

**TOWN OF PARACHUTE, COLORADO  
PLANNING COMMISSION  
RESOLUTION NO. 2020-04-PC**

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**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO RECOMMENDING THAT THE TOWN COUNCIL OF THE TOWN OF PARACHUTE APPROVE AN APPLICATION FOR REZONING FOR LOT 9, BLOCK 3 OF THE PARACHUTE PARK PUD IN THE TOWN OF PARACHUTE.**

**WHEREAS**, pursuant to Section 15.02.245 of the Parachute Municipal Code (“PMC” or “Code”), Emergent Investment Partners, LLC (the “Applicant”) submitted an application to rezone real property (the “Application”) described as Lot 9, Block 3 of the Parachute Park PUD and identified by Garfield County Parcel No. 2409-123-02-009 (the “Property”);

**WHEREAS**, C&B Land Holdings, LLC (the “Owner”) owns the Property and authorized the Application;

**WHEREAS**, the Applicant is under contract to purchase the Property from the Owner;

**WHEREAS**, the Property is zoned Service Commercial (SC) District and the Application requests rezoning to the Limited Industrial (LI) District;

**WHEREAS**, pursuant to the Review Procedures Chart (Table 1.1) at Section 15.01.220 of the Code, an application for rezoning is a two-step review process and the Planning Commission reviews an application and makes a recommendation to the Town Council;

**WHEREAS**, pursuant to Section 15.02.245.B of the Code, the Town Council may not determine that the zoning map should be amended (rezoning of property) unless the rezoning is consistent with the goals and policies of the comprehensive plan and promotes the general welfare of the community;

**WHEREAS**, pursuant to Section 15.02.245.C of the Code, the Planning Commission and Town Council may consider the following evaluation criteria for the analysis of rezoning applications: (1) the compatibility of the rezoning proposal with the surrounding zone districts and land uses in the vicinity of the site of the rezoning including the characteristics of the existing neighborhood, the applicable area and bulk requirements, and the suitability of the site for development in terms of on-site characteristics; (2) the impacts of the rezoning upon expected traffic generation and road safety, availability of onsite and off-site parking and the availability of adequate utility services and street access to the site; (3) the impacts of the land uses of the proposed rezoning upon expected environmental quality including air and water quality; (4) the community need for the proposed rezoning and the relationship of the proposed rezoning to the goal of overall community balance; and (5) compatibility with the comprehensive plan

**WHEREAS**, the Planning Commission finds that Limited Industrial (LI) District zoning is appropriate for the Property pursuant PMC Section 15.02.245; and

WHEREAS, the Planning Commission recommends the Town Council approve the Application and zone the Limited Industrial (LI) District and incorporate such zoning into the Official Zoning Map pursuant to PMC Section 15.02.105.

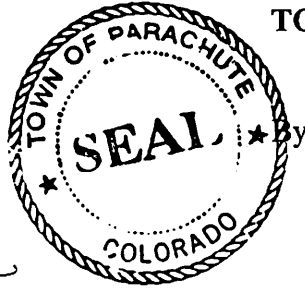
**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF PARACHUTE, COLORADO THAT:**

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

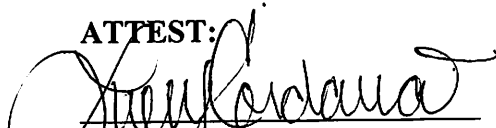
Section 2. The Planning Commission hereby recommends the Town Council approve Applicant's Application and establish the Property as part of the Limited Industrial (LI) District and incorporate such zoning into the Official Zoning Map pursuant to PMC Section 15.02.105.

**SO RESOLVED** by a vote a vote of 3 to 0, of the Planning Commission of the Town of Parachute at a regular meeting held at Town Hall in the Town of Parachute, Colorado, on the 7<sup>th</sup> day of January, 2020.

**PLANNING COMMISSION OF THE  
TOWN OF PARACHUTE, COLORADO**



  
Chair

ATTEST:  
  
Town Clerk