Erie Parkway, Est of WCR 5 across from Westerly Blvd, and at the Northwest corner of Erie Parkway and WCR 7.

At the meeting, a powerpoint presentation was presented, the presentation is included with these meeting notes. In attendance were John Prestwich and Carli Rodriguez with PCS Group, Jim Henry, Heidi Majerik, and Ben Crenshaw representing Southern Land.

The meeting had approximately 6 attendees and lasted one hour. Following the presentation a few questions were asked.

Patti - Question/Concern, her driveway is on the north side of County Road 10 close to where the north south collector road will exit on County Road 10. We responded that we will work with her and the Town when we get to the Preliminary Plat to really define the specific location and improvements that will be required.

Raul Alvarez - General comments related to the Detention pond along the southern boundary, where does it drain to? Question about how much grading will be done. Question/Comment about the future road connections and if there is no barrier the concern is that people will just drive across the open area and connect to the existing roads in their area. We responded that the drainage will be within the open space buffer area and will ultimately head north towards County Road 10, and then down County Road 10 heading east in new storm infrastructure. The questions related to grading were answered that we are not intending any significant modifications to the existing grading patterns, there will need to be over-ex grading to prepare the soil for house construction. We showed a graphic of how we will detail the future road connection areas with brick columns, fencing, and landscape in the interim period - which could be a very long time.

Colleen Bowman – Questions related to timing of potential construction. We responded with the earliest we could potentially anticipate road construction would not be until mid to late 2026, and we described that the first areas of construction would be generally located closer to Erie Parkway and then would move to the north. Colleen stated that she was trying to figure out her exit strategy to move.

Ann – Lives just north of Patti, along County Road 5. She and her husband were both on the call and their questions were mostly related to drainage and roadway improvements. Her husband mentioned that the Town has requested an easement for drainage along County Road 5 which is on their property. We responded that our plans show that we are tying into what is called out as existing infrastructure, but we would follow up and send the Town Outfall plans.

There was general discussion related to future traffic improvements, there is concern about the existing County Road 5 and County Road 10 intersection, and concern about the future intersections on County Road 10. We responded that we anticipate that in the future there will be a signal at County Road 5 and County Road 10, we do not anticipate signals at our future intersections with County Road 10.

Patti brought up that she had a couple of neighbors that are not “tech savvy” which is why they did not attend, Heidi offered to drive up and meet with the neighbors that did not want to attend via Zoom. Several attendees requested that we send them a copy of the plan.

Heidi Majerik followed up with an e-mail providing a pdf of the Town of Erie Outfall Systems Plan (East of Coal Creek), as well as the Illustrative Plan that was prepared for the Neighborhood Meeting.

Sincerely,



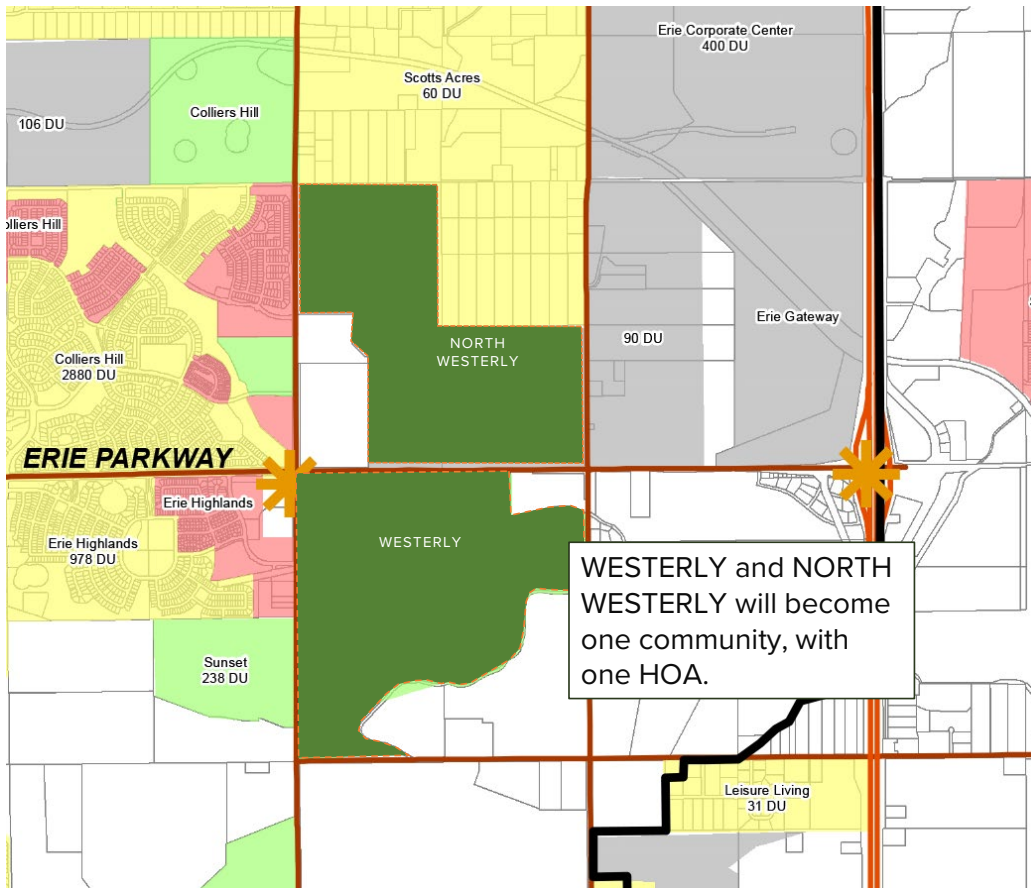
John Prestwich, President, RLA, PCS Group, Inc.

