

NEIGHBORHOOD MEETING NOTICE

DATE: July 5, 2022

TIME: 6:00 p.m. to 7:00 p.m.

PLACE: Parkdale Zoom Meeting:

<https://zoom.us/join>

Meeting ID: 892 5517 7492

Passcode: 038313

The Parkdale Development team will be conducting a neighborhood meeting regarding land use applications that is located near a property you own; and, currently under review with the Town of Erie. The meeting is an opportunity for you to hear about the land use application; and, to have the opportunity to provide comments or concerns to the Parkdale team.

APPLICATION TYPE: PUD Amendment, PD Amendment, Preliminary Plat

PROJECT NAME: Parkdale

PROJECT LOCATION: North of Hwy 7 between County Line Road and 119th Street

PROJECT DESCRIPTION:

There are 3 separate applications in process, a minor Amendment to the currently approved PUD (Amendment #3), to add the same standards that are currently approved to a small addition to the community. An amendment to the existing PD for the Masters property to add two tracts from the original PUD to the PD, as well as a Preliminary Plat for the Masters property.

ADDITIONAL INFORMATION:

For additional information or to comment on the land use application, please contact:

Matt Janke

OEO 2, LLC

7353 South Alton Way

Centennial, CO 80112

303-770-9111 - Office

A public copy of the land use application materials is available for viewing in the Community Development office of Town Hall at 645 Holbrook Street, Erie, CO; phone 303-926-2770.

**TOWN OF ERIE
AFFIDAVIT OF NEIGHBORHOOD MEETING NOTICE POSTING**

Parkdale PUD Amendment #3, PD Amendment #1, PP #4

(County Line Road just north of Hwy 7)

I, JOHN PRESTWICH, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10.7.2 D. NOTICE WAS POSTED ON JUNE 19TH, 2022 FOR THE NEIGHBORHOOD MEETING ON JULY 5TH, 2022 WHICH IS AT LEAST 15 DAYS BEFORE THE SCHEDULED NEIGHBORHOOD MEETING. THE PHOTOS, ABOVE, ARE A TRUE AND CORRECT REPRESENTATION OF THE NEIGHBORHOOD MEETING NOTICE SIGNS THAT HAVE BEEN POSTED.






(SIGNATURE OF PERSON THAT POSTED NOTICE)

STATE OF COLORADO)
COUNTY OF Denver) ss.

ACKNOWLEDGED BEFORE ME THIS 21st DAY OF June, 2022
BY John Prestwich AS President.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 1/3/2026


NOTARY PUBLIC

BRENDA L VAZQUEZ ACOSTA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174051872
MY COMMISSION EXPIRES JANUARY 03, 2026



July 11, 2022

Town of Erie

**Re: Parkdale PUD Amendment #3, PD Amendment #1, Preliminary Plat #3
Neighborhood Meeting**

On July 5th, 2022 the development team for the Parkdale property hosted a Neighborhood Meeting to discuss the proposal for Parkdale PUD Amendment #3, PD Amendment #1, and Preliminary Plat #3. The meeting was held via Zoom, the applicant gave a powerpoint presentation the slides of which are attached to this document. Additionally the meeting is recorded.

Development Team members in the meeting;

PCS - John Prestwich
OEO - Chris Elliott
OEO - Matt Janke
OEO - Sarah Hunsche
OEO - Corey Elliott
KT Engineering - Brian Swain
KT Engineering - Ken Toland

Neighborhood members in the meeting;

Randy and Tracy Parks
Maria ZaebeI
Erik

John Prestwich gave a project overview and presented the slides that are attached at the end of this document.

Tracy Parks requested more information related to the red arrows that show connections that would go on to her property. We explained that the arrows depict potential future connections and we would not be putting a road into any of the properties to the south of our property. We explained that the Town's comprehensive plan depicts the properties north of Hwy 7 and south of our property as future Regional Commercial, and the Unified Development Ordinance requires developers to provide stub roads that would provide the potential for future connections between properties. We reiterated that we would not be doing any construction on the adjacent properties. Tracy stated she has a Lafayette address and wanted to know if this meant she would now have an Erie address, we explained that in our understanding only if her property was annexed and developed would her address change to an Erie address. Tracy Parks asked who the builders are for Parkdale, we told the group that currently Lennar, Century, and Richmond are the builders.

Maria ZaebeI described the operations that occur at Foxhole airport and asked if we had prepared disclosures for future homeowners, Chris Elliott explained that as promised disclosures have been provided and will be given to any future home buyer in a form that they will need to sign acknowledging the disclosure. Maria asked about the Penner property and if it is intended to be developed, Chris told her that the Penner family still owns that property and to our knowledge there is no intent to redevelop it. As an homage to the family the road that runs to the south of the property and connects to 119th this road is called Penner Drive.

There was general discussion about construction timing and when the various areas of Parkdale might actually start seeing some actual homes. There was discussion and questions related to the over excavation operations and we explained that the soil is excavated deeper and then reconditioned and put back to mitigate swelling soils. We explained that traffic from Penner Drive can only go north when it exits the property, and that when Penner Drive heads east it will get to a full movement intersection at Coal Creek Boulevard through the Preliminary Plat 3 area.

Erik wanted clarification that the PUD Amendment #3 is just the area depicted in blue on the exhibits, we stated that is correct. He also wanted verification that the homes adjacent to the property line run east west, we stated that is also correct. No back yards would back to the existing homes.

The meeting lasted approximately an 40 minutes.

Respectfully submitted,



John Prestwich, RLA - President

