

**TOWN OF ERIE  
PLANNING COMMISSION  
RESOLUTION NO. P24-01**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Approve the Redtail Ranch  
Preliminary Plat with Conditions**

**WHEREAS**, Stratus, LLC, 8480 E. Orchard Rd., Suite 1100, Greenwood Village, CO ("Applicant") filed an application (the "Application") for approval of a preliminary plat (the "Redtail Ranch Preliminary Plat") for the real property legally described as a parcel of land located in the Section 29, Township 1 North, Range 68 West of the 6th Meridian, Town of Erie, County of Weld, State of Colorado (the "Property");

**WHEREAS**, on January 17, 2024, 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 wishes to recommend that the Town Council approve the Redtail Ranch Preliminary Plat with a condition.

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

Section 1. Findings of Fact.

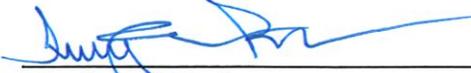
- a. The Redtail Ranch Preliminary Plat is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b. Specifically, the Application satisfies the following criteria set forth in Section 10.7.7(D)(2) of the UDC:
  - i. The subdivision is generally consistent with the Town's Comprehensive Plan;
  - ii. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;
  - iii. 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 the UDC;
- iv. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of the UDC that have not otherwise been modified or waived pursuant to this Chapter or the UDC;
  - v. The subdivision complies with all applicable regulations, standards, requirements or plans of the federal or state governments and other relevant jurisdictions, including without limitation wetlands, water quality, erosion control, and wastewater regulations;
  - vi. 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;
  - vii. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features;
  - viii. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated;
  - ix. 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; and
  - x. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- c. The Redtail Ranch Preliminary Plat will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Redtail Ranch Preliminary Plat, subject to the following condition:

- a. Applicant shall make technical corrections to the Preliminary Plat and documents as directed by Town staff.

**ADOPTED this 17<sup>th</sup> day of January, 2024.**

  
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Tim Burns, Chair

ATTEST:

  
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Melinda Helmer, Secretary