



TOWN OF ERIE

Planning & Development – Planning Division
645 Holbrook Street – PO Box 750 – Erie, CO 80516
Tel: 303.926.2770 – Website: www.erieco.gov

LAND USE APPLICATION

Please fill in this form completely. Incomplete applications will not be processed. Application fees must accompany application.

STAFF USE ONLY		
FILE NAME:		
FILE NO:	DATE SUBMITTED:	FEES PAID:

PROJECT/BUSINESS NAME: Flight Business & Air Park - Phase II

PROJECT ADDRESS: 2800 Airport Drive, Erie, CO 80516

PROJECT DESCRIPTION: Site Plan Review for five (5) light industrial buildings.
The site is 10.340 acres. Total building floor area will be approximately 171,875 SF total.
Minor Subdivision was approved in 2022. PUD Zoning is pending approval in 2023.

LEGAL DESCRIPTION (attach legal description if Metes & Bounds)

Subdivision Name: Erie Air Park Replat D

Filing #:	Lot #: 1	Block #:	Section: 31	Township: 1N	Range: 68W
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OWNER (attach separate sheets if multiple)

Name/Company: Real Investments, LLC

Contact Person: David S. Nassar

Address: 3000 Airport Drive, Unit 203

City/State/Zip: Erie, CO 80516

Phone: 303.775.5502 Fax:

E-mail: David@NassarDevelopment.com

AUTHORIZED REPRESENTATIVE

Company/Firm: SiteWorks

Contact Person: Donald P. Ash

Address: 2101 Pearl Street

City/State/Zip: Boulder, CO 80302

Phone: 303.918.7859 Fax:

E-mail: Dash@SiteWorksStudio.com

Check here if Owner is responsible for Application Billing

Check here if Authorized Representative is responsible for Application Billing

MINERAL RIGHTS OWNER (attach separate sheets if multiple)

Name/Company: Rocky Mountain Fuel Company

Address: 8020 South County Road 5 #200

City/State/Zip: Fort Collins, CO 80528

MINERAL LEASE HOLDER (attach separate sheets if multiple)

Name/Company:

Address:

City/State/Zip:

LAND-USE & SUMMARY INFORMATION

Present Zoning: AP – Airport	Gross Site Density (du/ac): n/a
Proposed Zoning: PUD – Planned Unit Development	# Lots/Units Proposed: n/a
Gross Acreage: 10.340 ac	Gross Floor Area: 175,000 SF

SERVICE PROVIDERS

Electric: United Power	Gas: XCEL
Metro District: n/a	Fire District: MVFD
Water (if other than Town): Town	Sewer (if other than Town): Town

PAGE TWO MUST BE SIGNED AND NOTARIZED

DEVELOPMENT REVIEW FEES

ANNEXATION/DE-ANNEXATION		SUBDIVISION	
<input type="checkbox"/> Major (40+ acres)	\$ 2000.00	<input type="checkbox"/> Sketch Plan	\$ 500.00 + 5.00 per lot
<input type="checkbox"/> Minor (20 acres to 40 acres)	\$ 1000.00	<input type="checkbox"/> Preliminary Plat	\$ 1000.00 + 20.00 per lot
<input type="checkbox"/> Minor (up to 20 acres)	\$500.00	<input type="checkbox"/> Final Plat	\$ 1000.00 + 10.00 per lot
COMPREHENSIVE PLAN AMENDMENT		<input type="checkbox"/> Minor Subdivision Plat	\$1000.00
<input type="checkbox"/> Major (40+ acres)	\$ 1000.00	<input type="checkbox"/> Annexation Plat	\$ 200.00
<input type="checkbox"/> Minor (Less than 40 acres)	\$ 200.00	<input type="checkbox"/> Minor Amendment	\$200.00
ZONING/REZONING		<input type="checkbox"/> Vacation ROW or Easement	\$200.00
<input type="checkbox"/> Planned Development (PD)	\$ 5000.00 + 10.00 per acre	VARIANCE	
<input type="checkbox"/> Planned Dev (PD/PUD Amdt)	\$ 1500.00 + 10.00 per acre		\$300.00
<input type="checkbox"/> All Other Zoning/Rezoning	\$ 500.00 + 10.00 per acre	METRO DIST SERVICE PLAN	
<input type="checkbox"/>			Cost to Town - \$10000.00 Deposit
SPECIAL REVIEW USE		SITE PLAN	
<input type="checkbox"/> Oil & Gas	\$1200.00	<input type="checkbox"/> Residential	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> All Other Types	\$500.00	<input checked="" type="checkbox"/> Non-Resi. (>10,000 sq. ft.)	\$ 1000.00
		<input type="checkbox"/> Non-Resi. (<10,000 sq.ft.)	\$500.00
MISCELLANEOUS		<input type="checkbox"/> Residential Amdt	\$ 200.00 + 10.00 per unit
<input type="checkbox"/> Temporary Use Permit	\$50.00	<input type="checkbox"/> Non Res Amdt (major)	\$500.00
<input type="checkbox"/> Architectural Review w/o Subd or Site Plan	\$300/model	<input type="checkbox"/> Non Res Amdt (minor)	\$100.00
OTHER FEES		WIRELESS COMMUNICATION	
<input type="checkbox"/> 3rd Party Review of Any App (Incl. Legal Review)	Cost to Town (Chargeback)	<input type="checkbox"/> Wireless Facility - Admin	\$250.00
<input type="checkbox"/>		<input type="checkbox"/> Wireless Facility - Planning Commission	\$500.00