# SOUTHERN LAND COMPANY

## NORTH WESTERLY

### NEIGHBORHOOD MEETING – PD ZONING

MARCH - 2025

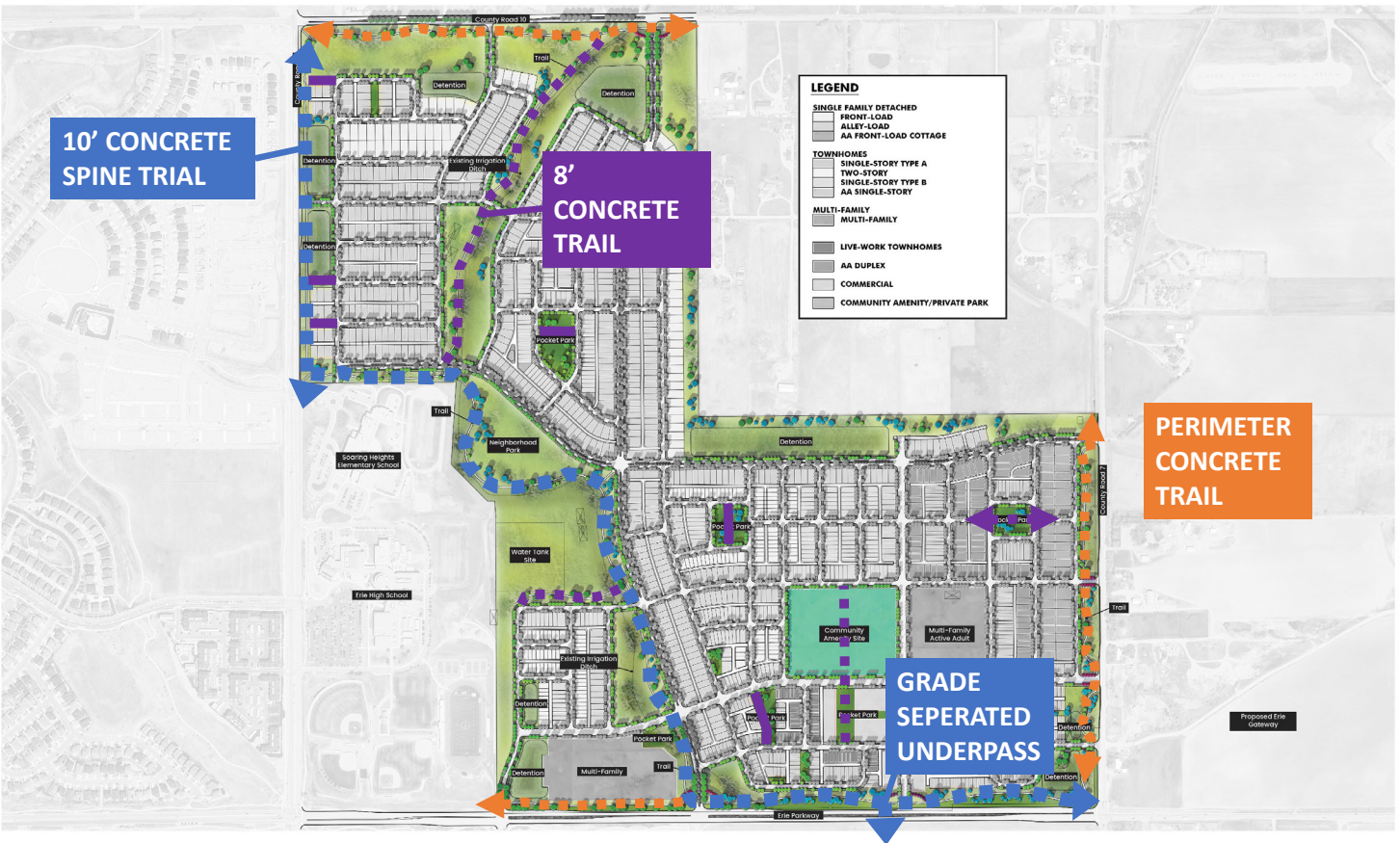


NORTH WESTERLY LOCATION









10' CONCRETE SPINE TRIAL

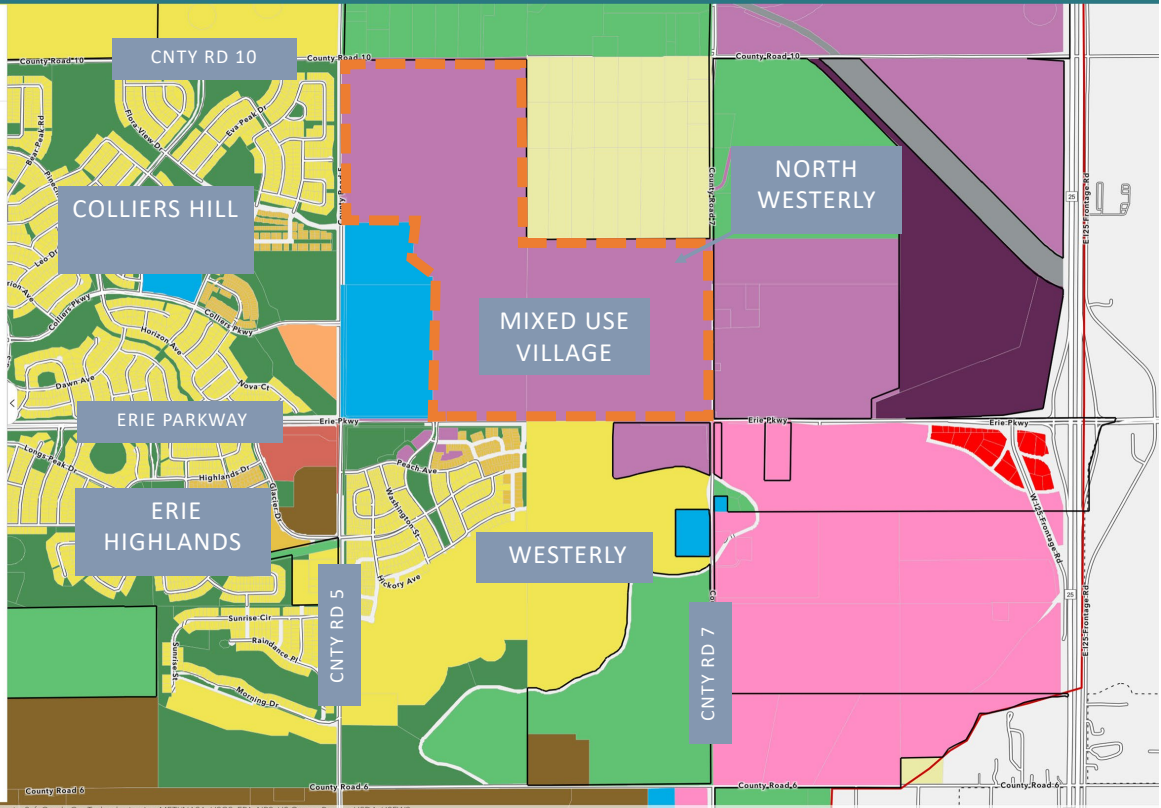
8' CONCRETE TRIAL

PERIMETER CONCRETE TRIAL

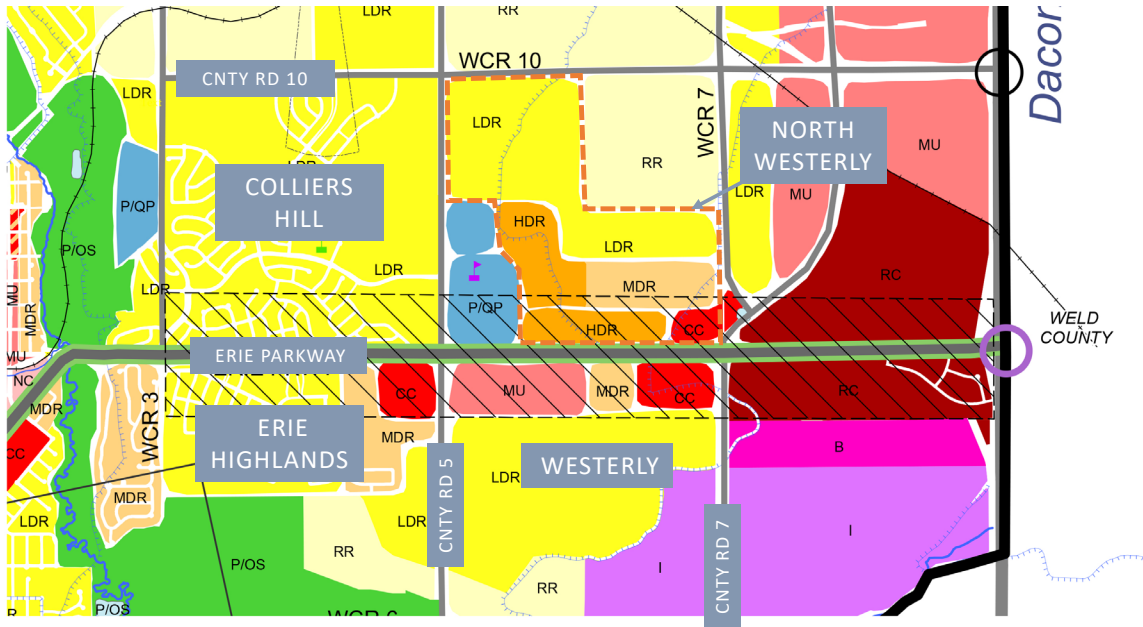
GRADE SEPERATED UNDERPASS



- Legend**
- Town Boundary
  - Planning Area Boundary
  - Land Use Districts**
    - Residential - Rural
    - Residential - Low
    - Residential - Medium
    - Residential - High
    - Corridor Commercial
    - Neighborhood Commercial
    - Mixed Use Neighborhood
    - Mixed Use Village
    - Employment
    - Heavy Industrial
    - Public / Quasi-Public
    - Parks, Open Space, and Protected Lands
    - Agriculture
    - RTD Right of Way
    - Other



Erie Community Map Contributors: Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



**Land Use Plan Legend**

- |  |  |  |
|--|--|--|
| <b>AG</b> Agriculture                          | <b>MDR</b> Medium Density Residential (6-12 du/ac) | <b>B</b> Business                        |
| <b>P/OS</b> Parks/Public Open Space            | <b>HDR</b> High Density Residential (12-20 du/ac)  | <b>I</b> Industrial                      |
| <b>P/QP</b> Public/Quasi Public                | <b>DD</b> Downtown District                        | <b>R</b> Reservoirs                      |
| <b>LF</b> Landfill                             | <b>NC</b> Neighborhood Commercial                  | <b>CB</b> County Boundary                |
| <b>A</b> Airport                               | <b>CC</b> Community Commercial                     | <b>PA</b> Planning Area Boundary         |
| <b>RR</b> Rural Residential (0-2 du/ac)        | <b>RC</b> Regional Commercial                      | <b>AS</b> Areas of Special Consideration |
| <b>LDR</b> Low Density Residential (2-6 du/ac) | <b>MU</b> Mixed Use                                |  |

0 0.25 0.5 1 Miles

Sources: Boulder CO GIS, Weld CO GIS, CDDT, Town of Erie

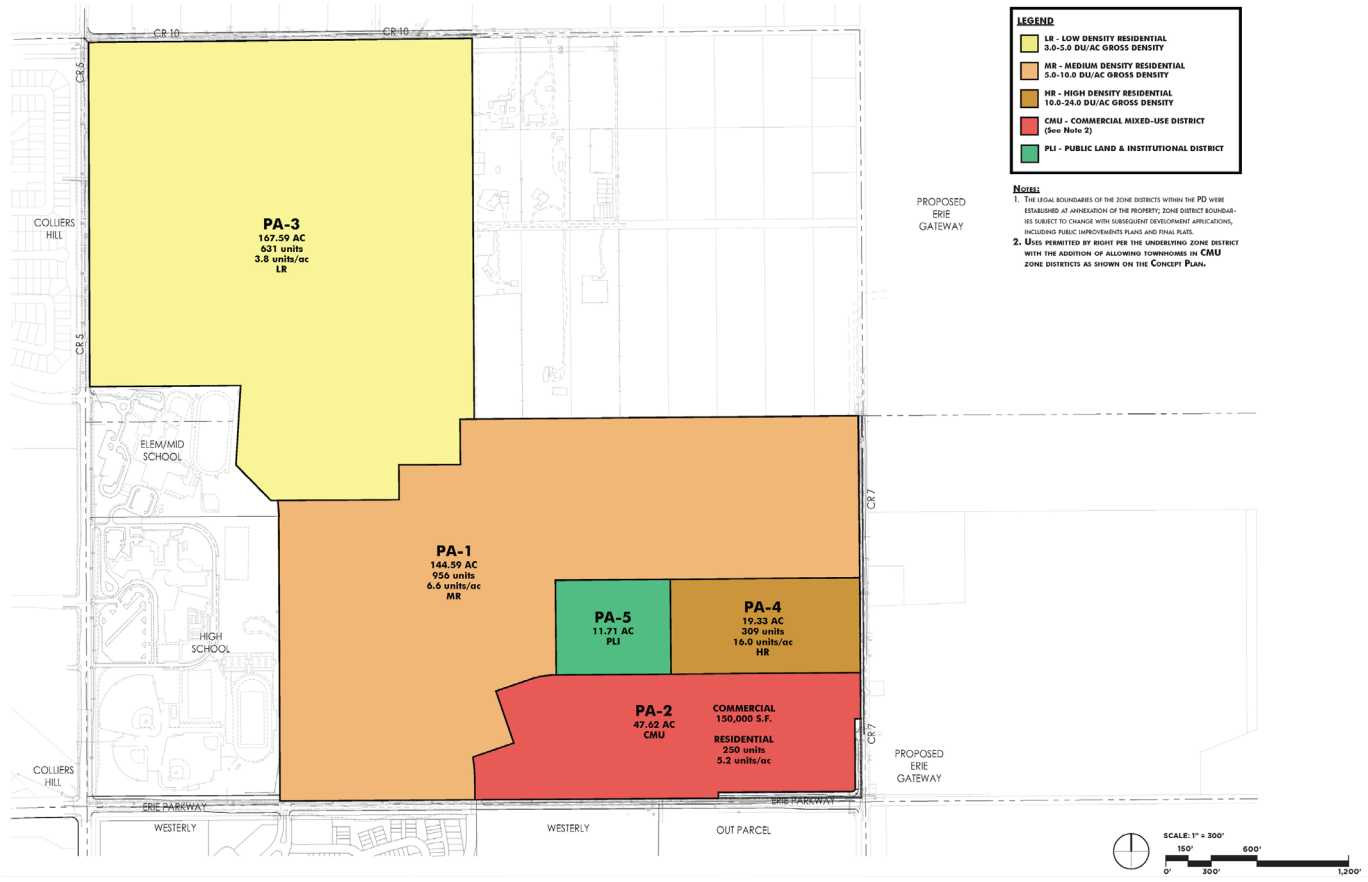
Note: This map is intended to serve as a guide for future land use patterns within the Town of Erie's Planning Area Boundary and is advisory in nature. Land use patterns depicted on the map are generalized, recognizing that development proposals may contain a mixture of land uses and density levels which address the intent of the Town of Erie Comprehensive Plan. Adopted Date: Dec. 21, 2020.

The Comprehensive Plan contains guidelines for the refinement of the generalized areas depicted on the map. These guidelines should be referred to by applicants prior to the preparation of a development submitted and by Town staff, elected, and appointed officials as part of the development review process.

