

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
ERIE MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS
FAVORABLE TO THE SITE PLAN FOR THE MAIN STREET
SUBDIVISION**

WHEREAS, Old Town Living, LLC, 1036 Walnut Street, Louisville CO 80027 ("Applicant") filed an application (the "Application") for approval of a site plan (the "Main Street Subdivision Site Plan") for the real property legally described as "An Amendment Of Lots 1 Through 10 Inclusive, Block 1 And Lots 1 Through 5 Inclusive, Block 3, Erie Heights, Together With A Portion Of The Southwest Quarter Of Section 18, Township 1 North, Range 68 West 6th P.M. Town Of Erie, County Of Weld, State Of Colorado" (the "Property");

WHEREAS, on April 3, 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 below.

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

Section 1. Findings of Fact.

- a. The Main Street Subdivision Site Plan 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 7.12.F.9 Approval Criteria:
 - i. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
 - ii. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
 - iii. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
 - iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - v. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

- c. The Main Street Subdivision Site Plan will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission approves the Main Street Subdivision Site Plan, subject to the following conditions:

- a. The Final Plat shall be approved and recorded before the Site Plan approval comes into effect.
- b. Applicant shall make technical corrections to the Main Street Subdivision Site Plan, as directed by Town staff.

ADOPTED this 3rd day of April, 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary