

RESOLUTION NO. P18-09

**A RESOLUTION REGARDING ERIE COMMONS PD AMENDMENT
NO. 8, ADOPTING CERTAIN FINDINGS OF FACT AND
CONCLUSIONS FAVORABLE TO THE PD AMENDMENT.**

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the PD Amendment No. 8 on Wednesday, August 15, 2018, on the application Century Communities, 8390 E. Crescent Parkway, Suite 650 Greenwood Village, CO, 80111 for the following real property; to wit:

A Portion Of Section 19, Township 1 North, Range 68 West Of The 6th P.M., Town Of Erie, County Of Weld, State Of Colorado,

and has held at a public hearing on the proposed Erie Commons PD Amendment No. 8 on Wednesday, August 15, 2018.

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. Following a duly noticed and conducted public hearing, the Planning Commission determined that the application meets the approval criteria in Municipal Code Title 10, Section 10.7.23 C.9. Approval Criteria:
 - a The PD district zoning is generally consistent with the purpose of the PD zone district as set forth in UDC Sections 2.5 and 7.6.
 - b The modification to the UDC regulations is based on creative and innovative design and amenities incorporated in the PD zone district that could not otherwise be achieved through other standard zoning districts or through another modification processes such as Alternative Equivalent Compliance in UDC Subsection 6.1.C or the PUD Overlay District in UDC Subsection 2.7.D.
 - c The PD zoning district will promote the public health, safety, and general welfare.
 - d The PD zoning district is generally consistent with the Town of Erie Comprehensive Master Plan; Transportation Master Plan; Parks, Recreation, Open Space, and Trails Master Plan, and other pertinent Town plan and policy documents.
 - e Adequate and sufficient public safety, utility facilities and services, recreation facilities, parks, open space, and schools are available to serve the property, while maintaining sufficient levels of service to existing development.
 - f The PD zone district provides adequate vehicular circulation and parking facilities in terms of traffic volumes, convenience, safety, access, screening and noise.

- g A pedestrian and bicycle circulation system that provides connections to adjacent properties, existing and future trails, parks, open space, recreational facilities, schools, and other places of public gathering.
 - h The PD zone district is not likely to result in significant adverse impacts to the natural environment, and significant scenic and historic features.
 - i The PD zone district will not result in significant adverse impacts on properties in the vicinity of the PD zone district, or such impacts will be substantially mitigated.
 - j Proposed uses will be compatible in scale with uses on properties in the vicinity of the PD zone district.
 - k The residential areas of a PD zone district allocate a variety of housing types and densities appropriate to the size of the residential development area.
 - l Visual relief is provided through building placement, shortened or interrupted street vistas, visual access to open space, parks, and other design methods.
 - m The modifications permitted in the PD zone district have been made in exchange for greater public benefits that would not have otherwise be achieved through development under another zone district.
3. That the proposed Erie Commons PD Amendment No. 8, subject to the following conditions, will preserve the health, safety, welfare, and interest of the citizens of Erie, Colorado:
- a. The Erie Commons PD Amendment No. 8 approval requires the Erie Commons Filing No. 4, 3rd Amendment Final Plat be approved and recorded before the PD Amendment is signed and put into effect.
 - b. Staff may direct the consultants to make technical corrections to the documents.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees for Erie Commons PD Amendment No. 8.

- 1. The applicant’s application and supporting documents are in substantial compliance with Municipal Code, Title 10.
- 2. Based on the above, Findings of Fact, the Planning Commission hereby forwards the Erie Commons PD Amendment No. 8 application to the Board of Trustees with the Planning Commission’s recommendation for approval with the conditions listed above.

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

TOWN OF ERIE, PLANNING COMMISSION

By: _____
Eric Bottenhorn, Chair

ATTEST:

By: _____
Melinda Helmer, Secretary