

**TOWN OF ERIE  
PLANNING COMMISSION  
RESOLUTION NO. P20-16**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE  
THE BRIDGEWATER P.U.D. OVERLAY MAP, AMENDMENT NO. 5**

**WHEREAS**, Daybreak Recovery Acquisition LLC, 7200 S. Alton Way, Suite C-400, Centennial, CO 80112 (the "Application") filed an application (the "Application") for approval of a planned unit development zoning map amendment, known as the Bridgewater P.U.D. Overlay Map, Amendment No. 5, for the real property legally described as portions of the Southeast Quarter of Section 8, Section 17, and the East Half of Section 18, Township 1 North, Range 68 West of the 6<sup>th</sup> P.M., County of Weld, State of Colorado (the "Property");

**WHEREAS**, on September 2, 2020, 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 Bridgewater P.U.D. Overlay Map, Amendment No. 5, 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 Bridgewater P.U.D. Overlay Map, Amendment No. 5.

**ADOPTED this 2<sup>nd</sup> day of September 2020.**

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Kelly Zuniga, Chair

ATTEST:

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Melinda Helmer, Secretary