

TOWN OF ERIE
PLANNING COMMISSION AGENDA ITEM
June 4, 2025

SUBJECT: **PUBLIC HEARING: North Westerly PD Zoning**

A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the North Westerly
Planned Development Zoning with Conditions

CODE REVIEW: Erie Municipal Code, Title 10

PURPOSE: Consideration of a Planned Development (PD) to achieve a walkable,
new urbanist community that emphasizes connectivity and access to
amenities and key neighborhood destinations

DEPARTMENT: Planning and Development

PRESENTER: Aly Burkhalter, Senior Planner

STAFF RECOMMENDATION:

Staff find the North Westerly PD complies with the Approval Criteria and recommends the Planning Commission recommend approval of the North Westerly Planned Development Zoning to Town Council with the following condition:

- The applicant shall make all necessary technical corrections and update all application materials as directed by Town staff.

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

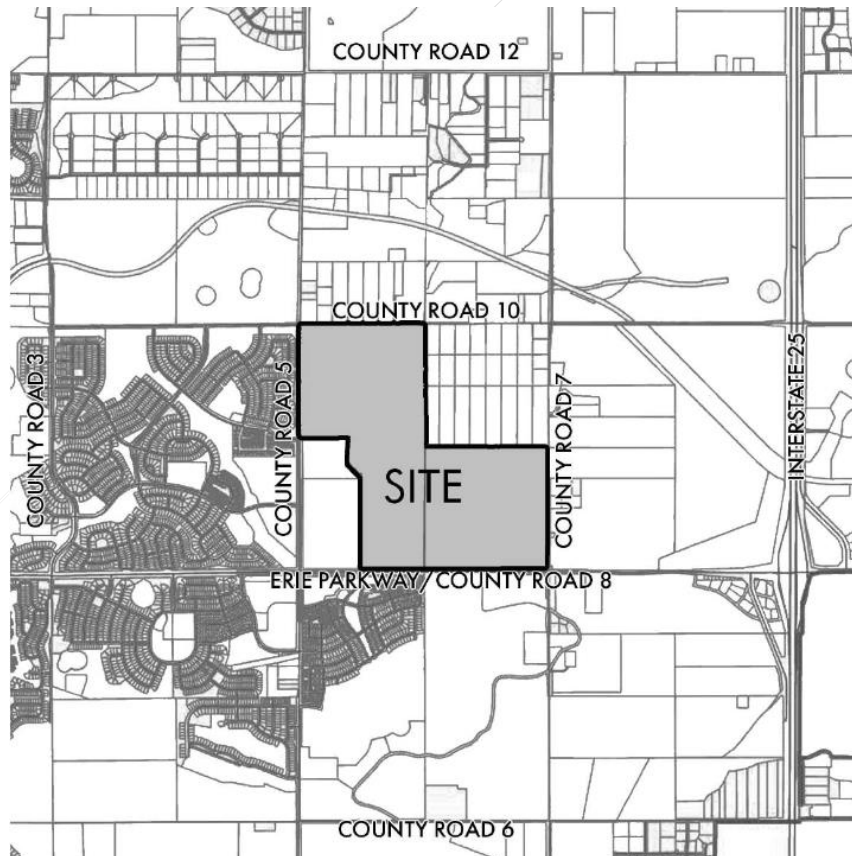
Applicant: North Westerly Owner, LLC
3990 Hillsboro Pike Ste 400
Nashville, TN 37215-3162

Site History:

The Town of Erie annexed the 391-acre property on Aug. 22, 2023. The annexation included initial zoning to Low Density Residential (LR), Medium Density Residential (MR), High Density Residential (HR), and Community Commercial (CC). The Pre-Development Agreement set forth certain public benefit requirements that are further ensured through the Planned Development. The applicant proposes this North Westerly Planned Development Zoning to unify the area under one Planned Development.

Location:

The subject property is generally located south of Weld County Road (WCR) 10, east of WCR5, north of Erie Parkway, and west of WCR7. The property is adjacent to Erie High School, Soaring Heights School and Colliers Hill to the west, the existing Westerly development to the south, rural development and the proposed Erie Gateway development to the east, and unincorporated rural development to the north. Below is a map that depicts the site (shaded) and surrounding area:



Existing Zoning/ Land-Use:

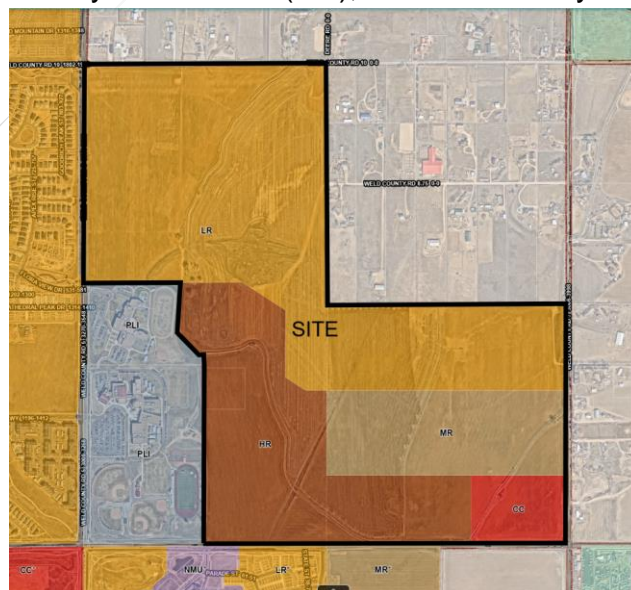
	ZONING	LAND USE
SITE	Low Density Residential (LR), Medium Density Residential (MR), High Density Residential (HR), and Community Commercial (CC)	Undeveloped/Agricultural
NORTH	Agricultural (A) - Weld County	Rural Residential
SOUTH	Westerly PUD Overlay	Mixed Use, Undeveloped
EAST	Agricultural (A) - Weld County	Rural Residential
WEST	Colliers Hill PUD	Low Density Residential

Proposed Planned Development Zoning:

The proposed Planned Development consists of Low Density Residential (LR) in the northwest, Medium Density Residential (MR) adjacent the schools and northeast, High Density Residential (HR) along the east, Community Mixed Use (CMU) in the southeast, and Public Land and Institutional (PLI) at the center of the neighborhood. The proposed zone districts are generally consistent with the initial zoning. The Planned Development introduces a PLI district to allow for a 10-acre private community amenity in addition to the public parks and open space allowed within the other zone districts. The CMU district replaces the CC district from the initial zoning to allow a mix of townhomes and live-work townhomes to be dispersed through the commercial area.

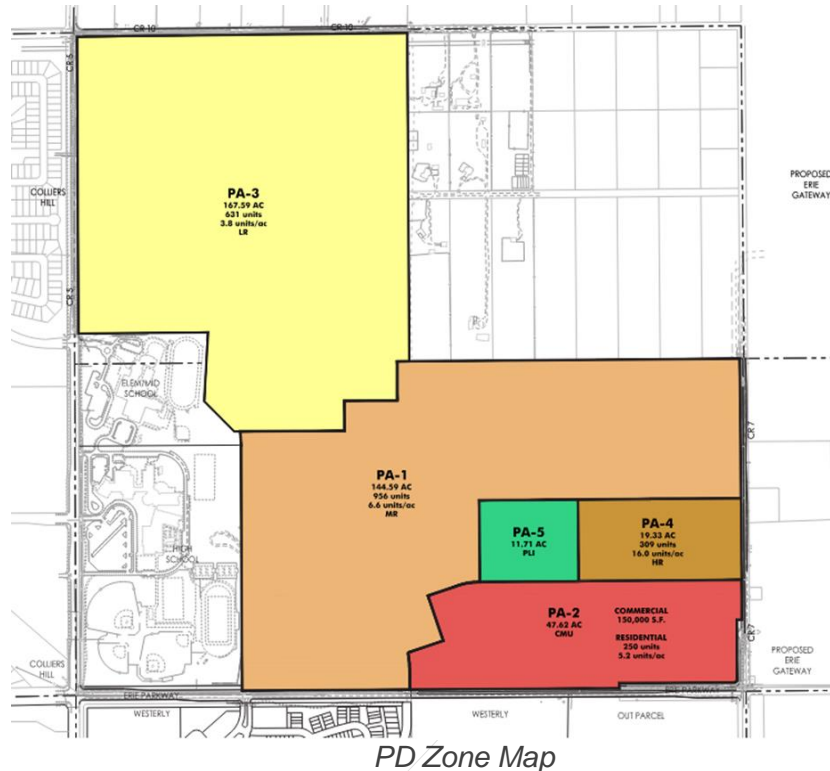
Compliance with Town of Erie Zoning Map:

The subject property is currently zoned Low Density Residential (LR), Medium Density Residential (MR), High Density Residential (HR), and Community Commercial (CC).



Town of Erie Zoning Map, subject property shown with black outline

The proposed Planned Development has underlying zone districts of Low Density Residential (LR) in the northwest, Medium Density Residential (MR) adjacent the schools and northeast, High Density Residential (HR) along the east, Community Mixed Use (CMU) in the southeast, and Public Land and Institutional (PLI) at the center of the neighborhood.



Compliance with Town of Erie Comprehensive Plan:

Staff find that the application conforms with the Future Land Use Map designation in the 2024 Comprehensive Plan. The property is outlined in black on the Future Land Use map below. The PD application includes a range of residences, retail, and services that align with the Mixed-Use Neighborhood designation. The Mixed-Use Neighborhood designation has a density of 6 to 12 dwelling units per acre (du/ac). The gross density of the proposed project is 5.49 du/ac with specific development areas ranging from 6.6 to 16 du/ac.

The Strategic Planning Division finds that the application conforms with multiple goals and policies within the 2024 Comprehensive Plan, especially the following policies:

1. Policy C.1.1. Mix of Housing Types: Encourage a variety of housing types in neighborhoods to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
 - a. This project conforms by providing a variety of housing types, including duplexes, townhomes, multifamily units, live-work units, and single-family detached units. Accessory dwelling units will be allowed for single-family detached homes. The predevelopment agreement also includes a commitment to providing attainable housing options.

Town of Erie Comprehensive Land Use Map, subject property shown with black outline

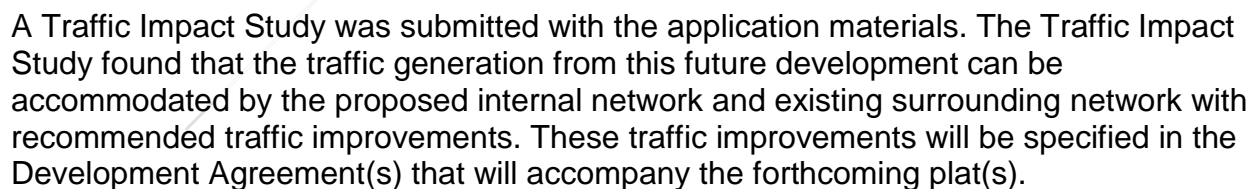
Permitted Uses:

The proposed uses include a mix of single-family detached, duplex, townhome, live-work townhome, multi-family housing, commercial, and community amenity. Active Adult housing is proposed for each of the housing types. Per the Pre-Development Agreement, a minimum of the total number of housing units shall be Attainable Rental Units with 50% of the units restricted up to 80% Area Median Income (AMI) and 50% restricted to up to 120% AMI. Additionally, per the Pre-Development Agreement, at least 20% of the total residential units in the development must be higher density housing. This requirement is satisfied by the proposed multi-family residential shown at 22% of the dwelling units. The housing diversity is shown below.

NORTH WESTERLY HOUSING DIVERSITY PERCENTAGES						
LEGEND	UNIT TYPE	LOT WIDTH (FT)	LOT DEPTH (FT)	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	SINGLE FAMILY DETACHED UNITS					
	SINGLE-FAMILY FRONT LOAD	55'	105'	77	9.4%	3.6%
	SINGLE-FAMILY ALLEY LOAD	35' OR 45'	90'	691	84.5%	32.2%
	AA-COTTAGE	55'	105'	50	6.1%	2.3%
	SUBTOTAL			818	100.0%	38.1%
	ATTACHED UNITS					
	LIVE-WORK TOWNHOME	25'	50'	95	11.3%	4.4%
	TOWNHOUSE - THREE STORY	25'	67'	206	24.5%	9.6%
	TOWNHOUSE - TWO STORY (TYPE A)	26'	67'	178	21.2%	8.3%
	TOWNHOUSE - TWO STORY (TYPE B)	26'	90'	221	26.3%	10.3%
	AA TOWNHOME	23'	120'	61	7.3%	2.8%
	AA DUPLEX	40'	90'	80	9.5%	3.7%
	SUBTOTAL			841	100.0%	39.2%
	SINGLE FAMILY ATTACHED & DETACHED SUBTOTAL			1,659		77.3%
MULTI-FAMILY RESIDENTIAL (SEE NOTE)						
LEGEND	UNIT TYPE	FLOORPLATE (GSF)	BUILDING STORIES	LOT COUNT	SEGMENT MIX (%)	DEVELOPMENT MIX (%)
	MULTI-FAMILY	132,780	2.5	250	51.3%	11.6%
	AA MULTI-FAMILY	101,304	3	237	48.7%	11.0%
	MULTI-FAMILY SUBTOTAL			487	100.00%	22.7%
OVERALL RESIDENTIAL DEVELOPMENT TOTALS						
				LOT COUNT	TOTAL GROSS SF	DEVELOPMENT MIX (%)
TOTAL SINGLE FAMILY ATTACHED & DETACHED UNITS				1,659		77.31%
TOTAL MULTI-FAMILY UNITS				487		22.69%
OVERALL DEVELOPMENT TOTALS				2,146		100.00%

The Community Mixed Use zone district replaces the Community Commercial initial zoning district to allow a mix of live-work and townhomes within the commercial area. Commercial uses include any uses permitted in the CMU zone district. Approximately 150,000 square feet of commercial use is proposed, which was evaluated with a market study and reviewed by the Economic Development Department. Per the Metro District Service Plan and Pre-Development Agreement, this development will meet the requirement to create at least 10 primary employment jobs in the Town of Erie with incomes greater than the median income in the Town, and will include at least two neighborhood-serving retail or service uses, such as childcare, daycare, healthcare, or grocery uses.

The Streetscape Plan is generally consistent with the Transportation Mobility Plan (TMP). The Pre-Development Agreement specified major through north-south and east-west connections that are met with the Planned Development Streetscape Plan. Street classifications are indicated on the Streetscape Plan below. Specific street sections shall conform to the Town Standards & Specifications and will be reviewed at plat.



The proposed traffic improvements, to be determined at Final Plat, include:

Intersections

- CR 5 & CR10 – existing two-way stop intersection to be future roundabout consistent with TMP
- CR5 & Flora View – existing signal to remain.
 - The Pre-Development Agreement specifies realignment of the Flora View Intersection to allow flow through traffic to the proposed neighborhood. Design shall be determined by Final Plat.
- Erie Pkwy & Westerly Blvd – existing right-in-right-out (RIRO) to the south, proposed RIRO along the north
- Erie Parkway & Waterford – existing RIRO to be improved to future signal approved with Westerly Filing 2
- Erie Parkway & “Main Street” – no existing, future signal
- Erie Parkway & CR7 – existing signal, no changes
- CR7 & proposed minor collector – future $\frac{3}{4}$ movement
- CR7 & proposed local street – future $\frac{3}{4}$ movement
- CR7 & Flora View – future full movement, a signal may be required with development of Gateway
- CR10 & Waterford – future full movement
- CR10 & future local street – future $\frac{3}{4}$ movement
- Internal intersections meet the Town Standards

