



ERIE
COLORADO

Sierra Vista Rezoning

Town Council

Chris LaRue, Principal Planner

April 28, 2026



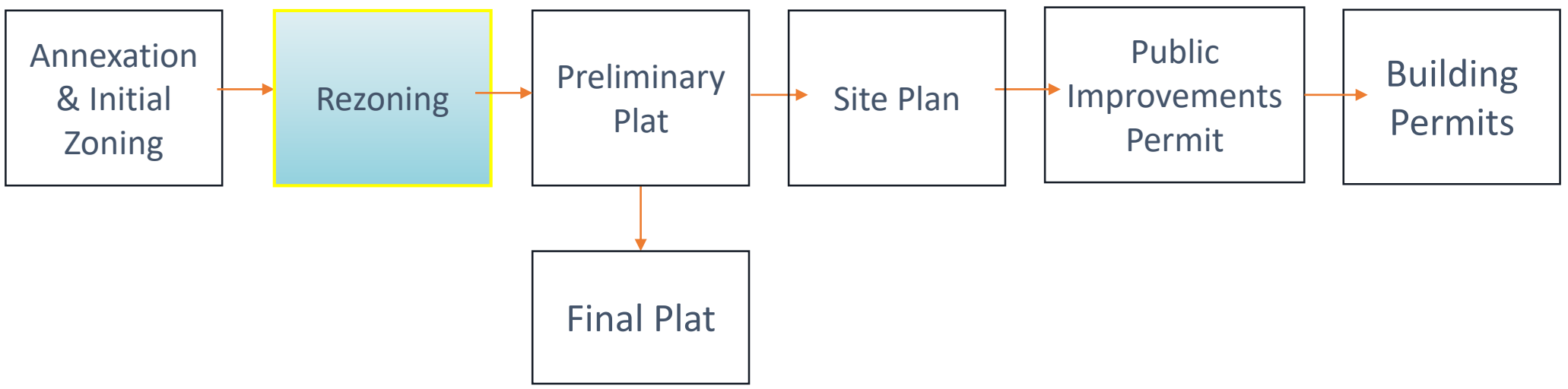
Request

Rezoning & Minor Subdivision

- **Project Size:** Approx 60 Acres (ac):16 ac to AP; 18 ac to CMU; & 26 Ac to CMU
- **Proposed Lots:** 3 tracts
- **Existing Zoning:** LDR & CC
- **Existing Use:** Undeveloped



Development Review Process





Overview

- **Background**
- Proposal
- Decision

Location

The subject site is northwest of Hwy 7 & Bonanza Dr

Airpark residential north; commercial & rural residential east both in Town and unincorporated Weld





