



**ERIE**  
COLORADO

# **Erie West Initial Zoning**

---

**Town Council**

Harry Brennan, Senior Planner

March 11, 2025



# Request

Annexation, Initial Zoning

- **Area: 86.65 acres**
- **Existing Zoning:** Agriculture (Boulder County)
- **Existing Use:** Single Family Dwelling (SFD) & Agricultural
- **Proposed Zoning:** Agricultural Holding (AGH)
- **Proposed Use:** Same as existing - Single Family Dwelling (SFD) & Agricultural



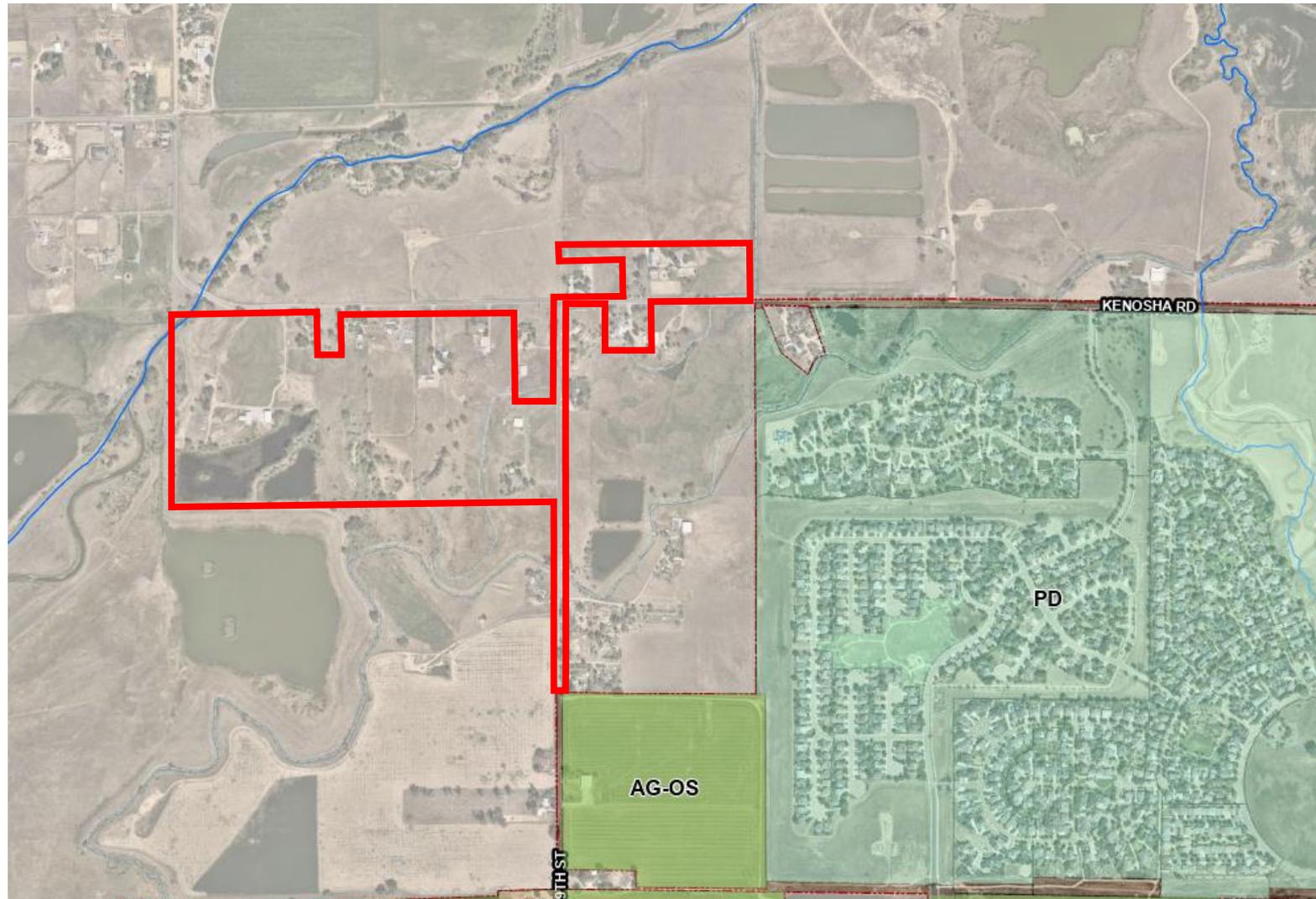
# Overview

- **Background**
- Proposal
- Decision



