

**Town of Erie
Planning Commission
Resolution No. P22-12**

**A Resolution of the Planning Commission of the Town of Erie
Recommending the Board of Trustees Approve the Lot 1 Erie Air
Park Replat D PD – Planned Development with a Condition**

Whereas, Real Investments, LLC, 3000 Airport Drive, Suite 203, Erie, CO 80516 (the "Applicant"); filed an application (the "Application") for a Planned Development ("PD") zoning map, known as the Lot 1 Erie Air Park Replat D PD – Planned Development for the real property legally described as a parcel of land located in the southeast quarter of Section 31, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Weld, State of Colorado (the "Property"); and

Whereas, on February 15, 2023, 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 the Board of Trustees approve the Lot 1 Erie Air Park Replat D PD – Planned Development.

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 7.20 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 Lot 1 Erie Air Park Replat D PD – Planned Development with the following condition:

- a. Applicant shall make technical corrections to the documents as directed by the Town.

Adopted this this 15th day of February 2023.



Kelly Zuniga, Chair

Attest:

A handwritten signature in dark ink, appearing to read 'Melinda Helmer', is positioned above a horizontal line.

Melinda Helmer, Secretary