



ERIE
COLORADO

I-25 Gateway South Planned Development – Development Plan

Planning Commission

Kelly Driscoll, Planning Manager

Harry Brennan, Senior Planner

April 2, 2025



Request

Review of Planned Development (PD-DP)

- Project Size: 253 Acres
- Existing Zoning: AG/OS
- Existing Use: Undeveloped



Project Process

- Project Background
- Vision
- Implementation
 - Infrastructure
 - URA
 - Zoning
 - Developer

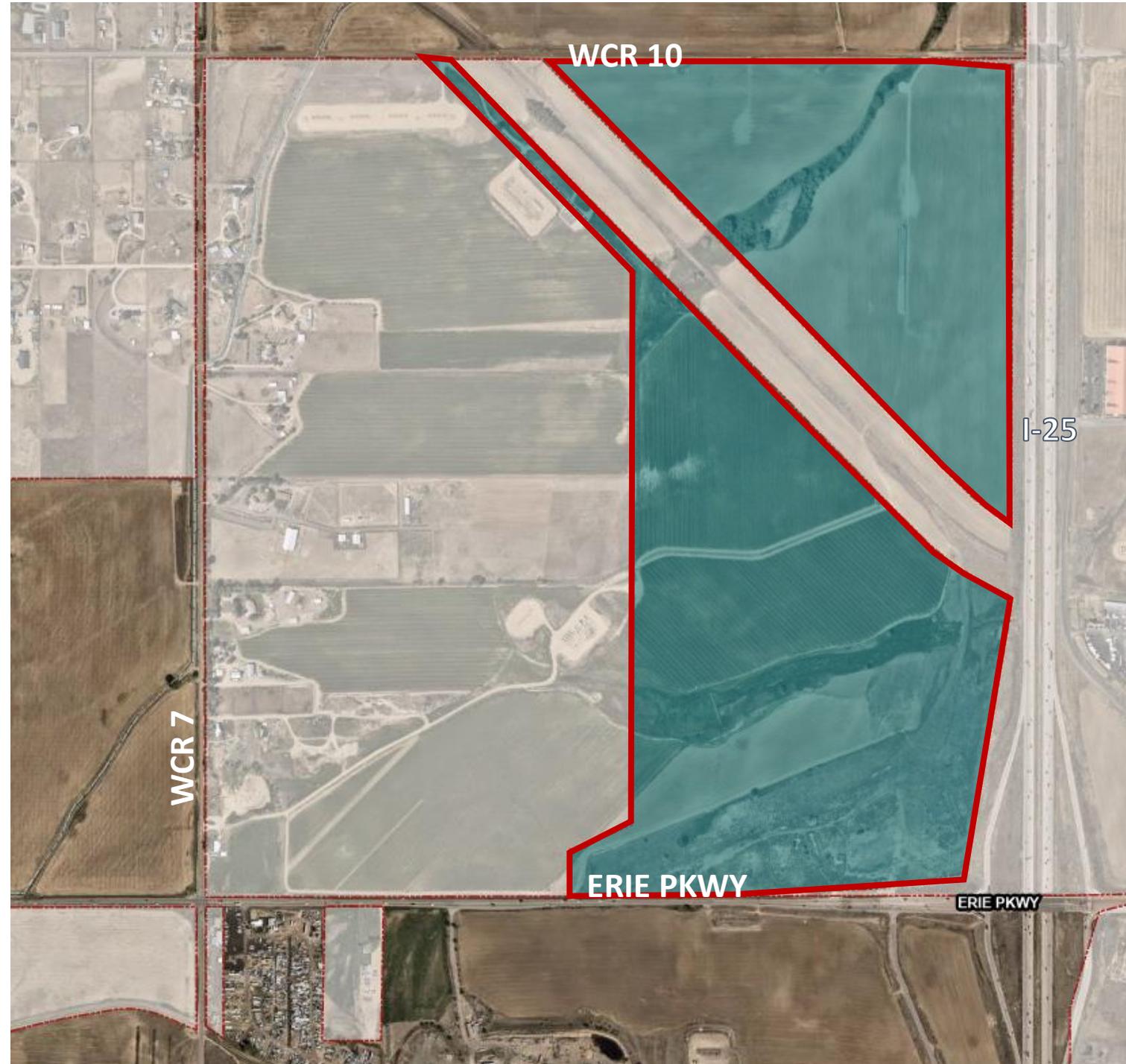


Overview

- **Background**
- Proposal
- Decision

Location

The subject site is north of Erie Parkway and east of I-25, and south of WCR 10

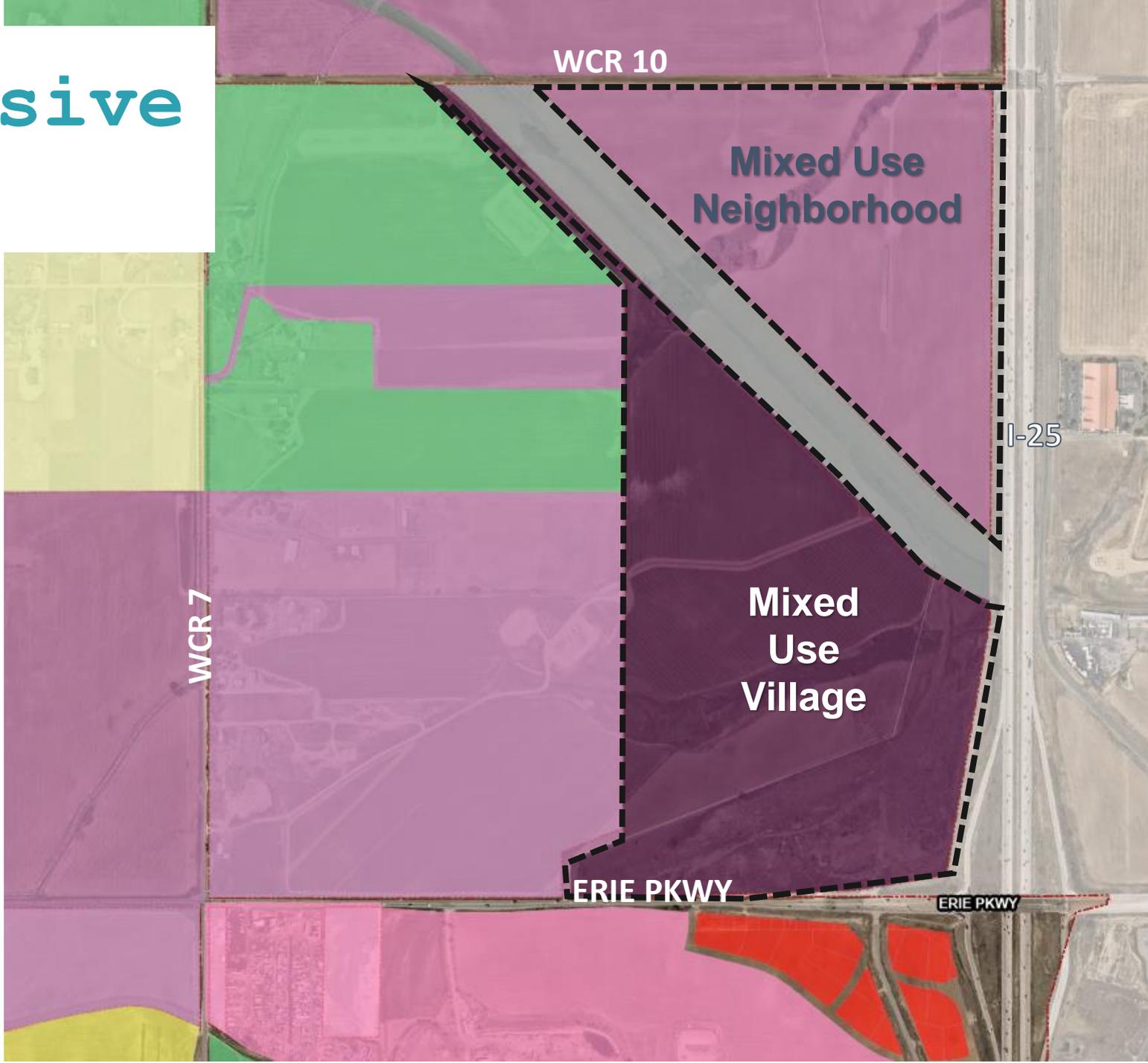




Comprehensive Plan

Mixed Use Village

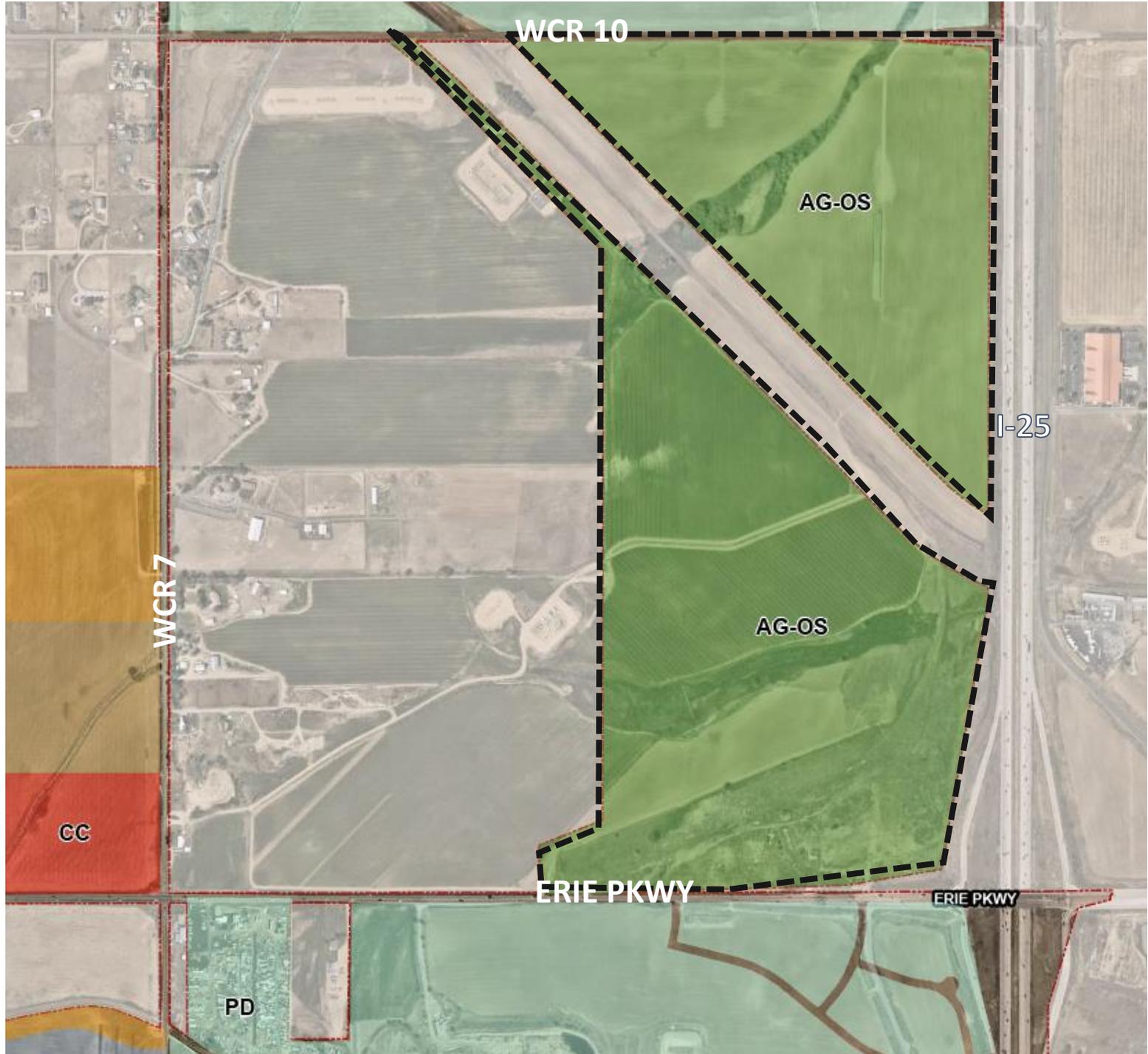
Mixed Use Neighborhood





Zoning

AG/OS



Site Context



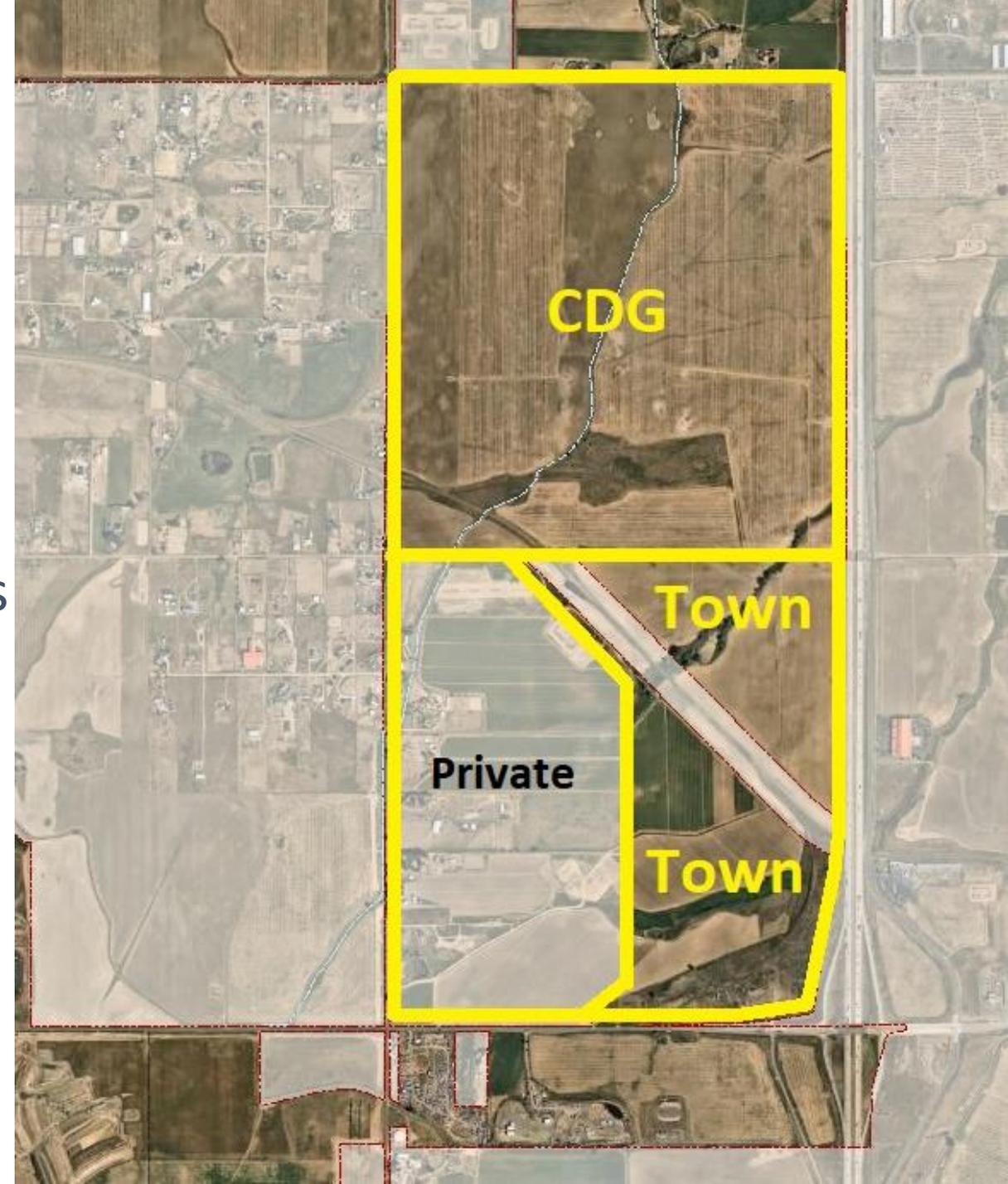
Property Ownership

Within the Town of Erie

- Owned by Town of Erie – ~253 acres
- Owned by CDG - ~600 acres

Within Weld County

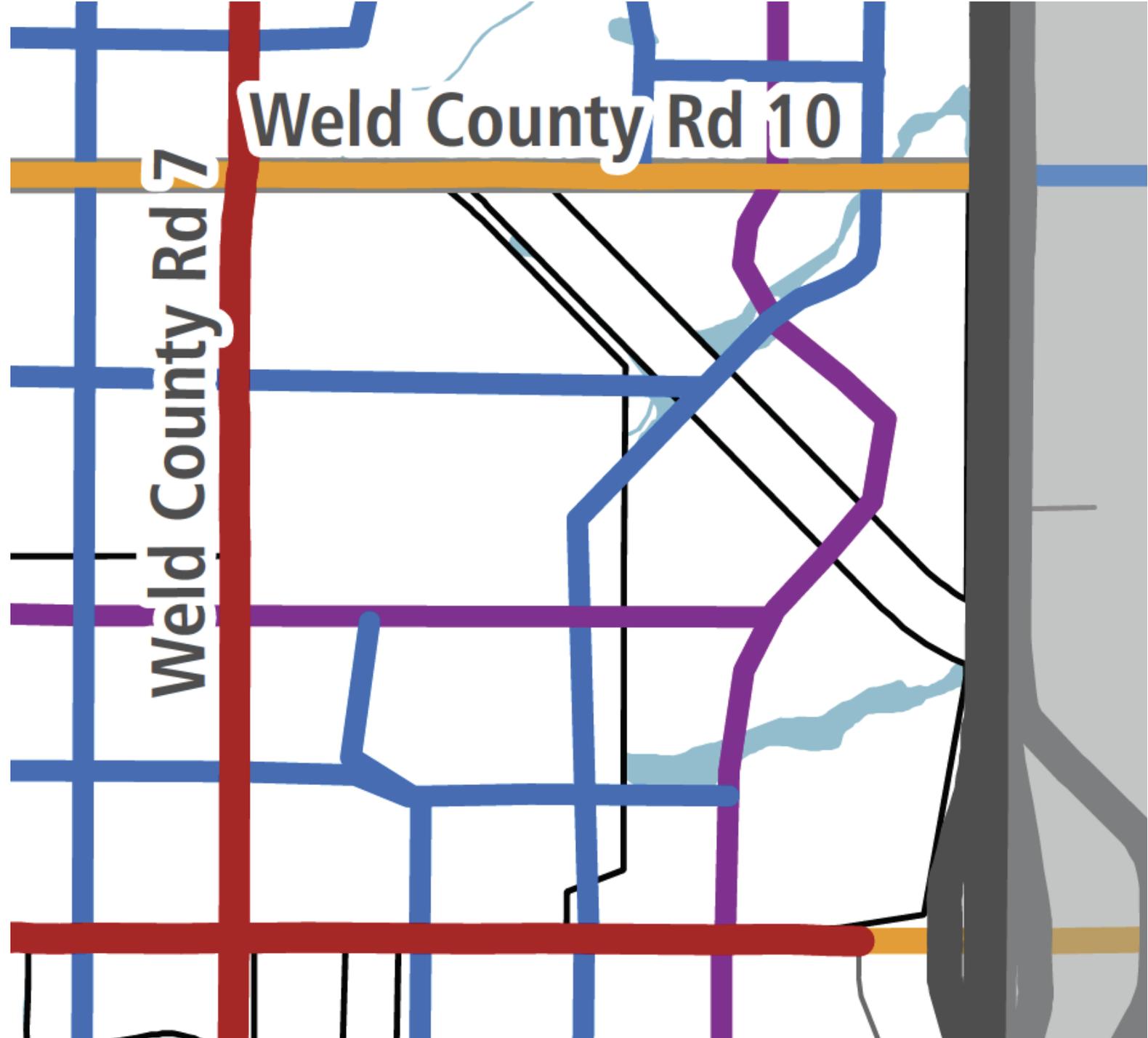
- 11 privately-owned properties, varying sizes





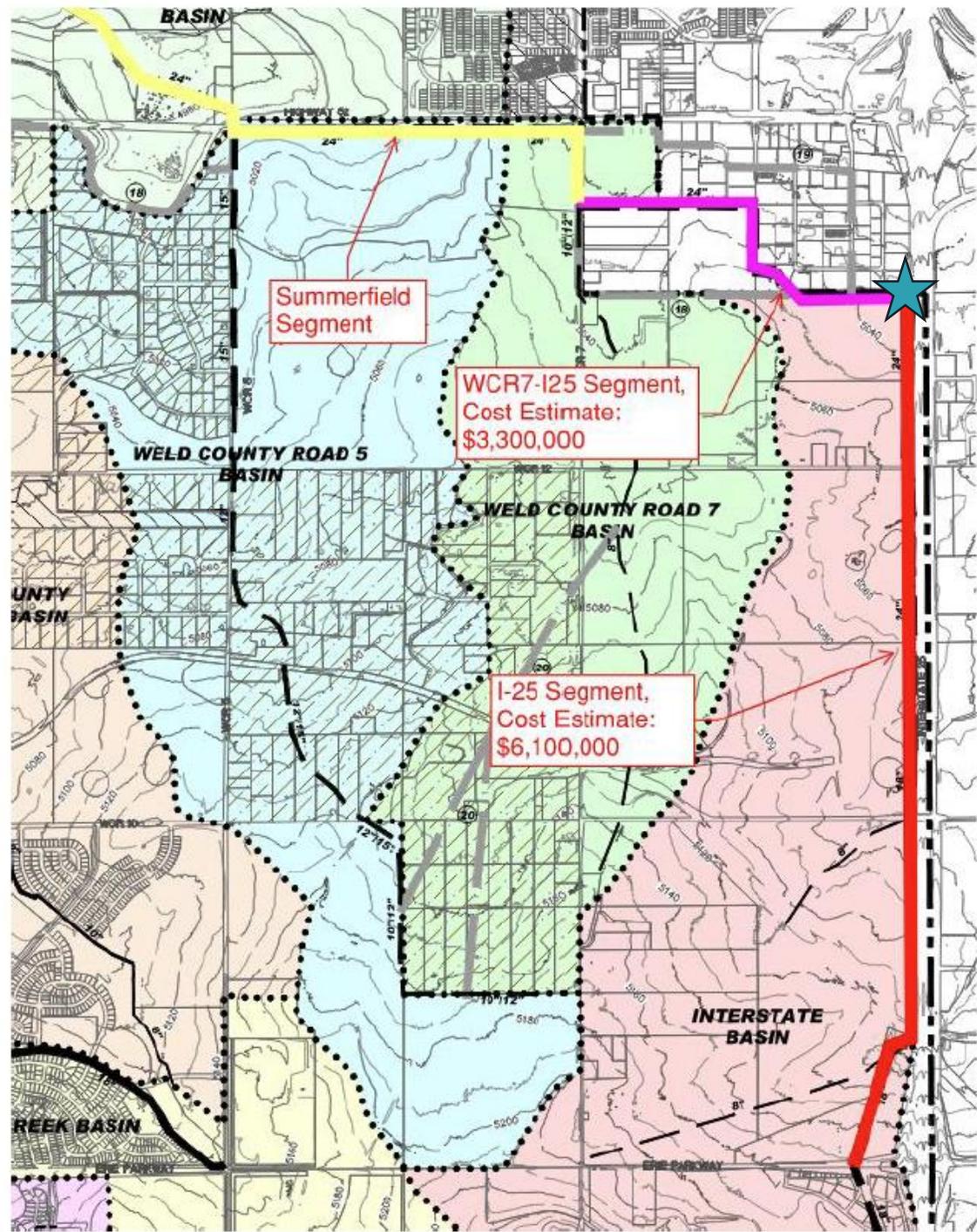
TMP – Road Classifications

-  Freeway
-  Principal Arterial
-  Minor Arterial
-  Major Collector
-  Collector
-  Local





Overview of Infrastructure

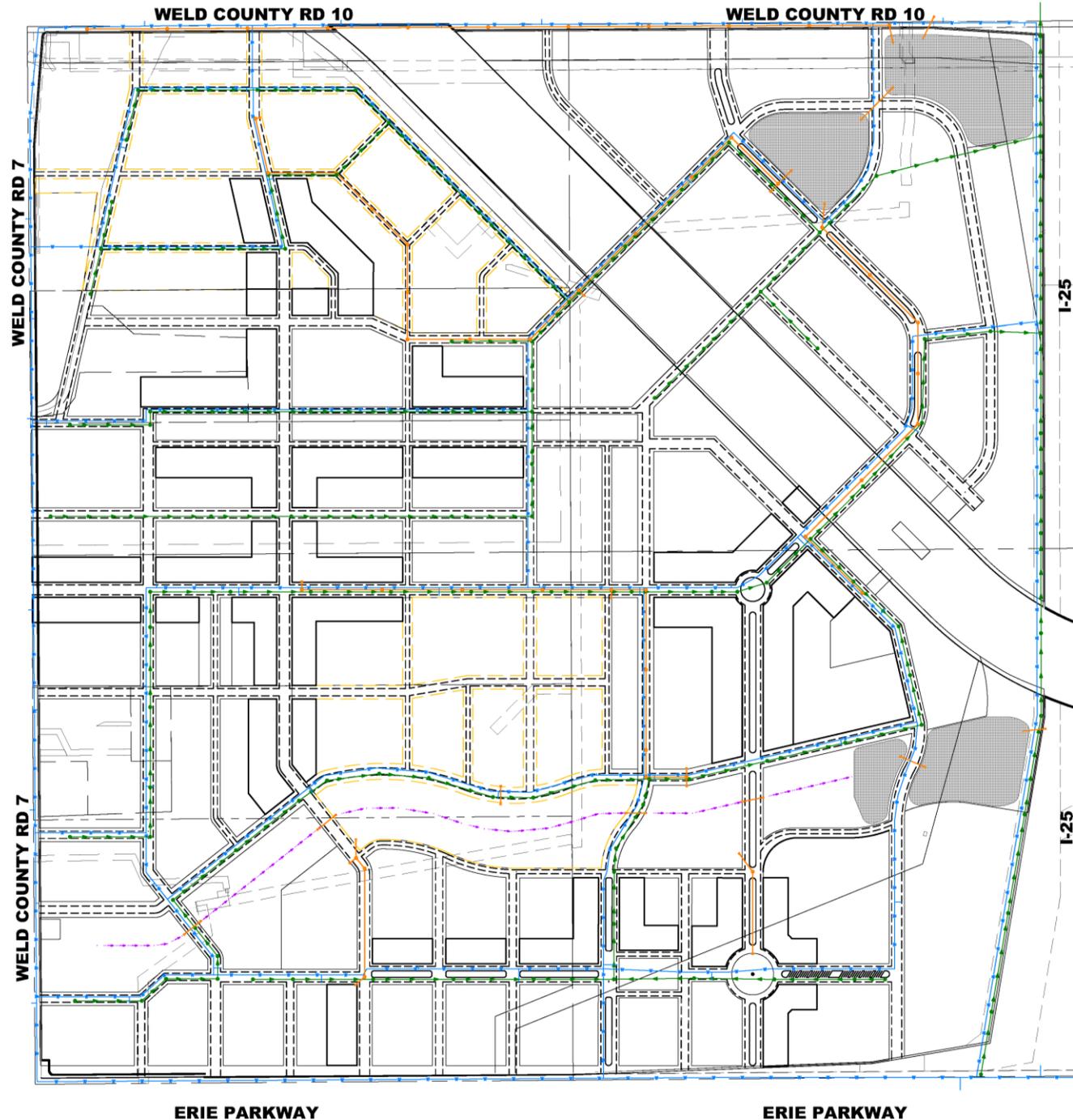




Preliminary Utilities Layout

LEGEND

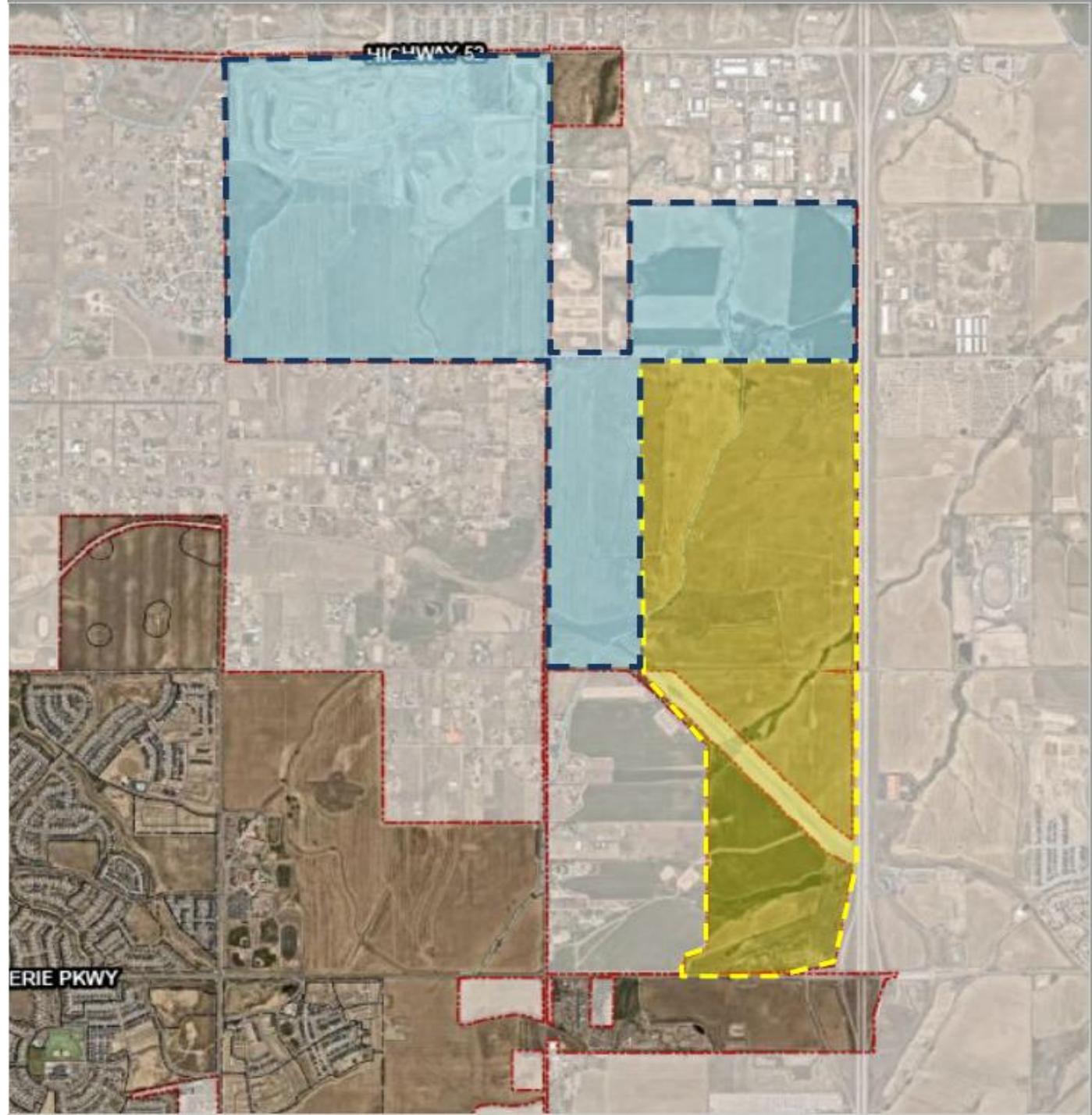
- PROPERTY LINE
- EASEMENT
- ROW LINE
- ROW (FUTURE DEVELOPMENT)
- FLOW LINE
- SWALE
- PROP. WATER MAIN
- PROP. FIRE HYDRANT
- PROP. SANITARY SEWER MAIN
- PROP. STORM DRAIN
- PROP. STORM DRAIN INLET
- PROP. Drainage Pond





Phase 1 Urban Renewal Plan

-  Erie Gateway Phase 1 Plan Area
-  Erie Gateway Phase 1 Parcels
-  Future Erie Gateway Phases



Oil & Gas Context

- Two active sites
- Anticipated long-term presence of oil and gas
- Setbacks of 500'





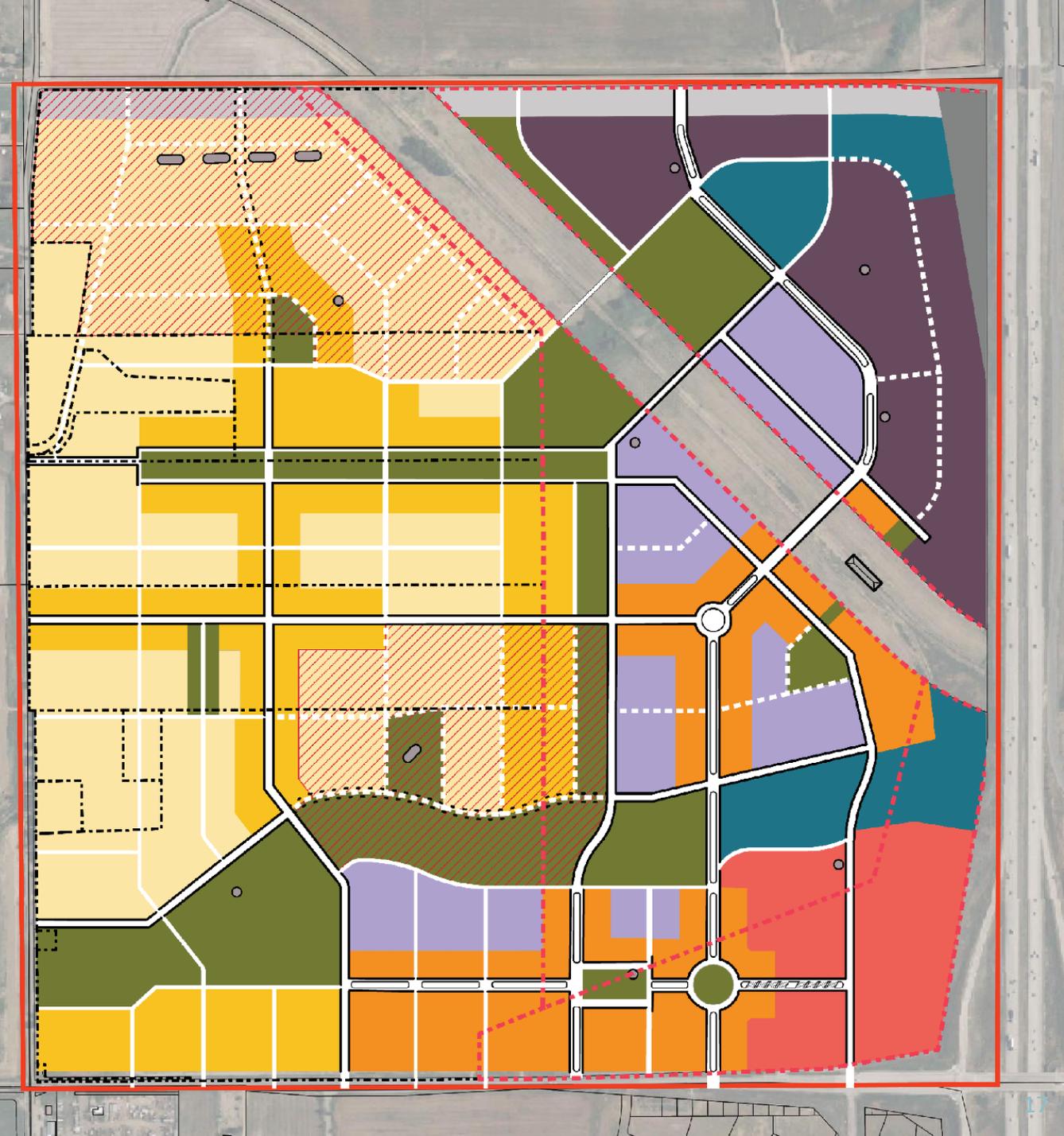
Overview

- ✓ Background
- **Proposal**
- Decision



Concept Plan

- Regulating Zones
-  **VL** VILLAGE - LOW
 -  **VM** VILLAGE - MEDIUM
 -  **VH** VILLAGE - HIGH
 -  **NC** NEIGHBORHOOD CENTER
 -  **CC** COMMERCIAL CENTER
 -  **EH** EMPLOYMENT HUB
- Facilities & Amenity Areas
-  PARKS & OPEN SPACE
 -  STORMWATER MANAGEMENT FACILITY
 -  UTILITY EASEMENT
 -  POSSIBLE FUTURE I-25 INTERCHANGE
 -  Regulating Zones for oil and gas operation closure and remediation





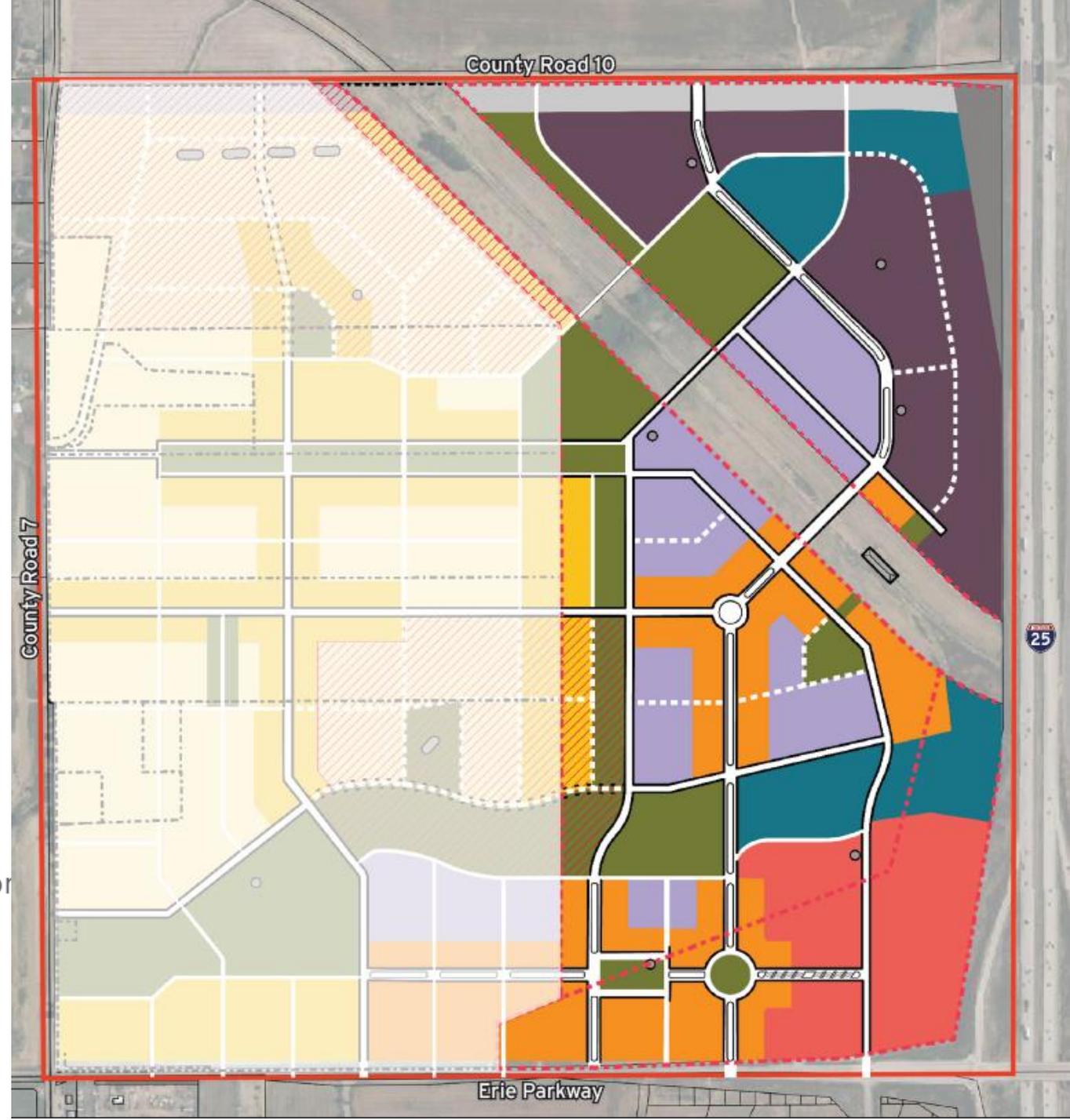
Proposed PD-DP

Regulating Zones

-  **VL** VILLAGE - LOW
-  **VM** VILLAGE - MEDIUM
-  **VH** VILLAGE - HIGH
-  **NC** NEIGHBORHOOD CENTER
-  **CC** COMMERCIAL CENTER
-  **EH** EMPLOYMENT HUB

Facilities & Amenity Areas

-  PARKS & OPEN SPACE
-  STORMWATER MANAGEMENT FACILITY
-  UTILITY EASEMENT
-  POSSIBLE FUTURE I-25 INTERCHANGE
-  Regulating Zones for oil and gas operation closure and remediation



Regulating Zones & Standards



Zone	VILLAGE LOW	VILLAGE MEDIUM	VILLAGE HIGH
FAR	n/a	n/a	n/a
du/ acre	2 to 8 du/acre	8 to 18 du/acre	18 to 30 du/acre
Max height	2 stories	3 stories	5 stories

Regulating Zones & Standards



Zone	NEIGHBORHOOD CENTER	COMMERCIAL CENTER	EMPLOYMENT HUB
FAR	n/a	0.25 min.	n/a
du/acre	30 min.	60 min.	60 max
Max height	7 stories	8 stories	6 stories

Facilities and Amenity Areas



PARKS & OPEN SPACE



PUBLIC FACILITY –
STORMWATER
MANAGEMENT



PUBLIC FACILITY –
UTILITY EASEMENT



PUBLIC FACILITY – I-25
INTERCHANGE



Approval Procedures

- Sketch Plan and Preliminary Plat not required
- Site Plan and Site Plan Amendments – Administrative Approvals
- Alternative Equivalent Compliance (AEC)
 - Expanded from AEC in UDC to include: illustratives, parking, architectural standards, street network plan, and street types
 - Must meet the intent to the same or better degree
 - Diversity of building types
 - Building orientation and relationship to adjacent uses
 - Connectivity
 - Equivalent or better community benefits than the standards



Development Standards – Chapter 5

- Large Lot Development
- Building Types
- Landscaping
- Outdoor Lighting
- Setback Requirements and Exceptions
- Architectural Standards

Development Standards

- Building Type Standards
 - Height and Massing
 - Access
 - Parking
 - Outdoor Space
 - Frontage

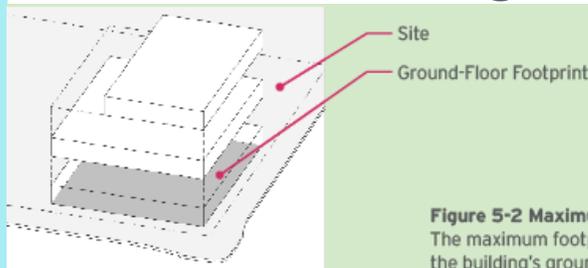


Figure 5-2 Maximum Footprint per Story Diagram
The maximum footprint per story is computed based on the building's ground floor footprint, not the overall site area.



Figure 5-3 Shared Outdoor Space Diagram
Adjacent buildings may combine the required outdoor spaces into one shared space provided the cumulative minimum requirements for each building is met.

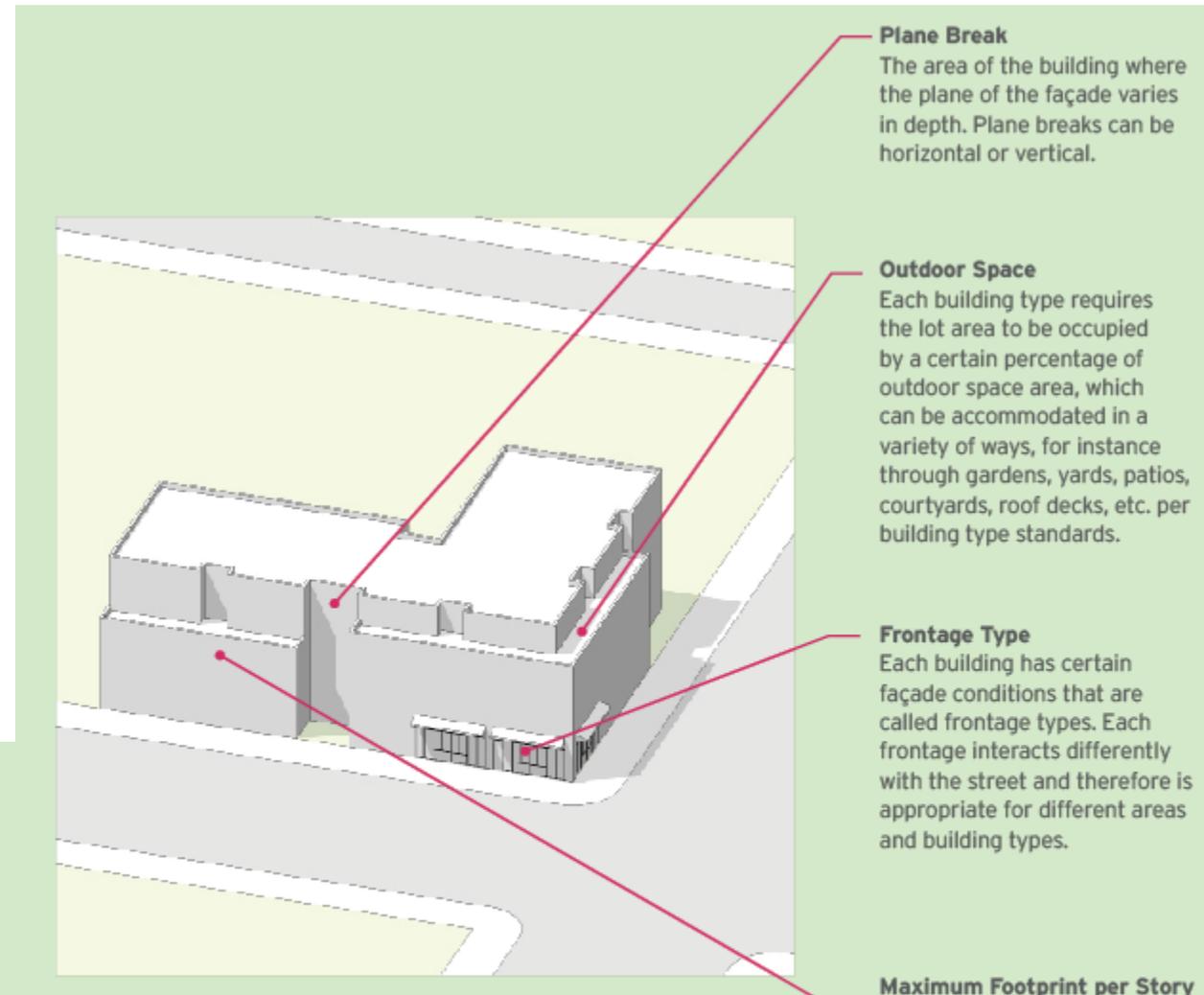


Figure 5-4 Building Type Elements

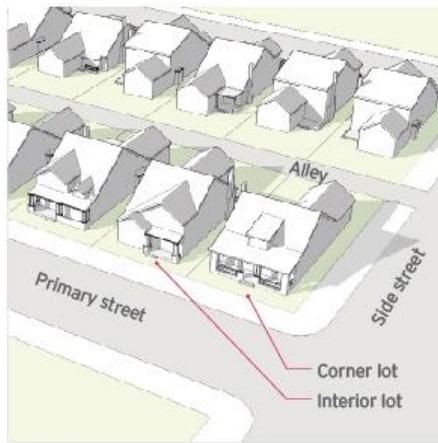
Plane Break
The area of the building where the plane of the façade varies in depth. Plane breaks can be horizontal or vertical.

Outdoor Space
Each building type requires the lot area to be occupied by a certain percentage of outdoor space area, which can be accommodated in a variety of ways, for instance through gardens, yards, patios, courtyards, roof decks, etc. per building type standards.

Frontage Type
Each building has certain façade conditions that are called frontage types. Each frontage interacts differently with the street and therefore is appropriate for different areas and building types.

Maximum Footprint per Story
The floor area of upper stories shall be less than the area of the building footprint at grade as indicated by the maximum allowed footprint per story charts on each building type section.

Development Standards – Building Types



05.05 Single-Family Dwelling



05.06 Rowhouse



05.07 Attached Single Family Dwelling



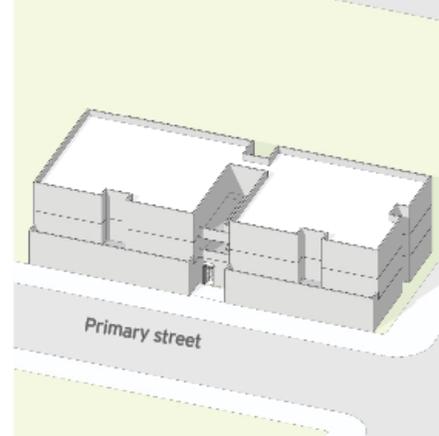
05.08 Manufactured Home



05.09 Flex Loft



05.010 Multi-Family Plex



05.011 Walk-Up Dwelling

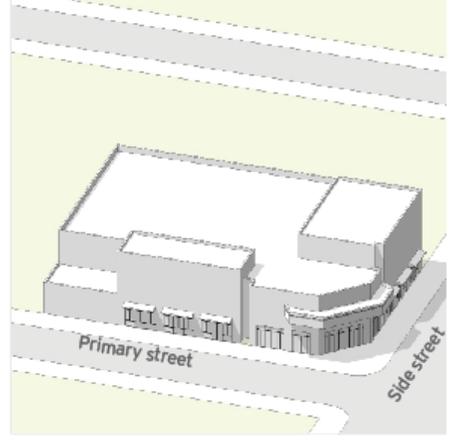


05.012 Bungalow Court

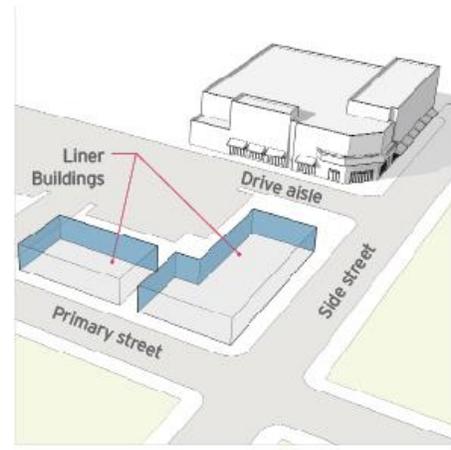
Development Standards – Building Types



05.013 Urban Block



05.014 Large Format - Type I



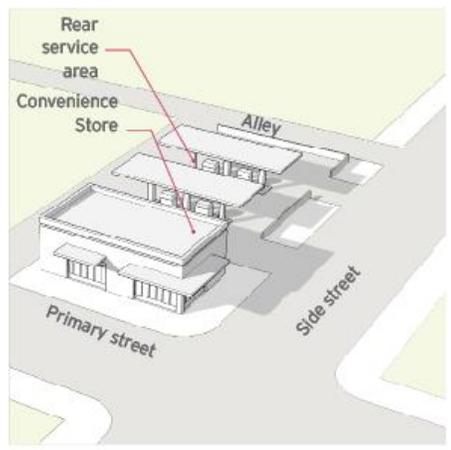
05.015 Large Format - Type II



05.016 Flex Block



05.017 Flex Shed



05.018 Fuel Station



Development Standards – Building Types

Building Type	Village Low	Village Medium	Village High	Neighborhood Center	Commercial Center	Employment Hub
Single Family Dwelling	P	P				
Rowhouse		P	P	P		P
Attached Single Family Dwelling		P	P	P	P	P
Manufactured Home	P					
Flex Loft		P	P	P	P	P
Multi-Family Plex	P	P	P			P
Walk-Up Dwelling			P	P	P	P
Bungalow Court	P	P	P	P		P
Urban Block			P	P	P	P
Large Format – Type 1				P	P	P
Large Format – Type II					P	P
Flex Block	P	P	P	P	P	P
Flex Shed	P				P	P
Fuel Station					P	P

Development Standards – Frontage Types

- Intent
- Entries
- Dimensions
- Paving and Landscaping
- Furnishing Zone
- Additional Standards

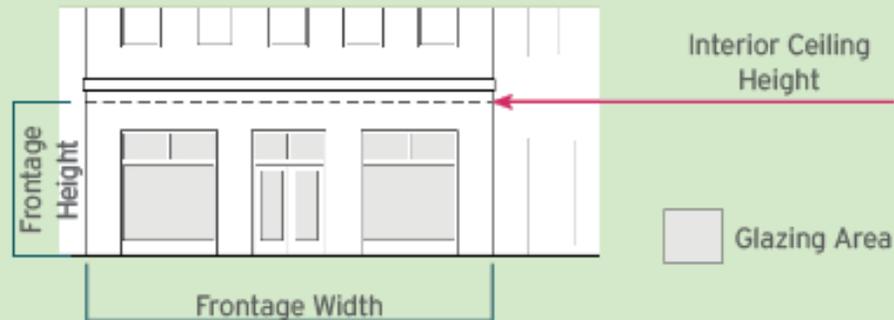


Figure 5-5 Minimum Frontage Glazing Conceptual Diagram
The frontage glazing area shall be measured from the finished floor to the bottom of ceiling of the ground floor.

Development Standards – Frontage Types



Yard/Porch Illustrative Photo



Yard/Porch Conceptual Diagram



Stoop Illustrative Photo



Stoop Conceptual Diagram



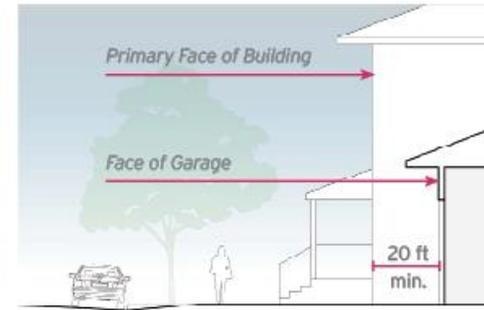
Fence and Hedge Illustrative Photo



Fence and Hedge Conceptual Diagram



Front-Loaded Garage Conceptual Rendering



Front-Loaded Garage Conceptual Diagram

Development Standards – Frontage Types



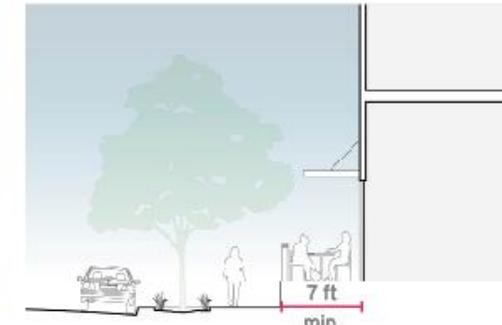
Residential Terrace Illustrative Photo



Residential Terrace Conceptual Diagram



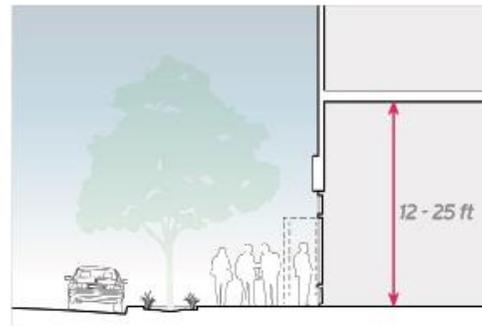
Commercial Terrace Illustrative Photo



Commercial Terrace Conceptual Diagram



Shopfront Illustrative Photo



Shopfront Conceptual Diagram



Frontage Type by Building Type

Building Type	Yard / Porch	Stoop	Fence and Hedge	Front-Loaded Garage	Residential Terrace	Commercial Terrace	Shopfront	Industrial Shop
Single Family Dwelling	P	P		P	P			
Rowhouse	P	P			P			
Attached Single Family Dwelling	P	P			P			
Manufactured Home	P	P						
Flex Loft		P				P	P	
Multi-Family Plex	P	P						
Walk-Up Dwelling	P	P						
Bungalow Court	P	P						
Urban Block		P				P	P	P
Large Format – Type 1						P	P	
Large Format – Type II						P	P	
Flex Block						P	P	
Flex Shed						P	P	
Fuel Station							P	

Landscaping

- Follow UDC requirements
- Limited turf lawns
- Encourage low water and drought tolerant plants
- Pet relief areas for multifamily every 60 feet
- Irrigation system
- Maintenance requirements