External Street Network

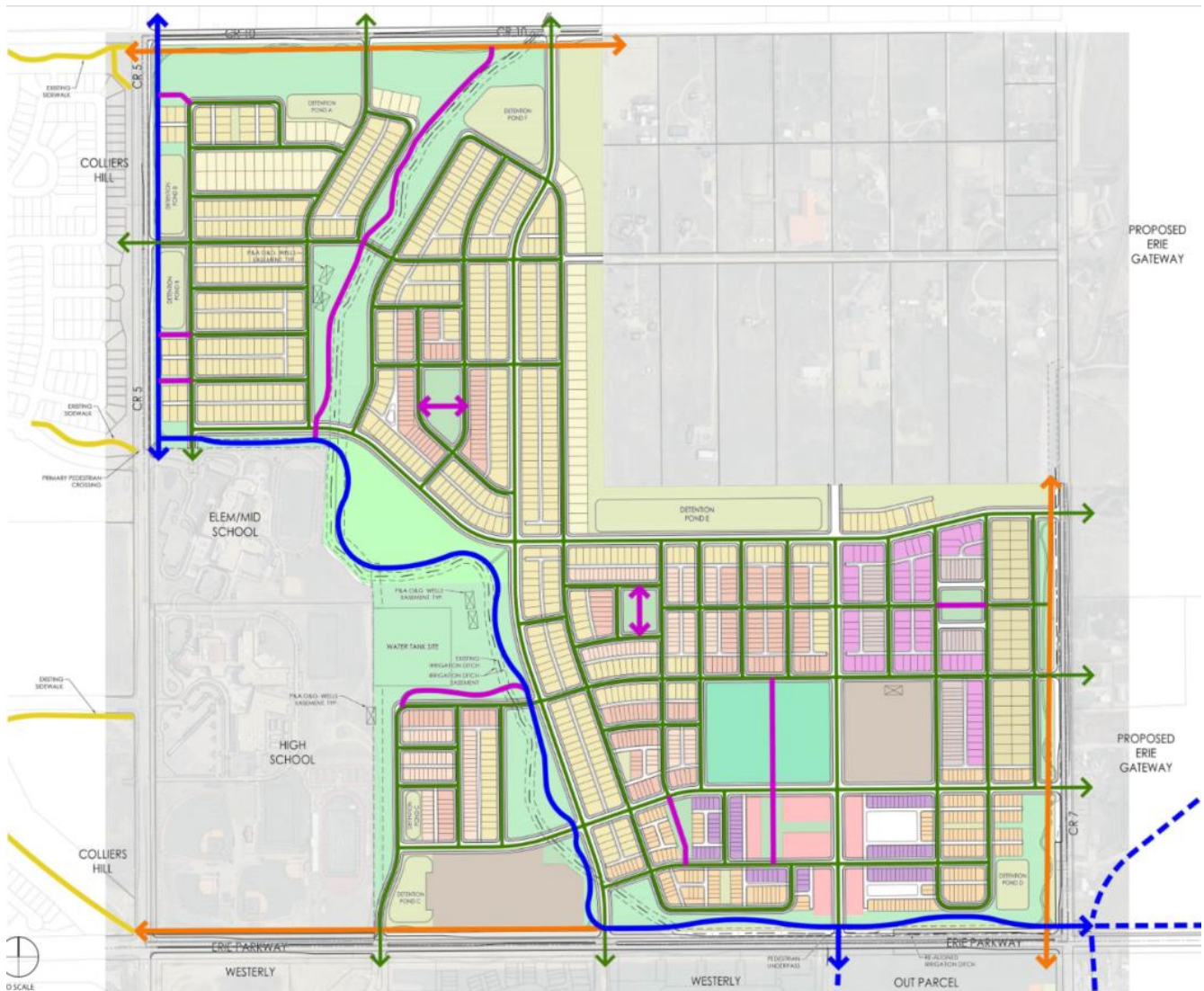
- Erie Parkway from CR5 to CR7 – developer shall be responsible for constructing entirety in a single phase, final design to be determined at Final Plat
- CR7 – developer shall construct the west half along the property line per the TMP, final design to be determined at Final Plat

Internal Street Network

- Flora View –planned as the major east-west connection shown as a Major Collector with median and designated bikeway
- Waterford –planned as the major north-south connection shown as a Major Collector with median and designated bikeway
- East-West Minor Collector – planned east-west minor collector with designated bikeway adjacent multi-family, community amenity, and commercial
- North-South “Main Street” – planned North-South roadway with a designated bikeway. Roadway designation will be a minor collector north of the planned Community Amenity and to the South (connection with Erie Parkway), will be determined with future traffic studies at plat in conjunction further clarification of the commercial property uses.

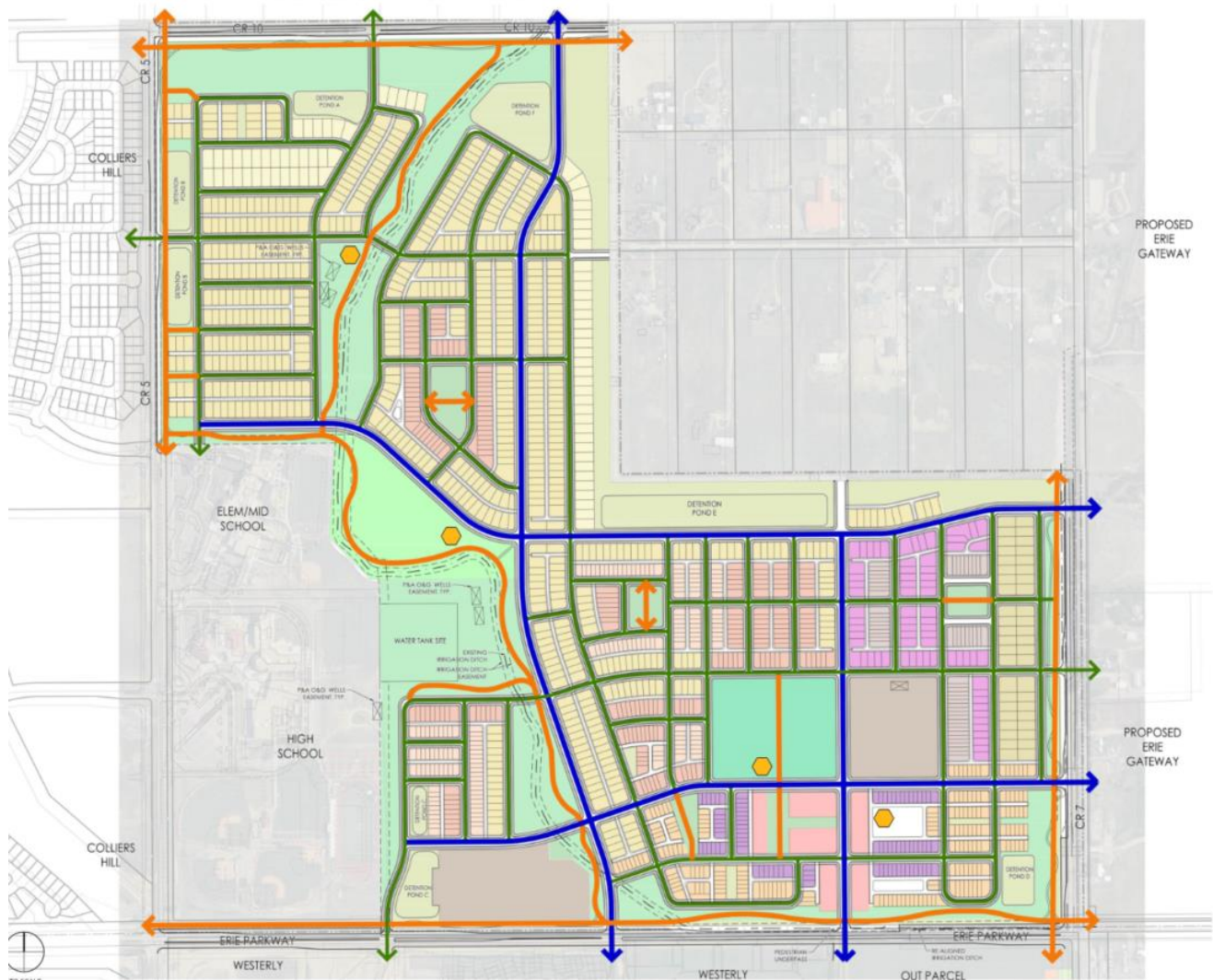
Pedestrian Network:

The Pedestrian Circulation Plan shows a network of on-street sidewalks and trails. Spine trails are consistent with the Parks, Recreation, and Open Space Trails (PROST) Plan. Additional multi-use trails provide connections through open space and pocket parks. Trail and facility connections are provided to the Town's trail system, adjacent schools, and adjacent neighborhood amenities such as commercial centers and recreation centers per the Pre-Development Agreement.



Bicycle Network:

The Bicycle Connectivity Plan is consistent with the Transportation Mobility Plan (TMP). There are proposed on-street bike facilities on the collector streets. There are proposed shared mobility amenities (i.e. B-cycle, scooters, and/or car sharing) located at key destinations in response to requests by the Sustainability Division.



Parks, Open Space, and Trails:

There is proposed one 12-acre Neighborhood Park, six Pocket Parks, and approximately 34-acres of public Open Space consistent with the Town's parks and open space dedication requirements. The 12-acre Neighborhood Park is consistent with the 11-acres required by the Pre-Development Agreement. The Pre-Development Agreement also stipulates a fee toward the design and construction to be paid per Final Plat. This is the first planned development to use the Town's new Mixed Use Development Vision Guide allowing percentage credits for public open space based on quality of open space and amenities provided. Integrated into the public open space is the 4-acre water tank site conveyed to the Town earlier in 2025, which provides vital water storage.

Per the Pre-Development Agreement, spine trail connections are shown:

- To Erie Parkway and the underpass to Westerly Filing 4
- To CR 5,7, and 10
- To the east to Gateway

Park and Open Space Dedication Requirements

Type	Required	Provided
Pocket Parks (.5 ac/1000 residents)	2.99 acres	6.31 acres
Neighborhood Parks (3 ac/1000 residents)	17.95 acres	12.00 acres & Fee in Lieu
Community Parks (5 ac/1000 residents)	29.92 acres	Collected via Impact Fees
Open Space (17 ac/1000 residents)	101.71 acres	34.26 acres & Fee in Lieu



Utilities & Drainage:

The Town of Erie shall provide both water and wastewater services to the property. Per the amended Pre-Development Agreement, the proposed water tank site was conveyed to the Town earlier in 2025 to provide necessary water storage for the Town. Utility easements will be established at the time of Plat. Per the Pre-Development Agreement, such easements shall include

- Zone 3 and Zone 4B Water Lines: 50-ft wide permanent easement at the edge of the St. Vrain Valley School District property
- Zone 2 Water Line: 30-ft wide permanent easement along CR5

Proposed sanitary service is planned from the northwest corner of the site at CR5 & CR10 to Highway 52. Additional civil construction drawings to be submitted and reviewed with the subsequent plat applications.

A Phase I Drainage Study was submitted and reviewed with the PD. Phase II Drainage Studies will be reviewed with the subsequent plat applications.

Oil & Gas Facilities:

The planned development includes 25 plugged and abandoned wells. These facilities were recently plugged & abandoned, which means that there is documentation on the plugging techniques. The Town's standards require a 150' setback to residential lots, but these standards may be reduced to a 50'x100' rectangle if approved by the Town's Environmental Services Department. Given the availability of documentation for the plugging of these wells, the Town expects to be able to grant the reduction in setbacks at plat. The proposed planned development is consistent with the reduced setbacks

There are oil & gas flowlines/gathering lines along the perimeter of the site. The plan adequately provides for 50-ft setback to buildings for these lines.

Undermining Plan:

This application included an Undermining Plan with planning and design recommendations per the Mine Subsidence Investigation. The Clayton Mine shafts in the project area will be capped and are strategically located within pocket parks and right-of-way to meet building setback requirements. Foundation lengths within Subsidence Zones shall be evaluated at plat. Homes shown within Subsidence Zones are primarily single family which have smaller foundation lengths. Staff will send referrals to Colorado Geological Society at plat submittal to insure conformance.

Environmental Hazards:

Other than the oil and gas facilities, the Environmental assessment revealed no evidence of recognized environmental conditions in connection with the property.

Future Required Applications:

The next steps for development of the subject site will Preliminary Plats for each phase to be recommended by Planning Commission and approved by Town Council.

STAFF REVIEW AND ANALYSIS

Staff finds the application is consistent with the PD approval criteria in the UDC, Section

10.7.20.C.2, as outlined below.

- a. The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC sections [10-2-5](#) and [10-7-6](#).

Staff: *The North Westerly PD is consistent with the purpose of the PD zone district. The application will create benefits by unifying the area under one set of development standards and will contribute to the overall unique neighborhood design within the Westerly area. Specific responses to the criteria of UDC 10-2-5 were provided by the applicant and reviewed by staff below.*

Section 10-2-5 states that a PD Zone District may be used when:

1. There is a special public benefit that does not coincide with standard zone district requirements;
Applicant: There is a significant public benefit in the design proposed through the creative mix of housing types that provide a range of sizes and prices mixed carefully through the community, as well as integration of mixed use/commercial land uses in the community. There is a financial benefit to the town in that with this style of plan there is significantly more tax benefit than a suburban plan. This plan responds directly to the Town's plan for Erie Gateway and provides a logical transition to the Collier's Hill Community. The concept plan also features over 30% of the property as park, open space, and trail corridors integrated into the community design. Additionally, the design includes a commitment to providing affordable housing as outlined in the pre-development agreement.
2. A development proposal is unable to meet the standard zone district requirements due to physical constraints of the property; or a development proposal is unable to meet the standard zone district requirements due to unique development design; or,
Applicant: Utilizing a PD will allow a greater opportunity to intermingle the various housing styles and commercial uses throughout the community.
3. A development proposal is unable to meet the standard zone district requirements due to a unique mix of land uses.
Applicant: The proposed community design includes a unique mix of land uses that would be overly complex to navigate utilizing straight zone districts.
4. The PD Zone District is not a general waiver of the UDC regulations. PD Zone Districts are to be based on one or more of the following attributes that could not otherwise be achieved through other standard zone districts:
 - a. Innovative approaches to development,
Applicant: North Westerly will achieve "innovative approaches to development" by crafting neighborhoods with a mix of housing and pedestrian, community-oriented design. There will be a variety of dwelling types, sizes, and affordability levels within proximity to one another thereby creating mixed housing neighborhoods. The pedestrian and community-oriented design is achieved through emphasis on the extensive trail network; front porches and outdoor communal space for meeting neighbors; homes with garages and alleys in the rear; narrower streets;

reduced setbacks that de-emphasize front yards in favor of common space; and careful attention to aesthetics at the street level, such as front porches and intentional front yard landscape design that enforces the urban design.

- b. Creative designs of land uses,

Applicant: The North Westerly PD takes advantage of “creative designs of land uses” by creating mixed housing neighborhoods, as stated above, as well as a town center with commercial and mixed-use housing units. The definable Town Center will be a blend of small-scale retail outlets and other commercial businesses within proximity to live-work townhomes, multi-family housing, the larger community amenity/private park, and intermingled smaller pocket parks. The Live-work Townhome units promote local business participation and start-ups.

- c. Preservation of significant natural features within the town,

Applicant: North Westerly has “preserved a significant natural feature” – the irrigation ditch – that runs through the site. Most of the original irrigation path will be maintained, and it will also be amenitized with a multi-use trail that runs along beside it.

- d. Retention of historic structures and sites,

- e. Retention of open space,

- f. Compatibility with overall community objectives, and

Applicant: Creating a pedestrian friendly and mixed-housing community is the main design objective of North Westerly PD. The design elements that are necessary to achieve this type of community were only available as part of the PD process to create “compatibility of the overall community objective.” The design of North Westerly includes a well-connected street network that disperses traffic and increases pedestrian connections. Pedestrian friendly street designs include bringing buildings close to the street with front porches that encourage social interaction, higher quality windows and doors, tree lined streets, and various alley-loaded home products, varying streetscapes with mixed-housing types in close proximity. This high-quality pedestrian network and public realm makes walking pleasurable, and perhaps more importantly this style of community crafting provides areas for social interaction, areas to linger with friends, sit and talk, or simply hang out with neighbors.

- g. Consideration of environmental concerns.

Applicant: The North Westerly also “considers environmental concerns” by encouraging pedestrian activity over automobiles; the use of low-water, xeric plants; and decreasing amount of personal lawn space and encouraging communal active, lawn areas. Encouraging pedestrian activity is achieved with the extensive multi-use trail system and pedestrian-friendly street design which includes narrower streets, visually appealing streetscapes, more compact design, tree-line streets for shade, and various pocket parks and open space for respite and recreation. The landscape criteria promotes the use of xeric & low-water use plants and sod types. It also minimizes the use of turf, in general, by creating smaller front yards

and reserving turf for communal and higher pedestrian activity areas, such as parks, tree lawns, and sports fields; native seed should be used in low activity areas.

5. PD Zone District modifications shall be generally consistent with the overall land uses and objectives of the Town's Comprehensive Plan, Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

The proposed PD and Concept Plan are consistent with the Town's Comprehensive Plan, Transportation Master Plan, includes the spine trail as anticipated in the Trails Master Plan. The proposed PD and Concept Plan is consistent with, supports, and furthers all Town plan policy documents.

6. The flexibility permitted in a PD Zone District shall be made in exchange for greater public benefits that would not have otherwise been achieved through development under another zone district.

The proposed PD and Concept Plan provide significant public benefits that would not be achieved through the strict compliance with straight zone districts.

- b. The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD Zone District that could not otherwise be achieved through other standard zone districts or through another modification processes such as alternative equivalent compliance in UDC Subsection 10-6-1 c.

Staff and the applicant discussed the potential of utilizing alternative equivalent compliance. Due to the alternative equivalent compliances and minor modifications would be used throughout the entire development and not on case-by-case basis it was concluded that utilizing a PD was a far more logical path for a project of this size.

- c. The PD Zone District will promote public health, safety, and general welfare.

The North Westerly PD conform to the requirements of the municipal code whose stated purpose is the promotion of the health, safety, and general welfare of the Town of Erie. Specifically, North Westerly will be a comprehensively planned community with a well-connected street network, a diversity of housing options, trails, pocket parks, a neighborhood park, a site for a new water tank for the benefit of the Town of Erie - all these factors promote public health, safety, and general welfare.

- d. The PD Zone District is generally consistent with the Town's Comprehensive Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.

The proposed PD and Concept Plan is consistent with the Town's Comprehensive Plan, Transportation Master Plan, includes the spine trail as anticipated in the Trails Master Plan. We believe that the proposed PD and Concept Plan is consistent with, supports, and furthers all town plan policy documents.

- e. Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.

Staff: *Staff and referral agencies have confirmed sufficient levels of service to the property. Please see applicant's response for exact services available.*

Applicant: As we work with the review agencies through the referral process, we will ensure that there are adequate and sufficient public safety, utilities, services, recreation facilities, open space, and schools to support North Westerly, while maintaining sufficient levels of service to existing development. The current proposal for meeting these services are outlined below:

1. **Water Distribution System** The North Westerly Development will draw its potable water from pressure Zone 2 of the Town's system. Connections to the existing potable water system will be in several locations including connections to the existing 12-inch water main in CR5, the existing 30-inch water main in Erie Parkway, and the existing 20-inch water main in CR7.
2. **Sanitary Sewer System** The North Westerly development will tie into the Town of Erie's existing sanitary sewer system via three proposed sewer outfalls.
Outfall #1 will serve the southwest corner of the site which is within the Town's Weld County Road 3 Sewer Basin. A sewer main will be extended from the site, west along the north side of Erie Parkway to connect to an existing manhole and eighteen-inch main that will convey flows northwest through the Colliers Hill development. Previous utility reports have allowed for approximately 900 single-family equivalents (SFE) of downstream capacity for this outfall.
Outfall #2 serves the northwest corner of the site which is also within the Town's Weld County Road 3 Sewer Basin. An eight-inch sewer main has been stubbed under CR 5 to the North Westerly property as part of the Colliers Hill Filing G4 development. It is anticipated that approximately two hundred units will utilize this outfall. Review of the Colliers Hill G4 utility report shows that this stub may have been overlooked in the sewer capacity calculations. Preliminary capacity calculations with the additional two hundred units show that a few runs of pipe may slightly exceed the Town's capacity criteria. During Final design a variance may be requested.
Outfall #3 serves the remaining portions of the site and corresponds with the Town's Weld County Road 5 sewer basin. There is not an existing outfall for this sewer basin. A proposed fifteen-inch main will be constructed from the sites northwest north along Weld County Road 5 to the intersection of Colorado Highway 52. At this point the sewer will connect to a proposed thirty-inch main to be construction with the Summerfield development.
3. **Roadway Network** It is anticipated that street connections will be made to Erie Parkway, WCR 10, WCR 5 and WCR 7. Each perimeter street along the property frontage will be improved according to the street classifications presented in the Erie Transportation Plan by Felsburg Holt & Ullevig dated January 2018 and will be improved according to the preliminary and final plat. The interior streets will include curb and gutter. The street network will be developed to provide dual access to neighborhood pods to meet life safety requirements. Dead end alleys or stubbed streets for future connections will be designed to meet maximum allowable length criteria. Intersection locations will be designed with consideration of appropriate separation from existing streets.
4. **Storm Drainage and Detention** There are no major drainageways that traverse the North Westerly Site. There are multiple outfall points along the perimeter of the site as the site in general drains away from the Community Ditch which traverses

the site. The Site is in the Town of Erie Outfall Systems Plan (East of Coal Creek) by Merrick dated January 2020. The site is located within both Boulder Creek and Godding Hollow drainage basins. The proposed improvements are in general compliance with improvements contained within the Erie Outfall Systems Plan (East of Coal Creek). There are six extended detention basins as part of the North Westerly development. The extended detention basins will provide water quality capture volume, excess urban runoff volume, as well as 100-year detention. Each pond outfall will discharge to the historic outfall location of that drainage basin.

5. Other Utilities

AT&T currently provides telephone service within the proposed PD vicinity. No change in this service is proposed.

Black Hills Energy currently provides natural gas services within the proposed PD vicinity. No change in this service is proposed.

United Power currently provides electrical power services within the proposed PD vicinity. No change in this service is proposed.

Extension of these other utility services into the property proposed for PD will be the responsibility of the developer.

- 6. Police Protection** *The Town of Erie provides its own police protection and will provide police protection services to the area proposed be zoned PD within the Town's boundaries.*
- 7. Fire Protection** *Mountain View Fire Protection District will provide fire protection services to the area proposed to be zoned PD within the Town's boundaries.*
- 8. Street Maintenance and Improvements** *Proposed streets within the PD area will be constructed by the developer. The Town will be providing maintenance of said streets after acceptance by the Public Works Division. The adjacent property owner or HOA shall provide maintenance of sidewalks and tree lawns.*
- 9. Open Space and Recreation** *To be determined with the detailed planning of the community.*
- 10. Other Municipal Services** *The Town of Erie provides municipal services such as recreation and senior services and will extend these services to the area proposed to be zoned PD within the Town's boundaries. North Westerly will utilize re-use water where available.*

III. Municipal Services Financing

No additional infrastructure is required or proposed to provide municipal services within the area proposed to be included within the Town's boundaries as part of this annexation. To the extent any additional service provision occurs, such service can be accommodated within the Town's current budget. The developer of the property will be responsible for on-site and offsite public improvements.

IV. Special Districts

The proposed PD Zoning area is encompassed within the following districts: Mountain View Protection District, St. Vrain School District, Mile High Flood District

*The proposed PD Zoning area will petition to be within the following districts:
Northern Water Conservancy District*

V. School District Impact

The proposed project's impact on the St. Vrain Valley School District in terms of the number of students to be generated by the project if 1,955 dwelling units are developed, will be determined with more detailed planning when the numbers of housing units by housing type is determined. The current cash-in-lieu requirements are listed below by housing type.

Single Family = \$1,143

Multi Family = \$695

Duplex/Triplex = \$997

Condo/Townhouse = \$409

Mobile Homes = \$925

In addition, any of Southern Land's Westerly housing credits remaining after Westerly is completed, could be applied to North Westerly units.

Per the Intergovernmental Agreement ("IGA") between the St. Vrain Valley School District, and the Town of Erie, the owner is required to pay fees to the School District prior to the issuance of building permits.

- f. The PD Zone District provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening, and noise.

Staff: The Streetscape Plan included in the PD for North Westerly includes a well-connected street network that will disperse traffic providing convenient and safe access throughout the community and is accordance with the pre-development agreement.

- g. A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.

Staff: The design, as depicted in the concept plan, includes the spine trail through the property as depicted in the Town's Trail Master Plan. Additionally, the design includes a connection to the underpass at Erie Parkway, which provides a safe connection to the Westerly community and its school as well as spine trail. The Concept Plan for North Westerly also includes several park areas including a large neighborhood park. Additionally, a community amenity area is included in the Concept Plan.

- h. The PD Zone District is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.

Staff: Staff reviewed as part of the PD application Threatened and Endangered Species, Habitat, and Wetlands report, a Cultural, Archaeological, and Historical Resource Report, and a Environmental Hazards Report In general, the only significant features on the property are the community ditch and the abandoned Clayton Mine which have been factored into the Planned Development.

- i. The PD Zone District will not result in significant adverse impacts on properties in the

vicinity of the PD Zone District, or such impacts will be substantially mitigated.

Staff: North Westerly is bounded by Westerly on the south, Colliers Hill on the west, and unincorporated Weld County rural residential on the north and east. Erie High School and Soaring Heights PK-8 are in the southwest corner of the area bounded by North Westerly. The Planned Development has been designed to provide additional potential street and pedestrian connections to these neighborhoods and school areas. Adjacent to the northwest portion of the community are existing residential properties that are in Weld County but are within the Town's planning boundary so they would be eligible to be annexed to the Town of Erie in the future now that they have contiguity with the Town of Erie because of the North Westerly annexation. The Concept Plan depicts the potential for future road connections to this area, as well as an approximately 75'-85' open space buffer and then single-family homes adjacent to the existing homes. We do not believe that there will be significant adverse impacts on properties in the vicinity of the North Westerly PD.

- j. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD Zone District.

Staff: North Westerly is providing a transition or bridge to the existing Colliers Hill neighborhood. Single-family homes are proposed adjacent the Colliers Hill single family home neighborhood. There is a proposed 75'-85' open space buffer to the existing rural residential homes in the northeast portion of the community. While the lot sizes differ between the existing homes in Weld County versus the lots proposed in North Westerly, the buffer and the fact that the uses are both single family residential ensure compatibility. Multifamily and commercial were planned at the southeast corner in relationship to proposed uses at Erie Gateway and in conformance with commercial located along major arterials as proposed in the Comprehensive Plan.

- k. The residential areas of a PD Zone District allocate a variety of housing types and densities appropriate to the size of the residential development area.

Staff: The Planned Development Housing Diversity Chart indicates a wide variety of housing types and densities including single family homes, alley served single family homes, a variety of single family attached townhomes, active adult single family homes, active adult paired homes, active adult townhomes, as well as active adult multi-family, standard multi-family and attainable multifamily. Additionally, there are commitments to attainable rental units as required in the Pre-Development Agreement.

- l. Visual relief is provided through building placement, shortened, or interrupted street vistas, visual access to open space, parks, and other design methods.

Staff: The concept plan depicts a well-connected street network that includes visual access as well as pedestrian access to open space and park areas within the North Westerly neighborhood. Buffers to the Community Ditch provide visual access to open space, parks, and spine trails.

- m. The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.

Applicant: The proposed community design includes a unique mix of land uses that would be overly complex to navigate utilizing straight zone districts. There is also an incredible

benefit that has been addressed in the pre-development agreement.

NEIGHBORHOOD MEETING

As required by the Municipal Code, a Neighborhood Meeting was held on April 30, 2024. The summary of the meeting and list of attendees is attached.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: May 14, 2025

Property Posted: May 15, 2025

Letters to adjacent property owners within 500-ft: May 15, 2025