

**Town of Erie
Planning Commission
Resolution No. P21-25**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES
APPROVE THE SPRING HILL PD – PLANNED DEVELOPMENT.**

Whereas, ME Erie, LLC, 7353 South Alton Way, Centennial, CO, 80112 (the "Applicant") owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

Whereas, on April 1, 2021, the Applicant filed an application (the "Application") for a Planned Development ("PD") zoning map, known as the Spring Hill PD – Planned Development for the Property; and

Whereas, on December 15, 2021, the Planning Commission held a properly-noticed public hearing on the Application.

Now, Therefore, be it Resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. Upon consideration of the Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

1. The Application meets the criteria set forth in Section 7.23 of Title 10 of the Erie Municipal Code (the "UDC"), specifically:
 - a. The PD district zoning is generally consistent with the purpose of the PD zone district.
 - 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 process.
 - 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.

Section 2. Decision. The Planning Commission hereby recommends that the Board of Trustees adopt the ordinance approving the Spring Hill PD – Planned Development.

Adopted this 15th day of December 2021.

Kelly Zuniga, Chair

Attest:

Melinda Helmer, Secretary

EXHIBIT A

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 6, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP SET BY PLS 36053, WHENCE THE NORTHEAST CORNER OF SAID SECTION 6 BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 2-1/2 INCH DIAMETER ALUMINUM CAP SET BY PLS 25937 IS ASSUMED TO BEAR NORTH 88° 46'59" EAST, A DISTANCE OF 264232 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00° 52'52" WEST, A DISTANCE OF 100.07 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 6, TO THE POINT OF BEGINNING;

THENCE NORTH 88° 46'59" EAST, A DISTANCE OF 567.39 FEET;

THENCE SOUTH 17° 59'14" WEST, A DISTANCE OF 192.17 FEET, TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6721.00 FEET, A CENTRAL ANGLE OF 06° 11' 43", AN ARC LENGTH OF 72673 FEET, THE CHORD OF WHICH BEARS SOUTH 26° 55'48" WEST, A DISTANCE OF 726.38 FEET, TO A POINT OF NON-TANGENCY;

THENCE NORTH 89° 32'30" EAST, A DISTANCE OF 610.45 FEET;

THENCE SOUTH 01° 00'57" WEST, A DISTANCE OF 1019.29 FEET;

THENCE SOUTH 85° 34'18" EAST, A DISTANCE OF 518.94 FEET;

THENCE NORTH 01° 00'58" EAST, A DISTANCE OF 431.11 FEET;

THENCE SOUTH 89° 16'08" EAST, A DISTANCE OF 4421 FEET;

THENCE NORTH 11° 59'32" EAST, A DISTANCE OF 320.16 FEET;

THENCE NORTH 26° 06'42" EAST, A DISTANCE OF 358.66 FEET;

THENCE NORTH 26° 39'43" EAST, A DISTANCE OF 24296 FEET;

THENCE NORTH 50° 25'08" EAST, A DISTANCE OF 84.05 FEET;

THENCE NORTH 70° 51'22" EAST, A DISTANCE OF 60.26 FEET;

THENCE NORTH 52° 57'56" EAST, A DISTANCE OF 8363 FEET;

THENCE NORTH 36° 35'09" EAST, A DISTANCE OF 137.73 FEET;

THENCE SOUTH 66° 02'35" EAST, A DISTANCE OF 188.09 FEET;

THENCE SOUTH 50° 07'33" EAST, A DISTANCE OF 98.34 FEET;

THENCE SOUTH 02° 31'13" WEST, A DISTANCE OF 351.78 FEET;

THENCE SOUTH 89° 44'32" EAST, A DISTANCE OF 388.42 FEET;

THENCE SOUTH 01° 03'09" WEST, A DISTANCE OF 208.19 FEET;

THENCE SOUTH 56° 41'17" WEST, A DISTANCE OF 215.90 FEET;

THENCE SOUTH 36° 35'50" WEST, A DISTANCE OF 75.58 FEET;

THENCE SOUTH 19° 07'03" WEST, A DISTANCE OF 137.44 FEET;

