

RESOLUTION NO. P17-__

**A RESOLUTION REGARDING THE FLATIRON MEADOWS PUD OVERLAY
MAP AMENDMENT NO. 3, ADOPTING CERTAIN FINDINGS OF FACT AND
CONCLUSIONS FAVORABLE TO THE PUD OVERLAY REZONING.**

WHEREAS, the Planning Commission of the Town of Erie Colorado has received and considered the Flatiron Meadows PUD Overlay Map Amendment No. 3 Rezoning on November 1, 2017 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202 for rezoning of the of the following described real property:

A Portion of the South ½ of Section 23, and a Portion of the Northwest ¼ of Section 26, Township 1 North, Range 69 West of the 6th Principal Meridian, Town of Erie, County of Boulder, State of Colorado.

WHEREAS, the Flatiron Meadows PUD Overlay Map Amendment No. 3 is attached hereto as "Exhibit A."

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

Section 1. Findings of Fact

1. The application for PUD Overlay rezoning and supporting documents were submitted in accordance with Municipal Code, Title 10, Section 7.6.
2. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria as specified in Title 10, Section 7.6 D.9 of the Town of Erie Municipal Code. Specifically that,
 - a. The PUD Rezoning is generally consistent with the Purpose of the PUD Overlay District in Section 2.7.D.1;
 - b. The PUD Rezoning will promote the public health, safety, and general welfare;
 - c. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this Code;
 - d. The PUD Rezoning is generally consistent with the PUD standards in Section 2.7.D.2;
 - e. 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;
 - f. The PUD Rezoning 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 substantially mitigated;
 - g. The PUD Rezoning is not likely to result in significant adverse impacts to significant scenic and historic features as identified in plans adopted by the Town;
 - h. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;

- i. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- j. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of the development or Development Agreement submitted by the applicant; and
- k. The PUD Plan provides public benefit(s).

Section 2. Conclusion and Order

Based on the above Findings of Fact, the Planning Commission hereby forwards the Flatiron Meadows PUD Overlay Map Amendment No. 3, Rezoning application to the Board of Trustees with the Planning Commission's recommendation for approval with the following condition:

- 1. Technical corrections to the Flatiron Meadows PUD Overlay Map Amendment No. 3 shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 1st day of November 2017.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary

EXHIBIT A