# Location

Around the intersection of N 119<sup>th</sup> St and Kenosha Road



# Location



# Location

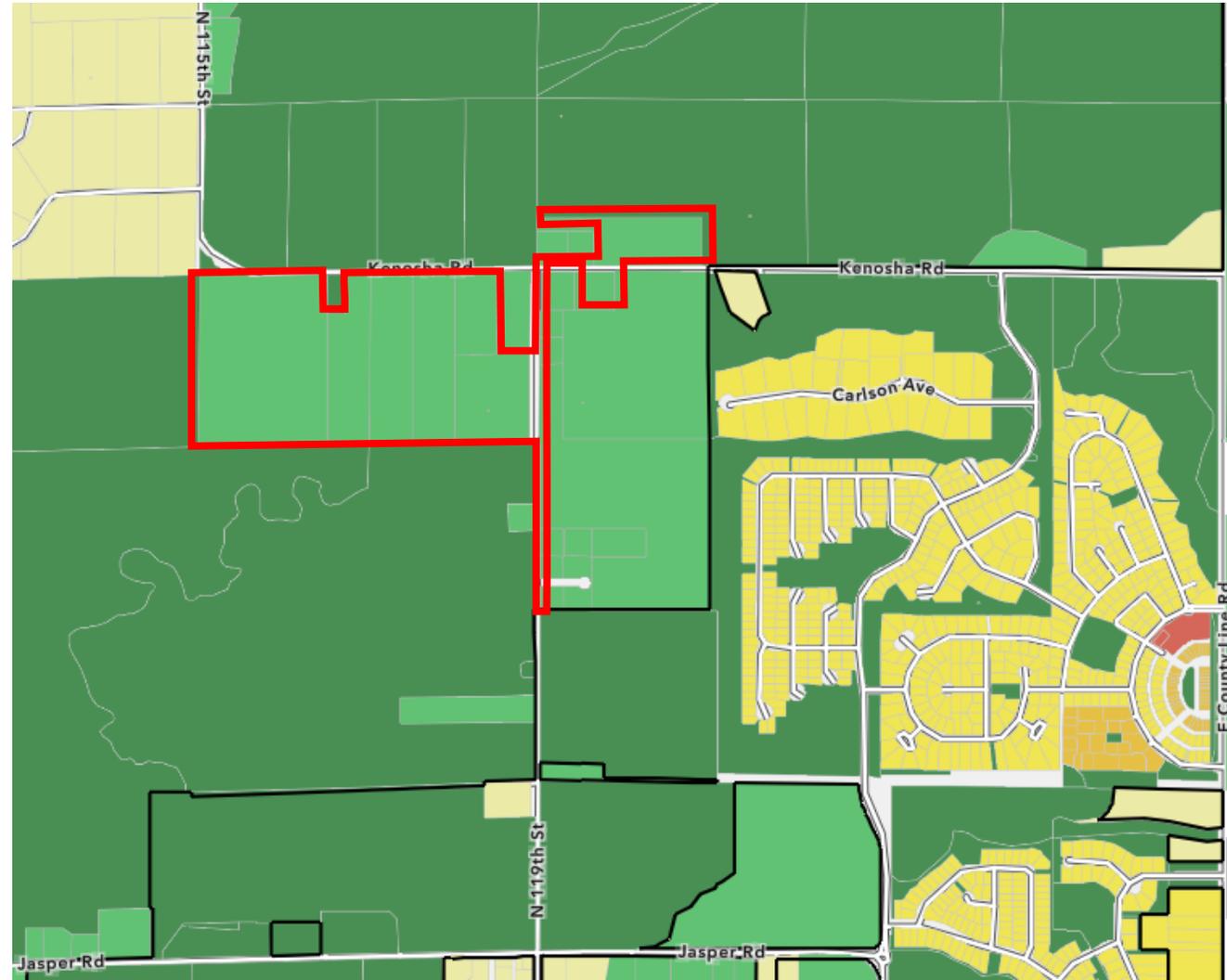


# Comprehensive Plan

**Designated:** Agriculture

**Uses:** Farms,  
agricultural operations,  
large lot residential

**Location:** Edges of  
Town boundaries,  
particularly to the  
north





# Council Actions

## **December 10, 2024**

- Acceptance of petitions to annex

## **January 28, 2025**

- Opened hearing and continued annexation eligibility to February 25 and Initial Zoning to March 11

