

**Town of Erie
Planning Commission
Resolution No. P21-04**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Board of Trustees Approve an Ordinance
Rezoning Portions of the Property at Erie Highlands from Medium
Density Residential to Low Density Residential, and from Low
Density Residential to Medium Density Residential, as shown on
the Erie Highlands Zoning Map – Amendment No. 2**

Whereas, Clayton Properties Group II, Inc., 4908 Tower Road, Denver, CO 80249, and Erie Highlands Metropolitan District 1 Through 5, 4725 S. Monaco Street, Suite 225, Denver, CO 80237 (the "Applicants") own the real property more particularly described as a portion of Tract G, Erie Highlands Filing 11 and a portion of Tract QQ, Erie Highlands Filing 16 (the "Property");

Whereas, on September 20, 2019, Applicants filed an application (the "Application") to rezone portions of the Property from Medium Density Residential to Low Density Residential, and from Low Density Residential to Medium Density Residential;

Whereas, the application for Rezoning is detailed on the zoning map titled Erie Highlands Zoning Map – Amendment No. 2, attached hereto; and

Whereas, on April 7, 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:

- a. The Application meets the criteria set forth in Section 7.5 of Title 10 of the Erie Municipal Code (the "UDC"); and
- b. The Application is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law.

Section 2. Decision. The Planning Commission hereby recommends that the Board of Trustees adopt the ordinance rezoning the Property as shown on the Erie Highlands Zoning Map – Amendment No. 2, with the following conditions:

- a. Prior to consideration by the Board of Trustees, Applicant shall make all technical corrections to the Application as required by the Town.

Adopted this 7th day of April 2021.

Kelly Zuniga, Chair

Attest:

Melinda Helmer, Secretary