

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-30**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE WITH CONDITIONS THE PARKDALE P.U.D. OVERLAY MAP, AMENDMENT NO. 1

WHEREAS, OEO, LLC, 7353 South Alton Way, Centennial, CO ("Applicant") filed an application (the "Application") for approval of a planned unit development zoning map amendment, known as the Parkdale P.U.D. Overlay Map, Amendment No. 1, for the real property legally described as A Portion Of Section 36, Township 1 North, Range 69 West Of The P.M., County Of Boulder, State Of Colorado (the "Property");

WHEREAS, on November 6, 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 Parkdale P.U.D. Overlay Map, Amendment No. 1, 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 PUD Rezoning is generally consistent with the purpose of the PUD overlay district in Subsection 2.7.D.1;
 - ii. The PUD Rezoning will promote the public health, safety, and general welfare;
 - iii. The PUD Rezoning is generally consistent with the Town's Comprehensive Master Plan and the purposes of this UDC;
 - iv. The PUD Rezoning is generally consistent with the PUD standards in Subsection 2.7.D.2;
 - v. Adequate facilities and services (including streets 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;

- vi. 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;
- vii. 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;
- viii. The PUD Rezoning is not likely to result in significant adverse impacts upon other property in the vicinity of the subject property;
- ix. Proposed uses on the subject property will be compatible in scale with uses on other properties in the vicinity of the subject property;
- x. The proposed phasing of the development is appropriate and the development can be substantially completed within the time period specified in the schedule of development or Development Agreement submitted by the applicant; and
- xi. The PUD Plan provides public benefit(s).

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission hereby recommends that the Board of Trustees approve the Parkdale P.U.D. Overlay Map, Amendment No. 1, subject to the following conditions:

- a. Applicant shall make technical corrections to the Parkdale P.U.D. Overlay Map, Amendment No. 1 zoning map as directed by Town staff prior to recordation of the map.

ADOPTED this 6th day of November 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary