



**ERIE**  
COLORADO

# **Erie Highlands Filing 17 Site Plan**

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**Planning Commission**

**Harry Brennan, Senior Planner**

**July 2, 2025**



# Request

## Site Plan – Planning Commission Approval

- **Project Size:** 11.58 Acres
- **Proposed Lots:** 10 Pad Sites (lots not established with this application)
- **Existing Zoning:** CC, with Erie Highlands PUD Overlay
- **Existing Use:** Undeveloped



# Future Required Applications

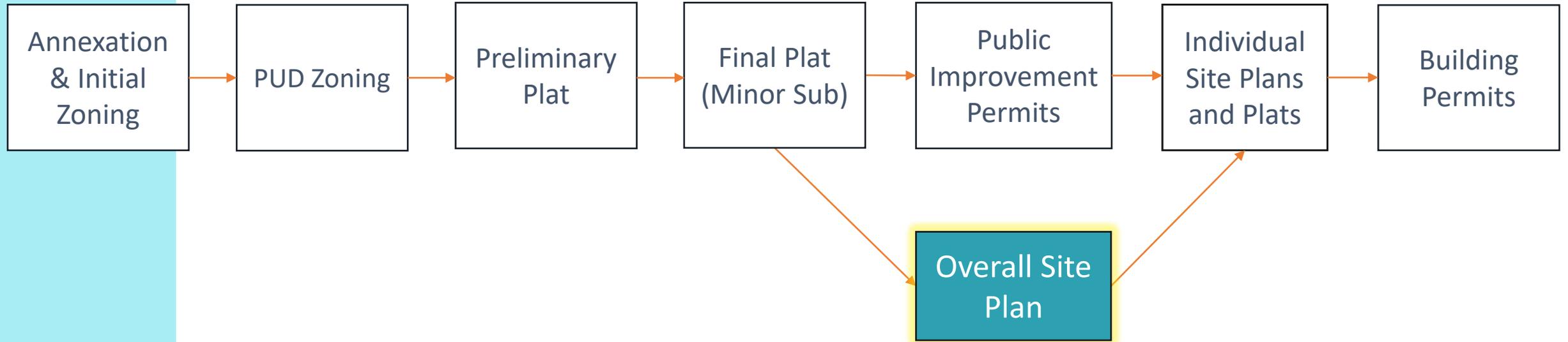
This Site Plan application is intended to provide a cohesive design vision for the development and will serve as an overall guiding plan as individual site plans are submitted.

**This Overall Site Plan application allowed for community input through a Neighborhood Meeting and this Public Hearing.**

**Each future pad site will go through its own Site Plan application but will likely fall under administrative review.**



# Development Review Process



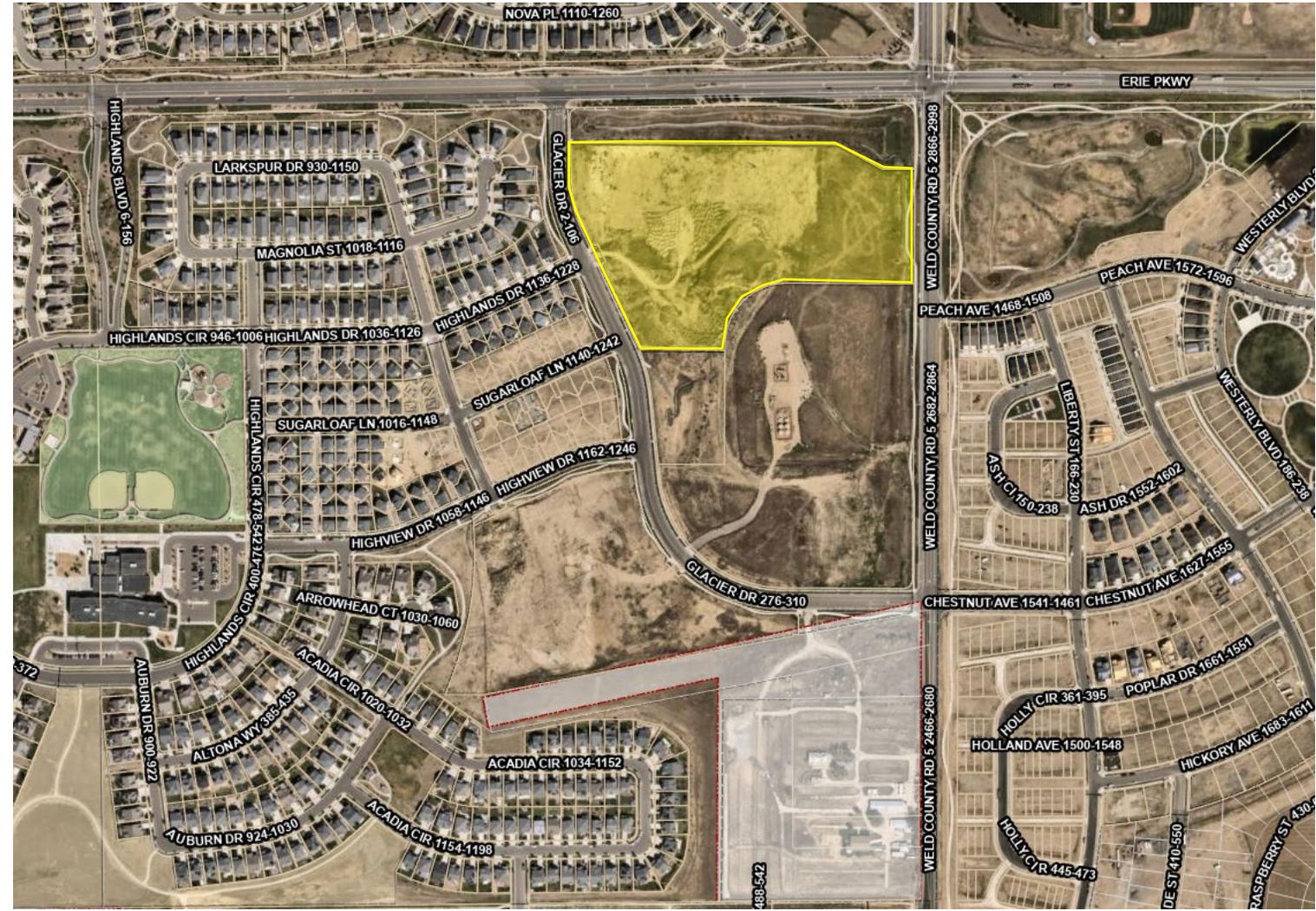


# Overview

- **Background**
- Proposal
- Decision

# Location

The subject site is west of CR5 and south of Erie Pkwy



# Location



# Location



# Location





# Comprehensive Plan

Corridor  
Commercial  
Corridor of Special  
Consideration (Erie  
Parkway)





# Comprehensive Plan Policies

Development proposals within Corridors and Areas of Special Consideration should meet the following guidelines:

- Corridors should have enhanced landscape and streetscape design.
  - In areas that are walkable, urban, or with limited space, landscape setbacks may be substituted with street trees and amenity zones. Amenity zones are paved areas for pedestrians that may include outdoor dining, benches, bike racks and similar uses.
- Fencing should be open (split rail, pricket, etc.) and under 4 feet in height. Low brick or masonry walls can be used to screen or define areas, depending on the context.
- Screen parking areas from view with landscaping, berms, and/or architectural elements.
- Limit view obstructions from signs.



# Comprehensive Plan Policies

C.3.2 Create a built environment that is accessible, usable, and of high quality design.

- *Accessible:* Develop design standards that incorporate universal design principles (step-free entrances, rest areas along pedestrian routes, smaller curb radii, etc.).
- *Usable:* Provide safe, protected pedestrian connections through development and parking areas to maximize connectivity within and between developments and amenities.
- *High Quality Design:* Emphasize pedestrian scaled design and ensure all building elevations are designed to achieve high quality design with durable materials, articulation and variation in massing.



# Comprehensive Plan Policies

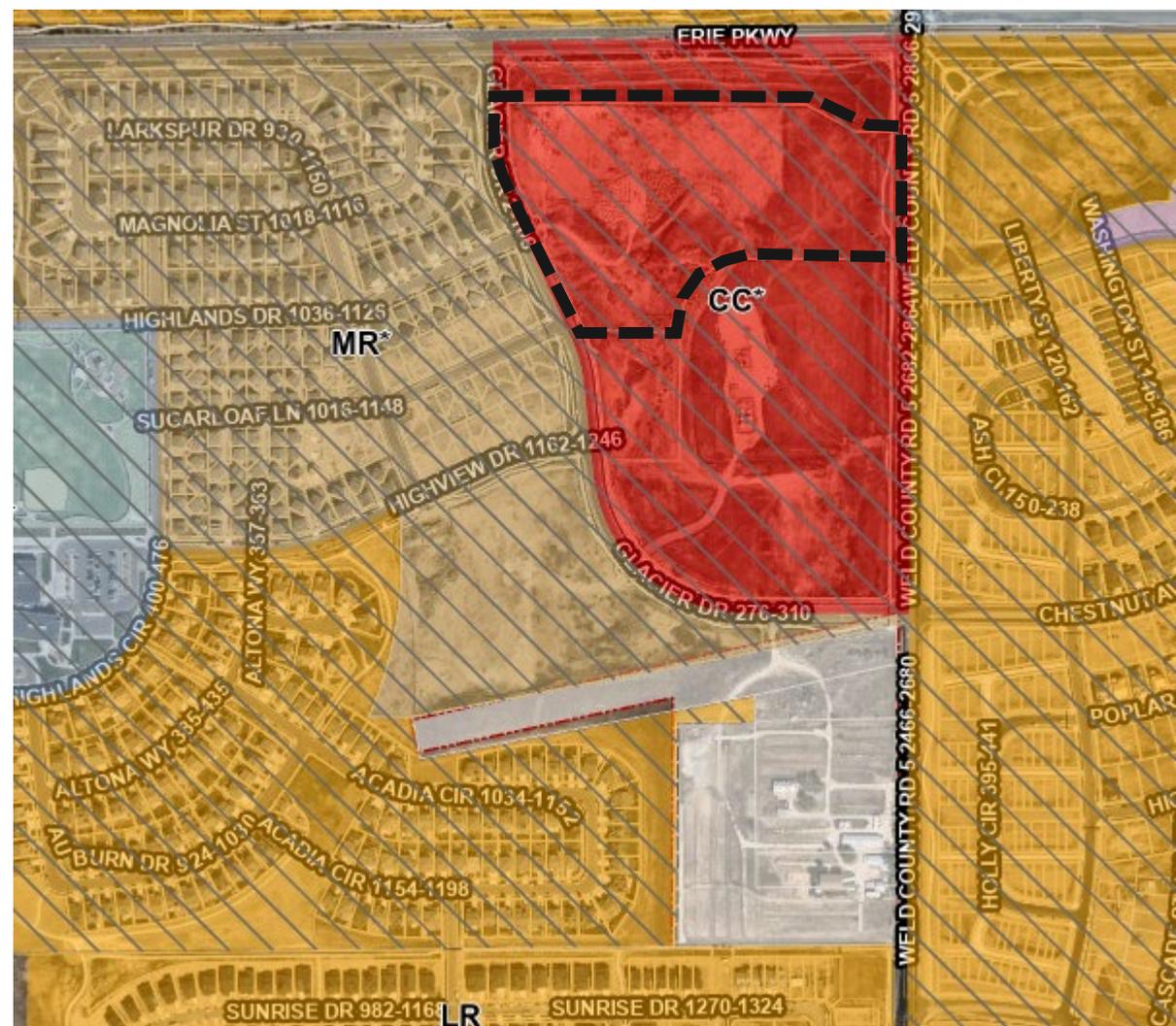
C.3.4 Reinforce Erie Parkway through streetscape and building design.

- Maintain key view corridors and vistas of the mountains to the west, especially between Weld County Road 5 and 7, through strategic plantings and building setback, height, and orientation.
- Development should be oriented to front the Parkway; backs of buildings should not line the Parkway.
- Ensure building design that fronts to Erie Parkway utilizes high quality and durable materials. Maintain active frontages that address the street through entries, ample windows, and outdoor seating areas.
- Provide for enhanced multimodal connectivity, with emphasis on safe pedestrian crossings and bicycle facilities between and along residential neighborhoods and commercial areas.



# Zoning

CC with Erie Highlands PUD  
Overlay



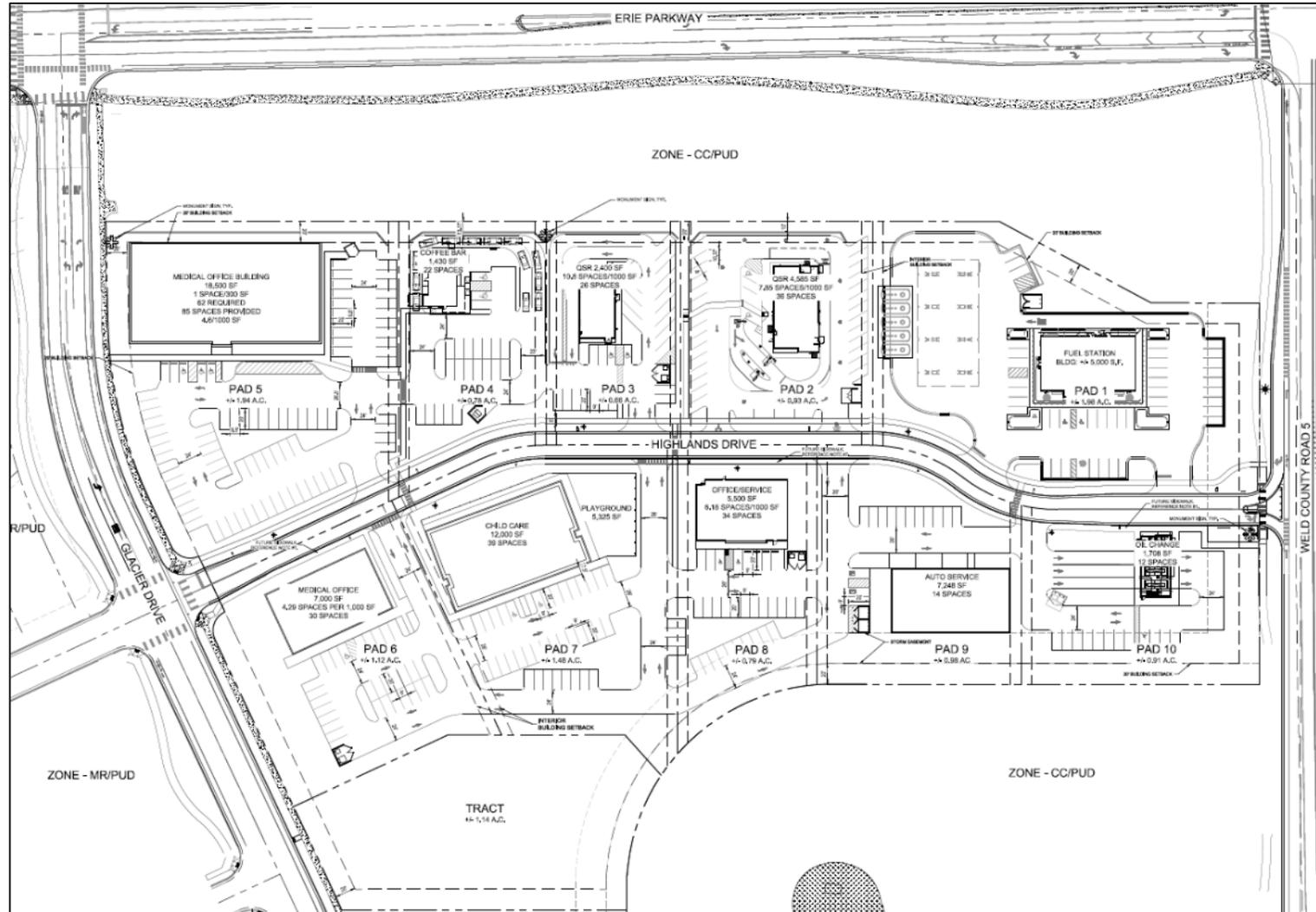


# Overview

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# Proposed Site Plan

- 10 Pad Sites
- Internal private drive extension of Highlands Drive
- Buildings oriented more towards Erie Parkway



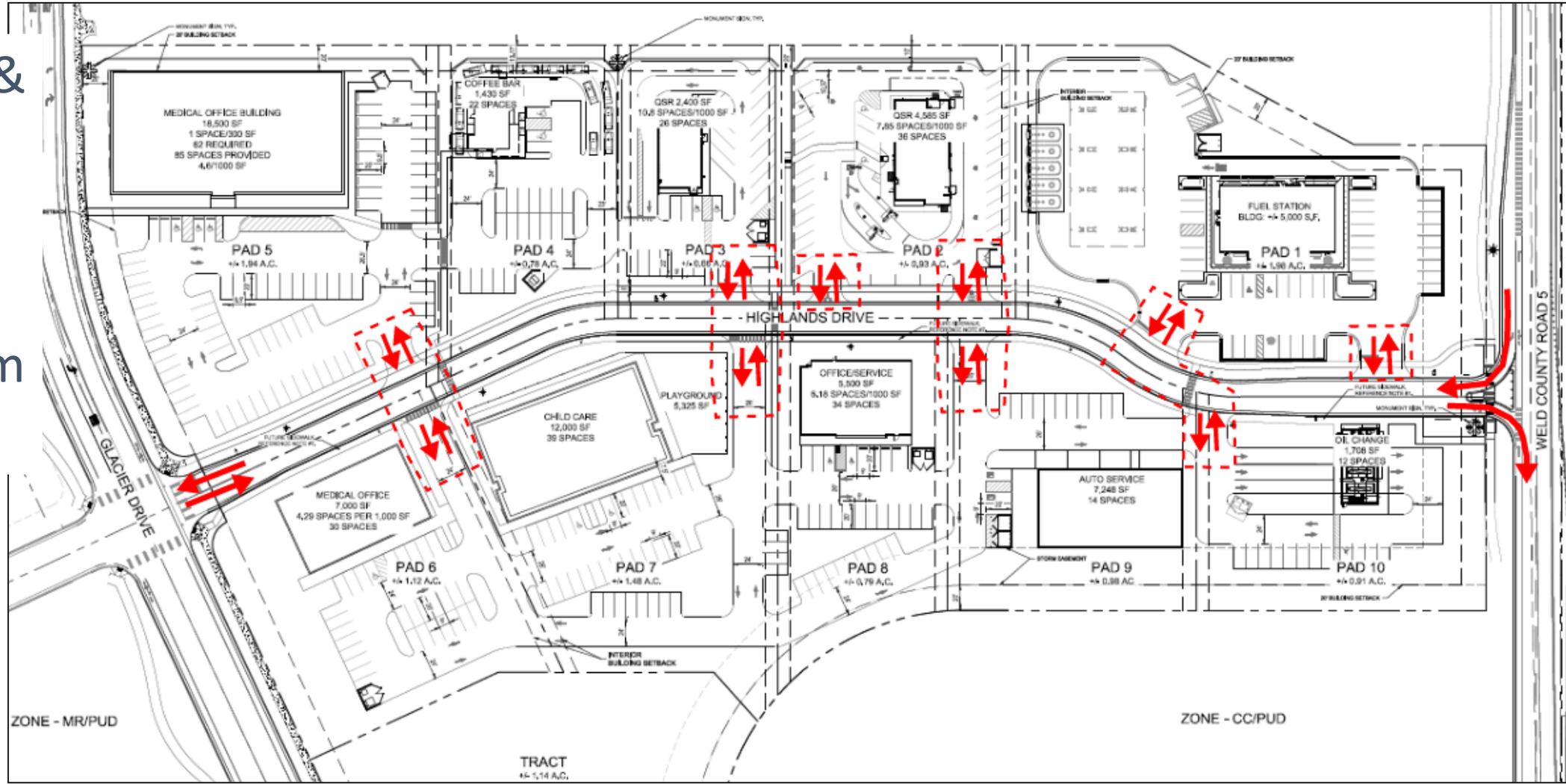


# Proposed Site Plan

- Proposed Uses Include:
  - Food/Bev
  - Medical Office
  - Fuel Station/Convenience Store
  - Daycare
  - Light Auto Repair
  - General Office

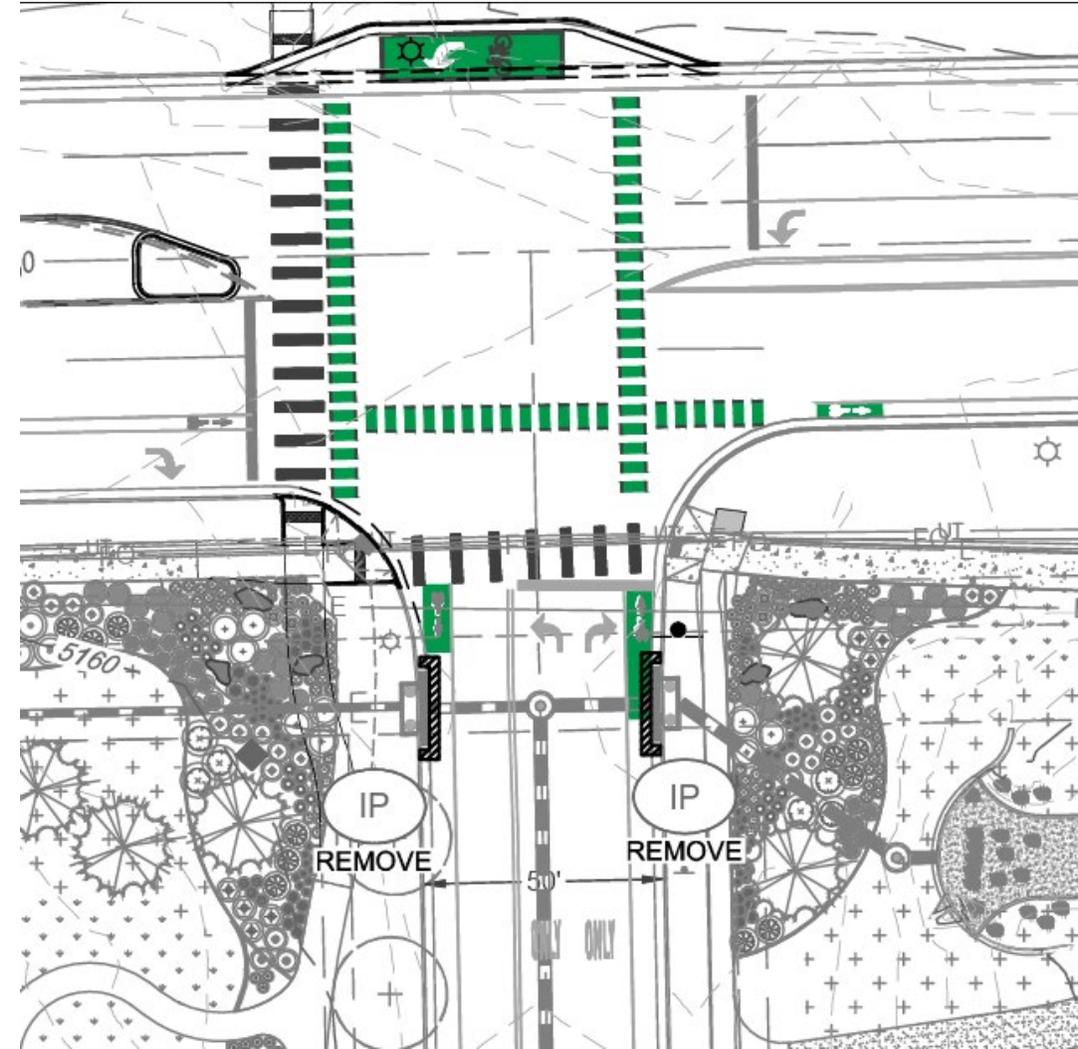
# Proposed Site Plan – Traffic

- Shared & aligned access
- R-in/R-Out from WCR5



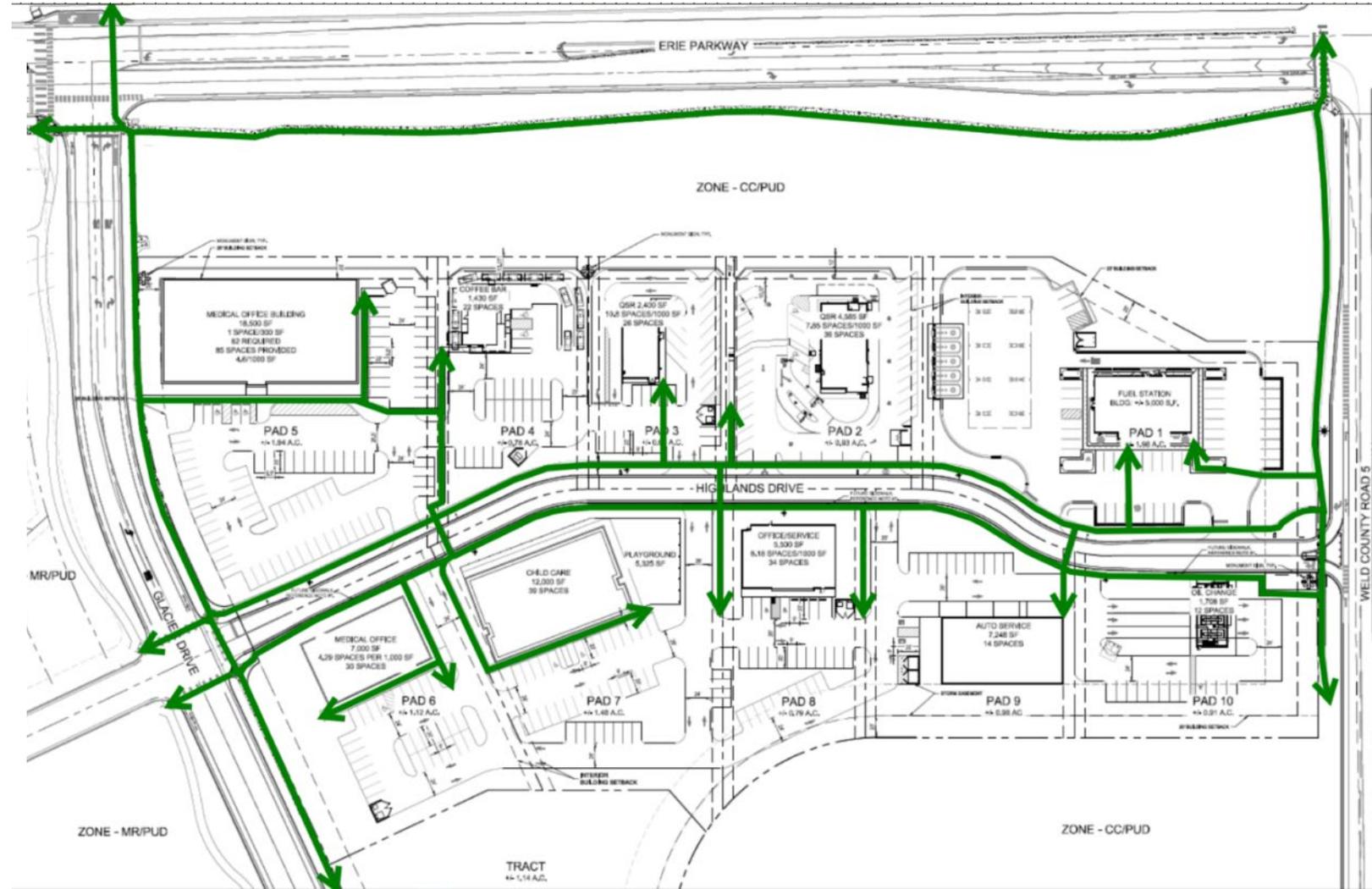
# Proposed Site Plan – Traffic

- New Signalization of Erie Parkway & Glacier Drive, with new crossing improvements and bike lanes.
- Improvement is already approved via WHF17 Minor Subdivision Plat



# Proposed Site Plan – Pedestrian Circulation

- Connections to existing sidewalks
- New sidewalks along Highlands Dr
- Ped Connections on each site



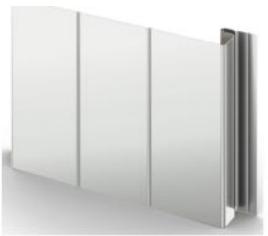
# Proposed Site Plan – Landscaping

Landscaping buffering on north side with denser plantings to screen parking and drive throughs from Erie Parkway

