
From: Nicole Baer <nlbaer@gmail.com>
Sent: Thursday, December 18, 2025 4:15 PM
To: Planning Commission Board <planning@erieco.gov>
Subject: Meller and Erie parkway development

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Hello Erie Planning Commission members,

I am writing to ask that the development at Meller and Erie Parkway not be a strip mall development and parking lot. I live near this area and I feel this land is definitely inside a neighborhood and shouldn't be as commercially developed. The new town center will be less than a mile away and feels like a much better location for retail and commercial development. Thank you for your time and consideration,

Nicole Baer

1732 Weston circle, Erie

From: Matt Flood <matt@thefloodfamily.com>

Sent: Thursday, 18 December, 2025 07:00

To: Town Clerk <townclerk@erieco.gov>; Council Mail <council@erieco.gov>

Cc: Andrew J. Moore <amoore@erieco.gov>; Anil Pesaramelli <apesaramelli@erieco.gov>; John Mortellaro <jmortellaro@erieco.gov>; Dan Hoback <dhoback@erieco.gov>; Brandon Bell <bbell@erieco.gov>; Emily Baer <ebaer@erieco.gov>; Brian O'Connor <boconnor@erieco.gov>; Andrew Sawusch <asawusch@erieco.gov>; Sherri Booth <sbooth@erieco.gov>; Tim Burns <tburns@erieco.gov>; Robert Braudes <braudes@erieco.gov>; Christopher Baham <cbaham@erieco.gov>; Delaney Dreckman <ddreckman@erieco.gov>; Ben Hemphill <bhemphill@erieco.gov>; Harry Brennan <hbrennan@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Julian Jacquin <jjacquin@erieco.gov>; Kristin Flood <kristin@thefloodfamily.com>

Subject: Opposition to Canyon Creek PD Amendment 11 – 609 N Beshear Ct

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Mayor Andrew Moore, Board of Trustees, Town Clerk, Erie Planning Commission, and Town Council
Date: December 18, 2025 RE: Formal Objection to Rezoning Proposal for Emerald Development (1.8 Acre Lot)

Dear Mayor Moore and Members of the Board:

As 20-year residents of Erie living at 609 N Beshear Ct, my wife and I are writing to express our strong opposition to PD Amendment 11. Having called Erie home for two decades, we have seen our community grow and evolve, but we believe this specific rezoning is a significant mistake that undermines the residential integrity of our neighborhood.

Our property is one of those most directly impacted by this proposal, as our home shares a boundary with the parcel in question. While we generally support commercial development in Erie, it must be placed in appropriate locations.

A History of Residential Transition When we purchased our home, this lot was zoned for a commercial daycare. It was later changed to Medium Density Residential for six duplexes. While the increased density of the duplexes wasn't our preference, we recognized that a residential use was a compatible and appropriate fit for the neighborhood. Changing this lot to Commercial/Retail now is a step in the wrong direction for the stability of this corridor.

Our Primary Concerns:

- Unprecedented Zoning: In our 20 years here, we have seen no other example in Erie where a small, isolated commercial lot is placed directly inside an established residential stretch. From Highway 287 to the Town Center, Erie Parkway is consistently residential. This proposal would create a glaring exception that disrupts the character of the corridor.
- Proximity to Town Center: With a designated commercial hub less than half a mile away, there is no community need to "spot zone" this small parcel. Commercial growth should be concentrated in the Town Center rather than encroaching on quiet residential property lines.
- Direct Quality of Life Impacts: Because this lot is small and shares property lines with our home, the impact on our daily lives will be significant:
 - Light & Noise: Parking lot lighting and car headlights will shine directly into our bedroom windows.
 - Odors & Late Hours: Commercial tenants—particularly food service—bring smells and late-night customer traffic that are entirely incompatible with a quiet residential block.
 - Traffic: Creating a new commercial entrance for a small parking lot off Erie Parkway introduces unnecessary traffic friction and safety concerns for those of us living right next to it.

- Future Uncertainty: Once this is rezoned to commercial, residents have no control over what types of businesses move in.

We urge the Planning Commission and Town Council to deny PD Amendment 11 and maintain the residential integrity of the community we have called home for 20 years.

Respectfully,

Matt & Kristin Flood
[609 N Beshear Ct](#) Erie, CO

matt@thefloodfamily.com
kristin@thefloodfamily.com

Project files:

<https://portal.laserfiche.com/Portal/Browse.aspx?id=307324&repo=r-a69d230a>

From: Matt Flood <matt@thefloodfamily.com>

Sent: Monday, January 26, 2026 7:18 PM

To: Ben Hemphill <bhemphill@erieco.gov>; Council Mail <council@erieco.gov>; Town Clerk <townclerk@erieco.gov>

Cc: Planning Commission Board <planning@erieco.gov>; Harry Brennan <hbrennan@erieco.gov>; Dale Ulmer <dulmer@erieco.gov>; Julian Jacquin <jjacquin@erieco.gov>; Kristin Flood <kristin@thefloodfamily.com>; Ryan Durfey <rdurfey@gmail.com>

Subject: URGENT: Formal Objection to Canyon Creek PD Amendment 11 – Jan 27 Meeting

To the Erie Board of Trustees and Town Administration,

In light of the unexpected addition of Canyon Creek PD Amendment No. 11 to tomorrow's agenda, please accept this as a formal renewal of my objection. This email, combined with my previous submission, outlines my continued opposition to changing the zoning of this residential parcel to Commercial.

I have been a resident at my property since 2005. Over the last 20 years, I have seen Erie grow and change, and I have always trusted the Town's zoning maps to provide a predictable future for our neighborhoods. This sudden proposed shift threatens that stability.

Procedural Concerns & Communication Failure

I am deeply concerned by the lack of transparent communication regarding this agenda item. I attended the Planning Commission meeting on January 7, 2026, where it was my clear understanding—and that of my neighbors—that this item (2026-1) was continued to a date certain of **February 18, 2026**.

The Planning Commission did not vote to move this forward to the Trustees at that time. Per the [January 7 Meeting Minutes](#), Commissioner Sawusch moved to continue the item to February 18. Placing this on tomorrow's Trustee agenda feels like an attempt to bypass the Planning Commission's review process and the public's opportunity to evaluate the proposed changes.

Lack of Precedent

This property is small, isolated, and situated directly within a residential neighborhood. After reviewing the current Erie Zoning Map, I cannot find a single precedent for a commercial parcel of this nature that lacks a significant buffer or road divider from residential homes. At the previous meeting, Town Administration was unable to provide a similar example. This change would represent a radical departure from Erie's established planning standards.

Economic Redundancy & Town Center Impact

The proposed "Neighborhood Commercial" use is redundant. We are in immediate proximity to the new Town Center, which is designed specifically to be the walkable commercial hub for our community.

- **Conflict of Interest:** Will a new commercial area here cannibalize the sales and leasing efforts of the Town Center?
- **Lack of Specificity:** The developer has failed to articulate what specific businesses would be viable here that aren't already slated for Town Center.

Infrastructure & Safety Concerns

- **Traffic & Pedestrian Safety:** With only one entrance/exit near an active intersection, I am concerned about the influx of commercial traffic. This corridor is a primary walking route for students attending Red Hawk Elementary.
- **Parking Imbalance:** The proposal for 86 spots is at odds with the "walkable" designation. If parking is reduced to encourage walking, the businesses may fail; if it is kept at 86, it creates a massive paved footprint and traffic congestion in a residential zone.

Long-Term Protections

While I appreciate the suggestion of restrictions on the parcel by the planning and zoning board, this process has shown how easily zoning can be altered. If the town can move from Residential to Commercial this abruptly, we have no confidence that current "restrictions" won't be stripped away in the future without adequate notice to homeowners.

Conclusion

The developer noted they cannot make a profit on the property as residential. However, the property was purchased as a residential parcel with 12 approved duplexes. The burden of a developer's financial miscalculation should not fall on the local homeowners in the form of decreased property values and compromised safety.

I request that the Trustees remand this item back to the Planning Commission for the February 18 meeting as originally stated, or deny the rezoning request entirely.

Respectfully,

Matt and Kristin Flood
609 N Beshear Ct., Erie, CO
303-895-4197