

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-09**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
ERIE RECOMMENDING APPROVAL OF THE COMPASS FILING NO. 4
PLANNED UNIT DEVELOPMENT ZONING MAP**

WHEREAS, CalAtlantic Homes ("Applicant") filed an application (the "Application") for approval of a planned unit development zoning map, known as the Compass Filing No. 4 PUD Zoning Map, for the real property legally described as Tracts B, C, and J Compass Filing No. 1, a Portion of Section 25, Township 1 North, Range 69 West 6th P.M. Town of Erie, County of Boulder, State of Colorado (the "Property");

WHEREAS, on May 15, 2019, 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 finds and determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, THAT:

Section 1. Findings of Fact.

- a. The Compass Filing No. 4 PUD Zoning Map 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 7.6.D.9 of the UDC:
 - i. The Compass Filing No. 4 PUD Zoning Map is consistent with the Purpose of the PUD Overlay District;
 - ii. The Compass Filing No. 4 PUD Zoning Map is generally consistent with the Town's Comprehensive Plan;
 - iii. The Compass Filing No. 4 PUD Zoning Map complies with the standards in Section 2.7.D.2 of the UDC;
 - iv. Adequate facilities and services will be available to serve the Property while maintaining adequate levels of service to existing development;
 - v. Approval of the Application is not likely to result in significant adverse impacts to the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;

vi. Approval of the Application is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;

vii. Approval of the Application is not likely to result in significant adverse impacts upon other property in the vicinity of the Property, and the proposed uses on the Property will be compatible in scale with uses on other properties in the vicinity of the subject property; and

viii. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the applicable development agreement submitted by the applicant.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission hereby recommends that the Board of Trustees approve the Compass Filing No. 4 PUD Zoning Map, subject to the following conditions:

a. The Compass Filing No. 4 Final Plat shall be approved and recorded before the approval of the Compass Filing No. 4 PUD Zoning Map is effective; and

b. Applicant shall make technical corrections to the Compass Filing No. 4 Final Plat PUD Zoning Map as directed by Town staff prior to recordation of the map.

ADOPTED this 15th day of May, 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary