

**RESOLUTION NO. P18-17**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ERIE RECOMMENDING APPROVAL WITH A CONDITION TO THE BOARD OF TRUSTEES FOR THE REX RANCH PLANNED UNIT DEVELOPMENT ZONING MAP.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, has received and considered the Rex Ranch Planned Unit Development Zoning Map, on Wednesday, October 17, 2018, on the application of HT Flatiron LP, 1125 17<sup>th</sup> Street, Suite 700 Denver, CO 80202 for the following real property; to wit:

Located in the North Half of the Northeast Quarter of Section 26, Township 1 North, Range 69 West of the 6<sup>th</sup> Principal Meridian, Town of Erie, County of Boulder, State of Colorado

**WHEREAS**, the Planning Commission considered the Rex Ranch PUD Zoning Map at a public hearing on Wednesday, October 17, 2018.

**WHEREAS**, the PUD Zoning Map is detailed on the attached “Exhibit A” Rex Ranch PUD Zoning Map; and

**WHEREAS**, said Rex Ranch PUD Zoning Map is incorporated herein and made part hereof by this reference.

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

**Section 1. Findings of Fact.**

That following a legally noticed and duly conducted public hearing, the Planning Commission has determined the Planned Unit Development application meets the approval criteria in the Erie Municipal Code, Title 10, Section 10.7.6.D.9, specifically making the following findings:

- a. The PUD Rezoning is 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 consistent with the Town’s Comprehensive Master Plan and the purposes of this UDC;
- d. The PUD Rezoning is generally consistent with the PUD standards in Subsection 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. Decision.**

- 1. Based on the forgoing Findings of Fact, the Planning Commission hereby forwards the Rex Ranch PUD Zoning Map application to the Board of Trustees with the Planning Commission's recommendation for approval with the following condition:
  - a. Staff may direct the applicant to make technical corrections to the documents.

**INTRODUCED, READ, SIGNED AND APPROVED** this 17<sup>th</sup> day of October 2018.

TOWN OF ERIE, PLANNING COMMISSION

By: \_\_\_\_\_  
J. Eric Bottenhorn, Chair

ATTEST:

By: \_\_\_\_\_  
Melinda Helmer, Secretary