

PZR 2021-12B

**A Resolution of the Planning and Zoning Commission Approving the Zlaten Commercial
Subdivision Preliminary Plat and Recommending Conditional Approval of the Zlaten
Commercial/7-11 Fueling Station Rezoning and Overall PUD Plan**

Be it resolved by the Planning and Zoning Commission of the City of Longmont,
Colorado:

Section 1. The Longmont Planning and Zoning Commission find that:

1.1 An application for the Zlaten Commercial/7-11 Fueling Station Rezoning, Overall
PUD Plan and Preliminary Plat has been submitted.

1.2 Said application was found to be complete through the DRC review process.

1.3 Said application was considered during a public hearing opened November 17,
2021.

1.4 Proper notice was given according to Section 15.02.040.J of the Longmont Land
Development Code.

1.5 Said application conforms to the applicable requirements of Sections 15.02.055,
15.02.060.E, 15.02.060.F and 15.02.060.G of the Longmont Land Development
Code, with the following conditions:

1. The PUD Plan shall include a six-foot privacy fence on the north property
line constructed of Acoustiblok vinyl material to provide enhanced noise
attenuation.

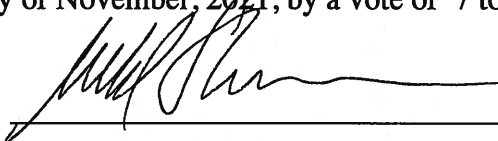
2. The applicant shall develop a plan for preservation of the site's history
through incorporation of appropriate references to be included with the
development of the site, with implementation in accordance with the Historic
Preservation Commission and City staff.

Section 2. This resolution constitutes the written report, findings and decision of the City of
Longmont Planning and Zoning Commission.

Section 3. On the basis of the above, the City of Longmont Planning and Zoning
Commission approves the Zlaten Commercial Subdivision Preliminary Plat and

1 recommends conditional approval of the Zlaten Commercial/7-11 Fueling Station
2 Rezoning and Overall PUD Plan.

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4 This resolution approved this 17th day of November, 2021, by a vote of 7 to 0.

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Chairman, Planning and Zoning Commission