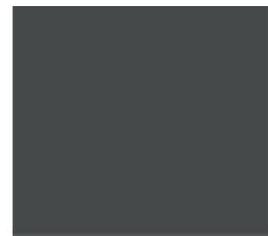




# Proposed Site Plan – Building Materials



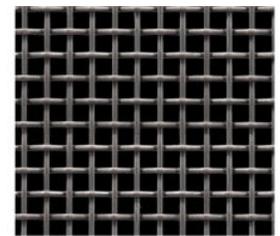
BERRIDGE METAL  
"SHASTA WHITE"



BERRIDGE METAL  
"CHARCOAL GRAY"



BERRIDGE METAL  
BERRIDGE "CITYSCAPE"



McNICHOLS/OR SIMILAR  
WIRE MESH



BRICK  
SUMMIT "ONYX"



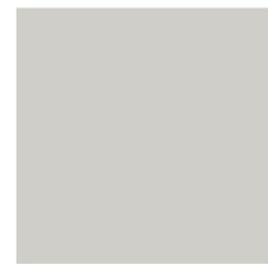
BRICK  
SUMMIT "ALASKAN"



BRICK  
SUMMIT "CEDAR RIDGE"



METAL/PAINT  
SW 7076 "CYBERSPACE"



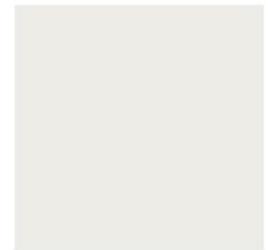
EIFS/PAINT  
SW 7051 "ANALYTICAL GRAY"



EIFS/PAINT  
SW 7016 "MINDFUL GRAY"



EIFS/PAINT  
SW 7019 "GAUNTLET GRAY"



EIFS/PAINT  
SW 7005 "PURE WHITE"



EIFS/PAINT  
SW 7069 "IRON ORE"



PRECAST CONCRETE CAP  
"NATURAL GRAY"



NICHIHA  
VINTAGEWOOD SERIES  
"SPRUCE"



NICHIHA  
VINTAGEWOOD SERIES  
"POPLAR"



NICHIHA  
VINTAGEWOOD SERIES  
"BLACKWOOD"



NICHIHA  
VINTAGEWOOD SERIES  
"CEDAR"



NICHIHA  
VINTAGEWOOD SERIES  
"BARK"



NICHIHA  
VINTAGEWOOD SERIES  
"ASH"



# Overview

- ✓ Background
- ✓ Proposal
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## Approval Criteria UDC Section 10.7.10.F.2.

- a. The site plan is generally consistent with the town's comprehensive plan.
- b. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;

***Staff: Staff find that the proposed Site Plan is consistent with the Town's Comprehensive Plan and is consistent with the recently approved Erie Highlands Filing 17 Minor Subdivision Plat, as well as the zoning for this area.***

# Approval Criteria

- c. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;
- d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable;

***Staff: The proposal is consistent with the Town's standards for site and building design and is also consistent with standards for utilities, drainage, and other infrastructure. The location of the high traffic fuel station use was selected to minimize the traffic impacts on the existing Erie Highlands residential neighborhood. No significant adverse impacts are expected.***



# Approval Criteria

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

***Staff: Town staff find that this development will be compatible with the character of surrounding land uses. Building footprints and landscaping buffers are designed to minimize the impact of commercial uses on the adjacent residential neighborhood.***



# Staff Recommendation

Staff find the Site Plan complies with the Approval Criteria and recommends the Planning Commission Adopt Resolution P25-11 Approving the Erie Highlands Filing 17 Commercial Site Plan.



# Neighborhood Meeting

- May 12, 2025
- 7 Attendees
- Questions and comments touched on types of uses and the approval process, with some concerns raised about cut-through traffic in the neighborhood and child safety.



# Public Notice

## **Public Notice of Planning Commission Hearing:**

Published in the Daily Times Call: 6/11/25

Property Posted: 6/13/25

Letters to Adjacent Property Owners: 6/13/25



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