

**TOWN OF ERIE
TOWN COUNCIL AGENDA ITEM
July 8, 2025**

SUBJECT: PUBLIC HEARING: SRU2024-00001; SP2024-00004
A Resolution of the Town Council of the Town of Erie Approving a Site Plan, Special Review Use, and Development Agreement for the Mountain View Fire Rescue Fire Station #15, and Accepting Dedications as Shown on the Flatiron Meadows Filing No. 14 Minor Subdivision Plat

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a proposal to develop a new fire station at Erie Parkway and Meadow View Parkway. This public hearing includes two applications – a Special Review Use to permit the use, and a Site Plan that details the development of the site and building.

DEPARTMENT: Planning and Development

PRESENTER: Harry Brennan, Senior Planner

STAFF RECOMMENDATION:
Special Review Use and Site Plan

Staff finds that the Mountain View Fire Rescue Station #15 Special Review Use and Site Plan comply with the Approval Criteria and recommend the Town Council approve the resolution.

PLANNING COMMISSION RECOMMENDATION:
Special Review Use and Site Plan

The Planning Commission held a public hearing on this case on 6/4/2025 and voted unanimously to recommend approval with the following conditions:

- Approval of the Site Plan and Special Review Use are dependent on the approval of the associated Minor Subdivision Plat (SUB2024-00003) and execution of a Development Agreement. The Minor Subdivision Plat and Development Agreement must be completed prior to final Town Council approval of the Site Plan and Special Review Use.
- The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

Applicant: Mountain View Fire Rescue District
3561 N Stagecoach Road
Longmont, CO 80504

Existing Conditions:

Zoning: Suburban Residential (SR) with PUD Overlay (Flatiron Meadows PUD)

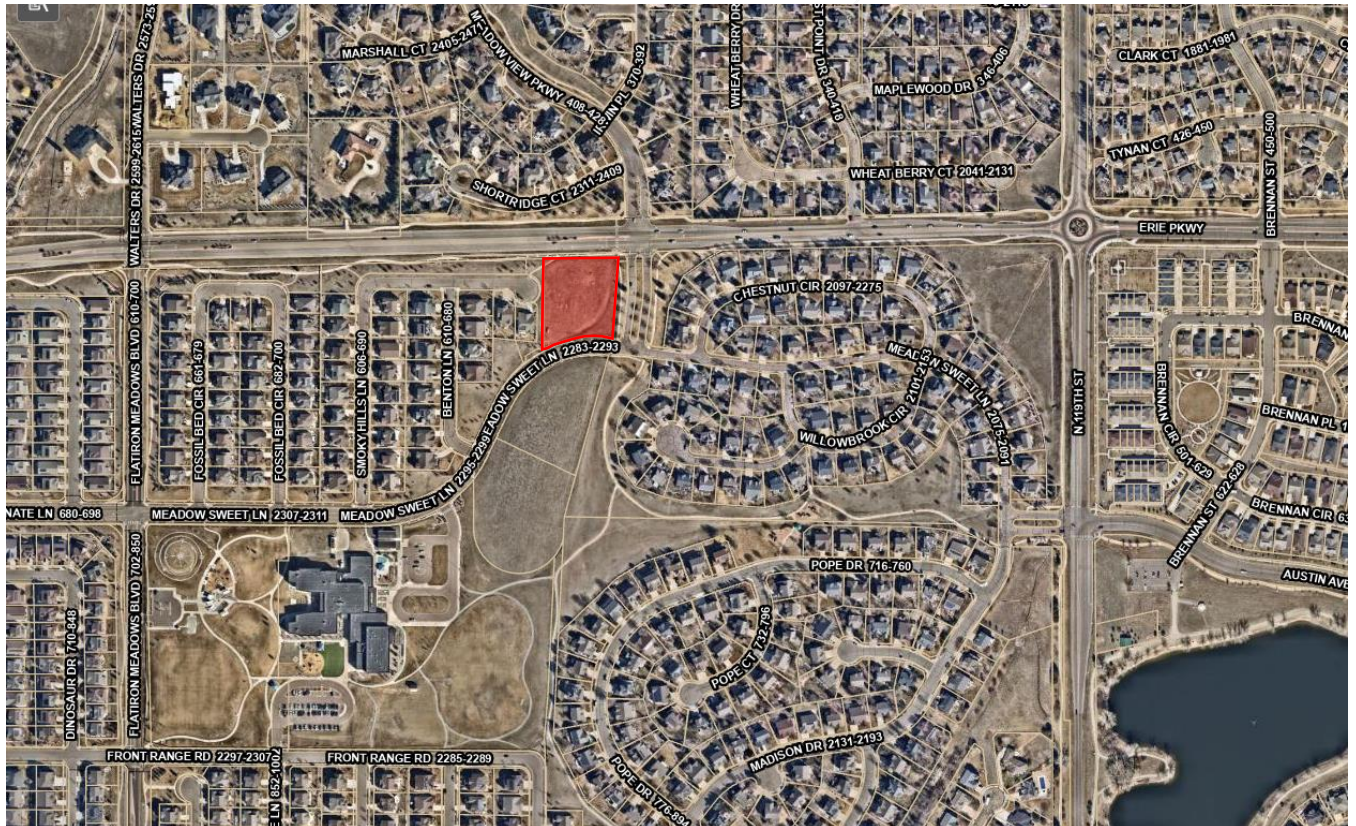
Project Size: 1.5 Acres

Existing Use: Undeveloped

Future Land Use: Public/Quasi-Public

Location Map:

The map below depicts the site (shaded red) and surrounding area:



Adjacent Land-Use/Zoning:

	ZONING	LAND USE
NORTH	Candlelight Ridge PD	Residential
SOUTH	Suburban Residential (SR) & Flatirons Meadow PUD	Open Space/Meadowlark PK-8
EAST	Suburban Residential (SR) (No PUD)	Residential
WEST	Suburban Residential (SR) & Flatirons Meadow PUD	Residential

Site History:

The Town originally zoned the property Suburban Residential (SR), and the Flatiron Meadows PUD created a zoning overlay in 2007. The original Flatiron Meadows Subdivision – Master Plat from 2009 specifically platted this property as a future fire station, to be built when Mountain View Fire Protection District (MVFD) had the need and resources to do so. The Town has approved amendments to the Flatiron Meadows PUD in recent years, none of which applied to the fire station property.

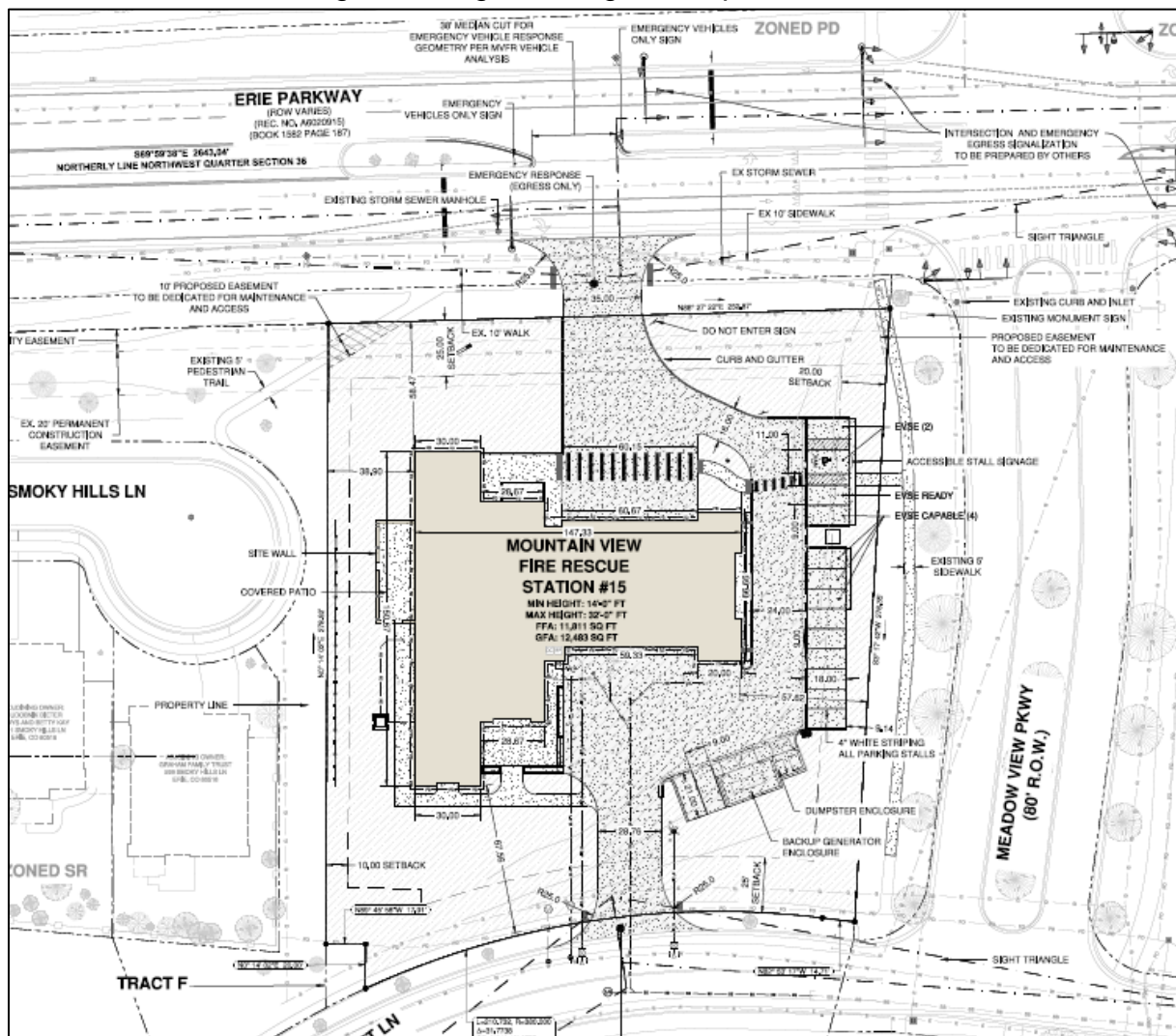
While the aforementioned Master Plat identified this property as a future fire station, the underlying SR zoning requires that the fire station be processed as a Special Review Use.

Future Required Applications:

If the Site Plan, SRU, Plat, and DA are approved, the applicant can proceed to building permit and public improvement permits.

Proposal Overview:

The applicant proposes a new 12,000 square-foot fire station at the intersection of Erie Parkway and Meadow View Parkway. The parcel is roughly 1.5 acres in size, with three street frontages – Erie Parkway, Meadow View Parkway, and Meadow Sweet Lane. The site plan proposes access from two of these frontages – Erie Parkway (exiting emergency vehicles only) and Meadow Sweet Lane (full movement). The building will have three vehicle bays and space for bunk rooms, meeting/training spaces, fitness facilities, a kitchen, and gear storage, among other spaces.



Compliance with Town of Erie Comprehensive Plan:

The Site Plan and SRU applications are in general compliance with the land use designations on the 2024 Comprehensive Plan Future Land Use Map. The Future Land Use Map designates this project area as Public/Quasi-Public. The subject site is outlined in red on the Future Land Use map, below.

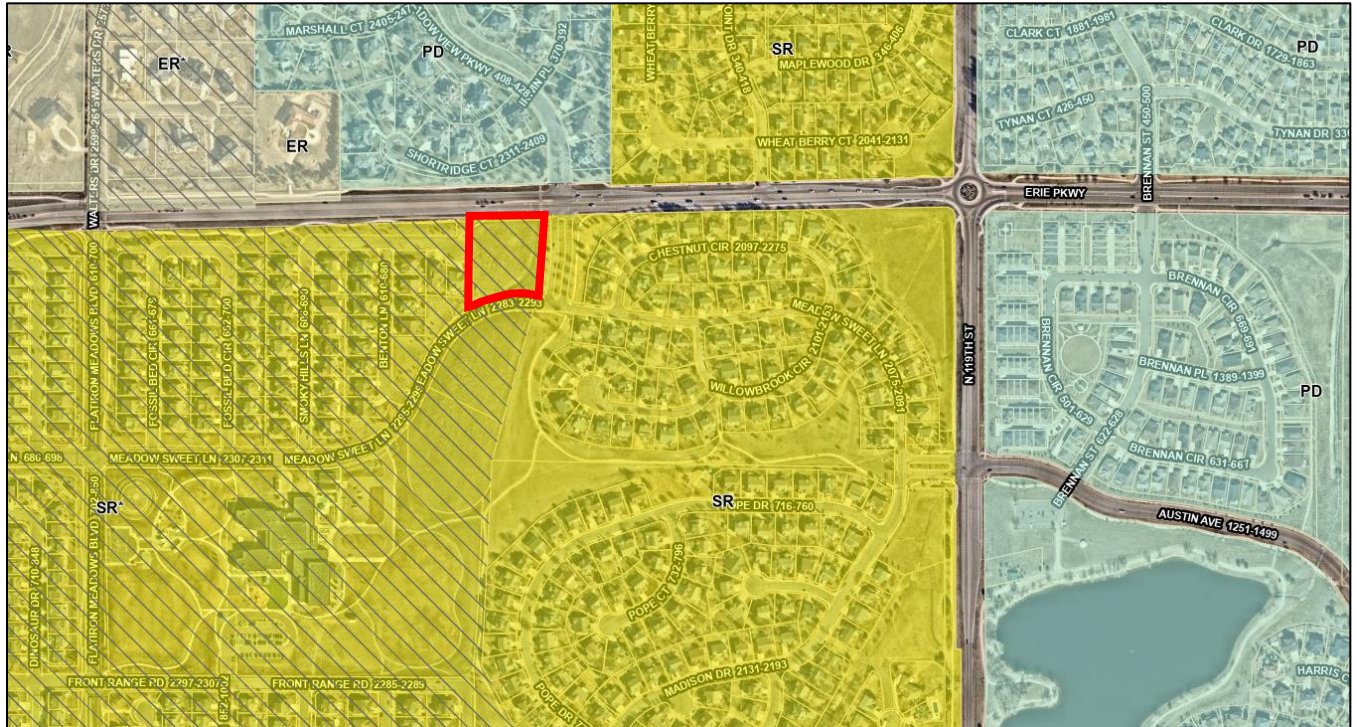


Overall, staff find that this application complies with the Comprehensive Plan and aligns with the following key policies:

- L.2.3 Continue to partner with MVFD for development review and emergency planning.
- P.4.2 Continue to maintain and create public facilities at a high standard to ensure Erie meets the needs of current and future residents.

Compliance with Town of Erie Zoning Map:

The subject property is zoned SR with the Flatiron Meadow PUD Overlay. The property is outlined in red on the zoning map below. Staff find that this application will be consistent with zoning. The proposed development will comply with the development standards in the UDC and PUD.



Architecture and Building Design:

The 12,000 square-foot fire station is roughly 32 feet in height, with sweeping low-sloped roof forms and high-quality materials including brick, concrete, architectural metal panel, and structural wooden columns. The sloping roof forms also act as canopies to cover entrances as well as an outdoor patio space on the west side. The building has three vehicle bays that are oriented north-south, and will have primary pedestrian entrances on the north and south elevations, although each side of the building will have entrances.

The trash enclosure and emergency generator will be screened, as will the roof top HVAC equipment.

North Elevation



South Elevation



East Elevation



West Elevation

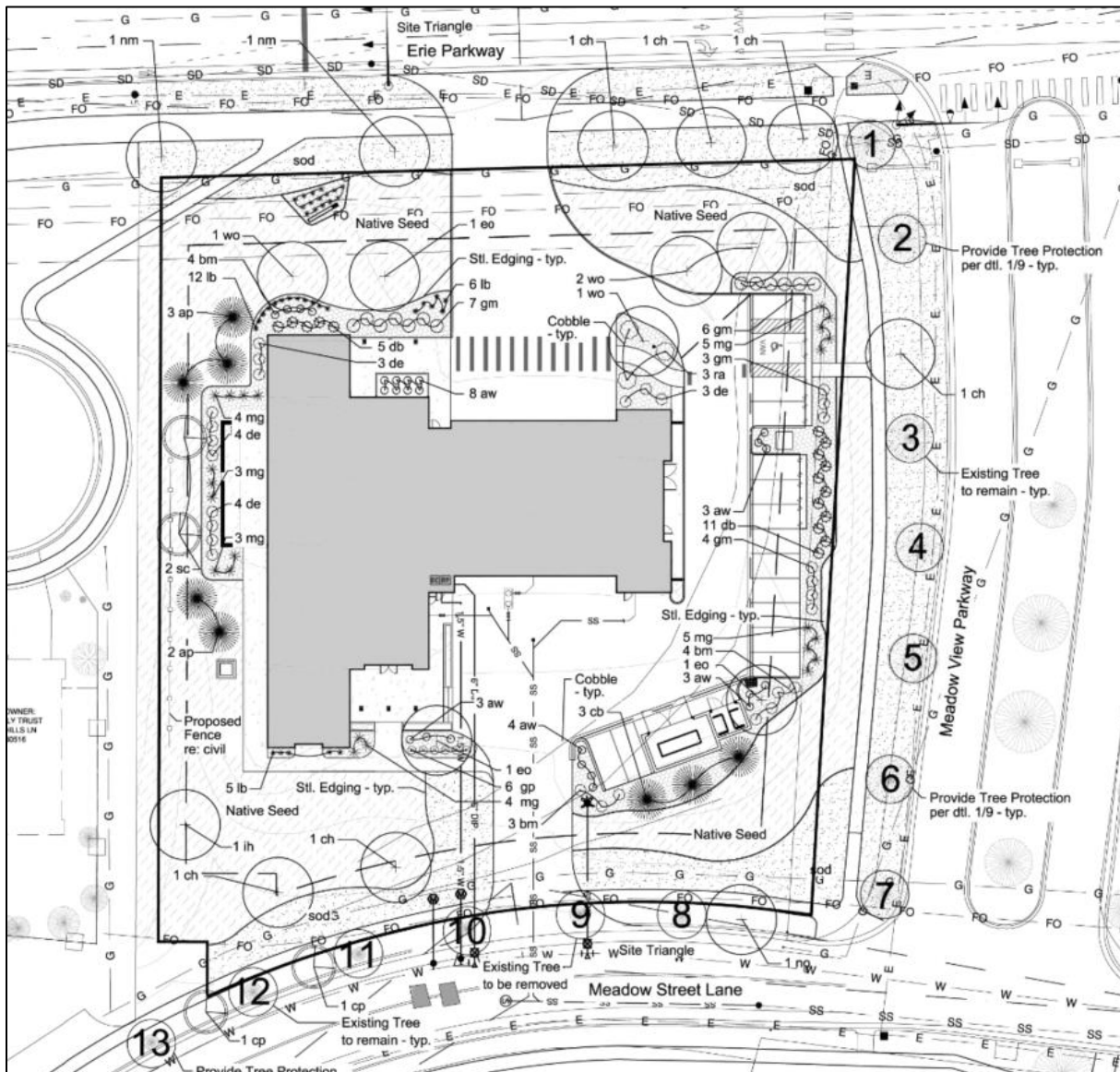


Landscaping and Site Design:

The site design provides 14 parking spaces for employees and visitors. Existing sidewalks around the perimeter of the site will be maintained, and a new walkway connection into the site will lead pedestrians to the public entrance of the building.

Landscaping will help to buffer and screen the trash and generator enclosures, as well as the parking spaces. Fencing and landscaping will buffer the outdoor patio space from nearby homes.

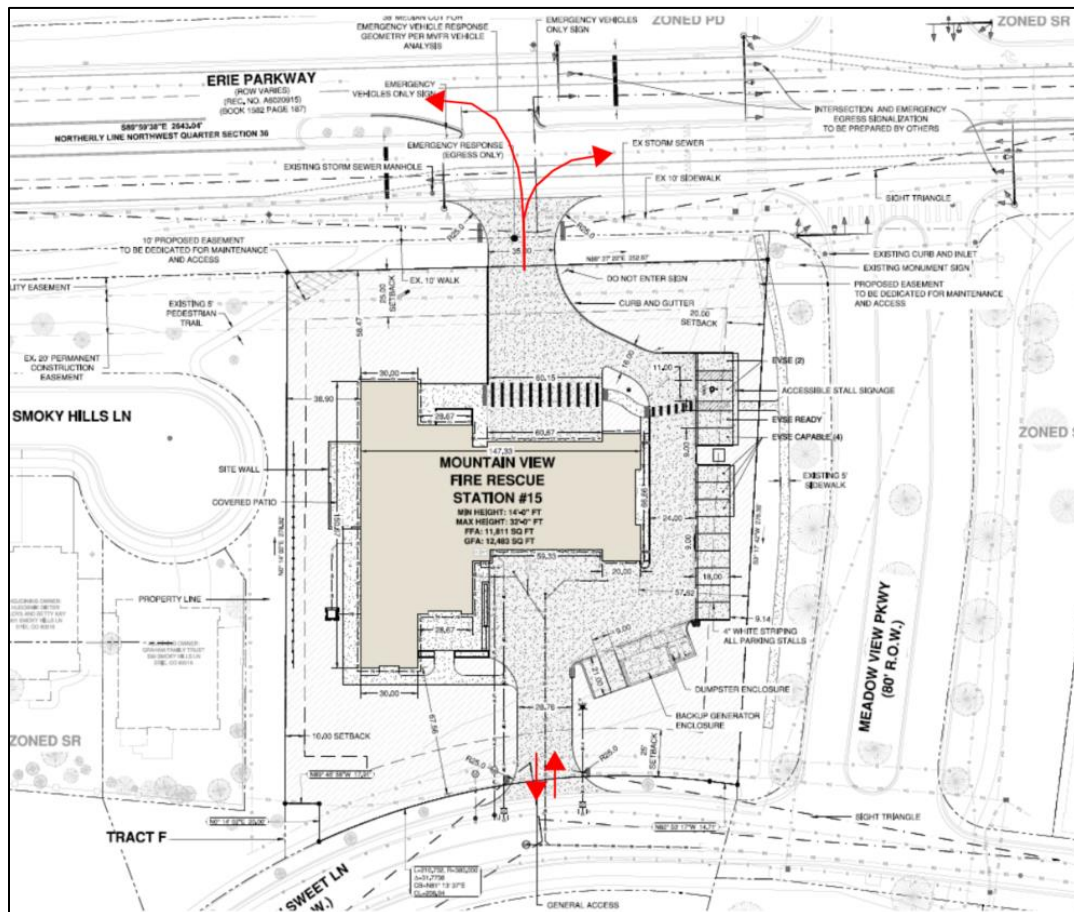
New tree plantings will add to the tree lawn along Erie Parkway, and many of the existing trees along Meadow View Parkway and Meadow Sweet Lane will be preserved.



Access and Roadways:

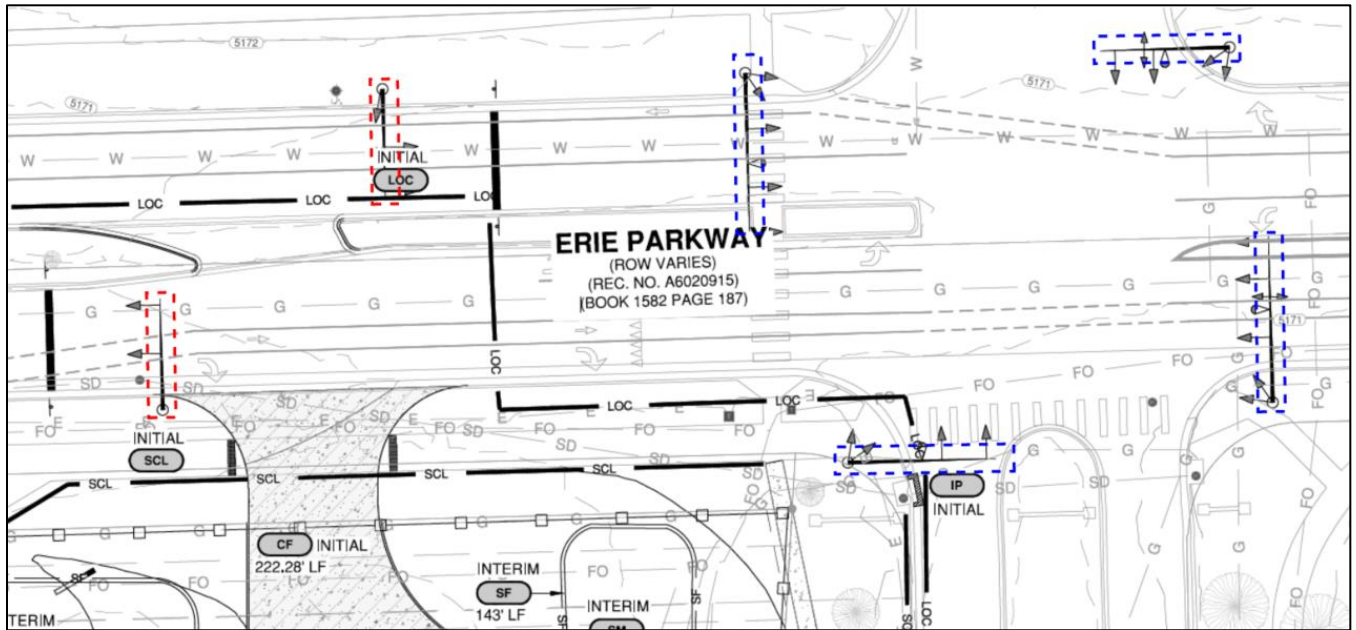
A Traffic Impact Letter was submitted with the application materials. The applicant worked extensively with Town staff to coordinate site access and surrounding roadway improvements.

The proposal will accommodate two access points for the new fire station. An access on Meadow Sweet Lane will provide a full movement access point, while an egress point on Erie Parkway will create a dedicated exit-only for emergency vehicles.



Due to close the proximity with the adjacent intersection of Meadow View Parkway and Erie Parkway, Town staff determined it would be necessary to also install a new traffic signal at the intersection to ensure safety for pedestrians and regular traffic flow, while new emergency signals will provide a dedicated control mechanism for emergency vehicles. A new break in the median will allow the left turn onto westbound Erie Parkway for exiting emergency vehicles.

Red dashed lines below indicate locations of new emergency signals, while blue dashes indicate the locations of new traffic signal installation at the intersection of Erie Parkway and Meadow View Parkway.



The Town will contribute to the construction of the traffic signal at Erie Parkway and Meadow View Parkway, while MVFD will construct the emergency signal.

Utilities, Infrastructure, and Drainage:

This development will flow into the existing Flatiron Meadows storm sewer drainage, and utility lines are available in the adjacent public ROW. No significant offsite infrastructure improvements are anticipated or needed, except the previously mentioned roadway improvements.

STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the Special Review Use approval criteria in the UDC, Section 10.7.11.C.2, as outlined below.

- a. The proposed use is generally consistent with the town's comprehensive plan and all applicable provisions of this UDC and applicable state and federal regulations;

Staff: The fire station use is consistent with the goals of the Town's Comprehensive Plan and Future Land Use Plan, and all applicable provisions of the UDC, State, and federal regulations.

- b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;

Staff: The proposed use is allowed as a Special Review Use, and is consistent with the Flatiron Meadows PUD and underlying SR zoning. This site has been planned as a fire station for nearly two decades.

- c. The proposed use is generally consistent with any applicable use-specific standards set forth in section [10-3-2](#);

Staff: The UDC does not contain any use-specific standards for fire stations.

- d. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);

Staff: The fire station use will create occasional noise impacts on surrounding neighbors. However, this impact is greatly offset by the benefit to public safety. The scale of the building and the design of the site layout are mindfully designed to be compatible with the surrounding neighborhood, and to become an asset to the community.

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

Staff: Adverse impacts to the surrounding properties will be mitigated to the extent feasible, with a single-story design, a layout that minimizes impacts on the community, and landscaping & buffering along sensitive edges.

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

Staff: As a site within an existing development, infrastructure and utilities exist and are available to serve this site/use.

- g. Adequate assurances of continuing maintenance have been provided; and

Staff: Staff have no concerns about continuing maintenance. A forthcoming development agreement will specify installation responsibilities for public improvements and ongoing maintenance obligations.

- h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent reasonably practicable.

Staff: No significant adverse impacts on the natural environment are anticipated.

Staff finds the application is consistent with the Site Plan approval criteria in the UDC, Section 10.7.10.F.2, as outlined below.

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

Staff: Staff find the application is consistent with the Town's comprehensive plan, which identifies this site as public/quasi-public uses.

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

Staff: The site plan is consistent with the previously approved subdivision, which identified this site as being a future fire station. The associated new Minor Subdivision Plat is expected to be approved within a short time.

- 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;

Staff: Staff find the application is consistent with the design standards in the UDC as well as the Flatiron Meadows PUD.

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

Staff: The architecture and site design are intended to promote compatibility with the surrounding neighborhood, and landscaping will help buffer the fire station to the extent feasible. Adverse impacts are offset by the benefit to public safety

- 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: The proposed fire station is compatible in scale with the surrounding neighborhood.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on March 13, 2025. The summary of the meeting and list of attendees are attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: 6/18/25

Property Posted: 6/23/25

Letters to adjacent property owners within 500': 6/23/25