

Canyon Creek Filing No. 11 Preliminary Plat

Erie Planning Commission

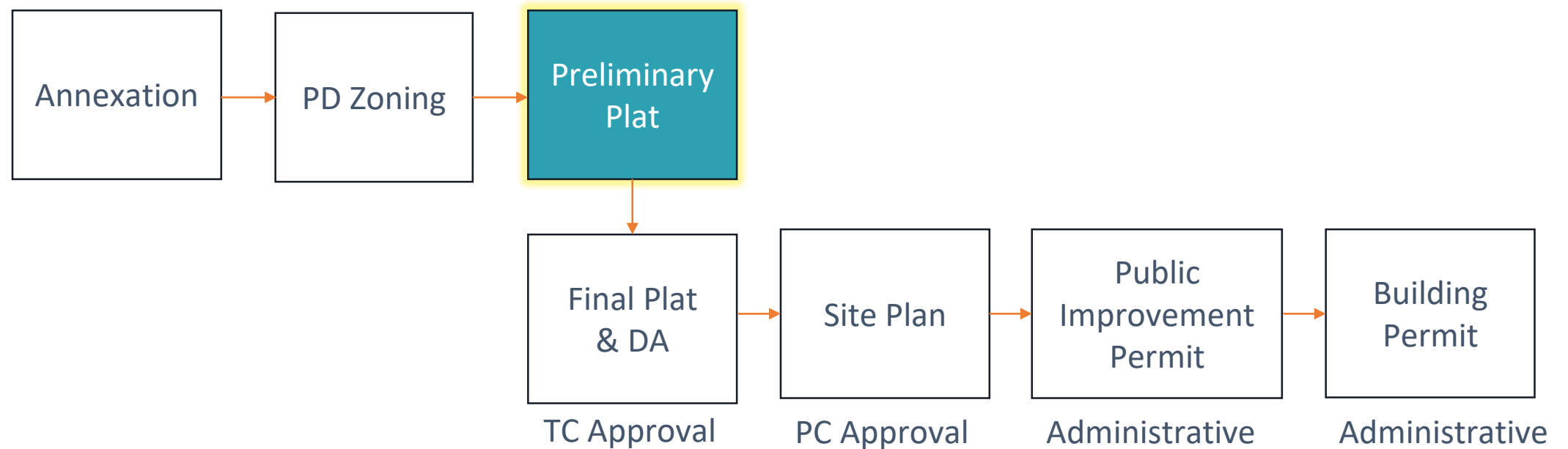
September 17, 2025

Aly Burkhalter, Senior Planner

Agenda

1. Development Process
2. Project Overview
 - Location
 - Background
 - Comprehensive Plan
 - Zoning
3. Approval Criteria
4. Staff Recommendation

Development Process



Project Overview

- Comprehensive Plan Future Land Use: Residential - Low
- Zoning: Canyon Creek PD Amendment No. 10
- Project Size: 9.401 acres
- Existing Use: Vacant/under construction for Filing No. 8
- Proposed Use: (81) Townhomes, for sale at market rate

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



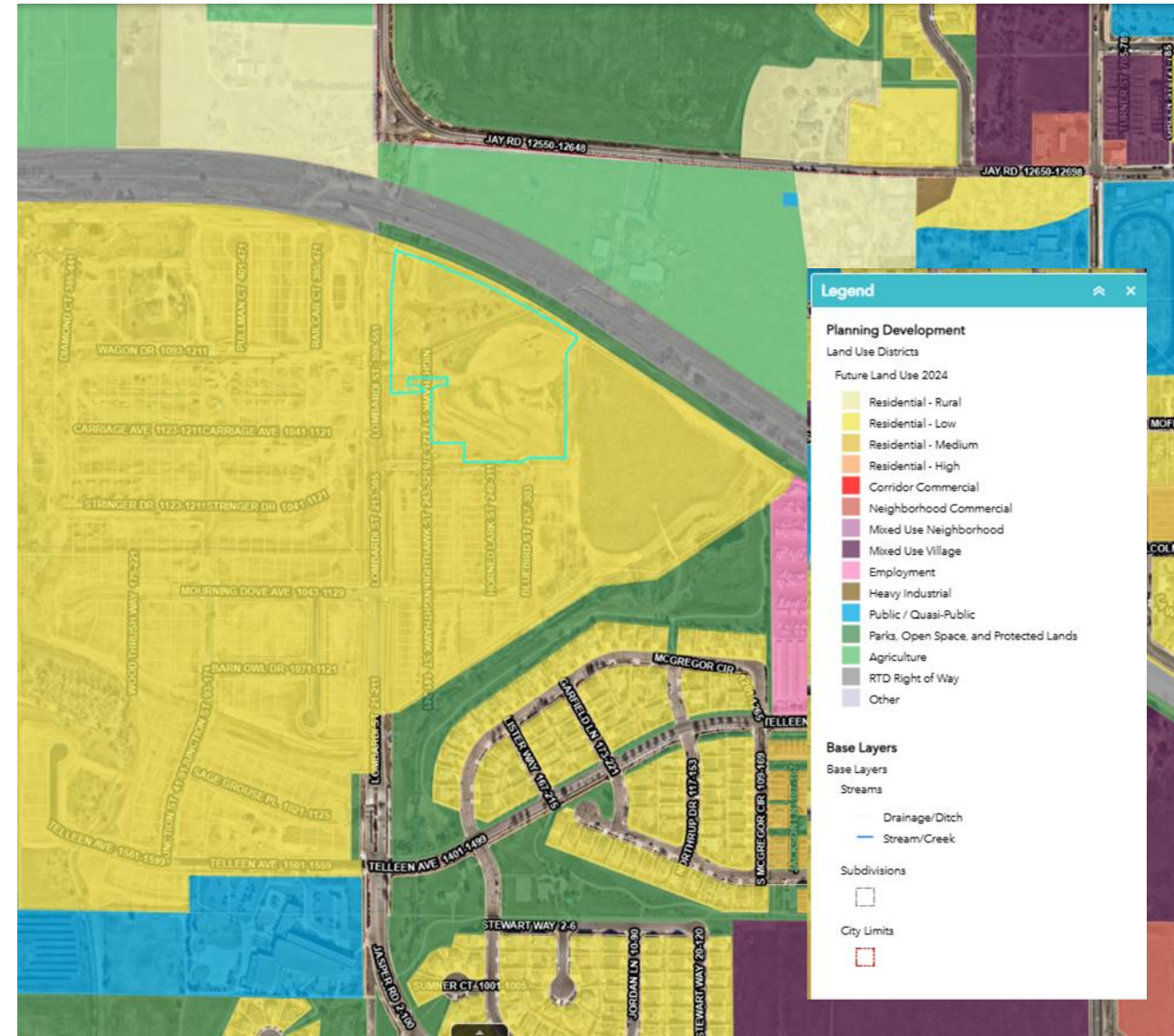
Project Background

- Annexation: 1970 as “Homestake”
- Zoning:
 - 2001 Homestake PUD renamed Canyon Creek PD, showing 275 townhome units for Filing No. 8
 - 2008 PD Amendment #5 updated for Filing No. 8 from “Townhomes” to “Medium Density Residential”
- Plat
 - 2023 Canyon Creek Filing No. 8 Final Plat & DA, designating “Future Development” for subject property

Comprehensive Plan

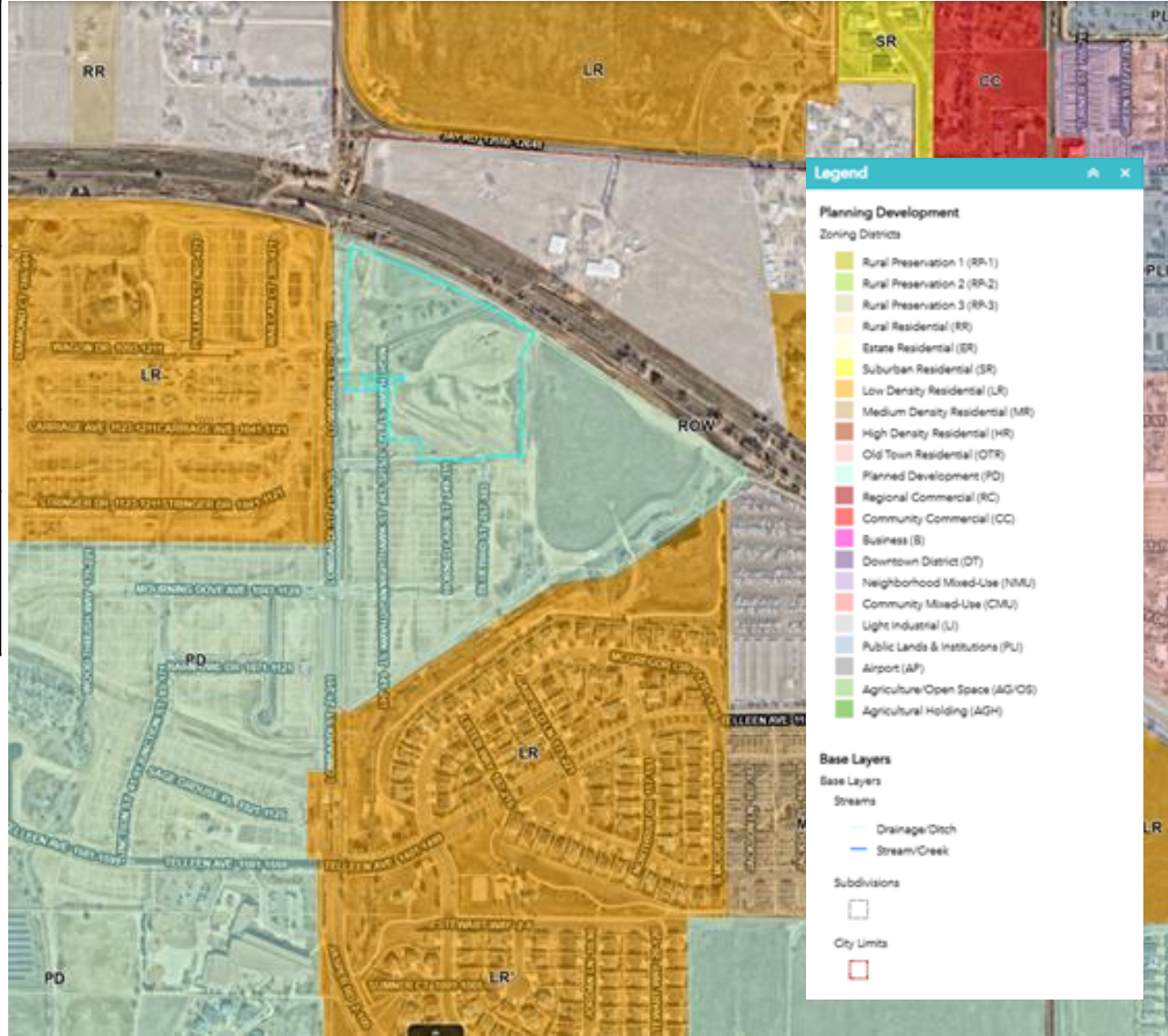
- 2005 Comp Plan:
Medium Density
Residential
- 2008 PD Amendment:
Medium Density
Residential
- 2024 Comp Plan:
Residential – Low

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



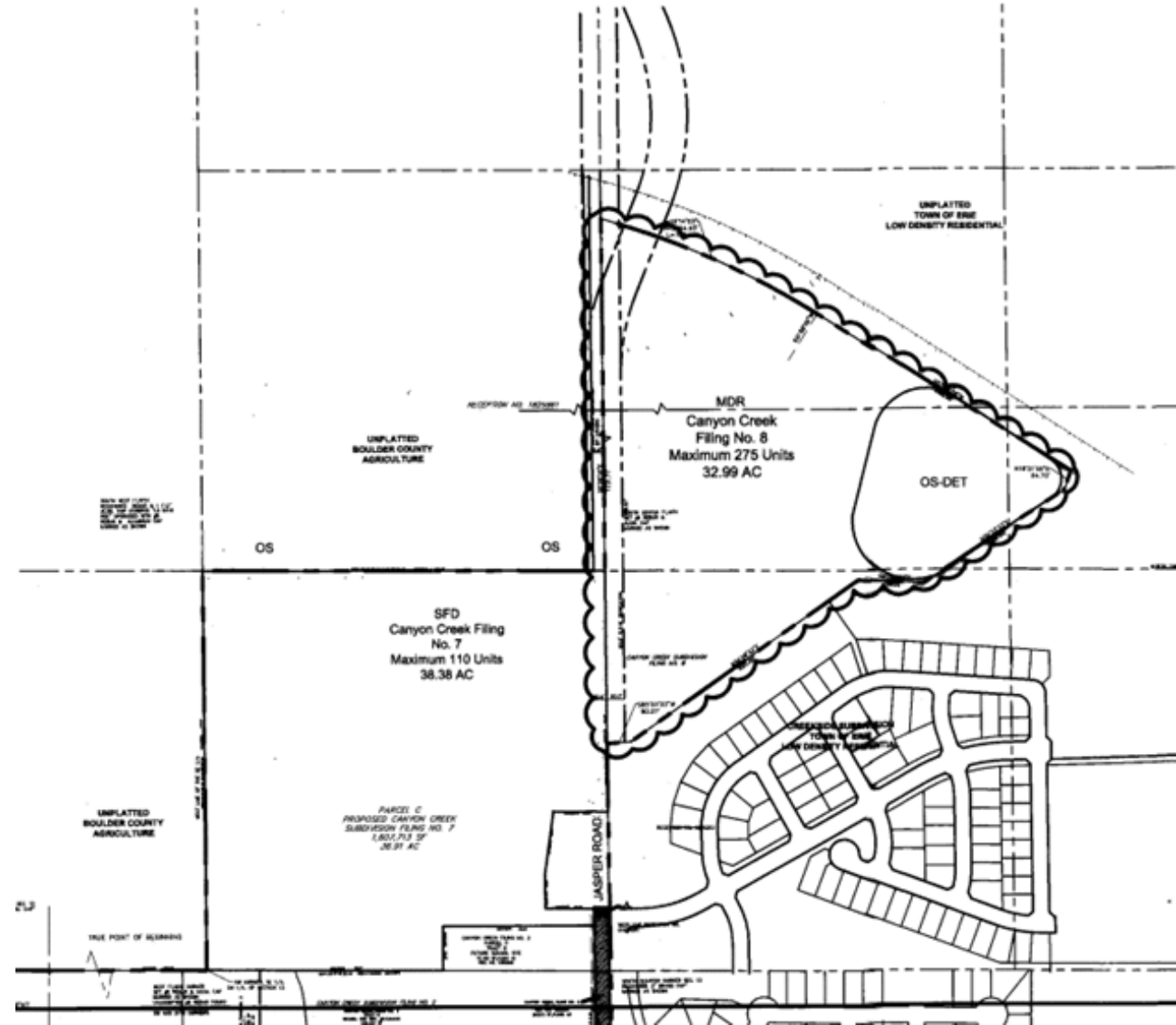
Zoning

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



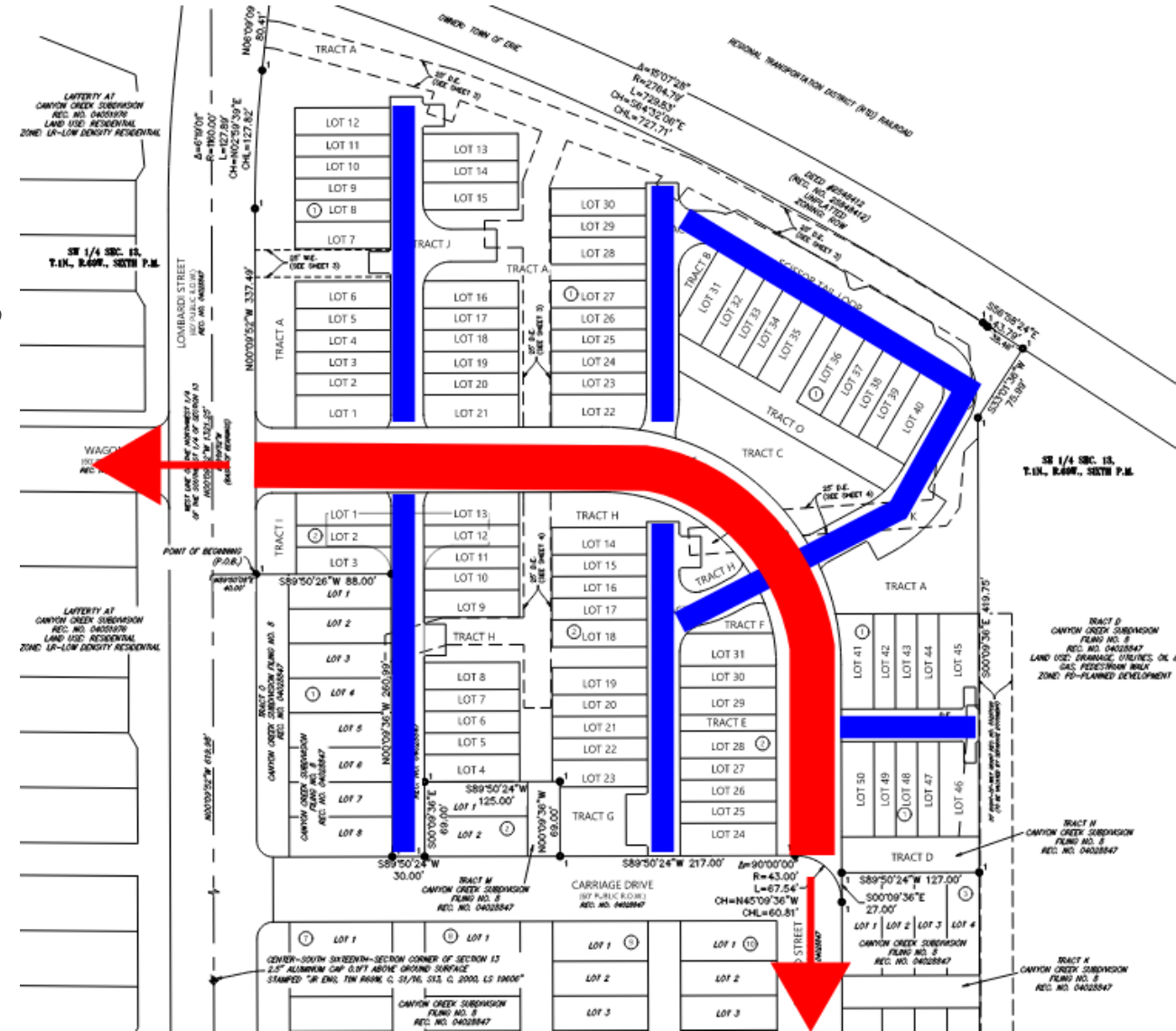
Zoning

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



Access/Streets

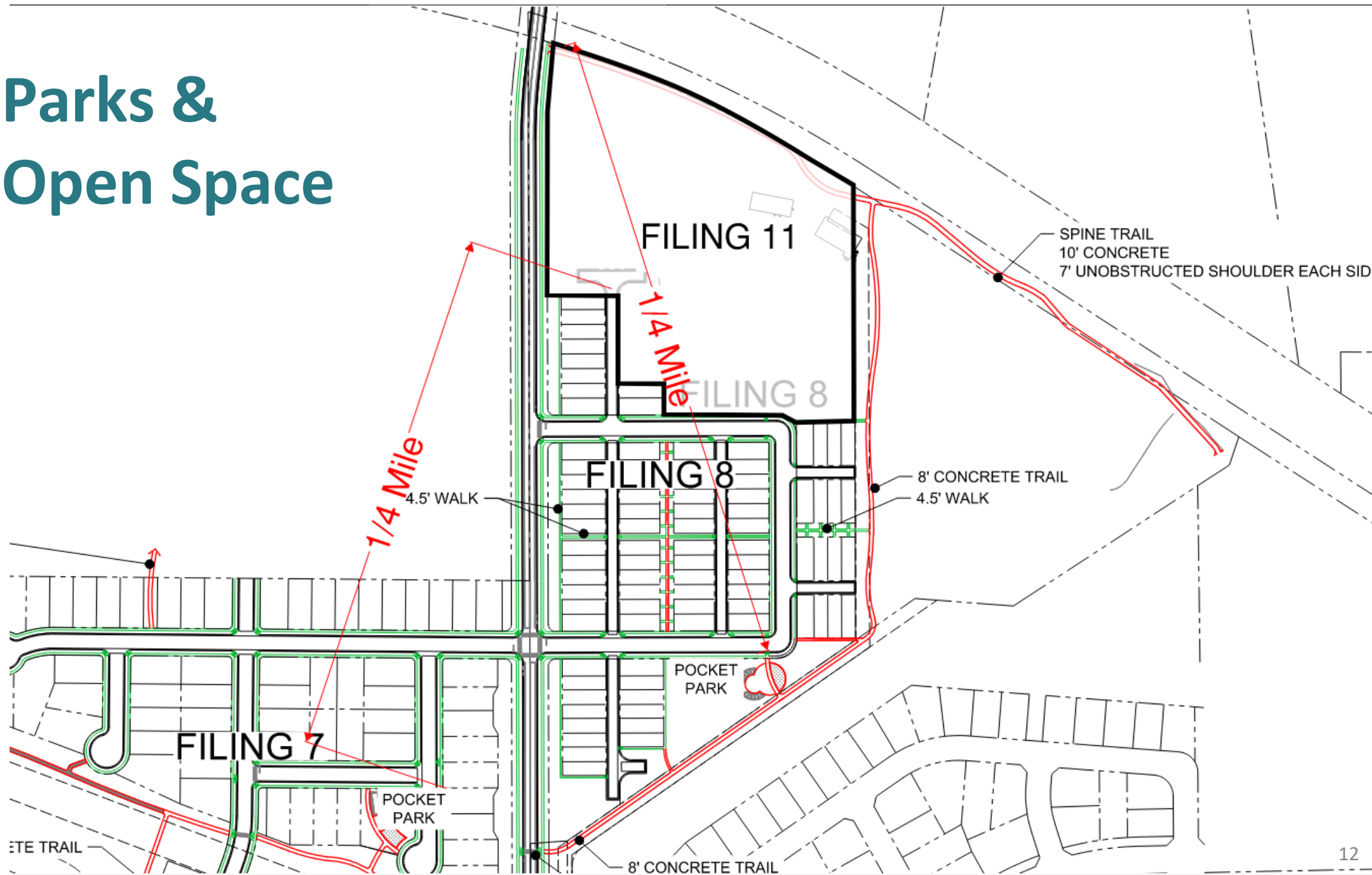
- Extension of Bluebird St. and Wagon Dr.
- Alley-loaded townhomes



Parks & Open Space

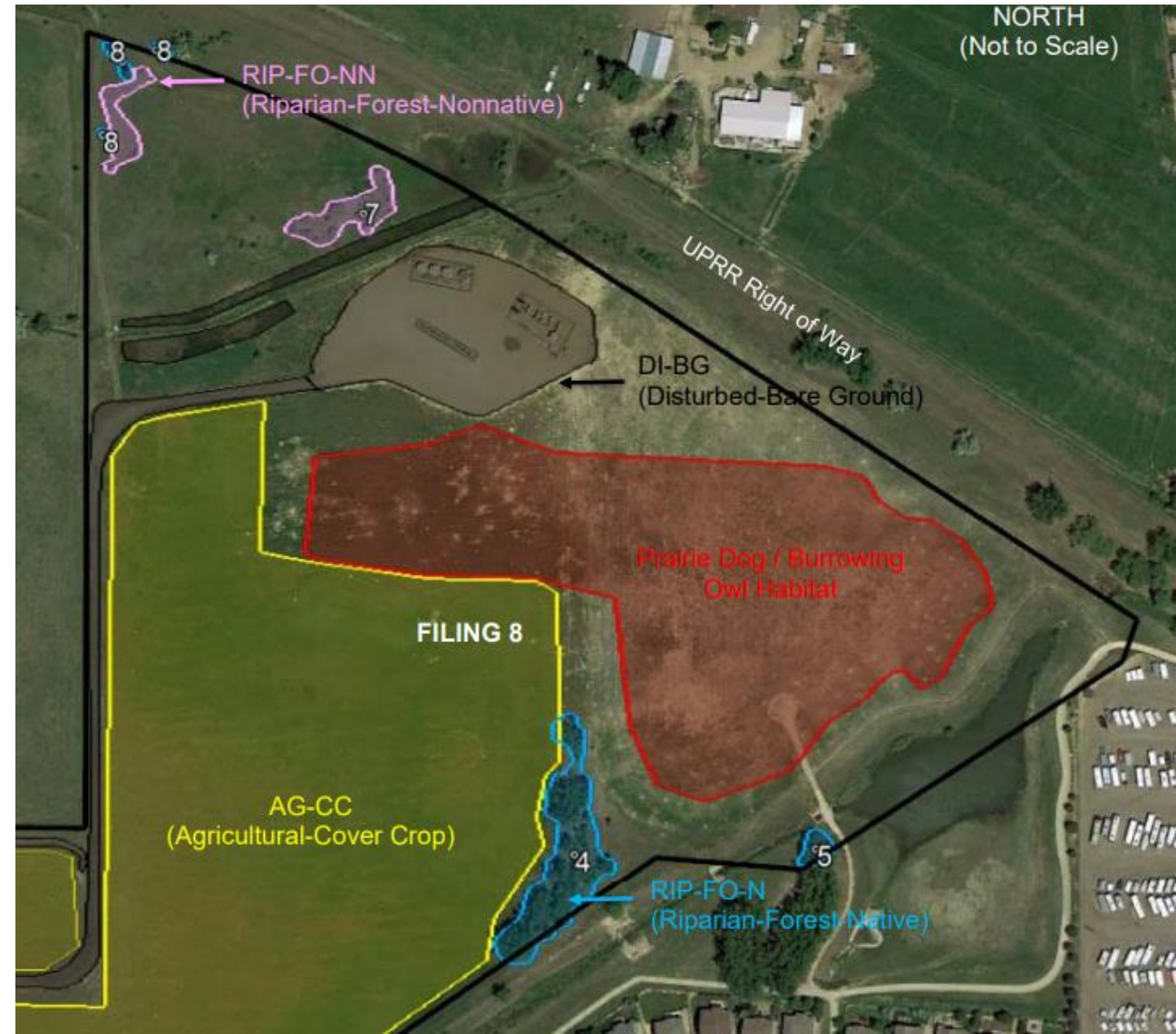
Canyon Creek Filing 11 Park & Open Space Dedication Requirements			
Park Type	Acres per 1,000 residents	Required Acres	Provided Acres
Neighborhood Park	3	0.73	18.15 acres provided with Filing 1 and fee-in-lieu
Pocket Park	0.5	0.12	0.351-acres provided in adjacent Filing No. 7; 0.595-acres provided in adjacent Filing No. 8
Open Space	17	4.12	9.678-acres provided in adjacent Filing No. 7

Parks & Open Space



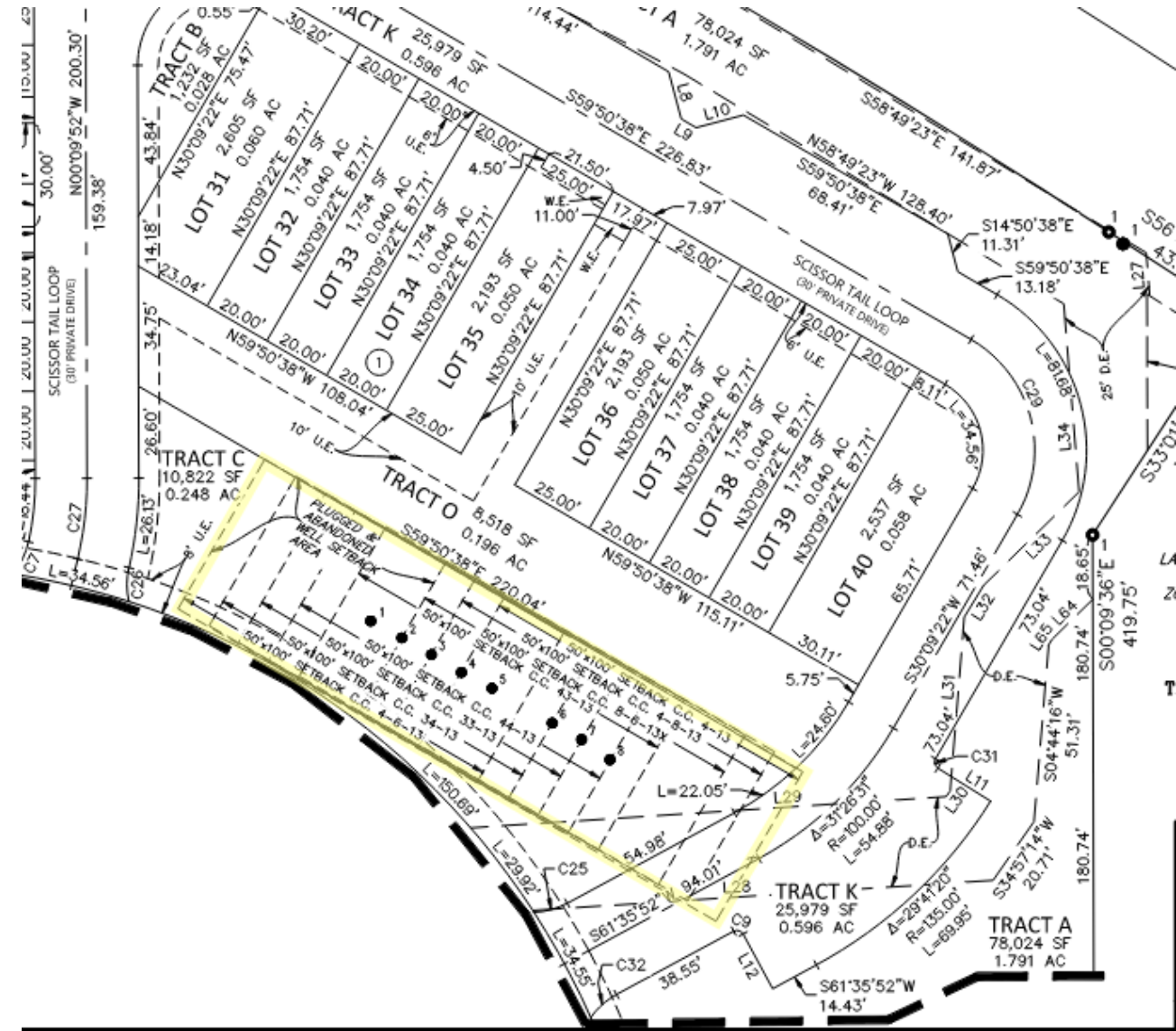
Natural Resources & Environment Hazards

- No evidence of RECs
- No threatened or endangered species
- No trees for preservation



Oil & Gas

- All wells are plugged & abandoned
- 50' x 100' setback maintained



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.
The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
- g. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
- 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 Notice

Neighborhood Meeting

November 11, 2024

Public Notice of Planning Commission Hearing

Published in the Colorado Hometown Weekly: 01/29/25

Property Posted: 01/31/25

Letters to Adjacent Property Owners: 01/31/25

Staff Recommendation

Staff find the application in compliance with the Preliminary Plat approval criteria and recommend the Planning Commission adopt Resolution P25-13 recommending approval to the Town Council 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