Town Boundary Not Shown - Refer to Zoning Map for Town Boundary

Map Revision Date: October 25, 2019



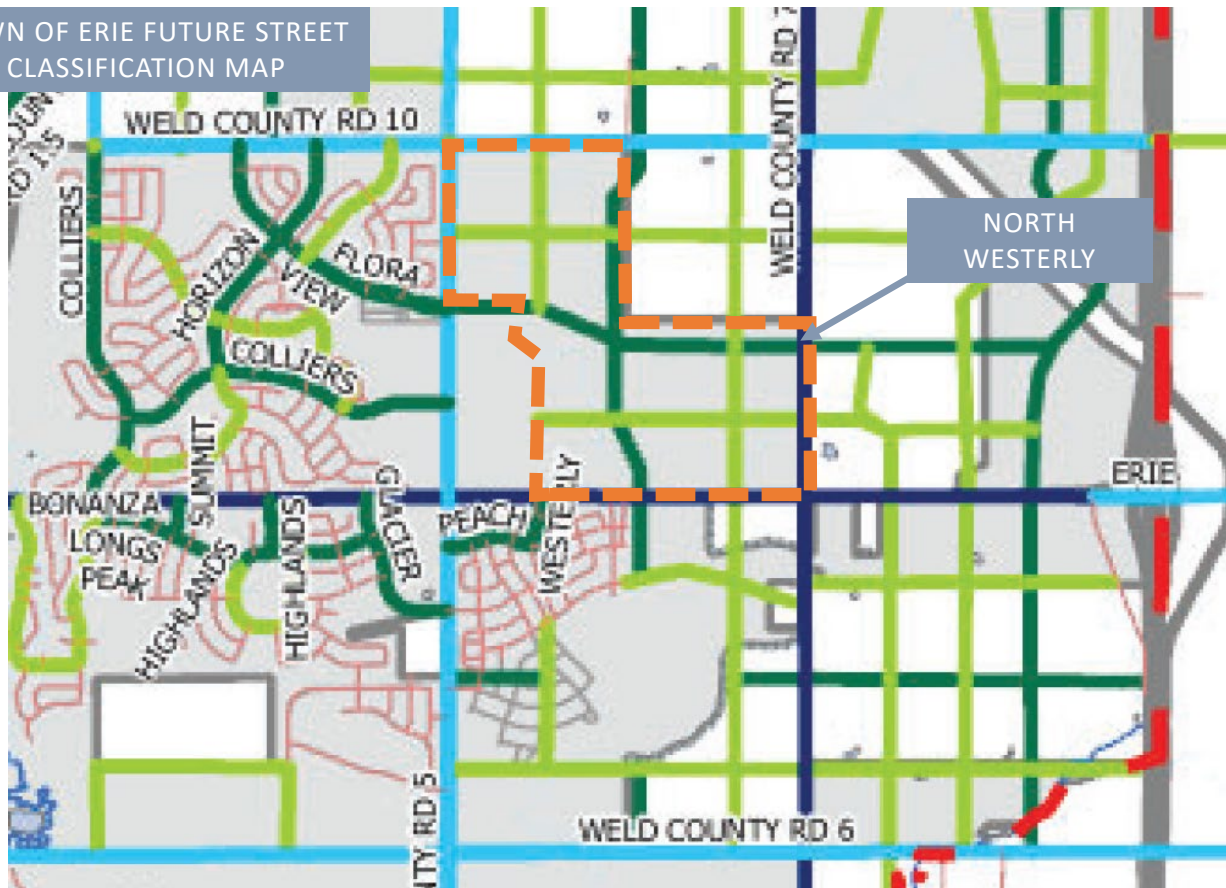


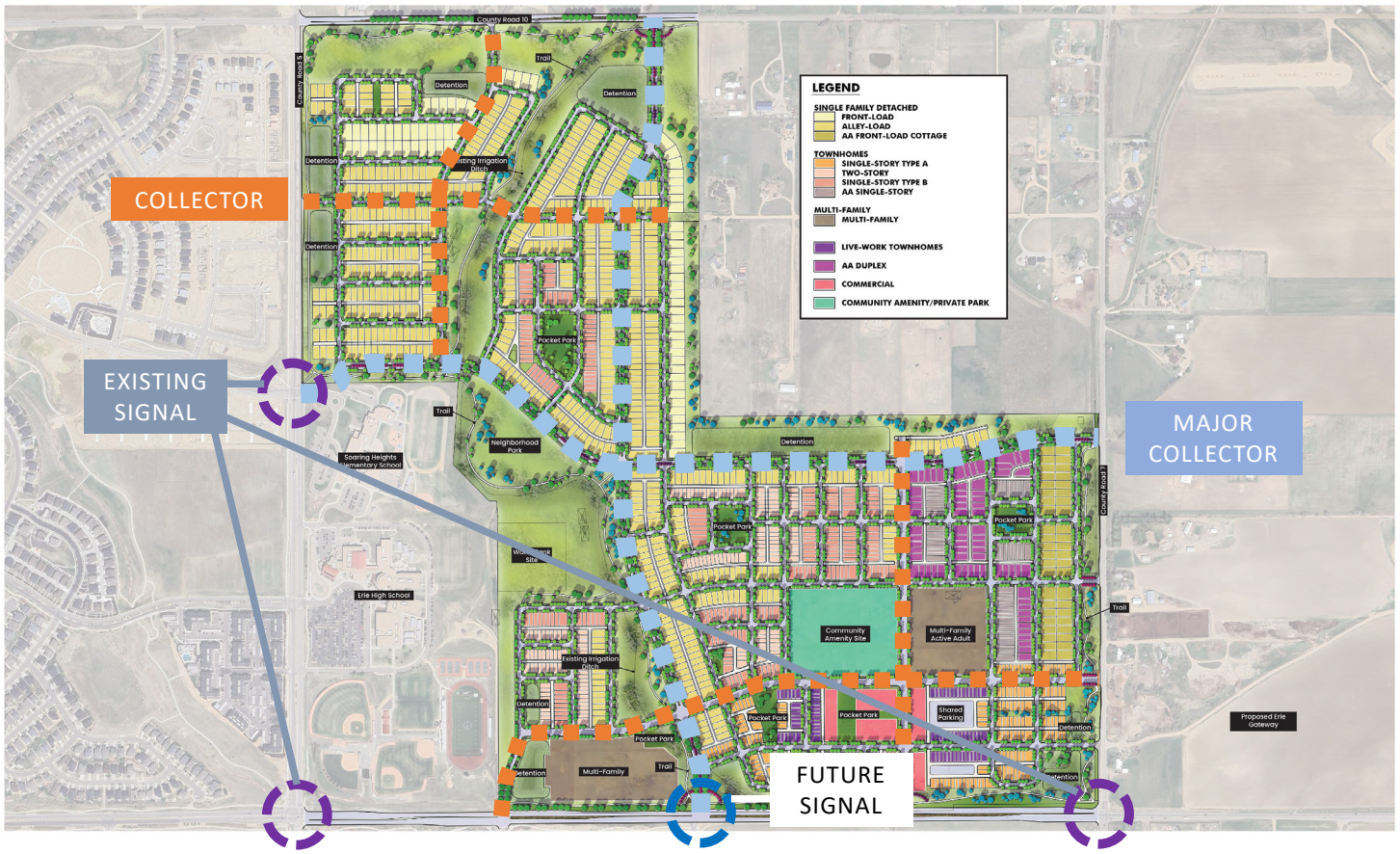


# COMPREHENSIVE PLANS AND ZONING ANALYSIS

- NORTH WESTERLY IS 390.9 ACRES
- CURRENT 2024 COMPREHENSIVE PLAN WOULD SUPPORT UP TO 11,727 UNITS
- PREVIOUS 2019 COMPREHENSIVE PLAN WOULD SUPPORT UP TO 4,061 UNITS
- CURRENT ZONING WHICH WAS APPROVED IN 2023 WOULD SUPPORT UP TO 4,266 UNITS
- OUR ACTUAL PROPOSAL IS ABOUT HALF OF WHAT WOULD BE PERMITTED UNDER EITHER THE CURRENT ZONING OR PREVIOUS COMPREHENSIVE PLAN, AND ABOUT 20% OF WHAT THE CURRENT COMPREHENSIVE PLAN WOULD SUPPORT

TOWN OF ERIE FUTURE STREET CLASSIFICATION MAP





# SOUTHERN LAND COMPANY

## QUESTIONS AND DISCUSSION

MARCH - 2025



Westerly Brick Column  
and Split Rail Fence

Westerly Temporary  
Hammerhead Turnaround