Location - North on Bonanza





Location - NW 7 & Bonanza





Location - W from Storage

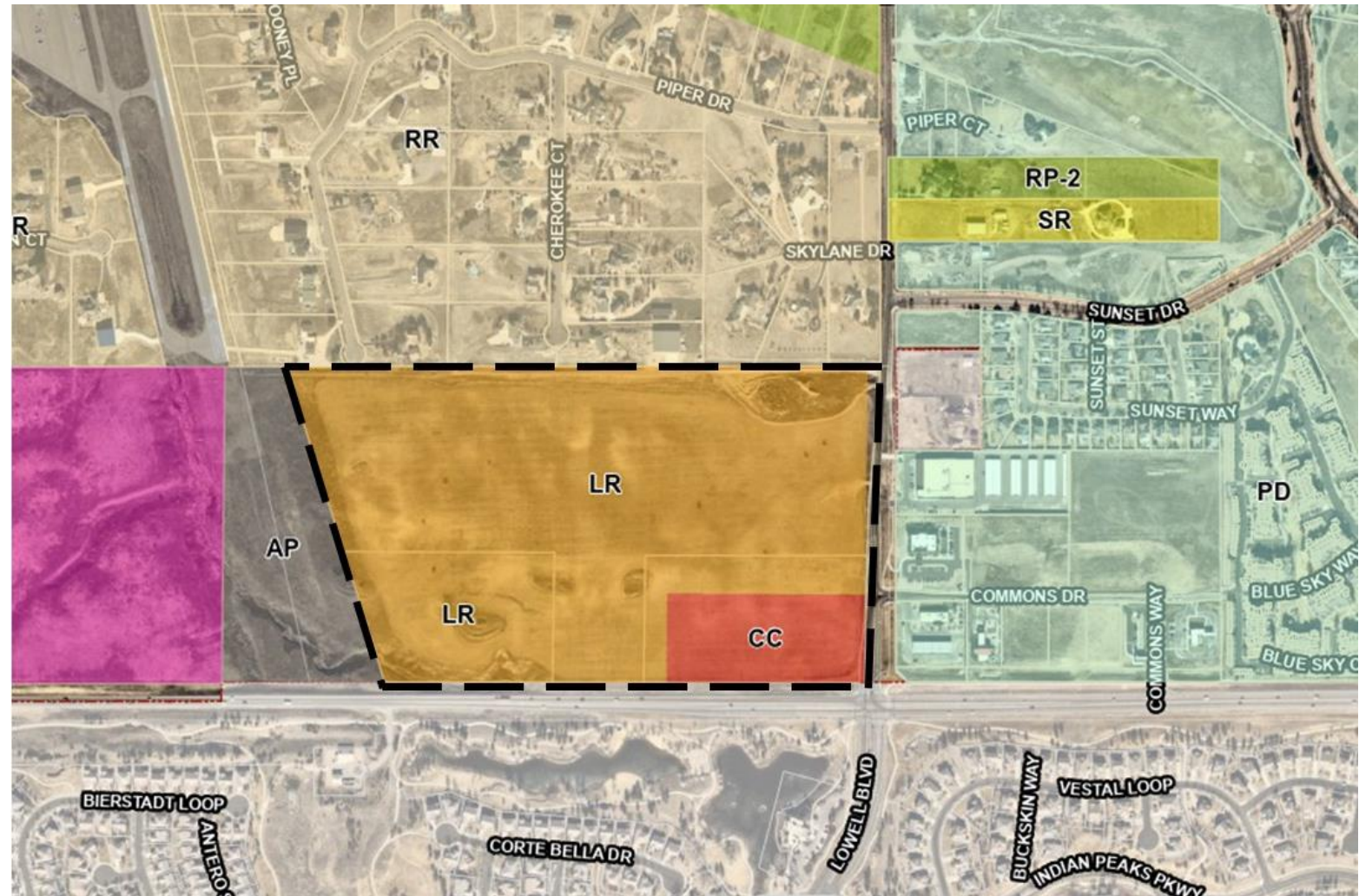


Existing Zoning

LR & CC

Allows
SFD/Duplex at 3
to 5 du/ac

Full range of
community-
oriented retail &
service



Comprehensive Plan

Employment

Uses that generate employment such as industrial/flex space, light manufacturing, medical/technical facilities, aeronautical, & incubator spaces.



Comprehensive Plan

Corridor Commercial

Uses that generate regional activity along highways and major arterials

Residential can be secondary





Comprehensive Plan Policies

- C.1.1 Mix of housing Types to encourage a variety of housing;
- C.1.4 Activity Centers for Residents;
- C.5.1 Ensure new development meeting Comp Plan vision, priorities, etc;
- E.1.2 Encourage Infill Development;
- E.2.1 Promote Mixed-Use Neighborhoods & Diverse housing opportunities near Employment;
- E.3.3 Cultivate a Mix of Local, Unique, & Creative Businesses
- E.5.2 Expand use of the Airport as a community recourse
- H.1.1 Locate higher density housing and mixed-use development in areas that are served or will be served by bus



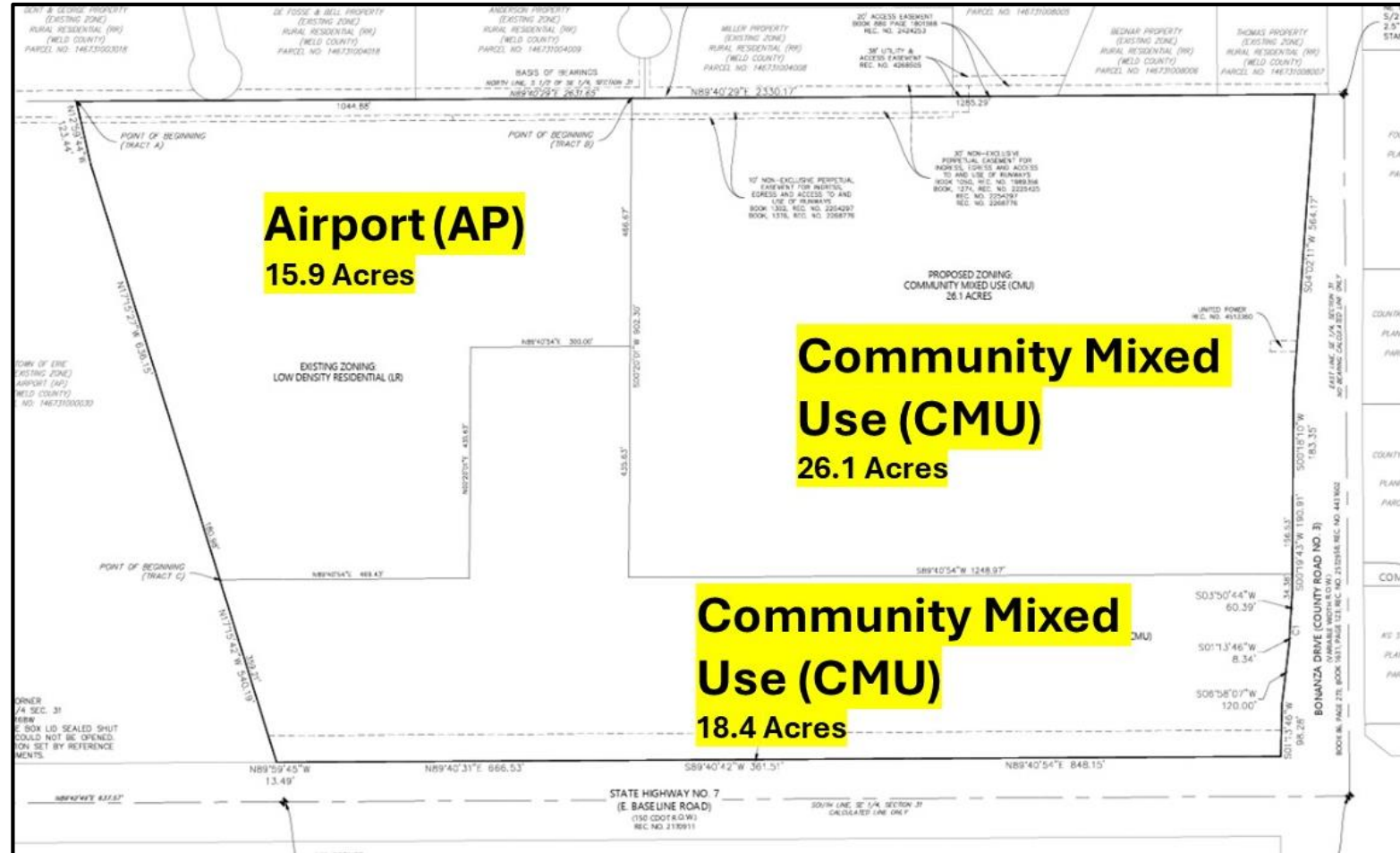
Overview

- ✓ Background
- **Proposal**
- Decision

Proposed Zoning

AP

Airport related uses & commercial such as restaurants, offices, or general retail