All fees **include** both Town of Erie Planning & Engineering review. These fees **do not include** referral agency review fees, outside consultant review fees, or review fees incurred by consultants acting on behalf of staff.

The undersigned is fully aware of the request/proposal being made and the actions being initiated on the referenced property. The undersigned understand that the application must be found to be complete by the Town of Erie before the request can officially be accepted and the development review process initiated. **The undersigned is aware that the applicant is fully responsible for all reasonable costs associated with the review of the application/request being made to the Town of Erie. Pursuant to Title 10, Section 7.2.B.5 of the Town of Erie Municipal Code, applicants shall pay all costs billed by the Town for legal, engineering and planning costs incurred by staff, including consultants acting on behalf of the Town, necessary for project review. In addition, the undersigned is aware that the applicant is responsible for all recording and publication costs associated with this application. By this acknowledgement, the undersigned hereby certify that the above information is true and correct. An application is not deemed accepted by the Town until the Town acknowledges in writing that the application materials and fees submitted are complete.**

Owner: _____

Date: 5/18/23

Owner: _____

Date: _____

Applicant: _____

Date: _____

STATE OF COLORADO)
County of Weld) ss.

The foregoing instrument was acknowledged before me this 18 day of May, 2023, by David Nassar. My commission expires: 8/19/23. Witness my hand and official seal.

LAURIE HURD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214033179
MY COMMISSION EXPIRES-08/19/2025

Laurie Hurd
Notary Public

Written Narrative

Lot 1 Erie Air Park Replat D

Erie, CO 80516

Site Plan (SP) Submittal

July 31, 2023

INTRODUCTION

This Site Plan (SP) submittal has been prepared in response to the proposed Lot 1 Erie Air Park Replat D project.

PROPOSED BACKGROUND

The project site is located on Airport Drive, in the Erie Air Park Subdivision. The site is bounded by Coal Creek and an existing commercial/aircraft service building to the north, a light industrial and hangar property to the east (which has been developed by the applicant), undeveloped property to the south and an aircraft hangar property to the west. The project site was previously conceptually planned with prior Town staff as a second phase of the development located to the east of the project site, which is currently vacant.

The project site is approximately 10.340 acres. The existing zoning is AP – Airport. A Planned Development (PD) Zoning Map is currently being reviewed and approved by the Town.

PROJECT NARRATIVE

General project concept and purpose of the request

The tract is currently undeveloped. A Minor Subdivision for the unsubdivided tract was approved circa 2022. The site is currently under review for a Planned Development (PD) Zoning to allow for light industrial, light manufacturing, repair shop, light equipment sales, service and rental, and contractor's shop.

The proposed Site Plan will consist of five (5) light industrial/hangar buildings. Access to the site will be from the north side of Airport Drive. The parking and main drive aisle will be down in the center of the site. Three (3) of the proposed buildings will face west, where the east side of the light industrial/hangar buildings would have access to the existing shared taxiway. Two (2) of the proposed buildings will face east, where the west side of the light industrial/hangar buildings would have access to a new taxiway. Both taxiways would connect to the existing taxiway to the north and all five (5) buildings will have aircraft access to the Erie Municipal Airport via the existing taxiways.



Other site improvements will consist of parking improvements, drive lanes, landscape and stormwater quality areas.

Approval Criteria

- a. The site plan is generally consistent with the town's comprehensive plan;

The project is consistent with the comprehensive plan. The comp plan indicates this area as Airport related land use. The mix of aviation and light industrial users does not conflict with the comp plan.

- b. The site plan is generally consistent with any previously approved subdivision plat, planned development, or other land use approval;

The site plan is generally consistent with the previously approved plans. The Minor Subdivision was approved circa 2022. The site and engineering improvements approved on the plans and Development Agreement anticipated this site layout and arrangement.

- c. The site plan complies with all applicable development and design standards set forth in this UDC;

The proposed site plan complies with all applicable development and design standards in the UDC. The site and architectural design are also consistent with the previously approved project to the east.

- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

There are no adverse impacts anticipated to result from the site plan and/or uses.

- e. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

The proposed site plan and uses are compatible with the surrounding land uses.

Building Design

The buildings have been designed in accordance with the Town of Erie Aviation and Light Industrial Design Standards. The architectural design will be similar to the existing development to the east.