THENCE SOUTH 41° 33'40" WEST, A DISTANCE OF 7921 FEET;

THENCE SOUTH 60° 12'44" WEST, A DISTANCE OF 170.91 FEET;

THENCE SOUTH 38° 34'03" WEST, A DISTANCE OF 70.07 FEET;

THENCE SOUTH 15° 44'21" WEST, A DISTANCE OF 139.99 FEET;

THENCE SOUTH 09 ° 03'19" EAST, A DISTANCE OF 51.67 FEET;
THENCE SOUTH 42 ° 36'24" EAST, A DISTANCE OF 446.86 FEET;
THENCE SOUTH 26 ° 39'49" EAST, A DISTANCE OF 322.56 FEET;
THENCE SOUTH 08 ° 56'07" EAST, A DISTANCE OF 50.00 FEET;
THENCE SOUTH 07 ° 10'60" WEST, A DISTANCE OF 98.77 FEET;
THENCE SOUTH 31 ° 53'16" EAST, A DISTANCE OF 138.71 FEET;
THENCE SOUTH 01 ° 03'09" WEST, A DISTANCE OF 56.77 FEET;
THENCE SOUTH 00 ° 59'17" WEST, A DISTANCE OF 220271 FEET;
THENCE SOUTH 89 ° 42'02" WEST, A DISTANCE OF 359.78 FEET;
THENCE SOUTH 51 ° 32'36" WEST, A DISTANCE OF 543.55 FEET;
THENCE SOUTH 89 ° 42'29" WEST, A DISTANCE OF 1787.78 FEET;
THENCE SOUTH 89 ° 49'37" WEST, A DISTANCE OF 1647.46 FEET;
THENCE NORTH 22 ° 39'32" EAST, A DISTANCE OF 2365.40 FEET;
THENCE NORTH 67 ° 22'25" WEST, A DISTANCE OF 50.05 FEET;
THENCE NORTH 22 ° 40'00" EAST, A DISTANCE OF 5987 FEET;
THENCE SOUTH 67 ° 25'38" EAST, A DISTANCE OF 50.09 FEET;
THENCE SOUTH 80 ° 16'24" EAST, A DISTANCE OF 443.23 FEET;
THENCE SOUTH 23 ° 04'45" EAST, A DISTANCE OF 154.07 FEET;
THENCE SOUTH 00 ° 15'05" EAST, A DISTANCE OF 124.61 FEET;
THENCE SOUTH 33 ° 30'03" EAST, A DISTANCE OF 134.90 FEET;
THENCE NORTH 57 ° 53'03" EAST, A DISTANCE OF 139.02 FEET;
THENCE NORTH 64 ° 37'40" EAST, A DISTANCE OF 57.31 FEET;
THENCE SOUTH 00 ° 56'44" WEST, A DISTANCE OF 24.33 FEET;
THENCE NORTH 79 ° 47'08" EAST, A DISTANCE OF 47.71 FEET;
THENCE SOUTH 81 ° 35'52" EAST, A DISTANCE OF 136.58 FEET;
THENCE NORTH 58 ° 49'22" EAST, A DISTANCE OF 77.11 FEET;
THENCE NORTH 30 ° 51'37" EAST, A DISTANCE OF 131.96 FEET;
THENCE NORTH 04 ° 53'46" WEST, A DISTANCE OF 73.50 FEET;
THENCE NORTH 27 ° 55'32" WEST, A DISTANCE OF 195.02 FEET;
THENCE NORTH 03 ° 00'47" EAST, A DISTANCE OF 42.18 FEET;
THENCE NORTH 46 ° 58'00" EAST, A DISTANCE OF 37.17 FEET;
THENCE NORTH 39 ° 21'31" WEST, A DISTANCE OF 372.62 FEET;
THENCE NORTH 00 ° 52'52" EAST, A DISTANCE OF 2644.60 FEET, TO THE POINT OF BEGINNING.
DESCRIBED PARCEL CONTAINS A CALCULATED AREA OF 13,046,816 SQUARE FEET OF 299.514 ACRES, MORE OR LESS.