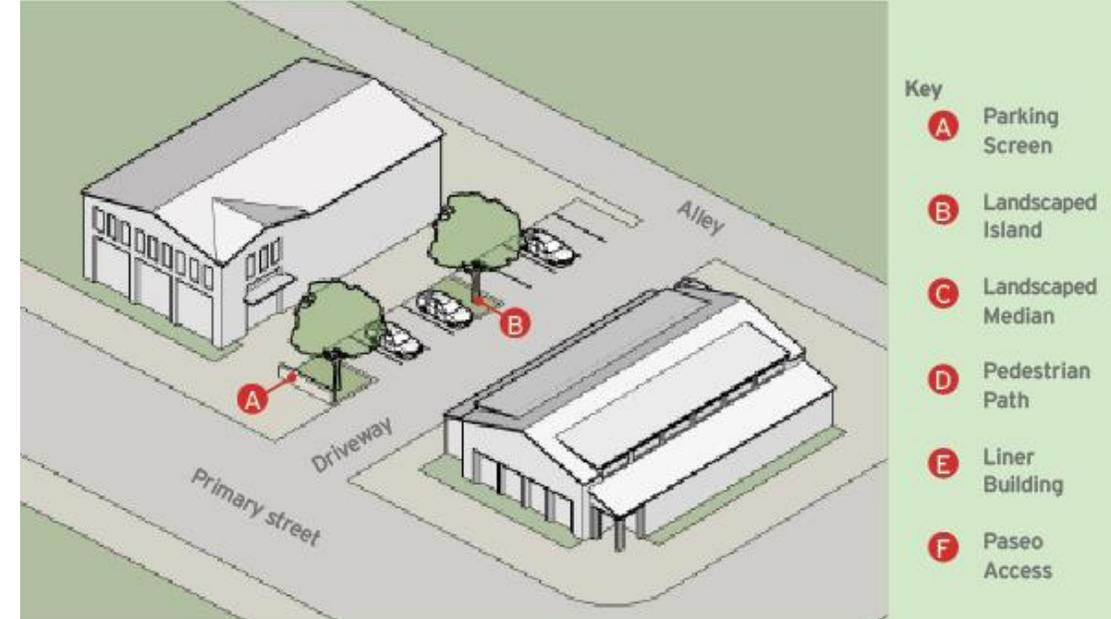


Figure 5-6 Parking Lot with Up To 2 Rows Conceptual Diagram

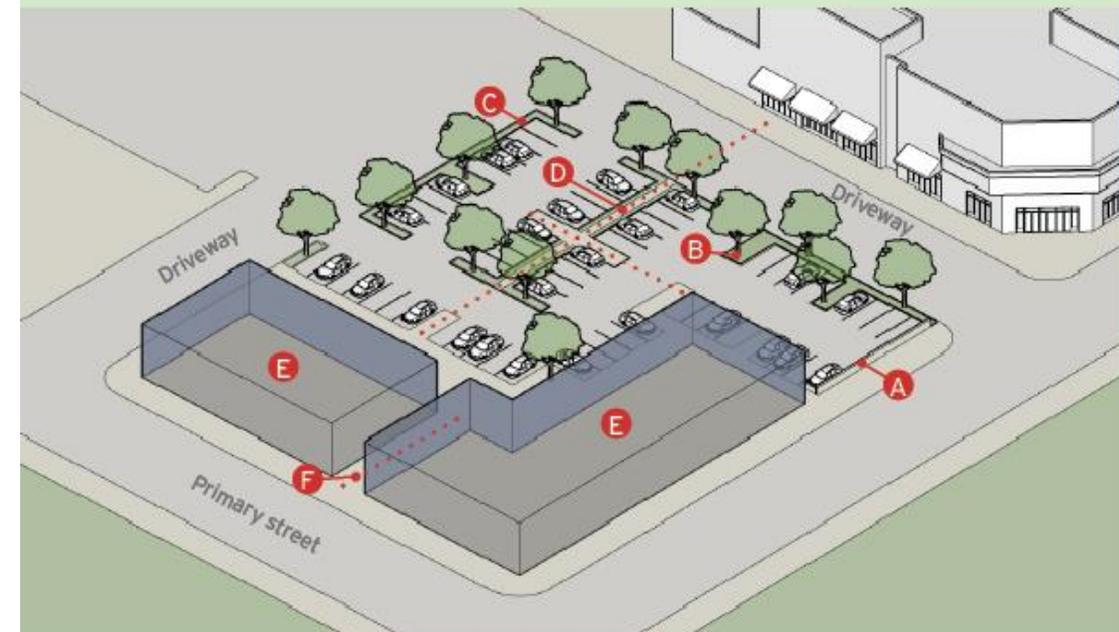
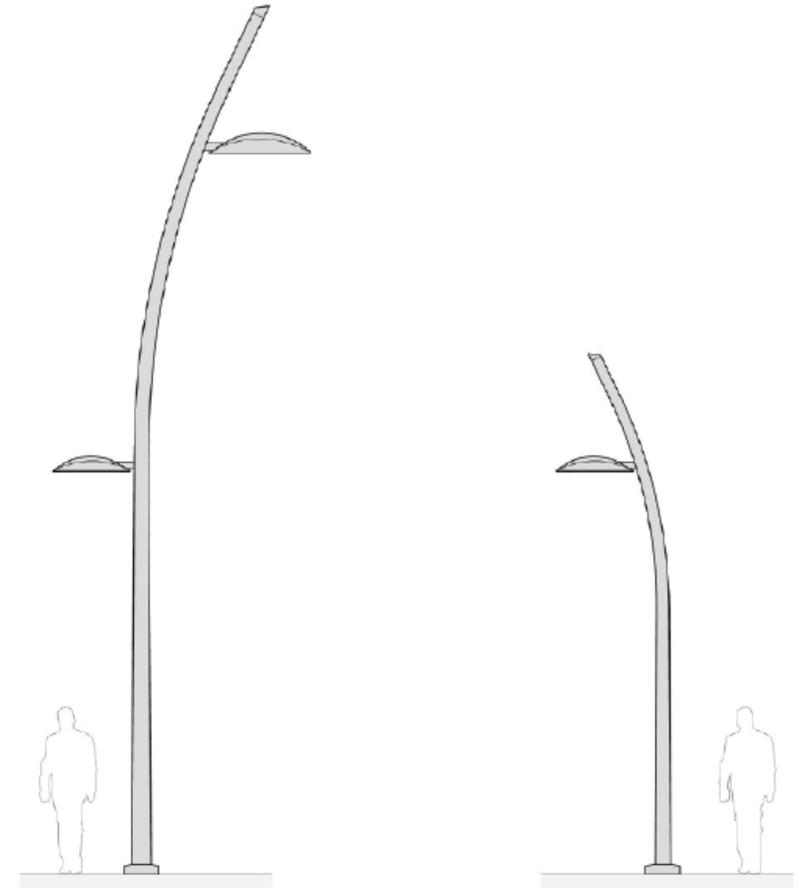


Figure 5-7 Parking Lot with More Than 2 Rows Conceptual Diagram

Outdoor Lighting

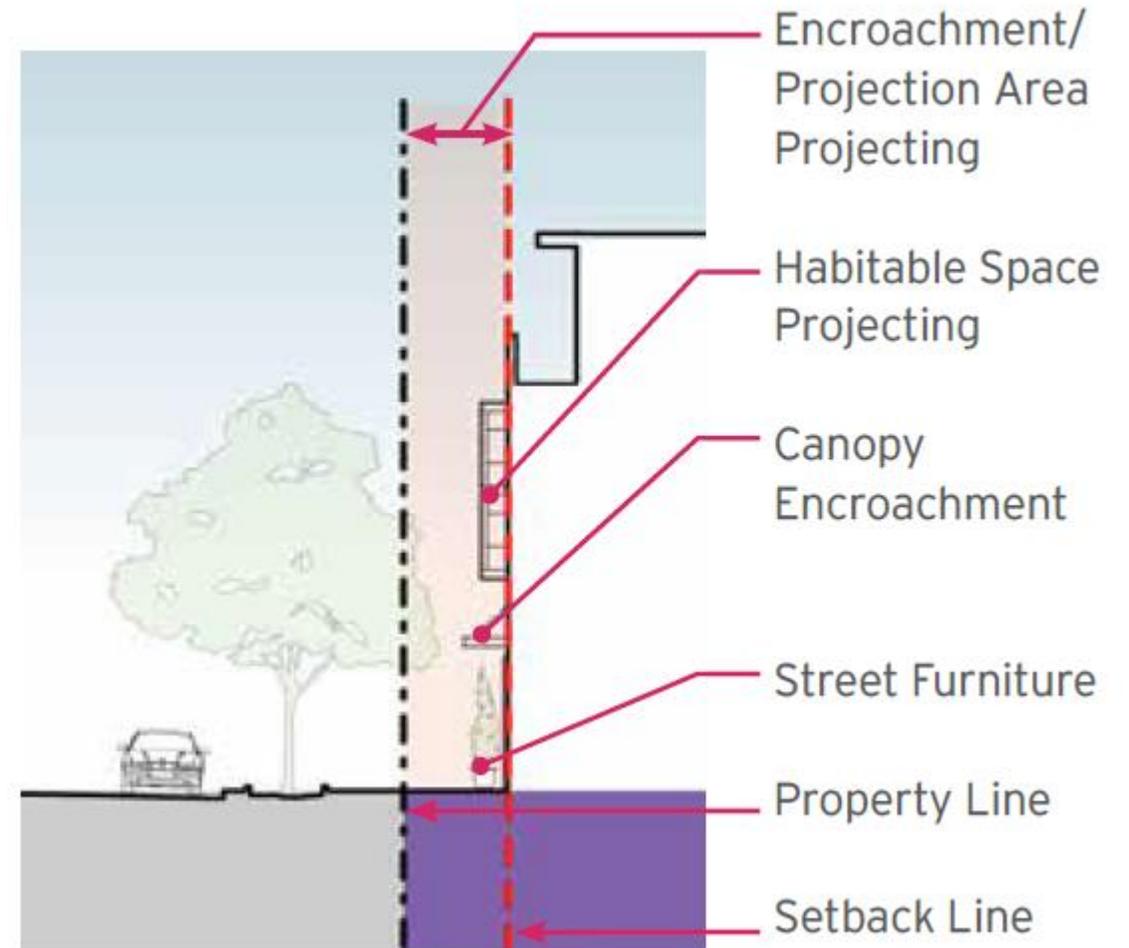
- Freestanding light limited to 16 feet
- Energy-efficient fixtures
- Full cutoff
- Fully shielded
- Maximum illumination



Tandem and Pedestrian Outdoor Lights

Setback Exceptions

The Encroachment/Projection area will depend on whether there is optimal minimum clearance between the structure and dry utilities in the sidewalk





Architectural Standards

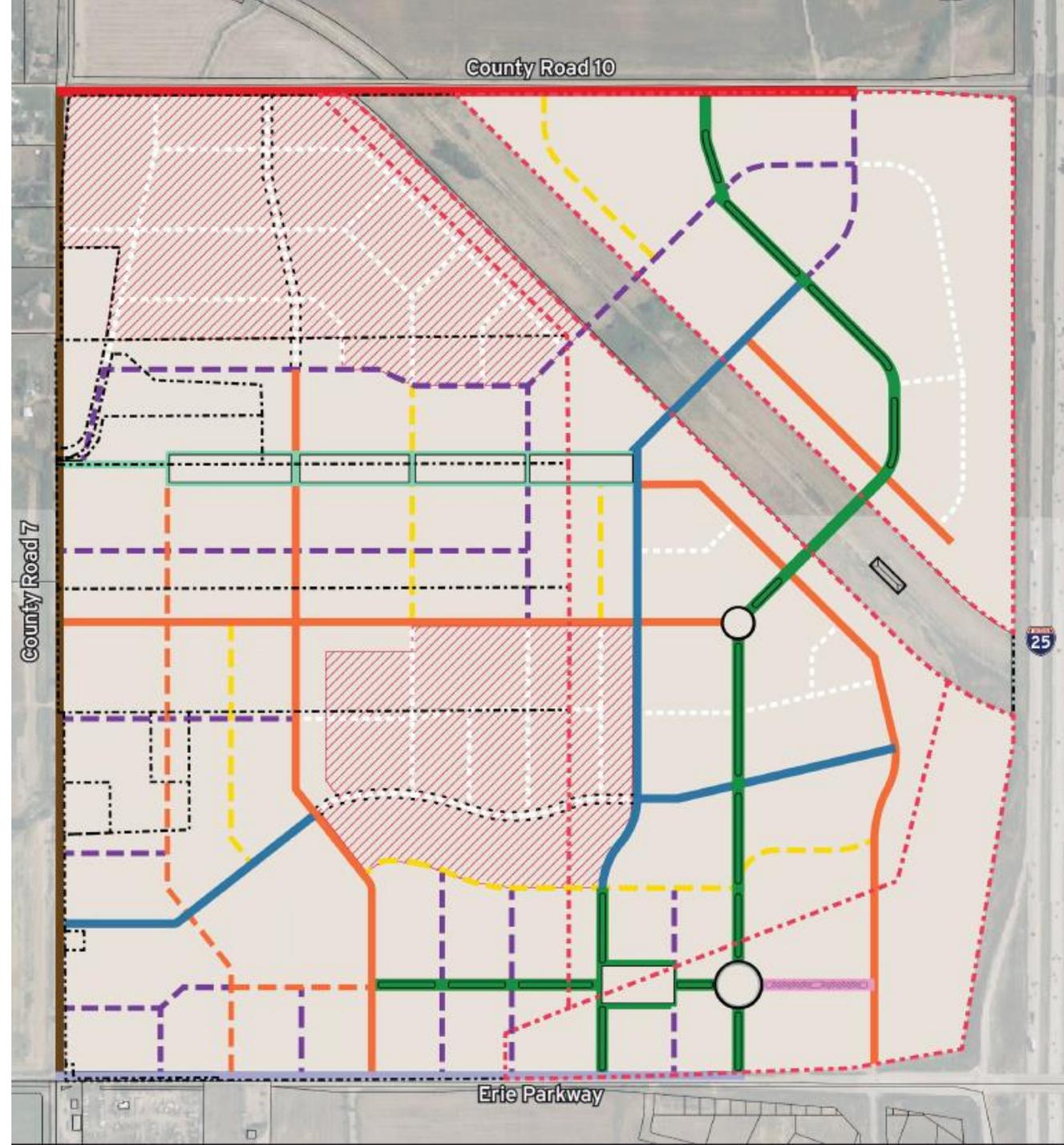
- Building Massing and Scale
- Building Façade
- Architectural Lighting
- Entrances
- Windows
- Walls, Fences, Hedges



Street Network

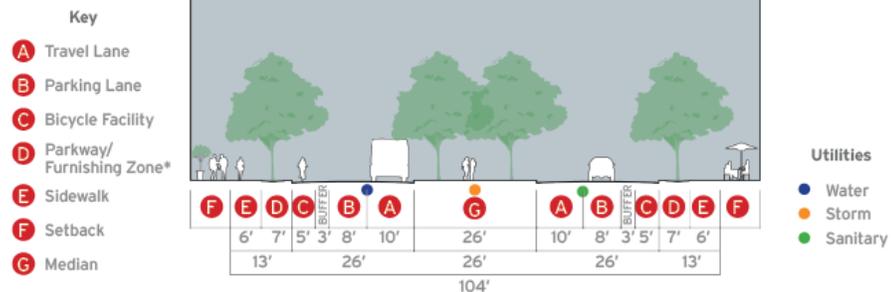
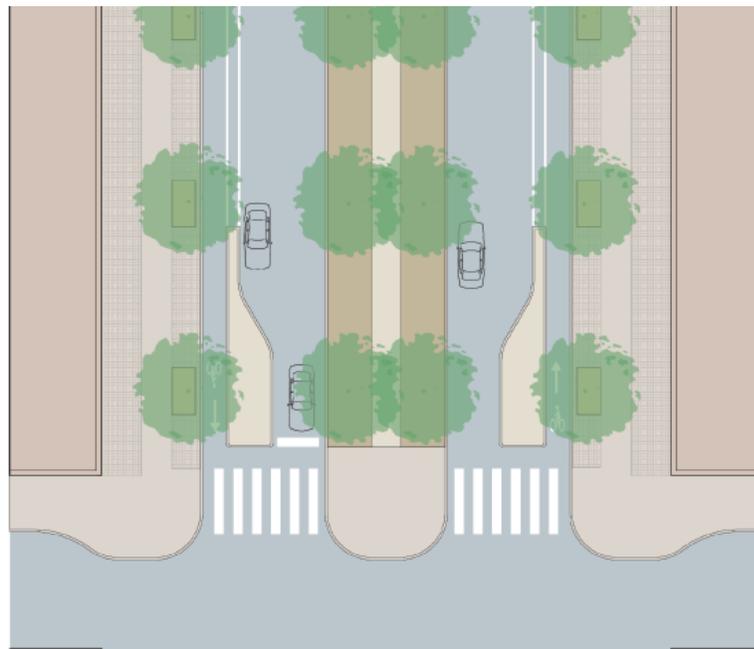
- Greenway Boulevard
- Main Street
- Parkside Street
- Primary Street
- Typical Street
- Residential Street
- Erie Parkway
- County Road 7
- County Road 10
- Couplet Boulevard

Solid lines are Designated Framework Streets. Dashed lines are Undesignated network streets.

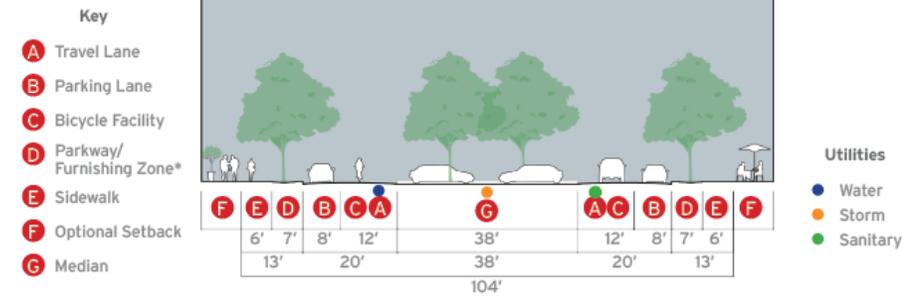
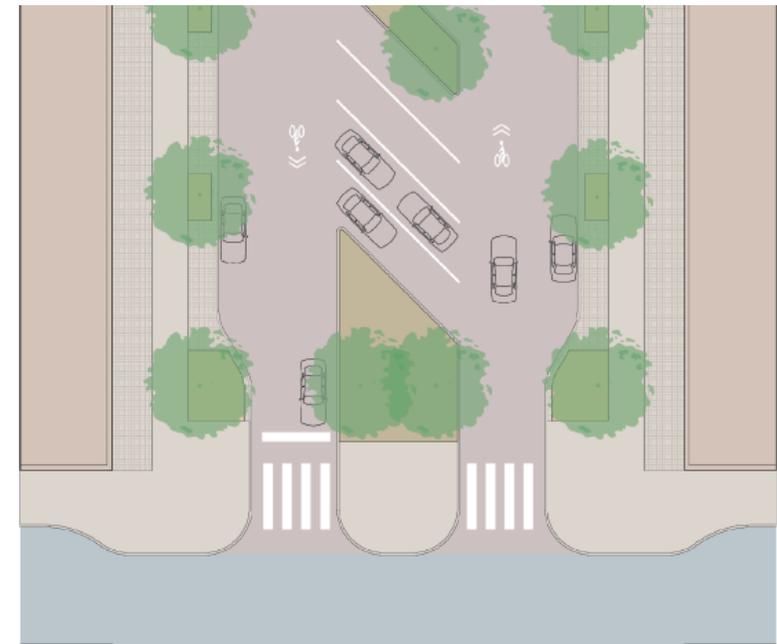