Wall articulation has been provided as set forth in Section 10-6-8 B.4b. This includes i) Changes of color, patterning, texture and material, ii) Projections and recesses, expressing structural bays, with a minimum change of plane of 12 inches, and iii) Windows and fenestrations.

Entrances have been provided as set forth in Section 10-6-8 B.4.c. This includes i) Canopy and porticos, ii) Overhangs, iii) Recesses or projections; iv) Peaked Roof Forms, v) outdoor patios, and vi) Display Windows.

Roofs have been provided as set forth in Section 10-6-8 B.5. Mechanical equipment on the roof will be screened. Materials have been designed in accordance with Section 10-6-9 G. Colors have been designed in accordance with Section 10-6-8 B.5.

Development Schedule

The project will start construction after the Site Plan Review and Building Permit submittals have been approved by the Town. We estimate that construction would start during Q3/Q4 of 2023.

Project Data

Project Site

The project site is approximately 10.340 acres.

Building Table

The following table summarizes the number of buildings and associated floor area

Building 100	37,500 SF Total Floor Area
Building 200	37,500 SF Total Floor Area
Building 300	37,500 SF Total Floor Area
Building 400	37,500 SF Total Floor Area
Building 500	21,875 SF Total Floor Area
TOTAL	171,875 SF Total Floor Area

Parking Table

Parking will be provided at the minimum number of parking spaces required under Section 10-6-6 for Light Industrial use, at a ratio of 1 space/1,500 SF floor area per Table 6.6-2.

171,875 SF/1,500 SF = 115 Parking Spaces Required

There are a total of 185 parking spaces provided at the site.

Proposed Uses

The site is currently zoned Airport (AP). The UDC defines airport and related uses as “Any area that is used, or is intended to be used, primarily for the takeoff and landing of aircraft and any appurtenant areas that are used, or intended to be used, for airport buildings or facilities, including open spaces, taxiways, and tie down areas, hangars, and other accessory buildings.” In addition to the airport related uses, the AP Zone District permits several other uses such as parks, open space, utilities, bar/tavern, restaurant, office, parking, convenience store and general retail.

In order to gain greater flexibility of uses and tenants at the airport, we intend to expand the AP zoning to allow for light industrial, light manufacturing, repair shop, light equipment sales, service and rental, and contractor’s shop. These uses have already been approved as part of the Planned Unit Development (PUD) Rezoning that was approved directly east of the subject property. The proposed Planned Development (PD) Zoning for the subject property is currently under review by the Town concurrent with the Site Plan (SP) Review.

Number of Employees

Based on current users at the adjacent development, we would estimate approximately 30-50 full-time employees at this facility.

Project Costs

We estimate construction costs to be between \$15MM and \$25MM.

Number of Residential Units

The tract has been subdivided into one (1) commercial/light industrial lot. There are no residential uses proposed at the site.

Open Space

There is no public open space, private open space, parks, trails or common buildings that would require separate ownership and a maintenance. There are common landscape areas, parking and driveway areas, which would be maintained by the homeowner’s association. Ownership and maintenance responsibilities would be provided through the condominium declarations.

Mineral Rights and Covenants

The surface rights to the property were sold to George E. Gouger by The Rocky Mountain Fuel Company on August 27, 1946 per document recorded at Book 1186 Page 313. A copy of this deed has been attached to the submittal. The deed grants surface rights to the grantee, George E. Gouger. But the grantor, RM Fuel, reserved all surface and subsurface mineral rights to the property. There are no other surface right agreements or operating agreements in place. RM Fuel went bankrupt in 1944, but the assets that were not liquidated were maintained by other RM Fuel entities. Notice will be sent to the former RM Fuel office in Ft. Collins, but it appears that the office is permanently closed.

The proposed development would be maintained by a homeowner's association. There would be condominium declarations that would be associated with this development, which would place certain covenants and special conditions on the site. The full extent of these covenants are unknown at this time but would be similar to the development to the east.

There were several easements which have been dedicated across the lot. There are utility and drainage easements that cross the lot, which were dedicated by the Erie Air Park Tract E Minor Subdivision, a plat recorded on March 22, 2019, at Reception No. 4475348. Additional utility easements were dedicated by the Erie Air Park Replat D, a plat recorded on December 5, 2022, at Reception No. 4870475. There is a taxiway easement across the north side of the lot, per the Easement Deed and Agreement recorded April 24, 2019, at Reception No. 4483705. There is another taxiway easement located along the east side of the site, per the Taxiway Easement Deed and Agreement recorded December 4, 2006, at Reception No. 3442230.

There are no other existing covenants, special conditions, grants of easements or other restrictions placed on the property due to mineral rights or other land use declaration.

SUBMITTAL DOCUMENTS

1. Application Form
2. Application Fee
3. Written Narrative
4. Proof of Ownership
5. ALTA/NSPS Land Title Survey
6. Notarized Letter of Authorization
7. Copies of Special Agreements
8. Recorded Final Plat
9. Site Plan Exhibits
10. Architectural Plans and Material Board
11. Development Reports/Studies/Plans