

**Town of Erie  
Planning Commission  
Resolution No. P22-01**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Board of Trustees Approve an Ordinance  
Rezoning Coal Creek Park from Old Town Residential (OTR) to  
Downtown (DT)**

**Whereas**, the Town of Erie, 645 Holbrook Street, Erie, CO 80516 (the "Applicant") owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

**Whereas**, on January 1, 2022, Applicant filed an application (the "Application") to rezone the Property from OTR – Old Town Residential to DT – Downtown;

**Whereas**, the application for Rezoning is detailed on **Exhibit A**, attached hereto; and

**Whereas**, on February 16, 2022, the Planning Commission held a properly-noticed public hearing on the Application.

**Now, Therefore, be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:**

Section 1. Findings. Upon consideration of the Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

- a. The Application meets the criteria set forth in Section 7-5 of Title 10 of the Erie Municipal Code (the "UDC"); and
- b. The Application is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law.

Section 2. Decision. The Planning Commission hereby recommends that the Board of Trustees adopt the ordinance rezoning the Property from OTR – Old Town Residential to DT – Downtown.

**Adopted this 16<sup>th</sup> day of February, 2022.**

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Kelly Zuniga, Chair

**Attest:**

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Melinda Helmer, Secretary

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, BEING BLOCKS 41 AND 42, EAST ADDITION, AND VACATED WELL STREET RIGHT OF WAY ADJACENT THERETO, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 42; THENCE N88°59'24"E ALONG THE SOUTH RIGHT OF WAY LINE OF CHEESMAN STREET A DISTANCE OF 395.16 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF COAL CREEK; THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE FOLLOWING THREE (3) COURSES: 1) ALONG A 460.00 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTAL ANGLE OF 23°13'19", AND CHORD BEARING S06°19'03"W A DISTANCE OF 185.17 FEET) AN ARC LENGTH OF 186.44 FEET; 2) S17°55'44"W A DISTANCE OF 648.00 FEET TO A POINT OF NON-TANGENT CURVATURE; 3) ALONG A 587.03 FOOT RADIUS CURVE TO THE LEST (SAID CURVE HAVING A CENTRAL ANGLE OF 07°10'17", AND CHORD BEARING S14°32'26"W A DISTANCE OF 73.43 FEET) AN ARC LENGTH OF 73.48 FEET TO NORTH RIGHT OF WAY LINE OF MOFFAT STREET; THENCE S89°10'21"W ALONG SAID NORTH LINE A DISTANCE OF 145.42 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 41; THENCE N00°45'15"W ALONG THE EAST RIGHT OF WAY LINE OF KATTELL STREET A DISTANCE OF 866.86 FEET TO THE POINT OF BEGINNING;

CONTAINING 247,140 SQUARE FEET OR 5.674 ACRES, MORE OR LESS.