Street Sections

GREENWAY BLVD

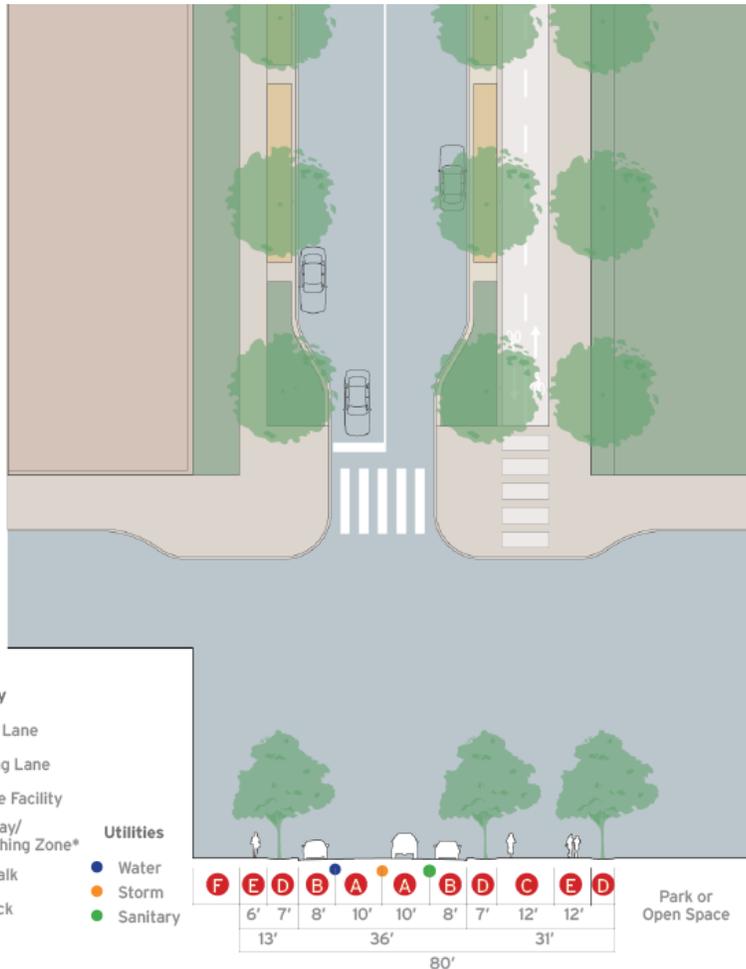


MAIN STREET

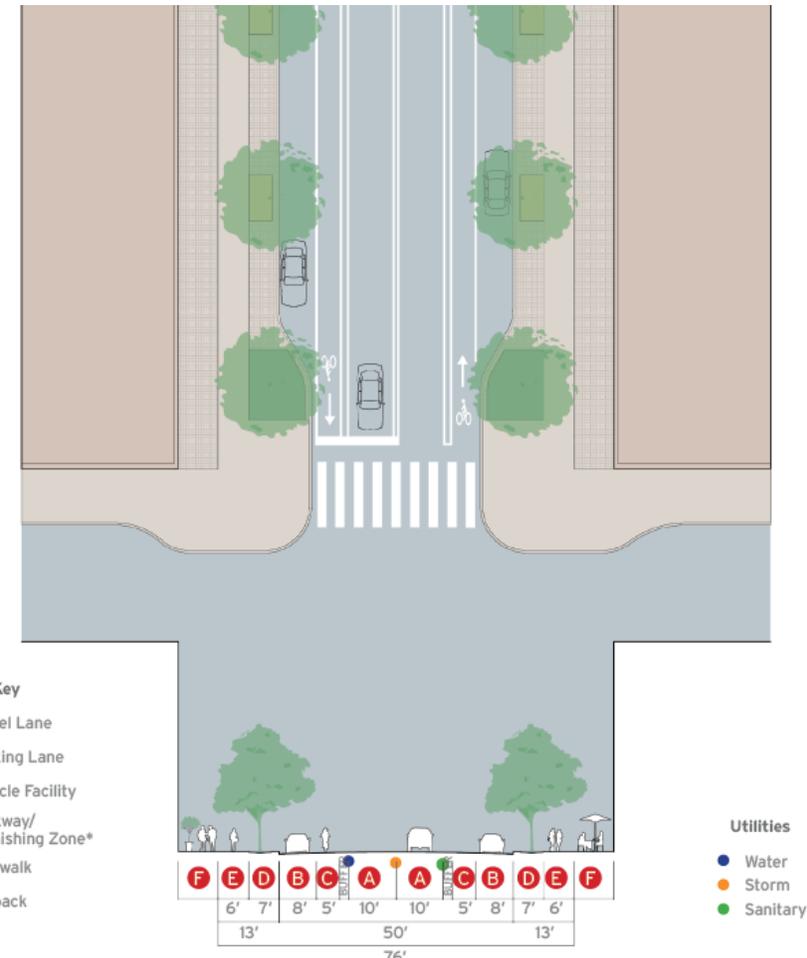


Street Sections

PARKSIDE STREET

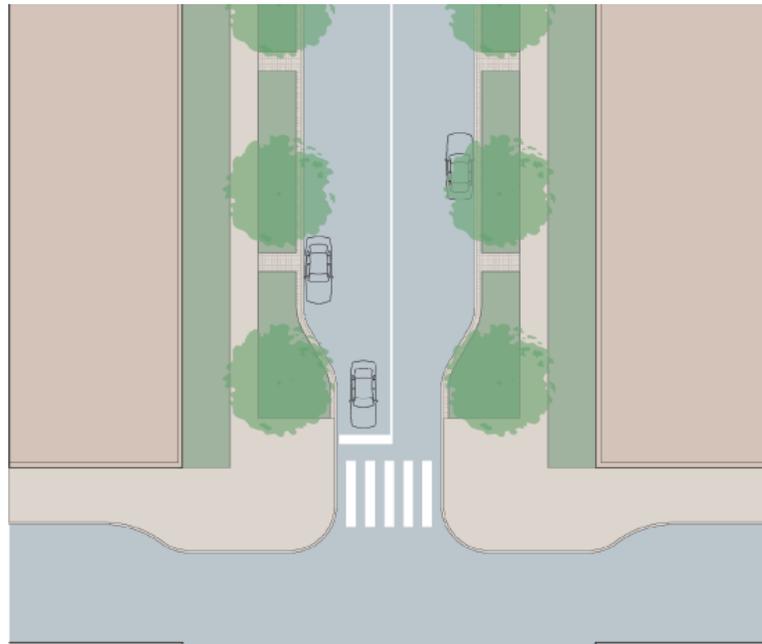


PRIMARY STREET



Street Sections

TYPICAL STREET

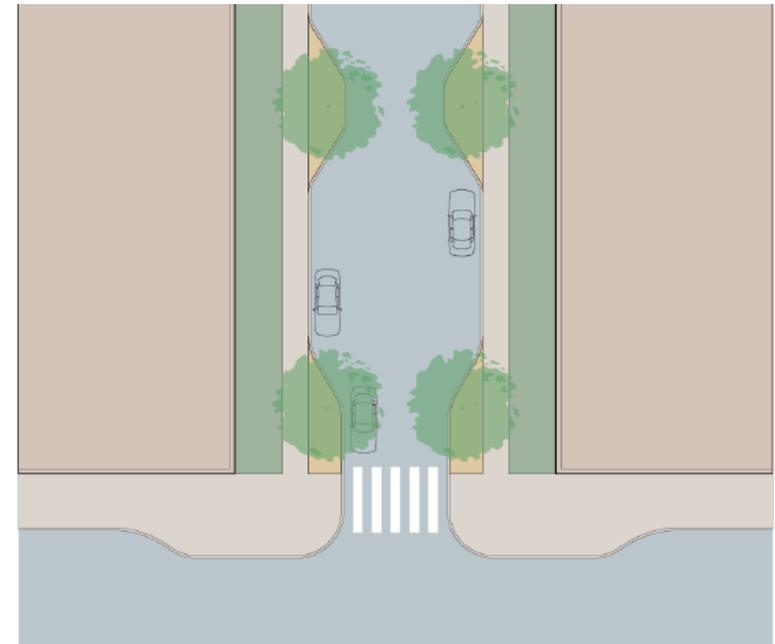


- Key**
- A Travel Lane
 - B Parking Lane
 - C Bicycle Facility
 - D Parkway/Furnishing Zone*
 - E Sidewalk
 - F Setback

- Utilities**
- Water
 - Storm
 - Sanitary

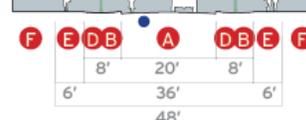


RESIDENTIAL STREET



- Key**
- A Travel Lane
 - B Parking Lane
 - C Bicycle Facility
 - D Parkway/Furnishing Zone*
 - E Sidewalk
 - F Setback

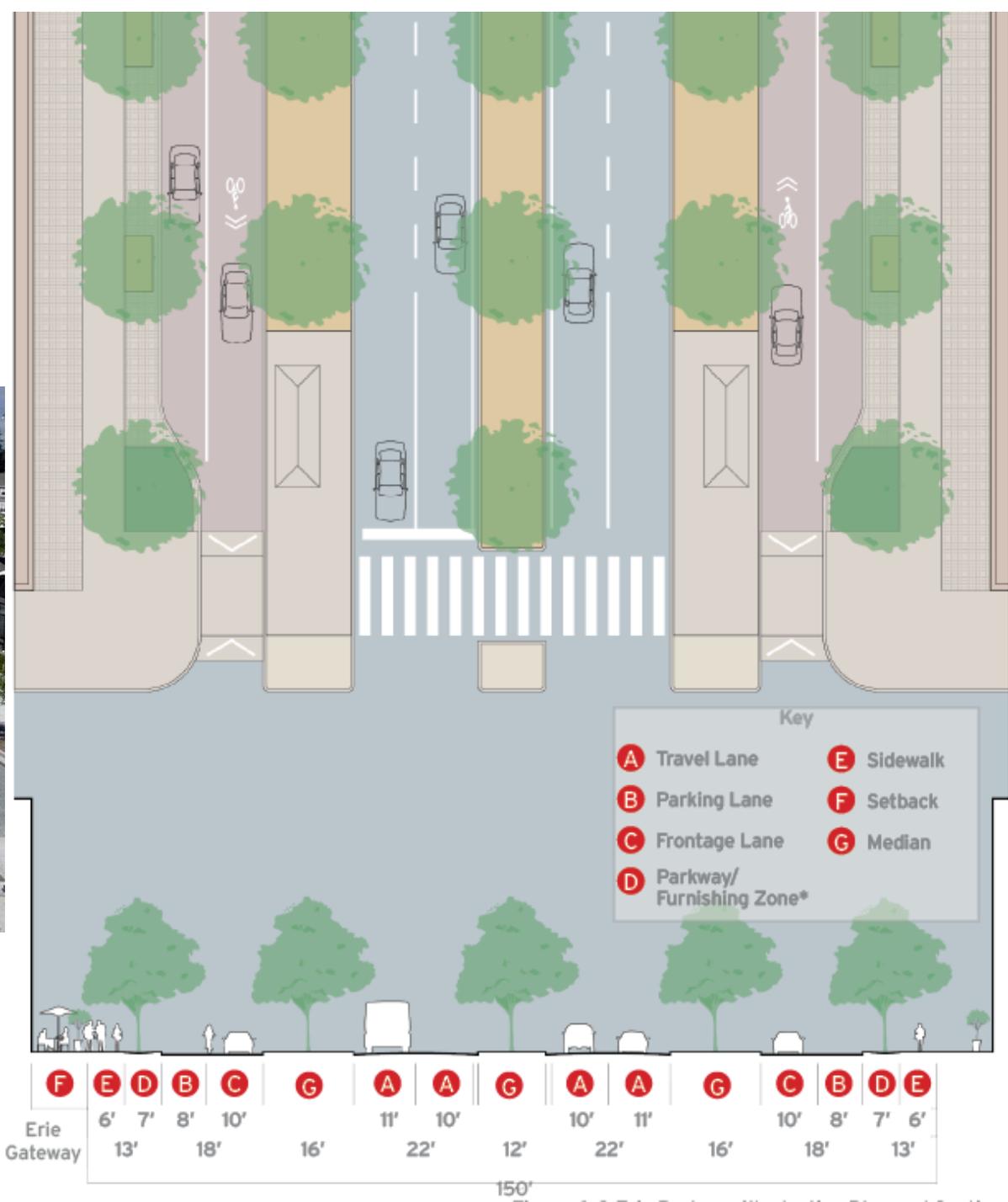
- Utilities**
- Water
 - Storm
 - Sanitary





Street Sections

ERIE PARKWAY

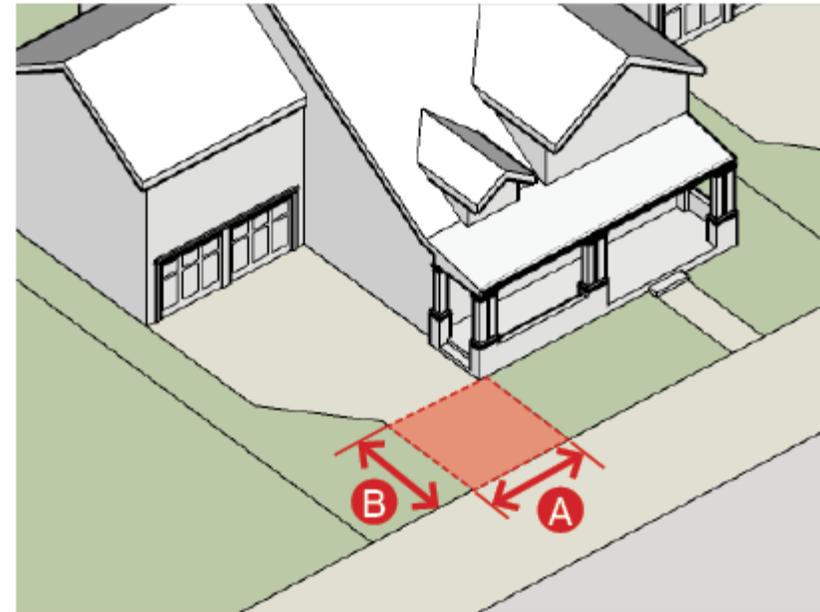


Parking and Loading

Parking Requirements

Building Type	Parking Spaces Required	
	Residential minimum	Nonresidential maximum*
Single Family Dwelling	2	-
Rowhouse	1	-
Attached Single Family Dwelling	1	-
Manufactured Home	1	-
Flex Loft	1/DU	-
Multi-Family Plex	1/DU	-
Walk-Up Dwelling	1/DU	-
Bungalow Court	1/DU	-
Urban Block	1/DU	5/1,000sf
Large Format - Type I	-	5/1,000sf
Large Format - Type II	-	5/1,000sf
Flex Block	-	5/1,000sf
Flex Shed	-	5/1,000sf
Fuel Station	-	3/1,000sf

Driveway Dimensions



Garage/ Carport CapaTown	Maximum Throat Width of Driveway at Sidewalk A	Minimum Throat Length of Driveway at Sidewalk B
One Car	8	6
Two Car	12	6

Trails, Parks, & Open Space

-  Parks, Open Space, and Trail Corridors
-  Multi-Use Regional Trail
-  Regulating zones for oil and gas operations





Signs

Sign Type	REGULATING ZONE						Maximum Allowed	Maximum Area	Illumination Allowed	Subject to Maximum Wall Sign Allowance
	VL	VM	VH	NC	CC	EH				
Permanent Signs										
Awning Signs	-	✓	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per Awning face	40% of Awning face	No	Yes
Canopy Signs	-	✓ (P)	1 per Canopy face	20% of Canopy face, or 15 sq, whichever is less	Yes	Yes				
Window Signs	✓	✓	✓	✓	✓	✓	Limited to Maximum Area	10% of Door or Window	No	No
Mural	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	Limited to Maximum Area	75% of eligible building facade	No	No
Projecting Signs	-	✓ (P)	1 per tenant entry, not to exceed 2 per tenant	9 sf per sign	Yes	Yes				
Freestanding Signs	-	-	-	-	-	✓ (P)	1 per drive entry, not to exceed 2 per street frontage	32 sf per sign	No	No
Wall Signs	-	-	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per tenant per frontage	50 sf	Yes	N/A
Temporary Signs										
Fabric Signs	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	✓ (P)	1 per tenant	32 sf	No	N/A
Sandwich Board Signs	✓	✓	✓	✓	✓	✓	1 per tenant	12 sf	No	N/A
Site Signs	✓	✓	✓	✓	✓	✓	1 per street frontage	32 sf	No	N/A
Temporary Window Sign	✓	✓	✓	✓	✓	✓	Limited to Maximum Area	25% of Door or Window	No	N/A



Overview

- ✓ Background
- ✓ Proposal
- **Decision**



Approval Criteria

UDC Section 10.7.20.C.2.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections 10-2-5 and 10-7-6.
- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC subsection 10-6-1 C.
- c. The PD zone district will promote the public health, safety, and general welfare.

Approval Criteria

- d. The PD zone district is generally consistent with the town's comprehensive plan; transportation master plan; parks, recreation, open space, and trails master plan, and other pertinent town plan and policy documents.
- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
- f. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.



Approval Criteria

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
- h. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
- i. The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.



Approval Criteria

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
- k. The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
- l. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.



Public Notice

Neighborhood Meeting

- October 24, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 3/12/25

Property Posted: 3/14/25

Letters to Adjacent Property Owners: 3/14/25



Neighborhood Meeting Summary

- Clarity on commercial land uses
- Annexation process for properties in Weld County
- Oil and gas setbacks
- Transportation improvements on WCR 7 & 10, Erie Parkway
- WCR 7 waterline project, timeline, and impacts



Staff Recommendation

Staff find the I-25 Gateway South Planned Development – Development Plan (PD-DP) complies with the Planned Development Approval Criteria and recommends the Planning Commission adopt Resolution P25-03



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COLORADO

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Planning Commission

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Harry Brennan, Senior Planner

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