Proposed Zoning

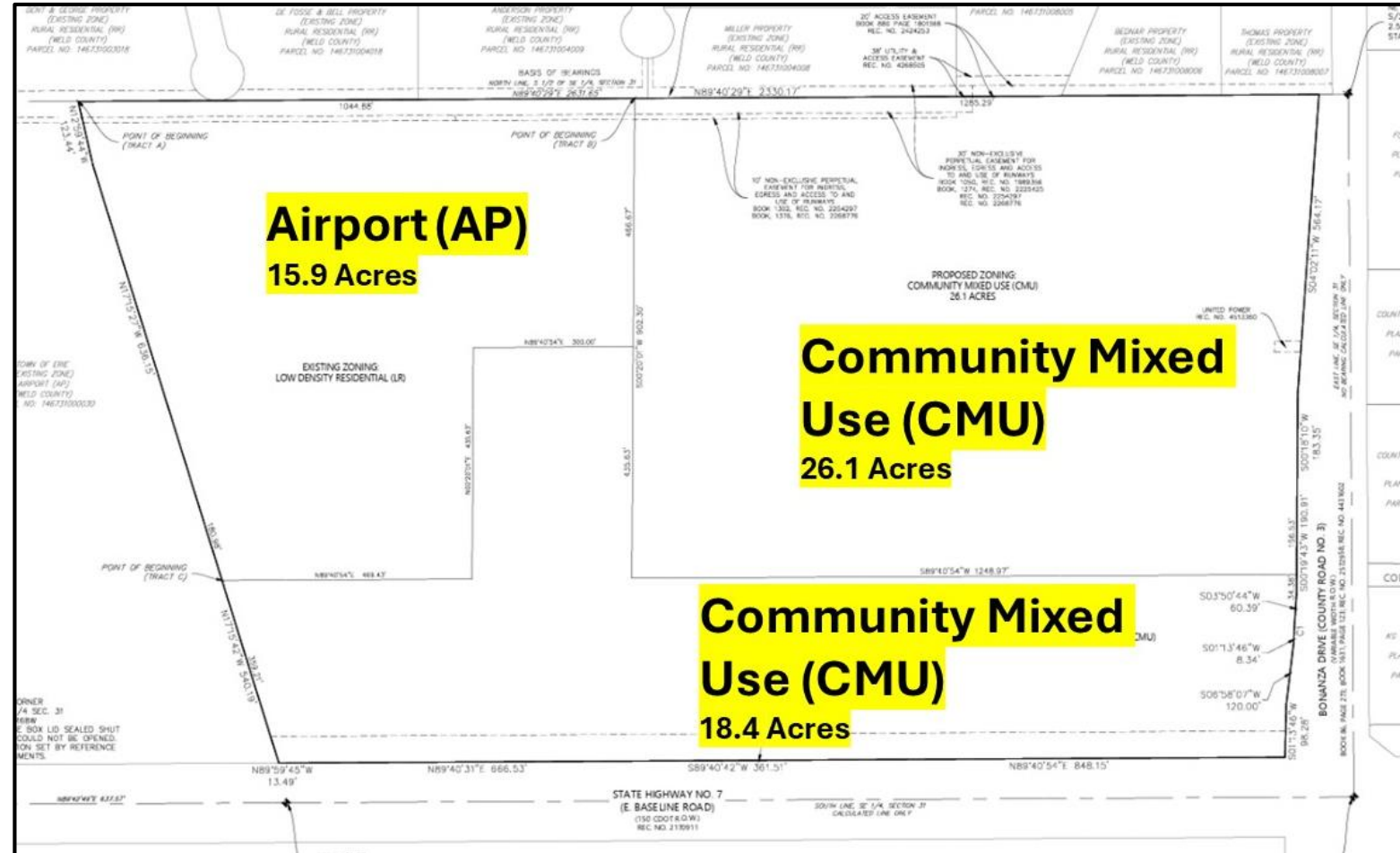
CMU

Up to 20 acres must have 2 principal uses

Over 20 acres must have 3

1 use must be residential

Use minimum of 25% of GFA



Proposed Zoning



Proposed Zoning

Developer Commitments Tract B

Limiting bldg
heights &
creating 40'
buffers

100' buffers for
commercial





Overview

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



Approval Criteria UDC Section

10.7.5.B.3

- a. The rezoning will promote the public health, safety, and general welfare.
- b. The rezoning is generally consistent with the town's comprehensive plan and the purposes of this UDC;

Staff: Staff find that the proposed Rezoning can support the proposed development intensity in a way the promotes public health, safety, and general welfare. Proposal is consistent with the Town's Comprehensive Plan by encouraging several key goals.



Approval Criteria

- c. Adequate facilities and services (including streets and transportation, water, gas, electric, police and fire protection, and sewage and waste disposal, as applicable) will be available to serve the subject property while maintaining adequate levels of service to existing development;

Staff: All utilities are available to the subject site while maintaining acceptable levels of service. No specific significant adverse impacts were identified or are expected. Future developments will be evaluated on their ability to provide adequate levels of service.

Approval Criteria

- d. The rezoning is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- e. The rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property.

Staff: Negative impacts are not anticipated to the natural environment. Detailed studies are required with future applications. Town staff find that this development will be compatible with the character of surrounding land uses.



Approval Criteria

- f. Future uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- g. The rezoning is generally consistent with the town's economic development goals and objectives in bring positive growth and sustainable revenues to the town.

Staff: Town staff find that this development will be compatible with the character of surrounding land uses. Future development plans shall provide further evidence they will fit with surrounding uses. Allowing a broader range of uses should promote development along Hwy 7 while advancing Town goals of economic diversification and housing opportunities



Staff Recommendation

Staff find the application complies with the Approval Criteria & recommends the Town Council Approve the Ordinance Rezoning the Sierra Vista property to Airport (AP) & Community Mixed Use (CMU) & Approve the Resolution for the Minor Subdivision creating 3 tracts.



Neighborhood Meetings

- Applicant held 2 meetings – September 30, 2025 & October 30, 2025
- The September meeting didn't meet notice requirements, so the 2nd meeting was held
- Concerns at the meetings included: increasing air traffic, protecting the taxiway easements, commercial next to homes, & stepping back and massing of possible structures



Planning Commission

PC held a hearing on the rezoning application on April 1, 2026. The Commission heard comments, asked questions, and deliberated before voting unanimously to recommend approval to the Town Council. Topics discussed were:

- Comp Plan Consistency
- Compatibility with existing development
- Traffic
- Permitted Uses
- Airport impacts



Public Hearing & Notice

Neighborhood Meeting 10/30/25

Planning Commission Public Hearing 4/1/2026

Public Notice of Town Council Hearing:

Published in the Paper: 4/08/26

Property Posted: 4/10/26

Letters to Adjacent Property Owners: 4/10/26



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