

RESOLUTION NO. P18-10

A RESOLUTION REGARDING THE PRELIMINARY PLAT OF ERIE COMMONS SUBDIVISION FILING NO. 4, 3RD AMENDMENT, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Preliminary Plat for 77 single-family attached townhome dwelling units in Erie Commons Filing No. 4, 3rd Amendment, on Wednesday, August 15, 2018, on the application of Century Communities, 8390 E. Crescent Parkway, Suite 650 Greenwood Village, CO, 80111 for the following real property; to wit:

Erie Commons, Filing 4, Lots 2 and 3, Block 6; Lots 1 and 2, Block 7; Lot 1, Block 8; and Tracts D, E, F, G and H, Town Of Erie, County Of Weld, State Of Colorado,

and has held at a public hearing on the proposed Preliminary Plat on Wednesday, August 15, 2018.

WHEREAS, the Preliminary Plat is detailed on the attached “Exhibit A” Erie Commons Filing No. 4, 3rd Amendment Preliminary Plat; and

WHEREAS, said Erie Commons Filing No. 4, 3rd Amendment Preliminary Plat 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.

1. The applicant’s application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7 C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.
 - d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
3. The Erie Commons PD Amendment No. 8 – Planned Development shall be followed in the development of the property.
 4. A Detailed Development Agreement (DA) will be required at such time as the property is approved for the final plat.
 5. The Preliminary Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. Erie Commons PD Amendment No. 8 shall be approved and recorded before the Preliminary Plat approval comes into effect.
 - b. The Town and Owner shall enter into a Development Agreement, prior to recordation of the Erie Commons Filing No. 4, 3rd Amendment Final Plat.
 - c. If construction is proposed to begin between March 15th and August 31st, a formal migratory bird survey shall be conducted before construction commences.
 - d. Staff may direct the consultants to make technical corrections to the documents.
 - e. The 8 unit building will have a unit removed from the middle of the building while maintaining the ranch style end units on the buildings; the eastern most building having 4 units and the western most building having 3 units.

Section 2. Conclusions and Order Recommending Approval of the Preliminary Erie Commons Filing No. 4, 3rd Amendment to the Board of Trustees.

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Erie Commons Filing No. 4, 3rd Amendment Preliminary Plat application to the Board of Trustees with the Planning Commission’s recommendation for approval with the conditions above.

INTRODUCED, READ, SIGNED AND APPROVED this 15th day of August 2018.

TOWN OF ERIE, PLANNING COMMISSION

By: _____
J. Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary