

**Town of Erie
Planning Commission
Resolution No. P24-17**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the Parkdale North
PD Amendment with a Condition**

Whereas, OEO, LLC, 7353 South Alton Way, Centennial, CO ("Applicant") filed an application (the "Application") for approval of a preliminary plat (the "Parkdale North Preliminary Plat ") for the real property legally described as a parcels of land located in the North ½ and Southeast Quarter of Section 36, Township 1 North, Range 69 West of the 6th P.M., Town of Erie, County of Boulder, State of Colorado (the "Property");

Whereas, on October 5, 2024, the Applicant submitted the Application to the Town of Erie; and

Whereas, on December 18, 2024, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission wishes to recommend that the Town Council approve the Parkdale North PD Amendment with a condition.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. The Parkdale North Preliminary Plat is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b. Specifically, the Application satisfies the following criteria set forth in Section 10.7.20(C)(2) of the UDC:
 - i. 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](#);
 - ii. 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](#);

- iii. The PD zone district will promote the public health, safety, and general welfare;
- iv. 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;
- v. 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;
- vi. The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise;
- vii. 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;
- viii. The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features;
- ix. 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;
- x. Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district;
- xi. 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;
- xii. Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods; and
- xiii. 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.

- c. The Parkdale North PD Amendment will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Parkdale North PD Amendment, subject to the following condition:

- a. Applicant shall make technical corrections to the PD Amendment and documents as directed by Town staff.

Adopted this 18th day of December, 2024.

Tim Burns, Chair

ATTEST:

Melinda Helmer, Secretary