## **February 4, 2025**

- Study Session on Annexations

## **February 25, 2025**

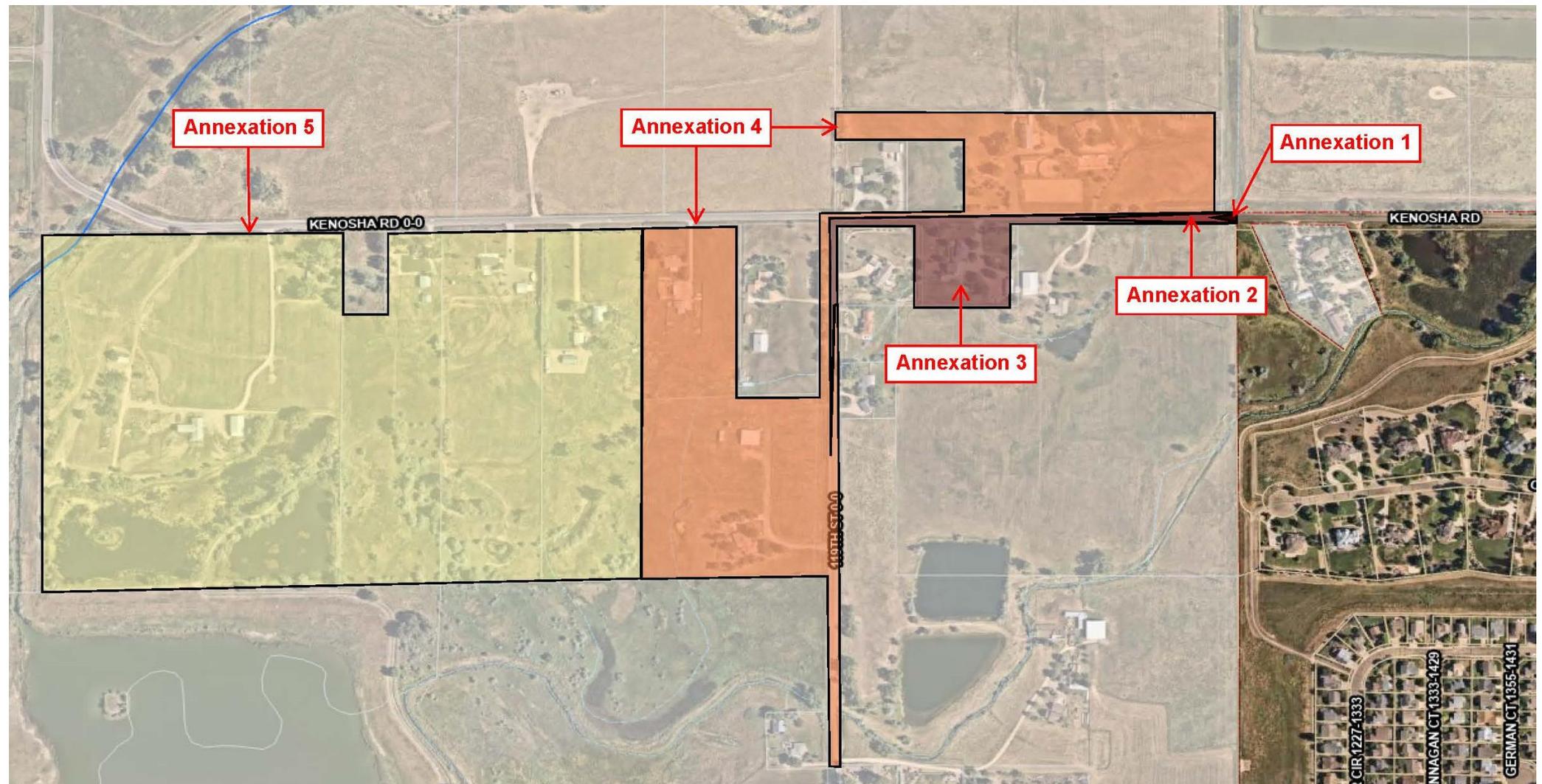
- Resolutions for Findings of Fact and Lindow Annexation Agreement 8



# Overview

- ✓ Background
- **Proposal**
- Decision

# Annexation Maps & Sequence





# Initial Zoning

## AGH District Purpose:

To provide for the continuance of existing agricultural-related uses on land annexed to the Town until such time the annexed are redeveloped.

## Allowed Uses Include:

- Single Family Detached Dwelling
- Agricultural Cultivation
- Agricultural Grazing
- Agricultural Event Center
- Agricultural Breeding
- Stables
- Equestrian Arena



# Initial Zoning

**TABLE 4-3: TABLE OF DIMENSIONAL STANDARDS - OTHER DISTRICTS**  
 (Additional Standards May Apply. See Use-Specific Standards in 3.2.)

District	Min. Lot Size		Max. Lot Coverage (percent)	Minimum Setbacks (ft.)			Maximum Height	
	Net Area <sup>®</sup> (sq. ft.)	Width (ft.)		Front	Side	Rear	Prin.	Acc.
AGH	N/A	N/A		25	25	25	N/A	N/A



# Overview

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



# Approval Criteria – Initial Zoning

- a. The initial zoning will promote the public health, safety, and general welfare;
- b. The initial zoning is consistent with the Town’s comprehensive master plan and the purposes of this code;
- c. The initial zoning is consistent with the stated purpose of the proposed zoning district;
- d. Adequate facilities and services (including roads 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;



## Approval Criteria – Initial Zoning

- e. The initial zoning 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 significantly mitigated;
- f. The initial zoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.
- g. Future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract.
- h. The initial zoning is generally consistent with the Towns’ economic development goals and objectives in bringing positive growth and sustainable revenues to the Town.



# Public Notice

## **PUBLIC NOTICE OF HEARING FOR INITIAL ZONING**

Property Posted: February 21, 2025

Letters to Adjacent Property Owners: February 21, 2025



## Staff Recommendation

Staff find that the application complies with complies with the Initial Zoning approval criteria in the UDC Section 10-7-4.

Town Council found on February 25 that the applications are eligible for annexation and passed Resolution No. 25-019 stating Findings of Fact.

Staff recommend adoption of Ordinance No. 25-006 annexing and zoning the properties.



**ERIE**  
COLORADO

# Erie West Annexation

---

**Town Council**

Harry Brennan, Senior Planner

March 11, 2025